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**Stanley Town Council Meeting  
Official Minutes  
November 18, 2019**

The regular monthly meeting of the Stanley Town Council was held on Monday, November 18<sup>th</sup>, 2019 at Stanley Middle School. The following elected officials and staff were present:

Steven Denton, Mayor	Jim Windham, Town Attorney
Cathy Kirkland, Mayor Pro-Tem	Heath Jenkins, Town Manager
Rob McMinn, Council Member	Olivia Smith, Finance Director
Bud Pate, Council Member	Tammy Calhoun, Deputy Clerk
Danny Sparrow, Council Member	Derek Summey, Chief of Police
Kerry Hart, Council Member	Craig Roseberry, Public Works Director
	Don Ritter, Utilities Superintendent
Council Member-Elect Victoria Kiser	Tug Deason, Director of Parks and Recreation

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***Call to Order:***

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

***Invocation:***

Mayor Pro-Tem Cathy Kirkland provided the invocation

***Pledge of Allegiance:***

All citizens present recited the Pledge of Allegiance.

Mayor Denton requested all to silence their cell phones.

Mayor Denton recognized Council Member-Elect Victoria Kiser

***Approval of Agenda:***

Mayor Denton asked if there were any changes to the agenda, there were no changes provided. Mayor Denton asked for a motion to approve the agenda. Mayor Pro-Tem Cathy Kirkland made the motion. Council Member Danny Sparrow seconded. A vote was held and the motion passed unanimously.

***Approval of Minutes:*** Mayor Denton asked for a motion to accept the ***September 9, 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.

***Special Presentations: There were no special presentations***

***Citizen Recognition*** – Mayor Denton asked if there was anyone wishing to speak under citizen recognition on an agenda items only. There were no citizens present wishing to speak on agenda items.

***Public Hearing – Petition for Voluntary Annexation of Contiguous Area.*** Mayor Denton asked for a motion to open a public hearing regarding consideration of petition for voluntary annexation of contiguous area located at 420 Durham Road, Gaston GIS Parcel Number 175471. Mayor Pro-Tem Cathy Kirkland made the motion to open the public hearing. Council Member Kerry Hart seconded the motion, the vote was unanimous to open the hearing. Mayor Denton asked if there were any comments from the public, there were none. Mayor Denton asked if there were comments from the board, there were none. Mayor Denton asked for a motion to close the public hearing. Mayor Pro-tem Cathy Kirkland made the motion to close the public hearing. Council Member Danny Sparrow seconded the motion, the vote was unanimous. Mayor Denton asked for a motion to approve the petition for annexation. Council Member Kerry Hart made the motion to approve the annexation. Council member Rob McMinn seconded the motion, the vote was unanimous.

***Final Bid for Property Owned by the Town of Stanley located at 222 South Main Street, Stanley, NC. (Dover Property).***

Mayor Denton asked for a motion to approve the final bid in the competitive bid process to approve the sale of the property for a final price of \$115,000. Council Member Cathy Kirkland made the motion. Council Member Bud Pate seconded the motion. The vote was unanimous. Mayor Denton requested Manager Jenkins to notify Ms. Smith and Ms. Quickel regarding the final approval.

***Pay Regarding Public Works Employees***

Mayor Denton presented the item regarding a proposed pay increase for public works employees. Mayor Denton recognized Manager Jenkins. Manger Jenkins stated that he had placed it on the agenda for the council’s consideration and was not requesting any action this evening and wanted the Council to have time to look over the numbers before deciding. Mayor Denton stated that the information is in the agenda package and please let Manager Jenkins know if they have any questions.

### ***Pay Regarding Public Works Employees***

Mayor Denton recognized Rick Nagy, owner of CBS Distributing of Stanley. Mayor Denton requested Mr. Nagy to step to the podium and state his full name and address for the record. Rick Nagy, 173 Dutchman Drive, Mount Holly, North Carolina. Mr. Nagy stated his business was regarding the old building at 100 Main Street that has been vacant for as long as he has lived in the Stanley area for approximately 10 years. Mr. Nagy further stated that he was interested in renovating the building into four to six apartment units and stated before he pursued that he wanted to know if it was acceptable to the Council. Mayor Pro-Tem Cathy Kirkland requested clarification as to the location of the building he was referring. Mr. Nagy clarified it was the old building that sits on North Main at East Chestnut Street. Mr. Nagy further explained that the problem with the building is one of the previous owners named David that was going to open an ice cream store started remodeling the inside without the proper permits. He further explained he knows others through his business relationships that he has talked to and the building will pretty much have to be gutted before doing anything with it and that is why no business has located there. He further stated that he has workers at his business that do not have affordable housing in Stanley. Mr. Nagy explained that he would like to take an old building that is rotting in the ground and make good use of it. Mayor Pro-Tem Cathy Kirkland asked if he planned to renovate the building as it is now. Mr. Nagy stated he also talked to adjoining property owners and discussed a possible purchase of other land contiguous to 100 North Main. Mr. Nagy asked if the Council would make a decision tonight or later, the Mayor explained it would be later. Mr. Nagy thanked the Council and concluded his remarks.

