

**Town of Dallas
Agenda
AUGUST 27, 2018
5:00 PM**

**BOARD OF ALDERMEN – WORK SESSION MEETING
Rick Coleman, Mayor**

Allen Huggins

Stacey Thomas

Jerry Cearley, Mayor Pro-Tem

Darlene Morrow

E. Hoyle Withers

ITEM SUBJECT Pages

- 1. Pledge of Allegiance to the Flag**
- 2. Approval of Agenda with Additions Or Deletions**
- 3. New Business**
 - A. Discussion of Carr School Playground
 - B. Discussion of Maintenance on the end of Ingle Street
 - C. Discussion off TOP TIER Grant Program Applicants
 - D. Discussion of Town of Dallas Entrance Signs
 - E. Discussion of Open Gym Policy
 - F. Discussion of Lock Boxes for Elderly Citizens Homes
 - G. Discussion of a Fundraiser for the Self Family
 - H. Street Closure for a Birthday Party

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Discussion of Carr School Playground

AGENDA ITEM NO. 3A

MEETING DATE: 8/27/2018

BACKGROUND INFORMATION:

Carr School Representatives will present to the Board their need for a playground. Attached are documents of a proposal for consideration. Also, there is a letter attached from the North Carolina League of Municipalities regarding decisions made for items like the playground proposal. Please review all documents.

MANAGER'S RECOMMENDATION:

BOARD ACTION TAKEN:

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:

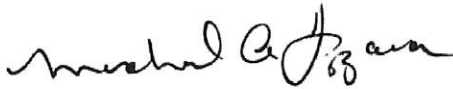
_ How will an increased tax burden created by a new funding requirement affect the willingness and ability of businesses and citizens to remain within corporate limits?

_ 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



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



Esther Manheimer, Chair
NC Metropolitan Mayors Coalition
Mayor, Asheville



Rose Glover, President, NCBEMO
Councilwoman, Greenville



Liz Johnson, President, NCWIMG
Councilwoman, Morrisville



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.

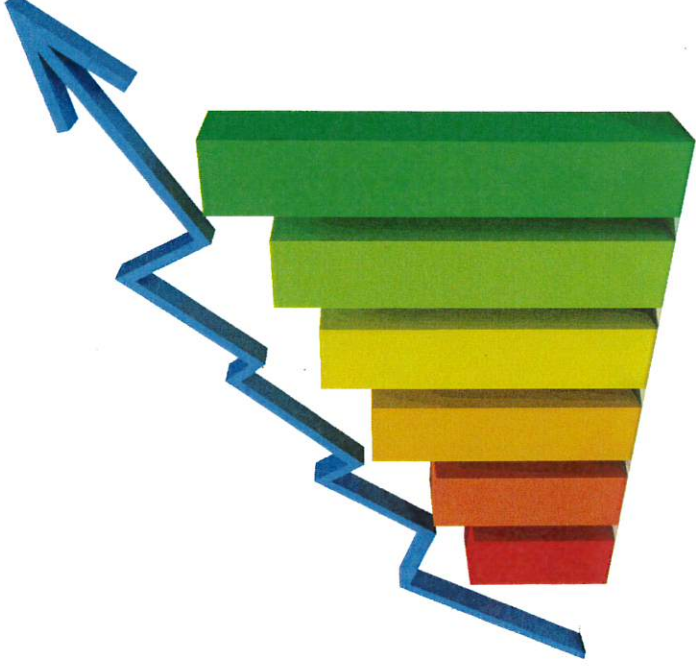
Existing Structures:



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.

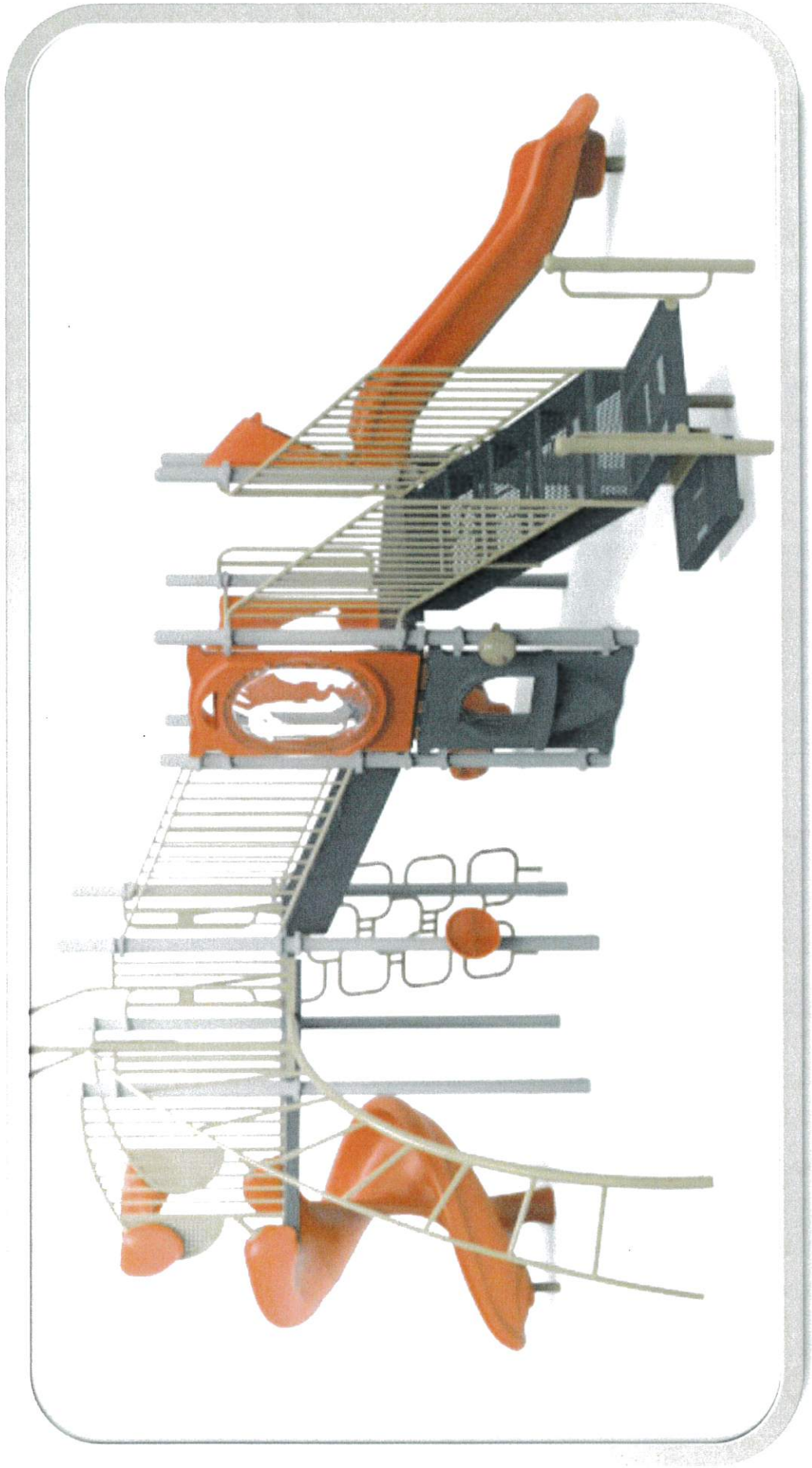
Potential Sites:



