

Town of Dallas

Agenda

July 9th, 2024

6:30 PM

BOARD OF ALDERMEN

Hayley Beaty, Mayor

Alan Cloninger

Frank Milton

Sam Martin, Mayor Pro-Tem

Jerry Cearley

E. Hoyle Withers

ITEM SUBJECT

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 2. Approval of Agenda with Additions or Deletions
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 4. Recognition of Citizens: Time set by Mayor
 5. Consent Agenda (to be acted on collectively, unless removed for further discussion)
 - A. Budget Amendment-
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MINUTES FOR BOARD OF ALDERMEN MEETING

June 11, 2024

6:30 PM

The following elected officials were present: Mayor Beaty, Alderman Milton, Alderman Martin, and Alderman Withers, Alderman Cearley and Alderman Cloninger.

The following Staff members were present: Ben Blackburn, Interim Town Manager; Marcus Fleming, Police Captain; Lanny Smith, Electric Director; Jonathan Newton, Town Manager; Tom Hunn, Town Attorney; Zack Foreman, Assistant Public Works Director; Sarah Ballard, Town Clerk; Anthony Smith, Development Services Director; and Alex Wallace, Parks and Recreation Director; and Bill Trudnak, Public Works Director.

Mayor Beaty called the meeting to order at 6:30pm.

Mayor Beaty and Alderman Milton opened with the Invocation and the Pledge of Allegiance to the Flag.

Approval of Agenda:

Alderman Martin made a motion to approve the agenda with two additions, seconded by Alderman Milton and carried unanimously.

Approval of Minutes:

Alderman Martin motioned to approve the minutes from the May 14 Regular Meeting, seconded by Alderman Milton and carried unanimously.

Recognition of Citizens:

The Mayor opened the floor to the Recognition of Citizens.

On June 21, 2024 the Carolina Brotherhood, which is a bicycle group that rides across both North and South Carolina in honor of those lives lost in the line of duty, will be making a stop at the Dallas Fire Department. The Fire Department will be providing lunch for them and arrangements have been made to have James Goudeock's mother, father, wife, and 2 kids there to speak with them. There will be about 50 total riders and support personnel that will be stopping by around 11am that day. Chief Robbie Walls, Chief Hoyle Withers, Assistant Chief Matt Kanupp, and Chief Earl Withers met with Frank Meeks and another gentleman from the Veterans group that came to speak to the Board a few months ago, concerning the Veterans Day parade here in Dallas last week. This group was able to secure the Veterans Day Parade for the Town of Dallas for this year and developed a route for the parade which will end at the Historic Dallas Courthouse. The Veterans are expecting about 150-175 participants. Chief Withers will present a PowerPoint on the May 8th Storm.

Mike Fields of 1333 Philadelphia Church Road, thanked Town Staff for all of their hard work during the summer concert. He also added to consider adding more officers to the concerts.

Curtis Wilson of 438 S. Gaston Street, prayed over the meeting.

A citizen presented to the Board his concerns about the June 15 summer concert that consisted of praise and worship music.

Consent Agenda:

Item 5A Budget Amendment –Electric True –Up

As part of the contract with Duke Energy, Dallas operates peak shaving generators. Each year, based on a pre-determined formula, there is a true-up component that is also part of the Duke Energy contract. This true-up component can result in the Town of Dallas paying additional funds to Duke Energy, or Duke Energy paying the Town of Dallas a refund of prior payments based on upon criteria in the contract. While we are still waiting for a final number, attached is a budget amendment reflecting anticipated revenues and budgeting it to purposes that will return value to the Town of Dallas. There are future needs to upgrade the Warehouse facility and Staff recommends placing the entire amount in a Capital Reserve Fund for these future needs in order to reduce dependence on debt. (See Exhibit 5A-1).

