

AGENDA
STONEVILLE TOWN COUNCIL
Regular Meeting
April 1, 2025 – 6:00 PM
Council Chambers at 101 Smith St.

CALL TO ORDER – MAYOR GALVAN

PLEDGE OF ALLEGIANCE & INVOCATION

Immediately Following the Regular Meeting, the Council will go into Closed Session Pursuant to NCGS 143-318.11(a) (3) To Consult with Town Attorney and (6) Personnel

APPROVAL OF APRIL 1, 2025 AGENDA

CONSENT AGENDA

Consent items listed below are considered routine or have been discussed in previous meetings. These items will be approved with a single motion, second and vote, unless a request for removal from the Consent Agenda is heard from a Council Member.

1. Approval of Minutes
 - a. Regular Meeting – March 4, 2025
 - b. Special Meeting Budget Work Session – March 8, 2025
 - c. Special Meeting Public Hearing – March 11, 2025
2. Approval to amend section 32.081 Overtime Policy as follows: Exempt employee compensatory bonus time-off may be approved by the Council on a case-by-case basis for up to an additional ninety (90) hours for a total accumulation not to exceed one hundred fifty (150) hours.
3. Approval to purchase a Kawasaki FT730 60” Deck Mower from Y & W Farm Center, Inc. in the amount of \$7,756.43 for the Public Works Department.

OLD BUSINESS

1. Public Hearing – Consideration of a proposed Development Agreement between the Town of Stoneville and Carolina Star Holdings, LLC (Parcel 179413)
Open:
Close:
2. Discussion by Council
3. Consideration of proposed Development Agreement (DA-2025-01) between the Town of Stoneville and Carolina Star Holdings, LLC

NEW BUSINESS

1. Consideration of quote from Spencer’s Garage & Environmental Services for cemetery lawn care maintenance at a rate of \$440.00 per service.

PUBLIC COMMENTS

UPCOMING MEETINGS

Town Council Work Session – Thursday, April 10th at 6:00 p.m.

Budget Work Session – Tuesday, April 15th, at 6:00 p.m.

Regular Council Meeting – Tuesday, May 6th, at 6:00 p.m.

UPCOMING EVENTS

Senior Bingo – Thursday, April 10th from 10:00 a.m. – 12:00 p.m., Vera Holland Center

Senior Breakfast – Saturday, April 12th from 8:00 a.m.-10:00 a.m., Vera Holland Center

Cruise In – Friday, April 18th from 5:00 p.m. – 8:00 p.m., Downtown

Easter Egg Hunt – Saturday, April 19th at 1:00 p.m., Stoneville Memorial Park

Free Clean-Up Week (residents inside town limits), April 21st – 24th

May Day Festival – Saturday, May 17th from 10:00 a.m. – 4:00 p.m., Downtown

CLOSING REMARKS BY MAYOR GALVAN

ADJOURN

CLOSED SESSION
NCGS 143-318.11

(a) Permitted Purposes. – It is the policy of this State that closed sessions shall be held only when required to permit a public body to act in the public interest as permitted in this section. A public body may hold a closed session and exclude the public only when a closed session is required:

(1) To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes.

(2) To prevent the premature disclosure of an honorary degree, scholarship, prize, or similar award.

(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded.

(4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, or to discuss matters relating to military installation closure or realignment. Any action approving the signing of an economic development contract or commitment, or the action authorizing the payment of economic development expenditures, shall be taken in an open session.

(5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

(6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting.

(7) To plan, conduct, or hear reports concerning investigations of alleged criminal misconduct.

(8) To formulate plans by a local board of education relating to emergency response to incidents of school violence or to formulate and adopt the school safety components of school improvement plans by a local board of education or a school improvement team.

(9) To discuss and take action regarding plans to protect public safety as it relates to existing or potential terrorist activity and to receive briefings by staff members, legal counsel, or law enforcement or emergency service officials concerning actions taken or to be taken to respond to such activity.

(10) To view a recording released pursuant to G.S. 132-1.4A. (b) Repealed by Session Laws 1991, c. 694, s. 4. (c) Calling a Closed Session. – A public body may hold a closed session only upon a motion duly made and adopted at an open meeting. Every motion to close a meeting shall cite one or more of the permissible purposes listed in subsection (a) of this section. A motion based on subdivision (a)(1) of this section shall also state the name or citation of the law that renders the information to be discussed privileged or confidential. A motion based on subdivision (a)(3) of this section shall identify the parties in each existing lawsuit concerning which the public body expects to receive advice during the closed session.

