



**Stanley Town Council Meeting
Official Minutes
Monday, November 5, 2018**

The regular monthly meeting of the Stanley Town Council was held on Monday, November 5, 2018 at Stanley Middle School. The following elected officials and staff were present:

Steven Denton, Mayor
Cathy Kirkland, Mayor Pro-Tem
Rob McMinn, Council Member
Kerry Hart, Council Member
Bud Pate, Council Member
Danny Sparrow, Council Member

Jim Windham, Town Attorney
Heath Jenkins, Town Manager
Tug Deason, Recreation Director
Olivia Smith, Finance Director
Derek Summey, Police Chief

Call to Order:

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

Invocation:

Council Member Kerry Hart gave the invocation.

Pledge of Allegiance:

All citizens present recited the Pledge of Allegiance.

Approval of Agenda:

Mayor Denton asked if there was a motion to approve the agenda as presented.

Mayor Pro-Tem Cathy Kirkland made a motion to accept the agenda and Council Member Kerry Hart seconded the motion. A vote was held and the motion passed unanimously.

Approval of Minutes:

Mayor Denton asked for a motion to accept the October 1, 2018 Regular Meeting Minutes.

Council Member Danny Sparrow made a motion to accept the minutes as presented and Council Member Bud Pate seconded the motion. A vote was held the motion passed unanimously.

Old Business:

A. Public Hearing – Amending the Charter to Change Mayoral Term from Two-Year to Four-Year

Mayor Denton asked for a motion to open the public hearing.

Council Member Kerry Hart made the motion. Council Member Rob McMinn seconded the motion. A vote was held and the motion passed unanimously.

Mayor Denton asked if there were any public comments. There were none.

Mayor Denton asked for a motion to close the public hearing.

Mayor Pro-Tem Cathy Kirkland made a motion. Council Member Kerry Hart seconded the motion. A vote was held and the motion passed unanimously.

Mayor Denton explained that this item will be up for vote at the next Council meeting.

New Business:

A. Resolution of Endorsement Gaston County CLT Airport Connected Economic Positioning Strategy

Mark Cramer from the Greater Gaston Development Corporation presented the report to the Council and audience. A copy of his presentation may be requested from the Town Clerk.

Mayor Denton stated that he encourages the Council to support the resolution.

Council Member Rob McMinn stated that there was a slide with all of the cities and little emblems. Mark Cramer stated that those were the cities that participated. He stated that Cherryville, High Shoals and Ranlo did not participate. Council Member McMinn stated that he did not remember seeing the slide on the website. Mark Cramer stated that he would get a copy of that to Council Member McMinn.

Mayor Denton asked for a motion to approve the resolution. Council Member Kerry Hart made a motion. Council Member Rob McMinn seconded the motion. A vote was held and the motion passed unanimously.

B. Resolution to Authorize an Economic Development Agreement for Project ALPHA 3 to Provide a Standard Level One Local Incentive Grant for Investments in Years 2018 Through 2022.

Mayor Denton asked Manager Jenkins if he would like to elaborate. Manager Jenkins stated that he would be glad to answer any questions the Council had. Council Member Danny Sparrow asked if Stanley was participating or just the County. Manager Jenkins stated that it was a Town and County plan and that the Town mirrors the County on these types of projects. He stated that it was in a policy adopted years ago to mirror the County's investment opportunities. Council Member Sparrow asked if the Town would lose the tax base at 90%, then 80% and down the line. Manager Jenkins stated that the way the incentive packages are set up it may appear that you are losing on the front end and you are actually not, the way that the packages are put together. Manager Jenkins stated that we have also received an additional grant from Duke Energy which is in with the packet. Council Member McMinn asked if there was a report on what the Town is paying for this, what hit the Town is taking. Council Member Sparrow stated that the property is valued at \$4 million and we would lose 90% of the tax rate in the first year, then 80% and so on. Manager Jenkins stated that the incentive plans are set up that the Town mirrors what the County agrees to invest. He stated that the cash portion was even picked up by another grant from Duke Energy. Council Member McMinn stated that the resolution is stating we are accepting the money from Duke Energy. Manager Jenkins agreed and added that the resolution also supports the project.

Mayor Denton asked for a motion to approve the resolution. Council Member McMinn made the motion. Council Member Pate seconded the motion. A vote was held. Council Member Sparrow was opposed, all others were in favor and the resolution passed.

Special Presentation:

Bob Mahovsky – Christ Lutheran Church, Cemetery Ancestry Fund

Mr. Mahovsky addressed the Council and audience regarding an update on the efforts of the Cemetery Ancestry Fund to raise money and maintain the cemetery grounds. A copy of his report may be requested by contacting the Town Clerk.

Citizen Comments:

Scott Farmer of 2515 Pinewood Rd, Gastonia - Mr. Farmer stated that he owns the property located next to Pennsylvania Steel, in Stanley. He stated that he has been contacted by a company that would be interested in constructing senior apartments on the property, which is not permitted under the current zoning. He stated that the developer mentioned sixty units, with roughly 80% female occupancy. He stated that he has emailed photos of what the development would look like to each Council Member and he was present to inform the Council of this request.

