

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

The Town Council of the Town of Stallings met for a continuation of its July 14, 2025 regular meeting on July 28, 2025, at 6:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members Steven Ayers, Taylor-Rae Drake, Brad Richardson and Laurie Wojtowicz.

Those absent were: Council Member Graham Hall.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Katie King, Sr. Planning Technician; Kevin Parker, Engineering Director; Justin Russell, Associate Engineer; and Jessie Williams, Finance Officer.

1. Reconvene 07-14-2025 Recessed Council Meeting

Mayor Wyatt Dunn welcomed everyone to the meeting and called the 07-14-2025 recessed Council Meeting back into session.

2. Suspend the Rules to Add Additional Agenda Items

Council Member Wojtowicz made the motion to suspend the rules and add the following Agenda Items to the Agenda:

- Agenda Item 3
 - A. TX25.0701
 - B. Statement of Reasonableness and Consistency for TX25.07.01
- Agenda Item 4 – FY2026 Street Resurfacing Contract
- Agenda Item 5 – Veteran’s Day Event (*Dunn*)

Council Member Ayers seconded the motion to which the Council the supported unanimously.

3. TX25.0701

A. Clarify Ordinance

Sr. Planning Technician Katie King explained staff proposed an update to multiple Articles of the Stallings Development Ordinance. The text amendment was intended to improve clarity and consistency of existing provisions. It would also support the broader goal of maintaining a clear and effective

Development Ordinance to remain user-friendly to residents, developers, and staff. The Staff Memo that outlined those changes is attached to these minutes and therefore incorporated herein.

Mayor Dunn opened the public hearing. No public was present to speak on this item. Mayor Dunn then closed the public hearing.

The motion was made Council Member Scholl to approve TX25.0701 – Clarify Ordinance. Council Member Ayers seconded the motion to which the Council approved unanimously.

B. Statement of Reasonableness and Consistency for TX25.07.01

Mayor Dunn read the Statement of Reasonableness and Consistency for TX25.07.01 into the record. Council Member Wojtowicz made the motion to approve the Statement of Reasonableness and Consistency for TX25.07.01 to which Council Member Ayers seconded. The motion received Council's unanimous support. The *Statement of Reasonableness and Consistency for TX25.07.01* is attached to these minutes and therefore incorporated herein.

Planning Director Hsiang explained that the text amendment allowed for regulation on family care homes in Stallings.

4. FY2026 Street Resurfacing

Associate Engineer Justin Russell explained to the Council that in accordance with the Stallings Bid Policy and NCGS §143-129 governing road construction and repair, Staff initiated formal bidding procedures for the FY2026 Resurfacing Contract on June 11, 2025. A total of eight bids were received for the 2.16 miles. Staff thoroughly reviewed all bids for clarity, completeness, and accuracy. Following evaluation, Red Clay Industries was identified as the lowest responsible bidder, with a bid amount of \$911,530.50.

The total available Roadway Maintenance budget was approximately \$1.75 million due to approximately \$500,000 in outstanding contingencies from the FY2025 resurfacing and preventative maintenance contracts, which would be carried over in FY2026. Therefore, Staff requested Council authorization for a total budget of \$1.2 million for the FY2026 Resurfacing Project allowing Staff to work with Red Clay Industries to expand the project scope by 25%, as advertised in the bid package, to include additional roadways as feasible.

Council Member Richardson made the motion to authorize the Town Manager to execute the resurfacing contract with Red Clay Industries in the amount of \$911,530.50 and approve total project

budget of \$1.2 million for the FY2026 Resurfacing Project. The motion was passed unanimously by the Council after a second from Council Member Ayers.

5. Veterans Day Event (Dunn)

Mayor Dunn explained that he would like the Town to host a Veterans Day Breakfast. He was going to reach out to the hospital in Stallings to see if that location would host such an event. Council held consensus to move forward planning such an event and have Staff bring back ideas to Council with more information.

Mayor Dunn asked the Council to be thinking about revisiting the uses for the Town owned property at 2725 Old Monroe Road so that it could be discussed at the next Council Meeting in August.

6. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 6:20 p.m.

Approved on August 11, 2025.

s/Wyatt Dunn

Wyatt Dunn, Mayor

s/Erinn Nichols

Erinn E. Nichols, Town Clerk

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC