



STEDMAN BOARD OF COMMISSIONERS MEETING
AGENDA
JANUARY 8, 2026 @ 7:00 P.M.
REGULAR MEETING
STEDMAN TOWN HALL
5110 Front Street, Stedman, NC

1. CALL TO ORDER

2. INVOCATION & PLEDGE OF ALLEGIANCE

3. ADOPTION OF AGENDA –*Addition or Deletion*

(All additions, add to New Business, requires majority vote of Board to consider)

POTENTIAL ACTION: Motion to adopt the agenda

4. CONSENT AGENDA-

Items on the consent agenda are considered routine or have been thoroughly discussed previously. A member of the Board of Commissioners may request that an item be removed from the consent agenda for further discussion under New Business or at a later time.

- a.) Approval of December 4, 2025 – Regular Meeting Minutes
- b.) Approval of December 4, 2025 – Closed Session Meeting Minutes

POTENTIAL ACTION: Motion to adopt the Consent Agenda as presented or as amended

5. PRESENTATIONS –

- a.) Swearing-In of Whitney Barlow as Deputy Town Clerk
 - Oath to be issued by Connie P. Veeder, Town Administrator/Town Clerk

POTENTIAL ACTION: None

6. PUBLIC HEARING –

- a.) Case ZON-25-0047 Approval of request to rezone 210 Hillsboro Street from R10 Residential District to R10M Residential District

POTENTIAL ACTION: Motion to approve the zoning request from R10 Residential District to R10M Residential District at 210 Hillsboro Street.

7. PUBLIC COMMENT

Each speaker is asked to limit comments to 3 minutes and the total comment period will be 15 minutes or less. Anyone desiring to speak must sign up with the Town Clerk by 6:55 p.m. The Board will not take action on an item that is presented during the Public Forum.

8. OLD BUSINESS –

a.) Update on 2024-2025 Audit

POTENTIAL ACTION: None

b.) Owner Canceled Sale of 2008 Peterbilt Dump Truck to the Town

POTENTIAL ACTION: Motion to keep the \$18,000 earmarked in budget for the purchase of the dump truck and begin a new search for a potential dump truck to purchase upon board approval.

9. NEW BUSINESS –

a.) Presentation from Marsh Engineering Services, PLLC

POTENTIAL ACTION: No Motion

12. CLOSED SESSION- NONE

13. STAFF REPORTS/BOARD OF COMMISSIONERS

- a. Town Clerk Report
- b. Chief of Police Report
- c. Stedman Fire Department-
- d. Code Enforcement Report-see report
- e. Planners Report
- f. Mayor & Board of Commissioners

14. ADJOURNMENT

MINUTES OF THE TOWN OF STEDMAN BOARD OF COMMISSIONERS
January 8, 2026 ----- 7:00PM
REGULAR MEETING

MEMBERS PRESENT

Mayor Martin L. Jones, Commissioner Wood, Commissioner Vogt, Commissioner Lee, Commissioner Pirro, Commissioner Horne and Commissioner Cain

STAFF PRESENT

Connie Veeder/Town Clerk, Whitney Barlow, Police Chief Tracy Jackson, and Attorney Donald Hudson

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Jones led the invocation and Pledge of Allegiance.

ADOPTION OF AGENDA

Commissioner Wood made the motion to adopt the agenda and Commissioner Vogt seconded the motion. The motion passed unanimously.

CONSENT AGENDA

- a.) Approval of December 4, 2025 – Regular Meeting Minutes
- b.) Approval of December 4, 2025 – Closed Session Minutes

Commissioner Lee made a motion to adopt the Consent Agenda as presented above and Commissioner Wood seconded the motion. Motion passed unanimously by the board.

PRESENTATIONS-

- a.) Swearing- In of Whitney Barlow as Deputy Town Clerk
 - Connie P. Veeder read the oath to Whitney Barlow as the new Deputy Clerk. Whitney's previous title was administrative assistant. Whitney was accompanied by her son, Bryson Barlow who held the Bible while she recited her oath.

PUBLIC HEARING-

- a.) Case ZON-25-0047 Approval of request to rezone 210 Hillsboro Street from R10 Residential District to R10M Residential District
 - Matthew Mottinger, a Planner I from Cumberland County Planning Department presented the case. The owner of the property is Anna and William Lee. The Cumberland County Planning and Inspections staff recommends approval. There is currently a single wide on the property. The owners of the property plan on replacing with a double-wide manufactured home.

- Commissioner Vogt made a motion to enter Public Hearing at 7:09 pm. Commissioner Cain seconded the motion. The motion passed unanimously.
- Commissioner Wood spoke and said that he didn't see any issues with the rezoning the property. Mayor Jones asked if there was any other discussion. There was no further discussion.
- Commissioner Wood made a motion to close the Public Hearing at 7:10 pm. Commissioner Lee seconded the motion. The motion passed unanimously.
- Commissioner Cain made a motion to approve case ZON-25-0047 to rezone 210 Hillsboro St from R10 Residential District to R10M Residential District. Commissioner Lee seconded the motion. The motion passed unanimously.

