MINUTES OF TOWN COUNCIL MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA

The Town Council of the Town of Stallings met for its regular meeting on September 14, 2026, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor David Scholl; Mayor Pro Tempore Brad Richardson; Council Members Steven Ayers, Mike Couzens, Graham Hall, Jon Van de Riet, and Laurie Wojtowicz.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; Eunice Donnelly, Parks and Recreation Director; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor David Scholl welcomed everyone to the meeting and Council Member Jon Van de Riet delivered the invocation. Mayor Scholl then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Arthur Cramer, 161 Tallemore Court, Shannamara, was present to ask the Council to reconsider its stance on pickle ball courts lighting. He cited the Town's own reports about pickle ball courts bringing neighbors together. Stallings permitted pickleball until 9 p.m. but prevented court lights after sunset. He wanted to know why lighting was currently permitted on tennis courts but not pickleball. He gave Council examples of other towns' rules on lighting for pickle ball courts. He said it extended beyond him and his family as a petition had received over 100 signatures to allow professional lighting on courts during approved hours. He requested staff draft an amendment for lighting during the allowable hours.

Joe Horvath stated he was not going to listen to the dog and pony show and would be leaving after his comments. He stated that the Town did not know that there were no analytics on the website for eight years and no one mentioned it. He stated that he could not find TIAs, but it took staff two months to find them. He could not find how the Council and Planning Board voted on the TIAs. He stated that the Council was stating that the public was generating garbage for the Town to collect. He asked that the Town Council look in the mirror and that the employees should be doing more on the front end for public to have proper access to information. He stated the Shannamara home values were off 12% since the Council voted for Stevens Village and he felt the timing was incidental. He stated that the Town had two live websites. He did not want a rebuttable because the Council did not ever rebut.

Karen Knudsten stated she was back about the yard damage from Kinetic's dig. She stated that Council Member Couzens had been helping but there were more claims now that people were using irrigation systems again after the drought. Homeowners were being asked to pay for the repair costs and

submit for reimbursement. She also mentioned that now Spectrum was digging up the yard. There were ongoing issues with internet provider damages. She stated that it seems like the issues were compounding.

1. Consent Agenda
   A. Minutes from the following meetings:
      (1) 08-10-2026
   B. 2026 Order of Collection
   C. Stallings Municipal Park Pickleball Courts Non-Conforming Approval
   D. Stallings Police Department and Central Piedmont Community College Memorandum of Understanding for use of 2725 Old Monroe Road

Council Member Richardson made the motion to approve the Consent Agenda as presented. The motion was seconded by Council Member Wojtowicz and passed unanimously by Council. The *2026 Order of Collection* is attached to these minutes and therefore incorporated herein.

2. Reports
   A. Report from Mayor

Mayor Scholl reported he attended the Union County Chamber of Commerce event where the County presented its State of the Union annual report.

   B. Report from Council Members/Town Committees

Council Members Ayers and Hall had no reports.

Council Member Couzens reported he would continue to help residents with fiber digging complaints. He also announced that on the north side of Town a new dry cleaners opened and Novant opened a new medical office in that same complex. He also reported that he attended the groundbreaking for the new Atrium West Hospital addition with Mayor Pro Tem Brad Richardson, Town Manager Alex Sewell, and Chief Dennis Franks.

Council Member Van de Riet had no report.

Council Member Richardson reported that at the next Charlotte Regional Transportation Planning Organization (CRTPO) meeting, where he was the chair, the board would discuss and vote on the managed lanes delivery for I-77 improvements. Stallings had been in favor of this project for many years and was not in the group of municipalities who changed that position. The state had imposed penalties on the municipalities who changed their position.

Council Member Wojtowicz had no report.

   C. Report from Town Manager/Town Departments

Town Manager Sewell reported the following:

- Budget Line Items Transfer List – The *August 2026 Budget Line Item Transfer List* is attached to these minutes and therefore incorporated herein.

- Parks and Recreation Director Eunice Donnelly reminded the Council and public that Stallings Fest would be held the upcoming weekend and would run Friday night and Saturday.

3. Agenda Approval

Mayor Scholl requested moving Agenda Item 7.A., *Fiber Installation Concerns (Couzens)*, to Agenda Item 5.A. and to remove Agenda Item 7.C., *State Capital Funds*. Council Member Richardson asked to remove Agenda Item 7.B., *Communications Plan*.

Council Member Wojtowicz made the motion to approve the Agenda with the changes above. The motion was seconded by Council Member Ayers and passed unanimously.

