



**Stanley Town Council Regular Meeting  
Official Minutes  
Monday, February 21, 2022**

The regular meeting of the Stanley Town Council was held on Monday, February 21, 2022 at the Town Hall. The following elected officials and staff were present:

Steven Denton, Mayor  
Cathy Kirkland, Mayor Pro-Tem  
Bud Pate, Council Member  
Chad Jones, 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 (absent)  
Tug Deason, Recreation Director  
Kevin Haney, Finance Director  
Daniel Hendrix, Public Works

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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:***

An item D was added to the agenda under Special Presentation– Bob Mahovsky, Veteran’s Day Celebration.

Mayor Denton asked if there was a motion to approve the revised agenda. Mayor Pro-Tem Kirkland made a motion to approve the agenda, and Council Member Jones seconded the motion. A vote was held, and the motion passed unanimously.

***Approval of Minutes:***

Mayor Denton asked for a motion to approve the January 10, 2022 Regular Meeting Minutes. Council Member Helms made a motion to approve the minutes as presented, and Council Member McMinn seconded the motion. A vote was held, and the motion passed unanimously.

*No Citizens Comments*

***Recognition of the December winner by the Beautification Committee***

Council Member Helms recognized Mr. Gibbson for the best Christmas house decoration and thanked him for doing a great job taking care of his yard.

***Appointment of Jennifer DeFelice to Stanley Total Living Center Board***

Mayor Denton asked if there was a motion to approve the appointment of Jennifer DeFelice. Mayor Pro-Tem Kirkland made a motion of appointment, and Council Member Pate seconded the motion. A vote was held, and the motion passed unanimously.

***Appointment of Sharon Bryant to Stanley Total Living Center Board***

Mayor Denton asked if there was a motion to approve the appointment of Sharon Bryant. Council Member Jones made a motion of appointment, and Council Member Helms seconded the motion. A vote was held, and the motion passed unanimously.

***Veteran's Day Celebration Presentation***

Bob Mahovsky announced the Stanley Cemetery Ancestry Fund Stanley area third annual veterans' day celebration taking place on Thursday, November 10<sup>th</sup>. The celebration will be held in the Sanctuary of the First Presbyterian Church, Stanley.

Memorial Day Celebration will be on Monday, May 30<sup>th</sup> at 11:30 a.m. in the Stanley Cemetery/Tabernacle parking lot.

The Council was approached with a proposal to have Gaston County Parade in Stanley this year. Mayor said the Council would discuss and deliver the message to the Veteran's Association.

***New Business:***

**A. Resolution Directing Clerk to Investigate Sufficiency of a Voluntary Annexation Petition – Parcel #305540 off Mariposa Rd**

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

**B. Call for a Public Hearing on the Proposed Annexation of the parcel #305540**

Town Clerk certified that the request for voluntary annexation by the owners of real property located at parcel 305440 off Mariposa Rd (no assigned address) has been investigated for sufficiency for voluntary annexation.

Mayor Denton asked if there was a motion to call for a public hearing in March. Council Member Jones made a motion, and Council Member Helms seconded the motion. A vote was held, and the motion passed unanimously.

**C. Resolution to Install Water Extension to Provide Service to Four Lots on Hickory Grove Road to be Annexed into the City Limits**

The manager and public works department have been working with John Rudisill regarding a proposed four (4) home development along Hickory Grove Road. He is asking for the town to consider extending the current water line approximately 700 to 900 feet to provide water to these homes. In exchange, he would petition the Town to have the lots annexed into the city limits. The estimated cost of the extension is \$75,000. The tax base of the new homes would be in the \$500,000-\$600,000. The customers would become water customers and would also be required to pay the impact fees associated with development. An evaluation of sewer does not make economic sense for the Town due to a requirement that the sewer be pumped uphill and the distance required. John Rudisill is also asking for an evaluation of lots along Highway 27 near Ridge Drive for water and sewer. This matter is still under evaluation.

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

**D. Approve Budget Amendments #7-10 to Transfer Money from the Fund Balance to the General Government budget for expenses related to the installation of a camera system for Tug Deason Gym and Harper Park, Professional Services provided by NC Fire Chief Consulting, Dude Solution Software and Harris/SmartFusion Software**

Mayor Denton asked if there was a motion to approve budget amendments #7-10. Council Member McMinn made a motion, and Council Member Jones seconded the motion. A vote was held, and the motion passed unanimously.

