

MINUTES FOR BOARD OF ALDERMEN MEETING

July 13th, 2021

6:00 PM

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

The following staff members were present: Maria Stroupe, Town Manager; Jonathan Newton, Finance Director; Rob Walls, Police Chief; Nolan Groce, Development Services Director; Bill Trudnak, Public Works Director; Matt Kanupp, Assistant Fire Chief; Doug Huffman, Electric Director; Brandon Whitener, Recreation Director; and Town Attorney, Tom Hunn.

The Mayor Coleman called the meeting to order at 6:00 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. There were no additions or deletions to the agenda. Alderman Huggins made a motion to approve the agenda as presented, seconded by Alderwoman Morrow, and carried unanimously.

Alderman Milton made a motion to approve the minutes from the June 8, 2021 regular meeting, the June 29, 2021 special meeting, and the June 29, 2021 work session; seconded by Alderman Cearley; and carried unanimously.

Recognition of Citizens:

Mr. Roy Jones, CEO of Electricities, along with Mr. Steve Peeler, Chairman of the Electricities Board of Directors, and Mr. Ed Miller, Electricities Board of Directors Member, made a presentation to Town employees on behalf of Electricities. Each gentleman made remarks concerning their positive impression of the Town's electric and public works departments. Mr. Jones also made a presentation to Town employees; Kelly Owens, Zachery Foreman, and Chris Page on their heroic actions in efforts to save the life of a fellow employee on February 23, 2021. Each employee was presented with a Resolution from Electricities citing their efforts (Exhibit 4A). Kelly Owens was present to accept the Resolutions. Alderman Huggins made a motion to accept the resolutions into the record, seconded by Alderman Cearley, and carried unanimously.

Ms. Starletta Hairston, 407 W. Main St., congratulated the Town on the July 4th concert and fireworks event and for the positive interaction with the crowd by police during the event. She also thanked the Board for addition of and support for the 9/11 Memorial Service prior to the September Concert and Cruise-In. She is involved with the planning committee and is appreciative of Aldermen Cearley and Withers participation with the committee, as well as the participation of Town Staff.

Mr. Mike Fields, 1333 Philadelphia Church Rd., echoed Ms. Hairston's comments concerning the July 4th event. Also, he asked if anything could be done about the traffic on Trade St. and the timing of the traffic lights, particularly during rush hour times.

Mr. Curtis Wilson, 438 S. Gaston St., offered a prayer for the Board of Aldermen, as they make decisions concerning the Town and Town Staff in their duties for the Town.

Consent Agenda:

Item 5A was a Resolution Accepting American Rescue Plan Act Funds (Exhibit 5A). Based on the most recent guidance and recommendations pertaining to receipt of funds from the American Rescue Plant Act (ARPA), a resolution formally accepting these funds in the Town of Dallas is suggested procedure. The resolution outlines acceptance and procedures related to receiving and using the funds. Also included in the resolution is designation of authority to the Mayor and Town Manager to take all necessary actions to receive the funds.

Alderman Cearley made a motion to approve the Consent Agenda as presented, seconded by Alderwoman Morrow, and carried unanimously.

Public Hearing:

Item 6A was a Public Hearing on a Zoning Text Amendment for 160D updates. Alderman Cearley made a motion to enter into the Public Hearing, seconded by Alderman Milton, and carried unanimously (6:21). North Carolina General Statute 160D consolidates current city- and county-enabling statutes for development regulations, currently Chapters 153A and 160A, into a single, unified chapter. Local governments were mandated to adopt these updates to be effective July 1, 2021 to conform local ordinances to the new law. Town Staff has worked with Centralina Regional Council to update the Town's existing ordinance to comply with Chapter 160D. The proposed updates reflect updates bringing Dallas' zoning ordinances into compliance (Exhibit 6A). There was no public comment. Alderman Withers made a motion to exit the Public Hearing, seconded by Alderman Cearley, and carried unanimously (6:24). Alderman Cearley made a motion to approve zoning text amendment updates to comply with Chapter 160D as presented and based on the following Consistency Statement: *"The proposed text amendment updates to Chapter 152 Subdivision Regulations and Chapter 153 Zoning Code are consistent with the 2003 Land Use Plan of the Town of Dallas, in order to maintain and enhance the Town's aesthetic qualities and physical character. The updates are therefore deemed reasonable and in the public's best interest as North Carolina General Statute 160D consolidates current city- and county-enabling statutes for development regulations which must be followed across the state."*, seconded by Alderwoman Morrow, and carried unanimously.

New Business:

Item 8A was a request to address a Planning Board/Board of Adjustment vacancy. Planning Board/Board of Adjustment positions are appointed by the Board of Aldermen for three-year terms. Following the June 2021 meeting, the terms of Tim Farris and Gene Brown expired. Mr. Brown expressed interest in being re-appointed to another three-year term. Mr. Farris is not seeking re-appointment. Development Services Director, Mr. Groce, recommended reappointing Mr. Brown to another term. The other position being vacated by Mr. Farris, as well as the open ETJ position, will be advertised to solicit applications from individuals interested in filling these positions. Alderman Cearley made a motion to re-appoint Mr. Gene Brown to another three-year term on the Planning Board/Board of Adjustment, seconded by Alderman Huggins, and carried unanimously.

Item 8B was a Special Events Application from The Rusty Rabbit (Exhibit 8B). Mr. Tim Ratchford submitted a Special Event Application for "Dreamer in Concert" on Saturday, July 31, 2021. The event features an outdoor concert. He is requesting that the 100 block of E. Main Street be closed between 2:00 pm and 12:00 am. The event would be held from 7:00 pm until 10:00 pm. Besides road closure, ten trash cans from the Town are being requested. Security would be provided at the organizers expense by hiring off-duty Dallas Police Officers. There is no mention of additional vendors in the application. Alderman Cearley made a motion to approve the event based on the submitted application, seconded by Alderwoman Morrow, and carried unanimously.