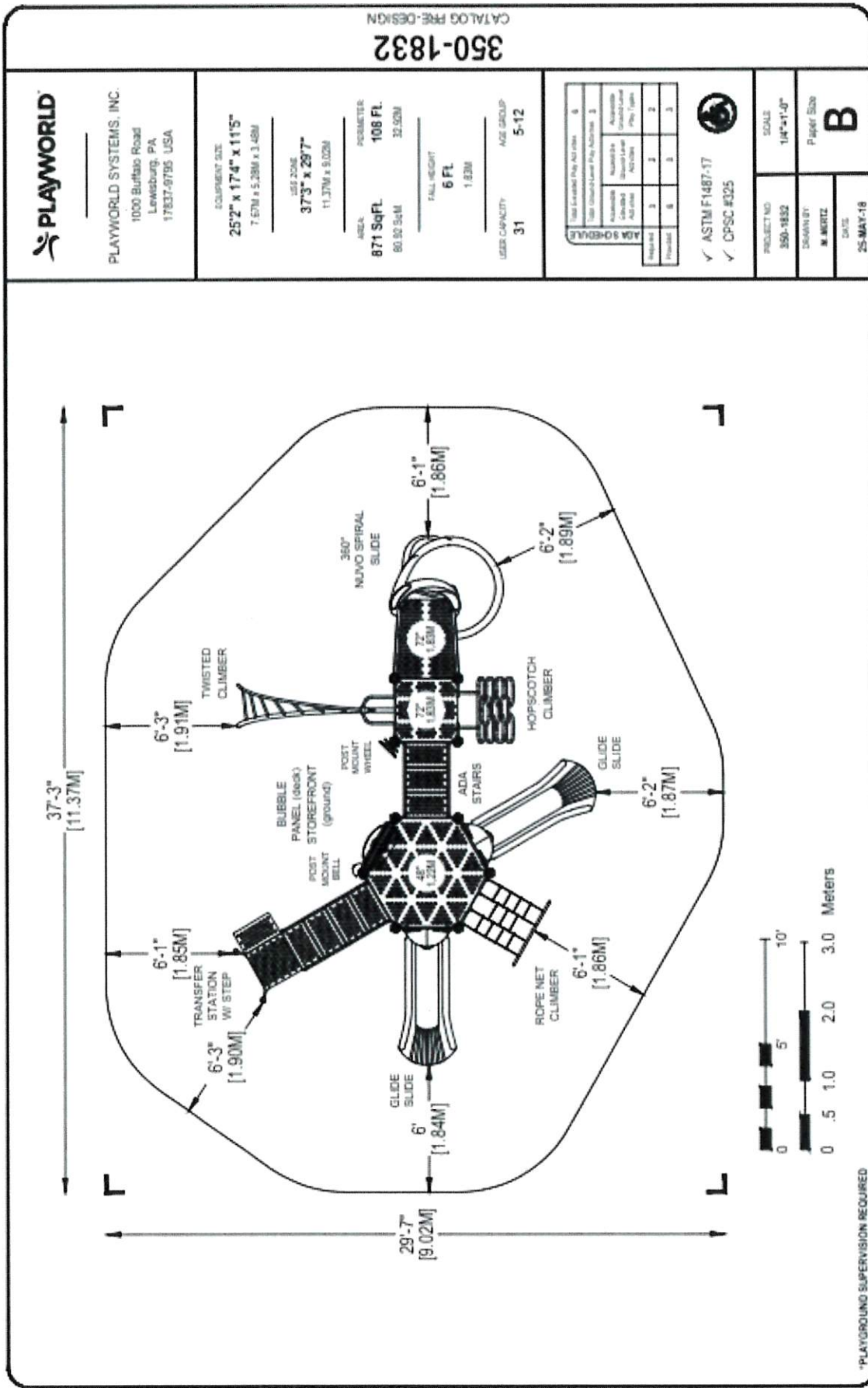
Playground Model:



Playground Model Reverse Angle:



Playground Model Schematic:



PLAYWORLD
 PLAYWORLD SYSTEMS, INC.
 1000 Buffalo Road
 Lewisburg, PA
 17837-6795 USA

EQUIPMENT SIZE
25'2" x 17'4" x 11'5"
 7.67M x 5.29M x 3.48M

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

AREA
871 SqFL
 80.90 SqM

PERIMETER
108 FL
 32.93M

FALL HEIGHT
6 FL
 1.83M

USER CAPACITY
31

AGE GROUP
5-12

350-1832
 CATALOG PRE-DESIGN

ADA SCHEDULE	
Play Area	Play Station
Transfer Station	3
Twisted Climber	2
ADA Stairs	3
Hopscotch Climber	3
Rope Net Climber	3
Glide Slide	3
360° Nivo Spiral Slide	3

ASTM F1487-17
 CPSC #325

PROJECT NO.
350-1832

SCALE
1/4"=1'-0"

DRAWN BY
M. MERTZ

Paper Size
B

DATE
25-MAY-18



*PLAYGROUND SUPERVISION REQUIRED

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

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Discussion on Maintenance on the end of Ingle St.

AGENDA ITEM NO. 3B

MEETING DATE: 8/27/2018

BACKGROUND INFORMATION:

It has been brought to the attention of Town Staff and Town Officials that there is work needed at the end of Ingle St. Public Works Director Bill Trudnak will be able to address the Board with more details and possible solutions.