PUBLIC COMMENT-

1. Tony Fort from 269 Forte Rd addressed the board regarding ideas to provide activities for both children and adults in the Stedman community. He shared food samples with residents in attendance and expressed interest in offering catering services and hosting fundraising events for the benefit of the town.

2. Michelle Currie, of 190 Forte Road, addressed the Board again regarding a rooster owned by her neighbor at 178 Forte Road. She provided photographs of the rooster to each Board member and reviewed the Town ordinance related to farm animals. Ms. Currie stated that Animal Control has been involved and that the property owner has been given 30 days to remove the rooster. She also noted that roosters remain at 238 Forte Road, but have been moved to the rear of the property. Ms. Currie stated that Animal Control advised her that visibility or audibility of the roosters is not a determining factor, as the ordinance prohibits residents from keeping livestock within 75 feet of an adjacent neighbor's property.

OLD BUSINESS-

a.) Update on 2024-2025 Audit

- The 2024–2025 Audit was completed on December 31, 2025, and submitted to the State. It was reported that the Town is over budget in the Water/Sewer Fund by approximately \$30,000, which is an improvement from \$65,000 in the previous budget year. It was also noted that the Town Clerk's bond amount is insufficient, as it was based on the 2023–2024 budget year. The Town Clerk is working on increasing the bond amount to ensure compliance.

b.) Owner Canceled Sale of 2008 Peterbilt Dump Truck to the Town

- The board previously approved the purchase of a 2008 Peterbilt Dump Truck at the July 2025 board meeting in the amount of \$18,000; however the seller decided against selling the dump truck.
- Commissioner Wood made a motion to keep the \$18,000 earmarked in the budget for the purchase of the dump truck and to begin a new search for a potential dump truck, subject to board approval. Commissioner Vogt seconded the motion. The motion passed unanimously.

NEW BUSINESS-

- a.) Presentation from Marsh Engineering Services, PLLC.
- Will Marsh introduced himself as the owner of Marsh Engineering Services, PLLC. He stated that he was born and raised here in Stedman and he is a licensed professional engineer. Marsh was presenting future ideas for the property.
 - He purchased land next to the Cokesbury Thrift shop on Clinton Rd. The property is partially zoned R10 and Commercial with an irregular zoning boundary. He wants to clean up the boundary lines. He currently has an office on this property where the R10 zoning district runs through the middle of an existing commercial building. He shared a conceptual idea of a 17,000 sq. foot commercial building with retail and restaurant spaces and a subdivision behind it.
 - He is looking into purchasing land on Front St. to build a subdivision. Part of this plan is to request a variance from the town to install septic systems instead of connecting to the Town's sewer system.
 - Just to clarify this discussion was for informational purposes only There was no vote taken concerning either property or drawing that was presented by Marsh.

STAFF REPORTS/BOARD OF COMMISSIONERS

- a.) Town Clerk's Report-
- Mayor Pro-Tem was voted in. Commissioner Lee made a motion to retain Commissioner Wood as Mayor Pro-Tem. Commissioner Vogt seconded the motion. The motion passed unanimously.
 - Department Commissioner seats were voted on. Commissioner Vogt made a motion to retain the current department commissioner assignments and to appoint Commissioner Cain to the former Commissioner Pirro's departments (Public Safety and Administration/Budget/Finance). Commissioner Lee seconded the motion. The motion passed unanimously.
 - Town Hall will be closed on January 19th, 2026, in observance of Martin Luther King, Jr day.
 - Town Clerk will be out of town January 21-23.
 - The PARTF grant was discussed. The grant awards up to \$500,000 and requires a 1:1 match. Surveys must be sent to residents, a capital project must be developed and matching funds must be in place prior to applying. The preliminary application is due March 13, 2026.
 - Meyer's Engineering reported ongoing work including the Creekside fire flow project, discussions with Cumberland County regarding the potential purchase of Town-owned well lots, coordination with Long Branch Subdivision regarding potential development, and informal bidding for patchwork repairs to the Town's sewer system. Three quotes are being obtained. A full printed document was shared with the board in their packet.

- Maintenance shop is currently without heat. Staff members are working on obtaining three repair quotes.
- The Town has applied for a lost title for the Dodge Charger in order to proceed with its sale.

b.) Chief of Police Report –

Chief Jackson was in attendance and provided the following report:

- In 2024, the department recorded 36 incident reports, responded to 2 crashes within town limits, and handled 657 calls for service.
- In 2025, the department recorded 105 incident reports, responded to 4 crashes within town limits, and handled 1,008 calls for service.
- From 2024 to 2025, felony arrests increased by 700%, misdemeanor arrests increased by 400%, and traffic citations increased by 300%.
- The department is working to hire additional part-time officers to assist with nighttime coverage.
- The department is exploring grant opportunities that would allow the Town to hire a full-time deputy.

c.) Stedman Fire Department-

Fire Chief Walker was in attendance and provided the following report:

- The Christmas parade was successful, featuring 92 individual entries and lasting approximately 45 minutes.
- Call totals included 9 fire calls, 21 medical calls, and 14 service calls.
- The department is seeing an increase in overdose incidents requiring Narcan administration.
- Total calls for service were 515 in 2024 and 495 in 2025.

d.) Code Enforcement Report- Report provided to the board

e.) Planners Report- None

f.) Mayor & Board of Commissioners Report -none

ADJOURNMENT

A motion was made by Commissioner Horne and seconded by Commissioner Cain to adjourn the January 8, 2026 meeting at 8:03 pm.



Planning & Inspections Department

December 23, 2025

MEMO TO: TOWN OF STEDMAN

FROM: CUMBERLAND COUNTY JOINT PLANNING BOARD

SUBJECT: **ZON-25-0047: Initial zoning from R10 Residential District to R10M Residential District or to a more restrictive zoning district for a parcel comprising .52 +/- acres; located 210 Hillsboro St, Stedman NC.**

ACTION: In Case ZON-25-0047, the Joint Planning Board recommended approval for the property owner's requested rezoning from R10 Residential District to R10M Residential District.

1. **Scheduled Town Hearing Date for Case ZON-25-0047: January 8th, 2026, at 7pm.**
2. **Public Notification: Copy of Legal Ad, the Fayetteville Observer Legal Ad Confirmation, and a copy of the Mailed Notice Certification**

Cumberland County Joint Planning Board Draft Minutes December 16, 2025, Meeting:

In Case **ZON-25-0047**, Planning and Inspections staff recommends **approval** of the initial zoning request from R10 Residential District. to R10M Residential District. Staff finds that the request is consistent with the Stedman Area Land Use Plan which calls for "High Density Residential" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

In Case ZON-25-0047, Mr. Crumpler made a motion, seconded by Mr. Walters, to recommend approval the rezoning request from R10 Residential District to R10M Residential District. The board finds that the request is consistent with the Stedman Area Land Use Plan which calls for "High Density Residential" at this location. The board also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning. All are in favor.

Attachments: ZON-25-0047 Staff Report
Dec 16 JPB Tentative Minutes for Stedman Case
BOC Town of Stedman ZON-25-0047 Notice Letter
JPB ZON-25-0047 Notice Letter
JPB ZON-25-0047 Affidavit

REQUEST **Rezoning R10 to R10M**

Applicant requests a rezoning from R10 Residential District to R10M Residential District for a parcel containing approximately 0.52 acres located at 210 Hillsboro St. Once the existing vacant home is removed by the property owner, and if the rezoning request is approved, the intent is to place a manufactured home on the parcel. As the R10 Residential District does not allow manufactured homes, R10M Residential District is requested by the applicant to achieve this intent.

PROPERTY INFORMATION

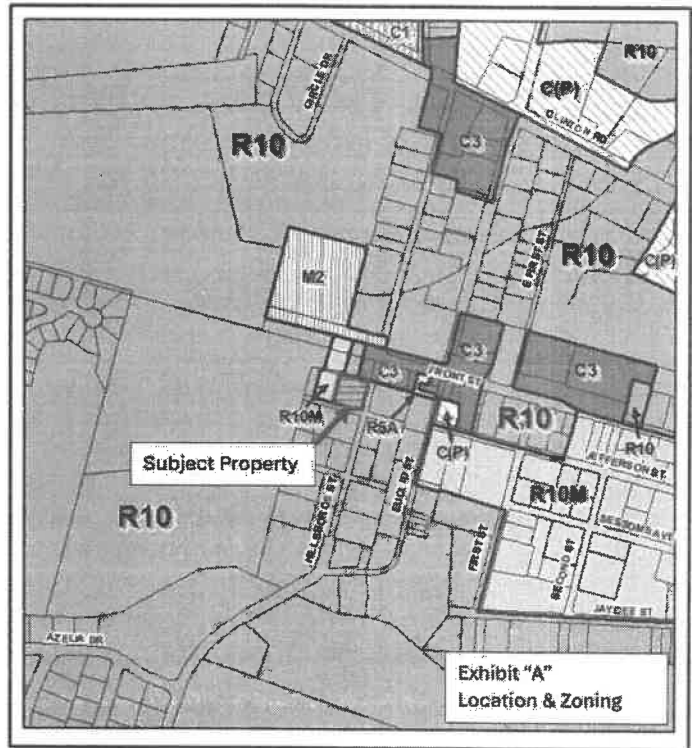
OWNER/APPLICANT: Anna Lee and William Lee (Owners); Clayton Homes of Fayetteville (Agent and Applicant)

ADDRESS/LOCATION: Located at 210 Hillsboro St. Refer to Exhibit "A", Location and Zoning Map. REID number: 0495088568000

SIZE: The parcel contains approximately 0.52 acres. Road frontage along Hillsboro St is 150 feet. The property is approximately 150 feet in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned R10 Residential District. This district is designed primarily for single family dwellings on medium sized lots with a lot area of 10,000 square feet or above. The principal use of the land is for suburban density residential, agricultural purposes, and multi-family uses.

