



**Stanley Town Council Meeting
Official Minutes
Monday, April 1, 2019**

The regular monthly meeting of the Stanley Town Council was held on Monday, April 1, 2019 at Stanley Middle School. The following elected officials and staff were present:

Steven Denton, Mayor
Cathy Kirkland, Mayor Pro-Tem
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
Craig Roseberry, Public Works Director

Call to Order:

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

Council Member Kerry Hart made a motion to accept the agenda and Council Member Danny Sparrow seconded the motion. A vote was held and the motion passed unanimously.

Approval of Minutes:

Mayor Denton asked for a motion to accept the March 4, 2019 Regular Meeting Minutes.

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

Old Business

A. Resolution of Tentative Award – Community Development Block Grant

Mayor Denton asked if there were any questions or concerns. There were none.
Mayor Denton asked for a motion to approve the resolution. Mayor Pro-Tem Cathy Kirkland made the motion. Council Member Kerry Hart seconded the motion. A vote was held and the motion passed unanimously.

B. Public Hearing – Ordinance Amendments

Mayor Denton asked if there was a motion to open the public hearing. Mayor Pro-Tem Cathy Kirkland made a 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 regarding the ordinance amendments. There were none.

Mayor Denton asked for a motion to close the public hearing. Mayor Pro-Tem Cathy Kirkland made a motion. Council Member Bud Pate seconded the motion. A vote was held and the motion passed unanimously.

Mayor Denton asked if there was a motion to approve the amendments. Mayor Pro-Tem Cathy Kirkland made the motion. Council Member Kerry Hart seconded the motion. A vote was held and the motion passed unanimously.

New Business:

A. Interlocal Agreement with Gaston County for Fire Inspections

Mayor Denton explained that we currently do not have an agreement with Gaston County for Fire Inspections and do not have our own Fire Inspector. This creates a strain on approval of new business applications.

Mayor Denton asked for a motion to approve the interlocal agreement. Council Member Rob McMinn made the motion. Council Member Bud Pate seconded the motion. A vote was held and the motion passed unanimously.

B. Reschedule May Meeting for Monday, May 13, 2019

Mayor Denton stated that he would be out of town on the first Monday in May and asked if any Council members had a conflict with May 13, 2019.

Mayor Denton asked for a motion to change the May date and update the regular meeting calendar. Council Member Kerry Hart made the motion. Council Member Danny Sparrow seconded the motion. A vote was held and the motion passed unanimously.

Special Presentations:

Disbursement of Draft FY 19-20 Budget: Town Manager Heath Jenkins provided a draft budget to all Council Members. Manager Jenkins stated that the current draft budget is the

Manager's Recommendation. The budget is balanced, as required by North Carolina law. The tax rate remains unchanged at \$.54. A public hearing will be scheduled at Stanley Middle School on June 3, 2019 at 6:00 PM. Following tonight's meeting, the proposed budget will be available at Town Hall, online and via the Town Council Members. Manager Jenkins stated this is only a draft budget and changes may be made. Manager Jenkins stated that the second review of the budget would occur on May 13, 2019 at 6:00 PM at Stanley Middle School. Manager Jenkins stated at that time; Council will be able to receive any additional clarification they need. Manager Jenkins stated that he used the North Carolina League of Municipalities website to calculate expected revenues. Manager Jenkins stated that something that happens anywhere in the state of North Carolina can affect how taxes are distributed. Manager Jenkins provided a brief overview of revenues. Manager Jenkins stated that the current budget includes an ad valorem tax revenue projected increase of up to \$1,403,300 due to growth. Manager Jenkins stated that the revaluation will show additional revenues after September. Manager Jenkins stated that Stanley has over \$50 million worth of tax-exempt property: churches, non-profits, etc. that cannot be taxed. Manager Jenkins asked if there were any questions so far. There were none.

Manager Jenkins reviewed expenditures in the draft budget. Manager Jenkins stated that there is a 2.5% cost-of-living increase for all full-time employees. Manager Jenkins stated that number is based upon a review of statewide considerations at other Towns our size across the state of North Carolina. Manager Jenkins stated the Stanley Fire Department has requested a grant application for a new fire apparatus. The request requires a 5% match from the Town of Stanley. He explained that the full amount of the vehicle is budgeted on the expenditure side and the grant is displayed on the revenue side. He explained that this is the reason for such an increase in their total budget. Mayor Denton asked if the \$7,500 was required if the Town applies and is not awarded the grant. Manager Jenkins stated that based on the agreement for the last grant received, that fee is not due unless the Town receives the grant. Manager Jenkins stated that based on his conversations with others that have been through this process, this is a great deal for grant writing. Manager Jenkins stated that during the 18-19 budget, the Council allowed for a transfer of \$36,000 approved for a vehicle to one-time staffing funding. Manager Jenkins stated that the fire department wanted the money in the budget for a Tahoe to be used for staffing. Manager Jenkins stated that he did not assume the Council wanted to do in that regard for the 19-20 year so he did not assume and apply that additional funding toward staffing without Council direction. Manager Jenkins stated he had no problem with whichever direction the Council wanted to go. Mayor Denton stated that he wanted to point out that the nighttime staffing has reduced response times. Manager Jenkins stated that the County has an unfunded mandate for a new radio system. Manager Jenkins stated that the Town has to purchase the radios. Manager Jenkins stated that the County is supplying those radios to the Fire Department, but the Town will have to spend \$120,000 for the Police Department. Manager Jenkins stated he included the cost and revenue for the radios. Manager Jenkins stated that with the way the contract is written, piggybacking on the County's financing, the Town can go with their financing. Manager Jenkins stated that he recommends long-term

financing which keeps the Town from tying up a large sum of money in a short amount of time. The total would be \$144,180.55 with financing charges. Manager Jenkins stated that this frees up funding for vehicles or other items in next year's budget. Manager Jenkins stated that there are other financing options that we can look at. Manager Jenkins stated that he appreciates that the County wrote the contract to allow the Town a one-year window before we have to start making payments. Manager Jenkins asked if there were any questions regarding public safety. There were none.

Manager Jenkins reviewed the water and sewer budgets. Manager Jenkins stated that the Town will receive an increase in charges from Two Rivers Utilities, which has to be budgeted in expenditures. Manager Jenkins stated that he is disappointed to see how much and how quickly those charges to the Town have increased. Manager Jenkins stated that the budget includes payments for Phase I and Phase II of the sewer project. Manager Jenkins stated that two separate debt schedule items will drop off of the upcoming budget. Manager Jenkins stated that Two Rivers has to start frontloading payment to the Town. Manager Jenkins stated that it was his understanding that we would receive a payment this year, which we have not received yet. Manager Jenkins stated that the request includes funding for a full-time position, moving the second front office position from part-time to full-time. Manager Jenkins explained this would allow coverage of vacation and sick time. He explained that he intends for this position to cross-train with other duties which is helpful in a small office if someone is out. Manager Jenkins stated the request includes a new chipper and leaf machine, totaling \$61,000. He recommended delaying the purchase of these items for this year or setting a priority for one of the items. He stated that he does not agree with Director Roseberry that eventually both items may have to be replaced. Manager Jenkins stated that the budget does not include either item in the draft. Mayor Denton asked Director Roseberry which item he feels is a greater need. Director Roseberry stated that a new leaf machine would be his priority, but both items are costing a significant amount in repairs and maintenance. Director Roseberry explained that he is weary of choosing one over the other, should something happen to one piece of equipment.

Manager Jenkins stated that revolving loans include: fire department, gymnasium, Phase I and Phase II of the sewer project. Manager Jenkins stated the budget also includes a consultant to help find federal funding that will help all departments. Manager Jenkins stated that while speaking with one of the Town's representatives in Washington, D.C., there are ways to receive federal money without going through the state of North Carolina. Manager Jenkins stated that if we could land some of that funding to help with a water project, that would be beneficial. Manager Jenkins stated that this is one of the priorities he plans to go after. Manager Jenkins stated that roughly \$30 million is needed to bring the water and sewer systems up to where they need to be.

Manager Jenkins stated that the proposed fee schedules are also included in the binders. The Town Clerk stated that there are some new items, a few decreases, but no increases in fees.

Manager Jenkins recognized the Town Clerk, Catherine Greder, for her hard work on updating the Town's Zoning Ordinance. Manager Jenkins stated that the Town is still finalizing some items but we are completing the revisions and intent to relinquish a large portion of the ETJ. Manager Jenkins stated that the revisions have taken a tremendous amount of work from all of the staff. Manager Jenkins stated that the timing is right for us to get this in play.

Manager Jenkins stated that the Town Hall addition is on schedule to be completed during the next budget. At some point, a capital budget will be needed for an application with the LGC. Manager Jenkins thanked Recreation Director Tug Deason for working as the Town's general contractor on this project. Manager Jenkins stated that there have been some expenses to starting this project, such as engineering and plans, but the Town staff is looking forward to having proper office and meeting space.

Manager Jenkins stated that the expenses for downtown development guidelines are complete. If the Town chooses to proceed with additional applications, we will just pay fees for the grant writing.

Manager Jenkins stated that he is privileged to work with such a professional staff and thanked the Finance Director, Town Clerk and department heads for all of their work in preparing the budget. He explained that it does not take away from their regular work, just adds to it.

Citizens Comments:

Kelly Lineberger Gilbert of 224 Gibraltar Point Rd, Dallas – Ms. Gilbert expressed concerns over traffic and near-accidents at Stanley Middle School. Ms. Gilbert stated that people cut around the traffic and nearly hit other vehicles or buses. Ms. Gilbert stated that she has attempted to contact the Police Department last week but has not received a response. She stated that she spoke with the Principal at the school who hopes that traffic will flow better once the construction is finished. Mayor Denton stated that he would follow up with the Police Chief and asked Ms. Gilbert to leave her contact information with the Town Clerk. Council Member Bud Pate stated that he had addressed some of these concerns with the Town Manager. Manager Jenkins stated that Ms. Gilbert would be hearing from the Police Chief. Ms. Gilbert stated that it only takes one accident to hurt a child. Council Member McMinn stated that when he comes to get his daughter, he sees officers sitting down at the plant. Manager Jenkins stated that the Town has three schools, so police resources are limited as they try to cover other areas, but Manager Jenkins stated that we need to make some improvements in these areas. Mayor Denton asked Ms. Gilbert whom at the Police Department she emailed. Ms. Gilbert stated she sent a web form to info@stanleypd or something similar.

Bob Cook of 512 N Main Street – Mr. Cook stated that 18-wheelers block all lanes of traffic trying to get in and out of back streets off of Main. He stated that he spoke with Manager Jenkins at Church on Sunday. Council Member Danny Sparrow asked if trucks were going to a specific place.

Mr. Cook said he was not sure what their destination was. He said they need a wider and lower crossing.

Geri Burrell of 407 S Buckoak – Ms. Burrell stated that there is a sign that says ‘no trucks’ but it is hard to see. He stated that staff followed up with three businesses that he thinks are contributing to truck traffic on back roads, such as S Buckoak. Director Roseberry stated he spoke with three business owners. Manager Jenkins stated that he would continue to monitor the situation until we could get some cooperation, but he stated that unless the Town has an ordinance that prohibits trucks from certain roads, we may be limited in enforcement, but we will continue to try and get cooperation.

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

Department Reports:

Finance Department: Financial reports were provided.

Public Works: Mr. Roseberry had no further report.

Recreation: Mr. Deason stated that the Easter Egg Hunt would be 4/13.

Fire: Fire reports were provided. Council Member McMinn asked to see the seven missed calls and timing of said calls and added personnel, as reported in the previous news article. Council Member McMinn asked for as many details as possible.

Police: Chief Summey was not present. Council Member McMinn asked for warranty information on the new radio system. Manager Jenkins stated that he had a packet discussing the warranty and stated he would send it to Council Member McMinn. Mayor Denton asked about installation. Manager Jenkins stated he does not believe it includes installation. He stated that installation is often included in purchase of a new vehicle which would not be the case this time. Manager Jenkins stated that he does not see anywhere in Chief Summey’s budget that he included installation. Council Member Kirkland stated that she really appreciates the Police standing in the cold and the rain to help direct traffic at the schools. Manager Jenkins asked Ms. Gilbert if the SRO is helping with traffic. Ms. Gilbert said that the SRO is focused on students once they are on campus. Manager Jenkins stated that it is a hard balance. Ms. Gilbert stated that it is hard to control adults off of the property. Manager Jenkins stated that there are a couple ways to address this and he would speak to Chief Summey regarding some possible help from the County until we can get traffic under control. Council Member Hart stated that when her boys were at the old Stanley Middle, the SRO was at the sidewalk. Manager Jenkins stated that the SRO has a lot of other responsibilities at the same time and cannot be in two places at once. Ms. Gilbert stated that the people going around traffic are speeding. She stated it would be hard for an officer stationed on-campus to catch up with them. Council Member McMinn asked if we could move the officer staged in the curve to the Middle School during traffic. Manager Jenkins thanked everyone for bringing these concerns to his attention.

Council Member McMinn asked for a dollar amount for the total increase from Two Rivers Utilities over the last two years. Council Member McMinn asked if their overhead was public

information. Manager Jenkins stated it was, but if it would be broken out per Town would be the question. Council Member McMinn stated that we could see a percentage change in the total. Manager Jenkins stated that he believes Two Rivers new water plant has influenced the increase. Council Member McMinn stated that if no additional investments have been made to the sewer side, there is no justification for our increase. Manager Jenkins stated that Two Rivers has agreed to work with us on the amount we are being billed for rainwater until the Community Development Block Grant project is completed. Manager Jenkins stated that this would only be until the project is completed. Manager Jenkins stated that he believes all utilities across the county are going to increase because of the cost of water and sewer. Manager Jenkins stated Mount Holly is now going to be metering sewer to the City of Charlotte. Manager Jenkins stated that he hopes we can retain the rates we currently have, but it will be hard if we keep seeing the same jumps in utilities.

Manager's Report: Manager Jenkins stated that he is sending a newsletter including topics of: sewer cleanout, repairs to sewer cleanout, property revaluation, and automatic draft for utility billing. Manager Jenkins stated the newsletter will be included in the water bill with a form to sign up for auto-draft.

Council Comments:

Council Member Danny Sparrow explained it has been a busy month for transportation. He stated that at the MPO meeting, a local property owner of about 100 acres was requesting that the Catawba Crossing project remove his property as being listed, so he can sell the property or do something else with it. Council Member Sparrow stated he looks to see this happen in the next couple of months. Council Member Sparrow explained that a lot of the owner's property would have been impacted by the project. Council Member Sparrow also attended a GCL MPO meeting where several local Mayors spoke and brainstormed. He stated that some out-of-the-box ideas were mentioned, including sensors in the lanes for self-driving vehicles. Council Member Sparrow also mentioned that a light rail extension to Gaston County is being sold as "work time", allowing people to get work done on the light rail for the thirty minutes to and from Charlotte from Gaston County. He also explained that the same could be said for self-driving vehicles.

Council Member Cathy Kirkland thanked the Clerk, Finance Director, Town Manager and Department Heads for all of their hard work. She stated that the Town is very fortunate to have the employees that we do.


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

Mayor Denton asked for a motion to go into closed session for the purpose of discussing personnel matters. Mayor Pro-Tem Cathy Kirkland made a motion. Council Member Danny Sparrow seconded the motion. A vote was held and the motion passed unanimously.

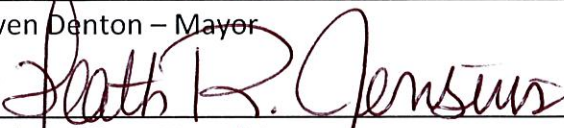
Return to open session.

Adjournment: Mayor Denton asked for a motion to adjourn. Council Member Rob McMinn made a motion to adjourn the regular session of the Council meeting. Council Member Danny Sparrow seconded the motion. A vote was held and the motion passed unanimously.

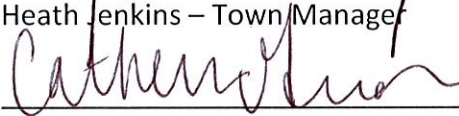
Respectfully Submitted:



Steven Denton – Mayor



Heath Jenkins – Town Manager



Catherine Greder - Town Clerk

