



June 9, 2025
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Town Council Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	Invocation Pledge of Allegiance Call the Meeting to Order	Wyatt Dunn, Mayor	NA
	7:05 p.m.	Public Comment	Wyatt Dunn, Mayor	NA
1.	7:15 p.m.	Consent Agenda A. Minutes from the following meetings: (1) 04-28-2025 (2) 04-28-2025 – closed (3) 05-12-2025 – special (4) 05-12-2025 (5) 05-19-2025 – special – 1 of 2 (6) 05-19-2025 – special – 2 of 2 B. ABO 20 – Stinson Farms Condemnation C. ABO 21 – PD Donations D. Annexation 58 – Mill Creek – Resolution to (re)Set the Public Hearing Date E. Speed Limit Reduction from 45 mph to 35 mph on Matthews-Weddington from Antioch Church to Mecklenburg County Limits F. Police Department COPS Staffing Grant Application	Wyatt Dunn, Mayor	Approve Consent Agenda
2.	7:17 p.m.	Reports A. Report from Mayor B. Report from Council Members/Town Committees C. Report from Town Manager/Town Departments	Council and Staff	NA
3.	7:37 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve agenda as written

4.	7:40 p.m.	CZ25.02.02 - Cottage Green Mixed-Use Residential A. Conditional Rezoning CZ-MU-2 for 222 units + commercial space (1) Open Public Hearing (2) Information from Staff (3) Public Hearing (4) Close Public Hearing (5) Council Vote B. Statement of Consistency and Reasonableness	Max Hsiang, Planning Director	Approve/deny conditional zoning
5.	8:00 p.m.	2025-2026 Fiscal Year Budget A. Public Hearing B. Budget Ordinance and Fee Schedule Adoption	Alex Sewell, Town Manager	Approve budget
6.	8:15 p.m.	Charter Change Public Hearing	Melanie Cox, Town Attorney	Hold Public Hearing
7.	8:20 p.m.	Resolution(s) Authorizing Condemnation to Acquire Certain Property or Interest in Property for Idlewild Road Improvements Properties: 1. 9 Ventures LLC 2. Larry Clinton Arant Revocable Trust; Northeast Tool and MFG. Company; American Tower Asset Sub, LLC; US Bank & Trust Company, NA; First Carolina Bank; Spectrasite Communications, LLC; Alltel Communications of NC, LP; SprintCom LLC 3. Letitia McClain Haigler and Billy Todd Haigler 4. Francile T. McClain 5. PTTA Holdings, LLC; Toorack Capital Partners, LLC	Melanie Cox, Town Attorney	Adopt resolutions
8.	8:35 p.m.	Stallings Request - Speed Limit & Pedestrian Crossing by Chestnut/Matthews-Weddington Roundabout	Alex Sewell, Town Manager	Information/Update
9.	8:45 p.m.	Closed Session Pursuant to NCGS 143-318.11(a)(3)	Wyatt Dunn, Mayor	Recess into closed session
10.	9:00 p.m.	Adjournment	Wyatt Dunn, Mayor	Motion to adjourn

**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 April 28, 2025, at 7:00 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, Graham Hall, Brad Richardson 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; Karen Reid, Human Resources Director; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and Council Member Ayers delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Tony Paren, Planning Board Member and Callonwood Resident, was concerned about the lighting in Callonwood. He had spoken to NCDOT, Duke Energy, Union County and Stallings staff about the issue. Duke made recommendations for streetlighting and asked Council to consider. He would like a site development plan for the neighborhood so Duke Energy could do photometric.

After background from Council Member Richardson, Council held consensus to have staff look at the issue on a few streets to find the right solution.

Will Griggs, 1124 Sarandon in Callonwood, stated he was blessed to be able to live in Stallings under the Council's direction and wanted the Council to make Stallings great again.

1. Consent Agenda

A. Sidewalk Connection from Shirley Drive to Town Hall

B. Resolution for Cabarrus Stanly Union Regional Hazard Mitigation Plan

Council Member Richardson made the motion to approve the Consent Agenda as presented which was seconded by Council Member Scholl. The motion was passed unanimously by Council. *Resolution for Cabarrus Stanly Union Regional Hazard Mitigation Plan* is attached to these minutes and therefore incorporated herein.

2. Agenda Approval

Mayor Dunn requested adding *Administration Updates* as Agenda Item 6.A. and *House Bill 765* as Agenda Item 6.B. Council Member Scholl made the motion to approve the Agenda with the changes above. The motion was seconded by Council Member Richardson and passed unanimously.

3. Destination Stallings Silverline

A. Comprehensive Land Use Plan (CLUP)

B. Small Area Plan (SAP)

Planning Director Hsiang reminded the Council that the Destination Stallings planning initiative originally included a new Transit-Oriented Development (TOD) Overlay, however recent state law changes had required that portion to be put on hold. The remainder of the work, including the Comprehensive Land Use Plan (CLUP) amendment and Small Area Plan (SAP) update, was now complete and ready for adoption. The Comprehensive Land Use Plan (CLUP) amendment and Small Area Plan (SAP) update are available for inspection in the Planning and Zoning Office.

Council Member Scholl made the motion to adopt the Destination Stallings Silverline Comprehensive Land Use Plan (CLUP) and Small Area Plan (SAP). Council Member Hall seconded the motion to which the Council approved unanimously.

Statement of Reasonable and Consistency for plans was read into the record by Town Planner Hsiang. Council Member Wojtowicz made the motion to approve with a second from Council Member Ayers. The motion was passed unanimously. The Statement of Reasonable and Consistency for the plans is attached to these minutes and therefore incorporated herein.

4. Chestnut/Matthews-Weddington Road Speed Limit (Richardson)

Correspondence with NCDOT regarding the speed limit at the Chestnut/Matthews-Weddington Road

Council Member Richardson showed a presentation to the Council that highlighted the need to reduce the speed on Matthews-Weddington Road at Chestnut.

Council Member Richardson made the motion to have Staff research the best strategy for the reducing the speed in that area and submit it to NCDOT for consideration. The motion received Council's unanimous approval after a second from Council Member Scholl.

5. Charter Amendment Requirements and Timeline

Town Attorney Cox explained the requirements and timeline needed to amend the Stallings Town Charter if the Council wished to change a seat term length in order to have election cycles more equally balanced concerning the number of seats up for election.

Council discussed and Council Member Richardson made the motion to begin the process for a Charter Amendment to change District 1's term length for the next election cycle. Council approved of the motion unanimously after a second from Council Member Hall.

Council Member Scholl made the motion to adjust Agenda so that Agenda Items 6.A. and 6.B. could be discussed prior to Agenda Item 6. Council Member Hall seconded the motion to which the Council unanimously approved.

6. Closed Sessions Pursuant to NCGS 143-318.11(a)(6)

Council Member Ayers made the motion to go into closed session pursuant to NCGS 143-318.11(a)(6). The motion was seconded by Council Member Hall and passed unanimously by Council.

Council went into closed session at 8:16 p.m. and reconvened into open session at 8:30 p.m.

NOTE: Agenda Items 6.A. and 6.B. were discussed prior to the closed session in Agenda Item 6.

6.A. Administration Updates

Town Manager Sewell updated the Council on the following:

- HVAC repairs would be done in Town Hall April 30 - May 23, 2025
- Stallings Municipal Tot Lot repairs were completed. Council held consensus to have the Ribbon Cutting for the lot on Monday, May 19 at 6:15 p.m.
- The Stallings Elementary Art Contest Winners' pieces were displayed in the Government Center Lobby

6.B. House Bill 765

Planning Director Hsiang explained that House Bill 765 proposed several changes to local planning land use authorities. He reviewed the North Carolina League of Municipalities overview of the bill. This overview is attached to these minutes and therefore incorporated herein.

Council discussed the bill and the effect it could have on Stallings. Council Member Scholl made the motion to adopt the *Resolution Opposing Changes to the Local Planning and Zoning in House Bill 765 and Related Bills by the North Carolina General Assembly* and send to elected state representatives as soon as possible in addition to putting it on social media. The motion was seconded by Council Member Hall and passed unanimously. The *Resolution Opposing Changes to the Local Planning and Zoning in House Bill 765 and Related Bills by the North Carolina General Assembly* is attached to these minutes and therefore incorporated herein.

7. 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 8:31 p.m.

Approved on _____, 2025.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

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

The Town Council of the Town of Stallings met for a special meeting on Monday, May 12, 2025, at 5:00 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, and Graham Hall.

Those absent were: Council Members, Brad Richardson and Laurie Wojtowicz.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Police Chief Dennis Franks; Max Hsiang, Planning Director; Katie King, Sr. Planning Technician; Eunice Donnelly, Parks and Recreation Director; Nick Coffey, Parks and Recreation Senior Maintenance Technician; Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; Mary McCall, Finance Technician; and Karen Reid, Human Resources Director.

1. Call the meeting to order

Mayor Wyatt Dunn called the meeting to order.

2. Budget Message, Presentation, Budget Discussion

Town Manager Alex Sewell reviewed the Manager's published budget session for 2025-2026. The 2025-2026 Town Manager Budget Message is attached to these minutes and therefore incorporated herein.

Finance Officer Jessie Williams presented various aspects of the budget to the Council. That presentation is attached to these minutes and therefore incorporated herein.

Council discussed various items of the budget including the Notable Items and noted their individual opinions on items.

The future budget meetings dates were noted:

- May 19, 2025 – 5 p.m.
- May 27, 2025 – 7 p.m.

Council noted it would reflect on Council raises and make a decision on that at the next budget meeting.

3. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at XX:XX p.m.

Approved on _____, 2025.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

DRAFT

**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 May 12, 2025, at 7:00 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, and Graham Hall.

Those absent were: Council Members Brad Richardson and Laurie Wojtowicz.

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; Eunice Donnelly, Parks and Recreation Director; Nick Coffey, Parks and Recreation Senior Maintenance Technician; Jessie Williams, Finance Officer; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and Council Member XXX delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

No one was present who wanted to give public comment.

1. Consent Agenda

A. Minutes from the following meetings:

- (1) 04-14-2025 – special
- (2) 04-14-2025

B. Police Department Wrecker Service Agreement

Council Member Ayers made the motion to approve the Consent Agenda as presented. The motion was approved unanimously by the Council after a second from Council Member Hall.

2. Reports

A. Report from Mayor

Mayor Dunn had no report.

B. Report from Council Members/Town Committees
Council Members Hall, Drake, and Ayers had no reports.

Council Member Scholl reported he was at the NCLM conference the previous week.

C. Report from Town Manager/Town Departments
Town Manager Sewell reported on the following:

- Council received the April 2025 Budget Line Item Transfer List. The April 2025 Budget Line Item Transfer List is attached to these minutes and therefore incorporated herein.

3. Agenda Approval

Council Member Ayers made the motion to approve the Agenda as presented. The motion was seconded by Council Member Hall and passed unanimously.

4. TX25.04.01

A. Outdoor Storage Text Amendment

Sr. Planning Technician Katie King explained the text amendment being presented updated multiple articles in the Stallings Development Ordinance related to outdoor storage regulations. Property owners and businesses frequently requested the ability to include outdoor storage on their sites. The proposed text amendment supported those requests and aligned with the Town's goal of enhancing the Union West Business Park. This amendment also aimed to attract additional businesses, support existing businesses, and foster a more sustainable tax base that benefits both residents and businesses throughout Stallings. Planning Board recommended approval at their April 15, 2025, meeting.

Mayor Dunn opened the public hearing. Council discussed the proposed text amendment. Council wanted to clear up the language to be clear that it was a \$500/day fine should the tenant not come into compliance in the 30 day warning period. No one was present to speak on text amendment. Mayor Dunn closed the public hearing.

The motion was made by Council Member Scholl to approve TX25.04.01 adding the language to clarify that it was a \$500/day fine should the tenant not come into compliance in the 30 day warning period . Council Member Ayers seconded the motion to which Council approved unanimously.

