

## MINUTES FOR BOARD OF ALDERMEN MEETING

March 12<sup>th</sup>, 2013

6:00 PM

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

The following staff members were present: Jim Palenick, Interim Town Manager; Maria Stroupe, Administrative Services Director; Thomas Hunn, Town Attorney; Gary Buckner, Police Chief; Doug Huffman, Electric Director; Bill Trudnak, Public Works Director; Steve Lambert, Fire Chief; and Anne Martin, Recreation Director. David Kahler, Community Services Director was absent.

The 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. Mr. Martin asked to add Item 9C, discussion of recreation participant fees. Mr. Withers made a motion to set the agenda, including the added Item 9C, seconded by Mr. Martin, and carried unanimously.

Mr. Withers made a motion to approve the minutes from the February 12, 2013 regular, seconded by Mr. Huggins, and carried unanimously.

### **Consent Agenda:**

Item 5A was a request from the Col. William A. Stowe Camp 2142, Sons of Confederate Veterans, to hold a Confederate Memorial Service at the Court Square on Saturday, May, 18, 2013 at 2:00 pm. This is an annual event. (Exhibit A)

Item 5B was a request from Ms. Martin to use the Dennis Franklin Gym for a Youth Basketball Tournament. As in recent years, Ms. Martin would like to schedule a youth basketball tournament for representing each age group from the County's surrounding recreation centers. The games would be held at the Franklin Gym beginning Friday, March 15, 2014 and continuing daily (depending upon the total number of teams entered) through no later than Wednesday, March 20, 2013. Teams participating will be charged a \$100 fee and spectators will be required to pay a \$1.00 admission fee. The Town Recreation Department will sell concessions throughout the tournament.

Item 5C was approval of the uncollectable Town accounts for March 2013.

Mr. Beaty made a motion to approve the Consent Agenda as presented, seconded by Mr. Martin, and carried unanimously.

### **Recognition of Citizens:**

Ms. Sherry Sharpe, 125 Guernsey Court, thanked the Board for Town events that she and her family enjoy. She then addressed the Board with concerns about the increase in baseball recreation fees from the 2012 season. She feels that the amounts were set too high and that they are higher than other surrounding areas. She asked that the Board reconsider the fee structure for the 2013 season and presented Mayor Coleman with a petition requesting the same.

Ms. Anna Pasour, 508 McSwain Dr., thanked the Board and the Recreation Department for the activities held for children in Dallas. She stated that although her family has not been heavily involved in the recreational sports activities offered by the Town in the past, her family is the typical type of family that is involved in the sports programs. She is against the increase in fees because she feels it limits those that can participate. The new fees are out of line with surrounding areas and asked that the Board reconsider the fee structure for 2013.

Ms. Stacy Duff, 506 S. Willow St., stated that she disagreed with the facility fees being charged to use Town facilities, such as Jagers Park; such as field lining, dragging, or reserving the area. She feels that she is the only one organizing games at Jagers Park and should not have to pay the fees when she organizes events or games. She stated that she would line and drag the fields herself if provided with the proper equipment. She also stated that within the last year she met with Mayor Coleman and Alderman Beaty at Jagers Park and made a list of desired equipment for the park. She does not believe that anything has been done from that list.

Ms. Charlotte Jenkins, 306 W. Main St., gave a report on the Dallas Historic Courthouse Foundation. There will be a "Celebrate Dallas" program on Sunday, March 17, 2013 at 4:00 pm at Holy Communion Lutheran Church. There are also several other events being planned that will involve the community and hopefully spark interest in the courthouse renovation campaign. They have learned that Duke Energy and PSNC will match any donation one of its employees will make to the Foundation and urged everyone to pass this along to anyone they know that is employed by either of these companies. The Town, in turn, has provided a matching grant for donations, so an employee of Duke Energy or PSNC would see their donation doubled by their company and then doubled again by the Town. She also wanted to publicly thank Doug Huffman, Electric Director; Jan Green, Administrative Assistant; David Kahler, Community Services Director; Maria Stroupe, Administrative Services Director; Jim Palenick, Interim Town Manager; and Mayor Rick Coleman for their support and help thus far with the Foundation.