Item 5B Budget Amendment-May Storm Damage

In May, a substantial storm went through Dallas resulting in a loss of power for residents. In order to get the power restored safely and efficiently, the Town had to utilize outside vendors to assist in the storm damage cleanup. Also, the Electric department had to use a lot of inventory on hand. Attached, is a budget amendment to appropriate funds from Capital Reserve into the general operating budget to cover the cost of the storm damage. (See Exhibit 5B-1).

Item 5C Fire Department Budget Amendment

At the end of May the air conditioner went out at the Fire Department which caused the two downstairs offices, kitchen, and bathrooms to have no air. We have had the unit replaced and we need to appropriate funds in order to pay this expense. (See Exhibit 5C-1).

Alderman Martin made a motion to approve all amendment items, seconded by Alderman Milton and carried unanimously.

Public Hearings:

Item 6A Proposed FY 24-25 Budget Ordinance

Enclosed is the proposed Budget Ordinance for Fiscal Year 2024-2025, including the proposed fee schedules and budget message. Preparation for this Budget Ordinance included a Strategic Planning meeting that was held on January 22, 2024, with additional Budget Work Sessions held on March 26, 2024 and April 30, 2024. An original draft proposal was submitted to the Board on May 17, 2024. As proposed, the FY2024-2025 for the Town of Dallas would total \$21,231,463 (an increase of 4.66% from the FY2023-2024 budget) and includes the fund breakdown below.

General Fund:	\$6,353,740
Water & Sewer Fund:	\$4,127,910
Electric Fund:	\$10,486,320
Stormwater Fund:	\$ 263,493

This budget is based upon an Ad Valorem (property) tax rate of \$0.42 (which reflects no change/\$100 valuation). N.C.G.S. §159-12 requires that the Board hold a public hearing before adopting the budget ordinance so that any person who wish to be heard on the budget may voice their comments. A public hearing notice was published in The Gaston Gazette on May 19, 2024. (See Exhibit 6A-1-23).

Alderman Milton made a motion to go into the public hearing, seconded by Alderman Martin and carried unanimously.

Alderman Cloninger made a motion to go out of the public hearing, seconded by Alderman Milton and carried unanimously.

Alderman Cloninger made a motion to approve the Proposed FY 24-25 Budget Ordinance, seconded by Alderman Martin and carried unanimously.

Old Business:

Item 7A Aquatic Center Update

Representatives with the Aquatic Center and Johnny Denton, Town Engineer gave the Board an update on the Aquatic Center development. They presented to the Board and Town Staff the Letter of Credit. Will have more updates for the July 9th meeting.

New Business:

Item 8A Courthouse Rental Discussion/Town Offices

The Board and Staff will discuss the future of the Courthouse rentals and creating Town employee offices. Town Manager, Jonathan Newton gave a presentation on moving the planning department to the downstairs of the courthouse.

Alderman Martin made a motion to approve moving planning department to courthouse, seconded by Alderman Cloninger and carried unanimously.

Item 8B Offer to Purchase for 208 N. Holland St

A bid for 208 N. Holland St has been submitted for the Board to review. Board directed staff to advertise bid for \$75,000. Bid will be brought back to Board after 10 days.

Alderman Cloninger made a motion to approve advertising bid, seconded by Alderman Cearley and carried unanimously.

Item 8C Pep Rally Waiver

The Mayor asked to bring the topic of waiving fees for the Pep Rally and approving the date for August 17. Small Business Association wants fee waived. Alderman Martin expressed that fees are in place for a reason. If we waive for one, you should waive for all. Item 8C died for the lack of a second.

Item 8D Reviewing Town parking Policies

The Mayor would like to discuss the current Town parking policies with the Board. Attached is an email from a concerned citizen asking the Board to look at some of the parking areas in the Town that limit driver visibility and could create a potential hazard. (See Exhibit 8D-1).

Board discussed getting way finding signs, have Johnny Denton, Town Engineer talk with Bill Trudnak, Public Works Director about getting bids. Will need to bring back a budget amendment next year.

