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**Stanley Town Council Meeting  
Official Minutes  
Monday, May 2, 2016**

The regular monthly meeting of the Stanley Town Council was held on Monday, May 2, 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  
Catherine Greder, Town Clerk

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***Call to Order:***

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

***Invocation:***

Mayor Pro-Tem Danny Sparrow gave the invocation.

***Pledge of Allegiance:***

All citizens present recited the Pledge of Allegiance.

***Approval of Agenda:***

Mayor Quinley asked if there was anything to be added to the agenda. Town Manager, Heath Jenkins requested that the Resolution to Authorize the Town Manager to Sign a Letter of Intent to post the minimum bid at the point of sale through foreclosure process be added to the agenda as item "F". The addition was approved and there were no other additions. Mayor Pro-Tem Danny Sparrow made a motion to accept the agenda and Council Member Bud Pate seconded the motion. A vote was held and the motion passed unanimously.

***Approval of Minutes:***

Mayor Quinley asked for a motion to accept the April 4, 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. **Citizen Comments** – Mayor Quinley asked if there were any citizen comments, there were none.
- B. **Appointment and Swearing-In of New Town Clerk, Catherine Greder and Tammy Calhoun as Deputy Town Clerk** – Mayor Quinley swore in Catherine Greder as Town Clerk and Tammy Calhoun as Deputy Town Clerk.

**Old Business:**

- A. **Public Hearing for consideration of request to rezone parcel on Mariposa Road and annexation petition of annexation into Town of Stanley Town limits. –**  
Mayor Quinley asked if there was a motion to approve the public hearing. Council Member Kerry Hart made a motion. Mayor Pro-Tem Danny Sparrow seconded the motion. A vote was taken and passed unanimously.

Timothy Roberts, who does not live in Stanley but has family that does reside in Stanley, took the podium. Mr. Roberts manages a property in Stanley. He stated that the addition of seventy more units would have a significant impact on Stanley. They currently rent at a rate of \$560 for a two bedroom, one and a half bath apartment. Mr. Roberts stated that the owners of the property are not certain that they would remain property owners if Rea Ventures did build new units in Stanley. This project may cause them to decide to become Section 8 housing, sell the property, or consider other options.

David Harkey, with D + D Custom Home Builders, stated that he is concerned with what may happen if more apartments are built in Stanley. His customers are concerned about what may happen to property values of their homes if these apartments are constructed in Stanley. He stated that the value of their homes would be negatively impacted. He stated that lower income apartments may cause trouble to schools as they are already overcrowded. Mr. Harkey said that he does not live in Stanley, he lives in Belmont but he chose to build in Stanley because it is a good community. He stated that houses would be a better fit.

At the request of John Rudisill, Town Manager, Heath Jenkins read emails received today. Brent Grice discussed potential tenants may increase crime rates in Stanley. He stated that he understands the apartments may increase the tax base, but that these apartments will cause other property value to decrease. *Mayor Pro-Tem Danny Sparrow asked where Mr. Grice lives. Mayor Quinley responded that he lives in Creekwalk.* Manager, Heath Jenkins read the next email from Brad Baranowski who purchased eight lots in Creekwalk. Mr. Baranowski stated that they have been disappointed in sales as families have found out that Stanley has a Title 1 school and have selected to live in

other Towns as a result. Mr. Baranowski stated that many of his sales have been to families without children. He stated that if the Title 1 concern is not addressed, they may decide not to purchase further lots for building. He stated that Stanley should have a plan to sustain growth.

Town Manager Jenkins stated that the two emails were the only that he received, where they requested they be read.

Mayor Pro-Tem Danny Sparrow asked if Mr. Baranowski lives in Creekwalk or Stanley.

Town Manager Jenkins stated that he is not sure where he lives but he is the developer for Stage Two of Creekwalk.

Mr. Rudisill requested that the email from Mike Bradshaw be read. Town Manager Jenkins stated that he had not received an email from Mr. Bradshaw as of 5 o'clock. Mayor Pro-Tem Sparrow stated that the email was sent to him and he forwarded the email to the Council prior to the meeting. Mr. Rudisill requested that the email from Mr. Bradshaw be read.

John Rudisill stated that he addressed the Council last month. He stated he would not spend as much time speaking this month. He mentioned that we have heard from people who own apartments and people who do building in Town and that both have the same concerns. He stated that the Town didn't have a plan and he was interested to see what the decision would be based upon. He stated that he needs to correct his closing statement from the previous meeting. His wife is fifteen years younger than he and this is her business. The Rudisill's have an 85% occupancy rate, currently. She already has trouble finding tenants that can afford their apartments. They have to go through several people before they find one to which they can rent. He stated that the need for apartments in Stanley is for Section 8. Mr. Rudisill spoke about overbuilding and what happens to empty units. He stated that they would have to lower rent and their apartments would become rundown. He stated that this is a poor Town and the need here is for Section 8. He stated that we have a Title 1 school in Stanley and Kiser is going to become Title 1, also. He spoke that we have several empty buildings in Stanley and that this is not a sign of a growing Town. He said that the growth is in Kelly's Landing, Bennington Woods, and Creekwalk. He said that the Town has no plan.