Ms. Bambi Jenkins, 136 Jessica Lane, appreciates the Town events for children, but protests the higher rates for baseball. She believes that fund raisers should be held instead of raising fees for participants. She hopes the Board reconsiders the fees for 2013.

Mr. Curtis Wilson, 438 S. Gaston St., stated that he played recreation ball as a child and was influenced and mentored by men in the program. He believes this was instrumental in his upbringing. Dallas is a bedroom community, therefore people leave Town to work and eat. Recreation gives Dallas a sense of community and is important to the life of our Town. He asked that the Board take this into consideration when determining participation fees, so that all can participate.

Mr. George Jagers III, 311 S. Oakland St., agreed with Ms. Sharpe and Ms. Pasour that the fees are too expensive for families. He also doesn't agree with the fees being charged for use of Jagers Park. He asked that the Board look at other ways to raise revenues.

Mr. Fred Kromis, 3543 Puett Chapel Rd., agrees with the previous speakers that the baseball participation fees are too high. He stated it was hard to get releases from Dixie Youth to transfer to play in other areas.

Ms. Michelle Mason, 857 Dallas Stanley Hwy., also opposes the 2013 fee structure. She believes they are too high for working families.

### **Recognition of Employees:**

Travis Stuart, Police Officer, was recognized for 5 years of service with Dallas. Officer Stuart was hired on February 1, 2008 as a Police Officer. He continues to serve the Town in this position. Mayor Coleman present Travis with a framed certificate and recognized his service to Dallas. (Exhibit B)

## **Public Hearing:**

None

## **Old Business:**

Item 9A was presentation from Architect Ellen Harris, Harris Architects, and Landscape Architect Paula Gornto, Site Solutions; on the proposed renovations and improvements to the Historic Courthouse building and Court Square.

Item 9B was a request to establish a public hearing to review a voluntary annexation request for property along Lower Dallas Highway by the MED Group LLC. (Exhibit C) Mr. Beaty made a motion to set the public hearing for April 9, 2013 at 6:00 pm, seconded by Mr. Withers, and carried unanimously.

Item 9C was the added item to discuss baseball recreation participation fees requested by Mr. Martin. Mr. Martin stated that there was a discussion on this subject added to the special meeting held since the February meeting, but there was no public comment time. At that time a vote was taken to restructure the fees, but it did not pass by a majority vote. He believes the fees are not in line with other surrounding communities. He feels that recreation is an investment in the community and it is not intended to make money. Mr. Withers made a motion to change the fees back to the level they were for the 2011 season; \$45 per In-Town participant and \$55 per Out-of-Town participant. There was no second. Mr. Martin asked that Mr. Withers reconsider his motion to place the fees at the 2012 season level; \$55 per In-Town participant and \$65 per Out-of-Town participant. Mr. Withers rescinded his original motion and restated the motion to set the 2013 baseball fees at \$55 per In-Town participant and \$65 per Out-of-Town participant, seconded by Mr. Martin. Mr. Beaty stated that budget meetings were held in May 2012 to discuss the proposed budget, including recreation participation fees, and that there were no public attendees. Anyone can attend these budget meetings and no one attended. At the time, the entire Board voted to approve the increased fees. At this time, he will vote for the current motion, even though he previously voted to uphold the original rates. Mr. Beaty also addressed Ms. Duff's comments concerning the desired improvements to Jagers Park. He remembers their meeting and since that time several improvements have been accomplished; new playground equipment, an in-ground grill, additional paved parking area, and an additional area bush hogged and cleared. This has been accomplished within the confines of the current budget year, since the meeting occurred after the 2012-2013 budget was passed in June 2012. Mr. Palenick outlined the budget schedule during which the current participation fees were approved. There were two budget work sessions in May 2012. The budget was approved in June 2012. The current budget became effective July 1, 2012. At no time did the public offer input during this process. Mr. Huggins stated that he appreciated the comments and has changed his mind concerning the current fees. He did want the audience to be aware that based on actual costs of the baseball recreation program, the average cost per participant to run the program is \$276 per child. Mayor Coleman called for a vote on the motion to change the 2013 baseball participation fees to \$55 per In-Town participant and \$65 per Out-of-Town participant. The motion was approved by a vote of 5 – 1 in the affirmative. These rates will effective immediately and any participant that has paid at the higher rate to this point will receive a refund from the Recreation Department of the difference between the originally approved rate and the restructured rate.