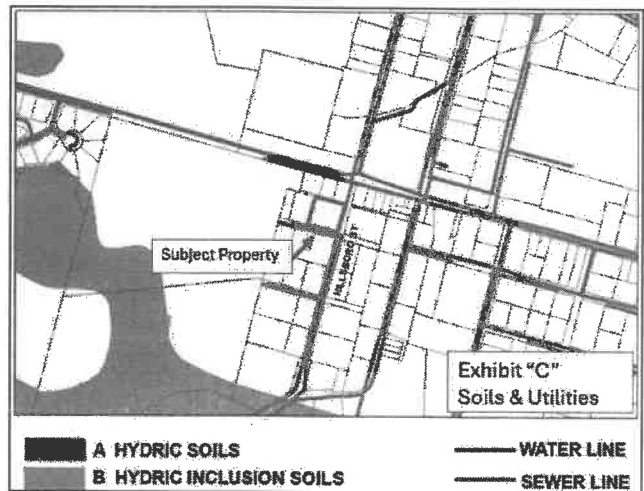
EXISTING LAND USE: The subject parcel currently has a single-family home on the property.



SURROUNDING LAND USE: Exhibit "B" illustrates the following:

- **North:** Single-family residential and commercial
- **East:** Single-family residential and manufactured homes
- **West:** Wooded lands and single-family homes
- **South:** Single-family residential homes

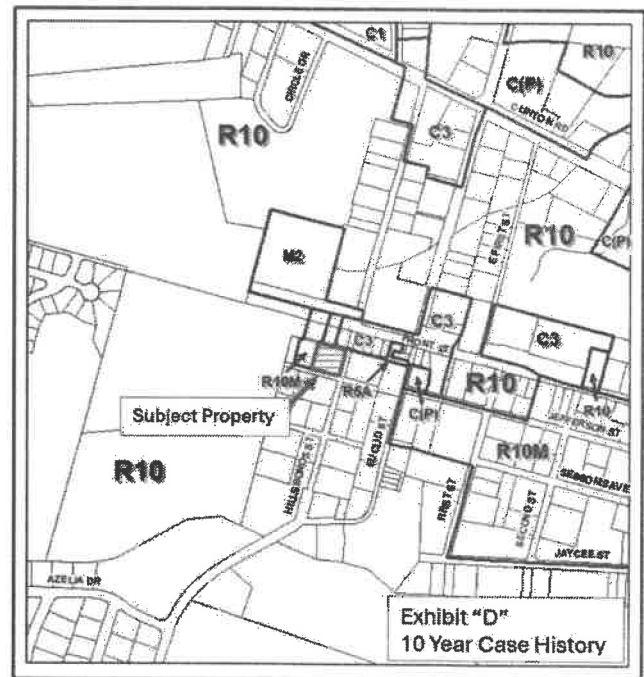
OTHER SITE CHARACTERISTICS: The site is not located in a Watershed Protection Area or within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit "C", illustrates no presence of hydric or hydric inclusion soils at the property.



TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes no rezoning cases within the past ten years near the subject property.

DEVELOPMENT REVIEW: Prior to commencement of any new subdivision or group development, a preliminary plan or site plan must be submitted, reviewed, and approved by the Town of Stedman for compliance with their Subdivision and Zoning Ordinances prior to development activity.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	R10 (Existing Zoning)	R10M (Proposed)
Front Yard Setback	30 feet	30 feet
Side Yard Setback	10 feet	10 feet
Rear Yard Setback	35 feet	35 feet
Lot Area	10,000 sq. ft.	10,000 sq. ft.
Lot Width	75'	75'

DEVELOPMENT POTENTIAL:

Existing Zoning (R10)	Proposed Zoning (R10M)
4 dwelling units	4 dwelling units

- Lot count may be rounded up when a fraction occurs. When any requirement of this ordinance results in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit, and a fraction of less than one-half shall be disregarded.