Mayor Pro-Tem Danny Sparrow locates and reads the email from Michael Bradshaw who lives just outside the Town Limits. The email stated that Michael, his mother, and sister own property in Stanley neighboring the proposed development site. He stated that they will need to sell their property in the future due to his mother's living expenses. He is concerned that the proposed project would have a detrimental impact on the value of their property. He said that the highest and best use of their property is

single-family housing. He requested that the council members be made aware of their concerns and the reasoning for them. He stated that if the project looks like subsidized housing, it is.

Mayor Andrew Quinley asked if anyone else would like to address the Council. Sean Brady of Rea Ventures requested a few moments. He stated that they provided their market study to the council. He stated that feedback from the market analyst is that rent pricing will not go lower, it actually may go higher. He stated that the market area is not just in Stanley, it goes as far as South Gastonia. He stated that he should have clarified in the last meeting that the 92% of residents in the market extend beyond Stanley. He stated that there is already a Section 8 housing in Stanley. He said that this is not an option for them but their income requirement is twice as much. There is no subsidy for them, the tax credits are used to raise capital. He understands that this is a common misconception. He stated that the demand is quite strong. He stated that a property in Georgia was able to raise the rent \$50 higher than expected. He does not see this as a competition or destroy-all. He said that apartments typically bring in less children than single-family homes, since they are geared toward one and two bedrooms. Mr. Brady addresses the concern that there will be cost to the Town. He stated that they will be responsible for several things, including improving the sewer in that area. Mr. Brady then addresses crime rates and property values and offers information on these subjects. He stated that they show no decrease in property values, sometimes even an increase and a decrease in violent crimes. He stated that he used Zillow to check before-and-after property values near their other properties in Georgia and Texas. He stated that Rea Ventures is the guarantor and that if the project does not work out, it is Rea Ventures on the line, not the Town of Stanley. He stated he is not sure how a high quality community could be a detriment. He stated that he understands the concerns and they are several of the things that Rea Ventures looks at before they begin a project.

John Rudisill approached the podium. Mayor Quinley asked that everyone limit their comments to two minutes to avoid back-and-forth. Mr. Rudisill stated that he is not worried about the crime at Rea Ventures place, that he is worried about the crime at his place.

Mayor Quinley asked if there is a motion to close the Public Hearing. Council Member Kerry Hart made the motion and Council Member Bud Pate seconded the motion. A vote was taken and the vote passed unanimously.

- B. Vote to Approve Rezoning** – Mayor Andrew Quinley asked if there was a motion to approve the rezoning to R8. Mayor Pro-Tem Danny Sparrow made the motion, Council

Member Kerry Hart seconded the motion. Council Member Rob McMinn opposed. The motion passed.

- C. Vote to Approve Petition for Annexation – Mayor Quinley asked if there was a motion to approve. Council Member Bud Pate made the motion, Council Member Rob McMinn seconded the motion. A vote was taken and passed unanimously.**
- D. Vote to Approve Resolution to Retain the name Stanley Middle School at new facility and naming building in honor of Neb Hollis – Mayor Quinley asked if there was a motion to approve. Council Member Cathy Kirkland made the motion, Council Member Kerry Hart seconded the motion. A vote was taken and passed unanimously.**

***V. New Business:***

- A. Gastonia/Gaston County Consortium – Mayor Quinley asked Town Manager Heath Jenkins to speak. Town Manager Jenkins stated that every 3 years, The Town of Stanley works with the City of Gastonia. The program has been in place for a long time. He has reached out to the City of Gastonia about projects done near and in the Town of Stanley. Manager Jenkins stated that he would like to see more projects in our area and that this would make the property value better. Manager Jenkins recommends that the Council renews. Mayor Quinley asked if there was a motion to approve. Council Member Cathy Kirkland made the motion. Council Member Rob McMinn seconded the motion. A vote was taken and passed unanimously.**
- B. Proclamation Christ’s Lutheran Church Day – June 19, 2016 as Christ’s Lutheran Church Day. Mayor Quinley asked if there was a motion to approve. Council Member Kerry Hart made the motion and Council Member Cathy Kirkland seconded the motion. A vote was taken and passed unanimously.**
- C. Contract for Service to Audit Account – Mayor Quinley asked Town Manager Jenkins to speak about the contract. Manager Jenkins stated that this is our annual audit as required by the state. The contract is to renew our contract with Collis & Associates, our current CPA. Manager Jenkins recommends that the Council renew the agreement.**
- Mayor Quinley asked if there was a motion to approve. Mayor-Pro Tem Danny Sparrow made the motion and Council Member Rob McMinn seconded the motion. A vote was taken and passed unanimously.
- D. Resolution by Governing Body to Construct a Wastewater Collection System –**