## **New Business:**

Item 10A was a request to declare as surplus and offer for public sale two, flatbed trailers owned by the Town Electric Department. When the Town first purchased the electric "peak-shaving" generators, the purchase was combined with two, flatbed trailers used for their delivery. In the intervening 10 years, these trailers have sat idle and unused in the Town warehouse lot and offer no use or value to the department. Mr. Withers made a motion to declare as surplus and offer for public sale the two flatbed trailers, seconded by Mr. Martin, and carried unanimously.

Mr. Palenick gave a Manager's Report, noting current projects.

Mr. Withers made a motion to adjourn, seconded by Mr. Martin, and carried unanimously. (7:41)

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Rick Coleman, Mayor

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Maria Stroupe, Town Clerk

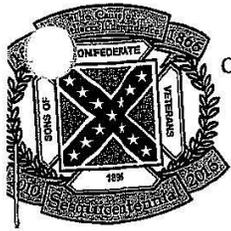
To: Town Council; Dallas, NC

February 4, 2013

We, The Col. William A. Stowe Camp 2142, Dallas, NC, Sons of Confederate Veterans, request permission be granted to us to hold a Confederate Memorial Service on the grounds of The Old Gaston County Courthouse on Saturday, May 18, 2013 at 2:00 PM.



Jim Lowery  
Commander  
Col. William A. Stowe Camp 2142  
Dallas, NC Gaston County



Tar Heels  
First, Farthest, Foremost!

Sons of Confederate Veterans  
North Carolina Division  
Col. William A. Stowe Camp 2142  
Dallas, NC Gaston County

Jim Lowery  
Commander

Cell: (704) 648-6321  
Home: (704) 922-0550

# CERTIFICATE OF APPRECIATION

This certificate is awarded to

**TRAVIS WAYNE STUART**

in recognition of his 5th anniversary with the Town of Dallas on **February 1, 2008**  
and in gratitude for his years of dedication and service

**TOWN OF DALLAS**



Signature

Date

Signature

Date

**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-58.2**

WHEREAS, a petition requesting annexation of the non-contiguous area described herein has been received; and

WHEREAS, the Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made; NOW, THEREFORE BE IT RESOLVED, by the Board of Aldermen of the Town of Dallas, North Carolina that:

Section 1.

A public hearing on the question of annexation of the contiguous area described herein will be held at the Board Room in the Fire Department at 6pm on April 9, 2013.

Section 2.

Boundary description for proposed annexation described as follows:

Lying and being in Dallas Township, Gaston County, North Carolina.

Beginning at a iron pin set "control corner", said pin being set on the East r/w of NC HWY # 279, also the Lower Dallas Road said pin being located North 35 degrees 35 minutes 52 seconds East a distance of 319.63 feet from a NCDOT "concrete r/w monument", said beginning point also being located approximately in a Northerly direction 235 feet from the centerline intersection of Robinson Clemmer Rd. and the Lower Dallas Road and running thence North 17-43-32 E 514.48 feet to another iron pin set, another "control corner" on the east r/w of, said road and running thence with the MED Group LLC line Deed Book 4187 Pg. 775, S 74-12-43 E 164.10' to an existing 1/2" rebar and running thence, with another of the MED Group lines S 12-52-44 W 364.69' to an existing 1/2" rebar and running with another of the MED Group lines S 73-46-41 E 112.10' to an existing rebar and running thence with another of the MED Group lines S 12-51-29 W 149.87' to an existing nail at an existing 1.5" iron pipe and running with another of the MED Group lines N 73-39-02 W 200.06' to an existing 1.0" iron pipe and running with another of the MED Group lines N 74-52-57 W 119.72' to the point of beginning, said tract containing 2.575 acres +/-.

