

Town of Dallas
Agenda
September 10, 2018
6:00 PM
BOARD OF ALDERMEN
Rick Coleman, Mayor

Allen Huggins

Darlene Morrow

Stacey Thomas

Jerry Cearley, Mayor Pro-Tem

E. Hoyle Withers

ITEM	SUBJECT	Page
1.	Invocation	
2.	Pledge of Allegiance to the Flag	
3.	Approval of Agenda with Additions Or Deletions	
4.	Approval of Minutes	
	A. August 13 th Regular Meeting and August 27 th Work Session	2
5.	Consent Agenda (to be acted on collectively, unless removed for further discussion)	
	A. Fire Prevention Week – October 7-13, 2018	7
	B. Public Power Week – October 7-13, 2018	9
	C. Resolution to Apply for Asset Inventory Grant	11
	D. Donation to Carr Elementary School for Playground Equipment	14
	E. Repairs at End of Ingle St.	27
6.	Recognition of Citizens: Time set by Mayor	
	A. Helen O’Daly	
7.	Special Events & Requests for In-Kind Services	
	A. Cotton Ginning Days Parade	29
	B. Gaston County Museum Ghost Tours	31
	C. Gaston County Schools Annual Art Show	33
8.	Public Hearings	
	A. Approval of Application for CDBG Grant	35
9.	Old Business	
10.	New Business	
	A. Budget Amendments for Donation to Carr School and Ingle St. Repairs	39
	B. Budget Amendment for Alum Sludge Pond Clean Out	42
	C. Interest in Purchasing Parcel along Hwy. 321	44
	D. Reschedule November Meeting	48
	E. Gaston Early College Request to use Dennis Franklin Gym	51
11.	Manager’s Report:	
12.	Closed Session:	

**TOWN OF DALLAS
MINUTES FOR BOARD OF ALDERMEN MEETING
AUGUST 13, 2018
6:00 PM**

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

The following staff members were present: Da'Sha Leach, Town Clerk; Tom Hunn, Town Attorney; Allen Scott, Police Chief; Tiffany Faro, Development Services Director; Bill Trudnak, Public Works Director; Jonathan Newton, Finance Director; Robbie Walls, Police Captain; Steve Lambert, Fire Chief; Doug Huffman, Electric Director and Steven Aloisa, Recreation Director. Maria Stroupe, Town Manager was absent.

Mayor Coleman called the meeting to order at 6:00 pm. He opened with the Invocation and the Pledge of Allegiance to the Flag followed. He welcomed everyone to the meeting.

Mayor Coleman read the meeting rules for the audience. He asked if there were any additions or deletions to amend the agenda. Alderman Huggins made a motion to approve the agenda as presented, seconded by Alderman Withers, and carried unanimously.

Alderman Cearley made a motion to approve the minutes from July 9th Regular Meeting as presented, seconded by Alderwoman Morrow, and carried unanimously.

Consent Agenda: NONE

Recognition of Citizens:

Mr. Curtis Wilson, 438 S. Gaston St., He prayed for the leaders, community and quality of life.

Special Events & Requests for In-Kind Services:

Item 7A was a Special Events & Request for In-Kind Services for a Blood Drive in Dallas. This is the second blood drive held in the Dallas community. The Community Blood Center will have a blood mobile unit available for people to donate blood. The Civic Center is requested for a holding area until donors can enter the bus to donate. This event will be held on August 22, 2018 from 3pm-6pm. (Exhibit A)

Public Hearings:

Item 8A was a Public Hearing for the Voluntary Satellite Annexation of 1111 Old Dallas Hwy. Alderman Withers made a motion to enter the public hearing, seconded by Alderwoman Morrow, and carried unanimously. All advertising for this public hearing was completed by statute requirement. At the May 14, 2018 meeting of the Board of Aldermen, a petition for non-contiguous annexation for the parcel at 1111 Old Dallas Highway (ID #172356) was initially presented. This petition was filed by Daniel Brown, the owner of the property at that time, stating that the purpose was to be served by the Town's sewer and trash services. The Board voted to accept the petition and direct the Town Clerk to investigate its sufficiency. (Following this initial action, the property was sold to Daniel J. Thomas and Stacey M. Thomas, and their signatures were added to the annexation petition.) The Certificate of Sufficiency was presented at the July 9, 2018 meeting of the Board, noting that the petition was deemed sufficient pending further investigation of feasibility to provide "the same services within the proposed satellite corporate limits that it provides within its primary corporate limits" as stipulated G.S. 160A-58.1. (A preliminary estimate from Public Works for providing sewer services to this property put that cost at approximately \$198,000). With voluntary annexation, the Town could have some liabilities regarding services if approved. Town Attorney Mr. Hunn asked

Ms. Stacey Thomas (Aldерwoman) as the property owner if they would be willing to sign a waiver to release the Town of Dallas from the liability of \$198,000 to connect the property to the Town's sewer service. Ms. Thomas (Aldерwoman) stated they would sign the waiver. Mayor Coleman asked the audience if there were any questions, concerns, and/or comments. Audience member Ms. Grant was in favor of the Board voting to approve the annexation, siting more value, and proximity. Audience member Ms. Hairston stated concerns regarding a potential new policy and expressed to the Board to make sure the Town isn't liable for the \$198,000. Audience member Mr. O'Daly expressed his concerns on the clarity of the annexation and the processing. Board members asked about surrounding properties. Development Services Director Ms. Faro addressed this by explaining the process for annexation. At a previous meeting, the Board voted to move forward with this public hearing for Non-Contiguous Annexation and adding surrounding property owners would change the petition to a Contiguous Annexation, and this is a different qualifying process. Alderman Withers made a motion to exit the public hearing, seconded by Aldерwoman Morrow, and carried unanimously. Mayor Coleman called for a motion to accept the annexation petition. There was not a motion made by any of the Aldermen, the item died for a lack of motion. (Exhibit B)

Item 8B was a Public Hearing for the Re-zoning to amend Dallas Zoning Map from R-12 & OI-1 to B-3P. Alderman Cearley made a motion to enter the public hearing, seconded by Alderman Withers, and carried unanimously. Development Services Director Ms. Faro presented this hearing to the Board and audience. Mr. Joseph Person, on behalf of property owners Tara Patton Gilmore, Patricia Patton Empson, Frank Matthew Hough II, and Marilyn Hough Brooks, has submitted a rezoning application request for parcels 123234, 132233, 132232, 132231, and 132246. These properties are currently zoned R-12 and O-I1. Mr. Pearson intends to purchase the properties pending re-zoning approval. He requested to re-zone to B3-P to allow for maximum marketability for development. He did not give a specific use at the time but looking to have a business within the requested proposed zone. The proposed zone of B3-P is in alignment with the Town's Future Land Use Plan for neighborhood and community business at this location. The Planning Board recommended approval of this re-zoning request as submitted at the meeting held on July 19, 2018, along with a statement of consistency that the requested rezoning (Case #ZO-18-01) is consistent with the Town's Future Land Use Plan for "Neighborhood and Community Business" at this location along West Trade Street; is reasonable, and in public interest. Public water and sewer services are available at the location. Mr. Pearson was present and gave a description of previous projects completed in Dallas like Ingles and the Caromont facility. He has complete projects in Gastonia like the Ruby Tuesday, etc. He expressed that he wants to bring business to Dallas that would be great for Dallas. Mayor Coleman asked the audience if there were any questions, concerns, and/or comments. Audience member Ms. Starletta Hairston of 407 W. Main Street thanked Mr. Pearson for bringing development to Dallas. Mr. John Finger of 207 N. Walnut, the property adjacent to the parcels needing the re-zoning and he had concerns regarding the restrictions, and water runoff. The Development Services Director addressed the restrictions including setbacks, the zoning, and buffering required. The Town Engineer Mr. Johnny Denton of Diamond Engineering addressed the required setbacks and the unfitting to handle up to a 10 year storm water event with a required catch basin for commercial grade developments. Alderman Cearley made a motion to exit the public hearing, seconded by Alderman Withers, and carried unanimously. Mayor Coleman called for a motion. Alderman Cearley made a motion to approve as presented, seconded by Aldерwoman Morrow, and carried unanimously. (Exhibit C)

Old Business:

Item 9A was a discussion on the Volunteer Screening Policy. The volunteer screening policy is a proposed policy developed to guide guidance on clearing the volunteers as their required background check comes in. This policy was originally brought to the Board at the April 23rd, 2018 Work Session. The Policy was revised with council from the Town Attorney and Board direction. The Recreation Director read a review of the policy submitted in the agenda to the Board and answered their questions. The Town Attorney and the Board discussed whether the pending charges should be included or excluded. With many challenges regarding the pending charges, the Board decided to bring this item back in the next regular meeting. Alderman Withers made a motion to table this item until September 10th meeting and the Recreation Committee need to meet about the policy, seconded by Aldерwoman Morrow, and carried unanimously. Alderman Withers requested that a report should be presented at the Work Session scheduled for August 27th, 2018. (Exhibit D)

Item 9B was a discussion on Economic Development of 130 W. Trade St. On July 9, 2018, Whiskey Mill Bar & Grill withdraw its proposal to enter into a Downtown Development Project Agreement with the Town of Dallas regarding 130 W. Trade Street. There was another restaurateur interested in establishing his business in Dallas. Mr. Jim Bailey stated his interest in pursuing an agreement to purchase the property and place a Sammy's Restaurant there. At the Board's direction, a copy of the agreement was sent to Mr. Bailey and his attorney with the intention to create an acceptable agreement. There was discussion regarding the size of the building, encroachments, and the lot size. It was determined that 5000 square feet could be utilized on the ground floor and up to the 5000 square feet on the second level. The Town Engineer Johnny Denton of Diamond Engineering stated the building could be restored but it will cost an inefficient amount to restore. There is existing damage that will need to be addressed and the structure would need additional support, decreasing the ability to have 5000 square feet on the bottom level. A new building would be less expensive per Mr. Denton. The Development Services Director Tiffany Faro addressed the possibility to preserve the building for Historic Preservation. The building is eligible for a tax credit up to 40% in an effort to save the structure. The building was built in 1870 and there is currently no requirement to save the structure. Town Attorney Mr. Hunn discussed the items below to get Board direction of agreeableness for the agreement that will be established with Mr. Bailey:

1. The restaurateur can restore or demolish and build a new building.
2. Variance- Obtain variance at the Town's cost to be sure the new building has the same street frontage.
3. Square Feet of 7500 minimum to build, 5000 on the bottom level.
4. Additional 10 Square Feet behind building requested to accommodate more. Mr. Bailey agreed to be responsible to restore this area if a repair is needed for Town lines underneath this area.
5. \$750,000 minimum investment.
6. Selling price of \$22,000.
7. Term of 5 years to operate fully as a restaurant.
8. 20 Minimum employees at \$8.00 per hour.
9. Design site for dumpster with a container for a grease pit.
10. Public Facilities completion within 6 months after restaurant completion: Picnic shelter, corn hole, etc. Parking lot, and walkway is accessible for usage.
11. Deed corrections for easements, 10 ft added, dumpster area.
12. Construction should be 700 days to close, demolish, and build.
13. The Town Engineer will be substituted for the Construction Manager.
14. Clawback, Condition, and Right of Re-entry to be removed. Purchaser's attorney expressed challenges with lending with this contract stipulation.

The Board consensus on all items were agreeable except number 6, the selling price. Alderman Huggins wanted the selling price to be \$24,000 since this was the original offer amount from Mr. Bailey while the other Board Members (Withers, Cearley, Thomas, & Morrow) were agreeable to the \$22,000 selling price since it was offered to the previous restaurateur. Mr. Hunn will prepare the contract and plans to have it ready in September. This will be a public hearing once all the components of the agreement are complete. (Exhibit E)

New Business: NONE

Manager's Report and General Notices:

Alderwoman Thomas made a motion to adjourn, seconded by Alderman Cearley, and carried unanimously. **(8:08)**

Rick Coleman, Mayor

Da'Sha Leach, Town Clerk

**TOWN OF DALLAS
MINUTES FOR BOARD OF ALDERMEN
WORK SESSION MEETING
AUGUST 27, 2018
5:00 PM**

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

The following staff members were present: Tom Hunn, Town Attorney; Da'Sha Leach, Town Clerk; Allen Scott, Police Chief; Doug Huffman, Electric Director; Bill Trudnak, Public Works Director; Jonathan Newton, Finance Director; Steve Lambert, Fire Chief; Steven Aloisa, Recreation Director, and Tiffany Faro, Development Services Director. Maria Stroupe, Town Manager were absent.

Mayor Coleman called the meeting to order at 5:00 pm. He opened with the Pledge of Allegiance to the Flag.

Mayor Coleman asked if there are any additions or deletions to the agenda. Alderwoman Thomas made a motion to approve the agenda, seconded by Alderman Cearley, and carried unanimously.

New Business:

Item 3A was a presentation from Ms. Duncan, Principal of Carr Elementary School. Ms. Duncan discussed the need for a new playground facility for Carr Elementary School students and their fundraising efforts. She reviewed the plan that was submitted to the Board members. She stated that they had a goal to purchase two playgrounds over the next several years due to the current need and the projected increase in more students attending Carr Elementary School. The Carr Elementary School Chairwoman Ms. Evie Grant stated to the Board Members that they had plans to use some existing funds to make repairs to the existing playgrounds. The Board consensus was to bring this item to the Regular Board Meeting on September 10th, 2018 under the Consent Agenda for a \$5000 donation to the fundraiser.

Item 3B was a discussion regarding Maintenance needed at the end of Ingle Street. The maintenance issue is on Hill Street, not Ingle Street according to the Public Works Director Bill Trudnak. He gave the Board an overview of the entire area and situation. The maintenance needed is on private property where the Town has a utility right of way. Duke Power also has a right of way on this area in question. In the past, the Town performed some maintenance regarding a similar situation. After much discussion, the Board consensus was to get pricing to solve this issue since it was such a unique situation.

Item 3C was a discussion on the TOP TIER Grant Program Applicants. This program was started in October 2013. On March 12th, 2018, the Board approved to place a Moratorium on the program to re-structure and work with NC Department of Commerce's NC Main Street and Rural Planning for future planning. There are two applicants ready to utilize the program. The Board would like for the Town Manager to work with the program and re-instate the program so the two applicants: Ms. Charlotte Jenkins and Mr. Dale Blythe can utilize the program for their businesses in Dallas. The Board wants to be sure the program is in good standing and working to improve business in Town under the guidelines of the General Statues.

Item 3D was a discussion on Town of Dallas Entrance Signs. The Board Members were given examples of entrance signs from other municipalities that could be utilized in the Town of Dallas. Public Works Director Bill Trudnak explained some details on the sign examples given. One sign example was legal and the other sign was illegal according to the NCDOT requirements. Mr. Trudnak explained the placements of the signage and he projected he would like to have this considered for the upcoming budget year. The Board gave a consensus to get additional information on what can be built for Dallas signage using the Lincolnton example, spending around \$7000 for the exit entrance signs.

Item 3E was a discussion on the Open Gym Policy. On March 14th, 2018, the Board approved an Open Gym Policy. The policy gave some provisions for adult and children usage on separate days during the off season for the Town's Sport Schedule. The Recreation Director Steven Aloisa reported that the open gym was going well but he noticed only two children has shown up to utilize the gym. He requested the Board to allow a change to the policy to allow the adults to utilize both days since the children were not effectively utilizing the open gym. The Board consensus was to allow the policy change, giving the adults the extra day to utilize the open gym.

Item 3F was a discussion on lock boxes for Elderly Citizen Homes. This item was initiated by the Fire Chief Steve Lambert. In Dallas, the emergency personnel have issues assisting elderly people when it comes to emergency situations. When access is needed in an emergency situation, there is damage to the person's property that the Town of Dallas is liable to repair. Chief Lambert presented the Board Members an alternative of a Lock box that could be placed on the property of an elderly person to give access to their home without damage. There will only be two people that have access and the property owner would need to give permission. Chief Lambert asked for approximately 10 lock boxes to get started and update them on how things are going later. Each box will cost the Town \$25-30 dollars. If the program goes well, more boxes can be purchased later. Notification about the program can be placed on Nixel and other Town channels for applicants. The Board gave consensus to start the program.