Item 8E No Outlet Signs in Eden Glenn

Several of the Town's citizens that live in the Eden Glenn neighborhood, will be in attendance to discuss their request of adding "No Outlet" signs in their neighborhood. Board directed staff to put up dead end signs.

Item 8F Capital Project Ordinances

Enclosed are four Grant Project Ordinances for Fiscal Year 2023- 2024. These are for four ongoing projects that will have an estimated life of greater than a year. Normally, the Town has carried projects like these in the normal operating budget, however; as more grants come in, it begins to be cumbersome keeping up with each project and what percentage completion to date has occurred.

The four grant project ordinances are as follows:

1. Force Main- \$840,800
2. AIA Lead Service Line- \$200,000
3. AIA Wastewater- \$150,000
4. LASII-Stormwater Assessment Grant- \$400,000

Staff is requesting the Board of Alderman to approve these four project ordinances for general housekeeping as well as to keep separate funds for each project so that they are easily tracked. N.C.G.S. §159-13.2 "Grant project" means a project financed in whole or in part by revenues received from the federal and/or State government or other grant or settlement funds for operating or capital purposes as defined by the grant contract.(See Exhibit 8F-1-8).

Alderman Cloninger made a motion to approve the Capital Project Ordinance, seconded by Alderman Cearley and carried unanimously.

Item 8G DOT Letter

Alderman Cloninger expressed concerns about not receiving a response back from the DOT about traffic concerns in Dallas and directed staff to construct a letter with traffic concerns.

Alderman Cloninger made a motion to approve the DOT Letter, seconded by Alderman Milton and carried unanimously.

Manager's Report:

The Interim Town Manager, Ben Blackburn, thanked the Board and Staff for having him serve as Interim for the past 6 months.

Alderman Cloninger made a motion to adjourn, seconded by Alderman Cearley and carried unanimously (8:13).

Hayley Beaty, Mayor

Sarah Ballard, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Upset Bid Process for 208 N. Holland St

AGENDA ITEM NO. 7A

MEETING DATE: 7/09//2024

BACKGROUND INFORMATION:

The Town Clerk is submitting the offer for Board approval. The resolution to accept the offer is attached for review.

Ad for offer to purchase 208 N. Holland St was submitted June 19th to run June 23rd. No upset bids have been submitted as of July 3rd.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:



Resolution to Accept an Offer to Purchase a Portion of Parcel #224355

WHEREAS, the Town of Dallas owns a 0.02-acre tract of land with a physical address of 208 N. Holland St., being further identified as Gaston County Tax Parcel #224355; and

WHEREAS, the Town currently does not utilize this entire parcel; and

WHEREAS, the Town has received an offer from Carlos Esquivel, to purchase the parcel totaling 0.02 acres, or 871.2 square feet, as shown on the attached map; and

WHEREAS, the Town has determined that this particular portion of the parcel is not being considered for any future use by the Town; and

WHEREAS, after filing the required bid deposit as defined in N.C.G.S. §160A-269, the Town published a notice of the offer providing a ten-day period for submittal of an upset bid, as defined in N.C.G.S. §160A-269, during which no bid was submitted;

NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF ALDERMEN OF THE TOWN OF DALLAS

That the Board of Aldermen of the Town of Dallas do accept the offer to purchase the designated property submitted by Carlos Esquivel in the amount of \$75,000.00 plus advertising costs and legal fees.

Adopted this the 9th of July, 2024 at Dallas, North Carolina.

Attested By:

Hayley Beaty, Mayor

Lindsey Tysinger, Town Clerk

CERTIFICATION



Resolution to Accept an Offer to Purchase a Portion of Parcel #224355

The undersigned duly qualified and acting Town Clerk of the Town of Dallas does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Board of Aldermen duly held on the 9th day of July, 2024; and further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of July, 2024.