B. Statement of Consistency and Reasonableness

Mayor Dunn read the *Statement of Consistency and Reasonableness for TX25.04.01* in the record. Council Member Scholl made the motion to approve the *Statement of Consistency and Reasonableness for TX25.04.01* to which Council Member Ayers seconded. The motion received Council's unanimous approval. The *Statement of Consistency and Reasonableness for TX25.04.01* is attached to these minutes and therefore incorporate herein.

5. 2725 Old Monroe Road Lease Process/Timeline

Town Attorney Cox reminded the Council that it had authorized the Economic Development Committee (EDC) to work with Keller Williams Commercial (KWC), the Town's Broker; Staff; and Armored Cow Brewery (potential tenant) to finalize lease terms for the Town owned property at 2725 Old Monroe Road. The EDC had finalized and approved the lease terms. Pursuant to NCGS 160A-272, Staff requested the Council instruct Staff to begin the process and procedures outlined in NCGS 160A-272 to finalize a lease with the potential tenant.

Council discussed the lease and its terms. Council Member Ayers made the motion to have Staff begin the process and procedures outlined in NCGS 160A-272 to finalize a lease at 2725 Old Monroe Road with the potential tenant. The motion was seconded by Council Member Scholl to which Council approved unanimously.

6. Charter Amendment Resolution

Town Attorney Cox reminded the Council that it had requested the Staff begin the process of amending the Charter in order to change one Council Seat Term for one election cycle in order to have a more balanced number of seats on the ballot at any given election. The first step in the process to amend the Charter to accomplish that goal was to adopt the *Resolution of Intent to Consider an Ordinance Amending the Charter of the Town of Stallings to Change One Council Seat Term for One Election Cycle*.

Council Member Scholl made the motion to adopt the *Resolution of Intent to Consider an Ordinance Amending the Charter of the Town of Stallings to Change One Council Seat Term for One Election Cycle* to which Council Member Hall seconded. The motion was passed unanimously by Council. The *Resolution of Intent to Consider an Ordinance Amending the Charter of the Town of Stallings to*

Change One Council Seat Term for One Election Cycle is attached to these minutes and therefore incorporated herein.

7. NC House Bill 765

Town Manager Alex Sewell explained many municipalities opposed including Indian Trail and that the bill has been changed to prevent it from meeting the crossover timeline (going to the Senate).

Council discussed the House Bill 765.

8. FY26 Budget

Continuation of 05-12-2025 Special Meeting

Council did not discuss this item.

9. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Hall and the motion received unanimous support. The meeting was adjourned at 7:33 p.m.

Approved on _____, 2025.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

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

The Town Council of the Town of Stallings met for its first special meeting of May 19, 2025, at 5:00 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, Graham Hall, Brad Richardson and Laurie Wojtowicz.

Those absent were: Council Member Taylor-Rae Drake.

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; Tori Dorman, Special Events Coordinator; Nick Coffey, Parks and Recreation Senior Maintenance Technician; Karen Reid, Human Resources Director; and Melanie Cox, Town Attorney.

1. Call the Meeting to Order

Mayor Dunn called the meeting to order and explained that the meeting was to present the budget to all the members of the Stallings Committees. There were members of the Planning Board and Community Committee present.

2. 2025-2026 Budget Discussions

Town Manager Sewell explained the purpose of the meeting was to engage the committee members in the budget process and the Town's planning. He reviewed the Town Manager's Budget Message highlighting that the main discussion point for the 2025-2026 Budget was whether to raise taxes or cut core services.

Council Member Wojtowicz arrived at 5:05 p.m. Council Member Hall arrived at 5:06 p.m.

Jessie Williams, Finance Officer, presented information with actual numbers from the proposed budget, revenues and expenditures, explaining the state's rule for adopting a balanced budget. She reminded that a small portion of the Town was located in Mecklenburg County with the majority in Union County. It was highlighted that fund balance had historically been used each year to assist in

balancing the budget. This presentation is attached to these minutes and therefore incorporated herein.

Committee members discussed various budget items with the Council:

- Vehicle Tax
- Police Department
- Recycling: recycling centers verses recycling collection
- Union County septic capacity freezing housing and development and option septic options.
- Occupancy Tax
- Concerns about the proposed budget not looking into future projects especially a community center

Mayor Dunn thanked all for coming to the meeting.

3. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 6:11 p.m.

Approved on _____, 2025.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

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

The Town Council of the Town of Stallings met for its second special meeting of May 19, 2025, at 7:00 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, Graham Hall, Brad Richardson 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; Mary McCall, Accounting Technician; Eunice Donnelly, Parks and Recreation Director; Nick Coffey, Parks and Recreation Senior Maintenance Technician; Karen Reid, Human Resources Director; and Melanie Cox, Town Attorney.

1. Call the Meeting to Order

Mayor Dunn called the meeting to order.

2. 2025-2026 Budget Discussions

Mayor Dunn reviewed items proposed in the budget:

Notable Items:

- General Government
 - Council Annual Salaries - \$6600/yr + CPI in the following years
 - Majority consensus to approve
 - Mayor Annual Salary - \$9200/year + CPI the following years
 - Majority consensus to approve

Council Member Hall arrived at 7:14 p.m.

- Finance software
 - Majority consensus to pay for from Fund Balance
- Police
 - Majority consensus to leave all items in the budget as proposed.
- Engineering
 - Majority consensus to remove Town Center Streetscape
 - Majority consensus to remove the PCI evaluation for the Town roads.
- Public Works
 - Majority consensus to leave all items in the budget as proposed.
- Planning
 - Majority consensus to leave all items in the budget as proposed.

- Parks and Rec
 - Majority consensus to leave the splash pad upgrades and Stallings Municipal Park Pickleball Fence in the budget as proposed.
 - Majority consensus to remove the Blair Mill Master Plan expenses from the budget
 - Majority consensus to purchase the complete Stallings Municipal Park Security Camera with fund balance funds.
- Stormwater
 - Majority consensus to leave all items in the budget as proposed.

Council instructed staff to decrease tax rate proportionally to cuts it made during the meeting.

Council held consensus to cancel the May 27 Special Budget Meeting.

3. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 8:42 p.m.

Approved on _____, 2025.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



MEMO

To: Stallings Town Council
Via: Alex Sewell, Town Manager
From: Jessie Williams, Finance Officer
Date: June 9, 2025
RE: **Amended Budget Ordinance No. 20**

The Town of Stallings and Land Owners, Land Investments, LLC and JLA3, LLC, entered into a Reimbursement and Indemnity Agreement on February 28, 2025. The Land Owners have agreed to solely cover all costs associated with the Town's eminent domain acquisition of Stinson Farms right of way and easements.

Staff is requesting a budget amendment to appropriate an estimated expenditure budget and to recognize the corresponding reimbursements for costs related to these activities.

Requested Action:

Adoption of attached Amended Budget Ordinance 20

AMENDED BUDGET ORDINANCE – NO. 20
TOWN OF STALLINGS, NORTH CAROLINA
FISCAL YEAR 2024-2025

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the budget for fiscal year 2024-2025 is hereby amended as set forth below:

Category	Account Number	Net Increase or (Decrease)	Current Budget	Amended Budget
<u>General Fund:</u>				
<u>Revenue Budget</u>				
Condemnation	10-00-3839-805	\$ 10,000	\$ -	\$ 10,000
<u>Expense Budget - Administration</u>				
Condemnation	10-00-4120-095	\$ 10,000	\$ -	\$ 10,000

Explanation: To recognize reimbursement funds related to Stinson Farms eminent domain acquisition.

This Amendment to the Budget Ordinance shall be effective upon adoption.

The said Budget Ordinance, except as amended, shall remain in full force and effect.

ADOPTED this 9th day of June 2025.

Wyatt Dunn, Mayor

Erinn Nichols, Assistant Town Manager/Town Clerk

Approved as to form:

Melanie Cox, Town Attorney, Cox Law Firm, PLLC



MEMO

To: Stallings Town Council
Via: Alex Sewell, Town Manager
From: Jessie Williams, Finance Officer
Date: June 9, 2025
RE: **Amended Budget Ordinance No. 21**

The Town of Stallings Police Department receives donations to fund community events and activities. After reconciling these prior year(s) revenues and expenditures, a remaining balance is available. In addition, donations received in the current year exceeded the amount that was budgeted.

Staff is requesting that these funds be recognized in the budget, so they are available to spend.

Requested Action:

Adoption of attached Amended Budget Ordinance 21

AMENDED BUDGET ORDINANCE – NO. 21

TOWN OF STALLINGS, NORTH CAROLINA

FISCAL YEAR 2024-2025

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the budget for fiscal year 2024-2025 is hereby amended as set forth below:

Category	Account Number	Net Increase or (Decrease)	Current Budget	Amended Budget
<u>General Fund:</u>				
<u>Revenue Budget</u>				
Police Fundraising	10-10-3839-440	\$ 3,750	\$ 3,000	\$ 6,750
Unrestricted Fund Balance Appropriation	10-99-3991-600	\$ 9,858	\$ 3,000	\$ 12,858
<u>Expense Budget - Police</u>				
Fundraising Expense	10-10-4310-047	\$ 13,608	\$ 4,000	\$ 17,608

Explanation: To reappropriate remaining donations received by the Police Department in prior year(s) and to recognize donations that exceeded current year budget.

This Amendment to the Budget Ordinance shall be effective upon adoption.

The said Budget Ordinance, except as amended, shall remain in full force and effect.

ADOPTED this 9th day of June 2025.

Wyatt Dunn, Mayor

Erinn Nichols, Assistant Town Manager/Town Clerk

Approved as to form:

Melanie Cox, Town Attorney, Cox Law Firm, PLLC



Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to N.C.G.S. 160A-31

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Town of Stallings has by adopted a resolution directing the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Stallings that:

Section 1. The area proposed for voluntary annexation encompasses a portion of parcel number 07105005A - northerly margin of Independence Boulevard (US Highway 74) and is described as follows:

Parcel number: 07105005A; 12.571 acres

Mill Creek Residential Annexation (07105005A)

BEGINNING at an existing metal right of way monument in the northerly margin of Independence Boulevard (US Highway 74), a 200' public right of way as described in Deed Book 7501, page 651 of the Union County Registry and marking the southernmost corner of Store Master Funding VI LLC (now or formerly) as described in Deed Book 6254, page 473 and with the current limits of Union County, the POINT OF BEGINNING; THENCE leaving the northerly margin of the aforementioned Independence Boulevard and with the southerly line of the aforementioned Store Master Funding VI LLC and current limits of Union County North 58 degrees 49 minutes 46 seconds East, a distance of 835.48 feet to an existing #6 iron rod marking the southwestern corner of Barlas Properties LLC as described in Deed Book 8407, page 526; THENCE leaving the southerly line of the aforementioned Store Master Funding VI LLC and with the southerly line of the aforementioned Barlas Properties LLC and continuing with the current limits of Union County South 43 degrees 00 minutes 44 seconds East, a total distance of 596.23 feet to an existing 1 inch iron pin, marking the common corner of SF Group LLC as described in Deed Book 8521, page 111 and Dennis J. Rogers, no Deed Book found or provided, passing an existing ½ inch hexagon rod at 465.00 feet, marking the westernmost corner of the aforementioned SF Group LLC; THENCE leaving the southerly line of the aforementioned SF Group LLC and with the westerly line of the aforementioned Dennis J. Rogers and continuing with the current limits of Union County South 49 degrees 49 minutes 20 seconds West, a distance of 852.18 feet to an existing metal monument in the northerly margin of the aforementioned Independence Boulevard; THENCE leaving the current limits of Union County and the westerly line of the aforementioned Dennis J. Rogers and with the northerly margin of Independence

Boulevard the following four (4) courses and distances: 1) North 03 degrees 08 minutes 26 seconds West, a distance of 66.93 feet to an existing metal monument; 2) THENCE North 40 degrees 13 minutes 35 seconds West, a distance of 70.03 feet to an existing metal monument; 3) THENCE North 65 degrees 51 minutes 20 seconds West, a distance of 94.54 feet to a point; 4) THENCE North 40 degrees 22 minutes 24 seconds West, a distance of 517.65 feet to the POINT OF BEGINNING, having an area of 12.571 acres, more or less.