Section 3. Notice of the public hearing shall be published once in the Gaston Gazette, a newspaper having general circulation in the Town of Dallas, at least ten (10) days prior to the date of the public hearing.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Clerk

Re: Alder Ridge III

CERTIFICATE OF SUFFICIENCY

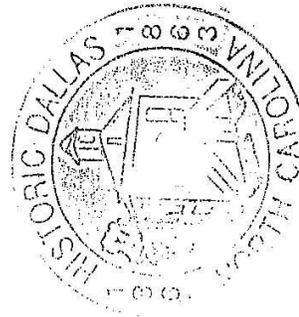
To the Board of Aldermen of the Town of Dallas, North Carolina:

I, Maria Stroupe, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-58.1.

In witness thereof, I have hereunto set my hand and affixed the seal of the Town of Dallas, this 12<sup>th</sup> Day of March 2013.

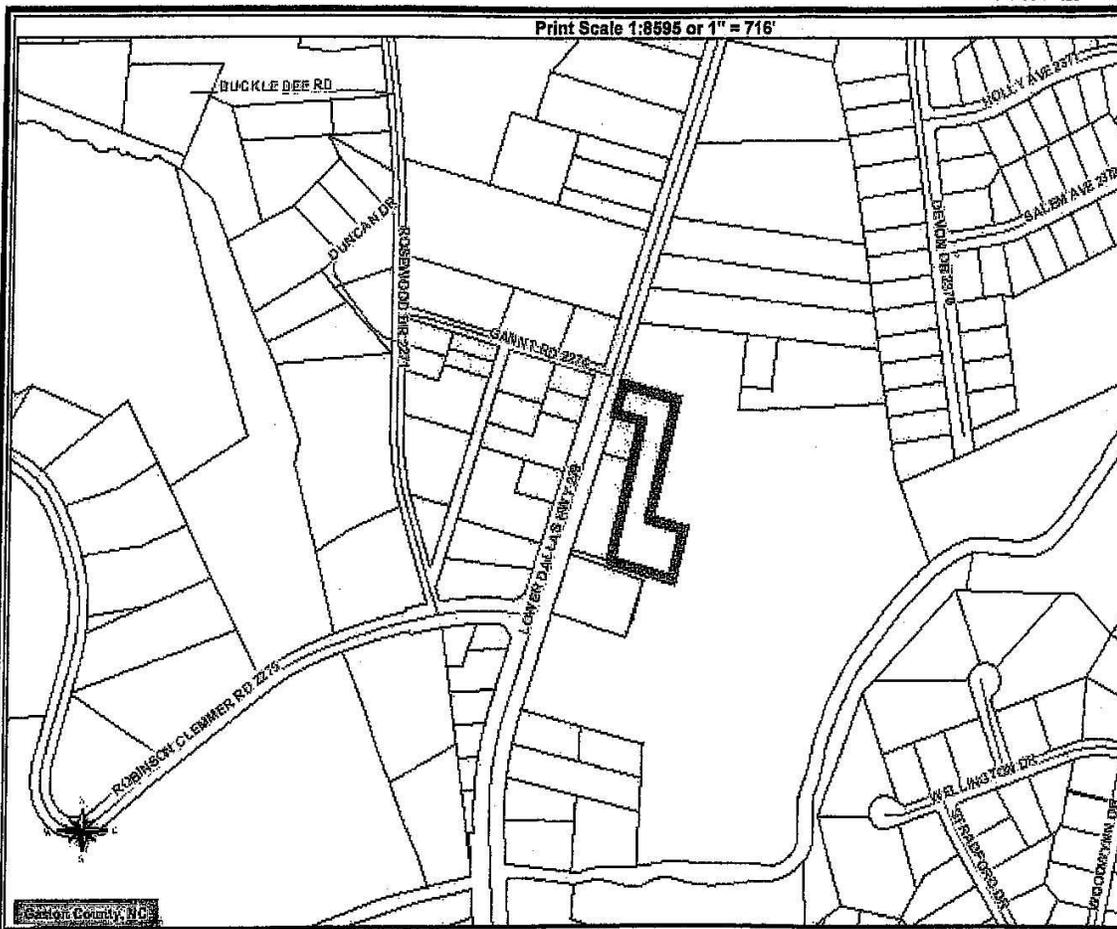
Maria Stroupe  
Town Clerk

Re: Lower Dallas Rd Annexation





**Gaston County, NC**  
**Office of the Director of Revenue, GIS Division**  
 Disclaimer: The information provided is not to be considered as a Legal Document or Description. The Map and Parcel Data is believed to be accurate, but Gaston County does not guarantee its accuracy.  
 Values based on last general reappraisal - 2007  
 Print Date: 3/7/2013



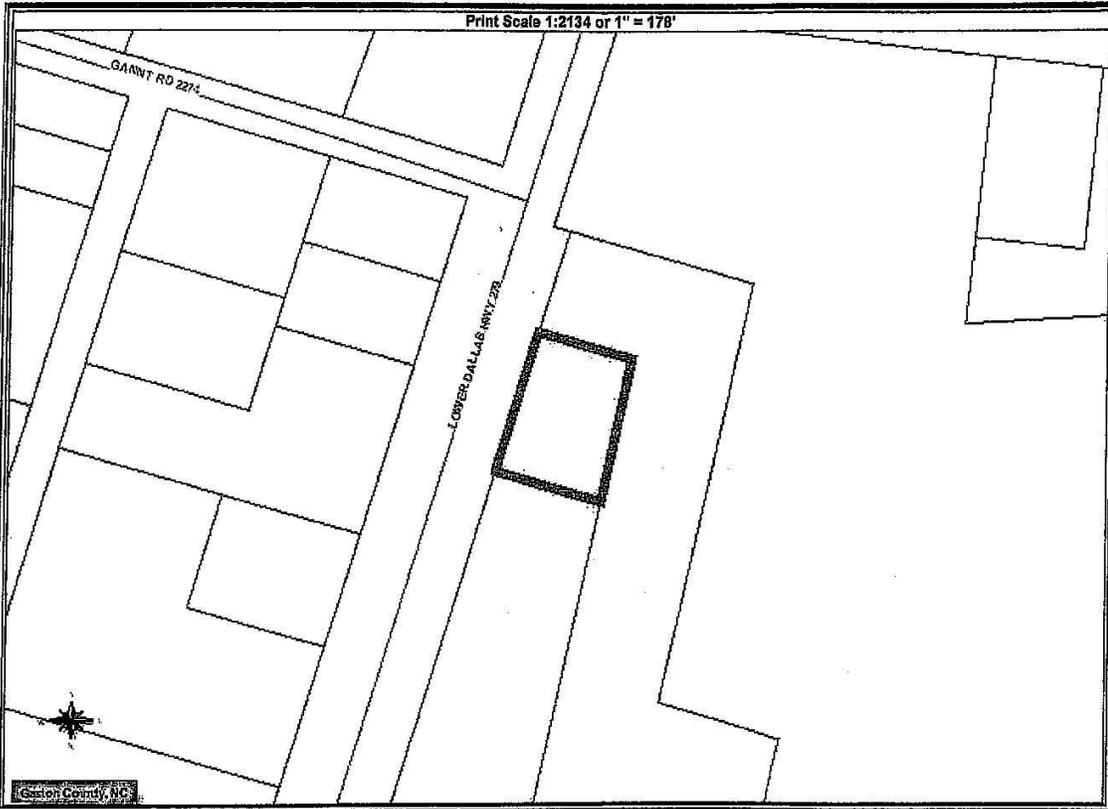
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**PARCEL INFORMATION**