(d) Repealed by Session Laws 1993 (Reg. Sess., 1994), c. 570, s. 2. (1979, c. 655, s. 1; 1981, c. 831; 1985 (Reg. Sess., 1986), c. 932, s. 5; 1991, c. 694, ss. 3, 4; 1993 (Reg. Sess., 1994), c. 570, s. 2; 1995, c. 509, s. 84; 1997-222, s. 2; 1997-290, s. 2; 2001-500, s. 2; 2003-180, s. 2; 2013-360, s. 8.41(b); 2014-79, s. 9(a); 2016-88, s. 3.)

Stoneville Town Council
Regular Meeting Minutes
March 4, 2025
6:00 PM – Council Chambers

Regular Meeting

Present were Mayor Kathy Stanley-Galvan, Council members Johnny Farmer, Curt Bennett, Henry Thornton, Lee Shelton, and Daisy Smith. Also present were Town Administrator Michael Sands, Finance Officer Shannon Tucker, Town Clerk Deleia Hutcherson, Police Chief Rebecca Dixon, Public Works Director Byron Curry, Fire Chief Joel Freeman, and Town Attorney Eugene Russell.

Call to Order, Pledge of Allegiance, and Invocation: Mayor Galvan welcomed the assembly and called the meeting to order at 6:00 p.m. The Pledge of Allegiance was led by Mr. Steve Evans and the Invocation was given by Councilwoman Daisy Smith.

Agenda: Mayor Galvan asked for a motion to approve the March 4, 2025, agenda. Councilman Shelton made a motion to approve the agenda. Councilman Bennett seconded. Motion carried unanimously.

Introduction of New Town Administrator and Oath of Office – Mayor Galvan introduced Mr. Michael Sands and administered his Oath of Office. Copy incorporated into minutes.

Consent Agenda: Councilman Bennett requested to remove item 3 for further discussion at the March 18th work session – Approval to amend section 32.081 Overtime Policy as follows: Exempt employee compensatory bonus time-off may be approved by Council on a case-by-case basis for up to an additional ninety (90) hours for a total accumulation not to exceed one hundred fifty (150) hours. Councilman Farmer seconded. Motion carried unanimously. A motion was made by Councilman Shelton to approve the remaining consent agenda items, which included the following: 1. Minutes from February 4, 2025, and February 18, 2025. 2. Approval to adopt Fund Balance Policy maintaining a minimum unrestricted fund balance of at least 60% of Federal Fund expenditures plus transfers out. 4. Approval to amend starting salary and pay scale for Police Officer from \$37,390 to \$44,444. 5. Approval to purchase a set of turnout gear and brush gear for the Fire Chief from C.W. Williams in the amount of \$5,205.00 that will be paid from the McMichael grant. Councilwoman Smith seconded. Motion carried unanimously. Copies incorporated into minutes.

New Business:

Public Hearing – Consideration of street closure for a portion of Oakdale Street between the intersection of Oakdale Street and Lee Street and continuing to the end of the unopened portion of Oakdale Street – Motion made by Councilman Thornton to open the Public Hearing. Councilman Farmer seconded. Motion carried. Town Attorney, Mr. Eugene Russell, provided an overview of the request. No one signed up for public comments. Motion made by Councilman Farmer to close the Public Hearing. Councilman Thornton seconded. Motion carried.

Consideration to approve Resolution R-2025-04 Closing a Portion of Oakdale Street Between the Intersection of Oakdale Street and Lee Street and Continuing to the End of the Unopened Portion of Oakdale Street – A motion to approve Resolution R-2025-04 was made by Councilman Shelton. Councilman Bennett seconded. Motion carried unanimously. Copy incorporated into minutes.

Stoneville Volunteer Fire Department – Mr. Jerry Smith spoke on this item and informed the Council that he attended a meeting with other citizens and fire department personnel to discuss the future of the Stoneville Volunteer Fire Department. Mr. Smith spoke on the following:

- Decline in volunteer firefighters nationally and locally
- Need for a full-time fire chief and possibly a part-time captain
- Potential budget impact and funding from increased tax revenue
- Proposal for a fire committee to include two council members and two citizens

Mr. Smith informed the Council that the Fire Chief would be discussing funding for the Fire Department at the upcoming budget session

Old Business: None

Public Comments: None

Upcoming meetings and events were announced by Mayor Galvan.

Mayor Galvan thanked everyone for coming out to the meeting.

Motion to adjourn the meeting made by Councilman Shelton. Councilman Farmer seconded. Motion carried unanimously.

Meeting adjourned at 7:15 p.m.

Mayor, Kathy Stanley-Galvan

Town Clerk, Deleia Hutcherson

**Stoneville Town Council
Special Meeting Minutes
2025 Annual Budget Retreat
March 8, 2025, 9:00AM
Council Chambers at 101 Smith St.**

Special Meeting: Present were Mayor Kathy Stanley-Galvan, Council members Henry Thornton, Johnny Farmer, Curt Bennett, Daisy Smith, and Lee Shelton. Also present were Town Administrator Michael Sands, Finance Officer Shannon Tucker, Town Clerk Deleia Hutcherson, Fire Chief Joel Freeman, Police Chief Rebecca Dixon, and Town Attorney Eugene Russell. Public Works Director Byron Curry was unable to attend the meeting.

