

Town of Dallas Board of Aldermen Work Session
Dallas Historic Courthouse, 131 N. Gaston St. Dallas
Tuesday, February 25th, 2025 5:00 PM



Hayley Beauty, Mayor Sam Martin, Mayor Pro-Tem
Frank Milton Jerry Cearley
Hoyle Withers Alan Cloninger

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- 1. Invocation and Pledge of Allegiance to the Flag** *(Please stand for Invocation and remain standing for Pledge of Allegiance)*
 - 2. Motion to Approve Agenda with Additions or Deletions**
 - 3. New Business**
 - A. Donna Taylor – Gaston Aquatics Update 2
 - B. DHS Apartments Debt Payment 3
 - C. Parks & Recreation – Discussion for In House Fall Football 8
 - D. Parks & Recreation – Resolution Request 10
 - E. Board Meeting Location 11
 - F. Zoning Amendment §153.046 Planned Residential Developments 12
 - 4. Mayor’s Report**
 - 5. Manager’s Report**
 - 6. Adjourn**

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Donna Taylor Update on Gaston Aquatics

AGENDA ITEM NO. 3A

MEETING DATE: 2/25/2025

BACKGROUND INFORMATION:

Donna Taylor with Gaston Aquatics will be giving an update on the Aquatic Center.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Loan Repayment Agreement

AGENDA ITEM NO. 3B

MEETING DATE: 02/25/2025

BACKGROUND INFORMATION:

Pursuant to an agreement dated August 26, 2002, between the Town of Dallas and the North Carolina Department of Commerce, Division of Community Assistance, the Town received a Community Development Block Grant in the amount of \$250,000. The purpose of this grant was the renovation/refurbishing of the Dallas High School building into apartments, including street, water and sewer improvements, as well as historic preservation. The project was completed by a private business which now owns the building. Under the agreement, that business is to repay a mortgage held by the Town in the original amount of \$230,000, with interest accruing at 2% annually. The modified loan repayment agreement requires annual payments of \$3,720, and the remaining unpaid principal and interest is due in full on December 10, 2024.

At the December 5th, special meeting, Kirby Nickerson with, Lutheran Services Carolinas, spoke to the board to ask for an extension. At the conclusion of the discussion, Lutheran Services Carolinas will continue to pay \$1,400 per month, while action was taken to table this item and to bring it back at the February 25th work session with Mr. Nickerson present as well, to discuss this topic further.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:

Dallas High School Apartments
Balance Sheet
For the Twelve Months Ending September 30, 2024

ASSETS

Current Assets

Cash - operating	\$	112,415
Cash - escrow & required reserves		176,635
Receivables - Net of Allowance		15
Prepaid Expenses		2,051

Total Current Assets	291,116
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Property & Equipment	1,568,351
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Total Assets	\$ 1,859,467
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LIABILITIES

Current Liabilities

Current Portion of Long-Term Debt	27,697
Accounts Payable - Trade	10,754
Accrued Interest Payable	2,091

Total Current Liabilities	40,542
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Other Liabilities and Credits

Long-Term Debt	622,429
Deferred Revenue	-

Total Other Liabilities and Credits	622,429
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Total Liabilities	662,971
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Net Assets	1,196,496
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Total Liabilities and Net Assets	\$ 1,859,467
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Dallas High School Apartments
Income Statement
For the Twelve Months Ending September 30, 2024

Revenue and Other Support	\$	247,098
Expenses		
Salaries and Wages		48,681
Employee Benefits		7,597
Supplies and Other		107,422
Depreciation		105,016
Interest and Amortization		24,572
Total Expenses		293,288
Operating Income (Loss)	\$	(46,190)
Non-Operating Gains (Losses)		
Investment Income		197
Unrealized Gain (Loss) on Investment		-
Total Non-Operating Gains (Losses)		197
Increase (Decrease) in Net Assets		(45,993)
Net Assets Beginning of Year		1,242,489
Current Net Assets	\$	1,196,496