PID #: 172036 PIN #: 3557621071 NEIGH.HOOD #: 2C020 NEIGH.HOOD NAME: CENTRAL DALLAS C	PROPERTY ADDRESS: 1502 LOWER DALLAS HWY DEED BOOK: 4647 DEED PAGE: 1956 DEED TYPE: WD SALES AMOUNT: \$275,000 DEED RECORDING DATE: 12/12/2012 PLAT BOOK: PLAT PAGE: LEGAL DESC 1: LEGAL DESC 2:	BASEMENT: NO # BEDROOMS: 2 # BATHS: 1 MULTI-STRUCTURES: NO ACREAGE: 1.61
OWNER ID #: 1553406 CURRENT OWNER 1: MED GROUP LLC CURRENT OWNER 2: MAILING ADDRESS 1: PO BOX 708 MAILING ADDRESS 2: CITY: DALLAS STATE: NC ZIP CODE: 28034-0000	STRUCTURE CODE #: R1 STRUCTURE TYPE: RESIDENTIAL 1 STORY	TAX DISTRICT: SPENCER M TOWNSHIP CODE: 13 TOWNSHIP DESC: DALLAS VOLUNTARY AG DIST: No LAND VALUE: \$27,660 IMPV. VALUE: \$92,180



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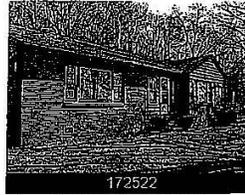
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**PARCEL INFORMATION**

