

**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 November 12, 2024, 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, 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, Town Engineer; and Jessie Williams, Finance Officer and Nick Coffey, Sr. Maintenance Technician.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

No one was present to speak at public comments.

Special Presentation

*Joe Mitchell, Eagle Scout Candidate, Troop 144, Eagle Scout Project, Bat Boxes at Blair Mill Park*

Mr. Mitchell shared that he taught other boy scouts how to build the boxes on a project workday. The boxes could hold up to two hundred bats and help control the insect population. The boxes were placed in Blair Mill Park.

1. Consent Agenda

A. Minutes from the following meetings:

- (1) 10-15-2024
- (2) 10-15-2024 – closed
- (3) 10-28-2024
- (4) 10-28-2024 – closed

B. Amended Budget Ordinance 7 – Town Hall Roof Replacement

Council Member Richardson made the motion to approve the Consent Agenda as presented. The motion received Council's unanimous support after a second from Council Member Ayers. The *Amended*  
16175

November 12, 2024

*Budget Ordinance 7 – Town Hall Roof Replacement* is attached to these minutes and therefore incorporated herein.

## 2. Reports

### A. Report from Mayor

Mayor Dunn reported on the election day.

### B. Report from Council Members/Town Committees

Council Member Hall and Wojtowicz had no reports.

Council Member Ayers reported that Stallings would be hosting the WUMA meeting in November.

Council Member Scholl reported that he staffed a pole on election day. He was disappointed that the Occupancy Tax Referendum did not pass. He also noted that Rep. Dean Arp was at Stallings Elementary on Election Day and discussed larger project grants potential for Stallings. Mr. Scholl also attended the Union County Chamber luncheon the previous day to discuss the state of the State with the state-elected officials.

Council Member Richardson had no report.

### C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following items:

- The October Budget Line Items Transfer List was presented to the Council. It is attached to these minutes and therefore now incorporated herein.
- *Planning – TOD Overlay Update*  
Planning Director Max Hsiang reviewed the updated memo with the Council. This memo is attached to these minutes and therefore incorporated herein.
- Police Reports
  - Helene Outreach Efforts: Chief Franks reported on the Helene Outreach Efforts by the Stallings Officers. He thanked the community for their help as well. He recognized several officers for their participation in those efforts: Assist Chief James Perry, Lt. Heath Cranford, Sgt. Ben Davis, Sgt. Caleb Payne, Det. Josh Smith, Sgt. Nicholas Ivy-Brooks, Ofc. Justin Hults, and Det. Tai Webster.
  - Life Saving Award: Chief recognized Officer Brandon Johnson and presented him the Life Saving Award for preventing a man from taking his own life on 11-02-2024.

## 3. Agenda Approval

Council Member Richardson requested to remove Agenda Item 4.B., *Twin Pines, Settlement*

*Agreement and Payment* and Council Member Hall requested to remove Agenda Item 8, *Aqua Sewer*

*Plant (Hall)*. Council Member Scholl made the motion to approve the Agenda with the changes above. The motion was seconded by Council Hall and passed unanimously.

4. Twin Pines

A. Erosion control and clean-up work

Town Engineering Director Kevin Parker reminded Council that at its 09-23-2024 Council Meeting, it decided to pursue the USACE-recommended erosion control and stream clean-up work behind 1012 Twin Pines Drive instead of pursuing the full Stream Restoration Project estimated at \$250,000. Council requested that staff finalize the scope of work, obtain cost estimates for this erosion control and cleanup work, and address remaining tree replanting for two property owners, following the August 2022 Stream Bank Stabilization Project. The cost estimate for construction, construction administration, and final permitting with USACE totaled \$25,000.

Council Member Richardson made a motion to approve \$25,000 for erosion control and clean-up work behind Twin Pines Drive. The motion was seconded by Council Member Wojtowicz and passed unanimously by Council.

Monica Hunsucker, 1006 Twin Pines Drive, did not like the language in the potential settlement agreement regarding the Town taking ownership of the maintenance in the easement and wanted clarity on the location and maintenance of the easement. She felt the settlement was just status quo and wanted protection against any future water that would be initially or not initially fed into the stream due to future construction.

Chad Foster, 1012 Twin Pines Drive, did not think the documents with the settlement agreement told him a lot and wanted a fix of the flooding and stability of the creek to be lasting. He stated that the creek had to be able to handle a certain amount of water and wanted to know how the clean up would work in the future.

Lisa Larson, 1008 Twin Pines Drive, was concerned about Sections 4 and 8 that would subject a new homeowner to the agreement if she sold her property and did not want to sign the settlement agreement if that was the case.

The Homeowners stated they would not sign the settlement agreement as written.

B. Settlement Agreement and Payment

*This item was removed from the Agenda.*

5. Sanitary Sewer Update

Town Engineering Director Kevin Parker reminded Council that this project was approved by Council in September 2023 to evaluate and analyze options to bring sewer capacity into Stallings specifically the Town Center and Hwy 74 hospital area. Kimley Horn's Matt Shoemith and Chandler Allen were present to update the Council on the project since the February 7, 2024 meeting, highlighting recent developments and ongoing coordination efforts. Key updates included feasibility, challenges, and infrastructure requirements associated with each potential sewer capacity solution discussed with stakeholders. To date, approximately 70% of the project's \$100,000 budget had been utilized, covering key objectives including coordination with Charlotte Water and Union County on connection options and capacity planning for Stallings. The presentation by is attached to these minutes and therefore incorporated herein.

Based on Council's direction, Kimley-Horn would prepare a task order outlining the next steps and associated scope. Consensus was held that the Mayor would contact Union County Commissioners, the Union County Manager, and the Union County Public Works Director to set up a meeting so that direction could be given to Staff on the item.

6. Community Committee Application Consideration

Council Member Richardson made the motion to appoint Sophia Cordova to the Community Committee with term ending March 31, 2026. The motion received Council's unanimous approval after a second from Council Member Ayers.

7. FY25-26 Priority and Budget Decision Making Process

Town Manager Sewell reviewed the FY25-26 Priority and Budget Decision Making Process with the Council and retaining Curt Walton as the facilitator of the process. Council held a consensus to approve the FY25-26 Priority and Budget Decision Making Process. The *FY25-26 Priority and Budget Decision Making Process* is attached to these minutes and therefore incorporated herein.

8. Aqua Sewer Plant (Hall)

*This item was removed from the Agenda.*

9. Adjournment

Council Member Wojtowicz moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 8:33 p.m.

Approved on December 9, 2024.

s/Wyatt Dunn

Wyatt Dunn, Mayor

s/Erinn Nichols

Erinn E. Nichols, Town Clerk

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC