



**Stanley Town Council Regular Meeting  
Official Minutes  
Monday, May 9, 2022**

The regular meeting of the Stanley Town Council was held on Monday, May 9, 2022 at the Town Hall. The following elected officials and staff were present:

Steven Denton, Mayor	Heath Jenkins, Town Manager
Cathy Kirkland, Mayor Pro-Tem	Olga Grishin, Town Clerk
Bud Pate, Council Member	Craig Roseberry, Public Works Director
Chad Jones, Council Member	Derek Summey, Police Chief
Leigh Anna Helms, Council Member	Tug Deason, Recreation Director (absent)
Rob McMinn, Council Member	Kevin Haney, Finance Director
	Eric Withers, Fire Chief

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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:***

Items E and F were added to the New Business – Resolution recognizing May 11<sup>th</sup> – May 17 2022 as national police week and Resolution honoring pastor Noel Sweezy.

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 McMinn seconded the motion. A vote was held, and the motion passed unanimously.

***Approval of Minutes:***

Mayor Denton asked for a motion to approve the April 4, 2022 Regular Meeting Minutes. Council Member Helms 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.

### ***Special Presentation***

Mayor recognized Allie Grice and Grace Marlowe for being awarded the Levine Scholarship. The Levine Scholars Program takes the highest, most capable students and gives them the tools, resources and environment they need to explore the world around them, engage deeply in their communities and excel across discipline. The four-year scholarship includes full tuition, room, board, a grant to implement a service project of the Scholar's own design, and four summers of experiences that will develop leadership skills, social awareness and an international perspective, and civic engagement is at the core of the Levine Scholars Program. A selection committee chooses 266 semifinalist from over 2,000 applicants, with no limit on the number of those who can be nominated or selected as finalists from each high school. Approximately 76 finalists are selected, following a two-day Finalist Program, and among those, approximately 20 students are awarded the scholarship. The Mayor and Town Council requested all citizens of Stanley to join them in congratulating and honoring Ms. Allie Grice and Ms. Grace Marrow, and wishing them much success with the Levine Scholars program and their future.

### ***Public Hearing:***

#### **A. Adopt Town of Stanley Comprehensive Land Use Plan**

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

Reaghan Murphy and Matthew Gallman from Centralina Regional Council presented the Town of Stanley 2030 Comprehensive Land Use Plan.

In 2019, the North Carolina General Assembly updated state planning regulations to require that all communities wishing to enforce local zoning must have an adopted land use plan by **July 1, 2022**. To ensure compliance with the updated law, the Town of Stanley has been working with Centralina Regional Council since August 2021 to develop its first Comprehensive Land Use Plan. A Comprehensive Land Use Plan captures the vision, values, and goals for a community's future. Plans rely heavily on community input to identify these goals and create strategies for achieving the Town's vision. They also include a land use map to help guide future development. The Town of Stanley designated its five-member Planning Board to serve as the plan Steering Committee and oversee the plan development process. Since August, the Steering Committee has provided regular feedback and guidance on the plan, and the Town of Stanley has also conducted an extensive community engagement process to gather input from community members. The insight from the Steering Committee and the feedback gathered from community members have directly informed the final Comprehensive Land Use Plan. The draft plan was made available to the public online beginning April 4, 2022. The Town of Stanley also hosted a drop-in Open House event on April 13, 2022 to share the plan with the community. All feedback received on the draft plan has been positive and some minor edits were made to the plan's formatting and visual content following **the public review period**. The

final plan is now complete and ready for consideration by the Planning Board and the Town Council.

The steering committee came up with the vision statement as follow: “The Town of Stanley embodies the very best that small town living has to offer. A thriving local economy and a vibrant, walkable downtown support businesses, residents and visitors, and intentional, balanced growth preserves the Town’s history and natural beauty while facilitating a high quality of life for all members of the community. Living up to its slogan, Stanley is a friendly place where lifelong residents and new neighbors alike enjoy a peaceful, rural lifestyle and a strong sense of community alongside excellent amenities and robust opportunities. “

he guiding principles center on six (6) specific policy topics that came out of surveys. They are the following: economic development, cultural resources, transportation & mobility, community facilities & services, housing, and land use. Stanley Land use map was created that would be the most helpful part of this plan for the Planning Board. Some edits were made based on some feedback received. One of those was incorporating a new Community Charter School that was not initially on the future land use map. For economic development, Stanley needs to see a diverse local economy that allows the community to meet its needs at home. For cultural resources, Stanley is a gem in Gaston County. The goal is for the surrounding area to know that Stanley is a destination to see culture, shop, participate, and be active in the downtown. There is a need for better connectivity in Stanley to make it accessible and safe for pedestrians. For community facilities & services, the feedback was to enhance and expand the Town’s parks and trail systems and invest in infrastructure. Stanley also wants to see high-quality neighborhoods with solid community character. Citizens of Stanley wish to preserve and protect the natural environment and rural nature around Stanley.

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

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

***New Business:***

**Review/Discus a Resume of Toshenina McDowell (candidate to the Planning Board and BOA alternate member)**

Mayor Denton asked Mrs. McDowell to tell a little bit about herself and why she would want to be on the Board.

Mrs. McDowell said she was brought up in Stanley, and had been active in the community for many years. She would like to help the town and community achieve their goals for growth and development.

Mayor Denton asked if there was a motion to appoint Toshenina McDowell to the Planning Board and Board of Adjustment as an alternate member. Mayor Pro-Tem Kirkland made a motion of appointment, and Council Member McMinn seconded the motion. A vote was held, and the motion passed unanimously.

**Resolution Approving the Installation of Traffic Calming Devices on Carpenter and Thomas Streets**

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

**Resolution Approving Scope of Services for Town of Stanley Downtown Traffic, Parking, and Pedestrian Analysis and Authorizing Town Manager to Execute Professional Services Contract and Interlocal Grant Agreement with the City of Gastonia for Funding**

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

**Approve Budget Amendment 11 – Payoff to Wells Fargo Finance for the Printers and Copies that were Replaced in 2021**

Mayor Denton asked if there was a motion to approve the budget amendment 11. Mayor Pro-Tem Kirkland made a motion to approve the amendment, and Council Member Pate seconded the motion. A vote was held, and the motion passed unanimously.

**Resolution Recognizing May 11<sup>th</sup> – May 17<sup>th</sup>, 2022 as National Police Week**

The resolution is to honor members of the Stanley police Department and all law enforcement officers across the United States. To remember those killed in the line of duty. To declare May 15<sup>th</sup> as police officer appreciation day in Stanley, NC.

Mayor Denton asked if there was a motion to approve the resolution recognizing May 11<sup>th</sup>- May 17<sup>th</sup> as national police week. Council Member Jones made a motion to approve the resolution, and Mayor Pro-Tem Kirkland seconded the motion. A vote was held, and the motion passed unanimously.

**Resolution Honoring Pastor Noel Sweezy upon His Retirement from the First United Methodist Church of Stanley and to Recognize His Years of Service to the Stanley Community**

Mayor Denton asked if there was a motion to adopt the resolution honoring pastor Noel Sweezy. Mayor Pro-Tem Kirkland made a motion to approve the resolution, and Council Member Helms 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.

*Citizen Comment:*

Mr. Mahovsky reminded everyone about the Stanley Cemetery Ancestry Fund Memorial Day Celebration on May 30th at 11:30 am.

Jerry Whitlock commented he would hand out flags and spread the word about the Memorial Day celebration.

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