Item 8C was a Special Events Application from The Rusty Rabbit (Exhibit 8C). Mr. Tim Ratchford submitted a Special Event Application for "Oktoberfest" on Saturday, October 2, 2021. The event description lists the event as a Block Party with vendors and live music. Upon further discussion, the event is being planned as a BeerFest with multiple beer vendors. The request includes closing the 100 block of E. Main St. from 12 noon until 11:00 pm, with live music between 5:00 pm and 11:00 pm. Besides the road closure, ten trash cans from the Town are being requested. Security would be provided at the organizers expense by hiring off-duty Dallas Police Officers. Upon discussion, it was decided that a maximum of six (6) additional beer vendors would be allowed, not counting The Rusty Rabbit. A minimum of two Police Officers will be required, with an additional Officer required for each group of three (3) beer vendors which could mean as many as four (4) Police Officers. Alderman Cearley made a motion to approved the event based on the submitted application, as well as the additional vendor and security requirements, seconded by Alderman Huggins, and carried unanimously.

Item 8D was a Special Events Application from Chief Rob Walls (Exhibit 8D). Since 2016, the Police Department has hosted an event for area school children, where the children can pick up a book bag and school supplies. Last year's event was cancelled due to COVID-19. Previously the event has been very successful and was provided for again in this year's budget. The requested date is Tuesday, August 17, 2021 from 5:30 pm until 7:00 pm in the Dennis Franklin Gym. The

event will be supported by donations from businesses and residents, as well as with the budgeted funds from the Town. Alderman Huggins made a motion to approved the event based on the submitted application, seconded by Alderman Cearley, and carried unanimously.

Item 8E was an Annexation Petition for 1028 Rosewood Dr. (Exhibit 8E). The petition was submitted on June 10, 2021 by William M. Moore of Moore and Seagle Holdings LLC on behalf of property owners, Jerry and Lynn Campbell. The property is identified as Gaston County Parcel #171850 and is considered contiguous to Town limits. The petitioners are requesting annexation as Conditional Zoning, CD R-6 residential, for the development of a single-family subdivision. A Public Information meeting was held on Friday, July 9, 2021 with all of the abutting property owners being notified in advance, as required for the Conditional Zoning of the property. In order to proceed with the next step, the sufficiency of the annexation petition must be investigated upon direction of the Board of Aldermen. Alderman Milton made a motion to direct Staff to investigate the sufficiency of the application, seconded by Alderman Cearley, and carried unanimously.

Item 8F was an Annexation Petition for property located off of Dallas High Shoals Hwy (Exhibit 8F). The petition was submitted on June 16, 2021 by Helen Rhyne, property owner of Gaston County Parcel #169184, no address assigned. The property is considered non-contiguous. The petitioner is requesting annexation as Conditional Zoning, CDR-5 residential, for a potential single-family detached subdivision. In order to proceed with the next step, the sufficiency of the annexation petition must be investigated upon direction by the Board of Aldermen. No action was taken.

Item 8G was an Annexation Petition for property located off of Shepherds Way Dr. (Exhibit 8G). The petition was submitted on June 15, 2021 by Rosemary Finger Routszong, Trustee of property owner Marilyn S. Finger Irrevocable Trust. The petition includes three parcels, #303651, #170287, #169122, no addresses assigned. The petitioner is requesting annexation as Conditional Zoning, CD R-5 residential, for the development of a potential single-family detached subdivision. In order to proceed with the next step, the sufficiency of the annexation petition must be investigated upon direction by the Board of Aldermen. No action was taken.

Item 8H was an Annexation Petition for property located on Robinson Clemmer Rd. (Exhibit 8H). The petition was submitted on May 6, 2021 by Michael Dickson of Moss Realty on behalf of property owner YFKO LLC. The property is located across from Alder Ridge Subdivision on Robinson Clemmer Rd., no address assigned. Further identified as Gaston County Parcel #304617, this property is considered contiguous to Town limits. The majority of the property is located within Town limits, but approximately 0.25 acres remains in Gaston County. The petitioner is requesting annexation as Conventional R-6 residential, for the future subdivision of the property development of single-family homes. In order to proceed with the next step, the sufficiency of the annexation petition must be investigated upon direction by the Board of Aldermen. Alderman Withers made a motion to direct Staff to investigate the sufficiency of the application, seconded by Alderwoman Morrow, and carried unanimously.

Item 8I was a Budget Amendment for Town Sponsored Events. Due to the September Summer Concert and Cruise-In falling on September 11th, a 9/11 Memorial Service has been added to commemorate the 20th anniversary. This was not included in the original Town Events budget, so a budget amendment needs to be made to cover anticipated expenses. A \$600 budget amendment (Exhibit 8I) is proposed to make provisions for any incurred expenses associated with the added event. Alderman Milton made a motion to approved the Budget Amendment as presented, seconded by Alderman Cearley, and carried unanimously.

Ms. Stroupe gave a Manager's Report, noting that the Dallas Police Department has been awarded the "Law Enforcement Agency of the Year" by the North Carolina Police Executives Association (NCPEA) in recognition of programs and community policing. Chief Rob Walls was previously awarded the "Police Executive of the Year" for 2020. Chief Walls will attend the NCPEA conference at the end of the month to accept both the departmental award and his award from last year, as the conference was not held in-person due to COVID-19.

Alderman Cearley made a motion to adjourn, seconded by Alderwoman Morrow, and carried unanimously. (6:52)