



**Stanley Town Council Meeting
Official Minutes
Monday, August 7, 2017**

The regular monthly meeting of the Stanley Town Council was held on Monday, August 7, 2017 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
Rob McMinn, Council Member
Kerry Hart, Council Member

Jim Windham, Town Attorney
Heath Jenkins, Town Manager
Catherine Greder, Town Clerk
Derek Summey, Police Chief
Olivia Smith, Finance Director
Will Keller, Fire Chief

Call to Order:

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

Invocation:

Council Member Cathy Kirkland gave the invocation.

Pledge of Allegiance:

All citizens present recited the Pledge of Allegiance.

Approval of Agenda:

Mayor Quinley asked if there were any other additions, clarifications or deletions. The Town Clerk, Catherine Greder added D. Resolution Accepting Water and Sewer Asset Management Plan to New Business. Mayor Quinley added E. Current Committees to New Business. Mayor Quinley asked for a motion to approve the agenda. Mayor Pro-Tem Danny Sparrow made a

motion to accept the agenda and Council Member Cathy Kirkland seconded the motion. A vote was held and the motion passed unanimously.

Approval of Minutes:

Mayor Quinley asked for a motion to accept the July 10, 2017 Regular Meeting Minutes. Council Member Kerry Hart made a motion to accept the minutes and Council Member Rob McMinn seconded the motion. A vote was held the motion passed unanimously.

Citizen Comments & Presentations: Mayor Quinley asked if there were any citizen comments related to the agenda items. There were none.

Old Business:

A. Logo

The Mayor provided a recap on the changes that had been made to the logo thus far. The Council was provided with all three versions of the Magnolia logo. Council Member Kerry Hart stated that she, Council Member Kirkland and Council Member Pate liked the final revised logo. Mayor Pro-Tem Sparrow stated he liked the final revision. Council Member Rob McMinn stated that he liked the second version.

Mayor Quinley asked if there was a motion to approve the logo. Council Member Cathy Kirkland made the motion and Council Member Kerry Hart seconded the motion. A vote was held and the motion passed unanimously.

B. Signs

Mayor Quinley explained that discussion has taken place over the last few months about regarding the welcome signs at the Town limits. Mr. Roseberry explained that there are three signs, two with brick pillars and one gate sign. Mayor Quinley stated that he would like to see all of the signs match and requested the staff to get quotes for updating the signs. Manager Jenkins explained that the staff needs to communicate with the property owners where these sign upgrades may take place. Mayor Quinley expressed that the Town has worked hard to establish a new image via the new logo and the signs should be fresh too. Council Member Rob McMinn stated that the signs, the logo and the new Town Hall should all be done at the same time to rebrand the Town. Manager Jenkins explained that the staff would bring options back to the Council.

C. Fireworks Regulations and Permitting

Manager Jenkins asked the Council if they had any feedback after taking time to review the packet presented at the last meeting. There were no additional comments of feedback.

D. Hacker Buildings

Manager Jenkins explained that he had discussed the buildings with Mr. Hacker and Mr. Hacker would touch base with the Staff, should he decide to move forward in any other direction.

New Business:

A. Resolution to Declare Police Vehicles as Surplus

Council Member Rob McMinn asked if this would get rid of all of the old vehicles behind the police department. Chief Summey explained that they will keep one spare.

Mayor Quinley asked if there was a motion to approve the Resolution. Council Member Kerry Hart made the motion and Council Member Rob McMinn seconded the motion. A vote was held and the motion passed unanimously.

B. Cemetery

Mayor Quinley asked Manager Jenkins to explain the concerns with the Cemetery. Manager Jenkins explained that there are many reasons why the Cemetery has not recently been mowed by the Town. Manager Jenkins explained that the Public Works Department has struggled to maintain staff and that other duties in Town have become more taxing as the Town has grown, while the staff has remained the same, or less. Manager Jenkins further explained that there is wear-and-tear on the Town's equipment from mowing the property. The Cemetery property is not owned by the Town and that the ownership of the property has been a common misunderstanding. Manager Jenkins explained that he had done hours of research into the ownership of the Cemetery property and found no information that would support the Town ever had any ownership of the Cemetery. Manager Jenkins asked the Council to consider giving staff directions to discuss with the property owners the maintenance of the Cemetery and turn those responsibilities over to the property owners. Mayor Quinley explained that he had reached out to Manager Jenkins about the fallen tree and that initiated conversation and explanation about the ownership of the Cemetery. Manager Jenkins explained that the property has changed hands and there is some question as to whom owns a portion of the property but that there is nothing, in any records, at any time, that shows that the Town was an owner of any of the property in question. The Council recognized the amount of work that Manager Jenkins had done on the research of the Cemetery.