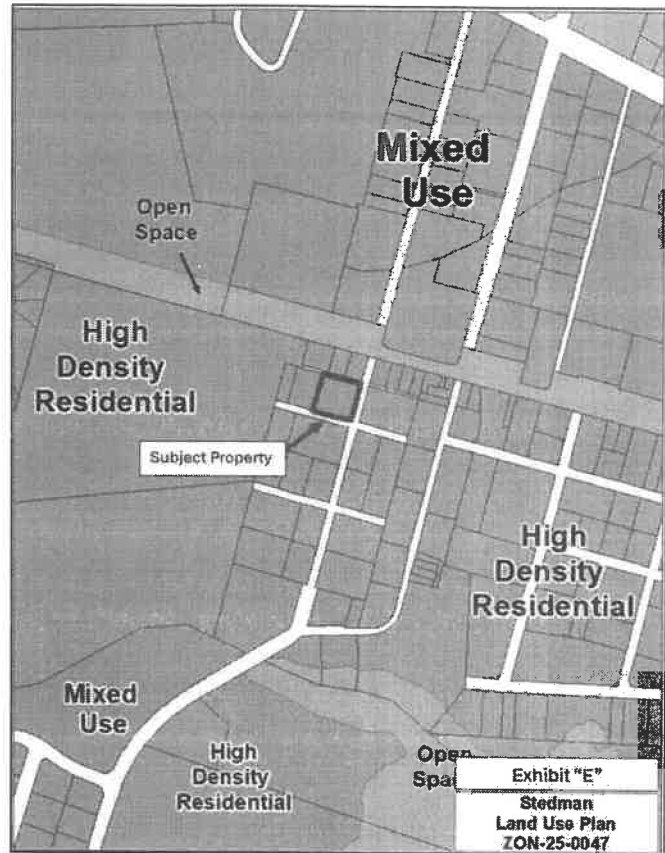
COMPREHENSIVE PLANS:

This property is located in the Stedman Area Land Use Plan (2020) as shown in Exhibit "E". The future land use classification of the property is "High Density Residential". The associated zoning districts for High Density Residential are R6 and R5A, R10 and R10M.

The proposed rezoning request is consistent with the adopted land use plan.

Future Land Use Classification Development Goals, Notes, and Objectives:

- "The intent of the Medium Density Residential classification [which also applies to the High-Density Residential classification] is to allow for residential uses cognizant of the density that already exists within the Town of Stedman" (Stedman Area Land Use Plan 2020, p. 44).
- "[The proposed request meets the appropriate location characteristics including] public water and sewer required, access to a public or approved private street, and a [desirable location] within 3 miles of a recreation area or facility" (Stedman Area Land Use Plan 2020, p. 47).
- "Encourage new development and redevelopment in areas well served by water and sewer infrastructure and/or town services" (Stedman Area Land Use Plan 2020, p. 61).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water and sewer lines are available near the subject property and provided by the Town of Stedman. It is the applicant's responsibility to determine if this utility provider will serve their development. Water and sewer lines are shown on Exhibit "C".

TRAFFIC: According to the Fayetteville Area Metropolitan Planning Organization (FAMPO), Hillsboro Street is located outside of FAMPO boundaries and the proposed rezoning.

SCHOOLS CAPACITY/ENROLLMENT:

School	Capacity	Enrollment
Stedman Primary	162	128
Stedman Elementary	358	292
Mac Williams Middle	1,164	1,127
Cape Fear High	1,476	1,500

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no objection to the proposed rezoning.

EMERGENCY SERVICES: Cumberland County Fire Marshal's office has reviewed the request and has no objections to the rezoning request.

SPECIAL DISTRICTS/OVERLAY DISTRICTS: The subject property is not located within any special district or overlay district.

Special Districts			
Fayetteville Regional Airport Overlay:	n/a	Averasboro Battlefield Corridor:	n/a
Five Mile Distance of Fort Bragg:	n/a	Eastover Commercial Core Overlay District:	n/a
Voluntary Agricultural District (VAD):	n/a	Spring Lake Main Street Overlay District:	n/a
VAD Half Mile Buffer:	n/a	Coliseum Tourism Overlay District	n/a

CONDITIONS OF APPROVAL: This is a conventional zoning. There are no conditions proposed at this time.

STAFF RECOMMENDATION

In Case ZON-25-0047, Planning and Inspections staff **recommends approval** of the rezoning request from R10 Residential District to R10M Residential District. Staff finds that the request is consistent with the Stedman Area Land Use Plan which calls for “High Density Residential” at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

- Attachments:
- Notification Mailing List
- Application
- Site Plan

2026 PARTF Grant Application

- 1:1 grant (Can be awarded up to \$500,000, but Town would also have to put in \$500,000)
- A grantee has three years from the date specified in the contract to complete a project.
- Survey must be sent out to residents to identify their needs and preferences for recreational opportunities.
- Must have Capital Project Plan
- Funds must be in place

Budget vs Actual

Town of Stedman
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Period Ending 12/31/2025