Item 3G was a discussion on a Fundraiser for the Self Family. Ms. Cathy Cloninger and/or Ms. Kim Norwood would like to be placed on the agenda for the September 10th, 2018 Regular Board Meeting. They are gathering information to have a fundraiser in Dallas to support the Self Family. The Self Family was involved in a very tragic situation in Bessemer City in May, 2018. The preliminary items that may be requested was discussed by the Board Members. The Holland Street location was determined to be the best location for a street closure to hold a fundraiser according to the Board Members. The Board was unsure on hanging a banner due to the liability it may pose as well as carrying insurance for the event. The Board did recommend a rain date for the event instead of making the Courthouse available. The final presentation of what the fundraiser group is requesting from the Town is expected at the board meeting and a final decision will be made at that time.

Item 3H was a discussion on a street closure for a birthday party. Ms. Brown submitted a Special Events request with road closures and other items needed from the Town for a birthday party. The Board, the Police Chief, and the Fire Chief had some concerns about closing a residential street for a private event. They thought this may cause a hardship on the neighbors. The Board consensus was to reserve Jagger's Park so Ms. Brown could have her daughter's birthday party there. Jagger's Park has other amenities that they can utilize for the party like a grill, several trash cans, and a porta-jon. Town Staff will place notification at the park as well as the Police Department will have notice in case they need to ask people to leave. The Board also directed Town Staff to start working on a policy to rent the Town of Dallas park shelter's so people have the option to reserve the them.

As the Board was discussing Jagger's Park, they wanted updates on the Water and the Electrical components to be installed at the park. Electrical Director Doug Huffman asked the Board to clarify specifically what type of electrical items they wanted at the park. Public Works Director Bill Trudnak stated that he has installed the water and it currently has a lock on it. Recommendations were given by the Town Engineer Johnny Denton of Diamond Engineering.

Manager's Report: NONE

Alderwoman Morrow made a motion to adjourn, seconded by Alderwoman Thomas, and carried unanimously. **(6:13)**

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Approval of a Proclamation of Fire Prevention Week

AGENDA ITEM NO. 5A

MEETING DATE: 9/10/2018

BACKGROUND INFORMATION:

October 7-13, 2018 is designated as Fire Prevention Week in order to promote fire prevention and education for our community, and to support the Fire Department in their public safety activities and efforts.

MANAGER'S RECOMMENDATION:

Approve the proclamation as presented.

BOARD ACTION TAKEN:

Proclamation For Fire Prevention Week 2018

WHEREAS, the Town of Dallas, NC is committed to ensuring the safety and security of all those living in and visiting Dallas; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, home fires killed 2,735 people in the United States in 2016, according to the National Fire Protection Association (NFPA), and fire departments in the United States responded to 352,000 home fires; and

WHEREAS, the majority of U.S. fire deaths (4 out of 5) occur at home each year; and

WHEREAS, the fire death rate per 1000 home fires reported to U.S. fire departments was 10% higher in 2016 than in 1980; and

WHEREAS, Dallas' residents should identify places in their home where fires can start and eliminate those hazards; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half; so residents should install smoke alarms in every sleeping room, outside each separate sleeping area, and on every level of the home; and

WHEREAS, residents should listen for the sound of the smoke alarm and when it sounds respond by going outside immediately to a designated meeting place, as those who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS, firefighters are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, the 2018 Fire Prevention Week theme, "Look. Listen. Learn. Be aware – fire can happen anywhere" effectively serves to remind us that we need to take personal steps to increase our safety from fire.

NOW, THEREFORE, BE IT PROCLAIMED, that the Town of Dallas formally designates October 7-13, 2018 as Fire Prevention Week and supports the many public safety activities and efforts of the Town of Dallas Fire Department.

Adopted this the 10th day of September, 2018.

Rick Coleman, Mayor

Attested by:

Da'Sha Leach, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Approval of a Proclamation of Public Power Week

AGENDA ITEM NO. 5B

MEETING DATE: 9/10/2018

BACKGROUND INFORMATION:

October 7-13, 2018 is designated as Public Power Week in order to promote the value of public power in our community, and to recognize and support the Electric Department in their operations.

MANAGER'S RECOMMENDATION:

Approve the proclamation as presented.

BOARD ACTION TAKEN:

Proclamation For Public Power Week 2018

WHEREAS, we, the citizens of Dallas, place high value on local control over community services and therefore have chosen to operate a community-owned, not-for-profit electric utility and, as customers and owners of our electric utility, have a direct say in utility operations and policies; and

WHEREAS, the Town of Dallas Electric Department provides our homes, businesses, social service and local government agencies with reliable, efficient, and cost-effective electricity employing sound business practices designed to ensure the best possible service at not-for-profit rates; and

WHEREAS, the Town of Dallas Electric Department is a valuable community asset that contributes to the well-being of local citizens through energy efficiency, customer service, environmental protection, economic development, and safety awareness; and

WHEREAS, the Town of Dallas Electric Department is a dependable and trustworthy institution whose local operation provides many consumer protections and continues to make our community a better place to live and work, and contributes to protecting the global environment; and

NOW, THEREFORE, BE IT PROCLAIMED, that Town of Dallas Electric Department will continue to work to bring low-cost, safe, reliable electricity to community homes and businesses; and

BE IT FURTHER PROCLAIMED, that the week of October 7-13, 2018 be designated Public Power Week to recognize the Town of Dallas Electric Department for its contributions to the community and to educate customer-owners, policy makers, and employees on the benefits of public power; and

BE IT FURTHER PROCLAIMED, that our community joins hands with more than 2,000 other public power systems in the United States in this celebration of public power, which is best for consumers, business, the community, and the nation.

Adopted this the 10th day of September, 2018.

Rick Coleman, Mayor

Attested by:

Da'Sha Leach, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Approval of a Resolution to Apply for an Asset Inventory and Assessment Grant for the Water System

AGENDA ITEM NO. 5C

MEETING DATE: 9/10/2018

BACKGROUND INFORMATION:

In the current FY2018-19 Approved Budget, provisions were made to conduct an Asset and Inventory Assessment of the Town's Water System. A similar assessment was conducted on the Town's Sewer System in 2016. The Town intends to apply for a state assistance grant for this project. The total projected cost of the assessment is \$50,000; of which the grant would cover 95% (\$47,500) and the Town would provide a 5% match (\$2,500). In order to apply for the grant, the Town's Board must approve a resolution to apply. The grant application deadline is September 28, 2018.

This assessment will help aid in managing and planning for our water system in a manner that will maintain/improve our service levels to our citizens and customers.

MANAGER'S RECOMMENDATION:

Approve the resolution to apply for an Asset Inventory and Assessment Grant, as provided for in the current budget.

BOARD ACTION TAKEN:

Approval to Apply for State Grant Assistance for an Asset Inventory and Assessment of the Town's
Water System

WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina Water Infrastructure Act of 2005 (NCGS §159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of water treatment works and drinking water distribution systems; and

WHEREAS, The Town of Dallas has need for and intends to conduct an asset inventory and assessment of its drinking water treatment and distribution system in order to manage its water assets in a manner that meets the required level of service in the most cost-efficient manner for present and future customers and to help plan for and prioritize future capital improvements; and

WHEREAS, The Town of Dallas intends to request state grant assistance for the project:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF DALLAS:

That the Town of Dallas, the **Applicant**, will provide funding for all remaining costs of the project, if approved for a State grant award;

That the **Applicant** will utilize the information provided by this project for the efficient operation, maintenance, and improvement of its water treatment and distribution system;

That Town Manager Maria Stroupe, the **Authorized Official**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a grant to aid in the construction of the project described above;

That the **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application; and

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 10th day of September, 2018 at Dallas, North Carolina.

