



**Stanley Town Council Regular Meeting  
Official Minutes  
Monday, December 6, 2021**

The regular meeting of the Stanley Town Council was held on Monday, December 6, 2021 at the Town Hall. The following elected officials and staff were present:

Steven Denton, Mayor  
Cathy Kirkland, Mayor Pro-Tem  
Bud Pate, Council Member  
Kerry Hart, Council Member  
Leigh Anna Helms, Council Member  
Rob McMinn, Council Member

Heath Jenkins, Town Manager  
Olga Grishin, Town Clerk  
Craig Roseberry, Public Works Director  
Derek Summey, Police Chief  
Tug Deason, Recreation Director  
Eric Hullet, Fire Department

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***Call to Order:***

Mayor Denton called the meeting to order at 6:00 p.m.

***Invocation:***

Council member Pate gave the invocation.

***Pledge of Allegiance:***

All citizens present recited the Pledge of Allegiance.

***Approval of Agenda:***

Mayor Denton asked if there was a motion to approve the agenda. Council Member Hart made a motion to approve the agenda, and Council Member Helms seconded the motion. A vote was held, and the motion passed unanimously.

***Approval of Minutes:***

Mayor Denton asked for a motion to approve the November 8, 2021 Regular Meeting Minutes. Mayor Pro-Tem Kirkland made a motion to approve the minutes as presented, and Council Member Pate seconded the motion. A vote was held, and the motion passed unanimously.

***Citizens Comments***

Mr. Dimmer, who resides at 525 Short Street, addressed the Council, stating he desired to purchase an Old Treatment Plant. The plan was to subdivide the parcel into five lots to construct single-family houses.

Town Manager replied it would need to go through the bidding process. The Council gave a direction to the manager to continue with this direction.

***Recognition of Matthew Curfman***

The Stanley Town Council honored the heroism of police officer Matthew Curfman. Officer Curfman was one of the officers who responded to the fire scene and acted quickly to help the victims inside the house. Officer Curfman is credited by other public safety personnel at the scene for his quick action by kicking in the door to get to the victims trapped inside the home who were overcome with smoke.

***Recognition of Kerry Hart for Eight years of Service as a Board Member***

The Mayor, Town Council, Town Manager, department heads, employees, and citizens of Stanley honored Council Member Hart for her service to the community by serving eight years as a Town Council member. Council Member Kerry Hart was elected by the citizens of Stanley to serve a four-year term on the Stanley Town Council on November 5, 2013, with 59% of the vote and was re-elected to the Stanley Town Council on November 7, 2017, with 99.19% of the vote. Council Member Hart has served the citizens honorably by leading the Town of Stanley through the time of major change and has been supportive of many of the town's major projects, including Harper Park, Tug Deason Gym, purchase of new Town Hall building, construction of new Town Hall addition, Phase 1 & 2 of a six-million-dollar sewer interconnect project, a two-million-dollar community development block grant for sewer infrastructure upgrades, and purchase of new fire truck.

***Swearing-in Ceremony - Chad Jones Newly Elected Council Member***

Chad Jones took the oath of the Office as a newly elected Council Member.

***Swearing-in Ceremony – Cathy Kirkland***

Cathy Kirkland took the oath of the Office as a re-elected Council Member.

***Swearing-in Ceremony – John Russell***

John Russell took the oath of the Office as a Town Attorney. Mr. John Russell graduated from Princeton University with B.A. and the University of North Carolina School of Law with a Juris Doctorate in 1992, and after working in private practice and with the Gaston County Public Defender's Office, Mr. Russell joined the law firm of Mullen Holland & Cooper of Gastonia, North Carolina. Mr. Russell is a member of the Gaston County and North Carolina Bar Associations, and the North Carolina State Bar and has been recognized in the Top Attorney's list of North Carolina Super Lawyers for the year 2010 to present in the field of workers compensation and has been a presenter and speaker on issues of worker's compensation and landlord tenant law before attorney and industry groups. In addition to the worker's

compensation area, Mr. Russell practices law in the area of land use, real estate litigation, housing, and commercial landlord-tenant disputes.

Mayor Denton asked for a motion to approve tree resolutions presented above. Mayor Pro-Tem Kirkland made a motion to approve the resolutions, and Council Member Helms seconded the motion. A vote was held, and the motion passed unanimously.

### ***Special Presentation***

Matthew Gallman and Reagan Murphy from Centralina Regional Planning presented the Stanley Land Use Plan. Back in 2020 NC General Assembly updated land use regulations. Municipalities must comply in order to enforce local zoning. Municipal code updates required by July 1<sup>st</sup>, 2021. Adoption of a comprehensive land use plan required by July 1<sup>st</sup>, 2022.

Comprehensive Land use plan identifies where the Town is now, where it wants to go, and how it can get there, consists of a “planning area” that extends past the municipal limits, includes narrative text and maps, offers guidance for making land use and zoning decisions. The Land Use Plan must be adopted by the Town Council to be used alongside existing plan documents in zoning and land use planning decisions. The following topics are covered in the plan: economic development, recreation and parks, community development, natural resources and hazards, community assets, transportation and infrastructure, housing, future land development. Land use plan timeline:

1. Introduce public to the project
2. Develop baseline profile
3. Collect input on community values and goals
4. Identify strengths, weaknesses, opportunities and threats
5. Draft plan recommendations and gather feedback
6. Present plan for adoption

Key roles in the process: Community members provide feedback on vision and values for Stanley’s future. Steering Committee determines plan vision and priorities; serve as plan “Champions” in the community. Planners gather demographic data; collect community feedback; write plan narrative and recommendations. Town Council adopts the final plan. The community can get involved in different ways: take the community survey, attend the virtual open house, spread the word.