Welcome: Mayor Galvan welcomed the assembly and called the meeting to order at 9:00am

Agenda: Mayor Galvan asked for a motion to approve the March 8, 2025, Agenda. Councilman Thornton made a motion to approve the Agenda. Councilman Bennett seconded. Motion carried.

Department Budget Requests for 2025/2026

1. **Public Works Department** – Public Works Director, Byron Curry was unable to attend. He reviewed his requests with Finance Officer, Shannon Tucker and asked her to present on his behalf.
 - Uniforms: increase to \$2,000 to accommodate seasonal needs.
 - Other Supplies: Increase to \$5,000 for miscellaneous expenses, including gravel.
 - Equipment: Increase to \$70,000 to purchase a sewer vacuum to clean and maintain sewer lines.
 - Equipment Maintenance: Increase to \$10,000 due to aging equipment and repair costs.
 - Vehicle Maintenance: Increase to \$5,000 due to an additional truck in the fleet.
 - Training: Increase to \$500 for staff development.
 - Software Purchase: Increase to \$3,000. Proposal to purchase ArcGIS System (\$2,200/year) for improved water line mapping, as recommended by the town engineer.
 - The Council requested staff look at a capital improvement plan for road improvements prior to the next budget session. This should align with the pavement study that is currently being performed by a third party.

Wastewater

- Equipment: Increase to \$1,500.
- Training: Increase to \$1,000 to support required certifications.

Water System

- Vehicle Maintenance: Increase to \$500.

2. Police Department – Chief Rebecca Dixon presented her budget requests

- Salary Adjustments: Ensure budget aligns with recent salary increases.
- Postage Budget: Increase due to rising costs.
- Training Budget: Most law enforcement training is free; funds reallocated.
- New Canine (K9) Line Item: Separate budget line created for K9 expenses. Revenue line created for donation-based funding, ensuring funds roll over each year.
- Records Management System: Option 1: LEA Data Technologies (\$2,000) – Basic internal investigation and early warning system. Option 2: LEFTA Program (\$5,000) – Comprehensive system covering investigations, training, equipment tracking, and vehicle maintenance.
- New Police Vehicles: Need for additional vehicles due to staff expansion. Proposal for two vehicles with phased purchases in July and January. Discussion on financing options through local government loans. Chief Dixon mentioned the Police Department would be moving away from unmarked vehicles and talked about the importance of visibility for police vehicles. She also shared the new color scheme for vehicles.
- Concerns Over School Resource Officer (SRO) Funding: Chief Dixon shared that Federal grants fund 83% of the SRO position. Councilman Farmer mentioned the uncertainty regarding federal funding and the need for a contingency plan if funding is cut.
- Equipment Needs: Handheld Radios Upgrade (\$500 per unit) – Aging equipment will become obsolete after July 1st. Patrol Car Radios (\$10,000 for two units) – Needed for new vehicles.
- Chief Dixon also informed the Council that Captain Eanes was working on an inventory control system for department-issued gear.

3. Fire Department – Chief Joel Freeman presented his budget requests

- Part-time Salaries: Increase from \$16.00 hour to \$19 hour to attract more part-time firefighters.
- Fire Call Payments: Increase from \$15.00 to \$20.00 per call to encourage volunteer participation.
- Training Budget: Increase to \$2,000.
- Website and Grant Applications: Continued development of the department's website and grant-seeking efforts.

New Fire Truck Proposal – Current fleet includes a 2015 engine and a 2001 engine. The 2001 engine is 26 years old and needs to be replaced. The estimated cost is \$900,000 - \$1,000,000. The Council directed Chief Freeman to start looking at specifications and review other municipalities' truck bids to explore cost-saving options.

Chief Freeman stated the County would allocate \$130,000 during the 2025/2026 fiscal year. Chief Freeman was also asked if he was recommending a full-time Fire Chief's position and he stated he didn't

know if that would resolve or improve their current situation and decline in staffing. The Council directed the Town Administrator to provide comparative salary data for a potential full-time Fire Chief.

4. Parks & Recreation – Finance Officer, Shannon Tucker presented the budget items due to the vacancy in this position.

- Christmas Events: \$3,000 budgeted which includes Christmas parade and other events
- Park Maintenance: \$14,000 allocated for necessary repairs, including playground slide replacement (\$7,000 - \$9,000).
- Youth Activities: \$1,000 set aside for events like the Back to School Bash.
- Consensus of Council to maintain budget allocation for potential hires.

Mayor Galvan announced the next budget work session for April 15, 2025, at 6:00 p.m. Public comments will be allowed at the budget session to gather community feedback on budget priorities. A public comment sign up sheet will be available in the lobby on the night of the meeting.