Rick Coleman, Mayor

Attested by:

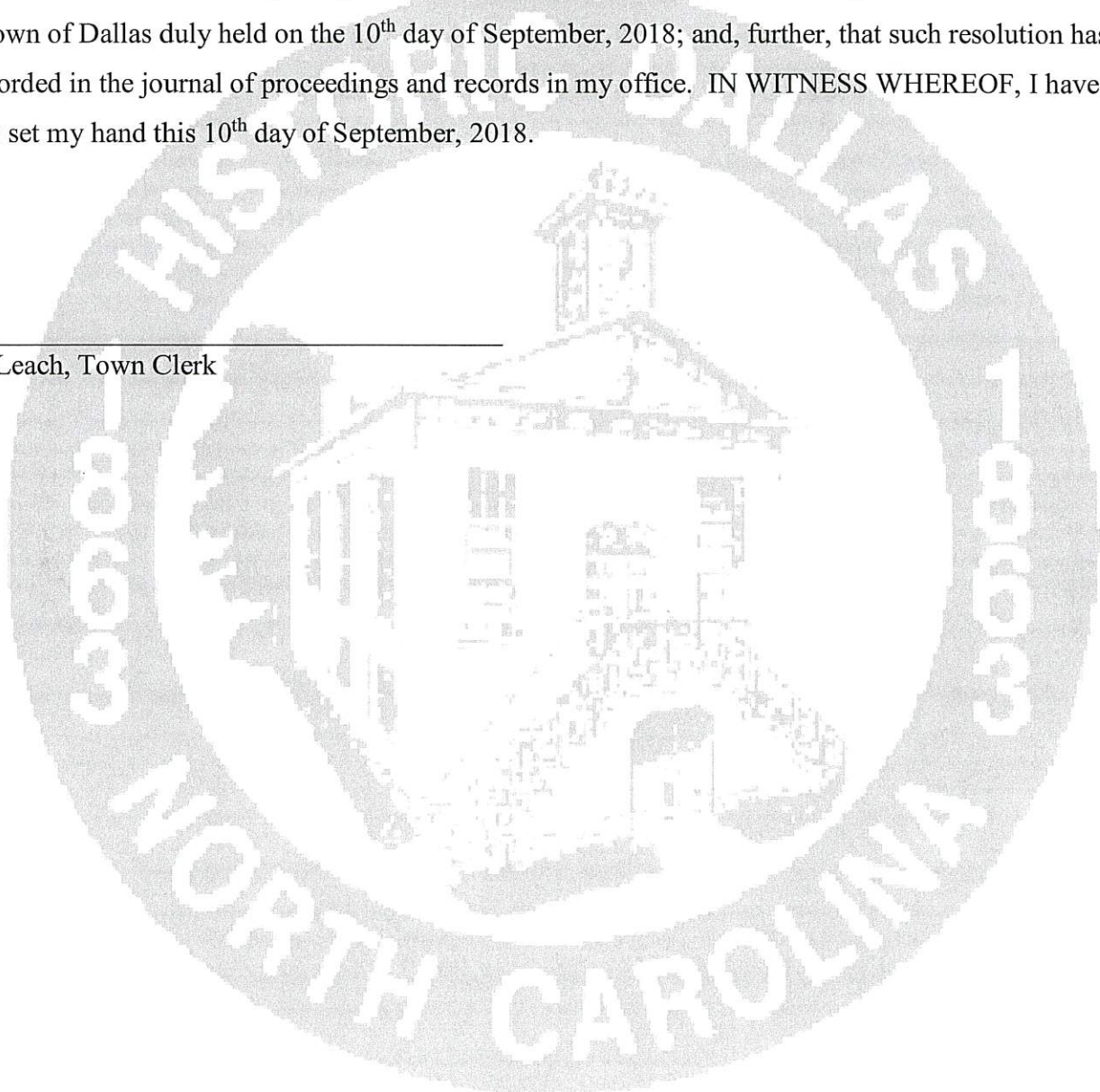
Da'Sha Leach, Town Clerk

Approval to Apply for State Grant Assistance for an Asset Inventory and Assessment of the Town's
Water System

CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting Town Clerk of the Town of Dallas does hereby certify; That the above,/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Board of Aldermen of the Town of Dallas duly held on the 10th day of September, 2018; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of September, 2018.

Da'Sha Leach, Town Clerk



TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Carr School Playground Equipment Donation

AGENDA ITEM NO. 5D

MEETING DATE: 9/10/2018

BACKGROUND INFORMATION:

At the August 27th Work Session, Principal Rebekah Duncan from Carr Elementary School requested assistance from the Board of Aldermen to help fund new playground equipment for the school (see attached proposal).

With the 2018-19 State Budget, the General Assembly approved a provision to allow municipalities to use property tax revenues to fund public schools and public education, which previously has not been allowed. There are some aspects to this allowance to keep in mind moving forward (see attached letter).

After hearing the proposal from Principal Duncan at the Work Session, the Board was open to offering a \$5000 donation to Carr School to be used toward the purchase of new playground equipment.

If approved, a budget amendment will be presented to cover this unbudgeted cost.

MANAGER'S RECOMMENDATION:

Approve a \$5000 donation to Carr Elementary School to be used for purchasing new playground equipment.

BOARD ACTION TAKEN:

Playground Proposal
For
Carr Elementary

Existing Structures:



Our facilities are used not only by Carr Elementary, but by the general public during every event held by the town of Dallas on the adjoining fields.

Existing Structures:



Carr purchased this playground Summer 2015 to accommodate some of the school's growth.

Existing Structures:



GCS Pre-K Office purchased this space for Pre-K approx. \$40,000, installed Jan. 2017.

Enrollment:

NC School Report Card from 2005-2006 listed Carr's enrollment as 529. We have averaged well over 700 the last three years.



Growth continues in Spencer Mountain Village Housing Development and Long Creek Apartments.

Potential Sites:



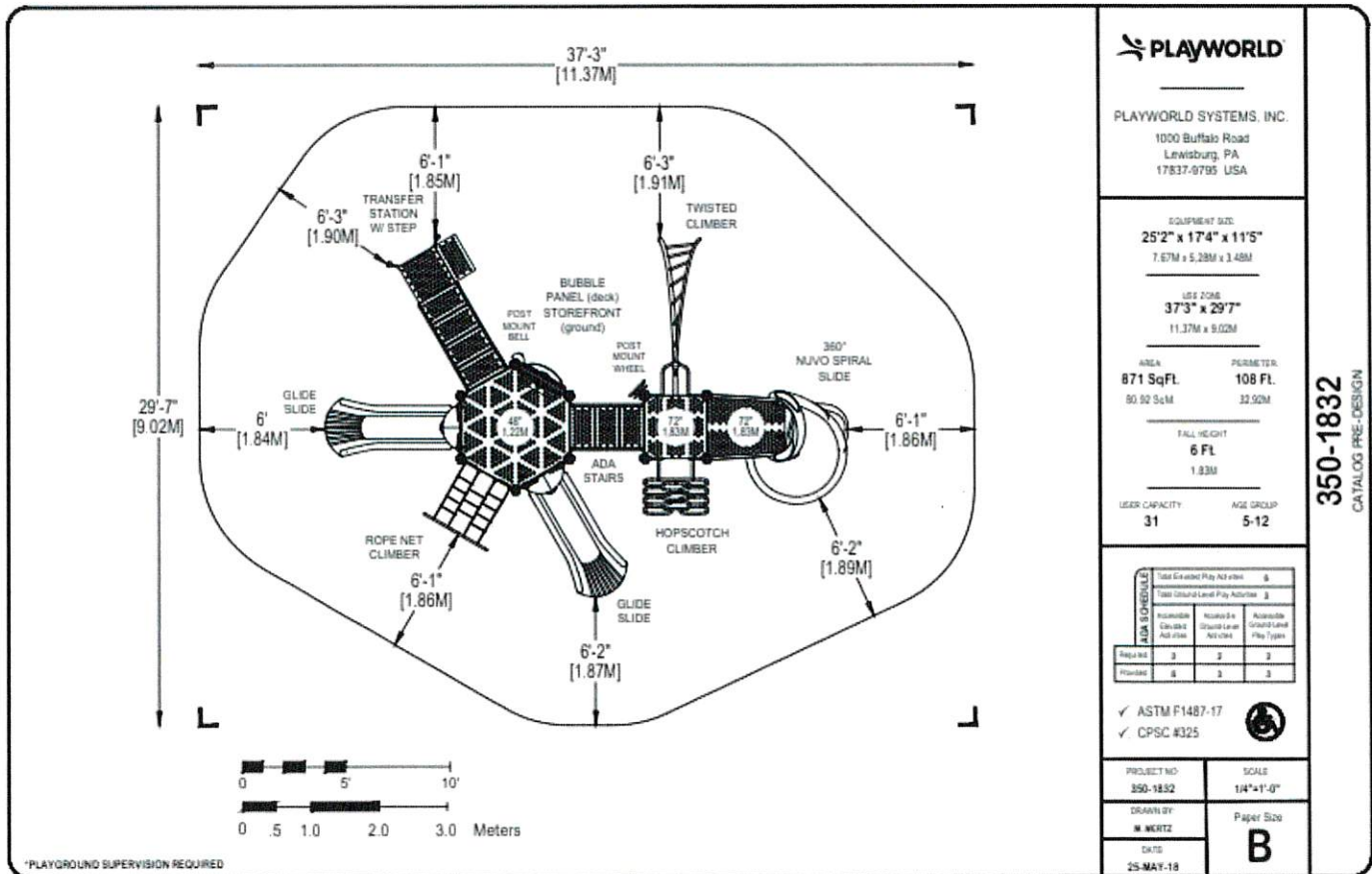
Playground Model:



