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

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

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

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

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***Call to Order:***

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

***Invocation:***

Council Member Rob McMinn gave the invocation.

***Pledge of Allegiance:***

All citizens present recited the Pledge of Allegiance.

**Mayor Denton asked that the record reflect that Council Member Kerry Hart would not be present this evening.**

***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 Bud Pate seconded the motion. A vote was held and the motion passed unanimously.

**Approval of Minutes:** Mayor Denton asked for a motion to accept the June 3, 2019 Regular Meeting Minutes. Council Member Danny Sparrow made a motion to approve the minutes as presented. Council Member Rob McMinn seconded the motion. A vote was held and the motion passed unanimously.

Mayor Denton asked for a motion to accept the June 10, 2019 Special Meeting Minutes. Mayor Pro-Tem Cathy Kirkland made a motion to approve the minutes as presented. Council Member Danny Sparrow seconded the motion. A vote was held and the motion passed unanimously.

***New Business:***

**A. Reappointment of Judy Billings to Stanley Board of Adjustments**

Mayor Denton asked for a motion to reappoint Judy Billings to the Stanley Board of Adjustments. Mayor Pro-Tem Cathy Kirkland made the motion. Council Member Bud Pate seconded the motion. A vote was held and the motion passed unanimously.

**B. Resolution Accepting Offer and Authorizing Upset Bid Procedure**

Mayor Denton asked Manager Jenkins to elaborate. Manager Jenkins stated that the Town had received an offer to purchase the "Hacker Buildings" located at 141 S Main Street for \$70,000. Manager Jenkins stated that under NC law, an upset bid process is required for real estate. He stated that the Clerk has received a deposit for the required amount and now the Council must vote to approve or not approve the offer. He stated that we would then have to advertise a notice in the paper and allow ten days to receive an upset bid. If no offer is received, then the Town can move forward. If an offer is received then the Town must go through the upset bid process again until no upset bid is received.

Council Member Rob McMinn asked what the appraisal on the building totaled. Mayor Denton stated that the Town purchased the building for \$50,000. He stated that looking to upfit the building would be over \$100,000. Council Member McMinn asked what the appraisal amount was. Manager Jenkins stated that he did not have the appraisal with him. Council Member Danny Sparrow asked what the tax value was. Manager Jenkins stated that the staff could get the tax value. Mayor Denton stated that the property has been listed and the only offer received is the offer presented to the Council. Manager Jenkins stated that we had the building inspected and that we did not provide that information to anyone, but that he feels the repairs needed are as much as the building would appraise for.

Mr. Windham stated that the Council does not have to accept this bid or any of the later bids. He stated that the Council is putting out an advertisement that they have received the bid. He stated that under the statute, even after the advertisement, the Council is not obligated to accept any bid. Council Member Rob McMinn stated that

the resolution is worded "accepting offer". Mr. Windham clarified that this is not in a contractual sense, but in acknowledgement that you are receiving an offer.

Mayor Denton reminded the Council that they are receiving \$20,000 over the price paid.

Manager Jenkins stated that he would locate the tax value from when Mr. Hacker owned the building and forward it to the Council.

Council Member Danny Sparrow asked if there were brokerage fees. Manager Jenkins confirmed. Council Member Rob McMinn asked if it was 6%. Manager Jenkins confirmed.

Mayor Denton asked for a motion to approve the resolution and allow the Clerk to publish the notice. Council Member Danny Sparrow made the motion. Council Member Rob McMinn seconded the motion. A vote was held and the motion passed unanimously.

Manager Jenkins stated that he would have the matter back before the Council in August, regardless of whether additional bids were received. Mayor Denton asked Manager Jenkins to notify Ms. Quickel, with U.S. Developments.

#### **C. Longevity Reward Policy**

Mayor Denton asked if the Town Manager or Town Clerk would like to explain. Manager Jenkins deferred to the Clerk. Catherine Greder explained that the staff has been looking for a way to reward employees for longevity without increasing the budget or creating any additional expenses. As a result, she has developed a Longevity Reward Policy which provides employees with paid-time-off (PTO) after each five years of service, increasing at each increment. The PTO would essentially be a floating holiday that would not transfer to service with LGERS and does not rollover. If it is not used within the years issued, then it is lost.

