



**Stanley Town Council Meeting
Official Minutes
Monday, April 4, 2016**

The regular monthly meeting of the Stanley Town Council was held on Monday, April 4, 2016 in the Stanley Town Hall Council Chambers. The following elected officials and staff were present:

Andrew Quinley, Mayor
Danny Sparrow, Mayor Pro-tem
Bud Pate, Council Member
Cathy Kirkland, Council Member
Kerry Hart, Council Member
Rob McMinn, Council Member

Jim Windham, Town Attorney
Heath Jenkins, Town Manager
Craig Roseberry, Public Works Director
Tug Deason, Recreation Director
Derek Summey, Police Chief

Call to Order:

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

Invocation:

Council Member Bud Pate gave the invocation.

Pledge of Allegiance:

All citizens present recited the Pledge of Allegiance.

Approval of Agenda:

Mayor Quinley switched the order of topics under new business, B and A, moving the resolution up and the public hearing to follow. Mayor Quinley added a closed session between council comments and adjournments. A vote was held and the motion passed unanimously.

Approval of Minutes:

Mayor Quinley asked for a motion to accept the March 7, 2016 Regular Meeting Minutes. Council Member Cathy Kirkland made a motion to accept the minutes and Council Member Kerry Hart seconded the motion. A vote was held the motion passed unanimously.

Citizen Comments & Presentations:

- A. **Special Presentations** – The Mayor stated there were no Special Presentations.
- B. **Citizen Recognition** – The Mayor asked if there were any other citizen comments concerning the Agenda items. There were none.

Old Business:

None

New Business:

- A. **Resolution to honor Joyce Handsel for her years of service at Brevard Station Museum:**

Ms. Handsel was called up to the podium, as well as Barry Smith to speak on her behalf. Mr. Smith thanked Ms. Handsel for her twenty-five years of volunteer service. Mayor Quinley read the resolution. Ms. Handsel thanked everyone and recognized volunteers: Freda, Ruth, Nancy and Bill. Ms. Handsel then thanks the council. Town Manager Heath Jenkins states that it has been a pleasure working with Ms. Handsel and all of the volunteers. Pat Smith invites all that are not attending the meeting to visit the museum for a reception.

- B. **Public Hearing and consideration of application for Zoning Map Change – Parcel Numbers 219471 and 221095:**

The Mayor asked for a motion to enter Public Hearing and Mayor Pro-Tem Danny Sparrow made the motion and Council Member Rob McMinn seconded the motion. A vote was held and the motion passed unanimously. The Mayor stated they welcome any comments or presentation.

John Rudisill addresses the Council. Mr. Rudisill states that he is the largest owner of apartments in town. He is also the developer of Creekwalk and the Villas at Creekwalk. Mr. Rudisill has plans for other development. Mr. Rudisill encourages the Council to vote against subsidized apartments and states that he will return later to speak again.

Town Manager Heath Jenkins states that he has received many phone calls regarding the apartment community. He states that both phone calls he received today, Mr. Rudisill and Timothy Roberts wanted to go on-record as being against the apartment community.

Sean Brady, of Rea Ventures (developer) gives an overview of the development and answers questions. Mr. Brady states that he has been developing for a long time and has three developments in North Carolina and several older developments in Georgia. Mr. Brady discusses that he is both the owner and developer and that his developments are not constructed for resale. Mr. Brady explains that this development would not be subsidized housing, but would be rent controlled. Mr. Brady explains that this development is seeking to

fill the gap between subsidized housing and uncontrolled market rate. Council Member McMinn asks Mr. Brady when he would prefer questions. Mr. Brady states that he would take questions at any time. Mr. Brady discusses that there will be seventy-two professionally managed units, mostly one to two bedrooms. Council Member McMinn questions why the model is after the Charlotte MSA and not the Gaston MSA. Mr. Brady explains that Gaston County is in the Charlotte MSA.

Mr. Brady states that the site is currently zoned as M1, manufacturing and industrial. Mr. Brady requests downzoning to R8 residential. The Planning and Zoning Commission has made a unanimous recommendation for approval. Mr. Brady states that there is a strong market demand in Stanley, including 92% from existing Stanley renters. Current rental demand is over three hundred units. The project has large setbacks and would extend sewer at their cost.

Matt, Mr. Brady's associate, shows picture slides of site, including: aerial view near Harper Park, buffers, landscaping, and community building. Matt also shows renderings of apartment buildings, floor plans, and approximate square footage of apartments.

Council Member Rob McMinn questions if they can charge below the rent ceiling. Matt responds with market-rate results. Mr. Brady states that they would not charge less due to the debt that they would have in the development. Mr. Brady and Matt state that rents would increase with market.

Council Member Rob McMinn discusses range based on income level. Mr. Brady says that they want rent as high as possible. Sixty percent AMI is as high as possible without reaching market rate.

