

Stoneville Town Council
Regular Meeting Minutes
May 5, 2026
6:00 PM – Council Chambers

Regular Meeting

Members Present: Mayor Kathy Stanley-Galvan and Council members Jessica Smith, Curt Bennett, Henry Thornton, Daisy Smith, and Lee Shelton. Staff Present: Town Administrator Michael Sands, Town Clerk Deleia Hutcherson, Police Chief Rebecca Dixon, Fire Chief Joel Freeman, and Town Attorney Eugene Russell. Public Works Director Byron Curry participated remotely.

Call to Order, Pledge of Allegiance, and Invocation: Mayor Galvan welcomed the assembly and called the meeting to order after the Pledge of Allegiance and Invocation at 6:00 p.m.

Agenda: Mayor Galvan requested a motion to approve the May 5, 2026 agenda, with an amendment to add Item 8 under New Business: Consideration of a quote for the Town of Stoneville's 150th Anniversary fireworks display.

Councilman Thornton made a motion to approve the May 5, 2026 agenda. Seconded by Councilman Curt Bennett. Motion carried unanimously.

Minutes: Councilman Thornton made a motion to approve the April 7, 2026 regular meeting minutes and the April 14, 2026 special meeting minutes (Budget Work Session). Seconded by Councilman Bennett. Motion carried unanimously.

Public Hearings

Public Hearing and Consideration of Contiguous Annexation Ordinance O-2026-07 – Consideration of a request for contiguous annexation submitted by Nexagen, Inc. for property located on East Main Street (Parcel 185849/Tax PIN 793919603137), consisting of approximately 15.4 acres. Councilwoman Daisy Smith made a motion to open the public hearing. Seconded by Councilwoman Jessica Smith. Motion carried.

Mr. Ken Mackovic of Nexagen, Inc. spoke and said he was requesting to annex this property into the town limits. There was some discussion on the intended use of the property, and Mr. Mackovic stated he was still considering his options. Staff confirmed that any development plans for this property would be considered by the Planning Board and the Council.

No members of the public signed up to speak regarding the annexation. Following discussion, Councilman Thornton made a motion to close the public hearing. Seconded by Councilwoman Daisy Smith. Motion carried unanimously. Councilman Thornton made a motion to approve Ordinance O-2026-07 annexing parcel 185849 into the town limits. Seconded by Councilwoman Daisy Smith. Motion carried with a unanimous 5-0 vote. Copy incorporated into minutes.

Public Hearing and Consideration of Demolition Ordinance O-2026-05 – Consideration of adopting a demolition ordinance for the non-residential structure located at 117 N. Henry Street (Parcel 126821) pursuant to Unsafe Building Provisions. Councilman Shelton made a motion to open the public hearing. Seconded by Councilwoman Jessica Smith. Motion carried. The property owner, Mr. Fred Busick of 633 South Main Street, Reidsville, addressed the Council first at the request of Code Enforcement. Mr. Busey stated that he was currently in the process of selling the property to Charles Land.

The prospective purchaser addressed the Council and explained that he intended to rehabilitate the structure, though he had not finalized plans for the property. Council members questioned the purchaser regarding his intentions and timeline for repairs. The purchaser acknowledged awareness of the extensive work required and indicated he intended to begin work within approximately one month after closing.

Code Enforcement Officer Eric Clem addressed the Council regarding the property's compliance history. He explained that the structure had exceeded the established compliance date and that a lis pendens had been filed to ensure code compliance obligations remained attached to the property regardless of ownership transfer. He further advised that the property was substantially deteriorated and estimated to exceed the 50% deterioration threshold under the town ordinance.

Council members expressed support for rehabilitation efforts while also voicing concern about allowing indefinite delays. The Town Attorney advised that the Council could defer action on the demolition ordinance for a specified period to allow the new owner an opportunity to demonstrate progress toward compliance.

With no further comments from the public, Councilman Thornton made a motion to close the public hearing. Councilman Bennett seconded. Motion carried. After discussion regarding appropriate timelines and expectations, Councilman Bennett made a motion to defer action on the demolition ordinance for one hundred twenty (120) days to provide the new owner adequate time to initiate visible improvements and demonstrate good-faith progress toward rehabilitation. Seconded by Councilman Thornton. Motion carried unanimously. Copy incorporated into minutes.

