

MINUTES FOR BOARD OF ALDERMEN MEETING

November 10, 2020

6:00 PM

The following elected officials were present: Mayor Coleman, Alderwoman Morrow, Alderman Cearley, and Alderman Withers. Alderman Huggins was not present at this meeting.

The following staff members were present: Maria Stroupe, Town Manager; Nolan Groce, Development Services Director; Robert Walls, Police Chief; Doug Huffman, Electric Director; Shannon Whittle, Town Clerk/HR Director; Dustin Haney, Assistant Fire Chief; and Earl Withers, III, Fire Chief.

Mayor Coleman called the meeting to order at 6:00pm.

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, of which there were none. Alderwoman Morrow motioned to set the agenda as presented, seconded by Alderman Withers, and carried unanimously.

Alderman Cearley motioned to approve the minutes from the October 20th regular meeting and the October 27th work session., seconded by Alderwoman Morrow, and carried unanimously.

Recognition of Citizens:

Mike Fields thanked the employees of the town for their hard work and continued efforts and Curtis Wilson requested to pray over the meeting.

Consent Agenda:

Item 5A pertained to a request to write off uncollectable accounts from May 2020 through August 2020. These account holders have been notified of their outstanding status in writing that, if not paid within the notified timeframe, they would be forwarded to the NC Debt Setoff Program. These debts would be deducted from any State Income Tax Refund they are due until the debt is satisfied. The individual account listings are considered confidential information by State statutes and are, therefore, not public record. Alderman Withers made a motion to approve these write offs, seconded by Alderman Cearley, and carried unanimously.

Public Hearing:

At 6:09pm, Alderman Cearley made a motion to enter into a Public Hearing, seconded by Alderwoman Morrow, and carried unanimously. At the September 22nd Work Session, Alderman Cearley requested a discussion concerning parking on the street in the vicinity of the intersection of S. Pine Street and W. Robinson Street. Currently, this area is not listed in the “No Parking” Schedule of the Code of Ordinances. At that meeting, staff were directed to look at the area and bring back a recommendation as to the boundaries recommended for “No Parking”. At the October 20th Board Meeting, Staff recommended that both sides of S. Pine St. between Lee St. and Border St. be designated as “No Parking”. The street is narrow and allowing parking on one

side of the street may cause more problems for drivers. See Exhibit 6A for a map of the recommended area. Per §72.03 of the Code of Ordinances, the Board of Alderman must designate places and/or times of parking prohibited under the “Parking Schedules” of Section 76 of the Code of Ordinances (see Exhibit 6B). As required per the Ordinance, this public hearing has been advertised in the Gaston Gazette. Mike Fields expressed concern about people parking on the area’s sidewalks instead. Chief Walls assured him that, while these enforcements were typically complaint driven, any reports received about people parking on sidewalks would be addressed. Alderman Cearley made a motion to approve an addition to §76, Schedule 1 of the Code of Ordinances to prohibit parking on S. Pine St. between Lee St. and Border St. as presented. Alderwoman Morrow seconded and the motion was carried unanimously. At 6:12pm, Alderman Cearley motioned to exit the Public Hearing, seconded by Alderman Withers, and carried unanimously.

Old Business:

There was no Old Business scheduled for this meeting.

New Business:

Item 8A requested the reappointment of Glenn Bratton to the Planning Board/Board of Adjustment. Planning Board Co-Chairman Glenn Bratton’s term on the Planning Board has expired. Mr. Bratton is interested in continuing in this role for the Town of Dallas and has requested to be reappointed to the Board for another three-year term. Mr. Bratton has been an engaged member of the Planning Board and Board of Adjustment and Development Services Director, Nolan Groce, recommends that Mr. Bratton be reappointed to this position. Alderwoman Morrow made a motion to approve the request, seconded by Alderman Withers, and carried unanimously.

Item 8B requested the reappointment of Reid Simms to the Planning Board/Board of Adjustment. Planning Board Member Reid Simms’ term on the Planning Board has expired. Mr. Simms is interested in continuing in this role for the Town of Dallas and has requested to be reappointed to the Board for another three-year term. Mr. Bratton has been an engaged member of the Planning Board and Board of Adjustment and Development Services Director, Nolan Groce, recommends that Mr. Bratton be reappointed to this position. Alderman Withers made a motion to approve the request, seconded by Alderwoman Morrow, and carried unanimously.

Item 8C was a request to set a Public Hearing date for the TrueHomes Conditional Zoning Request. Shaun Gasparini, with TrueHomes, is interested in establishing an 87-home development on PIDs #216368, 131584, 301158. The property is located North of Hwy 279, East and West of Dallas Stanley Hwy, and South of Evans Lake Rd. The applicant is requesting Conditional Zoning, Cluster Development Overlay for the property (CZ R-6). This allows a 25% reduction of the minimum lot size. Mr. Gasparini gave a presentation at the October 27th Work Session detailing the development and zoning request. A virtual public involvement meeting was held, as required, on may 28, 2020. The Planning Board recommended approval of the Conditional Zoning request during their September 17th meeting with a list of conditions proposed by Staff. The conditions are attached (see Exhibit 8C) and the developer has agreed to

the conditions. A public hearing date needs to be set to determine the zoning for this property. Alderman Withers motioned to set a Public Hearing for December 8th, seconded by Alderman Cearley, and carried unanimously.