Council Member Rob McMinn requests Mr. Brady walk him through rent calculations. Mr. Brady discusses that rent qualifications include: three times the amount of rent in income, criminal background check, and one and one half people per bedroom formula.

Mayor Pro-Tem Danny Sparrow asks Mr. Brady to explain the maximum income to qualify. Mr. Brady says that a family of four would have a maximum of \$40,000 annual income to qualify.

Town Manager Heath Jenkins asks for clarification on rent and lower payments. Mr. Brady states that they only have one level.

Council Member Rob McMinn questions if anyone is paying fifty percent of their income. Mr. Brady says that he is sure there are some paying fifty percent but adjustments are made every year. If funded, rents would be locked-in and recorded with the property. Rent amounts cannot be changed.

There is an initial audit and continued audits once a year, from the state. They also have internal auditors and an asset manager.

Matt explains community benefits, statistics on employment type of residents, including: teachers, police officers, retail workers, healthcare, and manufacturing. Matt also discusses increasing rent burdens.

Mayor Pro-Tem Danny Sparrow asks about difference in incomes. Mr. Brady speaks of social security income and pensions. Further explains that rent rules vary by state. Also, a marketing analyst determined that renters are the ones burdened. The analyst used interviews, surveys and census info.

Council Member Rob McMinn states that he is interested in how calculations were reached.

Council Member Kerry Hart asks if utilities are included. Mr. Brady responds that water, sewer, and trash are included.

The turnover rate for these developments is as high as thirty percent.

Council Member Kerry Hart asks if staff live on site. Mr. Brady explains that some do but it is not a requirement.

Council Member Kerry Hart then asks if exceptions are ever made in regard to income. The owner would have to take a unit out of compliance in order to make an exception. Otherwise, everyone must income qualify.

Mayor Pro-Tem Danny Sparrow asks for clarification on criminal history criteria. There is a clause in the lease that states that if police have to be called to a unit, that unit is in violation of their lease.

Mayor Quinley requests to postpone vote until next meeting. Town Manager Heath Jenkins states that the Town needs to advertise annexation agreement in May, recommends that they be voted on at the same time in May.

John Rudisill speaks again on behalf of renters and says they already have trouble renting their units now. Mr. Rudisill states that the average rent in Stanley is \$525. Mr. Rudisill requests that the town think like a businessman.

Danny Dease speaks that he looked around and found a three bedroom, one bathroom and does not pay \$700/month. He and his wife would not pay that to stay in an apartment.

Council Member Cathy Kirkland made a motion to close the Public Hearing and Council Member Kerry Hart provided the seconded the motion. A vote was held the motion passed unanimously.

Citizen Comments: Mayor asked for Citizen Comments, there were none

Department Reports:

Finance: No report at this time.

Public Works: No report at this time.

Recreation: No report at this time.

Police: No report at this time.

Fire Department: Fire Chief William Keller addresses the Mayor and Council regarding Jim and John Ballard, longtime members of the Fire Department. Jim has passed away of a stroke. John has decided to retire from the department.

Manager's Report - Town Manager Heath Jenkins states that the Town is working with the attorney regarding possible damage to roads in Bennington as a result of construction. Mayor Quinley states to engage them over the next month. Town Manager Jenkins expressed these concerns to the developer.

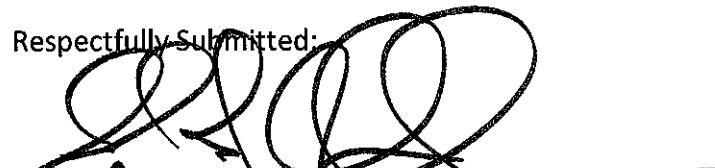
Demolition of house across from church – Town Manager Heath Jenkins recommends proceeding with a letter and then the normal abatement process.

On target for budget dates – Town Manager Heath Jenkins states that system conversion and budget are taking place at the same time. Budget will not be in new format, but is on target.

Adjournment:

Mayor Quinley asked for a motion to adjourn the Council Meeting and enter closed session. Council Member Kirkland made a motion to adjourn the meeting and Mayor Pro-Tem Danny Sparrow seconded the motion. A vote was held and the motion passed unanimously. Mayor Quinley adjourned the Regular Council Meeting at approximately 7:45 p.m.

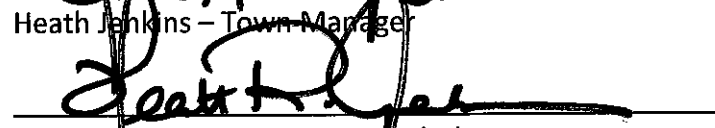
Respectfully Submitted:



Andrew Quinley – Mayor



Heath Jenkins – Town Manager



Heath Jenkins - Interim Town Clerk