4. Public Records Request Special Assessment
Recessed from 08-10-2026

Town Attorney Cox reminded the Council that it recessed this item on 08-10-2026 in order to study the policy and share any desired revisions. She reminded the Council it was discussing this because there had been a huge increase in public records requests and the types of public records requests over the past several months. She noted that North Carolina General Statutes 132-6(b) allowed municipalities to charge special service charges for extensive use of technology resources or extensive clerical or supervisory assistance. The Public Records Request Special Assessment Policy outlined the structure that would trigger the special charge which was a request taking over four hours of Staff time.

Council Members gave their feedback on the policy and expressed support for adopting the policy.

Council Member Richardson made the motion to approve the Public Records Request Special Assessment Policy. The motion was passed unanimously by Council after a second from Council Member Van de Riet. The *Public Records Request Special Assessment Policy* is a part of the Town of Stallings Town Policies located on the Town's website.

5. Encroachment Agreement Ordinance and Fee Schedule Updates

Engineering Director Kevin Parker explained the Town currently utilized a single Right-of-Way Encroachment Agreement and charged a uniform $100 fee for all encroachments, regardless of the size, complexity, or type of work proposed within Town-maintained right-of-way. The Town had experienced

a significant increase in large-scale right-of-way construction projects, including fiber/broadband and other linear facility installations.

Those larger projects required substantially more staff involvement, including construction-plan review, contractor coordination, preconstruction meetings, field inspections, resident and Council communications, restoration monitoring, and follow-up on construction-related concerns. The existing $100 flat fee did not adequately reflect the Town resources required to administer these larger encroachments. Based on the larger projects and a review of staff time associated with right-of-way projects, Staff worked with the Town Manager, Finance Department, and Town Attorney to develop a revised Right-of-Way Encroachment Ordinance and Fee Schedule. Staff's complete review and assessment is attached to these minutes and therefore incorporated herein.

Council discussed the item. Council Member Couzens made the motion to approve the Encroachment Agreement Ordinance and Fee Schedule. The motion was passed unanimously by Council after a second from Council Member Ayers. The *Encroachment Agreement Ordinance and Fee Schedule* is attached to these minutes and therefore incorporated herein.

5.A. Fiber Installation Concerns *(Couzens)*

Council Member Couzens explained there was an unfairness that contractors have the ability to perform work in Town but any repairs were up to the homeowners. Therefore, he suggested that the Town collaborate with other municipalities who had experienced these issues.

Council Member Van de Riet stated that he would bring the issue up at the next WUMA meeting. Town Manager Sewell would also bring a sample resolution/state representative letter back to Council for approval that addressed the issue.

6. CRTPO Discretionary Grants Program Project Applications

Engineering Director Kevin Parker reminded Council that at its July 13, 2026 meeting, Town Council approved moving forward with the Chestnut Road sidewalk project in partnership with the Town of Indian Trail. During that discussion, Staff advised Council that additional bicycle and pedestrian projects on the north side of Town would be evaluated for potential submission through the Charlotte Regional Transportation Planning Organization's (CRTPO) Fall 2026 call for projects.

CRTPO opened its 2026 Discretionary Grants Program call for projects on August 17, 2026. Approximately $52.3 million was available through the program, with approximately $10.3 million targeted toward non-highway projects. Final applications were due October 30, 2026.

Staff identified four potential bicycle and pedestrian project applications for Council consideration:

- Northern Spine Greenway – Segment A – Total cost: $7.7M; Town Match: $5.4M
- Northern Spine Greenway – Segment B - Total cost: $7.5M; Town Match: $5.2M
- Northern Spine Greenway – Segment C - Total cost: $3.9M; Town Match: $1.3M
- Lawyers Road Sidewalk Connectors - Total cost: $3.5M; Town Match: $1.0M

Staff did not recommend committing to projects.

Engineering-only cost were:

- Northern Spine Greenway – Segment A – Total cost: $843K; Town Match: $169K
- Northern Spine Greenway – Segment B - Total cost: $1.1M; Town Match: $228K
- Northern Spine Greenway – Segment C - Total cost: $595K; Town Match: $119K
- Lawyers Road Sidewalk Connectors - Total cost: $545K; Town Match: $109K

Staff recommended funding the engineering costs. The Council held consensus to bring this item back during the annual retreat and budget meetings.

7. Council Discussions

A. Fiber Installation Concerns *(Couzens)*

This item was moved to Agenda Item 5.A.

B. Communications Plan *(Couzens)*

This item was removed from the Agenda.

C. State Capital Funds *(Scholl)*

This item was removed from the Agenda.

8. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Richardson, and the motion received unanimous support. The meeting was adjourned at 8:47 p.m.

Approved on October 26, 2026.

s/David Scholl
David Scholl, Mayor

s/Erinn Nichols
Erinn E. Nichols, Town Clerk

Approved as to form:
s/Cox Law Firm, PLLC
Cox Law Firm, PLLC