Dallas High School Apartments
 Balance Sheet
 For the Three Months Ending December 31, 2024

ASSETS

Current Assets

Cash - operating	\$	115,313
Cash - escrow & required reserves		172,788
Receivables - Net of Allowance		63
Prepaid Expenses		18,010

Total Current Assets	306,174
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Property & Equipment	1,542,099
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Total Assets	\$ 1,848,273
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LIABILITIES

Current Liabilities

Current Portion of Long-Term Debt	27,697
Accounts Payable - Trade	12,539
Accrued Interest Payable	2,030

Total Current Liabilities	42,266
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Other Liabilities and Credits

Long-Term Debt	618,216
Deferred Revenue	-

Total Other Liabilities and Credits	618,216
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Total Liabilities	660,482
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Net Assets	1,187,791
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Total Liabilities and Net Assets	\$ 1,848,273
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Dallas High School Apartments
Income Statement
For the Three Months Ending December 31, 2024

Revenue and Other Support	\$	69,215
 Expenses		
Salaries and Wages		12,867
Employee Benefits		2,998
Supplies and Other		29,970
Depreciation		26,254
Interest and Amortization		5,903
Total Expenses		77,992
Operating Income (Loss)	\$	(8,777)
 Non-Operating Gains (Losses)		
Investment Income		72
Unrealized Gain (Loss) on Investment		-
Total Non-Operating Gains (Losses)		72
Increase (Decrease) in Net Assets		(8,705)
Net Assets Beginning of Year		1,196,496
Current Net Assets	\$	1,187,791

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Fall Football (In House)

AGENDA ITEM NO. 3C

MEETING DATE: 02/25/2025

BACKGROUND INFORMATION:

At the strategic planning meeting in January, we discussed the option of starting a football program within the Dallas Parks and Recreation Program. In doing so, Parks and Rec will need to move forward and purchase the equipment so it will arrive in time before the season starts. Budgetarily, all items (if approved) would be in next fiscal year's budget. If approved to move forward, we would need to bring back a budget amendment within the next two months to purchase the equipment, for a cost of \$29,500.

Attached, there is a report showing total expenses vs projected revenue.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:

ITEM	APPROXIMATE EXPENSES	
*Helmets (120)	\$17,000.00	Up Front Cost
*Shoulder Pads (120)	\$7,000.00	Up Front Cost
*Practice Equipment (cones, tackling dummies, balls, cheer tumble equipment.)	\$5,500.00	Up Front Cost
Referee pay (2 home games)	\$3,200.00	annually
USA Football and Cheer Online Coaches Certification (required of all head football and cheer coaches)	\$400.00	annually
Big South Youth Football/Pop Warner League Dues (annually)	\$1,000.00	annually
Football/Cheer Insurance	\$4,000.00	annually
Football Field Rental from GCS (2 home games)	\$900.00	annually
Uniforms	\$11,000.00	annually
Sports Trophies	\$2,500.00	annually
Helmet reconditioning	\$6,600.00	Every 2 years
ANNUAL COST PER YEAR	\$23,000.00	

ITEM	PROJECTED REVENUE
Registrations	\$27,500.00
Gate (2 home games)	\$8,500.00
Concessions (2 home games)	\$4,000.00
Team Sponsorships	\$3,400.00
TOTAL PROJECTED REVENUE	\$43,400.00
PROJECTED YEARLY REVENUE AFTER EXPENSES	\$20,400.00

Total Revenue FY24	\$73,683.38
Current Revenue FY25	\$92,251.20
Potential revenue with adding football for FY25-26	\$135,651.20

Notes

*Football (\$175) @ 100 players & Cheer (\$100) @ 100 registrants
\$7 per entry /Avg of 3 people per 1 player

*Individual team sponsors for 4 teams could be \$2000
*Yearly sponsors for 4 teams could be \$4800.00

*Not finished with baseball/softball registration (ends March 1.)