Section 2. A public hearing on the question of annexation will be held at the Town Hall at 7:00 p.m. on Monday, July 14, 2025 replacing the previous public hearing date of Monday, June 9, 2025.

Section 3. Notice of the public hearing shall be published in the Monroe Enquirer-Journal, a newspaper having general circulation in the Town of Stallings at least 10 days prior to the date of the public hearing.

Adopted this the 9th day of June, 2025.

Wyatt Dunn, Mayor

Attest:

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



MEMO

To: **Mayor and Town Council**
Via: Alex Sewell, Town Manager
From: Kevin Parker, P.E., Town Engineer
Date: June 09, 2025.
RE: Matthews-Weddington Road Speed Limit Reduction Approval

Background:

Following the Mayor and Town Council's letter to the NCDOT requesting a speed limit analysis along Matthews-Weddington Road, NCDOT has recommended reducing the speed limit on a segment of this corridor. Specifically, NCDOT proposes lowering the speed limit from the intersection at Antioch Church Road northward to the Mecklenburg County line.

This recommendation is part of NCDOT's effort to address safety concerns and better manage traffic flow along this segment of Matthews-Weddington Road. The section under consideration lies within the Town of Stallings' jurisdiction, and NCDOT has requested the Town Council's formal approval to implement this change.

A map is attached to this memo showing the segment proposed for speed limit reduction. The proposed change would reduce the existing 45 mph speed limit to 35 mph, aligning with NCDOT's broader traffic safety strategy and local concerns raised by the Town Council. To move forward, the Council will need to vote to repeal the current speed limit ordinance for this segment and adopt a new ordinance establishing the 35 mph speed limit.

Requested Action:

Staff requests that Council repeal the existing speed limit ordinance for the segment of Matthews-Weddington Road from Antioch Church Road north to the Mecklenburg County line and adopt the new ordinance setting the speed limit at 35 mph, as recommended by NCDOT.



Limits of Proposed
Speed Limit
Reduction

Certification of Municipal Declaration To Enact Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1087873

Division: 10 **County:** UNION

Municipality STALLINGS

Type: Municipal Speed Zones

Road: SR 1344

Car: 35 MPH

Truck: 35 MPH

Description: SR 1344 (Weddington Mattew Rd) between SR 1338 (Antioch Church Rd) and CL-Mecklenburg.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my
hand and the municipal seal this _____ day
of _____, 20_____.

(signature)

(municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____



MEMO



To: Mayor and Council
Via: Alex Sewell, Town Manager
From: Dennis Franks, Chief of Police
Date: June 4, 2025
RE: US DOJ COPS Hiring Program grant opportunity

The US DOJ COPS Hiring Program has recently opened its grant window for FY25. This program provides funds directly to law enforcement agencies to hire new or rehire additional career law enforcement officers with the intentions to increase a department's community policing capacity and crime-prevention efforts.

Based on the SPD staffing analysis it is recommended to hire four (4) additional officers, if the two that have been appropriated in the FY26 budget are approved. If awarded funding for the four additional officers, the department would have five years to hire these officers and use the funds. Additionally, the funding is provided to pay officers' salaries and benefits for three years. This grant has a minimum 25 percent local cash match (cost share) requirement. The maximum federal share per officer position is \$125,000 over the three-year period. An officer hired under this grant must be retained for at least 12 months after the grant funding has expired. If awarded this grant and awarded the maximum share per officer, it would cover 50% of the officers salary and benefits for the three-year duration.

If awarded this grant I would request that the funds be applied during FY27 and FY28.

NEXT STEPS: I respectfully request the Town Council to allow the SPD to move forward with our application for the COPS hiring grant.

Access to CZ25.02.02 – Cottage Green

Due to the size of the documents, we are unable to include them in the meeting packet or upload them directly to the agenda. Instead, we've provided access through the following Google Drive link:

https://drive.google.com/drive/folders/1d_JXgJrZDg_iu826RnSidkmTNkkxli_8?usp=sharing

The link will remain active for 60 days, please download the materials as soon as possible. These documents are provided for your review in preparation for the Town Council Meeting on June 9, 2025, where adoption may be requested.

For assistance or to request the documents directly, please contact Stallings Planning and Zoning at 704-821-8557.

TOWN OF STALLINGS
FY 2025 - 2026 BUDGET ORDINANCE

SECTION 1. The following amounts are hereby appropriated for the operation of the Town's government and its activities for the fiscal year beginning July 1, 2025 and ending June 30, 2026:

GENERAL FUND	\$ 11,604,366
FUND BALANCE APPROPRIATED - GENERAL FUND UNRESTRICTED	438,000
FUND BALANCE APPROPRIATED - GENERAL FUND DRUG FORFEITURE	40,000
STORM WATER FUND	945,100
TOTAL	<u><u>\$ 13,027,466</u></u>

SECTION 2. That for the said fiscal year, there is hereby appropriated out of the following categories:

General Fund

Public Safety	\$ 4,446,920
General Government	1,747,596
Transportation (including Powell Bill)	1,537,750
Sanitation	1,522,500
Parks and Recreation	1,219,550
Public Works	670,250
Planning and Zoning	568,600
Debt Service	369,200
Total Appropriations - General Fund	<u><u>\$ 12,082,366</u></u>

Storm Water Fund

General Expenses	\$ 945,100
Total Appropriations - Storm Water Fund	<u><u>\$ 945,100</u></u>

SECTION 3. It is estimated that the following revenues will be available for the fiscal year beginning July 1, 2025 and ending June 30, 2026 to meet the appropriations shown in Section 2.

Category

Ad Valorem and Personal Property Taxes	\$ 7,346,200
Sales & Use Tax	2,100,000
Utility Sales Tax Distributions	860,000
Powell Bill (funding for roads)	522,000
Fund Balance Appropriated	478,000
Investment Earnings	404,000
Licenses, Permits and Fees	136,400
Other Revenues	100,600
Other Tax Distributions (Solid Waste Disposal, Gross Vehicle Rental and Beer & Wine)	93,000

Grant Revenues	42,166
Total General Fund Revenues	\$ 12,082,366
Storm Water Fees	\$ 930,000
Investment Earnings	15,100
Total Storm Water Fund Revenues	\$ 945,100
Total Revenues	\$ 13,027,466

SECTION 4.

a) There is hereby levied, for the fiscal year ending June 30, 2026, a tax rate of \$0.189 per one hundred dollars (\$100.00) valuation of taxable property as listed for taxes as of January 2025 for the purpose of raising the revenue for ad valorem taxes shown in Section 3 of this ordinance in order to finance the foregoing appropriations. This rate is based on an estimated total valuation of property for the purpose of taxation of \$3,763,633,760 at an estimated rate of collection of 97.5% for a net property valuation of \$3,669,542,916. One penny (\$0.01) on the tax rate will yield \$366,954.

b) There is hereby implemented a Town motor vehicle tax of \$25 annually per vehicle.

c) There is hereby established a Storm Water Rate Schedule for the purpose of raising revenue to fund the Storm Water program:

Residential	\$67.00/year
Non-residential (per ERU, which equals 2,060 square feet)	\$67.00/ERU/year

d) The fees for park rentals, civil citations, zoning permits and other miscellaneous items with the Parks and Recreation, Planning and Zoning and other Town departments will be in accordance to the attached fee schedule and effective July 1, 2025.

e) Any fee not listed specifically herein is officially set at the rate designated by the most recent Town Council decision on the matter.

SECTION 5. The Budget Officer shall be authorized to reallocate departmental appropriations among the various objects of expenditures as deemed necessary.

SECTION 6. Any outstanding obligations as of June 30, 2025 are authorized to be added to each appropriation, as it ensures accounting for expenditures in the fiscal year they are paid.

SECTION 7. Any grant funds and donations not depleted during the prior fiscal year may be carried over with Town Manager approval.

SECTION 8. That before any portion of any contingency appropriation is expended, the Town Council must by resolution authorize such expenditure.

SECTION 9. Copies of this Ordinance shall be furnished to the Town Clerk to be kept on file for direction in the disbursement of funds.

SECTION 10. This ordinance shall be effective upon its adoption.

ADOPTED this 9th day of June 2025.

Wyatt Dunn, Mayor

Attested:

Erinn Nichols, Assistant Town Manager/Town Clerk



FY26 Notable Items

PROPOSED BUDGET

COUNCIL NOTES & CHANGES

	Funded	Recurring	CIP Item	Funding Source	Amount	Notes	Comments	Amount
General Government								
Town Council pay increase (salary and tax increase only)	Yes	Yes	No	Local Revenues	\$ 47,000	Pay study completed in FY25 showed Town Council was significantly underpaid, proposing pay be increased to study average (total cost for salaries and taxes is approx \$90K)	Mayor = \$9,200/year Council = \$6,600/year + CPI annually thereafter	\$ (37,800)
Additional Finance position (salary and benefits)	Yes	Yes	No	Local Revenues	\$ 87,000	Workload exceeds current staff capacity (Approx. \$55K salary)	Approved	
Replacement Finance software (est cost of implementation)	Yes	No	Yes	Local Revenues	\$ 100,000	Current software capabilities are extremely limited, resulting in manual and labor intensive work. Implementation costs will not be recurring; although, there will be an annual fee after implementation.	Change to Fund Balance Appropriation for implementation year	
Tax collection fees	Yes	Yes	No	Local Revenues	\$ 115,000	1.5% of collections - cost for Union County facilitating collections	N/A	
Election costs	Yes	Yes	No	Local Revenues	\$ 22,000	Per Union County Board of Elections; occurs every other year	N/A	
Annual debt payment	Yes	Yes	No	Local Revenues	\$ 333,200	Principal = \$295.2K, interest = \$38K Loan to be paid off in FY29	N/A	
Solid Waste contract (total cost)	Yes	Yes	No	Local Revenues	\$ 1,522,500	5% increase (3% CPI and 2% growth)	N/A - under contract	
Town Hall sign	No	No	Yes	N/A	\$ 65,000	Pushed to FY26 for budgetary reasons	N/A - not funded	
Total					\$ 2,291,700			\$ (37,800)



FY26 Notable Items

PROPOSED BUDGET

COUNCIL NOTES & CHANGES

	Funded	Recurring	CIP Item	Funding Source	Amount	Notes	Comments	Amount
Police Department								
Additional Police Staffing Phase 1 - Lieutenant (1) and Officer (1) (salary and benefits)	Yes	Yes	No	Local Revenues	\$ 224,000	Per staffing analysis completed in FY24, six (6) new positions are needed and original plan was to implement two (2) per year beginning in FY25, but was postponed for budgetary reasons	Approved	
Additional vehicle for new position (1) (purchase and upfit costs)	Yes	No	No	Local Revenues	\$ 65,300	Part of new position request, not CIP	Approved	
Police Vehicle Replacement Program (3)	Yes	No	Yes	Local Revenues	\$ 194,100	Replacement of three (3) Patrol vehicles	Approved	
Body Camera Replacement Program	Yes	No	Yes	Local Revenues	\$ 16,650	Per replacement program; contract price per five-year renewal April 2025	N/A - under contract	
In-Car Camera Replacement Program	Yes	No	Yes	Local Revenues	\$ 38,300	Per replacement program; contract price per five-year renewal April 2025	N/A - under contract	
In-Car Computer Replacement Program	Yes	No	Yes	Local Revenues	\$ 17,800	Per replacement program; contract price per five-year renewal April 2025	N/A - under contract	
Taser Replacement Program	Yes	No	Yes	Local Revenues	\$ 23,200	Per replacement program; current contract price, contract ends in FY28	N/A - under contract	
Police asset forfeiture (federal and state) expenditures	Yes	No	No	Restricted Funds	\$ 40,000	Restricted fund balance appropriation for eligible expenditures <i>(net impact to budget is 0)</i>	N/A - restricted funds	
CRIME Public Safety camera system	Yes	No	Yes	Local Revenues	\$ 13,000	Continuation of multi-year camera system project <i>(Phase 1 completed in FY25 with asset forfeiture funds, but not enough remaining to complete entire project, so being phased in over multiple years)</i>	Approved	
Sergeant's office remodel/upgrade	Yes	No	Yes	Local Revenues	\$ 13,420	To maximize potential and make the best use of the space	Approved	
Evidence RFID System	No	No	Yes	N/A	\$ 30,000	Originally requested for FY25, continuing to push into future for budgetary reasons <i>(potential upcoming state mandate)</i>	N/A - not funded	
Police app	No	Yes	No	N/A	\$ 3,500	Community Committee recommendation, but removed for budgetary reasons	N/A - not funded	
Total					\$ 679,270	\$ -		