Lindsey Tysinger, Town Clerk

(SEAL)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: To Approve Planning Board Alternate Seat - William Hairston /Planning Board Seat – Bradley Goins

AGENDA ITEM NO. 8A

MEETING DATE: 07/09/2024

BACKGROUND INFORMATION:

Consideration to approve William Hairston as Alternate Seat 1 for the Planning Board.
See attached application.

Consideration to approve Bradley Goins for the vacant Planning Board seat from Alternate Seat.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:



PLANNING BOARD APPLICATION

CONTACT INFORMATION

Mr. Mrs. Ms. Dr. Other: _____

Name WILLIAM HAIRSTON

Address 407 WEST MAIN STREET, DALLAS, N.C. 28034

Email Address wmohairston@aol.com

Work phone # _____ home # _____ cell # 843 247-6668

Live in Municipal Limits Yes ETJ? _____ number of years 10

Business owner in the city _____ number of years _____

QUESTIONS

1. Why are you interested in serving on the Planning Board?

I want the opportunity to service my community

2. Do you have special skills, experience or background which would assist you in working on this board? What is your professional and educational background?

own my own construction comany since 1984, worked for US Department HUD NEW ORLEANS

3. Does your schedule allow for a monthly evening commitment of 1-2 hours on a consistently scheduled date (currently the 3rd Thursday of each month) for a term of 3 years? Yes

4. Please indicate your preferred availability for Planning Board Orientation:

Weekdays between 8am-5pm Weekday Evenings Saturday

5. How did you hear about this board vacancy? from friend



Signature

June 10 2024

Date

Thank you for your interest in the Town of Dallas and in being considered for the Planning Board. You, along with other applicants, will be considered for any current and future vacancies.

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Discussion for Distressed Property – E. Main, S. College, E. Church

AGENDA ITEM NO. 8B

MEETING DATE: 07/09/2024

BACKGROUND INFORMATION:

Alderman Milton wants to address the Board concerns for distressed properties at the following addresses E. Main, S. College, E. Church, The Old Mill.

See attached discussion from Alderman Milton.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:

Distressed Property – E. Main, S. College, and E. Church. The Old Mill

I am writing to respectfully request the addition of an agenda item for the upcoming Board of Aldermen meeting to address the distressed property located at the corner of E. Main, S. College, and E. Church (commonly known as The Old Mill). This property, in its current state, is a significant concern for our community, and it is imperative that we explore potential solutions and future plans.

Proposed Agenda Item: Addressing the Distressed Property at E. Main, S. College, and E. Church (The Old Mill)

Rationale:

The Old Mill, situated at a key intersection in our town, has become an eyesore due to its present condition. The property features numerous broken windows and doors, graffiti, and general disrepair, which detracts from the aesthetic and economic appeal of our Central Business District.

Key Points for Discussion:

1. **Current Condition and Community Impact:**

- The dilapidated state of The Old Mill not only affects the visual appeal of our town but also poses potential safety hazards. The presence of broken glass and unsecured doors could lead to accidents and unauthorized entry, increasing the risk of vandalism and other criminal activities.

2. **Property Owner's Intent:**

- It is crucial to ascertain the current intentions of the property owner regarding the future of The Old Mill. Understanding their plans will help us determine the best course of action for addressing this issue.

3. **Potential for Development:**

- Given its strategic location, The Old Mill has significant potential for development that could contribute to the economic growth of our Central Business District. We should explore possibilities for attracting developers who recognize the value of this property and can transform it into an asset for the community.

Potential Uses and Development Ideas:

- **Renovation and Adaptive Reuse:**

- The property could be renovated and repurposed for various uses such as a flea market, retail spaces, or community center. This would preserve the historical significance of the building while giving it a new lease on life.

- ****New Construction:****

- Another option is to demolish the existing structure and develop new constructions such as medium-rise apartments, townhomes, or condominiums. This would not only address the current blight but also provide much-needed housing and commercial space.