MANAGER'S RECOMMENDATION:

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Discussion on TOP TIER Program Applicants

AGENDA ITEM NO. 3C

MEETING DATE: 8/27/2018

BACKGROUND INFORMATION:

The TOP TIER Program was started in October 2013 and there were a few applicants that utilized the program. On March 12th, 2018, the Board voted to place a Moratorium on the program to re-structure it for better utilization in conjunction with a project to be conducted by the NC Department of Commerce's NC Main Street and Rural Planning Center. There was also correspondence from the state level that the TOP TIER Program was not in alignment with the General Statute regarding Economic Development. Before the Moratorium was approved, Charlotte Jenkins had applied to utilize the TOP TIER program and the Board consensus was to give consideration provided that she met the criteria of the program. There was another application from Dale Blythe of Papa's Pizza that came after the moratorium was put in place. Also, on March 12th, 2018, the TOP TIER Program was renamed to the Economic Development Fund.

MANAGER'S RECOMMENDATION:

BOARD ACTION TAKEN:

Prior Meeting

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Moratorium on TOP TIER Program

AGENDA ITEM NO. 5C

MEETING DATE: 3/12/2018

BACKGROUND INFORMATION:

In October of 2013, the Board of Aldermen approved the initial set up and funding of the T.O.P. T.I.E.R. Program that was developed in order to facilitate improvement and growth in the downtown business area of Dallas. This program provided funds to local business owners in the form of grants.

In light of the upcoming planned work by the NC Department of Commerce's Rural Planning Center, the Town Manager requests that a moratorium be declared on the TOP TIER program. A new economic development assistance program should be developed in conjunction with the Rural Planning Center project to encourage economic growth in Dallas.

This item was discussed at the February 26, 2018 Board of Aldermen Work Session.

MANAGER'S RECOMMENDATION:

Approve a moratorium on the TOP TIER program pending development of a new economic development assistance program in conjunction with a project to be conducted by the NC Department of Commerce's NC Main Street and Rural Planning Center.

BOARD ACTION TAKEN:

New Business:

Prior Meeting

Item 10A was to rename the TOP TIER Fund. The renaming of this fund will give clarity to what this fund is for as well as expand what can happen in that fund. Staff recommends to rename this fund to the Economic Development Fund. This renaming does not change the funds or coding in the fund. The name change will allow for Economic Development as well as including the TOP TIER program. In April 2014, the Town received a Town Center Plan prepared by Kiser Planning and Development, which recommended strategies for revitalizing the Town Center as well as to preserve the historic integrity. Alderwoman Thomas made a motion for the funds to remain the same but change to name of the fund to the Economic Development Fund, seconded by Alderman Withers, and carried unanimously. (Exhibit K)

Item 10B was a Budget Amendment for Downtown Revitalization Grant. In the FY2017-18, Dallas was awarded a \$50,000 grant for Revitalization and Economic Development for use in downtown revitalization projects. These funds have been received by the Dallas into a miscellaneous account. To properly account for the receipt of these funds, a budget amendment is needed to move these funds into the newly development Economic Development Fund. Alderwoman Morrow made a motion to approve as presented, seconded by Alderman Cearley, and carried unanimously. (Exhibit L)

Item 10C was a Resolution Support for School Bond Referendum. This items was added by request of the County Commissioners. This referendum will come up for a public vote on May 8, 2018. The Board discussed this item but wanted more time to review & gain clarity on how this impacts Dallas. Documents received for this referendum came a few days before the meeting. Alderman Huggins made a motion to table the item until the next meeting, seconded by Alderwoman Morrow. Alderman Huggins amended his motion to table the item until March 26, 2018, seconded by Alderwoman Morrow, and carried unanimously. (Exhibit M)

Manager's Report:

- NC Rural Plan for Main St. - Agreement to re-establish the Historic District. In April, the work session will discuss cost savings.
- Sewer Interconnect Update- Staff is working with the City of Gastonia to work towards completion of this emergency interconnect with Gastonia.
- Greater Gaston Corporation- Go Month, Banners need to go back up now. Attended a meeting last week on updates to the Go program and this program has been picked up by the state and Real Estate companies. Great program for Gaston County.
- Budget Workshop- This workshop will be on March 26th and the first budget draft will be presented to the Board. The second draft will be presented on May 21st and the final budget will need to be approved by June to start the fiscal year.
- Town Manger- Will be in Chapel Hill the remainder of the week for class. Classes will be complete in April.
- Special Meeting- This meeting will be advertised and the Board will be able to take action. This will be held on March 26, 2018.

