



**Stanley Town Council Regular Meeting
Official Minutes
Monday, February 6, 2023**

The regular meeting of the Stanley Town Council was held on Monday, February 6, 2023 at the Town Hall. The following elected officials and staff were present:

Steven Denton, Mayor
Cathy Kirkland, Mayor Pro-Tem
Bud Pate, Council Member
Chad Jones, Council Member
Leigh Anna Helms, Council Member
Rob McMinn, Council Member

Heath Jenkins, Town Manager
Olga Grishin, Town Clerk
Daniel Hendrix, PW Ass. Director
Craig Roseberry, PW Director
John Russell, Town Attorney
Kevin Haney, Finance Director
Ashley Price, Fire Chief
Derick Summey, Police Chief

Call to Order:

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

Invocation:

Rev. Doc. Williams gave the invocation.

Pledge of Allegiance:

All citizens present recited the Pledge of Allegiance.

Approval of Agenda:

Item F under New Business– Call for Public Hearing to adopt a temporary moratorium on unspecified retail uses in the Town of Stanley.

Planning Director Penley addressed the council with the request to establish a sixty (60) day development moratorium on retail (non-specified) uses pursuant to North Carolina General Statute 160D-107. The use table in the Ordinance needs to provide clarity on the commercial uses. And to match the definition section in the Ordinance with the use chart. The first thirty (30) days of the moratorium will be used for staff to prepare and finalize revisions to the Ordinance. The second thirty (30) days of the moratorium will be used for staff to schedule and present the revisions to the Planning Board and Town Council for recommendation and adoption.

Mayor Denton asked if there was a motion to approve the revised agenda. Council Member Jones made a motion to approve the agenda, and Council Member Helms seconded the motion. A vote was held, and the motion passed unanimously.

Approval of Minutes:

Mayor Denton asked for a motion to approve the January 9, 2023 Regular Meeting Minutes. Mayor Pro-Tem Kirkland made a motion to approve the minutes as presented, and Council Member Pate seconded the motion. A vote was held, and the motion passed unanimously.

Special Presentation:

Recognition of Rev. Doc. Theodore Armstrong

Rev. Armstrong was recognized by the Mayor, Council, and the Town for his service to the community, specifically being a reverend at the Springfield Memorial Baptist Church for over 40 years. Rev. Armstrong thanked the Town for such an honor; he is hopeful to continue serving the community and God for many more years.

Recognition of Bobby Carrigan

Robert Carrigan had been with the Town of Stanley for 12 years as a Law Enforcement Officer and retired back in October 2022 as a captain. Bobby Carrigan represented all the qualities the Police Department stands for courage, integrity, and comradeship. He served the Town well and deserved to be recognized for his work. He was presented with his service weapon and an American flag flown over the Capital in his honor.

Public Hearing

Voluntary Annexation of Parcel 221097 (Charter School)

Mayor Denton asked if there was a motion to open a public hearing. Mayor Pro-Tem Kirkland made a motion, and Council Member McMinn seconded the motion. A vote was held, and the motion passed unanimously.

No comments were received from the public or council.

Mayor Denton asked if there was a motion to close a public hearing. Mayor Pro-Tem Kirkland made a motion, and Council Member McMinn seconded the motion. A vote was held, and the motion passed unanimously.

Mayor Denton asked if there was a motion to approve the voluntary annexation of parcel 221097 (Charter School). Council Member Jones made a motion to approve the annexation, and Council Member Helms seconded the motion. A vote was held, and the motion passed unanimously.

Voluntary Annexation (Harper Landing)

Mayor Denton asked if there was a motion to open a public hearing. Mayor Pro-Tem Kirkland made a motion, and Council Member Jones seconded the motion. A vote was held, and the motion passed unanimously.

No comments were received from the public or council.

Mayor Denton asked if there was a motion to close a public hearing. Mayor Pro-Tem Kirkland made a motion, and Council Member Helms seconded the motion. A vote was held, and the motion passed unanimously.

Mayor Denton asked if there was a motion to approve the voluntary annexation (Harper Landing). Council Member Jones made a motion to approve the annexation, and Council Member Helms seconded the motion. A vote was held, and the motion passed unanimously.

New Business:

Recommendation to reappoint Philip McGinnis to the Planning Board and Board of Adjustment as his term has expired

Mayor Denton asked if there was a motion to reappoint Philip McGinnis. Council Member Helms made a motion, and Council Member McMinn seconded the motion. A vote was held, and the motion passed unanimously.

Set the Bond Amount (Faithful Performance Bond)

Manager Jenkins explained that during the last session of the General Assembly under NC G.S. § 159-29 (a), they changed the requirement of the amount of finance officer faithful performance bond may not be less than the greater of the following: fifty thousand dollars (\$50,000), an amount equal to ten percent (10%) on the unit's annually budgeted funds, up to one million dollars (\$1,000,000). The Town needs to set that amount so that when a new budget comes into effect in July 2023, the Town complies with the statute. The Town was provided with an insurance company to attain that bond.

Mayor Denton asked if there was a motion to set the bond amount to ten percent of the annual budget with a cap of one million dollars. Council Member McMinn made a motion, and Council Member Pate seconded the motion. A vote was held, and the motion passed unanimously.

