

## MINUTES FOR BOARD OF ALDERMEN MEETING

April 14<sup>th</sup>, 2015

6:00 PM

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

The following staff members were present: Jim Palenick, Interim Town Manager; Kelly Carter, Deputy Town Clerk/Administrative Assistant; Tom Hunn, Town Attorney; Gary Buckner, Police Chief; Bill Trudnak, Public Works Director and Anne Martin, Recreation Director; Doug Huffman, Electric Dept. Director; Jack Kiser, Development Services Director.

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. Mayor Coleman, at the request of DHCF President Jenkins, Alderman Huggins and Alderman Withers, asked that Item 11C be removed, Request by the DHCF for Town-Funding for Design and Construction Engineering for Their Public Plaza/Gazebo/Bandshell Improvement Project. Ms. Morrow made a motion to approve the agenda with the two changes, seconded by Mr.Huggins, and carried unanimously.

### **Consent Agenda:**

A. None

### **Recognition of Citizens:**

Judith Ayala, standing in for Sally Swanson, Project Director for Gaston Youth Connected – Project Update. Ms. Ayala reported that the program is making good progress.

Henkle Rhyne, 502 N. Holland Street. Barking Dog Ordinance. The Mayor stated that this problem is being worked on and should take care of itself soon.

Lisa Boggs, 2610 Old Home Trail, President of the Dallas Area Chamber of Commerce, also an executive member of the Gaston County Museum. Spoke about the Mayfair on the Square (Annual Family Festival, Car & Art Show). Ms. Boggs said they have a sponsorship to help with costs.

Curtis Wilson, 438 S. Gaston Street, Prayed in support of the Town, and in support of the Board's public service.

### **Recognition of Employees:**

Robert A. Scott is to be recognized for 20 years of service with the Town of Dallas. Robert was hired on April 6<sup>th</sup>, 1995 with the Dallas Police Department as a Patrol Officer. He was promoted to Sergeant in April of 1998 and served in that capacity until he was promoted to the rank of Captain in 2001. His commitment and dedication to serving the Town and its citizens is greatly appreciated.

## **Special Events & Requests for In-Kind Services:**

- A. Request by Gaston County Museum to Hold Spring Event on Courthouse Square on Saturday, May 16<sup>th</sup>, 2015 from 10:00 a.m. to 3:00 p.m. Mr. Withers made a motion to approve the event as requested, seconded by Mr. Huggins, and carried unanimously.
- B. Request to Conduct Sons of Confederate Veterans Memorial Service on Courthouse Grounds on Saturday, May 2<sup>nd</sup>, 2015 at 2:00 p.m. Mr. Huggins made a motion to approve the event as requested, seconded by Mr. Cearley, and carried unanimously.
- C. Request by Stacey Malker to use Jagger's Park to Conduct Medical Expense Fund-Raiser for Jasmine Malker on Saturday, May 9<sup>th</sup>, 2015 8: a.m. to 8 p.m. Mr. Withers made a motion to approve the event as requested, seconded by Mr. Cearley, and carried unanimously.

## **Public Hearing:**

Item 9A A Public Hearing and Action on the Request to Adopt an Ordinance Amending the Town Zoning Code to Establish Fence Standards in Residential Districts. – Mr. Huggins made a motion to enter into the public hearing, seconded by Mr. Cearley, and carried unanimously. Mr. Kiser, Development Services Director, brought two additions to the earlier Zoning Code Amendment to Establish Fence Standards in Residential Districts. There was discussion between the Board and the Citizens regarding the two amendments. Mayor Coleman called for a motion to approve the ordinance as presented by the Planning Board and Staff with the additions as provided. Motion by Mr. Withers, seconded by Ms. Morrow. The motion was passed with Mr. Withers and Ms. Morrow voting “Aye” and Mr. Huggins and Mr. Cearley voting “Nay” with Mayor Coleman voting “Aye” to break the tie vote. This request will return next month. To approve an ordinance on first reading there must be a super majority with 4/5<sup>th</sup> of the board voting to approve the ordinance change. Mr. Withers made a motion to go out of public hearing, seconded by Ms. Morrow, and carried unanimously.

Item 9B A Public Hearing and Vote of Ratification on the Request to Adopt an Ordinance Allowing for and Regulating “Food Trucks” Within the Town Center of Dallas. Mr. Huggins made a motion to go into public hearing, seconded by Mr. Cearley, and carried unanimously. The Ordinance defines “Food Trucks”; establishes a program for permitting their operation on certain days and hours along designated portions of N. Holland and W. Main Streets fronting the Town Square; establishes permit and lease fees; and sets a number of requirements for maintaining a safe, clean, and healthy environment in which they must operate. This Ordinance would take immediate effect upon its adoption. Following the Hearing in which no public comment was received, Mr. Huggins made a motion to exit the public hearing, seconded by Ms. Morrow, and carried unanimously. Motion by Ms. Morrow, seconded by Mr. Cearley to Approve the Ordinance as submitted and carried unanimously.

## **Old Business:**

Item 10A Request to Continue Public Hearing and Action to Consider Special Use Permit to May Meeting. Motion to continue by Mr. Cearley, seconded by Ms. Morrow and carried unanimously.

## **New Business:**

11A Request to Approve Proposal for Design and Construction Engineering of New Downtown Parking Lot. We have discussed this in the past as well and now bring it forward for your action. This would approve the contract with Benesch formally named Site Solutions for doing the complete design & construction engineering for the proposed Town Center Parking Lot at a total cost not to exceed \$29,900. We propose that this be paid for out of the Economic Development Fund that was set up under the TOP TIER program, that was initially funded at \$270,171, that, so far funded a \$5,000 commitment to the Ratchford Tire TOP TIER Grant.

Recommendation is to approve the contract with Benesch for the amount of \$29,900. Motion to approve the contract made by Mr.Huggins, seconded by Mr. Withers and carried unanimously.

11B Request approval of Bid Award for Ongoing Cleaning of Town Buildings. In response to the RFP, we received two responsive proposals which met all requirements and specifications. The first from Servicemaster with a bid per-month in the amount of \$988.00 for all four buildings. The second from Jan-Pro with a bid per-month in the amount of \$795.00 for all four buildings. Each proposal would lock in prices for two years and each would require the town to purchase all restroom soap, paper products and can liners. Motion to formally approve and authorize a contract with Jan-Pro Systems of Charlotte for the weekly and on-call janitorial and cleaning of Town Facilities, beginning May 1, 2015 consistent with the costs and specifications as quoted. Motion to approve the contract made by Mr. Huggins, seconded by Mr. Withers and carried unanimously.

Mr. Palenick's Manager's Report - A request for annexation of the 41-acre Mason property on Ratchford Road of 41 acres will be back before the Board at a future Meeting.

Mr. Palenick reminded The Board of the Work Session on April 28<sup>th</sup>, 2015.

At 7:43 p.m. Mayor Coleman called for a motion to adjourn. Motion was made by Mr. Withers, seconded by Mr. Higgins and carried unanimously.

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Rick Coleman, Mayor

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Maria Stroupe, Town Clerk