Department Updates, and General Information: None

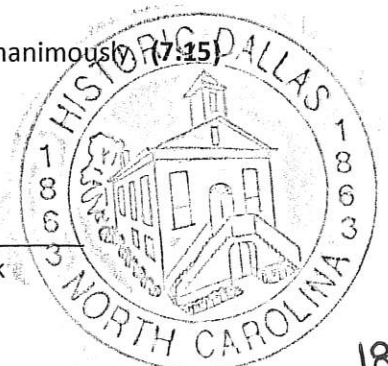
Alderman Huggins made a motion to adjourn, seconded by Alderwoman Morrow, and carried unanimously. (7:15)

Rick Coleman

Rick Coleman, Mayor

Da'Sha Leach

Da'Sha Leach, Town Clerk



Prior Meeting

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Change the Name of the TOP TIER Fund to Economic Development Fund

AGENDA ITEM NO. 10A

MEETING DATE: 3/12/2018

BACKGROUND INFORMATION:

In October of 2013, the Board of Aldermen approved the initial set up and funding of the T.O.P. T.I.E.R. Program that was developed in order to facilitate improvement and growth in the downtown business area of Dallas. In conjunction with the development of this program, a separate fund was set up within the Town's accounting system designated as the TOP TIER Fund to account for transactions within this program.

As the Town moves forward with a project in conjunction with the NC Department of Commerce's NC Main Street and Rural Planning Center to develop a comprehensive Economic Development Plan, the action should be taken to rename the existing TOP TIER Fund to the Economic Development Fund. This titling will better reflect the transactions accounted for in this fund.

Renaming of the Fund will not affect any of the monies currently designated in that fund, but will expand the use of those funds for development purposes not found within the bounds of the TOP TIER program.

MANAGER'S RECOMMENDATION:

Approve renaming the TOP TIER Fund to the Economic Development Fund.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Discussion on Town of Dallas Entrance Signs

AGENDA ITEM NO. 3D

MEETING DATE: 8/27/2018

BACKGROUND INFORMATION:

The Town is looking at adding entrance signs. Public Works Director will address the Board. Attached are copies of entrance signs from other municipalities.

MANAGER'S RECOMMENDATION:

BOARD ACTION TAKEN:



TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Discussion on the Open Gym Policy

AGENDA ITEM NO. 3E

MEETING DATE: 8/27/2018

BACKGROUND INFORMATION:

On March 14t, 2018, the Board approved an Open Gym Policy. After the policy was put into effect, the Recreation Director Steven Aloisa would like to discuss making some adjustments to the policy. He will address the Board.

MANAGER'S RECOMMENDATION:

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Discussion on Lock Boxes for Elderly Citizens Homes

AGENDA ITEM NO. 3F

MEETING DATE: 8/27/2018

BACKGROUND INFORMATION:

With the need to enter homes for the elderly in emergency situations, Fire Chief Steven Lambert would like to address this situation to the Board.

MANAGER'S RECOMMENDATION:

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Discussion on a Fundraiser for the Self Family

AGENDA ITEM NO. 3G

MEETING DATE: 8/27/2018

BACKGROUND INFORMATION:

Cathy Cloninger and/or Kim Norwood would like to be placed on the Board's Agenda for September 10th to discuss having a fundraiser for the Self Family. They are planning to have an official meeting approximately on September 4th, 2018 to plan out the details of the event. They are considering an auction. Here are some initial details of what they believe they would like the Town to assist with:

- Allow building utilization for a rain date for the event
- Street Closures on Main Street area in front of the Museum
- Hang a banner
- Display event on the electronic sign
- Town carry insurance for the event (*Not sure if we can legally do this one*)

Please note they will present more detailed information at the September 10, 2018.

MANAGER'S RECOMMENDATION:

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Street Closure for a Birthday Party

AGENDA ITEM NO. 3H

MEETING DATE: 8/27/2018

BACKGROUND INFORMATION:

Ms. Klilasia Brown of 508 E. Robinson submitted a request to have street closure on September 8th, 2018 for a birthday party from 5pm until 7pm on E. Robinson St. There will not be any alcohol and music is optional for the event per Ms. Brown. If she obtains a noise permit, music is allowed.

MANAGER'S RECOMMENDATION:

BOARD ACTION TAKEN: