



**Stanley Town Council Meeting
Official Minutes
Monday, September 9, 2019**

The regular monthly meeting of the Stanley Town Council was held on Monday, September 9, 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
Kerry Hart, Council Member

Jim Windham, Town Attorney
Heath Jenkins, Town Manager
Olivia Smith, Finance Director
Catherine Greder, Town Clerk
Tammy Calhoun, Billing Analyst/Deputy Clerk
Don Ritter, Utilities Superintendent
Michael Grosch, Police Officer
Jordan Shelton, Police Officer

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 were any changes to the agenda. Manager Jenkins stated that he would like to add an item to the agenda to make some changes to the personnel code which are outlined in the resolution, and one other item that would be changed which he will get out to the Council tomorrow. Mayor Denton asked if there were any other changes to the agenda. Council Member Rob McMinn stated that he is not ready to vote on the Zoning Ordinance Text. Mayor Denton stated that the Council would discuss his concern under that item on the agenda. There were no other changes requested.

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

Approval of Minutes: Mayor Denton asked for a motion to accept the August 5, 2019 Regular Meeting Minutes. Mayor Pro-Tem Cathy Kirkland made a motion to approve the minutes as presented. Council Member Kerry Hart seconded the motion. A vote was held and the motion passed unanimously.

Old Business:

A. Public Hearing – Application for Financing

Mayor Denton asked Manager Jenkins to elaborate.

Manager Jenkins handed out a resolution with more information. He stated that several months ago the staff brought a resolution before the council to consider an application to the LGC. He stated that at the time there were a number of different projects included in that resolution. One of those being the pursuit of the radio read meters and some other items. Manager Jenkins stated that over the last few months they have narrowed it down to take on some of these projects a bite at a time. He stated that he has gone back and rewritten the resolution and as part of the resolution that has to be submitted to the LGC includes two projects: expansion of the Town Hall and downtown improvements as they have already been discussed in previous meetings and preliminarily approved. He stated that this takes it one step further to put it out to the banks for proposal. Manager Jenkins stated that in his discussion with the LGC they stated that because of the interest rates where they are, not to be surprised if we did not get too many replies back from the bank. He stated that the LGC also indicated that on a project like this that the most that the banks would likely be willing to finance would be 10 years, not longer term like we were looking at. He stated that the positive side to that is that the Town received a proposal from PNC bank, which is the bank that we do business with, and they submitted a proposal at 2.36% on a 10-year term. Manager Jenkins stated that he is asking the Council to approve the resolution and financing agreement so he can move forward with the application with the LGC. He stated that the LGC has graciously agreed to put this item on their October agenda, which he will have to attend via conference call to answer questions. He stated that if all goes well the Town will be approved at the October meeting and can move forward with financing. Manager Jenkins stated that he submitted the request for proposal and could not get any response at all from one bank and two others did not send proposals. He stated that the proposal from PNC was the only one received. He stated that it would be his recommendation, at that interest rate, would be roughly \$90,000 of interest and the rest would be principal. He stated that this is not a subsidized rate or anything. He stated that normally a rate that low would be subsidized.

Mayor Denton asked if there were any questions from the Council. There were none.

Mayor Denton asked for a motion to open 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 asked if there were any public comments. There were none.

Mayor Denton asked for a motion to close the public hearing. Council Member Kerry Hart made the motion. Council Member Bud Pate seconded the motion. A vote was held and the motion passed unanimously.

B. Resolution Approving Application for Financing Through LGC

Mayor Denton asked if there was a motion to approve the resolution. Council Member Bud Pate made the motion. Council Member Danny Sparrow seconded the motion. A vote was held and the motion passed unanimously.

C. Public Hearing – Zoning Ordinance Text Adoption

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

D. Zoning Ordinance Text Adoption

Council Member Rob McMinn stated that he has only had the document for 45 days and he would like more time to finish reading the entire document. Mayor Denton asked how the rest of the Council feels. Council Member Kerry Hart stated that she is fine with waiting.

Town Clerk, Catherine Greder, stated that as a reminder, the Council should keep in mind that the Town has to work with the County on the map changes and if we

delay that may delay them. She stated that a delay will also extend the contract with the CCOG, which we have already gone over and are now on a month to month.

Mayor Denton asked the Council if they wanted to push the Zoning Ordinance back to the October agenda, the Council agreed.

New Business:

A. Main Street Temporary Closure for Town Activities

Mayor Denton explained that the request is to permit temporary closure of Main Street to accommodate for Town activities, including: Country Fest, Trunk-or-Treat, Christmas Tree Lighting Ceremony and the Christmas Parade.