Approve Resolution to Dispose of Surplus Property (Police Department)

A list of the surplus property had been provided to the Council.

Mayor Denton asked if there was a motion to approve a resolution to dispose of surplus property. Council Member Jones made a motion, and Mayor Pro-Tem Kirkland seconded the motion. A vote was held, and the motion passed unanimously.

Approve Resolution to Join North Carolina Investment Pool (NCIP)

Mayor commented that he and Director Haney discussed current interest rates with South State. NCIP has 4.5%. The Council would want Director Haney to reach out to South State to see if they could offer better rates when renewing CD and report back to the Council. Approving this resolution does not mean the money will be transferred; it provides an option in case the Council decides to move in this direction.

Mayor Denton asked if there was a motion to approve a resolution to join NCIP. Mayor Pro-Tem Kirkland made a motion, and Council Member Pate seconded the motion. A vote was held, and the motion passed unanimously.

Approve Budget Amendments 12 through 16

Mayor Denton asked if there was a motion to approve a resolution to approve budget amendments 12-16. Mayor Pro-Tem Kirkland made a motion, and Council Member Helms seconded the motion. A vote was held, and the motion passed unanimously.

Call for a Public Hearing to Adopt a Temporary Moratorium on Unspecified Retail Uses in the Town of Stanley

The Council set a date and time for a special meeting to hold the public hearing for February 20, 2023, at 6:00 PM.

Mayor Denton asked if there was a motion to call for a public hearing on February 20, 2023, at 6:00 pm. Council Member McMinn made a motion, and Council Member Jones seconded the motion. A vote was held, and the motion passed unanimously.

Department Reports

The Finance report was presented.

The Public Works report was submitted.

The Recreation Department report was submitted.

The Fire Department report was submitted.

The Police Department report was submitted.

Manager's Report. On January 19, 2022, Town Manager Jenkins and Kevin Haney, Finance Director, attended a meeting with the Gaston County Tax Director and her entire staff. The purpose of this meeting was for them to brief us on the revaluation scheduled and what impact

the revaluation is projected to have on the overall tax base of Stanley. We have also worked with Gaston County for them to use our town hall facility during the next several months to conduct hearings for Stanley citizens appealing their new tax assessment. Due to the strong real estate market, and the growth Stanley and Gaston County has experienced over the past several years, these new evaluations are expected to increase significantly for some. We will have a better handle on the final impact of these numbers and will begin discussing them in detail during our annual budget process beginning in April 2023.

A department meeting was held in January to discuss the many town events scheduled for the upcoming year. Beginning in April with the Easter Egg Hunt at Harper Park, we have a full calendar of events this year. The Mayor is working with the Manager to provide a full schedule of these events in a mailer to the citizens of Stanley. These events include: Easter Egg Hunt, Summer Concert Series, 4th of July Celebration with Fireworks, County Fest, Christmas Tree Lighting, Annual Senior Dinner, Annual Christmas Breakfast, Annual Christmas Parade, Santa at the Park will be combined with the Christmas Tree Lighting.

Department Heads have been requested to submit their proposed budgets to the Town Manager by March 15, 2023. We hope to plan a series of budget work sessions in April and May and adopt a final budget at the June 2023 meeting.

In January, the manager and staff held a meeting to discuss our 2022 Christmas Parade, particularly the logistics of closing the streets, pedestrian safety, traffic patterns, parade route, and other matters. Many new ideas were discussed. For instance, we will utilize our software provider to send messages to those impacted by closed streets and notify the public when, where, and how the parade will impact their commute or schedule. This will include DOT signage, phone calls, and text messages to the citizens. Other areas discussed were shorting the parade route, re-routing the parade line-up, and combining vehicles and concrete barriers to close the streets and protect those citizens attending and those in the Christmas Parade.

The Council received a copy of an executive report the manager put together in response to a request by Moody's to assess our current bond rating. Following an online meeting with Moody's, the manager and finance director, the executive report was submitted to Moody's. As a result, we were notified less than two weeks later that our Bond rating had been upgraded. Why is this important? Municipal bond ratings determine the amount of investment risk and interest cost on bonds used for financing government projects. Much like your credit report, these ratings evaluate the town's current financial standing and outstanding debt. Since there are three major agencies that rate, Moody's rated at Aa3, an AA – according to Standard and Poors and Fitch. Our score is considered a strong investment grade. Should Stanley issue bond debt in the future, this new score could offer lower interest rates on that debt. It also points to the overall financial stability of our finances.

Mayor Denton and the Town Manager attended a lunch meeting with a real estate developer to discuss potential development and investment in Stanley. They specifically discussed the future development of downtown Stanley along South and North Main Street. Another follow-up meeting will be scheduled with other stakeholders.

Town Manager and Town Attorney met with Mount Holly's manager and attorney to begin the agreement discussion. A draft has been provided to both managers and attorneys. John Russell and Manager Jenkins will meet to begin negotiations this week or early next week. The plan is to have a final draft agreement before both boards in time for the 2023-24 budget adoption.

Council Member Helms commended Public Works Department for their immediate response on the issue she had her house and a great job they did.

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

Respectfully Submitted:

Steven Denton – Mayor

(OFFICIAL TOWN SEAL)

Heath Jenkins – Town Manager

Olga Grishin - Town Clerk