

## **MINUTES FOR BOARD OF ALDERMEN MEETING**

**October 20, 2020**

**6:00 PM**

The following elected officials were present: Mayor Coleman, Alderman Cearley, Alderman Huggins, Alderwoman Morrow, and Alderman Withers.

The following staff members were present: Maria Stroupe, Town Manager; Tom Hunn, Town Attorney; Robert Walls, Police Chief; Nolan Groce, Dev. Services Director; Shannon Whittle, Town Clerk; Brandon Whitener, Recreation Director; Doug Huffman, Electric Director; JJ Robbins, Water/Sewer Supervisor; and Dustin Haney, Fireman.

Mayor Coleman called the meeting to order at 6:01 pm.

Mayor Coleman opened with the Invocation and the Pledge of Allegiance to the Flag.

Mayor Coleman asked if there were any additions or deletions to the agenda. Town Manager, Maria Stroupe, informed the board that there had been one addition to the agenda and recommended that it be addressed as New Business, item 8F. Alderman Huggins made a motion to approve the agenda with its addition, seconded by Alderman Cearley, and carried unanimously.

Alderwoman Morrow motioned to approve the minutes from the September 8<sup>th</sup> regular meeting and the September 15<sup>th</sup> and 22<sup>nd</sup> work sessions, seconded by Alderman Cearley, and carried unanimously.

### **Recognition of Citizens:**

Curtis Wilson requested to say a prayer over the meeting

### **Consent Agenda:**

Item 5A was a request to approve the New Cingular Wireless Antenna Lease Amendment. The company has had call service equipment on the Town's water tank located at 104 S. Oakland Street since June 2005. Periodic equipment upgrades are needed, which requires an amendment to the existing agreement. See Exhibits 5A-A and C-3.

Item 5B was to approve the Rescue Squad's use of the Civic Center on Sunday, October 18<sup>th</sup> and Sunday, November 8<sup>th</sup> in conjunction with their annual fundraiser. and one day in November, in conjunction with their annual fundraiser. The number of people in the space at any one time would be less than ten, which is well under the restrictions set forth by Executive Order 169.

Item 5C was to approve agreement with the Wooten Company for a Water AIA Grant Project. In September 2019, the Town applied for a state assistance grant for a Water Asset Inventory and Assessment study. On April 27<sup>th</sup>, the Town was awarded a grant of \$142,500 to conduct aforementioned study. Dallas will need to provide a 5% match in the amount of \$7,125.00, which will be included in the FY2020-21 budget. See Exhibits 5C-A, 5C-B, and 5C-C.

Alderman Withers made a motion to approve all three, seconded by Alderwoman Morrow, and carried unanimously.

### **Public Hearing:**

There were no scheduled Public Hearings for this meeting.

### **Old Business:**

Item 7A was a request from Wilson Family Rentals, owner of PID #169183 (no address assigned), in request for annexation into the Town of Dallas (see Exhibit 7A-A). This item was brought before the Board of Aldermen at the July 14<sup>th</sup> and September 8<sup>th</sup> meetings and the Board asked to discuss the request in more detail at the September 22<sup>nd</sup> Work Session. The requested zoning is “Multi-Family Residential” (see Exhibit 7A-B and 7A-C) for the development of an apartment community – the parcel is considered non-contiguous. A sufficiency investigation was performed and the petition was deemed sufficient, as the 2003 Future Land Use Plan highlights this parcel for new residential development. Previously, the Planning Board unanimously approved a motion for the property to be annexed at their October 2019 meeting. A discussion was held as to the merits of the request. The Board expressed concerns that it would be a strain on Dallas’ resources to provide services that far out of town and the complex would not have solid waste services from the Town of Dallas. In accordance with state statutes, a Public Hearing must be set and the request must be confirmed or denied at that time. Due to time constraints, it is recommended that the Public Hearing be set for the Board of Alderman meeting on December 10<sup>th</sup>. Alderman Huggins motioned to approve the Public Hearing, seconded by Alderwoman Morrow, and carried unanimously.

### **New Business:**

Item 8A was a request to approve an amendment to the Emergency Sewer Connection Agreement. Dallas and Gastonia both held bids openings on the proposed Sewer Interconnect Project. On July 29<sup>th</sup>, staff from both municipalities met to discuss the bids received and steps to move forward. Revising the agreement has been discussed by both entities and an amendment has been developed. This amendment will need to be approved in order to move forward with the project. Please see Exhibit 8A-A. If an agreement is not reached, the Town is 125 homes away from being forced to deny new growth and development. Once executed, both parties are ready to begin. Alderman Huggins made the motion to approve the amendment, seconded by Alderman Withers, and carried unanimously.