Playground Model Reverse Angle:



Playground Model Schematic:



PLAYWORLD

PLAYWORLD SYSTEMS, INC.
1000 Buffalo Road
Lewisburg, PA
17837-9795 USA

EQUIPMENT SIZE:
25'2" x 17'4" x 11'5"
7.67M x 5.28M x 3.48M

USE ZONE:
37'3" x 29'7"
11.37M x 9.02M

AREA: **871 Sq.Ft.** PERIMETER: **108 Ft.**
80.92 Sq.M 32.92M

FALL HEIGHT:
6 Ft.
1.83M

USER CAPACITY: **31** AGE GROUP: **5-12**

ADA SCHEDULE	Total Exposed Play Area		
	3	2	1
Transfer Station	3	2	1
Twisted Climber	3	2	1
360° Nujo Spiral Slide	3	2	1
Hopscotch Climber	3	2	1
Glideslides	3	2	1
Rope Net Climber	3	2	1
ADA Stairs	3	2	1

- ✓ ASTM F1487-17
- ✓ CPSC #325



PROJECT NO: **350-1852** SCALE: **1/4"=1'-0"**

DRAWN BY: **M. WERTZ** Paper Size

DATE: **25-MAY-18** **B**

350-1832
CATALOG PRE-DESIGN

User Capacity: 31

Quote:

1	350-1832	School Age 5-12 (350-1742 No Roof)*Sale Price Valid July 1, 2018 to December 3, 2018	\$18,572.00	\$18,572.00
38	APS-Border12*	12" Playground Border with Spike	\$35.00	\$1,330.00
45	Blown Mulch	Engineered Wood Fiber and installation via mulch blower truck. IPEMA and ASTM Certified	\$50.00	\$2,250.00
1	Install-EQ	Installation of Equipment **Unless noted, pricing is based on a flat, level, accessible area. **Does not include grading, fence removal, equipment removal or disposal. **Does not include safety surfacing.	\$6,500.00	\$6,500.00
			SubTotal	\$28,652.00
			Tax Rate	6.75 %
			Sales Tax	\$1,600.99
			Shipping	\$1,566.34
			Total	\$31,819.33

Total: \$31,819.33

To: North Carolina Municipal Officials

From: N.C. League of Municipalities

N.C. Metropolitan Mayors Coalition

N.C. Mayors Association

N.C. Black Elected Municipal Officials

N.C. Women in Municipal Government

Dear Esteemed Municipal Official,

As many of you may be aware of by now, the North Carolina General Assembly approved a provision in the state budget which would allow municipalities to use property tax revenues to fund public schools and public education. Cities and towns had no ability to have input on this provision in the state budget bill, as the General Assembly opted to approve the 2018-19 budget without the ability to amend the bill in committee hearings or on the floor of either the House or Senate.

If put to widespread use, this change will inevitably put more taxing pressure on municipal property tax payers, both homeowners and business owners, and the municipal property tax base that is so vital to funding police and fire protection, economic development and the maintenance of 22,000 miles of streets within municipal borders.

It will also have the long-term effect of pushing the revenue source for operational costs of public education from largely statewide sales and income taxes to municipal property taxes. Because of the vast differences in municipal tax bases, this will only exacerbate the differences in educational opportunities between rural and urban areas.

Already, we have heard of municipalities being approached to help fund these costs.

While we recognize that everyone wants the best education for our children, we urge you to think of the long-term implications of this shift before agreeing to such requests. Agreeing to these funding requests will, over time, lead to a shell game where local dollars replace state dollars, and in turn damage educational opportunities in many areas of the state.

It is important to understand that cities do not currently have oversight of public education in North Carolina. The 12 city school districts operating in the state are funded through county and state appropriations and at the direction of locally-elected school boards. This change could further erode lines of authority over schools, bringing yet another level of government into the school governance picture and creating conflict among governmental bodies.

As these requests come to you, we ask that you consider these issues:

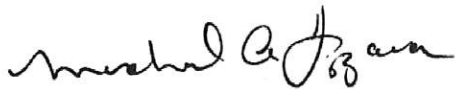
_ How will an increased tax burden created by a new funding requirement affect the willingness and ability of businesses and citizens to remain within corporate limits?

With municipal taxpayers already paying school costs as county and state taxpayers, is it fair to ask that they also pay for public schools through their municipal property taxes?

With North Carolina already having been subject to a long-running lawsuit over local disparities in public education funding, will this shift create the likelihood for more litigation as those disparities inevitably increase?

This shift in state policy is incredibly important and should not have been passed into law without full consideration of its implication. Please consider all of these issues should you be approached with requests to fund public schools.

Sincerely,



Michael Lazzara, President, NCLM
Council member, Jacksonville



Esther Manheimer, Chair
NC Metropolitan Mayors Coalition
Mayor, Asheville



Vivian Jones, Chair, NC Mayors Association
Mayor, Wake Forest



Rose Glover, President, NCBEMO
Councilwoman, Greenville



Liz Johnson, President, NCWIMG
Councilwoman, Morrisville



TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Ingle St. Repairs

AGENDA ITEM NO. 5E

MEETING DATE: 9/10/2018

BACKGROUND INFORMATION:

At the August 27th Work Session, Public Works Director Bill Trudnak discussed repairs needed at the end of Ingle St. These repairs include Bobcat work to rebuild the crown and to replace gravel within the Town's right of way. The projected cost to complete the work is \$1560.00 (see enclosed quote).

Similar work was done in this area approximately 8 years ago at a cost of \$1250.00.

If approved, a budget amendment will presented to cover this unbudgeted cost.

MANAGER'S RECOMMENDATION:

Approve the necessary repairs as presented.

BOARD ACTION TAKEN:

Cedar Hill Grading, Inc.

PO Box 1235
 Dallas, NC 28034
 ph. (704) 922-0052
 fed id 56-2189545

Estimate

Date	Estimate #
8/28/2018	8-28-18-1

Name / Address
TOWN OF DALLAS 700 E. FERGUSON ST DALLAS, N.C. 28034

P.O. No.	Project

Description	Qty	Cost	Total
JOB: HILL ST REGRADE AND GRAVEL END OF ROAD.LABOR,MATERIALS AND EQUIPMENT		1,560.00	1,560.00
Total			\$1,560.00

Signature _____

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Cotton Ginning Days Parade

AGENDA ITEM NO. 7A

MEETING DATE: 9/10/2018

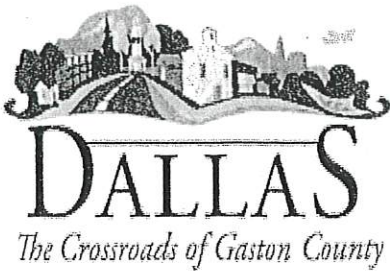
BACKGROUND INFORMATION:

Jeff Hovis, of the Gaston Agriculture, Mechanical, and Textile Restoration Association (GAMTRA) is requesting permission for the Annual Cotton Ginning Days Tractor Parade through Town on Friday, October 12th. The parade would follow the same route as in previous years, beginning at 9:00 am at Dallas Park and ending at approximately 10:30 am back at Dallas Park. They are anticipating approximately 30 tractors in the parade.

MANAGER'S RECOMMENDATION:

Approve the request as presented.

BOARD ACTION TAKEN:



Special Events/ Activities Application

Town of Dallas
 210 North Holland Street
 Dallas, NC 28034-1625
 (704) 922-3176
 Fax: (704) 922-4701

The purpose of this application is to provide information about your event or activity in order for the Town of Dallas to best assist you. Depending on the specific event, a permit application and/or fee(s) from other departments may be required. The applicant is responsible for providing complete and accurate information on the application, The applicant is responsible for notifying the Town of Dallas of any changes. A complete application must be submitted by no later than 5:00 p.m. on the Tuesday preceding the date of the Board meeting at which the event is to be approved, for an event which is to occur no sooner than 14 days following its date of approval.