10 GENERAL FUND					
Description	Budget		YTD	Variance	Percent
Expenses					
10-420-01 SALARIES/TOWN BOARD	6,000		2,900.00	3,100.00	48%
10-420-02 SALARIES/ADMINISTRATION	83,468		42,242.80	41,225.20	51%
10-420-03 RETIREE GROUP INSURANCE	4,620		1,707.98	2,912.02	37%
10-420-04 PROFESSIONAL SERVICES	35,000		13,931.43	21,068.57	40%
10-420-05 FICA	6,845		3,576.07	3,268.93	52%
10-420-06 GROUP INSURANCE	18,020		2,345.00	15,675.00	13%
10-420-07 RETIREMENT	11,978		6,323.97	5,654.03	53%
10-420-08 401(k)	4,173		1,527.68	2,645.32	37%
10-420-09 LONGEVITY/BONUS	1,585		1,826.60	(241.60)	115%
10-420-11 TELEPHONE/CELL PHONE	9,000		4,533.60	4,466.40	50%
10-420-12 POSTAGE	1,500		685.63	814.37	46%
10-420-13 UTILITIES/TOWN HALL	2,500		1,024.49	1,475.51	41%
10-420-14 TRAVEL & SCHOOLS	500		0.00	500.00	
10-420-15 MAINT/REPAIR BLD/GROUNDS	1,500		728.46	771.54	49%
10-420-16 MAINT/REPAIR EQUIPMENT	5,000		1,175.00	3,825.00	24%
10-420-17 CODE ENFORCEMENT SERVICES	27,000		7,670.00	19,330.00	28%
10-420-26 ADVERTISING	2,500		0.00	2,500.00	
10-420-33 DEPT. MATERIAL & SUPPLIES	13,000		9,509.77	3,490.23	73%
10-420-43 ELECTION COST	2,000		0.00	2,000.00	
10-420-45 CONTRACTED SERVICE/TAX	7,500		7,117.89	382.11	95%
10-420-53 DUES & SUBSCRIPTIONS	12,000		6,499.31	5,500.69	54%
10-420-54 INSURANCE & BONDS	16,000		16,059.18	(59.18)	100%
10-420-55 WORKERS COMPENSATION	5,800		5,211.99	588.01	90%
10-420-57 MISCELLANEOUS	2,500		490.00	2,010.00	20%
10-420-58 SALES TAX CUMB. COUNTY SHARE (40%)	32,705		1,474.67	31,230.33	5%
10-420-59 BANK/CREDIT CARD FEE	1,000		68.00	932.00	7%
ADMINISTRATION Totals:	313,694	0.00	138,629.52	175,064.48	44%
10-510-02 SALARIES & WAGES/POLICE	68,300		34,149.83	34,150.17	50%
10-510-03 RETIREE GROUP INSURANCE	4,620		1,531.70	3,088.30	33%
10-510-04 Professional Services	9,000		1,096.42	7,903.58	12%
10-510-05 FICA	5,225		2,702.98	2,522.02	52%
10-510-06 GROUP INSURANCE	13,340		5,017.05	8,322.95	38%
10-510-07 RETIREMENT	10,997		5,688.55	5,308.45	52%
10-510-08 401 (K) RETIREMENT	3,415		1,707.55	1,707.45	50%
10-510-09 LONGEVITY/BONUS	1,183		1,182.99	0.01	100%
10-510-11 Telephone-Cell	2,000		582.30	1,417.70	29%
10-510-14 SCHOOL & TRAVEL	1,000		0.00	1,000.00	

Budget vs Actual

Town of Stedman
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Period Ending 12/31/2025

10 GENERAL FUND					
Description	Budget		YTD	Variance	Percent
10-510-16 MAINT & REPAIR EQUIPMENT	500		775.00	(275.00)	155%
10-510-17 MAINT & REPAIR VEHICLES	4,000		1,772.91	2,227.09	44%
10-510-31 POLICE AUTO SUPPLIES	6,000		1,012.55	4,987.45	17%
10-510-33 DEPARTMENT SUPPLIES	10,500		808.70	9,691.30	8%
10-510-36 UNIFORMS	2,000		1,185.66	814.34	59%
10-510-45 CONTRACTED SER/DEPUTIES	72,800		30,090.95	42,709.05	41%
10-510-46 CONTRACTED SERVICES/FUEL	7,500		2,147.74	5,352.26	29%
10-510-47 CONTRACTED SERVICES-COPIER LEASE	1,300		629.50	670.50	48%
10-510-53 DUES & SUBSCRIPTIONS	4,200		4,072.36	127.64	97%
10-510-57 MISCELLANEOUS	100		75.00	25.00	75%
10-510-74 CAPITAL OUTLAY	9,000		9,000.00	0.00	100%
POLICE Totals:	236,980	0.00	105,229.74	131,750.26	44%
10-530-45 CONTRACTED SERVICES	107,990		53,994.00	53,996.00	50%
FIRE Totals:	107,990	0.00	53,994.00	53,996.00	50%
10-560-02 SALARIES & WAGES/STREET	79,676		40,147.98	39,528.02	50%
10-560-04 Professional Services	600		160.00	440.00	27%
10-560-05 FICA	6,096		3,299.06	2,796.94	54%
10-560-06 GROUP INSURANCE	13,374		4,399.20	8,974.80	33%
10-560-07 RETIREMENT	11,434		6,290.21	5,143.79	55%
10-560-08 401 (K) RETIREMENT	3,984		1,955.80	2,028.20	49%
10-560-09 LONGEVITY/BONUS	3,687		3,686.56	0.44	100%
10-560-11 TELEPHONE/CELL	1,200		600.00	600.00	50%
10-560-12 UTILITIES/MAINT SHOP	2,500		1,789.50	710.50	72%
10-560-13 UTILITIES/STREET LIGHTS	36,500		21,394.88	15,105.12	59%
10-560-15 MAINT/REPAIR BLD/GROUNDS	4,500		1,893.53	2,606.47	42%
10-560-33 DEPT. MATERIAL & SUPPLIES	1,500		1,500.00	0.00	100%
10-560-36 Uniforms	2,000		442.51	1,557.49	22%
10-560-46 CONTRACTED SERVICES	2,000		0.00	2,000.00	
10-560-74 CAPITAL OUTLAY	26,934		0.00	26,934.00	
10-560-82 Interest	3,440		0.00	3,440.00	
STREET Totals:	199,425	0.00	87,559.23	111,865.77	44%
10-580-02 SALARIES & WAGES/SANITATI	53,839		26,915.20	26,923.80	50%
10-580-04 Professional Services	600		0.00	600.00	
10-580-05 FICA	4,119		2,109.87	2,009.13	51%
10-580-06 Group Insurance	13,840		4,399.20	9,440.80	32%
10-580-07 RETIREMENT	7,726		4,088.54	3,637.46	53%