### ***Citizens Comments***

Mr. Jonathan Peterson at 202 Bennington Drive was given the right to speak. He said he appreciated parks and recreation department in Stanley. He would want to see more sport in Stanley, specifically soccer. Mr. Peterson asked the Council to take it into consideration.

***New Business:***

**Old Water Treatment Plant**

The Council already heard from Mr. Dimmer about his offer to the Town. The staff will proceed with the advertisement.

**Approve Council Meeting Schedule for 2022**

Mayor Denton asked if there was a motion to approve the schedule. Council Member McMinn made a motion, and Council Member Pate seconded the motion. A vote was held, and the motion passed unanimously.

**Resolution Directing Clerk to Investigate Sufficiency of an Annexation Petition (Arbordale Phase 5)**

Mayor Denton asked if there was a motion to approve a resolution. Council Member Helms made a motion, and Council Member Pate seconded the motion. A vote was held, and the motion passed unanimously.

**Call for a Public Hearing on January 10<sup>th</sup>, 2022– Voluntary Annexation of Parcel 213458 and 176556 (Arbordale Phase 5)**

Mayor Denton asked if there was a motion. Council Member McMinn made a motion, and Council Member Jones seconded the motion. A vote was held, and the motion passed unanimously.

**Adopt Budget Amendment #6 to Account for Funds from Interlocal Risk Financing of NC**

Mayor Denton asked if there was a motion to adopt budget amendment. Mayor Pro-Tem Kirkland made a motion, and Council Member McMinn seconded the motion. A vote was held, and the motion passed unanimously.

***Department Reports***

The Finance report was presented.

The Public Works report was submitted.

The Recreation Department report was submitted.

The Fire Department report was submitted.

The Police Department report was submitted.

Manager Jenkins went over his report. On December 6, 2021, the last meeting of the task force on homelessness was held at the Gaston County DSS auditorium. A "final draft" of the report was completed and approved by the task force members. It includes a number of immediate and long-term recommendations to the Gaston County Commissioners and all government and non-profit agencies in Gaston County. The report will be provided to the commissioners for approval and then the final report will be released to the public. It was an honor representing the Town of Stanley during this process. Manager Jenkins was very impressed by the work of the task force group that includes a well laid plan on how to proceed from here forward. A presentation to the Stanley Town Council will follow in early 2022.

Our fiscal year 2020-21 audit has been completed and submitted to the local government commission. Cherry Bekaert will present its finding to the Town Council at our January 2022 meeting. Manager Jenkins anticipates a very positive report at that time. Manager Jenkins recognized and thanked Kevin Haney for his efforts during this process. Daniel Gougherty and his staff credit the hard work of Kevin and our team approach to completing this audit cycle on time and without any major obstacles. Manager Jenkins has completed the required management discussion letter and it will be included in the Council's report in January.

Craig Roseberry, Daniel Hendrix and Manager Jenkins visited the City of Lincolnton and met with their public works director and key staff involved in their AMI project. Lincolnton installed over 6500 meters. along with the necessary infrastructure. Lincolnton also invested in Kamstrup meters and utilized Fortiline for the contract. They provided some great insight into their project and reported they had reduced their water loss from 800,000 gallons a day to 250,000 a day. The reporting software is so accurate they can see when the ice maker in the home turns on and off. Their staff receives a report daily of potential leaks so the staff can notify the customer of the leak. They also reported selling the old meters that were removed to offset the cost of installation. They were extremely happy with their product and reported very few issues during the process. We are now seeking financing from several banks and will be ready to proceed with the project in January of 2022. We anticipate less than 12 months for installation of all infrastructure.

Manager Jenkins attended a manager's meeting in Belmont on Friday, November 12, 2021 along with the MPO representative, Randi Gates to receive an update on the efforts of Belmont and Gastonia, as well as all municipalities to take certain steps to keep this project on the table. See attached for an update on this process.

Town Manager Jenkins and Town Clerk Olga Grishin met with staff from CRC to discuss the activities moving forward for the completion of our land use plan. Staff has met with the planning board and obtained some initial feedback in the process. We are now moving toward public input that includes an online survey. We encourage all citizens to please take a moment to complete this short survey about how you want to see the Town grow in the future.

Working with Randi Gates and Council Member Helms, Manager Jenkins have completed the "Request for Letters of Interest" or RFLOI for this study. Please see attached information packet. The information was advertised on the DOT website on December 1, 2021.

Gaston County 175<sup>th</sup> year celebration will be held on Tuesday, December 21<sup>st</sup> 2021 at 4 :00 p.m. at the Rotary Centennial Pavilion located at 107 N South Street, Gastonia, NC -Inclement

weather location will be Harley B. Gaston Public Forum located in the courthouse on the 2nd floor. Gaston County will also provide the Town of Stanley with some banners to display during the week of the celebration.

Low Income Home Water Assistance Program (LIHWAP) is a federally funded program operated through the Gaston County DSS and shares data about households who are disconnected or subject to disconnection. The Town has signed an agreement to participate and will see how the program works.

Mayor Denton asked for a motion to adjourn. Mayor Pro-Tem Kirkland made a motion, Council Member Jones seconded the motion. A vote was held, and the motion passed unanimously to adjourn.

Respectfully Submitted:

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Steven Denton – Mayor

(OFFICIAL TOWN SEAL)

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Heath Jenkins – Town Manager

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Olga Grishin - Town Clerk