*Registration would run April 1, 2025 to June 16, 2025

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Parks & Recreation Resolution Request

AGENDA ITEM NO. 3D

MEETING DATE: 2/25/25

BACKGROUND INFORMATION:

Parks and Recreation wishes to honor Anne Martin by naming the Tee Ball Field at Carr School after her, acknowledging her role in the field's construction and her years of exceptional service as Recreation Director for the Town of Dallas, as well as her commitment to our youth and community. The recreation staff would like to hold a small ceremony on opening day of baseball this year, Saturday, April 12, where we can unveil the field's name in her presence before the games commence that day.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Board Meeting Location Change

AGENDA ITEM NO. 3E

MEETING DATE:2/25/2025

BACKGROUND INFORMATION:

On January 27th at the Strategic Planning Meeting, Mayor Beaty suggested moving the Board Meetings back to the Community Room at the Fire Department due to the sound quality issues of the Meetings at the Courthouse.

At the February 11th Board Meeting, this item was moved to the February 25th Work Session for discussion.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Zoning Amendment §153.046 Planned Residential Developments

AGENDA ITEM NO. 3F

MEETING DATE:2/25/25

BACKGROUND INFORMATION:

The North Carolina zoning statutes already prevented local governments from regulating “building design elements” for structures subject to the North Carolina Residential Code for One- and Two-Family Dwellings. As discussed below, Section 9 of S.L. 2023-108 (H.B. 488) expands the scope of the Residential Code to include three-family (triplex) and four-family (quadplex) dwellings. Section 1. (d) of S.L. 2023-108 (H.B. 488) incorporates that change into G.S. 160D-702 and the limits on design standards. With this change, local governments may not impose restrictions on building-design elements on residential structures with up to four units (structures subject to the Residential Code).

As previously crafted, the Residential Code applied to one-family and two-family (duplex) homes. It was the North Carolina State Building Code: Residential Code for One- and Two-Family Dwellings. Section 9 of S.L. 2023-108 (H.B. 488) expands that to include three-family (triplex) and four-family (quadplex) dwellings. The new law instructs the Building Code Council to adopt rules accordingly.

The changes in the Town’s ordinance is attached for reference.

MANAGER RECOMMENDATION: Direct Staff to set a public hearing for March 11th.

BOARD ACTION TAKEN:

§ 153.046 PLANNED RESIDENTIAL DEVELOPMENTS.

(A) Purpose and intent.

(1) Planned residential developments (PRD's) may consist of either single-family dwellings, duplexes, or multifamily dwellings, **including triplex and quadraplex** or a mixture of said housing types. A variety of dwelling types and physical arrangements may be permitted such as single-family detached houses, lotline houses, village houses, twin houses, duplexes, patio houses, atrium houses, townhouses, other cluster arrangements, or other multifamily arrangements.

(2) The purpose for having planned residential developments is to promote variety, innovation, and flexibility in development by allowing certain variations in lot sizes, dwelling unit types and/or design requirements, the intended purpose of which is to:

- (a) Permit a creative approach to the development of residential land;
- (b) Provide for an efficient use of land;
- (c) Enhance the appearance of neighborhoods through preservation of natural features;
- (d) Provide for recreational areas and open space; and
- (e) Provide an opportunity for new approaches to living environment and provide an environment of stable character compatible with surrounding residential areas.

(3) In keeping with the stated purpose of this section, PRD's are only allowed as conditional zoning districts. Furthermore, planned developments are reviewed in terms of the overall density, quality of development, and building separation to ensure public safety. Therefore, the lot and setback requirements for single-family residential development and non-residential development are waived for individual lots within the PRD. In addition, the minimum street frontage requirement in section 18-34(a), Lot Layout, in the City of Gastonia Subdivision Ordinance, may be reduced in PRD's. Minimum distances between multi-family, townhouse, and atrium developments are set forth in division (B)(19) below.