FY26 Notable Items

PROPOSED BUDGET

COUNCIL NOTES & CHANGES

Funded	Recurring	CIP Item	Funding Source	Amount	Notes	Comments	Amount
Transportation & Engineering							
PCI evaluation	Yes	No	Yes	Fund Balance Appropriation	\$ 70,000	Last done in FY21; Town policy requires this to be done every three (3) years and must be done every five (5) years to stay relevant	Push to FY27 \$ (70,000)
Town Center streetscape preliminary engineering	Yes	No	Yes	Fund Balance Appropriation	\$ 50,000		Per meeting 5/12/25, hold off due to NCDOT Old Monroe Rd project \$ (50,000)
Street maintenance (Town funded)	Yes	Yes	Yes	Local Revenues	\$ 800,000	Per long-term street maintenance plan; General Fund contributes additional \$800K above Powell Bill funds received from NCDOT	Approved
Street maintenance (Powell Bill)	Yes	Yes	Yes	Restricted Funds	\$ 472,000	Per long-term street maintenance plan: funded by NCDOT Powell Bill (street aid) program (<i>restricted funds, net impact to budget is 0</i>) ; includes estimated interest earned from these funds	N/A - restricted State funds
Sidewalks (Powell Bill)	Yes	Yes	Yes	Restricted Funds	\$ 50,000	Funded by NCDOT Powell Bill (street aid) program (<i>restricted funds, net impact to budget is 0</i>)	N/A - restricted State funds
Total				\$ 1,442,000		\$ (120,000)	

Planning & Zoning							
Nuisance abatement/code enforcement	Yes	Yes	No	Fees	\$ 20,000	Code enforcement clean up items	Approved
Replacement Code Enforcement truck	No	No	Yes	N/A	\$ 42,500	Originally requested in FY25, continuing to push into future for budgetary reasons	N/A - not funded
Total				\$ 62,500		\$ -	



FY26 Notable Items

PROPOSED BUDGET

COUNCIL NOTES & CHANGES

	Funded	Recurring	CIP Item	Funding Source	Amount	Notes	Comments	Amount
Public Works								
Additional Public Works Technician (50% of salary and benefits)	Yes	Yes	No	Local Revenues	\$ 42,000	Current PW Tech is 100% GF; Proposing current and new position are split-funded (50% GF and 50% STW) <i>net impact to GF budget is 0</i>	Approved	
Landscaping contract	Yes	Yes	No	Local Revenues	\$ 89,000		N/A - under contract	
Sewer package plant study	Yes	No	No	Local Revenues	\$ 25,000		Approved	
Updated fire alarm and suppression system for Town Hall	Yes	No	Yes	Fund Balance Appropriation	\$ 100,000	Outdated fire alarm needs to be replaced, potential safety issue Staff recommends ABO in FY25	Approved	
Heavy duty truck with dump bed (50%)	Yes	No	Yes	Fund Balance Appropriation	\$ 50,000	Will enable staff to do more work in-house; split-funded (50% GF and 50% STW) Staff recommends ABO in FY25	Approved	
Total					\$ 306,000			\$ -

Park & Rec								
New Part-time P&R Attendant (1 position)	Yes	Yes	No	Local Revenues	\$ 20,500	Expands staff coverage during operating hours (dawn to dusk) and enables an employee to be onsite to enforce rules that are currently being disregarded per received complaints	Approved	
New Part-time P&R Attendant (2 positions)	No	Yes	No	N/A	\$ 41,000	Eliminated for budgetary reasons	N/A - not funded	
Landscaping contract	Yes	Yes	No	Local Revenues	\$ 75,000	Includes Town Hall, 2725 Old Monroe, 325 Stallings, Roadsides, Chestnut RAB, and Bypass	N/A - under contract	
Stallings 50th Anniversary	Yes	No	No	Local Revenues	\$ 20,000	Final costs related to 50th anniversary celebrations	Approved	
Splash Pad redesign (design and implementation)	Yes	No	Yes	Local Revenues	\$ 110,000		Change to Fund Balance Appropriation	



FY26 Notable Items

PROPOSED BUDGET

COUNCIL NOTES & CHANGES

	Funded	Recurring	CIP Item	Funding Source	Amount	Notes	Comments	Amount
Tennis/pickleball court fencing with magnetic & time locks	Yes	No	Yes	Fund Balance Appropriation	\$ 48,000	Community Committee recommendation and to prevent further vandalism and destruction to newly renovated courts Staff recommends ABO in FY25	Approved	
Replacement UTV	Yes	No	Yes	Fund Balance Appropriation	\$ 30,000		Approved	
Blair Mill Park Master Plan amendment	Yes	No	Yes	Fund Balance Appropriation	\$ 25,000	Plan needed for grant eligibility	Push to FY27	\$ (25,000)
Camera system upgrades (phase 2 of 6)	Yes	No	Yes	Fund Balance Appropriation	\$ 15,000	Staff recommends ABO in FY25 to complete the entire project for overall cost savings	Do ABO for the remainder of the project; P&R to get updated quote	\$ (15,000)
New movie screen/projector/system	No	No	No	N/A	\$ 25,000	Eliminated for budgetary reasons	N/A - not funded; include in FY27	
Blair Mill Park signage (same as Stallings Municipal Park)	No	No	Yes	N/A	\$ 15,000	Eliminated for budgetary reasons; part of wayfinding sign plan	N/A - not funded	
Blair Mill Park bathroom mural and light	No	No	No	N/A	\$ 10,000	Eliminated for budgetary reasons	N/A - not funded	
Inflatable décor	No	No	No	N/A	\$ 8,000	Eliminated for budgetary reasons	N/A - not funded	
New trash cans (Stallings Municipal Park)	No	No	No	N/A	\$ 5,000	Eliminated for budgetary reasons; most likely to be done in FY25	N/A - not funded	
New event tents	No	No	No	N/A	\$ 5,000	Eliminated for budgetary reasons	N/A - not funded	
Total					\$ 452,500			\$ (40,000)



FY26 Notable Items

PROPOSED BUDGET

COUNCIL NOTES & CHANGES

Funded	Recurring	CIP Item	Funding Source	Amount	Notes	Comments	Amount
Total funded GF notable items					\$ 4,983,970	40.6% of total GF budget	
Total unfunded/cut GF notable items					\$ 250,000		
Total GF notable items					\$ 5,233,970		
Total funded GF CIP items					\$ 2,388,970	see CIP for additional info; any CIP items not funded in FY26 were moved to future year(s) on CIP	
Total items funded with Local Revenues (ad valorem & sales tax)					\$ 4,013,970		
Total items funded with Restricted Funds					\$ 562,000		
Total items funded with Fund Balance Appropriation					\$ 388,000		
Total items funded with Fees					\$ 20,000		
Total items not funded					\$ 250,000		
					\$ 5,233,970		
Total changes to items funded with Local Revenues (ad valorem and sales tax)					\$	(37,800)	
Total changes to items funded with Restricted Funds					\$	-	
Total changes to items funded with Fund Balance Appropriation					\$	(160,000)	
Total changes to items funded with Fees					\$	-	
					\$	-	
					\$	(197,800)	



FY26 Notable Items

PROPOSED BUDGET

COUNCIL NOTES & CHANGES

	Funded	Recurring	CIP Item	Funding Source	Amount	Notes	Comments	Amount
Storm Water								
Additional Public Works Technician (50% of salary and benefits)	Yes	Yes	No	Fees	\$ 42,000	Current PW Tech is 100% GF; Proposing current and new position are split-funded (50% GF and 50% STW) <i>net impact to GF budget is 0</i>	Approved	
New MS4 Permit Inspector (salary and benefits)	Yes	Yes	No	Fees	\$ 124,000	Approximately \$80K salary	Approved	
Heavy duty truck with dump bed (50%)	Yes	No	Yes	Fees	\$ 50,000	Will enable staff to do more work in-house; split-funded (50% GF and 50% STW) Staff recommends ABO in FY25	Approved	
Storm Water Repairs	Yes	Yes	Yes	Fees	\$ 317,160	With additional staff, proposing to do more work in-house to save on outside services costs	Approved	
Annual maintenance (catch basin cleaning, etc.)	Yes	Yes	No	Fees	\$ 70,000		Approved	
Street Sweeping	Yes	Yes	No	Fees	\$ 20,000		Approved	
MS4 permit assistance	Yes	Yes	No	Fees	\$ 29,000	Decrease in costs due to new position specific to this area	Approved	
Collection fees	Yes	Yes	No	Fees	\$ 12,000	Cost for Union County facilitating collections	N/A	

Total funded STW notable items	\$ 664,160	70.3% of total STW budget
Total unfunded/cut STW notable items	\$ _____	-
Total STW notable items	\$ 664,160	



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EST. 1970
Stallings
— NC —

[illegible]