- ****Economic and Community Benefits:****

- Redeveloping this property can attract more visitors and businesses to our uptown area, enhancing its vibrancy and economic prospects. A well-thought-out development plan can transform this corner into a bustling hub, benefiting both residents and local businesses.

Next Steps:

1. ****Property Owner Engagement:****

- Initiate a dialogue with the property owner to understand their plans and express the town's concerns and aspirations for the site.

2. ****Developer Outreach:****

- Reach out to potential developers who might be interested in the property, highlighting the various possibilities for renovation or new construction.

3. ****Community Input:****

- Engage the community to gather input and ideas on the preferred use of the property, ensuring that any development aligns with the town's vision and needs.

I believe that addressing the distressed state of The Old Mill and exploring its potential for redevelopment is vital for the future growth and appeal of our Central Business District. I respectfully request that this item be included in the agenda for discussion at the next Board of Aldermen meeting.

Thank you for considering this request. I am available for further discussion and to provide any additional information that may be required.

Sincerely,

Frank L. Milton

Alderman

704-460-1360

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Town Property Acquisition

AGENDA ITEM NO. 8C

MEETING DATE: 07/09/2024

BACKGROUND INFORMATION:

Alderman Milton has presented the topic of Town property acquisition to bring to the Board of Discussion. See attached discussion from Alderman Milton.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:

Town Property Acquisition

I respectfully request the addition of an agenda item for the upcoming Board of Aldermen meeting concerning the strategic acquisition of property to address current and future needs of our growing town. As we anticipate continued growth, it is crucial that we proactively consider our town's infrastructure, recreational, and governmental needs.

Proposed Agenda Item: Strategic Property Acquisition for Town Growth and Development

Rationale:

1. **Immediate Need for Town Government Office Space:**

- As our town continues to expand, the current office spaces utilized by the Town Government are increasingly becoming inadequate. To ensure that our municipal services are delivered efficiently and effectively, it is imperative to consider acquiring additional property that can accommodate the growing administrative demands.

2. **Future Parks and Green Spaces:**

- Green spaces and parks are vital for the well-being of our community. While developers often provide some green spaces, relying solely on them is insufficient for our future needs. Acquiring property specifically for parks and recreational use will ensure we have ample and well-planned green areas that enhance the quality of life for all residents.

3. **Expansion of Parks and Recreation Department Facilities:**

- Our Parks and Recreation Department will require more space as the town grows. The acquisition of property for outdoor amenities such as pickleball courts, playgrounds, and a park on the west side of town is essential. Additionally, planning for a new Parks and Recreation Center and a Government Center should be considered to meet the long-term needs of our community.

Considerations:

- **Outdoor Pickleball Courts:**

- There is a growing interest in pickleball, and providing dedicated courts will cater to this popular sport, promoting physical activity and community engagement.

- **Playgrounds and Equipment:**

- Well-equipped playgrounds are necessary to offer safe and stimulating environments for our children. Strategic property acquisition will allow us to place these amenities in optimal locations throughout the town.

- **West Side Park:**

- The west side of town currently lacks sufficient park facilities. Acquiring property in this area for a park will ensure equitable access to green spaces for all residents.

- **Future Parks and Recreation Center:**

- As our town grows, so does the need for a centralized facility that can host various recreational activities and community events. Planning and acquiring land for a new Parks and Recreation Center is a forward-thinking step to meet future demands.

- **New Government Center:**

- To efficiently manage our growing population and administrative needs, a new Government Center will be essential. This center will centralize our municipal operations, providing improved access and services to our residents.

I believe that addressing these needs through strategic property acquisition will significantly benefit our town's future development and quality of life. I respectfully request that this item be included in the agenda for discussion at the next Board of Aldermen meeting.

Thank you for considering this request. I am available for further discussion and to provide any additional information that may be required.

Sincerely,

Frank L. Milton

Alderman

704-460-1360