Public Hearing and Consideration of Demolition Ordinance O-2026-04 – Consideration of adopting a demolition ordinance for the non-residential structure located at 105 N. Henry Street (Parcel 126226) pursuant to Unsafe Building Provisions. Councilman Thornton made a motion to open the public hearing. Seconded by Councilman Shelton. Motion carried.

The owner was not present for the meeting and no one signed up for public comments. Code Enforcement staff explained that the property owner had exceeded all compliance deadlines and that no significant repairs had been made. Council discussion focused heavily on the structural complexity and financial implications of demolishing a building situated between adjoining structures in the downtown area. Council members questioned the potential need for engineering studies, structural supports, sidewalk closures, and contractor liability protections.

Council members discussed limited repair attempts previously observed at the property but noted that no substantial rehabilitation efforts had occurred.

The Council also debated the financial burden that demolition could place on the town, particularly if demolition costs exceeded the value of the property itself. Questions arose regarding salvage opportunities, neighboring property protection, and the process for recovering demolition expenses through liens.

After considerable discussion, Councilwoman Daisy Smith made a motion to close the public hearing. Seconded by Councilman Thornton. Motion carried. Councilman Thornton made a motion to defer action on the ordinance for forty-five (45) days to allow the Code Enforcement Officer to gather additional information, including demolition estimates and financial implications. Seconded by Councilman Shelton. Motion carried unanimously. Copy incorporated into minutes.

Public Hearing and Consideration of Demolition Ordinance O-2026-06 – Consideration of adopting a demolition ordinance for the residential structure located at 300 S. Glenn Street (Parcel 170275) pursuant to Minimum Housing Standards. Councilman Thornton made a motion to open the public hearing. Seconded by Councilman Shelton. Motion carried.

The owner was not present for the meeting and no one signed up for public comments. Code Enforcement staff reported that the structure's estimated repair costs substantially exceeded 50% of the structure's assessed value, meeting the threshold for demolition consideration under town ordinances.

Council members discussed the significant deterioration of the property, including roof failures, water intrusion, rot, mold concerns, and possible structural deficiencies that could not yet be fully assessed due to unsafe conditions inside the residence. The Council also discussed the historic nature of the property and whether efforts should be made to encourage the sale of the property or rehabilitation rather than demolition.

Residents and Council members commented on longstanding concerns regarding the property's condition and lack of owner responsiveness. It was noted that notices had been properly served through certified mail and postings, and that the property owner had signed receipt confirmations acknowledging the proceedings. Code Enforcement staff explained that the case had been ongoing since 2024 and had continued through an administrative hearing with the owner. Councilman Thornton made a motion to close the public hearing. Seconded by Councilwoman Daisy Smith. Motion carried.

The Council debated whether to allow an additional grace period before proceeding further. Some members advocated for a short extension due to concerns about setting precedent, while others favored providing additional time for the owner to remove personal belongings and potentially remedy conditions.

Following additional procedural clarification provided by the Town Attorney, Councilman Thornton made a motion to defer consideration of the demolition ordinance for a period of forty-five (45) days to provide the property owner with a final opportunity to remove items from the structure and to allow Code Enforcement staff sufficient time to obtain demolition pricing and prepare for potential future action. Seconded by Councilman Shelton. Councilman Bennett opposed the motion. Upon a vote being taken, the following votes were cast:

Yes: Councilman Thornton, Councilman Shelton, Councilwoman Daisy Smith, and Councilwoman Jessica Smith. No: Councilman Bennett. Motion carried by a vote of 4-1. Copy incorporated into minutes.

Public Hearing and Demolition Ordinance Ratification (104 W. Matthews Street) – Consideration of ratifying the adoption of Demolition Ordinance 2026-01 for the property located at 104 W. Matthews Street (Parcel 126707), and adoption of Resolution R-2026-05 confirming demolition charges and declaring a lien.