<div><div><div>50</div><div>EST. 1899</div></div><div>Stallings</div><div>NC</div></div>																	
												Revised Budget					
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2025	FY 2025	FY 2025	FY 2026	FY 2026	FY 2026		Amount	Percent	Amount	Percent		
	Actuals	Actuals	Actuals	Adopted	Adjustments thru Mar	Amended thru Mar	Actuals thru Mar	Proposed Budget	Changes to Proposed	Revised Budget	Comments	change from prior year ADOPTED	change from prior year ADOPTED	change from prior year AMENDED	change from prior year AMENDED		
								\$0.196	(\$0.007)	\$0.189							
40 Economic and Physical Development																	
10-40-4910-000 Salaries and Wages - Regular	157,262.51	196,148.12	207,380.25	291,930	-	291,930	180,834.79	298,000		298,000	Includes salary study increases, 2% pay step, 2.9% CPI, 1% holiday bonus and \$150 Council check	6,070	2.08%	6,070	2.08%		
10-40-4910-007 Supplemental Retirement (401k)	6,914.48	9,624.02	8,973.10	14,580	-	14,580	8,501.90	15,000		15,000	5% Town match	420	2.88%	420	2.88%		
10-40-4910-008 Board Member Salary	3,750.00	2,000.00	2,050.00	8,100	-	8,100	2,200.00	8,100		8,100	7 full members and 2 alternates, monthly meetings, est BOA 6 BOA meetings	-	0.00%	-	0.00%		
10-40-4910-009 Employer Portion of PR Taxes	12,317.27	15,150.06	15,991.89	22,330	-	22,330	13,808.11	24,000		24,000	7.65% FICA for 5 employees and 9 board members	1,670	7.48%	1,670	7.48%		
10-40-4910-010 Retirement Contributions	17,082.98	23,469.81	26,143.33	39,920	-	39,920	23,971.57	43,000		43,000		3,080	7.72%	3,080	7.72%		
10-40-4910-011 Health Insurance	14,809.20	23,271.10	24,024.90	34,800	-	34,800	20,316.80	41,000		41,000	Est 15% increase; still working to find new coverage since NCLM will no longer be providing after 6/30. Includes 1 new FT position (PT intern position converted to FT Planning Tech in FY25)	6,200	17.82%	6,200	17.82%		
10-40-4910-013 Unemployment Contribution	1,887.94	-	-	-	-	-	-	-		-		-	0.00%	-	0.00%		
10-40-4910-014 Worker's Compensation	2,845.39	1,603.16	1,975.00	1,340	120	1,460	1,456.77	3,500		3,500	Based on FY25 quote's rates	2,160	161.19%	2,040	152.24%		
10-40-4910-015 Employee Health and Wellness	-	-	-	1,000	-	1,000	-	-		-		(1,000)	-100.00%	(1,000)	-100.00%		
10-40-4910-016 Uniforms	-	602.86	940.39	1,500	-	1,500	438.99	1,000		1,000	Safety uniforms, vests, boots, clothing for four employees	(500)	-33.33%	(500)	-33.33%		
10-40-4910-017 Training	2,220.00	3,387.86	1,527.07	6,000	-	6,000	598.07	5,000		5,000	Ongoing training, including Code Officer training, NCAZO maintenance, AICP Certification maintenance, and training materials for 4 employees.	(1,000)	-16.67%	(1,000)	-16.67%		
10-40-4910-019 Legal	28,692.37	7,807.50	6,536.50	50,000	-	50,000	4,942.50	25,000		25,000	Development agreement, text amendment, and conditional zoning review. Planning and Zoning and Code Enforcement support. Civil Penalties/Court. Board of Adjustment Attorney.	(25,000)	-50.00%	(25,000)	-50.00%		
10-40-4910-021 Supplies/Materials	286.98	979.32	1,712.72	2,000	-	2,000	1,075.58	2,000		2,000	In-the field items	-	0.00%	-	0.00%		
10-40-4910-022 Meetings/Events	114.99	1,060.93	1,272.36	2,000	-	2,000	441.21	2,000		2,000	Food and supplies for planning meetings & events, sub-committee meetings, Planning Board, Board of Adjustments, StallingsFest items, stakeholder meetings, and special planning meetings.	-	0.00%	-	0.00%		
10-40-4910-023 Dues/Subscriptions	552.00	1,126.95	766.26	1,200	-	1,200	354.94	1,500		1,500	NCAPA, NCAZO, and other Planning and Code Enforcement dues for four employees. Other dues and subscriptions for the department.	300	25.00%	300	25.00%		
10-40-4910-025 Vehicle Maintenance	82.38	575.03	2,855.62	3,000	-	3,000	1,472.24	3,000		3,000	1.5 Vehicles (Shared Planning/Engineering Truck & Code Enforcement Truck); tires and maintenance for both vehicles.	-	0.00%	-	0.00%		
10-40-4910-026 Office Supplies	1,652.24	1,228.28	1,310.05	2,000	-	2,000	1,156.55	2,000		2,000	General office supplies for Planning and Code Enforcement staff and meetings (i.e. notebooks, pens, paper, stamps, etc.)	-	0.00%	-	0.00%		
10-40-4910-029 Non-capital Equipment	2,043.71	7,239.83	510.69	3,000	-	3,000	417.99	3,000		3,000	As needed to replace or supply Planning and Code Enforcement inventory, storage, equipment, ofice furniture, etc.	-	0.00%	-	0.00%		
10-40-4910-030 Computer Related	11,207.04	11,963.29	8,051.63	15,000	2,336	17,336	10,932.78	15,000		15,000	The annual budget includes \$1400 for two ESRI ArcGIS licenses, with potential for additional extensions throughout the year, \$2000 for Interactive Mapping Credits, Engineering ESRI ArcGIS Online, and iworQ Permitting and Code Enforcement Tracking Software, and \$3000 for an additional Plan Review Portal within the iworQ software. Costs for Microsoft Licensing, Adobe software, and computer hardware and software are included.	-	0.00%	(2,336)	-13.47%		
10-40-4910-031 Travel	955.69	805.01	382.71	2,000	-	2,000	38.78	2,000		2,000	Associated with training, if travel expenses are needed.	-	0.00%	-	0.00%		
10-40-4910-032 Telephone	1,468.88	1,912.07	2,050.67	2,500	-	2,500	1,293.14	2,500		2,500	3 cell phones.	-	0.00%	-	0.00%		
10-40-4910-036 Fuel	545.58	1,633.22	1,067.85	3,000	-	3,000	1,009.18	2,000		2,000	1.5 Vehicles (Shared Truck w/ENG and Code Enforcement Truck)	(1,000)	-33.33%	(1,000)	-33.33%		
10-40-4910-037 Advertising	4,027.96	1,218.88	830.82	4,000	-	4,000	721.36	3,000		3,000	Advertising for public hearings, new signs, code enforcement litter sweep, public outreach, public education, & planning events.	(1,000)	-25.00%	(1,000)	-25.00%		
10-40-4910-039 Outside Services	37,752.07	6,753.40	40,094.17	20,000	-	20,000	5,002.43	20,000		20,000	Outside consultant services, NFOCUS Code Enforcement on-call services to include minimum housing up to \$10K, on-call language interpreter, Urban Forester \$4.2K (split with Eng).	-	0.00%	-	0.00%		
10-40-4910-043 Vehicle Purchase	-	-	-	-	-	-	-	-		-	New Code Enforcement Truck.	-	0.00%	-	0.00%		
10-40-4910-045 Insurance (Vehicle)	494.04	599.91	884.00	1,100	-	1,100	543.38	1,000		1,000	Property & liability insurance (est 15% increase based on history, still waiting on rates) - shared Vehicle Insurance with Transportation and Code Enforcement truck	(100)	-9.09%	(100)	-9.09%		
10-40-4910-047 Nuisance Abatement/Code Enforcement	-	300.00	7,135.75	6,000	500	6,500	6,476.64	20,000		20,000	Code Enforcement clean-up items (ex. Mowing Tall Grass, large dumpsters, cleaning companies, gloves, garbage bags/bins)	14,000	233.33%	13,500	207.69%		



50th EST. 1964
Stallings
— NC —



[illegible]

FY26 Budget - Unrestricted Fund Balance Appropriation

	<u>Proposed</u>	<u>Changes to Proposed</u>	<u>Adopted</u>	<u>Notes</u>
<u>General Government</u>				
Replacement Finance software	\$ -	\$ 100,000	\$ 100,000	Funding source changed
<u>Transportation</u>				
PCI evaluation	\$ 70,000	\$ (70,000)	\$ -	Removed from budget
Town Center streetscape preliminary engineering	\$ 50,000	\$ (50,000)	\$ -	Removed from budget
<u>Public Works</u>				
Updated fire alarm and suppression system for Town Hall ^a	\$ 100,000	\$ -	\$ 100,000	No change
Heavy duty truck with dump bed <i>(split 50/50 with Storm Water)</i> ^a	\$ 50,000	\$ -	\$ 50,000	No change
<u>Parks & Recreation</u>				
Tennis/pickleball court fencing with magnetic and time locks ^a	\$ 48,000	\$ -	\$ 48,000	No change
Replacement UTV	\$ 30,000	\$ -	\$ 30,000	No change
Blair Mill Park Master Plan amendment	\$ 25,000	\$ (25,000)	\$ -	Removed from budget
Camera system upgrade (Phase 2 of 6) ^b	\$ 15,000	\$ (15,000)	\$ -	Do ABO for entire project
Splash Pad Redesign	\$ -	\$ 110,000	\$ 110,000	Funding source changed
Total Unrestricted Fund Balance Appropriation	<u>\$ 388,000</u>	<u>\$ 50,000</u>	<u>\$ 438,000</u>	

a - Staff recommends ABO appropriating fund balance in FY25

b - Staff recommends ABO appropriating fund balance in FY25 to cover the remaining cost of the entire project, rather than proceeding with six phases over six years that will result in an overall higher cost



FEE SCHEDULE 2025-2026

Residential & Non-Residential Plan Review*	
Preliminary Site Development Plan Review (Concept Plan Major & Minor)	\$600.00
Major Subdivision & Construction Document Preliminary Review (Article 7.7-1)*	
0 to 10 acres	\$2,000.00 plus \$350.00 per total acre
10+ acres	\$2,500.00 plus \$375.00 per total acre
Minor Subdivision Review (Article 7.7-2)	
Residential - 4 lots or less created	\$250 for the first lot or unit plus \$150.00 for each additional lot or unit
Non-Residential	\$500
Final Subdivision Plat Review (Preliminary Plat & Final Plat)	
Per Map	\$600.00 plus \$75 per lot or unit
Fee In Lieu	See Article 21
Revisions	
Minor (4 lots or less)	\$250.00
Major (5 or more lots & Non-Residential)	\$500.00
Excessive (determined by the Development Administrator)	1/3 of the total original review fee
Resubmittals	
Minor (w/ 4th plan submittal & each submittal thereafter)	\$250.00
Major (w/ 4th plan submittal & each submittal thereafter)	\$500.00
Excessive Resubmittals (determined by the Development Administrator)	1/3 of the total original review fee per submittal
Two or more years dormant	Re-payment of fees from current fee schedule
*Additional Engineering and Stormwater Fees apply.	

Engineering & Stormwater Fees	
Traffic Impact Analysis	Defined Per TIA Ordinance (Article 7)
Bond Review	\$100.00
Driveway Permit (New)	\$100.00
Driveway Permit (Any Modifications)	\$50.00
Encroachment Agreements	\$100.00
Retaining Walls within Public Rights-of-Way and/or Easements	3 rd Party Review - TBD Upon Submittal (Approx. \$1,000.00 per wall)
Storm Water Review Fees (if Article 19 is triggered)	
Floodplain Development & Certification Permit	\$2,500.00 plus \$100.00 per total acre
Minor- Stormwater Review	\$250.00 plus \$150.00 per total acre
Major Construction Documents - Stormwater Review	\$2,500.00 plus \$100.00 per total acre
Surcharge per on-site detention facility	\$1,000.00
Appeal of PCSWO	\$1,000.00

Zoning Amendment Fees	
Text Amendment - Development Ordinance	\$600.00
Vested Rights Zoning Permit - Major Subdivision	\$300.00
Vested Rights Zoning Permit -Minor Subdivision	\$250.00



FEE SCHEDULE 2025-2026

Conventional - Zoning Map Amendment (General Rezoning)	
Less than 2 acres	\$600.00
2-10 acres	\$800.00
Greater than 10 acres	\$1,500.00 plus \$75 per total acre
Conditional Zoning (CZ) - Zoning Map Amendment (Article 5.4)	
Less than 2 acres	\$1,000.00
2-10 acres	\$1,400.00
Greater than 10 acres	\$2,400.00 plus \$100 per total acre
Board of Adjustment Request (Quasi-Judicial)	
Appeal Request	\$600.00
Variance Request	\$600.00
Special Use Permit Request (Quasi-Judicial)	
Less than 2 acres	\$600.00
2-10 acres	\$1,000.00
Greater than 10 acres	\$1,800.00 plus \$50 per total acre
Revisions	
Any modifications to Zoning Amendment submittal.	\$250.00 per revision submittal

Administrative Planning & Zoning Fees	
Zoning Permits (Article 7.5)	
Residential - New Construction	\$150.00 per unit
Residential - New Construction for Multi-Family (Apartments only)	\$150.00 plus \$75.00 per unit
Residential - Accessory Structure, Additions, Interior Upfit	\$75.00 each
Pool Installation Permit	\$150.00
Use Permit - Permanent & Accessory (Non-Residential)	\$50.00 per use
Home Occupation Use Permit (Article 10.1-21)	\$75.00
Temporary Use Permit	\$50.00
Commercial - New Construction	\$250.00
Commercial - Accessory Structure, Additions, Interior Upfits not requiring site plan review	\$100.00 each
Sign Permits (Article 17)	
Permanent Wall Sign	\$75.00 per sign
Permanent Free-Standing Sign (Monument, etc.)	\$125.00 per sign
Temporary Sign Permit (Banners, Feather Flags, etc.)	\$25.00 per sign
Master Sign Plan (Article 17.10)	\$200.00
Certificate of Zoning Compliance (Zoning Compliance Inspection)	
Residential Zoning Compliance Inspection – New Construction	\$150.00 per unit
Residential – Accessory Structures & Additions Requiring Site Plan Review	\$50.00 each
Commercial Zoning Compliance Inspection – New Construction & Additions Requiring Site Plan Review	\$200.00