### ***Citizens Comments***

Mayor Denton stated this section of citizens comments was set aside for any citizen and any matter and requested anyone wishing to speak to step to the podium and state their name and address for the record.

**Citizen Michael Crisp from 3105 John Calvin Court** stated he had two things he wanted to bring to the Council's attention. What is the communication plan for the Council to provide information to the citizens of Stanley and keep its website up to date? Mr. Crisp stated he was pretty tech savvy and could go to the website and find his way through it but trying to find the minutes, there are a lot of places you have to go to find what you need. Mr. Crisp further asked the Council how they are communicating the accomplishments and that they needed to express this information. Mr. Crisp stated Stanley was a great town and there needs to be a clear path for the activities and communication plan of Stanley

Mr. Crisp stated he would like to have another public hearing on the "volunteer personnel policy". Mr. Crisp stated the September minutes were just uploaded a few days ago and he had no idea what was going on and wants to know how we define a volunteer. Mr. Crisp stated

he knew this was not the forum for that but wanted the Council to consider. Mayor Denton stated that he (Mr. Crisp) had all valid concerns. Council Member Kerry Hart asked if the minutes were from September, that would be when Katie was still employed here. Manger Jenkins explained the process for minutes and that we were always a month behind, due to allowing council to approve the minutes at the next meeting PRIOR to posting on the website. Mayor Denton asked Manager Jenkins if he wrote down all of Mr. Crisp's concerns. Manger Jenkins stated yes. Mayor Denton asked Manger Jenkins to follow-up with Mr. Crisp. Manger Jenkins stated yes.

### ***Department Reports***

Mayor Denton stated Council would move on to Department Reports. Mayor Denton stated you have the financials and asked the Council if there were any questions. There were no questions.

### ***Public Works – Craig Roseberry***

#### ***No Report but at the pleasure of the board***

Mayor Pro-Tem Cathy Kirkland asked Mr. Roseberry if they were finished with the sewer construction in the area of Rhyne Street. Mr. Roseberry advised they should be completed in December. Mr. Roseberry also updated Council on being able to re-pave the roads that were damaged during construction and the State had approved for us to repave all those affected.

Mayor Pro-Tem Cathy Kirkland stated asked if they had been able to help the house beside Southern Stars that had previous sewer problems. Mr. Roseberry stated they had been able to redo their entire sewer line. Mayor Pro-Tem Cathy Kirkland thanked Mr. Roseberry very much for his information.

### **Recreation**

Tug Deason was recognized by Mayor Denton and stated the tree lighting would be held on December 1<sup>st</sup> at 5:00 p.m. The Christmas Parade is on December 11<sup>th</sup>, if any Council members would like to be in the parade.

Council Member Kerry Hart asked Mr. Deason if he would be interested in any instrumental quintets. Mr. Deason states yes, he would be and please make contact later with him regarding this. Mayor Pro-Tem Cathy Kirkland asked when the Christmas Breakfast would be. Chief Summey responded the breakfast would be on December 19<sup>th</sup>, 2019. Chief Summey stated it was on the website and social media.