Item 8D was concerning the Town's December events. At the October Regular Board Meeting, the Board approved Carols on the Square, which attracts 200-300 participants, and the Christmas Parade, which attracts 2000+ participants and parade viewers. On Wednesday, October 21st, Gaston County was identified as a county of concern by both the State of North Carolina and the White House Task Force due to the increasing number of virus cases, hospitalizations, and deaths occurring in the county. Please see Exhibit 8D-A for current statistics. On Friday, October 23rd at 5:00pm, North Carolina was paused in Phase 3 by Governor Roy Cooper under Executive Order No. 170. This order remains in effect until Friday November, 13, 2020 at 5:00pm. Under this order, the limitations for mass gatherings remain at 25 individuals for indoor events and 50 individuals for outdoor events. At the October 27th Work Session, the December events were discussed again in reference to the information received after the Regular Board Meeting. Based on the new information, the Board requested that this item be brought back for reconsideration. On November 10, Governor Cooper announced that Executive Order 176 (see Exhibit 8D-B), would take effect Friday, November 13, 2020 at 5:00pm. This order states that North Carolina will remain in Phase 3, however, indoor gatherings are lowered from 25 individuals to 10 individuals. Alderman Withers made a motion to cancel Carols on the Square, seconded by Alderwoman Morrow, and carried unanimously. Alderman Withers then made a motion to approve the Christmas Parade and to hold it on Sunday, December 13th at 3:00pm. This motion was seconded by Alderwoman Morrow and carried unanimously.

Item 8E was concerning the Town's Basketball program. This item was discussed at the September 22nd Work Session and deferred for action until the October Regular Meeting. At the October Meeting, this item was deferred to the November Regular Meeting to allow for more time to review the conditions in Gaston County. The Basketball program normally begins signup in October with practices beginning in late November and games starting at the beginning of January. The nature of the sport requires close contact between participants and the gym bleachers are fully filled with spectators. Recreation Director Brandon Whitener has recommended an alternative of conducting smaller camps consisting of small groups for each age bracket to keep the children engaged in the sport while allowing for current restrictions. Alderman Withers made a motion to cancel the normal Basketball program and proceed with the alternate option suggested by Mr. Whitener. Alderwoman Morrow seconded this and the motion was carried unanimously.

Item 8F was regarding the Routszong Property Annexation Request. Rosemary Routszong, on behalf of owner Marilyn S. Finger Irrevocable Trust, is petitioning for annexation of PID #303651 (Meadow Way Drive), into the Town of Dallas in order to sell the parcel for inclusion as part of a potential future single-family residential development. This parcel is considered contiguous. The parcel consists of 19.06 acres and is currently located outside of the Town of Dallas, but is adjacent to both R-5 and R-10 single family residential zones. The 2003 Future Land Use Plan highlights this specific parcel for new resident development. In order to move

forward with the request, the Board of Alderman must direct Staff to investigate the sufficiency of the petition to determine if it meets the standards of NCGS § 160A-58.1. Exhibit 8F contains the Petition for Annexation as well as a map of the area and other documentation pertinent to the annexation request. Alderman Cearley motioned to direct Staff to investigate the sufficiency of the petition, seconded by Alderman Withers, and carried unanimously.

Item 8G was regarding the Rhyne Property Annexation Request. Helen P. Rhyne, owner of PID #169184 (Dallas High Shoals Hwy.) is petitioning for annexation into the Town of Dallas in order to sell the parcel for inclusion as part of a potential future single-family residential development. This parcel is considered non-contiguous. The parcel consists of 12.29 acres and is currently located outside of the Town of Dallas, but is highlighted for new residential development in the 2003 Future Land Use Plan. In order to move forward with the request, the Board of Aldermen must direct Staff to investigate the sufficiency of the petition to determine if it meets the standards of NCGS §160A-58.1. Exhibit 8G contains the Petition for Annexation as well as a map of the area and other documentation pertinent to the annexation request. Alderman Cearley motion to direct Staff to investigate the sufficiency of the petition, seconded by Alderman Withers, and carried unanimously.

Manager's Report:

Ms. Stroupe gave a Manager's Report, reminding everyone of the upcoming Veteran's Day holiday and that Town offices would be closed on Wednesday, November 11 in observance. She also gave an update from NC DOT concerning the ongoing construction on I-85. The new southbound ramp is scheduled to open mid-month and the second ramp is scheduled to open by the end of the month. Both openings are tentative and contingent on the weather. Ms. Stroupe also stated that the Town is continuing to move forward with the proposed parking lot on E. Trade St.

Alderman Cearley made a motion to adjourn, seconded by Alderwoman Morrow, and carried unanimously. (6:55)

Rick Coleman
Mayor

Shannon Whittle
Town Clerk/HR Director