Budget vs Actual

Town of Stedman
1/8/2026 10:47:14 AM

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Period Ending 12/31/2025

10 GENERAL FUND					
Description	Budget		YTD	Variance	Percent
10-580-08 401 (k) Retirement	2,692		1,385.76	1,306.24	51%
10-580-09 LONGEVITY/BONUS	1,577		1,576.60	0.40	100%
10-580-17 MAINT & REPAIR/TRASH TK.	3,000		69.78	2,930.22	2%
10-580-31 AUTO SUPPLIES/TRASH TK.	7,000		3,093.58	3,906.42	44%
10-580-33 DEPT/MATERIAL & SUPPLIES	500		0.00	500.00	
10-580-36 Uniforms	2,000		546.63	1,453.37	27%
10-580-45 CONTRACT LABOR	1,000		430.00	570.00	43%
SANITATION Totals:	97,893	0.00	44,615.16	53,277.84	46%
10-620-04 Professional Services	2,500		2,124.00	376.00	85%
10-620-15 MAINT & REPAIR BLD/GRDS.	1,200		181.88	1,018.12	15%
10-620-16 MAINT & REPAIR EQUIP.	800		0.00	800.00	
10-620-44 SPECIAL EVENTS	8,000		0.00	8,000.00	
PARKS & RECREATION Totals:	12,500	0.00	2,305.88	10,194.12	18%
10-690-81 LOAN PRINCIPLE	82,424		0.00	82,424.00	
10-690-82 LOAN INTEREST	9,143		0.00	9,143.00	
SPECIAL APPROPRIATIONS Totals:	91,567	0.00	0.00	91,567.00	
10-999-00 CONTINGENCY	30,000		0.00	30,000.00	
CONTINGENCY Totals:	30,000	0.00	0.00	30,000.00	
Expenses Totals:	1,090,049	0.00	432,333.53	657,715.47	40%

Budget vs Actual

Town of Stedman
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Period Ending 12/31/2025