### ***Fire Department Report***

Mayor Denton stated there had been a lot of concern about fire safety in this Town and he and Chief Withers had discussed it and had also discussed it with Manager Jenkins. Mayor Denton asked the Chief his opinion if the Town was safe and how it compares to other budgets in Gaston County that are similar in size. Chief Withers stated he would love to put this in a power point presentation but for tonight, Chief stated he looked at Dallas and Cramerton and they are similar, in fact Cramerton is almost dollar-for-dollar identical. Dallas is a little higher, but they have more volunteers and they provide a call-pay out budget. Dallas has one part-time firefighter for \$12.00, an hour and supplement their non-peak hours with volunteers, and are able to do that. Dallas has fifteen to eighteen volunteers. Mayor Denton asked Chief Withers if he recently added two more volunteers, Chief Withers stated yes and this brought the total to 13 volunteers in Stanley. Mayor Denton asked if this would be a volunteer that would be ready to respond, Chief Withers stated "no sir". Chief Withers stated the volunteers that we are getting right now are not certified, but are taking classes at Gaston College. Mayor Denton asked how many out of the 13 total volunteers how many are certified to respond to a fire. Chief Withers stated five volunteers are on staff to respond. Mayor Denton asked if the fifteen in Dallas were able to respond to calls and Chief Withers stated "yes sir". Mayor Pro-Tem Cathy Kirkland asked how many part-time firefighters we had on staff in Stanley. Chief Withers stated they had a pool of fourteen part-time members at this time and work 6:00 a.m. until 2:00 p.m. and then 10:00 a.m. until 6:00 p.m. working a total of sixteen hours coverage. Chief Withers stated Cramerton is going through the same growing pains as Stanley. Chief Withers stated he spoke with Chief Folk and Cramerton was working two individuals working eight hours a day but had submitted to Council to go to a 24- hours around the clock, just one person, and that some supplementing daytime for hose testing. Mayor Denton asked Chief Withers the cost to cover around the clock for Stanley and Chief Withers responded since we are ½ into the budget, the Town would be looking at seventeen to eighteen thousand additional dollars. Mayor Pro-Tem Cathy Kirkland stated she had looked at their schedule and there was a total of five members working at one time and asked if one of these people could be scheduled at night, instead of overlapping with so many people. Mayor Pro-Tem Cathy Kirkland asked again if one of those could not be scheduled at night. Chief Withers responded that he and Chief Hullett work during the day time, because that is when business hours are and when he can get his work done. Chief Withers stated it would be possible to move someone at night, from 10:00 p.m. until 6:00 a.m. in the morning that would leave a gap from 2:00 until 10:00 they would be without fire coverage short of a volunteer. Chief Withers asked if he had painted her a good picture Mayor Pro-Tem Cathy Kirkland stated no. Chief Withers responded "with those five individuals, myself and Chief Hullett" (stopped speaking) Mayor Pro-Tem Cathy Kirkland stated "you and Chief Hullett should not be working together, you should be working opposite shifts, right? Chief Withers responded, "we do for the most part". Chief Withers stated he works A Shift and Hullett is on a different shift. Two-thirds of the time he and Hullett are on opposite shifts. Chief Withers wanted to know what month this was and Mayor Pro-Tem Cathy Kirkland stated she did not know the exact dates.

Chief Withers stated last month was a month they worked on hydrants and if someone called in sick, and/or pick up a shift on Saturday or Sunday, I would use that person to help do the 220 hydrants. Mayor Denton asked if the goal was to have additional staffing to staff 24 hours. Mayor Denton asked about the assistance to firefighter grant and asked if there are any updates. Chief Withers advised he had the grant on his desk ready to be submitted. However, the chances of getting the grant is low.

One thing that helps that one truck is 30 years old and one 25 years and past the standard of a life of fire truck. Mayor Denton asked if the next goal is to consider options on a new fire truck. Mayor Denton asked how much funds it would take to purchase another fire truck, Chief Withers agreed with Mayor Denton it would be \$75,000.00. Mayor Denton asked Chief Withers on the price. Mayor Denton asked if the ultimate goal down the road is two people twenty-four hours a day. Chief Withers stated ISO could put the Town on probation if not four firemen responding to a call. Those four fire fighters must be from Stanley. Chief Withers stated that is why we are seeing a big push from the fire council and others. Chief Withers said the goal is two full-time, and it be supplemented by volunteers. Chief Withers stated this was the same direction all others are going in Gaston County. Mayor Pro-Tem Cathy Kirkland asked how long it takes a fireman to be able to respond. Chief Withers responded from eight to ten months, and 240 hours. Others it could take a year, depending on the drive. Council Member Kerry Hart asked what these uncertified persons can do. Chief Withers explained that they are only able to do minor things, and running errands, but can't help pull hose, can't help with patient care and things like that. Council Member Kerry Hart asked if uncertified fireman, respond, do they get fire call pay. Chief Withers responded yes, but it's at a different rate and explained they could help on a motor vehicle accident scene and be an extra set of eyes and makes it safer. Council Member Kerry Hart asked about non-responses in October and explained there was a very large fire started by a hoarder, located on Lafayette. He lit the fire with gasoline and East Gaston and Alexis responded and Stanley did not. Ashely Price spoke up and was recognized by the Mayor and responded they were disregarded by Alexis prior to responding. Council Member Kerry Hart explained she did not understand why they would not respond if the Town Council has supported the fire department for six years, and it wasn't during your call hours, but the fire was so big they could see it from Ralph Handsel. Chief Withers responded it was called in as a structure fire department, the call could have been a single response. Council Member Kerry Hart again asked for clarification again. Chief Withers stated because it was not in the City Limits and the call was disregarded. Council Member Kerry Hart stated that does not make sense, the firemen have an obligation just like a doctor or others if they come upon a fire or know about a fire. Chief Withers responded that it was appropriate not to respond if disregarded because they can go back and be ready for another call.