Mayor Denton asked if the name of the company was on the photos. Mr. Farmer said it was not but he could send the information.

Geri Burrell of 407 S Buckoak Street – Ms. Burrell addressed the Council about tractor trailers and large trucks coming down her street. She stated that many years ago that was not allowed. She stated that something needs to be done about the trucks coming down the road. Ms. Burrell also stated that there is a home at the end of Moore Street that is covered in mold and Ms. Burrell stated that she is getting sick from the mold spores that travel through the air to her home. Ms. Burrell also stated that there was an issue with cats in the neighborhood. She stated that she is not sure where they are coming from, but there are many of them that wander around. Ms. Burrell stated that she would like owners to keep their cats inside or have them picked up.

Katie Fisher of 205 Taylor Drive – Ms. Fisher stated that her bill has increased and she has called several times to get someone out to look at her water meter and tell her that she probably had a leak. Ms. Fisher stated her bill tripled and she probably has a leak. She stated that she wants to know how the water is measured and how the water and sewer can be two different things when the sewer isn't metered. Mayor Denton asked Ms. Fisher for her address and whom she spoke with. Don Ritter stated that he spoke with her. Craig Roseberry stated that he would follow up with Ms. Fisher.

Phyllis Osborne of 101 Watts Rd – Ms. Osborne stated that she is trying to find a solution to overgrown shrubbery that is creating a visibility issue when trying to exit her drive onto Highway 27. She stated that it is a safety concern and she has almost been hit several times because she cannot see until the cars are coming around the curve. Ms. Osborne said she would like to know who she should talk to about addressing the issue. Manager Jenkins asked where exactly the shrubbery was. Ms. Osborne stated that it was near Clippard's. Ms. Osborne said Catherine Greder had someone from the Town to clean up the area but it needs to be cleaned up further. Ms. Osborne also said that there is an area in downtown that needs to be cleaned up. She stated that people have junk everywhere. Ms. Osborne thanked Catherine Greder for stopping the tomato stand from throwing rotten tomatoes across the street. Ms. Osborne said that she would rather see dirt than a building falling down. She would like to see the brown building in downtown cleaned up.

Manager Jenkins explained that sometimes there are disagreements between the Town and property owners about what "overgrown vegetation" is.

Sonya Purser of 406 Thompson Street – Ms. Purser stated that she would like for there to not be parking along the railroad tracks throughout downtown.

Ms. Burrell asked if a car can sit in a yard without a tag. Manager Jenkins stated that the ordinance allows one car without a tag. Ms. Burrell stated that when she moved to Town, she was told the car could not sit there. Manager Jenkins explained that the limit is one vehicle.

Ms. Purser asked if there is any way that public works can come flush the water line again. Craig Roseberry stated that he would take care of it.

Department Reports:

Finance Department: Mayor Denton explained that the financials were provided. There were no questions.

Public Works: Mr. Roseberry had no further report.

Recreation: Mr. Deason had basketball draft sessions.

Fire: Interim Chief Hullett was not able to be present.

Police: Chief Summey was also at basketball draft sessions.

Manager's Report: Manager Jenkins went over his report. He stated that he, Catherine Greder and Mayor Denton met with a potential investor regarding the Dover building. Manager Jenkins and Catherine worked with Auggie Wong to submit a Main Street Improvement grant application and were finalizing the NCDOT Bike and Pedestrian Planning grant application. He stated that he met with Phillip McGinnis and a very reputable developer regarding potential projects and ideas for Stanley. Manager Jenkins also had a meeting with a potential investor that would involve a 501(c)(3). Manager Jenkins explained that he attended and spoke on behalf of Stanley at the Gaston Regional Chamber municipal update. Manager Jenkins presented Mary Francis Forrester with a certificate and letter on behalf of the Council thanking her for her work in the Arts in Gaston County. She was honored and sent her thanks to the Mayor and Council. Manager Jenkins explained that the Town hosted the Montcross Area Chamber of Commerce's Amazing Race kickoff at Tug Deason Gym. Manager Jenkins congratulated Tug Deason on a largely successful trunk-or-treat and noted that hundreds of people were waiting in line just to get in and the success continued from there. Manager Jenkins explained that the Board of Adjustments met the week prior and approved an application for a modular home on W Poplar. He stated that each board member was supplied with a "Quasi-Judicial Handbook" and the board will now meet regularly. Manager Jenkins also asked that everyone keep the Dallas Police Department and family of Travis Wells in their prayers during this difficult time. Manager Jenkins stated that the Council had a report in their packets from a consultant hired by the Fire Department which addresses some of the issues found regarding potential ISO issues. Manager Jenkins stated that he would wait until someone from the Fire Department was present to go into detail but in the meantime, if the Council had any questions that he would collect them and get them to Interim Chief Hullett for answers.

Council Member McMinn asked for an update on Gavel & Dorn's study regarding alternatives for water. Manager Jenkins explained that there is actually an issue that he needs to discuss with the Council in closed session but Gavel & Dorn is nearing completion of their assessment and he would get the results to the Council as soon as they are available.