Councilman Thornton made a motion to open the public hearing. Seconded by Councilman Shelton. Motion carried. Staff explained that the hearing's purpose was to formally ratify the demolition ordinance and establish a lien against the property for recovery of demolition expenses incurred by the town. No one signed up for public comments. Councilman Thornton made a motion to close the public hearing. Seconded by Councilwoman Daisy Smith. Motion carried. Councilwoman Jessica Smith made a motion to ratify the adoption of Demolition Ordinance O-2026-1 for the property located at 104 W. Matthews Street and to adopt Resolution R-2026-05 confirming demolition charges and declaring a lien. Seconded by Councilman Thornton. Motion carried unanimously. Copy incorporated into minutes.

Proclamations

National Public Works Week – Mayor Galvan presented a proclamation recognizing May 17–23, 2026 as National Public Works Week. The proclamation honored public works professionals for their essential role in maintaining infrastructure, transportation systems, water and wastewater systems, public facilities, and community quality of life. Mayor Galvan emphasized the importance of public works employees and thanked them for their service to the community.

National Police Week and Peace Officers Memorial Day – Mayor Galvan presented a proclamation recognizing May 10–16, 2026 as National Police Week and May 15, 2026 as Peace Officers Memorial Day. The proclamation acknowledged the dedication, sacrifice, and service provided by members of the town’s police department and law enforcement officers nationwide. Special recognition was given to officers who lost their lives or became disabled in the line of duty while protecting their communities. Mayor Galvan expressed her appreciation to Chief Dixon and her department for their service to the community.

Old Business: None

Public Comments: Mr. Steve Evans of 103 Glendale Street addressed the Council regarding the need for replacement fire department equipment, specifically a new fire truck. Two other members of the Fire Department signed up to speak but allotted their time to Mr. Evans.

Mr. Evans reviewed the condition of the department’s aging fleet, noting that Engine 71 is approximately 26 years old and recently required significant repairs. He advised that replacement truck bids previously received ranged from approximately \$990,000 to \$1.2 million, with costs continuing to increase due to inflation and equipment demand. Mr. Evans emphasized the importance of obtaining reliable apparatuses to meet growing service demands, support rapid emergency response, and protect life and property. Council members discussed anticipated residential growth and future increases in emergency calls, acknowledged the department’s concerns, and thanked Mr. Evans for his remarks and years of service.

New Business:

Consideration of Ordinance O-2026-08 – Amendment to Chapter 91 (Fire Prevention and Protection), Section 91.04 (Fire Prevention Code) of the Town of Stoneville Code of Ordinances to Incorporate Fire Alarm System Regulations - Staff explained that while the existing code referenced general fire prevention standards, it did not specifically incorporate detailed fire alarm system regulations necessary for enforcement purposes. Councilwoman Jessica Smith made a motion to approve Ordinance O-2026-08 Amending Chapter 91 and Section 91.04 of the Fire Prevention Code to Incorporate Fire Alarm System Regulations. Seconded by Councilman Thornton. Motion carried unanimously. Copy incorporated into minutes.

Approval of audit engagement letter and audit contract with Tony Brewer, CPA, PC for the year ended June 30, 2026. Total amount not to exceed \$24,000 - Staff advised that the town’s annual financial audit process would soon begin and recommended continuation of services with the town’s existing auditor, CPA Tony Brewer. Councilman Thornton made a motion to approve the audit engagement letter and contract for audit services for the year ended June 30, 2026. Seconded by Councilwoman Daisy Smith. Motion carried unanimously. Copy incorporated into minutes.

Ratification of emergency fire engine repair invoice in the amount of \$9,602.07 - Staff explained that the repairs were necessary to restore operational readiness of one of the department’s fire engines after mechanical issues had developed affecting the vehicle’s reliability and service capability. Councilman Thornton made a motion to ratify the emergency fire engine repair invoice in the amount of

\$9,602.07. Seconded by Councilman Bennett. Motion carried unanimously. Copy incorporated into minutes.