Motion to adjourn made by Councilman Farmer. Councilman Thornton seconded. Motion carried.

Adjourned at 10:19 a.m.

Mayor, Kathy Stanley-Galvan

Town Clerk, Deleia Hutcherson

STONEVILLE TOWN COUNCIL
Special Meeting Minutes
Public Hearing
March 11, 2025, 6:00PM
Council Chambers at 101 Smith St.

Special Meeting: Present were Mayor Kathy Stanley-Galvan, Council members Henry Thornton, Johnny Farmer, Curt Bennett, Daisy Smith, and Lee Shelton. Also present were Town Administrator Michael Sands, Town Clerk Deleia Hutcherson, and Town Attorney Eugene Russell.

Call to Order – Mayor Galvan welcomed the assembly and called the meeting to order at 6:00 p.m.

Agenda – Mayor Galvan asked for a motion to approve the March 8, 2025, Agenda. Councilman Shelton made a motion to approve the agenda. Councilwoman Smith seconded. Motion carried.

NEW BUSINESS

Public Hearing – Consideration of a proposed Development Agreement between the Town of Stoneville and Carolina Star Holdings, LLC (Parcel 179413). Councilman Farmer made a motion to open the Public Hearing. Councilman Bennett seconded. Motion carried.

The Town Attorney, Mr. Eugene Russell, introduced the hearing's purpose: to review the proposed development agreement with Carolina Store Holdings, LLC, for the development of 84.51 acres on South Henry Street, which includes a mobile home park.

Attorney Tom Terrell of Fox Rothschild, LLP, represented Carolina Store Holdings, LLC and presented the development plan. He outlined the following key points:

- The site has 43 mobile home spaces, with expansion planned.
- Legal concerns include vested rights, permit history, and prior notices of violation.
- The agreement includes obligations for property cleanup, development timelines, and annexation into Stoneville's tax base.
- The developer intends to implement a vegetative buffer and restore mobile homes to habitable conditions.

Council members raised concerns regarding the following:

- The property owner not attending the Public Hearing.
- The developer's long inactivity despite having permits.
- The lack of communication from the property owner regarding delays.
- The legal status of permits, deadlines, and vested rights.
- The history of violations, ownership responsibility, and property conditions.
- The need for strict timelines for development and enforcement of the agreement.

The floor was opened up for public comments and the following citizens spoke in opposition to the proposed development agreement:

Bobby Stanley, 628 Young Road, Stoneville, NC

Rabron Wiggins, 114 S. Glenn Street, Stoneville, NC

Tammy Evans, 103 Glendale Street, Stoneville, NC

Barbara Belton, 103 Randolph St., Stoneville, NC gave her speaking time to Tammy Evans

Steven Pulliam, 790 Stone Mountain Rd., Stoneville, NC

Citizens expressed the following concerns:

- **Property Conditions:** Several speakers stated the mobile homes are in severe disrepair, with missing doors, roofs, and structural damage.
- **Environmental Impact:** A local environmental group representative highlighted concerns about improper land clearing, stormwater runoff, and potential contamination of local water sources. The documentation provided on this topic will be filed with the approved minutes.
- **Permit Violations:** Residents claimed trailers were brought in overnight without proper permits.
- **Management Issues:** Some attendees questioned the developer's commitment, citing a lack of local oversight and prior mismanagement.
- **Tax and Service Burden:** Concerns were raised about the financial impact on Stoneville if the property is annexed, with potential increased costs for police and fire services outweighing tax revenue.

No citizens spoke in favor of the development agreement.

Discussion by the Council - Key discussion points included the following:

- **Annexation:** Some council members opposed annexing the property, citing financial concerns due to lost revenue.
- **Enforcement Measures:** Suggestions were made to require higher-quality mobile homes and enforce compliance deadlines.
- **Environmental Protections:** A proposal was made to integrate additional environmental regulations into the agreement.
- **Zoning and Regulatory Compliance:** Council debated whether prior approvals were valid and what new conditions should be imposed.

Consideration of proposed Development Agreement (DA-2025-01) between the Town of Stoneville and Carolina Star Holdings, LLC - A motion was made by Councilman Farmer to table

the vote on the development agreement until the next Council meeting on April 1, 2025, to allow for further revisions and discussions. Seconded by Councilman Bennett. Motion carried unanimously. The Council and Attorney Thomas Terrell agreed to hold a second Public Hearing at this meeting to provide another opportunity for the public to speak.

A motion to adjourn the meeting was made by Councilwoman Smith. Seconded by Councilman Bennett. Motion carried unanimously.

Meeting adjourned 7:48 p.m.

Mayor, Kathy Stanley-Galvan

Town Clerk, Deleia Hutcherson

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