Mayor Denton asked for a motion to approve a temporary closure of Main Street for Town activities. Council Member Kerry Hart made the motion. Council Member Bud Pate seconded the motion. A vote was held and the motion passed unanimously.

B. Call for Public Hearing to Update Town Personnel Policy

Mayor Denton asked if there was a motion to call for a public hearing regarding updates to the Town's personnel policy. Mayor Pro-Tem Cathy Kirkland made a motion. Council Member Danny Sparrow seconded the motion. A vote was held and the motion passed unanimously.

Citizens Comments:

Mayor Denton asked if there were any citizen comments.

Shari McCall of 6735 Lowesville Ln, Stanley, NC 28164 addressed the Council with an update from the April Life Chain event at Stanley Pentecostal Holiness Church. She stated that there were over 100 people at the April event in Stanley. Ms. McCall stated that the event is usually held in October. She stated that Life Chain is a national pro-life prayer and witness event. Ms. McCall shared that there are four locations for abortions in the Charlotte area. Ms. McCall shared information regarding changes in law since she last presented to the Council. Ms. McCall left information regarding a Pro-Life Prayer Event to take place on Sunday, October 6, 2019 from 2-3 PM at Stanley Pentecostal Holiness Church.

Department Reports:

Finance Department: Financial reports were provided. Mayor Denton asked if there were any questions. There were none.

Public Works: Mr. Roseberry was not present.

Recreation: Mr. Deason was not present.

Fire: Fire reports were provided. Chief Withers was not present. Mayor Denton asked if there were any questions to be forwarded to the Chief. There were none.

Police: The call log was provided. Chief Summey was not present. Mayor Denton asked if there were any questions to be forwarded to the Chief. Council Member Rob McMinn stated that he thought there was to be more information in detail regarding the calls. He stated that there has been a significant increase in call volume since April and he would like an explanation of that. Manager Jenkins stated that he would gather that information. Council Member Danny Sparrow asked Manager Jenkins what calls would fall under special checks. Manager Jenkins stated that this could be numerous things, including checking on homes for residents out-of-town, Chief's orders to increase visits to specific areas. Manager Jenkins stated that he also believes the increase could be part of the Governor's Highway Safety program.

Manager's Report: Mayor Pro-Tem Cathy Kirkland had asked Manager Jenkins to elaborate on the Personnel Policy changes. Manager Jenkins stated that attached to the resolution are two different policies and he is going to send information out on one additional matter they were discussing today. He stated that this will hopefully clarify any questions or perceived questions about what the policy states questions about what the policy states. One of them is concerning political activity and one is concerning limitations of appointments and employment of relatives. Manager Jenkins stated that the third one will be concerning the payment of vacation time and when there is an exception to that requirement and it is concerning when someone fails to work a due notice or leaves on not-so-good terms. He stated that it is addressed in the policy but it needs to be placed in two sections so there is no confusion about it. Manager Jenkins stated that we have made a few changes in the personnel code, but we try to bring those to the Council as they come to our attention or we see an issue with them. Manager Jenkins stated that he would be glad to answer any questions.

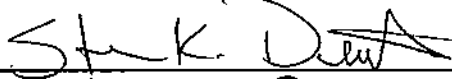
Mayor Denton asked if the Manager had anything else. Manager Jenkins stated that he did not.

Mayor Denton asked Manager Jenkins for an update on the status of the upset bid. Manager Jenkins stated that he would let the Town Clerk answer. Catherine Greder stated that the next notice ad gets posted tomorrow when it prints in the paper. The new bid amount would be \$97,122.50. Council Member Rob McMinn asked if it ever ends. Catherine Greder explained that it keeps going until no other bids are received. Mayor Pro-Tem Cathy Kirkland asked if there were restrictions on what they could do with the building. Mayor Pro-Tem Cathy Kirkland stated that she would hate to see the buildings torn down. Manager Jenkins stated that there are not and that the indication from both interested parties is a restaurant or retail of some kind.

Council Comments: There were no council comments.

Adjournment: Mayor Denton asked for a motion to adjourn. Council Member Bud Pate made a motion to adjourn the meeting. Mayor Pro-Tem Cathy Kirkland seconded the motion. A vote was held and the motion passed unanimously.

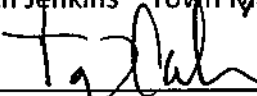
Respectfully Submitted:



Steven Denton – Mayor



Heath Jenkins – Town Manager



Catherine Greder - Town Clerk - Deputy Clerk
Tammy Calhoun