FEE SCHEDULE 2025-2026

Commercial – Accessory Structures/Additions Requiring Site Plan Review	\$75.00
w/ 4 th inspection & each inspection thereafter	Original fee plus \$50.00 for each inspection thereafter
Letter of Zoning Compliance (Zoning Verification Letter)	\$75.00
Miscellaneous Fees	
Chicken Permit	\$25.00
Demolition Permit - Residential	\$50.00 per structure
Demolition Permit – Non-Residential	\$100.00 per structure
Development Agreement (Article 7.15)	\$8,500.00
Special Events & Temporary Structures Permit	\$50.00
Tree Disturbance Permit (Article 11.10)	\$150.00
Land Disturbance Permit (non-structural)	\$100.00 per 1/2 acre disturbed
Revisions	
w/ 3rd revision & each thereafter	Original Fee
Post Facto Fees	
Minor work without a permit (<i>Applies to minor projects such as residential additions, signage, driveway expansions, etc.</i>)	Required permit + \$50.00 to base fee per permit
Major work without a permit (<i>Applies to major projects such as commercial, industrial developments, land disturbance activities and other major activities as determined by the Development Administrator.</i>)	Required permit + \$300.00 to base fee per permit

Copies & Maps	
Copies	\$0.50 per page
Maps (color)	
A Size (8.5 X 11)	\$1.00
B Size (11 x 17)	\$5.00
C Size (17 x 22)	\$10.00
D Size (22 x 34)	\$15.00
E Size (34 x 44)	\$20.00
Custom Maps	\$35.00 per hour rounded to ¼ hour

Police Department	
Wrecker Services	
Vehicles 8,500 pounds or less (including passenger vans and motorcycles)	\$175 per vehicle
Waiting time after the first hour of arrival	\$10 per hour
Winching service	\$30 per vehicle
Motorcycle towing (in addition to basic towing)	\$10
Tire Change	\$60 per vehicle
Out of gas	\$60 per incident
Unlock Vehicle	\$45 per vehicle

FEE SCHEDULE 2025-2026

Gate Fee (if applicable) - Transport trucks, car haulers, and large equipment	\$25
Tarp Fee	\$10
Motorist Assist / Disabled Vehicles under 8,500 pounds	\$75 7:00 am to 7:00 pm \$85 7:00 pm to 7:00 am
Storage	\$25 per day
Clean up of debris or spilled cargo requiring more than 30 min to secure and remove	\$25 per hour
Towing more than one motorcycle	\$130 apportioned between each vehicle owner
Service charges for vehicles larger than 8,500 pounds or subject to Asset Forfeiture Evidence Holds	\$250
Miscellaneous Fees	
Fingerprint Card	\$15.00 for each card
Report Copies	No charge for reports only a few pages in length. The Town's per-page fee may apply for large printing requests.
Solicitation Permit	\$150.00
Amplified Sound Permit	\$10.00

Parks & Recreation		
Vendor Fees for Events		
Retail vendors (Flat rate/event)	\$25 - \$50 (dependent upon event)	
Food truck vendors (Flat rate/event)	\$25 - \$75 (dependent upon event)	
Park Rental Fees		
	Resident	Non-Resident
Shelter A	\$30	\$50
Shelter D / Heath Guion Shelter	\$50	\$70
Picnic Pods	\$20	\$30
Park Staff Fee for Large Reservations		
	Charge per hour	
Hourly Basis	\$15.00 per staff member per hour	
Event and Program Participation Fee		
Range is based on event type	\$0-\$35	
Other Fees		
Government Agency Fee	\$25	
Lot Rental Fee	\$75/month	
Food truck permit	\$50	

Miscellaneous Fees	
Returned payment fees	
Returned check fees	\$35 (maximum fee as set forth by NC G.S. 25-3-506)
Returned payment fee, other than checks	Actual Town costs



FEE SCHEDULE 2025-2026

Fee Schedule Revisions:	
Town Council Authority	
The Town Council reserves the right to amend any fee amount listed in this schedule through official decision-making processes.	
Unlisted Fees	
Any fee not explicitly listed herein is officially set at \$100.00 or the rate designated most recently by Town Council decision.	
Adopted	
June 9, 2025	



400 North Broome Street, Suite 100
P.O. Box 178, Waxhaw, NC 28173
(704) 243-9693 Fax: (704) 243-0136

Melanie D. Cox, Attorney
Melanie@coxlawfirm.com

Chris Cox, Attorney
Chris@coxlawfirm.com

MEMO

To: Mayor and Town Council

From: Melanie D. Cox

Date: June 4, 2025

Re: Approval of Resolutions for Condemnation Related to Idlewild Road Improvements

As you may recall, there have been numerous discussions concerning the need for widening and improvements along a heavily trafficked portion of Idlewild Road. The North Carolina Department of Transportation (NCDOT) previously proposed a six-lane "super street" project, which ultimately was not approved.

On April 26, 2022, the Town Council approved two Development Agreements (DAs) with JLA3, LLC and associated developers for a mixed-use development project known as **Stinson Farms**. The 83.71-acre property was approved for development including:

- 360 multifamily residential units
- 136 townhomes
- 32 single-family detached homes
- 8 retail/commercial outparcels fronting Idlewild Road

As part of the DAs, the Developer is responsible for installing the transportation improvements required by the Traffic Impact Analysis (TIA), in accordance with NCDOT specifications. These improvements include the addition of an eastbound lane on Idlewild Road, extending from Autobell to Stevens Mill Road, and terminating with a left-turn lane onto Stevens Mill Road, a west bound lane from Stevens Mill Road to Autobell, and additional turn lanes and tapers around the intersection of Stevens Mill Road and Idlewild Road.

The Development Agreement also provides that, should the Town have the legal authority, it will acquire the necessary off-site right-of-way and/or easements to facilitate these transportation improvements in the event the Developer has exhausted reasonable efforts.

In November 2024, the Board was provided with a legal memorandum from Mac McCarley and the law firm Robinson Bradshaw. These memos cited North Carolina statutes and case law supporting the Town's authority to use eminent domain to condemn road right-of-way and

easements along Idlewild and Stevens Mill Roads. These roadway improvements qualify as a public use or benefit by enhancing the capacity and safety of this critical transportation corridor.

Enclosed in your agenda packet are resolutions for six parcels required to complete these improvements. All affected property owners have been notified via certified mail and have received formal offers for their property. While we must include legal descriptions, the attached document includes a summary of the property being acquired with a map of the parcels. Please note that for some of these parcels, the improvements are located within NCDOT's maintenance right of way; however, it is NCDOT's policy that we acquire fee simple title under their existing right of way.

Prior to filing complaints for condemnation, we request that the Board approve the attached resolutions.

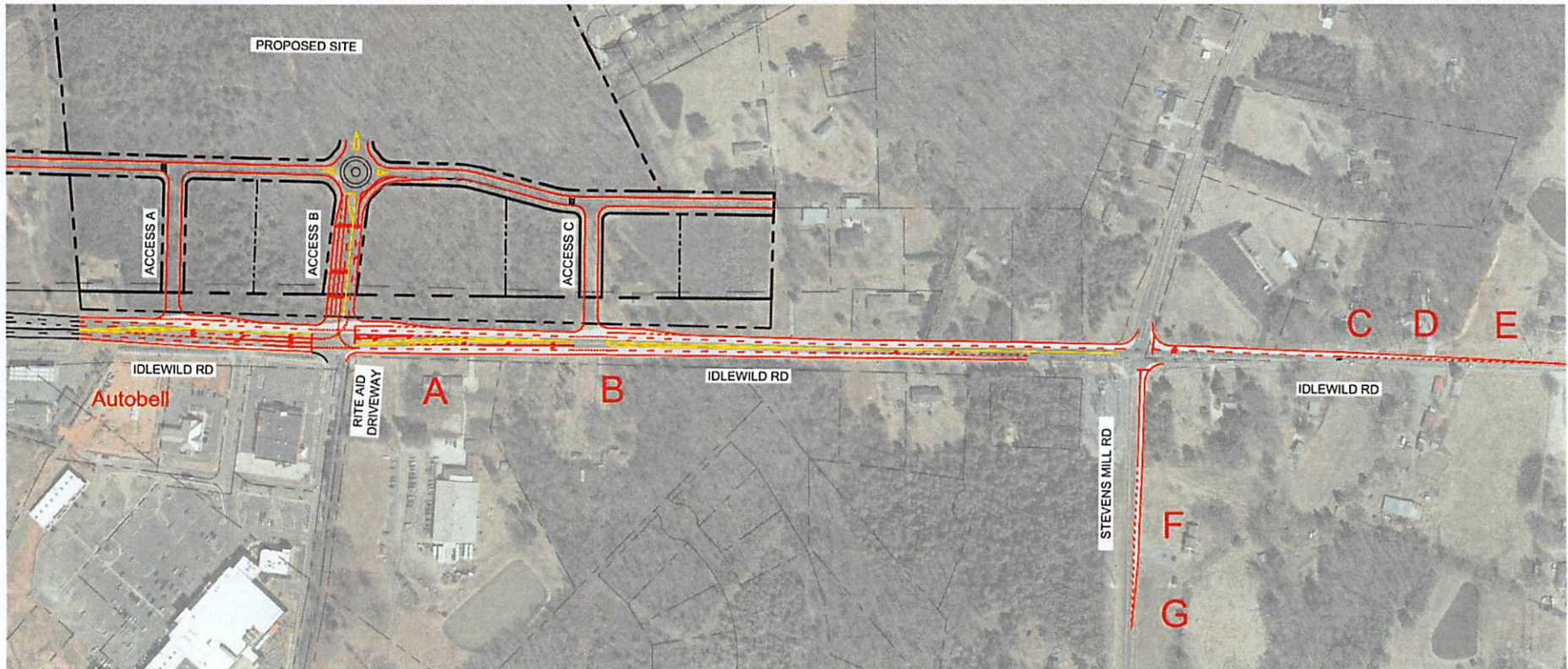
Below is a portion of NCGS §40A-3(b) which makes it clear that: 1) the Town has legal authority to condemn; 2) the authority extends to property outside of the Town's boundaries; and 3) the purposes include road widening, road improvements, and water and sewer improvements.

(b) Local Public Condemnors – Standard Provision. – For the public use or benefit, the governing body of each municipality or county shall possess the power of eminent domain and may acquire by purchase, gift or condemnation any property, either inside or outside its boundaries, for the following purposes:

- (1) Opening, widening, extending, or improving roads, streets, alleys, and sidewalks. The authority contained in this subsection is in addition to the authority to acquire rights-of-way for streets, sidewalks and highways under Article 9 of Chapter 136. The provisions of this subdivision (1) shall not apply to counties.
- (2) Establishing, extending, enlarging, or improving any of the public enterprises listed in G.S. 160A-311 for cities, or G.S. 153A-274 for counties.
- (3) Establishing, enlarging, or improving parks, playgrounds, and other recreational facilities.
- (4) Establishing, extending, enlarging, or improving storm sewer and drainage systems and works, or sewer and septic tank lines and systems.
- (5) Establishing, enlarging, or improving hospital facilities, cemeteries, or library facilities.
- (6) Constructing, enlarging, or improving city halls, fire stations, office buildings, courthouse jails and other buildings for use by any department, board, commission or agency.
- (7) Establishing drainage programs and programs to prevent obstructions to the natural flow of streams, creeks and natural water channels or improving drainage facilities. The authority contained in this subdivision is in addition to any authority contained in Chapter 156.
- (8) Acquiring designated historic properties, designated as such before October 1, 1989, or acquiring a designated landmark designated as such on or after October 1, 1989, for which an application has been made for a certificate of appropriateness for demolition, in pursuance of the purposes of G.S. 160D-949.
- (9) Opening, widening, extending, or improving public wharves.