C. Proposal of Town Hall Budget and Addition; Approval of Application to LGC for Financing

Mayor Quinley asked Manager Jenkins for an overview of the project. Manager Jenkins explained that the Council and Staff has discussed the need to stop leasing a facility and get out of the current Town Hall. Manager Jenkins explained that the former Suntrust building became available and that after support from the Council and Staff, negotiations

took place and an agreement was reached. Manager Jenkins explained that with assistance from Tug Deason, some upfit has been completed and the Staff is working on estimates and coordinating necessities for the move to the new facility. Manager Jenkins explained that an expansion will still be needed to properly accommodate a Council Chamber and recommended that the expansion be multi-purpose and accommodate a Community Room to replace the current Community Building. He made this recommendation to get more out of the investment of a Council Chamber and provide a much-needed upgrade to the facility the Town offers for rent for functions. Mayor Quinley discussed holding Council meetings in the new Town Hall rather than an alternate location. The September Council Meeting will still take place in the current Town Hall. Mayor Quinley asked Manager Jenkins how much time is needed to be ready to move. Manager Jenkins stated that 30-60 days is a rough estimate. Mayor Quinley recommended moving the Council Meetings to the new Town Hall lobby once ready.

Manager Jenkins requested Council direction on negotiating prices for work and direction on having discussion with the LGC for financing an expansion when the time comes. Mayor Quinley directed the Manager to find an architect and keep the momentum going.

D. Resolution Accepting Water and Sewer Asset Management Plan

Manager Jenkins explained that our consultants have attended the training and are going to reapply for the grant we did not receive last year and the resolution needs to be readopted.

Mayor Quinley asked if there was a motion to approve the Resolution. Council Member Cathy Kirkland made the motion and Council Member Kerry Hart seconded the motion. A vote was held and the motion passed unanimously.

E. Current Committees

Mayor Quinley explained that an email was sent about a new airport committee and would like to know what committees on which the Town is currently represented that we have financial contributions. Manager Jenkins explained that there are only two. Members of the staff also sit on both the Montcross and Gaston Regional Chambers.

Citizen Comments: Mayor Quinley asked if there were any comments. There were none.

Department Reports:

Finance Department: The financial reports were provided to the Council.

Public Works: Mr. Roseberry had no further report.

Recreation: Recreation Director, Tug Deason was with the Recreation Department at the World Series in Alabama.

Fire: Deputy Chief Hullett went over the annual report provided by Chief Keller.

Police: Chief Summey had no further report.

Manager's Report: Manager Jenkins explained that he has been able to reach an agreement with a new Audit firm and has worked out details with the LGC. Mayor Quinley asked for

clarification that this is a one-time agreement and not long-term. Manager Jenkins confirmed. Mayor Quinley asked if Mike Shipman was the only auditor at Collis & Associates. Manager Jenkins explained that he believes Collis & Associates did not have the staff levels to provide an auditor this year and that we were not the only municipality that will not be able to use their services.

Council Comments:

Council Member Cathy Kirkland brought up the next meeting date being scheduled on a holiday. The Council agreed to move the September regular meeting to Tuesday, September 5, 2017.

Council Member Cathy Kirkland asked about the property on Church Street and if the Town could do anything about the tarps on the building. The Clerk explained that the property is owned by Bank of America and they have not complied with previous violations and we have abated and fined the grass at the property already. Mayor Quinley gave credit to the ordinance updates and the staff for the progress this year.

Council Member Rob McMinn asked for the list of vehicles to be provided. He also asked for an update on the Ordinance update. Manager Jenkins explained that the urgency of the CDBG project and the relocation of Town Hall have been occupying much of the staff's time. The Clerk explained that it may be easier, if possible, to adopt an entirely new Ordinance. Manager Jenkins stated that the staff would look into this and see if there is a legal way to do so.

Town Attorney Jim Windham informed the Council of a request to donate land to the Town, explaining that the property is not buildable and the acceptance would create a loss in tax revenue and not be a usable parcel for the Town.


Adjournment of regular meeting:

Mayor Quinley asked if there was a motion to adjourn. Mayor Pro-Tem Danny Sparrow made the motion. Council Member Bud Pate seconded the motion. A vote was held and the motion passed unanimously.

Respectfully Submitted.



Andrew Quinley – Mayor



Heath Jenkins – Town Manager



Catherine Greder - Town Clerk

