

## **MINUTES FOR BOARD OF ALDERMEN WORK SESSION**

**SEPTEMBER 22, 2020**

**5:00 PM**

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

The following staff members were present: Town Manager, Maria Stroupe; Finance Manager, Jonathan Newton; Recreation Director, Brandon Whitener; Police Chief, Robert Walls; Developmental Services Director, Nolan Groce; Fire Chief, Earl Withers III; Interim Town Clerk, Sarah Hamrick; newly appointed Town Clerk/Human Resources Director, Shannon Whittle; Public Works Director, Bill Trudnak.

Mayor Coleman called the meeting to order at 5:00pm.

Mayor Coleman opened with the Pledge of Allegiance to the Flag.

Mayor Coleman asked if there were any additions or changes to the agenda. Mayor Coleman requested to move Item 4 on the agenda before Item 3 – New Business, since it involved a Closed Session. Alderman Withers made a motion to set the agenda with the change, seconded by Alderwoman Morrow, and carried unanimously. The meeting then moved into a closed session.

At 5:02 pm, Alderwoman Morrow motioned to enter closed session, as provided for by NCGS 143-318.11 (3), to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. The motion was seconded by Alderman Huggins and was carried unanimously.

At 5:46 pm, Alderwoman Morrow made a motion to reopen proceedings from the closed session, seconded by Alderman Withers, and carried unanimously.

Item #3A was from Wilson Family Rentals, owner of PID #169183 (no address assigned), in request for annexation into the Town of Dallas. This item was brought before the Board of Aldermen at the July 14<sup>th</sup> and September 8<sup>th</sup> meetings and the Board asked to discuss the request in more detail at this Work Session. The requested zoning is “Multi-Family Residential” (see Exhibit 3A-A) for the development of an apartment community – the parcel is considered non-contiguous. A sufficiency investigation was performed and the petition was deemed sufficient, as the 2003 Future Land Use Plan highlights this parcel for new residential development. Previously, the Planning Board unanimously approved a motion for the property to be annexed at their October 2019 meeting. A discussion was held as to the merits of the request. The Board expressed concerns that it would be a strain on Dallas’ resources to provide services that far out of town and the complex would not have solid waste services from the Town of Dallas. Formal action will be taken at the October Board of Aldermen meeting.

Item #3B was concerning parking on S. Pine Street. Alderman Cearley asked for a discussion concerning parking on the street in the vicinity of S. Pine Street and W. Robinson Street (see Exhibit 3B-A). The area is not currently listed in the “No Parking” Schedule of the Code of Ordinances. The Board discussed and ordinance amendment and requested staff to provide their recommendations.

Item #3C was from Lutheran Service Carolinas (LSC) in request of forgiveness of \$230,000 promissory note. In December 2002, Dallas became a Secured Party for the aforementioned Promissory Note for the DHS Apartments, LLC (see Exhibit 3C-E). Under the terms, the owners (Mr. William B. Farris and Mr. Scott A. Redinger) would make annual interest-only payments to the Town. On December 10, 2024, the principal (\$230,000) amount, plus any accrued interest, would be due to the Town. On May 12, 2015, the

Board approved the replacement of Mr. Farris by LSA Management, doing business as LSC (see Exhibit 3C-A). On October 8, 2019, the Board approved the replacement of Mr. Redinger by LSC, resulting in LSC being the sole managing member of the promissory note (see Exhibits 3C-B and 3C-C). In a letter dated, August 31, 2020 (see Exhibit 3C-D, LCS has requested that the Town forgive the agreed upon \$230,000 and any accrued interest that will be due on December 10, 2024. The note currently generates \$3,700 per year in interest payments to the Town. Town Manager, Maria Stroupe recommends that the Promissory Note not be forgiven. Formal action will be taken at the October Board of Aldermen meeting.

Item #3D was concerning the Rescue Squad's use of the Civic Building. Alderman Withers asked for a discussion to allow the Rescue Squad to use the Civic Building for one day in October and one day in November in conjunction with their annual family pictures fund raiser. The dates of the pictures are October 18, 2020 and November 8, 2020. The Board determined that only one family should be scheduled at one time for a session and formal action will be made at the October Board of Aldermen meeting.

Item #3E was concerning the upcoming Town Events and Basketball season. The continuing presence of COVID-19 has made a discussion on whether to hold the annual December Town Events or the Basketball program prudent. The December events include Carols on the Square (1<sup>st</sup> Friday in December) that attracts 200-300 participants and the Christmas Parade (2<sup>nd</sup> Friday in December) that attracts an estimated 2000+ participants and parade viewers. The basketball program normally begins its signups in October and starts practice in November, with games at the beginning of January. It is a close contact sport between the players and the gym bleachers are normally fully filled with spectators. Planning for all of these events takes several months. The board has requested to continue this discussion at the October Board of Aldermen meeting, following Governor Cooper's upcoming announcement.

Item #3F was in regard to the continuation of virtual Board meetings. Since restrictions were put in place in March 2020, Board of Aldermen Meetings and Work Sessions were available exclusively via Zoom until the September 8<sup>th</sup> Board Meeting. This meeting was open to the public with limited capacity after passing a health screening. If the Board desires to continue offering a virtual viewing option for Board meetings on a permanent basis, it is the recommendation of Staff to up-fit the equipment in the Community Room to provide a better virtual experience for viewers, particularly the sound quality. The Board agreed to continue with health screenings and Zoom access and requested estimates to upgrade the quality of Zoom and the Community Room sound system.

Alderwoman Morrow made a motion to adjourn, seconded by Alderman Withers, and carried unanimously. (6:25 pm).

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Rick Coleman, Mayor

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Shannon Whittle, Town Clerk