**E. Adoption of FY 2022-23 Budget Schedule/Scheduling of Budget Work Sessions/Board Retreat**

The proposed dates are the following:

- March 14, 2022 – Department head budgets submitted to Town Manager
- April 4, 2022 – Manager presents initial budget to Town Council
- April-May (dates to be approved) – Town Council budget work sessions
- June 2, 2022 – Manager/Finance Director update budget and finalize
- June 6, 2022 – Town Council Adopts FY 2022-23 budget

Mayor Denton asked if there was a motion to adopt the proposed budget schedule. Council Member McMinn made a motion, and Council Member Pate 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.

### ***Town Manager's Report***

The Town Manager presented to the Council an art work for "IN GOD WE TRUST" to be installed on the front of Town Hall. The cost associated with this signage is \$2,488.33. This includes tax that will be reimbursed, as well as installation. The manager will need Council's final approval of the art work and budget amendment/expenditure to proceed.

The Town of Stanley has received an application to rezone a M-1 parcel to R-20. The parcel is located off Mariposa Road. The Planning Board is in the process of hearing this matter. The owners of the property are the applicant and this is regarding a request to change M-1 to R-20 for the purpose of applying for a special use permit to construct a new charter school. The Planning Board recommended to not approve due to concerns over gas line and loss of tax base. This matter was scheduled for tonight's meeting but was pulled at the request of the attorney representing Community Charter School. It will be placed back on the agenda when requested to do so by the applicant. There were some initial concerns over the gas pipeline and its close proximity to the site. The Manager requested Chief Withers to inquire of any regulations concerning the NC Fire Code. No codes exist other than laws regulating the gas easements and setbacks. The manager met with a representative from the Charter School and their consultants to discuss the matter in detail. The Manager recommended they be able to address the gas line issue at the council hearing and other than that, was not aware of other major concerns other than traffic concerns, that are always a concern with any major development. It was noted that both roads are DOT owned, therefore, the Town would have little control over DOT requirements.

*Update from Two-Rivers utilities on rate increases for 2022 and 2023.* Considering our sewer rates are already in need of adjustments, Manager Jenkins received a packet of information from Two-Rivers utilities advising the Gastonia City Council has approved a 5% increase for 2022 and a 5% increase in 2023. This will further erode our revenue margin unless rates are adjusted. The Town of Stanley is in a very difficult situation due to both our collection and distributions are purchase systems. The Town purchases the water from Mount Holly and the sewer is metered by Two-Rivers Utilities. Most municipalities continue to operate both water treatment plant and sewer treatment plant, or operate at least one of the two and purchase water or sewer capacity from a provider.

*Autumn Brook Development Update.* The Town's staff took part in a developer meeting with developers for the proposed townhome community along Mariposa Road. This project was previously approved by the Planning Board and Town Council and includes the construction of 150 townhomes. The property will connect with Harper Park via a bridge across the creek and tie in with property the developer is donating to the Town.

*MPO Planning Grant- State Planning and Research Funds/Transportation Planning Project.* The bidding process has ended and the Town officially received a total of six proposals from the following engineering/consultant groups: VHB Engineering, Wetherill Engineering, Kimley-Horn Engineering, Ramey Kemp and Associates, Cole, Jenest, & Stone, LJB Engineering. A review committee was assigned and each proposal was scored utilizing a form provided by the MPO. Following the scoring the committee selected a short list of three (3). Interviews were conducted with the three (3) finalists, and a firm was selected to conduct the study. Once a work

scope and pricing scope are finalized, the Manager will submit the firm for final approval. Following approval, the Manager will begin working with the firm to conduct the study. *Fortiline AMI Meter Project Update.* Manager Jenkins, Craig Roseberry, and Tammy Calhoun met with officials from Fortiline to discuss the kickoff of this important infrastructure project. The Town Council recently approved the financing for this project. This technology will allow for the constant monitoring and pinging of data for all residential water meters. It will reduce operations cost and allow for immediate uploading of meter readings to our current software system. It will also alert our staff to any meters that may be reflecting a leak. Our staff can then notify the property owner. During this meeting the following items were discussed in detail: new customer template, FCC License application for operation of radio communications, schedule for installation (30 to 45 days to begin project), project meetings every two weeks after project begins, delivery and storage of meters and meter technology, contact and scope of work to be finalized between Town of Stanley and Fortiline, training of staff, change order process, process and payment of project as required, financing logistics between Fortiline and Bank, and other matters.

Mayor Denton asked for a motion to adjourn. Mayor Pro-Tem Kirkland made a motion, Council Member Pate 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