



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

The regular meeting of the Stanley Town Council was held on Monday, March 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
Derick Summey, Police Chief
John Russell, Town Attorney
Kevin Haney, Finance Director
Eric Withers, Fire Chief

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:

New items were added to the agenda under New Business:

Item E – Approve Direct State Grants 11572 and 11573

Item F – Approve Reclassification of the Finance Director Position

Item G – Call for a public hearing in April to amend A Zoning Ordinance to Direct Special Use Permit Approvals to Council.

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

Approval of Minutes:

Mayor Denton asked for a motion to approve the February 20, 2023 Regular Meeting Minutes. Mayor Pro-Tem Kirkland made a motion to approve the minutes as presented, and Council Member Helms seconded the motion. A vote was held, and the motion passed unanimously.

Special Presentation:

Leslie Lee, Executive Director, and Gina Shell presented One Gaston 2040. They talked about creating the Community vision, implementation, and community information hub. Focus areas are to generate pride and positive perceptions, leverage arts and culture, maximize housing options, provide adequate infrastructure, retain the character and natural amenities, strengthen childcare and early childhood education, ready students for college and careers, strengthen targeted economic development, improve mobility, connectivity, and accessibility, enable broadband internet access, collaborate and build coalitions, welcome and value diversity and promote health and wellness in body, mind, and spirit. The Town can get involved by helping spread the word, offering names as potential members of Focus Area Team, participating in the data dashboard/community information hub, and referencing and supporting One Gaston 2040 in its strategic planning.

New Business:

Approve Resolution Establishing Juneteenth and President's Day as Town Holidays

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

Approve Resolution to Allocate ARP Funds for Design and Engineering Pedestrian Crossings in Downtown Stanley

Mayor Denton asked if there was a motion to approve resolution to allocate ARP funds. Council Member Helms made a motion, and Council Member Pate seconded the motion. A vote was held, and the motion passed unanimously.

Approve Resolution to Allocate Arp Funds to Make Repairs and Upgrades to the Lift Station

A revision was made to the resolution to depict the revised amount of \$50,775 and the name of the contractor as PDA and Kemp Construction Inc.

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

Review/Discuss Resumes Submitted for the Vacancy on the Planning and Board of Adjustment

Mayor Denton asked if there was a motion to close the process of receiving resumes. Council Member Helms made a motion, and Council Member Jones seconded the motion. A vote was held, and the motion passed unanimously.

Mayor Denton announced that the Board would review and discuss submitted resumes during April's meeting.

Approve Direct State Grants 11572 and 11573

Manager Jenkins clarified that as a part of the grant agreement, the Town was required to provide a description of how the grant funds would be spent in compliance with the specific purpose as stated in the Appropriate Act. It will be submitted to NC State Budget Office for Final Approval.

Mayor Denton asked if there was a motion to approve direct state grants 11572 and 11573. Mayor Pro-Tem Kirkland made a motion, and Council Member McMinn seconded the motion. A vote was held, and the motion passed unanimously.

Approve Reclassification of the Finance Director Position

Mayor Denton asked if there was a motion to approve the reclassification of the position. 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 Amend a Zoning Ordinance to Direct Special Use Permit Approvals to the Council

Mayor Denton asked if there was a motion to call for a public hearing on April 2023, at 6:00 pm. Council Member Helms made a motion, and Council Member McMinn 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. Chief Withers reminded residents on March 12th to check their smoke detectors and batteries.

The Police Department report was submitted.

Manager Jenkins presented his report. Mayor Denton and Manager Jenkins met with Eric Clay with MECCA Realty to discuss the future of downtown. A walk-thru of all the downtown buildings and mill site was conducted. As a result of this meeting, the manager is working with property owners regarding a future parking plan and how it could tie into the proposed pedestrian crossings. Town Manager met with Interim Public Work Director Daniel Hendrix, Jason Dorn, Gavel, Dorn Engineering, Sean Mayo, Gavel and Dorn, and Eric Withers, Fire Chief. The purpose was to discuss the hydraulics in the water distribution system, especially the lines that feed into the Mariposa Road area, regarding the Autumn Brook and Charter School projects. This was an excellent meeting, and because of it, there were changes in the system, in valves and other areas, which allowed us to gain more gallons per minute at those sites to comply with the needed flow numbers for fire protection. We also discussed other proposed water and sewer projects that are being considered. Town Manager has been working with Smarter Systems to address the audio/video issues in the council chambers. This will include reconfiguration of video monitors, upgrades to the sound system, relocation of the soundboard, streaming cameras to facilitate electronic meetings when needed, and other changes. In addition, the manager has proposed that our NC State Grant funds be used for improvements and additional repairs to the drywall, molding, and paint. These projects will be submitted to the State for approval. Manager Jenkins, Tom Small, others from Autumn Brook Town Home project, and Daniel Hendrix, Public Works, met to discuss a new sewer route that would utilize a force main to a gravity line on Blacksnake Road, eliminating the need for a new/or updated pump station. On February 10, 2023, Mayor Denton, Council Member Helms, and Manager Jenkins presented a civics class to several 3rd-grade types. The Course included a power-point presentation about local government, the mayor and council's duties, and the town manager's duties. They also talked about local, state, and federal government agencies and how they are similar and different. Mayor Denton and Manager Jenkins met with potential investors who wanted to tour and learn more about space in the Stanley Mills section that has been recently subdivided and sold. This is the section near West Buckoak Street. Manager Jenkins attended a county-wide manager's meeting at the Gastonia City Hall on February 15, 2023. Managers discussed activities around the county and an update on the Gaston County Tax Revaluation. Town Manager met with John Russell to discuss and draft a proposed agreement to send to Mount Holly. Mr. Russell is working on the final draft and will be sending it to Mount Holly's Attorney soon. Mayor Denton and Manager Jenkins attended this meeting in Cramerton at the new headquarters of the Catawba River Keepers. This joint project between the City of Cramerton and Catawba River Keepers was showcased at the meeting. Each local government made a brief presentation about activities in their respective community. Mayor Denton presented for the Town of Stanley. Manager Jenkins and Town Clerk Olga Grishin met with the director of United Way to discuss a potential partnership with the town, allowing employees to donate via payroll deduction toward their favorite charity. Manager Jenkins participated in Red Across America at Springfield School by reading a book to three 2nd-grade classes. Interacting with the little students who love to hear a good story was fun. Town Manager commanded the staff and department heads for all the work they do, specifically the Police department intercepting drugs in the community. And many of those big drug busts for the last few months had been made from vehicle stops.

Council Member McMinn asked for an update on a sidewalk project. Manager Jenkins addressed the Council saying the Town is still trying to pull together a sidewalk project, trying to tap into multiple resources. Some existing sidewalks need some repair due to

deterioration, and root growth. The Town may need to do an overall sidewalk consulting study to see how much it would cost to do everything the town wants to do and start prioritizing the projects that require immediate attention. Mayor Denton added that he wanted to see new subdivisions tied into the downtown area. Manager Jenkins said the Town might want to partner with neighboring municipalities like Mount Holly to do some greenways to connect Arbordale and Meritage Holmes with their new developments.

Mayor Denton requested to reschedule April's Council meeting due to the conflict. The Council Meeting was rescheduled for Thursday, March 6, 2023, at 6:00 PM.

Mayor Denton asked for a motion to adjourn. Council Member Pate made a motion, Council Member Helms 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