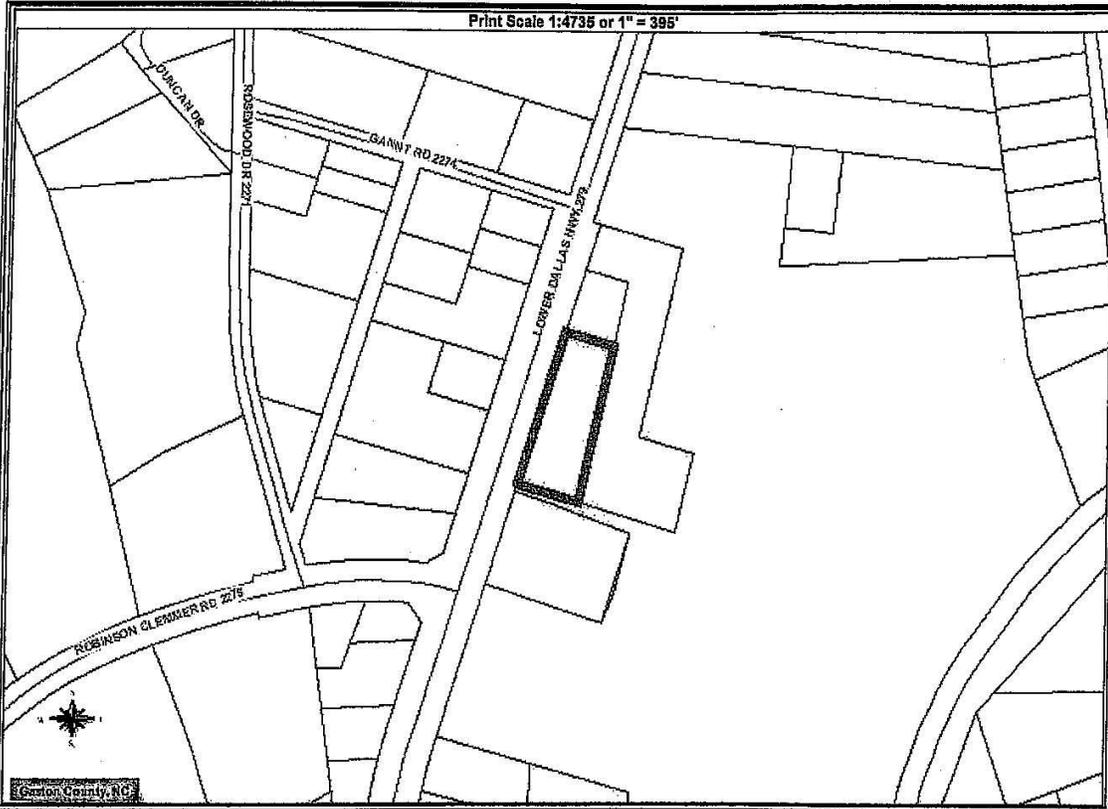
PID #: 172035 PIN #: 3557621106 NEIGH.HOOD #: 2C020 NEIGH.HOOD NAME: CENTRAL DALLAS C	PROPERTY ADDRESS: 1508 LOWER DALLAS HWY DEED BOOK: 4491 DEED PAGE: 2079 DEED TYPE: WD SALES AMOUNT: \$87,000 DEED RECORDING DATE: 11/16/2009 PLAT BOOK: PLAT PAGE: LEGAL DESC 1: LEGAL DESC 2:	BASEMENT: NO # BEDROOMS: 2 # BATHS: 1 MULTI-STRUCTURES: NO ACREAGE: 0.26
OWNER ID #: 1460452 CURRENT OWNER 1: MED GROUP LLC CURRENT OWNER 2: MAILING ADDRESS 1: PO BOX 2494 MAILING ADDRESS 2: CITY: GASTONIA STATE: NC ZIP CODE: 28053-2494 JAN1 OWNER 1: MED GROUP LLC JAN1 OWNER 2:	STRUCTURE CODE #: R1 STRUCTURE TYPE: RESIDENTIAL 1 STORY YEAR BUILT: 1960 SQ FT: 1100	TAX DISTRICT: SPENCER MTN FD TOWNSHIP CODE: 13 TOWNSHIP DESC: DALLAS TOWNSHIP VOLUNTARY AG DIST: No LAND VALUE: \$15,120 IMPV. VALUE: \$56,218 TOTAL VALUE: \$71,338 PRESENT USE VALUE ASSESSMENT: NO



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**Office of the Director of Revenue, GIS Division**  
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Print Scale 1:4735 or 1" = 395'



**PARCEL INFORMATION**

PID #: 172522 PIN #: 3557810945 NEIGH.HOOD #: 2C020 NEIGH.HOOD NAME: CENTRAL DALLAS C	PROPERTY ADDRESS: 1518 LOWER DALLAS HWY DEED BOOK: 4456 DEED PAGE: 1317 DEED TYPE: WD SALES AMOUNT: \$124,000 DEED RECORDING DATE: 04/01/2009 PLAT BOOK: PLAT PAGE: LEGAL DESC 1: . LEGAL DESC 2:	BASEMENT: NO # BEDROOMS: 3 # BATHS: 1 MULTI-STRUCTURES: NO ACREAGE: 0.77 TAX DISTRICT: SPENCER MTN FD TOWNSHIP CODE: 13 TOWNSHIP DESC: DALLAS TOWNSHIP VOLUNTARY AG DIST: No
OWNER ID #: 1553406 CURRENT OWNER 1: MED GROUP LLC CURRENT OWNER 2: MAILING ADDRESS 1: PO BOX 708 MAILING ADDRESS 2: CITY: DALLAS STATE: NC ZIP CODE: 28034-0000 JAN1 OWNER 1: MED GROUP LLC JAN1 OWNER 2:	STRUCTURE CODE #: R1 STRUCTURE TYPE: RES 1 STORY YEAR BUILT: 1962 SQ FT: 2057	LAND VALUE: \$21,240 IMPV. VALUE: \$92,608 TOTAL VALUE: \$113,848 PRESENT USE VALUE ASSESSMENT: NO

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