APPLICATION INFORMATION

Name of Event:	<input style="width: 90%;" type="text" value="Cotton Ginning Days Parade"/>		
Facility Requested:	<input style="width: 90%;" type="text"/>		
Applicant Name:	<input style="width: 90%;" type="text" value="GAMTRA - Jeff Hovis"/>		
Organization:	<input style="width: 90%;" type="text" value="GAMTRA"/>		
Mailing Address:	<input style="width: 90%;" type="text" value="308 Oakwood Dr."/>		
City / State / Zip:	<input style="width: 90%;" type="text" value="Mt. Holly NC"/>		
Daytime Phone:	<input style="width: 150px;" type="text" value="704-913-4672"/>	Cell:	<input style="width: 150px;" type="text" value="SAME"/>
		E-Mail:	<input style="width: 150px;" type="text" value="egufd3000@Carolina.nc.gov"/>
Description of the Event:	<input style="width: 90%;" type="text" value="Tractor Parade Through Town of Dallas"/>		
Does the event have a Facebook, Twitter, or other social networking page: <input style="width: 150px;" type="text"/>			
If yes, please list URL(s): <input style="width: 550px;" type="text"/>			
Date (s) Requested for Event:	<input style="width: 90%;" type="text" value="October 12th 2018"/>		
Event Start Time:	<input style="width: 150px;" type="text" value="09:00"/>	Event End Time:	<input style="width: 150px;" type="text" value="10:30"/>
Road Closure Time Begins (if applicable):	<input style="width: 80px;" type="text"/>	Road Closure Time Ends:	<input style="width: 80px;" type="text"/>
Set Up Begins:	<input style="width: 150px;" type="text"/>	Set Up Ends:	<input style="width: 150px;" type="text"/>
Preferred Date & Time of Inspection (if required): <input style="width: 350px;" type="text"/>			
Estimated Attendance: <input style="width: 550px;" type="text"/>			
The Event is:	<input checked="" type="checkbox"/> Private (by invitation only)	or	<input type="checkbox"/> Open to General Public
Describe the procedures to be used for selecting vendors and exhibitors for this event: <input style="width: 750px;" type="text"/>			
<input style="width: 800px;" type="text"/>			

Applicant's Signature: Jeff Hovis Date: August 13th 2018

A pre-event meeting may be required and will be scheduled to include appropriate staff. The event applicant must attend the meeting.

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Gaston County Museum Ghost Tours

AGENDA ITEM NO. 7B

MEETING DATE: 9/10/2018

BACKGROUND INFORMATION:

The Gaston County Museum is requesting permission to conduct Ghost Tours around the Courthouse Square on Friday nights during the month of October. The tours would be conducted from 7:00 pm until 9:30 pm, with tours beginning on the half hour. The tours will utilize the sidewalks and will not require any interruptions in traffic flow or street closures.

MANAGER'S RECOMMENDATION:

Approve the request as presented.

BOARD ACTION TAKEN:



Special Events/ Activities Application

Town of Dallas
210 North Holland Street
Dallas, NC 28034-1625
(704) 922-3176
Fax: (704) 922-4701

The purpose of this application is to provide information about your event or activity in order for the Town of Dallas to best assist you. Depending on the specific event, a permit application and/or fee(s) from other departments may be required. The applicant is responsible for providing complete and accurate information on the application, The applicant is responsible for notifying the Town of Dallas of any changes. A complete application must be submitted by no later than 5:00 p.m. on the Tuesday preceding the date of the Board meeting at which the event is to be approved, for an event which is to occur no sooner than 14 days following its date of approval.

APPLICATION INFORMATION

Name of Event:	Ghost Tours on the Historic Square		
Facility Requested:	Historic Dallas Square		
Applicant Name:	Jason Luker		
Organization:	Gaston County Museum of Art & History		
Mailing Address:	131 West Main Street		
City / State / Zip:	Dallas, NC 28034		
Daytime Phone:	704-922-7681	Cell:	
		E-Mail:	jason.luker@gastongal.com
Description of the Event:	On Friday night between 7:00pm to 9:30pm in the month of October GCM will be leading ghost tours around the Historic Dallas Square. Each tour will last between 30 to 45 minutes and start on the half hour. Max attendance per tour: 20.		
Does the event have a Facebook, Twitter, or other social networking page:			
If yes, please list URL(s):			
Date (s) Requested for Event:	10/5/18 ; 10/12/18 ; 10/19/18 ; 10/26/18		
Event Start Time:	7:00pm	Event End Time:	9:30pm
Road Closure Time Begins (if applicable):	N/A	Road Closure Time Ends:	N/A
Set Up Begins:	6:30pm	Set Up Ends:	10:00pm
Preferred Date & Time of Inspection (if required):	N/A		
Estimated Attendance:	100 per event date		
The Event is:	<input type="checkbox"/> Private (by invitation only)	or	<input checked="" type="checkbox"/> Open to General Public
Describe the procedures to be used for selecting vendors and exhibitors for this event:			
There are no vendors or exhibitors involved. All tours will be provided by GCM staff and volunteers. GCM staff will also manage the event each night.			

Applicant's Signature: Date: 8/29/18

A pre-event meeting may be required and will be scheduled to include appropriate staff. The event applicant must attend the meeting.

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Gaston County Schools Annual Art Show

AGENDA ITEM NO. 7C

MEETING DATE: 9/10/2018

BACKGROUND INFORMATION:

The Gaston County Museum is requesting permission to host the Annual Gaston County Schools Art Show in the Courthouse. The show highlights works of art from Gaston County K-12 students. The art would be on display in the Courthouse from March 11, 2019 through May 31, 2019. This is a very popular event that would bring visitors from around the county to view the students' art.

If approved, the upstairs of the Courthouse would not be available for renting out or for events for the duration of the show.

MANAGER'S RECOMMENDATION:

Approve the request as presented.

BOARD ACTION TAKEN:



Special Events/ Activities Application

Town of Dallas
 210 North Holland Street
 Dallas, NC 28034-1625
 (704) 922-3176
 Fax: (704) 922-4701

The purpose of this application is to provide information about your event or activity in order for the Town of Dallas to best assist you. Depending on the specific event, a permit application and/or fee(s) from other departments may be required. The applicant is responsible for providing complete and accurate information on the application, The applicant is responsible for notifying the Town of Dallas of any changes. **A complete application must be submitted by no later than 5:00 p.m. on the Tuesday preceding the date of the Board meeting at which the event is to be approved, for an event which is to occur no sooner than 14 days following its date of approval.**

APPLICATION INFORMATION

Name of Event:	Gaston County Schools Annual Art Show		
Facility Requested:	Historic Dallas Courthouse		
Applicant Name:	Alexandrea Pizza		
Organization:	Gaston County Museum of Art & History		
Mailing Address:	131 West Main Street		
City / State / Zip:	Dallas, NC 28031		
Daytime Phone:	704-922-7681 EXT. 105	Cell:	
		E-Mail:	alexandrea.pizza@gastongov.com
Description of the Event:	The Annual Gaston County School Art Show highlights works of art from select Gaston County K-12 students. Awards are given for 1st, 2nd, 3rd, Best in Show, and honorable mention to middle and high school artists, and a scholarship will be awarded to the Best in Show high school student. The exhibit is immensely popular in the county, but because of space restraints, the Museum would like to display it inside the Courthouse.		
Does the event have a Facebook, Twitter, or other social networking page:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes It will be advertised on the Museum's pages.		
If yes, please list URL(s):	www.gastoncountymuseum.org		
Date (s) Requested for Event:	March 11th, 2019 – May 31st, 2019		
Event Start Time:	9am	Event End Time:	5pm
Road Closure Time Begins (if applicable):		Road Closure Time Ends:	
Set Up Begins:	March 11th, 2019	Set Up Ends:	March 29th, 2019
Preferred Date & Time of Inspection (if required):			
Estimated Attendance:			
The Event is:	<input type="checkbox"/> Private (by invitation only)	or	<input checked="" type="checkbox"/> Open to General Public
Describe the procedures to be used for selecting vendors and exhibitors for this event:			Gaston
County School Art teachers choose the artwork to submit to the School Art Show. The Museum then partners with the Schools to hang and label all the artwork.			
Judging is anonymous and is performed on a selected day by arts professionals in the region. These professionals are chosen by Museum staff.			