Mayor Denton asked for a motion to approve the Longevity Reward Policy. Mayor Pro-Tem Cathy Kirkland made the motion. Council Member Bud Pate seconded the motion. A vote was held and the motion passed unanimously.

#### **D. Town Improvements**

Mayor Denton stated that he would like the Council to consider improvements to downtown, including: black decorative street lights, fencing, new welcome signs, wayfinding signage, and landscaping improvements. Mayor Denton provided the Council with photos from Mount Holly, showing the fencing along the railroad

tracks. He stated that you can see fencing on just one side in certain sections. He asked for the Council's feedback on the fencing proposal, explaining the visible and safety benefits.

Mayor Denton asked first for feedback on the lighting proposal. He stated that Duke Energy would provide ten-year financing for the lighting.

Mayor Denton also asked the Council for feedback on welcome sign designs. He stated that the Town Clerk has collected samples from other municipalities and included them in the materials before the Council. Catherine Greder stated that Rite Lite has been very helpful and responsive and would be glad to put together a sketch for the Council's review. The Council gave direction to the Clerk to obtain sketches for the Town.

Manager Jenkins asked for clarification on the lighting. Mayor Denton said that he would like to move forward with the Duke Energy Lighting. Mayor Denton stated that there would be 8 decorative lights and 3 additional lights to be sure that there was enough visibility. Manager Jenkins stated that the decorative lights do not provide enough lighting to be adequate for the full streetscape. He explained that most towns are able to put the decorative lighting on both sides, but due to the existing streetscape, we cannot do this yet.

Mayor Denton asked the Council for feedback on the wayfinding signage to replace the brown directional signage throughout town. Mayor Pro-Tem Cathy Kirkland asked if we still had the artwork and pricing from Jim Flanders. Manager Jenkins stated that he is sure the pricing has changed. Mayor Pro-Tem Cathy Kirkland asked if we would just be doing two. Catherine Greder confirmed and explained that they would be at either end of town. Council Member Rob McMinn asked about the material. Manager Jenkins stated that he is not familiar with the manufacturing. Manager Jenkins stated that he believes it is smart to start with two and expand down the road, as we grow. Mayor Pro-Tem Cathy Kirkland stated she did not like the background in the sample. Catherine Greder stated that we would have our own designed.

Council Member Danny Sparrow asked about the number of light posts. Mayor Denton stated that there would be 11 total and all were included in the pricing estimate. Manager Jenkins stated that the existing lighting had been there as long as he has worked for the Town.

Catherine Greder asked for clarification on the number of welcome signs. Mayor Denton stated that he would like to replace the two existing signs and the two chain link signs, so that all signage would match and look professional.

Mayor Denton stated that Council Member McMinn had concerns about the fence running down just one side. Mayor Denton referred back to the photos of Mount Holly. Manager Jenkins shared that there is a service track near the coffee shop and that the fence would start, stop, start and stop in one block because of the service track. He recommended not starting the tracks until after the service track. He stated that he thinks both sides of the track are a cleaner look, but it is not possible with the service track. He stated that it still serves a safety purpose on one side because it may not keep pedestrians off of the tracks but it will prohibit crossing. Mayor Pro-Tem Cathy Kirkland asked if we could start at the coffee shop and go to the intersection. Mayor Denton stated that we could. Mayor Pro-Tem Cathy Kirkland asked if we could then have an equal section across from Pete's. Mayor Denton stated that we could do that because there is no interruption after crossing the intersection. Manager Jenkins stated that we could always extend it later on. Mayor Denton asked if we want to run it from the Police Department. He stated that Tug Deason stated we could do so as long as it is level. Mayor Pro-Tem Cathy Kirkland stated that she would like to see an equal amount of fencing on the other side of the intersection so it appears balanced.

Council Member Bud Pate asked what would be more important, the fence or sidewalks to Harper Park. Manager Jenkins stated that this was up to the Council. He stated that we do need to make investment in our downtown because investors have given the feedback that they do not want to invest in our downtown if the Town itself is not investing. Manager Jenkins also stated that these investments would be no comparison to what the investor would be putting into the community. Mayor Denton stated that he had shown Town properties to an investor and this was the feedback they provided.