Manager Jenkins stated that he attended a meeting in Asheville concerning the attempt to attain some additional funding. There is additional state funding available, some of which is grant money and some of which is forgivable loan money. One of the engineers was able to facilitate a meeting with the State Director for Water Infrastructure who approves these projects. Manager Jenkins stated that they are very much aware of our needs now. Manager Jenkins stated that he moved forward with the application. The resolution that is in front of the Council must be approved as part of the application. This is not for loan money, but for grant money. They may send back and ask if we accept part loan

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

**E. Resolution to place ABC items on November 2016 General Election Ballot -** Mayor Quinley stated that Council spoke briefly about this matter last month and asked Manager Jenkins to cover this again. Mr. Jenkins said there are some concerns over the present ABC license. Manager Jenkins stated that if a business wants to just serve beer and wine they must get a full license, which is costlier. There is concern that someone may come in and serve only beer and wine in a bar-type environment causing an undue cost to them. He stated that State law requires that there must be a food menu.

The second item researched was the ABC store. Manager Jenkins stated that the biggest concern was the upfront cost to the Town. The Town must operate the facility, rent or lease the space or build a building and employ the staff in the store. Manager Jenkins asked some others what their upfront cost was. He stated that the bottom-line is there is an ABC store in Belmont, Lincolnton, Cramerton, and Mount Holly and the revenues go to those Towns and not to the Town of Stanley. Manager Jenkins asked the Council to consider putting these matters on the Ballot in November.

Mayor Pro-Tem Danny Sparrow asked if the Town has to maintain the ABC store and if it can be privately operated. Manager Jenkins stated that it must be operated by the Town. Mayor Pro-Tem asked if it must be built if passed. Manager Jenkins stated that if it passes, you must move forward, there is a mandate if passed. Council Member Rob McMinn stated that alcohol is already here in Town and passing would made it easier on restaurants in-Town or those who would come to Town.

Council Member Cathy Kirkland asked when Council must decide in order to get the item on the ballot.

Manager Jenkins stated that he believes they must decide by July.

Mayor Quinley stated that they should probably decide in June.

Town Attorney Jim Windham stated that his understanding is August and Council could decide in July but probably should not wait that long. Town Attorney Windham stated that the ballot entries must be approved and are set in statute and is probably something that Council would want him to prepare.

Mayor Quinley asked Town Attorney Windham if Council can table this item to June and get a ballot. Town Attorney Windham said that he could do so.

Mayor Pro-Tem Danny Sparrow asked if Council could open public comment. Mayor Quinley stated it was a good idea.

Manager Jenkins stated that a public hearing is not required because the item would be on the ballot, but it would be a good idea to get the public's opinion.

Mayor-Pro Tem asked Town Attorney Windham what they need to do for the ABC public hearing. Town Attorney Windham stated that the Council must adopt the Public Hearing. He also stated that they could ask for citizen comment during the next meeting. Mayor Quinley stated that he is fine with a public hearing.

Mayor Pro-Tem Danny Sparrow made the motion for a Public Hearing. Council Member Kerry Hart seconded the motion. A vote was taken and passed unanimously.

**F. Resolution to Authorize the Town Manager to Sign a Letter of Intent to post the minimum bid at the point of sale through foreclosure process.**

Mayor Quinley asked Council if they have any questions for Manager Jenkins. Mayor Quinley asked Manager Jenkins to further discuss. Manager Jenkins stated that he spoke with Mr. Tanner who stated that there appears to be no attempt to pay the back taxes and they are ready to begin the foreclosure process. Manager Jenkins requested the letter of intent to make an opening bid at foreclosure process when the property becomes available.

Mayor Quinley asked if there are any other questions or discussion from the Council. There were none. Mayor Quinley asked if there was a motion to approve. Council Member Rob McMinn made the motion to approve. Council Member Bud Pate seconded the motion. A vote was taken and passed unanimously.

**Citizen Comments:** Mayor Quinley asked if there were any Citizen Comments.

Dan Brandon asked what the target date is to finish the original interconnect line. Mayor Quinley asked Mr. Brandon to clarify. Mr. Brandon clarified that he would like to know what the

expected date is to return the temporary construction easement back to landowners. Public Works Director Craig Roseberry stated that he does not believe there is a specific date set and if everything goes well, construction will be finished within a few weeks. Mr. Brandon asked if he can say tentatively the end of May. Public Works Director Craig Roseberry stated, tentatively.

Mr. Brandon then asked if there would be a wastewater treatment collection facility, referring to Item "D". Town Manager Jenkins stated that Item "D" is not an actual building and does not include any further construction of buildings. Item "D" is simply an upgrade and repair of old lines.