Applicant's Signature: Date: 8/29/18

A pre-event meeting may be required and will be scheduled to include appropriate staff. The event applicant must attend the meeting.

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: NC Neighborhood Revitalization Program

AGENDA ITEM NO. 8A

MEETING DATE: 9/10/2018

BACKGROUND INFORMATION:

The Town of Dallas is proposing to submit a grant application through the Neighborhood Revitalization Program, which is part of the NC Community Development Block Grant (CDBG) program administered by the Rural Economic Development Division of the Department of Commerce. This is the first time in several years that this program, which allows for housing activities such as rehabilitation, acquisition, and clearance, has been made available for CDBG funding.

In order to pursue submitting a grant application, two public hearings must be held. The first public hearing was held on May 14th. This is the second required public hearing, so that the grant can be submitted by the September 28, 2018 deadline.

Mr. James Luster from the Centralina Council of Governments (CCOG) is assisting in application preparation, as well as performing grant administration upon receipt of the grant, if awarded. Mr. Luster has extensive experience in CDBG grant application and administration. He served the Town of Dallas in this capacity with the CDBG funding received for water line improvements in 2014-2015.

A list of the highlights of the CDBG program are attached.

Also attached, is a Resolution to apply for CDBG funding for the Revitalization Project.

MANAGER'S RECOMMENDATION:

Approve the Resolution for applying for the NC CDBG Neighborhood Revitalization Program grant.

BOARD ACTION TAKEN:

NC CDBG NEIGHBORHOOD REVITALIZATION PROGRAM

The Town of Dallas is proposing to submit a grant application through the Neighborhood Revitalization Program, which is part of the NC Community Development Block Grant (CDBG) program administered by the Rural Economic Development Division of the Department of Commerce. This is the first time in several years that this program, which allows for housing activities such as rehabilitation, acquisition, and clearance, has been made available for CDBG funding. Following is a list of highlights of the 2018 Neighborhood Revitalization Program.

- Approximately \$10 million will be available statewide on a competitive basis through the NC Neighborhood Revitalization Program.
- The maximum grant amount is \$750,000. There is no minimum amount and no matching requirement. Dallas plans to apply for the maximum amount of \$750,000.
- Up to 10 residences will be assisted with housing rehabilitation.
- Projects must incorporate at least one of the following three livability principles as an area of focus:
 1. Promote equitable, affordable housing
 2. Support existing communities
 3. Value communities and neighborhoods
- Projects must meet one of the following national objectives for the CDBG program:
 1. Benefiting low-and-moderate income (LMI) persons (income equal or less than 80% of the metropolitan median family income level)
 2. Preventing or eliminating slums or blight
 3. Meeting urgent needs that pose an immediate threat to public health and welfare (Neighborhood Revitalization Program activities will generally not qualify under this objective)
- Benefit to LMI persons may be either direct or area-wide.
- Direct benefits are those activities that serve certain persons (e.g. housing rehabilitation) and must show a 100% LMI benefit.
- Area-wide benefits are those activities that benefit communities and are not participant specific (e.g. neighborhood parks). These activities must show at least a 51% LMI benefit.
- The grant period for the Neighborhood Revitalization Program is 30 months.
- Funds for the housing category may be spent on rehabilitation, acquisition, clearance, relocation, substantial rehabilitation, replacement housing, and emergency repairs.
- Housing projects may be conducted within a concentrated area, by scattered site, or by a combination of both.
- Only owner-occupied housing units may be rehabilitated or relocated through the program, with a target age group of 63 or over.
- CDBG financial assistance for housing must be in the form of a loan to the recipients, not a grant. The loans may be deferred, deferred forgivable, or amortized with low interest.

- All CDBG loans must be secured with a Note and Deed of Trust. A professional title search must also be conducted prior to any work commencing on a unit.
- Local government applicants must have the capacity to administer the proposed project with either its own CDBG-experienced staff or the assistance of an experienced CDBG administrator. “Experienced” is defined as someone who has previously administered more than one CDBG program.
- Applicants must conduct two public hearings to obtain citizens’ comments prior to submitting a grant application. The first hearing should be held at the beginning of the application process to provide general information on the program. The second hearing should be held after the application is drafted but prior to its submission, highlighting the proposed activities to be carried out and the total cost of those activities.
- The application deadline is Friday, September 28, 2018.

RESOLUTION FOR THE TOWN OF DALLAS APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FOR THE 2018 CDBG NEIGHBORHOOD REVITALIZATION PROJECT

WHEREAS, the Town of Dallas' Board of Aldermen has previously indicated its desire to assist in economic development efforts for small businesses/entrepreneurs within the Town; and

WHEREAS, the Board has held two public hearings concerning the proposed application for Community Development Block Grant funding to benefit low and moderate income residents; and

WHEREAS, The Board wishes the Town of Dallas to pursue a formal application for Community Development Block Grant funding to benefit low and moderate income families; and will invest monies in the amount of 0% cash match amount into the project as committed to in the application; and

WHEREAS, the Board certifies it will meet all federal regulatory and statutory requirements of the State of North Carolina Community Development Block Grant Program.

NOW, THEREFORE, BE IT RESOLVED, by the Dallas Board of Aldermen that the Town of Dallas is authorized to submit a formal application to the North Carolina Department of Commerce for approval of a Community Development Block Grant for the North Carolina Neighborhood Program to benefit low and moderate income residents in the Town of Dallas.

Adopted this the 10th day of September, 2018 at Dallas, North Carolina.

Rick Coleman, Mayor

Attested by:

Da'Sha Leach, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendments to Support Donation to Carr School and Repairs on Ingle St.

AGENDA ITEM NO. 10A

MEETING DATE: 9/10/2018

BACKGROUND INFORMATION:

Budget amendments are attached to account for the addition of two unbudgeted items:

Donation of \$5000 to Carr Elementary School for purchase of new playground equipment.

Repairs made on Ingle St. within the Town's right-of-way.

MANAGER'S RECOMMENDATION:

Approve the budget amendments as presented.

BOARD ACTION TAKEN:

Town of Dallas
Budget Amendment

Date: September 10, 2018

Action: Recreation Amendment

Purpose: To Budget for Donation to Carr Elementary School for Playground Equipment

Number: REC-001

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	3999	0000	Fund Balance Appropriated	\$101,604	\$106,604	\$5,000
10	5700	3400	Equipment	\$2,318	\$7,318	\$5,000

	Totals	\$103,922	\$113,922	\$10,000
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Approval Signature
(Town Manager)

Town of Dallas
Budget Amendment

Date: September 10, 2018

Action: Public Works Amendment

Purpose: To Budget for Repairs on Ingle St. in the Town's Right-of-Way

Number: PW-001

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
20	3999	0000	Fund Balance Appropriated	\$10,948	\$11,728	\$780
20	8100	1615	Maint & Repair: Water Line	\$32,000	\$32,780	\$780
30	3999	0000	Fund Balance Appropriated	\$570,331	\$571,111	\$780
30	8500	1662	Maint & Repair: Lines	\$15,000	\$15,780	\$780

	Totals	\$628,279	\$631,399	\$3,120
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Approval Signature
(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendment for Unexpected Repairs to Alum Sludge Pond

AGENDA ITEM NO. 10B

MEETING DATE: 9/10/2018

BACKGROUND INFORMATION:

The Alum Sludge Pond at the Water Treatment Plant had to be cleaned out unexpectedly. This was an unbudgeted repair, but had to be performed due to the condition of the pond. The repair cost is \$20,800. A budget amendment to account for this unbudgeted expense is attached.

MANAGER'S RECOMMENDATION:

Approve the budget amendment as presented.

BOARD ACTION TAKEN:

Town of Dallas
Budget Amendment

Date: September 10, 2018

Action: Water Treatment Plant Amendment

Purpose: To Budget for Clean Out of the Alum Sludge Pond

Number: WTP-001

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
20	3999	0000	Fund Balance Appropriated	\$11,728	\$32,528	\$20,800
20	8200	1540	Maint & Repair: Grounds	\$24,000	\$44,800	\$20,800

	Totals	\$35,728	\$77,328	\$41,600
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Approval Signature
(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Interest Expressed in Town-Owned Property Along Highway 321

AGENDA ITEM NO. 10C

MEETING DATE: 9/10/2018

BACKGROUND INFORMATION:

Mr. Robbie Cearley, Owner of Gaston Fence Co. Inc., has inquired about the possibility of purchasing 11.52 acres of Town-owned property adjacent to his property along Highway 321. The listed tax value is \$305,175. If the Board is interested in pursuing this inquiry, the next step would be to obtain an appraisal of the property to determine its current value.