Item 8B was a request from Gary Buckner, on behalf of the Gaston County Toy Run for Kids Organization, to hold the annual holiday charity motorcycle ride to provide toys to underprivileged children in Gaston County (see Exhibit 8B-A). This year, the event will be held on Saturday, December 5<sup>th</sup> and is expected to last from 11:45 am to 12:45 pm. The expected attendance is 800-1400 motorcycles and trucks. The ride will enter into Town on East Main Street and travel to the Ingles parking lot where they will hand out toys. The group will leave Town on West Trade Street and proceed to the Dallas Bessemer City Highway, continuing their ride out of town. The group is requested four trash cans and two porta-jons be placed at the west end of the Ingles parking lot on the grass, along with four portable barricades. Alderman Withers motioned to approve this request, seconded by Alderwoman Morrow, and carried unanimously.

Item C was concerning the discussion held at the September 22<sup>nd</sup> work session concerning making a portion of S. Pine Street a “No Parking” area. After being ask to take a look at the area and bring back their recommendations, staff recommended that both sides of S. Pine Street between Lee Street and Border Street be designated as “No Parking”. The street is narrow and allowing parking on one side of the street may cause more problems for drivers. Please see Exhibit 8C-A for map of recommended area. Once the “No Parking” area is approved, a Public Hearing will be scheduled for the next regular Board Meeting

for the ordinance amendment. The Public Hearing will be held at the November 10<sup>th</sup> meeting. Alderman Cearley motioned to approve, seconded by Alderwoman Morrow, and carried unanimously.

Item 8D was in reference to the decision to hold the upcoming Town events and Basketball. This item was discussed at the September 22<sup>nd</sup> Work Session and deferred for action until tonight's meeting. On Friday, October 2<sup>nd</sup> at 5:00pm, North Carolina was moved into Phase 3 by Governor Roy Cooper under Executive Order No. 169, which remains in effect until Friday, October 23<sup>rd</sup>. Under this order. The limitations for mass gatherings remain unchanged from Phase 2.5. Please see Exhibit 8D-A for FAQs on Executive Order No. 169. The board voted on each event (Carols on the Square and the Christmas Parade) separately. Regarding Carols on the Square, Alderman Withers motioned to approve the event, seconded by both Alderwoman Morrow and Alderman Cearley, with Alderman Huggins opposed. Vote was 3-1 and the motion carried. Regarding the Christmas Parade, Alderman Withers motioned to approve the event, seconded again by both Alderwoman Morrow and Alderman Cearley, again with Alderman Huggins opposed. The vote was again 3-1 and the motion carried. Regarding basketball, Alderman Huggins requested the opinion of staff members and the Town Manager recommended erring on the side of caution. The Board requested to table the decision until the November 10<sup>th</sup> Board Meeting, which will be after Governor Cooper makes his next announcement.

Item 8E was a request to approve the Proclamation Honoring Edgar "Ed" Franklin Friday III. On September 19, 2020, Edgar "Ed" Franklin Friday III passed away. He was a long-time Dallas police officer, served as Police Chief, and served on the Board of Aldermen for 10 years. Please see Exhibit 8E-A for the proclamation honoring former Alderman Friday's contributions to the Town of Dallas as a resident, a law enforcement officer, and an elected official. Alderman Cearley motioned to approve, seconded by Alderwoman Morrow, and carried unanimously.

Item 8F was regarding a revised Assumption and Subordination Agreement between Town of Dallas and Dallas High School Apartments reflection their New Mortgage with Mission Investment Fund of the Evangelical Lutheran Church in America. The Town will continue to be the second lien holder. The mayor asked Town Attorney Tom Hunn's opinion on the agreement, which was favorable. Alderwoman Morrow motioned to approve, seconded by Alderman Wither's, and carried unanimously.

### **Manager's Report:**

Ms. Stroupe gave a Manager's Report, noting that Sammy's Pub hopes to open for business on October 30<sup>th</sup>. She also stated that Police Chief Walls and several Town police officers will be contributing to the Presidential visit to Gaston County on October 21<sup>st</sup>. She concluded by encouraging everyone to complete the Community Survey, available online and in a hard copy format. The Town is looking for public input and citizens are encouraged to participate, regardless of residence. The survey aids in planning for the future of the Town and will be available through the end of the month.

Alderman Huggins made a motion to adjourn, seconded by Alderwoman Morrow, and carried unanimously. (6:58)