Consideration of quotes for Town Hall renovations – OSBM Grant - Staff presented information regarding needed improvements and upgrades to portions of the building intended to improve functionality, appearance, and overall facility conditions. Staff confirmed that the renovations would be funded with remaining OSBM Grant funds dedicated for repairs and upgrades to Town Hall. Discussion included review of contractor pricing, the scope of proposed renovation work, and potential scheduling considerations to minimize disruption to town operations. Two quotes were received and considered for the renovations. Councilwoman Jessica Smith made a motion to approve the quote from Powell and Associates in the amount of \$12,000 as presented by staff. Seconded by Councilwoman Daisy Smith. Motion carried unanimously. Copy incorporated into minutes.

Consideration of quotes for drainage issue at 106 Glendale Street - Staff explained that drainage concerns in the area had resulted in ongoing water runoff and stormwater management problems affecting the property and surrounding area. Council members expressed the importance of addressing infrastructure and drainage concerns proactively in order to protect both public and private property. Councilman Bennett made a motion to accept the quote from Harris Concrete in the amount of \$6,485.00 as recommended by staff. Seconded by Councilman Thornton. Motion carried unanimously. Copy incorporated into minutes.

Consideration of Colonial Life voluntary employee benefits – Staff informed Council that a representative from Colonial Life contact the HR Officer to see if the town would allow them to present information to staff on potential offerings, such as long-term disability, cancer policies, accident policy and critical illness insurance. He explained the insurance would be voluntary and paid directly by the employee through payroll deduction, if they wish to participate. There would be no cost to the town and Council would also be eligible to participate. Councilwoman Jessica Smith made a motion to allow Colonial Life representatives to share the voluntary benefits package with employees. Seconded by Councilman Thornton. Motion carried unanimously. Copy incorporated into minutes.

Consideration of quotes to upgrade security cameras at Stoneville Memorial Park and Downtown Pocket Park - The Council discussed possible expansion of security camera systems and surveillance infrastructure at town parks and public facilities. Staff explained that the matter had arisen during broader conversations regarding park improvements, vandalism prevention, and public safety monitoring. A request was presented for consideration of installing a webcam at Stoneville Memorial Park. After discussion, the Council agreed additional information and pricing should be gathered before proceeding further. By consensus, the Council agreed to table the matter until the June meeting pending receipt of additional recommendations and cost proposals.

Consideration of a quote for the Town of Stoneville’s 150th Anniversary fireworks display - Staff explained that discussions had been ongoing regarding ways to commemorate the milestone anniversary and create a large community celebration.

Councilwoman Jessica Smith reported that she had contacted a fireworks vendor that previously provided fireworks services for a local high school graduation event. Several display options and pricing packages were presented to the Council, including a proposed ten-minute fireworks show with a finale package at a total cost of \$6,750. Staff explained that the company requires a 50% retainer in the amount of \$3,375 to secure the reservation and confirmed that sufficient funds were available within the current budget should the Council choose to proceed. It was further noted that the Town intends to pursue sponsorships and community support to offset or potentially fully fund the event costs.

Preliminary plans for the anniversary celebration include vendors, entertainment, live music, and a festival-style atmosphere in conjunction with the fireworks display.

Councilman Bennett made a motion to approve the 50% down payment to secure services for March 6, 2027. Seconded by Councilwoman Daisy Smith. Motion carried unanimously. Copy incorporated into minutes.

Town Administrator Report: Mr. Sands recognized Cindy Stanley for her volunteer efforts planting flowers in the town planters and in Friendship Park. Appreciation was also extended to Joey Claybook and Merea Bridges for securing and placing the American flags throughout town. Council members expressed gratitude for the volunteers' efforts to beautify the community.

The Council publicly thanked Mr. Sands for his services provided to the town during the past year. Council members stated that his work had exceeded expectations and expressed appreciation for his professionalism and contributions to town operations.


Mayor Galvan announced upcoming events and meetings.

Councilwoman Jessica Smith made a motion to go into closed session pursuant to NCGS §143-318.11(a) (6) Personnel. Seconded by Councilman Bennett. Motion carried.

Councilman Thornton made a motion to go out of closed session. Seconded by Councilwoman Daisy Smith. Motion carried.

Motion to adjourn made by Councilman Thornton. Seconded by Councilman Bennett. Motion carried.

The meeting adjourned at 8:41 p.m.



Mayor, Kathy Stanley-Galvan



Town Clerk, Deleia Hutcherson