The board of education of any municipality or county or a combined board may exercise the power of eminent domain under this Chapter for purposes authorized by Chapter 115C of the General Statutes.

The power of eminent domain shall be exercised by local public condemnors under the procedures of Article 3 of this Chapter.



	Owner	PID	Right of Way	Utility Easement	Temp. Constr. Easement
A	Larry Clinton Arant Revocable Trust	K7075014	0.000	NA	0.001
B	Donald and Doris Cunningham	07075015	0.068	NA	0.069
C	Todd and Letitia Haigler	07057011	0.033	0.016	0.012
D	PTTA Holdings, LLC	07057012	0.042	0.014	0.024
E	9 Ventures, LLC	07057015	0.005	NA	0.013
F	Francile McClain	07075001	0.086	NA	0.033
G	Doris McClain	07057006	0.012 0.026	NA	0.046 0.040

Notes:

- 1) All areas are measured in acres.
- 2) Areas shown are those not already encumbered by existing NCDOT maintenance right of way (or in the case of Arant also DB 3316-616).
- 3) All other required right-of-way and easements either exist, have been acquired or will be acquired by an already agreed upon purchase contract.
- 4) Doris McClain's right of way and temporary construction easement are being revised based upon NCDOT comments.

**A RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE CERTAIN
PROPERTY OR INTEREST IN PROPERTY FOR IDLEWILD ROAD IMPROVEMENTS**

WHEREAS, the governing body of the Town of Stallings hereby determines that it is necessary and in the public interest to acquire certain property or interest in property owned by the following person(s) (now or formerly):

1. 9 Ventures LLC

For the following public purposes:

- a. Right of Way
- b. Temporary Construction Easement

WHEREAS, the proper officials or representatives of the Town of Stallings have been unable to acquire the needed interest in these properties by negotiated conveyance.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Stallings, that:

1. The Town of Stallings shall acquire by condemnation, for the purposes stated above. The property or interest in property is described as follows:

Easement and right of way in and over and across certain land, located in the Town of Hemby Bridge and more particularly described on the attached page/ legal description.

2. The attorney representing the Town of Stallings is directed to institute the necessary proceeding under Chapter 40A of the North Carolina General Statutes to acquire property or interest in property hereinabove described.

ADOPTED: This the _____ day of June, 2025.

ATTEST:

Erinn Nichols, Town Clerk

Wyatt Dunn, Mayor

APPROVED AS TO FORM:

Melanie D. Cox, Town Attorney

LEGAL DESCRIPTION FOR 9 VENTURES LLC

RIGHT OF WAY

That certain parcel or tract of land situated, lying and being in the Vance Township, Union County, NC and being more particularly described as follows:

Commence at a point in the center of Idlewild Road, said point being the southeast corner of PTTA Holdings property as described in Deed Book 9017, Page 305 of the Union County Public Registry, said point also being the southwest corner of 9 Ventures LLC property as described in Deed Book 7353, Page 20 of said Registry; and run North 60°11'00" East a distance of 25.32 feet to a point on the northeasterly right-of-way margin of Idlewild Road the true point and place of Beginning; and runs thence along and with the line of PTTA Holdings North 60°11'00" East a distance of 4.13 feet to a point being the new right-of-way margin of Idlewild Road; thence a new line South 49°11'55" East a distance of 116.74 feet to a point on the existing right-of-way margin of Idlewild Road; thence along and with the existing right-of-way margin of Idlewild Road the following two (2) courses and distances: (1) North 51°09'48" West a distance of 56.92 feet to a point; (2) North 51°00'59" West a distance of 61.26 feet a point being the point or place of BEGINNING, containing 232 Square Feet, or 0.005 Acres more or less as shown on Exhibit Survey Map prepared by James H. Mauney, Jr. on March 3, 2025.

TEMPORARY CONSTRUCTION EASEMENT

That certain parcel or tract of land situated, lying and being in the Vance Township, Union County, NC and being more particularly described as follows:

Commence at a point in the center of Idlewild Road, said point being the southeast corner of PTTA Holdings property as described in Deed Book 9017, Page 305 of the Union County Public Registry, said point also being the southwest corner of 9 Ventures LLC property as described in Deed Book 7353, Page 20 of said Registry; and run North 60°11'00" East a distance of 29.44 feet to a point on the northeasterly right-of-way margin of Idlewild Road the true point and place of Beginning; and runs thence with the line of PTTAQ Holdings North 60°11'00" East a distance of 5.30 feet to a point; thence a new line the following two (2) courses and distances: (1) South 49°11'55" East a distance of 114.98 feet to a point; (2) South 40°48'05" West a distance of 5.00 feet to a point on the northeasterly right-of-way margin of Idlewild Road; thence along and with the northeasterly right-of-way margin of Idlewild Road North 49°11'55" West a distance of 116.74 feet to a point being the point or place of BEGINNING, containing 579 Square Feet, or 0.013 Acres as shown on Exhibit Survey Map prepared by James H. Mauney, Jr. on March 3, 2025.

**A RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE CERTAIN
PROPERTY OR INTEREST IN PROPERTY FOR IDLEWILD ROAD IMPROVEMENTS**

WHEREAS, the governing body of the Town of Stallings hereby determines that it is necessary and in the public interest to acquire certain property or interest in property owned by the following person(s) (now or formerly):

1. Larry Clinton Arant Revocable Trust
2. Northeast Tool and MFG. Company
3. American Tower Asset Sub, LLC
4. US Bank & Trust Company, NA
5. First Carolina Bank
6. Spectrasite Communications, LLC
7. Alltel Communications of NC, LP
8. SprintCom LLC

For the following public purposes:

- a. Right of Way
- b. Temporary Construction Easement

WHEREAS, the proper officials or representatives of the Town of Stallings have been unable to acquire the needed interest in these properties by negotiated conveyance.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Stallings, that:

1. The Town of Stallings shall acquire by condemnation, for the purposes stated above. The property or interest in property is described as follows:

Easement and right of way in and over and across certain land, located in the Town of Stallings and more particularly described on the attached page/ legal description.

2. The attorney representing the Town of Stallings is directed to institute the necessary proceeding under Chapter 40A of the North Carolina General Statutes to acquire property or interest in property hereinabove described.

ADOPTED: This the ____ day of June, 2025.

ATTEST:

Erinn Nichols, Town Clerk

Wyatt Dunn, Mayor

APPROVED AS TO FORM:

Melanie D. Cox, Town Attorney

LEGAL DESCRIPTION FOR LARRY CLINTON REVOCABLE TRUST ET AL

RIGHT OF WAY

That certain parcel or tract of land situated, lying and being in the Vance Township, Union County, NC and being more particularly described as follows:

Beginning at a point in the center of Idlewild Road, said point being the northwest corner of Donald Jackson Cunningham property as described in deed Book 183, Page 659 of the Union County Public Registry, said point also being the northeast corner of Larry Clinton Arant property as described in deed Book 232, Page 136 of said Registry; and runs thence along and with the line of Donald Jackson Cunningham South 44°24'17" West a distance of 37.10 feet to a point; thence a new line being the southwesterly right-of-way of Idlewild Road the following two (2) courses and distances: (1) North 51°29'54" West a distance of 21.31 feet to a point; (2) North 52°09'30" West a distance of 401.61 feet to a point on line of Idlewild Apartments, LLC as described in Deed Book 7735, Page 89 of said Registry; thence along and with the line of Idlewild Apartments, LLC North 44°27'01" East a distance of 43.57 feet to a point in the center of Idlewild Road; thence along and with the center of Idlewild Road South 51°15'11" East a distance of 422.20 feet to a point being the point or place of BEGINNING, containing 16897 Square Feet, or 0.388 Acres more or less as shown on Exhibit Survey Map prepared by James H. Mauney, Jr. on March 3, 2025.

TEMPORARY CONSTRUCTION EASEMENT

That certain parcel or tract of land situated, lying and being in the Vance Township, Union County, NC and being more particularly described as follows:

Commence at a point in the center of Idlewild Road, said point being the northwest corner of Donald Jackson Cunningham property as described in deed Book 183, Page 659 of the Union County Public Registry, said point also being the northeast corner of Larry Clinton Arant property as described in deed Book 232, Page 136 of said Registry; and run South 51°29'54" East a distance of 37.10 to a point being the true point and place of Beginning; and runs thence along and with the line of Donald Jackson Cunningham South 44°24'17" West a distance of 5.03 feet to a point; thence a new line the following two (2) courses and distances: (1) North 51°29'54" West a distance of 20.77 feet to a point; (2) North 52°09'30" West a distance of 402.16 feet to a point on line of Idlewild Apartments, LLC as described in Deed Book 7735, Page 89 of said Registry; thence along and with the line of Idlewild Apartments, LLC North 44°27'01" East a distance of 5.03 feet to a point on the southwesterly right-of-way margin of Idlewild Road; thence along and with the southwesterly right-of-way margin of Idlewild Road the following two (2) courses and distances: (1) South 52°09'30" East a distance of 401.61 feet to a point; (2) South 51°29'54" East a distance of 21.31 feet to a point being the point or place of BEGINNING, containing 2115 Square Feet, or 0.049 Acres more or less as shown on Exhibit Survey Map prepared by James H. Mauney, Jr. on March 3, 2025.

**A RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE CERTAIN
PROPERTY OR INTEREST IN PROPERTY FOR IDLEWILD ROAD IMPROVEMENTS**

WHEREAS, the governing body of the Town of Stallings hereby determines that it is necessary and in the public interest to acquire certain property or interest in property owned by the following person(s) (now or formerly):

1. Letitia McClain Haigler and Billy Todd Haigler

For the following public purposes:

- a. Right of Way
- b. Temporary Construction Easement
- c. Permanent Utility Easement

WHEREAS, the proper officials or representatives of the Town of Stallings have been unable to acquire the needed interest in these properties by negotiated conveyance.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Stallings, that:

1. The Town of Stallings shall acquire by condemnation, for the purposes stated above. The property or interest in property is described as follows:

Easements and right of way in and over and across certain land, located in the Town of Hemby Bridge and more particularly described on the attached page/ legal description.

2. The attorney representing the Town of Stallings is directed to institute the necessary proceeding under Chapter 40A of the North Carolina General Statutes to acquire property or interest in property hereinabove described.

ADOPTED: This the _____ day of June, 2025.

Wyatt Dunn, Mayor

ATTEST:

Erinn Nichols, Town Clerk

APPROVED AS TO FORM:

Melanie D. Cox, Town Attorney

LEGAL DESCRIPTION FOR HAIGLER PROPERTY

RIGHT OF WAY

That certain parcel or tract of land situated, lying and being in the Vance Township, Union County, NC and being more particularly described as follows:

Beginning at a point in the center of Idlewild Road, said point being the southeast corner of Ellen F Crump property as described in Deed Book D144, Page 381 of the Union County Public Registry, said point also being the southwest corner of Billy Todd Haigler property as described in Deed Book 4634, Page 747 of said Registry; thence along and with the line of Ellen F Crump North 59°24'17" East a distance of 41.14 feet to a point; thence a new line South 50°20'29" East a distance of 104.03 feet to a point on line of PTTA Holdings property as described in Deed Book 9017, Page 305 of said Registry; thence along and with the line of PTTA Holdings property South 59°24'17" West a distance of 38.61 feet to a point in the center of Idlewild Road; thence along and with the center of Idlewild Road North 51°38'32" West a distance of 104.92 feet to a point being the point or place of BEGINNING, containing 3905 Square Feet, or 0.090 acres more or less as shown on Exhibit Survey Map prepared by James H. Mauney, Jr. on March 3, 2025.