Mayor Quinley asked if there were any other comments. There were none.

***Department Reports:***

**Finance Department:** No report at this time.

**Public Works:** No report at this time.

**Recreation:** Director Tug Deason stated he received the permit for the gym last Thursday and concrete and foundation work will start next week. The building is scheduled to come on May 20<sup>th</sup> and the builders will be here around May 22<sup>nd</sup> to put the building up. Manager Jenkins asked Mayor if he may ask Recreation Director Tug Deason a question. Manager Jenkins asks Recreation Director Deason if there is a value associated with the gym. The County has a \$2.6 million value on Harper Park, the gym will cost \$500,000 and the County has already put a tax value of \$1.7 million. Manager Jenkins asked Recreation Director Deason to mention a video project that will be. Recreation Director Deason stated that a video will be filmed on May 9, 2016 at Harper Park through the Image Committee Campaign that the Council appointed Town Manager Jenkins to on behalf of the Town of Stanley. Recreation Director Deason stated that the Town will not have to stage anything, there will already be live games and courts being used. Recreation Director Deason recognizes Jim Windham for working very hard on closing with the bank.

**Police:** No report at this time.

**Fire:** No report at this time.

**Manager's Report -** No report at this time.

**Council Comments –**

Council Member Rob McMinn stated that Rezoning for apartments is already approved and will move forward. Council Member McMinn stated that he agrees with citizens that we need to envision what Council wants the community to be before Council rezones any more property.

Town Manager Jenkins stated that there are good facilitators out there to help the Council develop these types of plans.



Mayor Quinley requested that Manager Jenkins send information regarding growth, development and facilitators.

Manager Jenkins stated that there are a couple ways to go about creating the Council's vision. He suggests a blue ribbon committee, partnering with the planning board to made proposals or that Council could have a meeting or retreat to work with a facilitator.

Mayor Pro-Tem Danny Sparrow commented on the annexation and stated he wants everyone to know, especially Mr. Rudisill and Mr. Roberts, that their opinions do weigh heavy on him. Mayor Pro-Tem Danny Sparrow stated that citizen's comments were deeply considered. He stated that the pros outweigh the cons in this situation and the Council thought deeply and looked at all variables and factors. Mayor Pro-Tem Sparrow stated that Council and citizens have warned Rea Ventures about the water and sewer situations in Town.

Mayor Quinley stated that he has had conversations with Town Manager Jenkins about the aging roads in Bennington Woods and the previously discussed house that is burned and there will be a resolution by the next meeting.

Manager Jenkins offers to provide an update and stated that he has been trying to reach out to the property owner who lives in California.

Manager Jenkins explained that the Town can give the owner a set time or calendar days to do work, the Town can do the work and pass the invoice to the owner or the Town can tear the area down and put a lien on the property, but they have had a hard time getting in touch with the family that owned the property.

Mayor Quinley stated that he was approached by members of Springfield Community. Sunday May 15, 2016, they are having their homecoming.

Mayor Quinley asked if there was any update on MPO. Mayor Pro-Tem Danny Sparrow stated that there was more push now for Catawba Crossings. There was a meeting last Tuesday in Charlotte. The proposal is to build 4300 homes, a percentage will be parks and greenways, mix use, business, light industrial and industrial. There are no tolls in this version and Catawba Crossings will not be as long as Garden Parkway which went to the other side of Bessemer City.

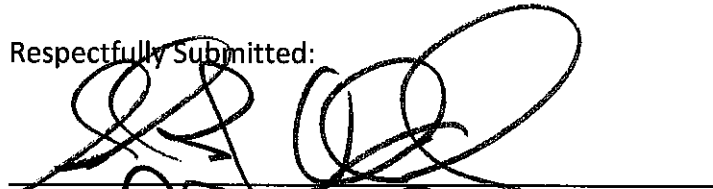
Mayor Quinley stated that Nick O'Brian Day is coming up and will be addressed again next month.

Mayor Quinley then asked if our Water I & I has improved. Public Works Director Craig Roseberry stated that I & I has improved because the Town has not had rainy weather until recently.

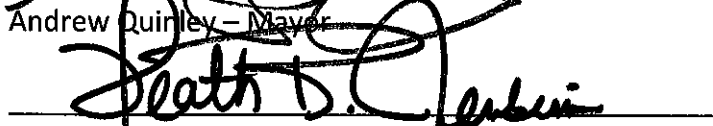
***Adjournment of regular meeting:***

Mayor Quinley asked if there was a motion to adjourn the regular meeting. Council Member Kerry Hart made the motion. Council Member Cathy Strickland seconded the motion.

Respectfully Submitted:



Andrew Quinley – Mayor



Heath Jenkins – Town Manager



Catherine Greder - Town Clerk