MANAGER'S RECOMMENDATION:

To proceed with an appraisal of the property.

BOARD ACTION TAKEN:

TOWN OF DALLAS
210 N. HOLLAND STREET
DALLAS, N.C. 28034

August 28 2018

MR. MAYOR, BOARD OF ALDERMAN

WE WOULD LIKE TO SEE IF THE TOWN WOULD BE INTERESTED IN SELLING THE PROPERTY
A LONG HIGHWAY 321 N.
11.52 ACRES
DEED BOOK 4374
DEED PAGE 1517
PARCEL NUMBER 219116
PIN NUMBER 3547850009

IF INTERESTED, PLEASE GIVE US A PRICE TO PURCHASE

THANK YOU FOR YOUR CONSIDERATION

Regards,



Robert Cearley, Jr.
Robbie@gastonfence.com

Select an option to search by...

ELEMENTARY

Property Details

Property Record Card
([HTTP://GIS.GASTONGOV.COM/PRCS/21911](http://GIS.GASTONGOV.COM/PRCS/21911))

TAX INFORMATION

Parcel Number	219116
PIN Number	3547850009

100m
300ft

GASTON COUNTY, NC
 YR 2018 REQUESTED BY DTURBYFI RUN 8/17/17 TIME 11:47:08
 DALLAS TOWN OF DALLAS TOWN OF DA011 219116
 210 N HOLLAND ST 210 N HOLLAND ST 3547-85-0009
 DALLAS NC 28034-1625 DALLAS NC 28034-1625 W ROBINSON ST
 00626166 00626166 EXCD: GOV 3547 85 0009 00 00
 Appr Date: Appr: RM APPR DT: 5/20/2014 LAND VALUE 305,175
 Bldg No. USE CODE: 9901 VACANT COMMERC MISC VALUE 0
 Imp Desc: DISTRICT: 160 TOWN OF DALLAS BLDG VALUE 0
 Grade : NEHD: DA011 WEST TRADE STREET TOTAL VALUE 305,175
 Rms/ ASV SqFt HBth Sales SqFt 2017 PRIOR YEAR 305,175
 Finished Area:

COMPONENT TYPE/CODE/DESC PCT UNITS RATE STR% STR% SIZE HGT% PER% CDS% COST %CMPL

13 090 004 00 000
 Plat Bk/Pg
 Bldg No.
 Imp Desc:
 Grade
 Finished Area:

NEHD: SCSTP DA011 219116
 3547-85-0009
 W ROBINSON ST
 305,175
 305,175
 305,175
 305,175

ROUTE#: 1

PAGE 1

PROPERTY NOTES:

BLDG CODE	DESC	UNITS	EYB DT	PCT	ADD. DEPR PCT	QGCD	VALUE	EXCD	%COMP
				.00					
				.00					
				.00					

LAND #	ZONE	TOTAL ACRES	VALUE PER ACRE
1	AC CR	11.520	26,490.88

LAND TYPE/CODE	LAND QTY	LAND RATE	ADJ LAND RATE	TOP%	LOC%	SIZ%	SHP%	OTH%	TOT ADJ	CURRENT FMV	EXMPT
AC CR	11.520	65,000.00	26,490.88	.00	75.00	.00	.00	.00	75.00	305,175	

219116 W ROBINSON ST

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Move Board of Aldermen Meetings Back to Tuesdays

AGENDA ITEM NO. 10D

MEETING DATE: 9/10/2018

BACKGROUND INFORMATION:

At the May 9, 2017 Board of Aldermen Meeting, the Board voted to change the Regular Meetings to the 2nd Monday of each month and the Work Sessions to the 4th Monday of each month, due to upcoming conflicts with the meeting schedule at that time. This change was made effective beginning with the July 2017 meetings.

As those conflicts have now been resolved, the Administration Committee recommends moving the meetings back to the original schedule of Board of Aldermen Regular Meetings to the 2nd Tuesday of each month and Board of Aldermen Work Sessions to the 4th Tuesday of each month; beginning with the October 2018 meetings.

MANAGER'S RECOMMENDATION:

Approve the meeting schedule change back to Tuesdays as described.

BOARD ACTION TAKEN:

Town of Dallas
Board of Aldermen 2018 Meeting Schedule - **REVISED**

Monday, January 8, 2018	6:00 pm	Community Room
Monday, February, 12, 2018	6:00 pm	Community Room
Monday, March 12, 2018	6:00 pm	Community Room
Monday, April 9, 2018	6:00 pm	Community Room
Monday, May 14, 2018	6:00 pm	Community Room
Monday, June 11, 2018	6:00 pm	Community Room
Monday, July 9, 2018	6:00 pm	Community Room
Monday, August 13, 2018	6:00 pm	Community Room
Monday, September 10, 2018	6:00 pm	Community Room
Tuesday, October 9, 2018	6:00 pm	Community Room
Tuesday, November 13, 2018	6:00 pm	Community Room
Tuesday, December 11, 2018	6:00 pm	Community Room

Board meetings are held in the Community Room located at the Dallas Fire Station.

Town of Dallas
Board of Aldermen 2018 Work Session Schedule - **REVISED**

Monday, January 22, 2018	5:00 pm	Community Room
Saturday, February 3, 2018 (Strategic Planning)	9:00 am	Mayor's Room @ Courthouse
Monday, February, 26, 2018	5:00 pm	Community Room
Monday, March 26, 2018 (Budget)	5:00 pm	Community Room
Monday, April 23, 2018	5:00 pm	Community Room
Monday, May 21, 2018 (Budget)	5:00 pm	Community Room
Monday, June 25, 2018	5:00 pm	Community Room
Monday, July 23, 2018	5:00 pm	Community Room
Monday, August 27, 2018	5:00 pm	Community Room
Monday, September 24, 2018	5:00 pm	Community Room
Tuesday, October 23, 2018	5:00 pm	Community Room
Tuesday, November 27, 2018	No Work Session Scheduled	
Tuesday, December 25, 2018	No Work Session Scheduled	

Board work sessions are held in the Community Room located at the Dallas Fire Station.

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Gaston Early College Request to Use Franklin Gym

AGENDA ITEM NO. 10E

MEETING DATE: 9/10/2018

BACKGROUND INFORMATION:

Ms. Amy Beaver, Student Success Coordinator with the Gaston Early College High School, has requested use of the Dennis Franklin Gym on Friday, November 30th and Wednesday, December 12th from 1:30 pm until 3:30 pm to allow the students to play intramural sports.

Although the Town's Basketball and Cheerleading programs will be practicing and playing during these months, the Recreation Department does not believe that those dates and times will negatively affect the Town programs.

Currently, the Town does not have a policy to allow users outside of the Town's Recreation Programs to rent/use the Franklin Gym facility. Any outside use of the Gym must be approved by the Board of Aldermen.

MANAGER'S RECOMMENDATION:

BOARD ACTION TAKEN:

Maria Stroupe

From: Amy Beaver <aebeaver@gaston.k12.nc.us>
Sent: Thursday, September 06, 2018 2:55 PM
To: mstroupe@dallasnc.net
Subject: Gym Usage

Mrs. Stroupe,

Thank you from returning my call. I am a Dallas Resident and I also work at the Gaston Early College High school which is located at Gaston College. Our school is a High school were we have a lottery system much like Highland and they are chosen from all the school in Gaston County. When our students Graduate in there 5th year they will not only have there High school Diploma they will also have a 2 Year Associates degree. But the one thing we don't have is Sports. So what we have is called Club time on Fridays. We have a new club this year and it is a sports club. We are in search of a gym that we can use for just a couple of hours (1:30 until 3:30) to be able to let them play some intramural sports. The 2 dates we are wanting is November 30th and December 12th. It will only be The teacher Mr. Gardner myself and the 15 students.

I want to thank you again for your help and let me know if there is anything I can do on my end.

Sincerely,
Amy Beaver

Amy Beaver
Student Success Coordinator
Gaston Early College
704-922-2405 (Main)
704-923-0205 (Fax)

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