Mayor Denton stated I know this is a sensitive topic and the Council should consider that the majority of citizens in Stanley want 24-hour coverage and he would like the Council to consider.

**Police Report – Chief Derek Summey – No Report/No Questions.**

**Manager’s Report – No report**

**Council Reports or Comments: Councilman Rob McMinn was recognized by Mayor Denton.**

Council Member McMinn stated this would be his last meeting and he would be out of Town at the December meeting and unavailable. He wanted to say he appreciates those who supported him in the last election. Council Member McMinn continued that he appreciates the town staff, that are very competent and “great”, working every day to guide the individual departments and that he has the utmost confidence that everything will be fine and the path we are on is the right path. Council Member Rob McMinn stated he would miss the Council and it was great working with them, other than budget time and he did not enjoy budget time like others thought he did.

Councilman McMinn continued that he had a list of 5 things as top five he would have gone into next year.

1. The first is the zoning ordinance that we have not completed. We talk about fire safety and police safety and we have streets and neighborhoods that you can’t get down the streets, you would have to drive through people’s yard to get to them to help. You drive a police car or fire truck or emergency vehicle and get to the homes if you needed to because of the zoning. Council Member McMinn stated a definition of volunteer would be nice, as stated by Mr. Crisp. How do you define “volunteer”?
2. Council Member stated the firemen that work in Stanley are a great bunch of people, good people, competent, but is this the right group of guys. Do we need all the Charlotte Fire Department instead of locals and volunteers? What is going to happen when we have an ice storm, a hurricane, or a storm. Who is going to be here to respond to a hurricane, an ice storm or a huge snow storm? Who is going to be here to call on our senior citizens that need help, the 831 people in our population that may need our help in this town of 3,600? Councilman continued that he would probably be fine and the majority in this room would be, but here is a group that would not be. We need to be forward thinking. I know we have had plenty of prep calls, plenty of prep meetings over the years in this Town and I think it is one of our biggest weaknesses, right now. Not just that we can’t get volunteers, but the part-time people that are here are all in one area, and if something happens, they call on our employees and we get left empty handed.

3. Council Member McMinn continued that Chief Summey had worked on pay for police officers, and you have a great plan in place and I hope it continues, but if you look at pay around our Town, we are always one step behind. I know that your concerned about it and the manager is concerned.

Those officers, don't get confused what our volunteers and part-time fireman get paid, but they have full-time jobs. Yes, in the future we need to move to a full-time department there too. The Stanley Police officers that are working her make \$14.00 and \$15.00 an hour and this is there full-time job they are living off of. There has to be some way where we can maintain and retain the officers we have. We go through periods where everything is ok, then Dallas or Mount Holly town starts picking them off. We need to do something about pay. It may be something we can do with insurance and a doing a HAS, where they can keep more money in their pockets, but that is for another day.

4. Council Member McMinn continued, that the next is street maintenance. We have been in a holding pattern on our street paving because we spent two years of our whole budget in one neighborhood to redo what the contractor messed up, because the previous town management, not this management, not this board signed off on.
5. Council Member McMinn continued, we need to find 4 to 14 million dollars to do our water project and hopes our lobbyist can find the money, or look at the working with Gaston County to see if there could be other others.

Council member again thanked the voter for the help and direction that he received from staff and stressed that regular accounting is not governmental accounting. You must look at all revenues and expenditures, and budget expenditures regardless if you actually receive them and make it balance, like vehicles, you must claim on revenue. Again, Council McMinn thanked everyone again and say goodbye to everyone.

Mayor Denton expressed his thanks to Council McMinn and stated it was a pleasure working with him.

Mayor Denton asked if there was anything else to discuss at this time and there were no further comments from Council.

Mayor Denton stated that if not he would entertain a motion to go into closed session to discuss personnel matters. Council Member Danny Sparrow made the motion, Council Member Bud Pate seconded the motion, the motion passed unanimously.

The Council entered closed session at 6:51 p.m. following a short break to interact with public.

