

**TOWN OF DALLAS**  
**MINUTES FOR BOARD OF ALDERMEN WORK SESSION MEETING**  
**FEBRUARY 26, 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: Maria Stroupe, Town Manager; Da'Sha Leach, Town Clerk; Tom Hunn, Town Attorney; Allen Scott, Police Chief and Tiffany Faro, Development Services Director. Steven Aloisa, Recreation Director; Doug Huffman, Electric Director; Steve Lambert, Fire Chief; Jonathan Newton, Finance Director and Bill Trudnak, Public Works Director 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 were any additions or deletions to the agenda. Alderman Withers made a motion to approve the agenda, seconded by Alderwoman Morrow, and carried unanimously.

**Old Business:**

**Item 3A-** was for portraits of the Mayor and the Board of Aldermen were taken by Santoria Harris of SH Photography before the meeting. The portraits will displayed at Town Hall.

**New Business:**

**Item 4A** was a discussion for the Wrecker Rotation Fee. Dallas currently has four companies in the wrecker rotation and they are requesting to increase the fees for their service. Town Manager Stroupe researched the fees structures in other municipalities with varying results like a fee to be on the wrecker rotation or the Town's towing to be completed at no cost to the Town. Dallas currently does not charge a fee for the wreckers to be on the rotation and Dallas pays the wrecker service for towing any Town vehicle. The Board gave a consensus to leave the fees as they currently are set. There will be nothing further regarding the wrecker rotation unless the wrecker companies request to be added to the agenda at a regular Board Meeting to address the Board.

The Board Members would like staff to look into paying the Planning Board Members for their service. Staff will research to see how other municipalities are addressing their Planning Board Members in reference to compensation.

**Item 4B** was a discussion of a The Accessory Structure Ordinance 153.009. This ordinance was amended three times in 2016 and there has been two variance approvals in 2017. Staff Ms. Faro reviewed this ordinance due to the approved variances to see how the ordinance could be changed to expand some of the previous dimensions, and to address other challenges. The Planning Board reviewed the revisions and has approved the recommended changes to be presented to the Board for consideration to adopt. The Board Members discussed and asked Staff questions for clarity. All the proposed changes were highlighted in the documents. The Board Members did not ask for any changes to the ordinance recommendations at this time. There is a public hearing set for March 12, 2018 Board meeting.

**Item 4C** was a discussion on the CLG Grant of National Historic District Survey Update. This grant will give assistance with obtaining an updated survey for the Dallas Historic District. This grant range is \$1,000 up to \$15,000 with a 60% match paid by the grant and the Town would be responsible for 40%. The information from the survey will also be beneficial during the NC Rural Planning Center discussions for the economic development plan for the Town of Dallas in order to acknowledge and honor Dallas' historic significance and contributions while also incorporating the vision of local leaders to move the community forward. Dallas has many properties that are likely historic but the current registry has only 4 buildings. The Board consensus was to pursue the grant. This will be presented in the consent agenda on the March 12, 2018 Board meeting.

**New Business continued...:**

**Item 4D** was a discussion about the Urban and Community Forestry Grant Program. The NC Urban and Community Forestry Grant Program offers financial assistance to municipalities to facilitate strategic planning and maintenance of community trees for public benefits. The grants range from \$2,500 up to \$15,000. There is a 50-50 matching requirement for the grant funds. This will be beneficial for the Town as well as assist with the Electrical Department by locating trees that may create hazards to the utility lines. The City of Gastonia has incorporated trees into their landscaping around the city and the City of Charlotte has done this as well. The Town Engineer Mr. Denton of Diamond Engineering recommended the Board to look at Gastonia's format to have a balanced approach to this change in Dallas. The Board consensus was to pursue the grant. This will be presented in the consent agenda on the March 12, 2018 Board meeting.

**Item 4E** was a discussion about a Moratorium on the TOP TIER Program. To have a moratorium would be to temporarily stop the TOP TIER Program so the Town can develop the program. This would not include any applicants in the process of approval. Town Manager Stroupe is researching some components of the program that may need to be changed or adjusted to be sure the Town is in compliance as well as incorporating other incentives to expand the program for more inclusion to appeal to more businesses. The Town will be working with the NC Rural Planning center and restructuring the Top Tier program would be very beneficial to the Town. In the existence of the Top Tier program that was created in 2013, there has only been three businesses to utilize the program. This will be presented in the consent agenda on the March 12, 2018 Board meeting.

**Item 4F** was a discussion about adopting the Salary Study Wage Scale. The Town's Project Coordinator Barry Webb completed an expensive salary study with recommendations for changes to the current wage scale. The adoption of the chart does not have an immediate impact on the budget. Once the adoption has taken place, the current employees and the new hires will be measured according to the chart for appropriate wages and progressions. There are some positions that will need to be addressed for compression and this will be included in the budget recommendation. Due to the demand in Electrical Lineman, there is a need to increase the Electrical Journeymen Lineman's salary immediately to retain the experienced work force with a growing demand on the Lineman. Gastonia gave their Lineman worker's a \$4 per hour across the board increase to restore and retain based on the value of the Linemen. The recommendation for Dallas would be to an immediate increase to the Journey Lineman \$2 per hour and the trainee Linemen at \$1 per hour. The Town will keep evaluating this as the market changes. Some of the current Lineman are being offered opportunities at surrounding companies due to the demand and Dallas would like to retain the Lineman staff by compensating them in a competitive manner to ensure Dallas maintains a great level of service to the community as Dallas has for many years. The Board consensus is to allow the increase to the Linemen immediately and the adoption of the wage salary scale will be presented in the consent agenda on the March 12, 2018 Board meeting.

**Manager's Report:**

-Ms. Duncan is the Principal of Carr Elementary School and she emailed an invitation to have any Board Members to volunteer as a guest reader to read to the children on the Read Across America Day on March 2, 2018. Bring your own book or one will be provided.

Alderman Huggins asked for clarity on his vote on December 11, 2017 to accept the Whiskey Mill offer. The Town Attorney Mr. Hunn and staff clarified the intention of the discussion and the vote for the Board. The final vote for the Board regarding the restaurant will be held at the public meeting to be sure the Board and the public can address anything they want regarding the restaurant.

Alderman Withers made a motion to adjourn, seconded by Alderwoman Thomas, and carried unanimously. (6:02)



Rick Coleman, Mayor



Da'Sha Leach, Town Clerk