Manager Jenkins stated that we are going to reapply for a pedestrian grant this year and hopefully we will make progress this year in being awarded a grant to get the pedestrian projects underway. Manager Jenkins also stated that the Town does receive Powell Bill funds and could use some of that funding for sidewalks. He stated that there is additional funding in the state budget, depending on what happens in approvals, which would increase the amount provided to municipalities.

Council Member Rob McMinn stated that just looking at the picture, the fencing looked good but the landscaping needs work. He asked if we would take care of the landscaping. Council Member Rob McMinn stated that he would like to see this work done in phases. Mayor Denton stated that he does not want it to be pieced together. Council Member McMinn asked how we would do the fence and the landscaping at the same time. Mayor Denton stated that we would put the fence up and then do the landscaping. Council Member McMinn stated that we could get the

landscaping done cheaper without the fence up. Mayor Denton asked why the fence would get in the way of the landscaping. He stated that you would not want to do the landscaping first because you would tear it all up to put the fence in. He stated that they would have to redo everything they just did. Mayor Denton stated that he is talking about fresh pine needles, planter pots, etc.

Mayor Pro-Tem Cathy Kirkland stated that she sees what Council Member McMinn is stating. She stated that there is rock near the fencing in the photo of Mount Holly. Mayor Pro-Tem Cathy Kirkland asked about the color of the fencing. Mayor Denton stated that he would want black fencing.

Mayor Pro-Tem Cathy Kirkland asked what could be done regarding parking near the railroad in the areas that would have fencing. Manager Jenkins stated that the Council could take steps to contact the railroad regarding improvements.

Council Member Rob McMinn asked what budget the Mayor had in mind for landscaping. He stated that he could see \$500,000 in landscaping or \$20,000 in landscaping. He also asked if the Council should just focus on just the Main Street area on the Main Street side of the tracks. He stated that we should focus on just the Main Street area, from the Police Department to the light. Mayor Denton stated that he wants to work on Main Street and then spread out from there, the Police Department side of the tracks. Council Member McMinn stated that the plan to work on Main Street sounds good.

Mayor Pro-Tem Cathy Kirkland asked for a sketch with the fencing. Council Member Danny Sparrow stated that he does not understand the purpose of the fence. Mayor Denton stated that it will be a safety measure and also add decoration. He stated that we will place garland on the fencing at Christmas time, banners at the Fourth of July. Council Member Bud Pate also asked for a sketch.

Mayor Denton asked for a motion to approve the purchase of the wayfinding signage and lighting. Mayor Pro-Tem Cathy Kirkland made a motion. Council Member Bud Pate seconded the motion. A vote was held and the motion passed unanimously.

Council Member McMinn asked if the Manager could come back with a budget. Manager Jenkins stated that he included funding in the LGC application. He stated that it has been very helpful that the Council talked this through to give direction to the staff.

**Citizens Comments:**

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

***Department Reports:***

**Finance Department:** Financial reports were provided. Mayor Denton asked if there were any questions. Manager Jenkins asked if he may interject. Manager Jenkins stated that there was an error in the last budget amendment. He stated that the Town received a water bill for \$90,000 and the amount of rainfall has impacted the sewer bills due to I&I. Manager Jenkins stated that he has already had a discussion with Two Rivers to credit some of the money paid. Manager Jenkins stated that the water bill is due to an industrial customer and an issue in Mount Holly due to a Mount Holly operator not responding to an issue quickly enough. Manager Jenkins stated that he anticipates some credits but wants the Council to be aware that the budget amendment should have actually been for twice as much money as originally written, which was about \$60,000. Mayor Denton asked if the credits were going to cover the majority of that difference. Manager Jenkins stated that he did believe that the credits would cover the majority of that amount and the staff is high-balling that number because due to state rules, we do not want to come in over budget. Mayor Denton asked who came up with the numbers. Manager Jenkins stated that the estimate was based on what he felt like the water bill had gone over without the additional problems that we had. He stated that when we started the sewer project, we were receiving 15" of rain and now we received 50" of rain. He stated that Two Rivers worked with another municipality that had similar issues. He stated that Two Rivers agreed that they should compensate the Town for some of those I&I charges. Council Member Rob McMinn asked the Manager to explain the \$90,000 water bill. Manager Jenkins stated that a customer was doing routine maintenance and they made a mistake and left a huge water valve on. Manager Jenkins stated that the operator at the plant kept sending water to the tank and realized it would not regulate and instead of immediately reacting to that, he let it run all night. He stated that Public Works Director Roseberry was not notified until the morning. Manager Jenkins stated that initially, Mount Holly called the Stanley Police Department and asked them to go by the tank and see if any water was running because the tank would not regulate. Manager Jenkins stated that there are a number of issues with the situation that they are trying to deal with. Council Member Danny Sparrow asked if the customer had asked for any credit. Manager Jenkins stated that he is sure they would love to get one but they have not formally asked for one. He stated that they realize that they made a mistake and are ready to own up to it. Council Member Sparrow stated that two people failed in this situation. Manager Jenkins agreed. Mayor Pro-Tem Cathy Kirkland stated that they should not have called the police department, they should have come to check the tank. Manager Jenkins stated that unless the Council said no, the original number was the right number, he was going to go back and correct the budget amendment. He stated that the funds would not be allocated to anything specific, but to cover the overages. Council Member Rob McMinn stated that we should not be responsible. Manager Jenkins agreed. Manager Jenkins stated that we are seeing an uptick in bills, but we are then collecting more. Council Member Danny Sparrow noted that people have been filling swimming pools and washing cars. Mayor Denton asked if Mount Holly had given any indication of what they were doing with water rates.

Council Member Bud Pate stated that there are railroad crossings in disrepair that need to be addressed. Manager Jenkins stated that we pay annually for crossings that CSX previously wanted to close.

**Public Works:** Mr. Roseberry was not present.

**Recreation:** Mr. Deason was not present due to recreation games.

**Fire:** Fire reports were provided. Mayor Denton asked about the response log. Mayor Denton asked how many structures fires the department responded to. Chief Withers stated that they responded to two structure fires. Council Member Sparrow asked about the false alarm at Stanley Total Living Center. Chief Withers stated that he has only been here three months so he has not seen a trend or pattern, but it is typically a microwave or something being overcooked in the microwave.

**Police:** The call log was provided. Mayor Denton asked Chief Summey about the witnesses from the gas station robbery. Mayor Denton instructed Chief Summey to ask the witnesses to join us at the August meeting and so they can be recognized for their assistance in providing information so the suspects could be apprehended. Council Member Rob McMinn asked about the assault with a deadly weapon call. Chief Summey stated that they had an additional shooting at N Buckoak Street. He stated that the victim was shot in the leg. He stated that the victim went to a medical facility in South Carolina, but they are still investigating.

Chief Summey explained the other incident at the convenience store was between a retired police officer and a suspect that had been doing meth.

**Manager's Report:** Manager Jenkins updated the Council on the Community Development Block Grant. He stated that it was moving along really well. He stated that they had a progress meeting and it went well.

Mayor Denton asked if the department heads are following up on the grant information being provided by Leslie Mozingo. Manager Jenkins stated that after the holiday he would sit down with each department head to review the grants and start working toward applying. Mayor Denton stated that he wanted to see us start receiving grant money. Manager Jenkins stated that there are lots of opportunities.

Mayor Denton asked Chief Withers when he would hear back on the AFG grant. Chief Withers stated the deadline is September, so we would find out in February 2020.

Manager Jenkins stated that he would like to recognize the Town Clerk. He stated that he received a press release from the North Carolina Association of Municipal Clerks. He stated that Catherine Greder received the designation of North Carolina Certified Municipal Clerk. He stated that she went through a certification program. Manager Jenkins stated that he would like to recognize her for this accomplishment. The Council congratulated Catherine Greder. Mayor Denton thanked Ms. Greder for her hard work.

Manager Jenkins stated that the Town had a great turnout for the groundbreaking ceremony. Manager Jenkins stated that there was a great representation from other municipalities and



elected officials. Manager Jenkins thanked the Mayor and Council Members that attended, as well as Chief Summey and Chief Withers and the administrative staff.

**Council Comments:** Mayor Denton asked if there were any additional council comments. There were none.

**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 Bud Pate seconded the motion. A vote was held and the motion passed unanimously.

Respectfully Submitted:

  
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Steven Denton – Mayor

  
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Heath Jenkins – Town Manager

  
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Catherine Greder - Town Clerk