Manager Jenkins stated that he had provided the Council with a document regarding rules and procedures, which came from the School of Government, and he would like the Council to review the document and it would be back on the agenda for a future date.

Mayor Denton asked about remote voting. Manager Jenkins stated that the School of Government recommendation is different from what he has seen around the state. He stated that the statute is really not clear on what can and cannot be done and it would be the option of the Board on how to handle it. He stated that it may depend on the issue and how critical it is and if it may be challenged at some point.

Council Member McMinn stated that he wanted to be clear that we have three options for water that we are looking at today. Manager Jenkins stated that there are potentially three options. Council Member McMinn asked if Mount Holly was clear that once we make a decision, they understand that it is a done deal and we are going down that path. Manger Jenkins stated that they need to be aware and they have been.

Council Comments: Mayor Pro-Tem Cathy Kirkland asked if the bike and pedestrian grants include crosswalks. Manager Jenkins stated that there are grants available specifically for crossings that NCDOT does. Manager Jenkins stated that Representative Torbett had actually reached out a few years prior regarding the application and we did not receive funds, but we would continue to apply. Manager Jenkins stated that we could potentially work with NCDOT for a crossing where we would use some signage for pedestrian right-of-way and not as elaborate as a button, but could be an option. He stated that we would continue to follow up on these options. Manager Jenkins recognized Auggie Wong with CMW for his efforts on locating these grant opportunities and assisting with the application submissions.

Council Member Danny Sparrow stated that the NCDOT grant is for a study for an outside consultant to come in and evaluate all of the needs. He stated that the application was unanimously supported by the MPO.

Council Member Danny Sparrow stated that he knows the Fire Department is not represented tonight, but he takes exception to the consultant's report. He stated that the report starts off saying that the Town is likely a class 1 or 2 and ends saying the Town is a 10. He stated that the consultant's report states the Town could be in violation of Federal law. Manager Jenkins stated that he met with Interim Chief Hullett and has had two different discussions about the report. Manager Jenkins agreed that the report is subjective and stated that he told Interim Chief Hullett that, but that there are items in the report that are not subjective. He stated that one of the pieces of information that he was trying to put together are what the numbers look like at the state level as it pertains to ISO ratings and who complies and who stays within those limits and who is kicked down to those extreme numbers. Manager Jenkins stated that what he thinks the main thing they want to see is some plan or effort being made to comply. He stated that this is certainly not an issue that Stanley is struggling with alone, it is a state-wide issue with staffing. He stated that Congressman McHenry stated that volunteers are going away. Mayor Denton stated that it was tough to get volunteers. He stated that the report talks about many areas of the Fire Department in good light. Mayor Denton stated that the Council is aware of the staffing needs. Manager Jenkins stated that the report points out several good things that the Council

has made possible with their funding, like the matching of grants that the department received. Manager Jenkins stated that they need to continue to do these things, but also assess needs outside of grants. He stated that this is something the Council and staff will continue to work on and take all of the departments collectively at budget time and try to do the best they can at budget time. He commended the Council on what they have been able to do with the Fire Department and bringing them up to where they are with the tax-base we have.


Council Member Kerry Hart stated that going to the Fire Station on Friday, her son was able to put on the gear and it brought to mind the option of a junior firefighter program. She stated that it would be a good way for kids to get volunteer hours and a good program to put on college applications. She asked how we could look into getting this started. She stated it would be good for the Town. Manager Jenkins stated that he would pass this on and that he thinks it is important for teenagers to participate in vocational programs for the life experience and training.

Mayor Denton stated that he was contacted by Jonathan Jenkins who does not live in the Town but has a Stanley mailing address. Mr. Jenkins questioned the amount of the outside-town rates for recreation. Mayor Denton explained that those that live inside the Town limits pay taxes and other fees that contribute to the program while those that live outside the Town limits do not. Mayor Pro-Tem Kirkland asked how much the fees were. Catherine Greder explained that the inside rate for basketball was \$40 and the outside rate was \$70. Mayor Pro-Tem Kirkland asked about pricing for additional children. Catherine Greder explained each additional child was \$10 off, regardless of whether they are inside or outside. Council Member McMinn stated that we would need to look at the data. Mayor Denton asked if the Council's consensus was to leave the fees as they were. The Council agreed.

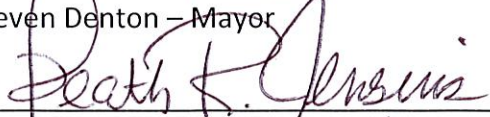
Mayor Denton asked for a motion to go into closed session for review of closed session minutes after a five-minute recess. Mayor Pro-Tem Kirkland made the motion. Council Member Sparrow seconded the motion. A vote was held and the motion passed unanimously.

Adjournment: Mayor Pro-Tem Kirkland made a motion to adjourn the regular session of the Council meeting. Council Member Hart seconded the motion. A vote was held and the motion passed unanimously.

Respectfully Submitted:



Steven Denton – Mayor



Heath Jenkins – Town Manager



Catherine Greder - Town Clerk