TEMPORARY CONSTRUCTION EASEMENT

That certain parcel or tract of land situated, lying and being in the Vance Township, Union County, NC and being more particularly described as follows:

Commence at a point in the center of Idlewild Road, said point being the southeast corner of Ellen F Crump property as described in Deed Book D144, Page 381 of the Union County Public Registry, said point also being the southwest corner of Billy Todd Haigler property as described in Deed Book 4634, Page 747 of said Registry, and run along and with the line of Ellen F Crump North 59°24'17" East a distance of 48.05 to a point being the true point and place of Beginning; and runs thence with the line of Ellen F Crump North 59°24'17" East a distance of 5.31 feet to a point; thence a new line South 50°20'29" East a distance of 104.03 feet to a point on line of PTTA Holdings property as described in Deed Book 9017, Page 305 of said Registry; thence along and with the line of PTTA Holdings South 59°24'17" West a distance of 5.31 feet to a point; thence North 50°20'29" West a distance of 104.03 feet to a point being the point or place of BEGINNING, containing 520 Square Feet, or 0.012 Acres more or less as shown on Exhibit Survey Map prepared by James H. Mauney, Jr. on March 3, 2025.

PERMANENT UTILITY EASEMENT

That certain parcel or tract of land situated, lying and being in the Vance Township, Union County, NC and being more particularly described as follows:

Commence at a point in the center of Idlewild Road, said point being the southeast corner of Ellen F Crump property as described in Deed Book D144, Page 381 of the Union County Public Registry, said point also being the southwest corner of Billy Todd Haigler property as described in Deed Book 4634, Page 747 of said Registry, and run along and with the line of Ellen F Crump North

59°24'17" East a distance of 41.14 feet to a point being the true point and place of Beginning; and runs thence along and with the line of Ellen F Crump North 59°24'17" East a distance of 6.91 feet to a point; thence a new line South 50°20'37" East a distance of 104.03 feet to a point on line of PTTA Holdings property as described in Deed Book 9017, Page 305 of said Registry; thence along and with the line of PTTA Holdings South 59°24'17" West a distance of 6.91 feet to a point on the northeasterly right-of-way margin of Idlewild Road; thence along and with the northeasterly right-of-way margin of Idlewild Road North 50°20'29" West a distance of 104.03 feet to a point being the point or place of BEGINNING, containing 676 Square Feet, or 0.016 Acres more or less.

**A RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE CERTAIN
PROPERTY OR INTEREST IN PROPERTY FOR IDLEWILD ROAD IMPROVEMENTS**

WHEREAS, the governing body of the Town of Stallings hereby determines that it is necessary and in the public interest to acquire certain property or interest in property owned by the following person(s) (now or formerly):

1. Francile T. McClain

For the following public purposes:

- a. Right of Way
- b. Temporary Construction Easement

WHEREAS, the proper officials or representatives of the Town of Stallings have been unable to acquire the needed interest in these properties by negotiated conveyance.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Stallings, that:

1. The Town of Stallings shall acquire by condemnation, for the purposes stated above. The property or interest in property is described as follows:

Easement and right of way in and over and across certain land, located in the Town of Hemby Bridge and more particularly described on the attached page/ legal description.

2. The attorney representing the Town of Stallings is directed to institute the necessary proceeding under Chapter 40A of the North Carolina General Statutes to acquire property or interest in property hereinabove described.

ADOPTED: This the ____ day of June, 2025.

Wyatt Dunn, Mayor

ATTEST:

Erinn Nichols, Town Clerk

APPROVED AS TO FORM:

Melanie D. Cox, Town Attorney

LEGAL DESCRIPTION FOR FRANCILE T. MCCLAIN PROPERTY

RIGHT OF WAY

That certain parcel or tract of land situated, lying and being in the Vance Township, Union County, NC and being more particularly described as follows:

Commence at a point in the center of Stevens Mill Road, said point being the northeast corner of Doris McClain property as described in Deed Book 279, Page 550 of the Union County Public Registry, said point also being the northwest corner of Francile T McClain property as described in Deed Book 252, Page 722 of said Registry and run North 49°43'40" West a distance of 27.72 feet to a point on the existing southeasterly right-of-way margin of Stevens Mill Road being the true point and place of Beginning; and runs thence with the existing southeasterly right-of-way margin of Stevens Mill Road North 38°10'58" East a distance of 288.09 feet to a point on line of John K Springsteed property as described in Deed Book 677, Page 564 of said Registry; thence along and with the line of John K Springsteed South 51°58'40" East a distance of 15.80 feet a point being the new southeasterly right-of-way margin of Stevens Mill Road; thence a new line being the new southeasterly right-of-way margin of Stevens Mill Road the following three (3) courses and distances: (1) South 38°36'24" West a distance of 69.74 feet a point; (2) South 39°45'08" West a distance of 200.34 feet to a point; (3) South 42°09'01" West a distance of 18.48 feet to a point on line of Doris McClain property as described in Deed Book 279, Page 550 of said Registry; thence along and with line of Doris McClain North 49°43'40" West a distance of 8.52 feet to a point being the point or place of BEGINNING, containing 3,762 square feet or 0.086 acre more or less.. as shown on Exhibit Survey Map prepared by James H. Mauney, Jr. on March 3, 2025.

TEMPORARY CONSTRUCTION EASEMENT

That certain parcel or tract of land situated, lying and being in the Vance Township, Union County, NC and being more particularly described as follows:

Commence at a point in the center of Stevens Mill Road, said point being the northeast corner of Doris McClain property as described in Deed Book 279, Page 550 of the Union County Public Registry, said point also being the northwest corner of Francile T McClain property as described in Deed Book 252, Page 722 of said Registry and run North 49°43'40" West a distance of 36.24 feet to a point on the southeasterly right-of-way of Stevens Mill Road being the true point and place of Beginning; and runs thence along and with the southeasterly right-of-way of Stevens Mill Road the following three (3) courses and distances: (1) North 42°09'01" East a distance of 18.48 feet to a point; (2) North 39°45'08" East a distance of 200.34 feet to a point; (3) North 38°36'24" East a distance of 69.74 feet to a point on line of John K Springsteed property as described in Deed Book 677, Page 564 of said Registry; thence along and with the line of John K Springsteed South 51°58'40" East a distance of 5.00 feet to a point; thence a new line the following three (3) courses and distances: (1) South 38°36'24" West a distance of 69.84 feet to a point; (2) South 39°45'08" West a distance of 200.50 feet to a point; (3) South 42°09'01" West a distance of 18.43 feet to a point on line of Doris McClain property as described in Deed Book 279, Page 550 of said Registry; thence along and with the line of Doris McClain North 49°43'40" West a distance of 5.00 feet to

a point being the point or place of BEGINNING, containing 1443 Square Feet, or 0.033 Acre more or less as shown on Exhibit Survey Map prepared by James H. Mauney, Jr. on March 3, 2025.

**A RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE CERTAIN
PROPERTY OR INTEREST IN PROPERTY FOR IDLEWILD ROAD IMPROVEMENTS**

WHEREAS, the governing body of the Town of Stallings hereby determines that it is necessary and in the public interest to acquire certain property or interest in property owned by the following person(s) (now or formerly):

1. PTTA Holdings, LLC
2. Toorack Capital Partners, LLC

For the following public purposes:

- a. Right of Way
- b. Temporary Construction Easement
- c. Permanent Utility Easement

WHEREAS, the proper officials or representatives of the Town of Stallings have been unable to acquire the needed interest in these properties by negotiated conveyance.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Stallings, that:

1. The Town of Stallings shall acquire by condemnation, for the purposes stated above. The property or interest in property is described as follows:

Easements and right of way in and over and across certain land, located in the Town of Hemby Bridge and more particularly described on the attached page/ legal description.

2. The attorney representing the Town of Stallings is directed to institute the necessary proceeding under Chapter 40A of the North Carolina General Statutes to acquire property or interest in property hereinabove described.

ADOPTED: This the ____ day of June, 2025.

Wyatt Dunn, Mayor

ATTEST:

Erinn Nichols, Town Clerk

APPROVED AS TO FORM:

Melanie D. Cox, Town Attorney

LEGAL DESCRIPTION FOR PTTA HOLDINGS, LLC PROPERTY

RIGHT OF WAY

That certain parcel or tract of land situated, lying and being in the Vance Township, Union County, NC and being more particularly described as follows:

Beginning at a point in the center of Idlewild Road, said point being the southeast corner of Billy Todd Haigler property as described in Deed Book 4634, Page 747 of the Union County Public Registry, said point also being the southwest corner of PTTA Holdings property as described in Deed Book 9017, Page 305 of said Registry; and runs thence along and with the line of Billy Todd Haigler North 59°24'17" East a distance of 38.66 feet to a point; thence a new line South 49°11'55" East a distance of 205.06 feet to a point on line of 9 Ventures LLC property as described in Deed Book 7353, Page 20 of said Registry; thence along and with the line of 9 Ventures LLC South 60°11'00" West a distance of 29.44 feet to a point in the center of Idlewild Road; thence along and with the center of Idlewild Road North 51°38'32" West a distance of 207.81 feet to a point being the point or place of BEGINNING, containing 6596 Square Feet, or 0.152 Acres more or less (.042 acres of new right of way) as shown on Exhibit Survey Map prepared by James H. Mauney, Jr. on March 3, 2025.

TEMPORARY CONSTRUCTION EASEMENT

That certain parcel or tract of land situated, lying and being in the Vance Township, Union County, NC and being more particularly described as follows:

Commence at a point in the center of Idlewild Road, said point being the southeast corner of Billy Todd Haigler property as described in Deed Book 4634, Page 747 of the Union County Public Registry, said point also being the southwest corner of PTTA Holdings property as described in Deed Book 9017, Page 305 of said Registry; and run with the line of Billy Todd Haigler North 59°24'17" East a distance of 45.52 feet to a point being the true point and place of Beginning; and runs thence with the line of Billy Todd Haigler North 59°24'17" East a distance of 5.35 feet to a point; thence a new line the following three (3) courses and distances: (1) South 51°17'37" East a distance of 80.23 feet to a point; (2) South 38°42'23" West a distance of 9.51 feet to a point; (3) South 49°11'55" East a distance of 122.40 feet to a point on line of 9 Ventures LLC property as described in Deed Book 7353, Page 20 of said Registry; thence along and with the line of 9 Ventures LLC South 60°11'00" West a distance of 5.30 feet to a point on the northeasterly right-of-way of Idlewild Road; thence along and with the northeasterly right-of-way margin of Idlewild Road North 49°11'55" West a distance of 125.46 feet to a point; thence a new line the following two (2) courses and distances: (1) North 38°42'23" East a distance of 9.33 feet to a point; (2) North 51°17'37" West a distance of 77.12 feet to a point being the point or place of BEGINNING, containing 1060 Square Feet, or 0.024 Acres more or less as shown on Exhibit Survey Map prepared by James H. Mauney, Jr. on March 3, 2025.

PERMANENT UTILITY EASEMENT

Commence at a point in the center of Idlewild Road, said point being the southeast corner of Billy Todd Haigler property as described in Deed Book 4634, Page 747 of the Union County Public Registry, said point also being the southwest corner of PTTA Holdings property as described in Deed Book 9017, Page 305 of said Registry; and run with the line of Billy Todd Haigler North 59°24'17" East a distance of 38.66 feet to a point being the true point and place of Beginning and run with the line of Billy Todd Haigler North 59°24'17" East a distance of 6.86 feet to a point; thence a new line the following two (2) courses and distances: (1) South 51°17'47" East a distance of 77.12 feet to a point; (2) South 38°42'23" West a distance of 9.33 feet to a point on the northeasterly right of way margin of Idlewild Road; thence along and with the northeasterly right of way margin of Idlewild Road North 49°11'55" West a distance of 79.60 feet to a point being the point or place of BEGINNING, containing 619 Square Feet, or 0.014 Acres more or less as shown on Exhibit Survey Map prepared by James H. Mauney, Jr. on March 3, 2025.