10 GENERAL FUND Totals:

0.00

Budget vs Actual

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30 WATER FUND					
Description	Budget		YTD	Variance	Percent
Expenses					
30-690-81 LOAN PRINCIPAL DUE	29,100		0.00	29,100.00	
30-690-82 INTEREST DUE	26,705		0.00	26,705.00	
SPECIAL APPROPRIATIONS Totals:	55,805	0.00	0.00	55,805.00	
30-720-02 SALARY & WAGES	24,231		12,189.20	12,041.80	50%
30-720-04 PROFESSIONAL SERVICES	65,000		21,787.50	43,212.50	34%
30-720-05 FICA TAXES	1,854		951.63	902.37	51%
30-720-07 RETIREMENT	3,478		1,784.97	1,693.03	51%
30-720-08 Pension Expense	1,212		0.00	1,212.00	
30-720-09 LONGEVITY	493		250.00	243.00	51%
30-720-11 POSTAGE	3,000		681.24	2,318.76	23%
30-720-12 PENALTIES	250		0.00	250.00	
30-720-16 MAINT. TO EQUIPMENT	20,000		7,202.74	12,797.26	36%
30-720-33 DEPT. MATERIAL & SUPPLIES	10,000		1,005.02	8,994.98	10%
30-720-53 DUES & SUBSCRIPTIONS	7,000		6,990.74	9.26	100%
30-720-57 MISCELLANEOUS	1,200		573.01	626.99	48%
30-720-59 BANK/CREDIT CARD FEE	4,700		1,311.00	3,389.00	28%
WATER ADMINISTRATION Totals:	142,418	0.00	54,727.05	87,690.95	38%
30-810-17 MAINT TO VEHICLE/TRUCK	1,000		65.37	934.63	7%
30-810-31 AUTO SUPPLIES/TRUCK	5,000		943.54	4,056.46	19%
30-810-33 DEPT. MATERIAL & SUPPLIES	5,000		4,230.28	769.72	85%
30-810-45 WATER O/M (PWC)	50,000		8,103.69	41,896.31	16%
30-810-46 PURCHASED WATER (PWC)	105,000		58,069.72	46,930.28	55%
30-810-57 MISC/TESTING/PERMIT	5,000		2,165.00	2,835.00	43%
WATER OPERATIONS Totals:	171,000	0.00	73,577.60	97,422.40	43%
30-820-45 CONTRACTED SERVICE (PWC)	393,354		264,790.77	128,563.23	67%
30-820-46 Sewer O/M	394,000		33,920.67	360,079.33	9%
WASTEWATER Totals: OPERATIONS	787,354	0.00	298,711.44	488,642.56	38%
Expenses Totals:	1,156,577	0.00	427,016.09	729,560.91	37%

Budget vs Actual

Town of Stedman
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30 WATER FUND Totals:

33,920.67

Budget vs Actual

Town of Stedman
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40 POWELL BILL FUND					
Description	Budget		YTD	Variance	Percent
Expenses					
40-570-04 PROFESSIONAL SERVICES	1,000		0.00	1,000.00	
40-570-16 MAINT/REPAIR EQUIP	30,000		645.39	29,354.61	2%
40-570-31 AUTO SUPPLIES	1,500		131.90	1,368.10	9%
40-570-33 DEPT/MATERIAL & SUPPLIES	3,500		51.99	3,448.01	1%
40-570-45 CONTRACTED SERVICES	9,621		1,500.00	8,121.00	16%
POWELL Totals:	45,621	0.00	2,329.28	43,291.72	5%
Expenses Totals:	45,621	0.00	2,329.28	43,291.72	5%

Budget vs Actual

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40 POWELL BILL FUND Totals:

1,500.00



STEDMAN POLICE DEPARTMENT

Stedman, North Carolina

7595 Clinton Road Stedman, North Carolina 28391

Chief W. Tracy Jackson

This is the year end report that will be presented to the Town Council on January 8, 2026. It summarizes the crime statistics for the calendar year 2025. The statistics are not categorized per statute, because that would be way too confusing for the general public to understand. In the calendar year of 2024, Stedman PD took 36 incident reports. These included 2 crash reports. In 2025, Stedman PD took 105 incident reports and responded to 4 crashes. For the calendar year of 2024, Stedman PD responded to 657 calls for service. In 2025, Stedman PD responded to 1087 calls for service. The 2025 arrest numbers look really bad, however, the agency did not report stats for several years prior to my hire. Felony arrests were up by 700 percent, Misdemeanor arrests were up by 400 percent and traffic citations were up 300 percent.

As you can see, our Town is growing and crime is trending upward. Some of this can be explained by the fact that we are tracking our own crime stats now and the fact that we have more Stedman PD officers patrolling. I am now having issues with night coverage with Cumberland County Sheriff's Office. The deputies are not willing to cover some evening shifts now because we have moved to electronic time sheets. It may be something we need to look at next fiscal year if crime trends continue to move upward.

Sincerely,

W. Tracy Jackson

Chief of Police

<u>ADDRESS & OWNER</u>	<u>VIOLATION</u>	<u>STATUS</u>	<u>Notes</u>
238 Forte Rd	livestock	closed	civil penalty, chickens removed at this time.
6423 Blake Rd	vehicle	Open	Notice sent, no contact, civil penalty x3
6814 Clinton Rd	Junk/debris	open	Notice sent to owner
6853 Clinton Rd	vehicle	open	Notice sent to owner
7606 Clinton Rd	Trash/debris	closed	Notice sent to owner, debris removed at this time.
5159 Jefferson St	grass/housing	closed	Owner contacted, property maintained at this time.
5143 Jefferson St	limbs / debris	closed	Property posted, maintained at this time.
912 Raspberry Rd	vehicle	closed	Notice sent, civil penalty sent, vehicles in compliance at this time.
5131 Jefferson St	vehicle	open	Owner contacted for vehicle/cover.
5164 Sessoms / Jaycee st	lot / debris / grass	partial	owner in the process of lot clean-up
178 Forte Rd	livestock	closed	no rooster to be seen at this time
5915 Clarkton Ct	Zoning	partial	Notice sent to owner property posted, grass maintained, debris removed, shed still in the same location. property for sale.