

**MINUTES FOR BOARD OF ALDERMEN WORK SESSION**  
**January 28<sup>th</sup>, 2025**  
**5:00 PM**

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

The following Staff members were present: Jonathan Newton, Town Manager; Robbie Walls, Police Chief; Lanny Smith, Electric Director; Bill Trudnak, Public Works Director; Lindsey Tysinger, Town Clerk; Zack Foreman, Assistant Public Works Director; Kristin Boone, Finance Director; Brittany Beams, Planner; Earl Withers, Fire Chief; and Alex Wallace, Parks and Recreation Director.

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

The Mayor then opened with the Pledge of Allegiance to the Flag.

Mayor Beaty asked if there were any additions or deletions to the agenda. Alderman Cloninger made a motion to approve the agenda with additions and deletions, seconded by Alderman Cearley and carried unanimously. *(Item F Removed) (Item G - Discussion on Gates at Park, Added, Item H - Donation to Museum, Added) (Closed Session – 143.318.11a(3))*

**New Business:**

***Item 3A - Donna Taylor Update on Gaston Aquatics***

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

Donna Taylor with Gaston Aquatics introduced Hannah as their full-time employee with Gaston Aquatics. Taylor stated they have done grading, clearing, and a retention pond. Mechanical, electrical, and plumbing, approved by the County. Comments back and forth on building, only one thing needed to be changed for the Fire Marshall. Cad company has sent over comments to Gaston County, once that's done the building gets cut and delivered. Met with School System, want to help with the access road and then anything else they do with the adjacent property they want to be involved in. Looking to be completed in the 4<sup>th</sup> quarter, early next year.

***Item 3B - DHS Apartments Debt Payment Loan Repayment Agreement***

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.

Kirby Nickerson with, Lutheran Services Carolinas, spoke to the board, stating he had the impression that the council was open to extending a 5 year, gave the Town Manager the auditors report that goes back to the beginning in terms of the amortization schedule and took that balance and plugged it into the new amortization schedule, in essentially in 5 years the balloon payment would be about 117,500. Estimated monthly principal interest payments over the next 5 years would be 1480.07, which is what we have been doing over the past few years. Kirby stated this was his proposal to bring before the council. Mayor Beaty asked if anyone had questions. Town Attorney Tom Hunn asked the balance of payoff of the first mortgage, is how much? Kirby responded that the first mortgage is 456,000 on the mortgage that is with Mission investment fund, 470,000. Hunn asked, is it a possibility that it can be refinanced to the extent that the Town can be made whole in regards to the balance that is owed now with the equity that is in the building. Kirby responded, that is a possibility, have not gone down that route. Hunn stated you know maybe I'm wrong, and I'll find out after you leave, probably but I think perhaps maybe the Town's patience is getting a little thin, I mean it's been 20 years or so and they perhaps would like something a little more definite if at all possible if not maybe see if we can get some equity pulled out and maybe pay off the Town. Kirby responded it's a low income 33 apartments with low income seniors, it operates at a loss, it can cash flow but there's not a pot of money sitting there. There are extra reserves that are required to be there for replacement reserves, etc. So, it's not a money-making prospect, Lutheran Services Carolina got in at the tail end of the tax credit deal for the developer Scott Reneger and we took it over by absorbing or basically taking all the debt. So that's where we're at and we do it as a ministry not to make money. We obviously have to break even to try to make sure it's not taken cash away from the overall operations. Hunn responded absolutely, everybody understands. Kirby stated it's a service at least to my understanding to this community and you know I asked Jonathan if that's still a service that's wanted in the community or you know I guess another option is if the Town wants to call the note and go through that process you know that's another option, I don't think that's a great option anybody. Hunn responded we're going to over the next month, two months, whatever the Board would decide, maybe have you come back, we will have explored all the options of the Town and maybe have a more definitive answer for you in regards to their position and then maybe you could give us a little bit more insight as to how we could either speed this up or somehow satisfy the obligation if at all possible. But I think discussing various options the Town has would be something they need to know before they make any decisions. Mayor Beaty stated that we definitely need to know what our options are. Hunn stated we'll work on our end and hopefully you work on your end to see how we can make this work. Kirby thanked the Board and left the meeting. Mayor Beaty stated I think once we get all the specifics, Tom if you'll get that to Jonathan, Jonathan you get that to us, and we can have a closed session if we need to or special meeting whatever we need to do for that. Hunn stated we could probably go into a closed session tonight to discuss this just to get you guys up to speed, and then when we meet again, I don't know if you guys are wanting him to come back at an Aldermen meeting or another Work Session. Mayor Beaty responded we can discuss that in the Closed Session. (Exhibit 3B 1-4)

### ***Item 3C - Parks & Recreation – Discussion for In House Fall Football***

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. (Exhibit 3C-1)

The Parks and Recreation Director, Alex Wallace, explained the total expenses and projected revenue to the Board. The Board directed Staff to bring a budget amendment back to the next Board meeting.

***Item 3D - Parks & Recreation – Resolution Request***

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.

Parks and Recreation Director, Alex Wallace, stated he would like honor Anne Martin by naming the Tee Ball Field after Anne for her years of service and the job she has done as the Parks and Recreation Director in Dallas. The Board directed Staff to prepare a Resolution for the next Board meeting to be adopted and then be able to present the Resolution at the opening ceremony on April 12<sup>th</sup>.

***Item 3E - Board Meeting Location Change***

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.

Board and Staff discussed options for the Courthouse to add offices and to make the Courthouse the official Board Room. Doing improvements would help with the sound quality of the Board meetings. This would also make the Courthouse no longer rentable for inside use, Staff would have to discuss the contract with the Museum to make alternative arrangements. The Board directed Staff to look at the cost to improve acoustics, and platform.

***Item 3F - Zoning Amendment §153.046 Planned Residential Developments (Item Removed)***

***Item 3G - Discussion for Gates at Park (Item Added)***

At the previous meeting a citizen mentioned not having a gate at the playground at the Gym. The Parks and Recreation Director, Alex Wallace, received two quotes, one for \$1900, and one for \$2700. Board and Staff discussed whether to add it to the upcoming budget or creating a budget amendment for next months meeting. Staff were directed to bring a budget amendment back to the next meeting.

***Item 3F - Donation to Museum (Item Added)***

The Gaston County Museum reached out to the Town for a \$500 donation for their Easter Egg Hunt for supplies. This request is not budgeted so therefore a budget amendment would have to be made for the next Board meeting. Staff were directed to bring back a budget amendment to the next Board meeting.

**Mayor's Report:**

Mayor Beaty informed the Board and Staff that the upcoming Disaster Relief trip has been cancelled.

**Manager Report:**

Town Manager, Jonathan Newton, informed the Board that Garrison in our Stormwater Department, sent out an email inviting Board members to an Elected Officials Stormwater Workshop on March 18<sup>th</sup> at the Gaston Conference Center. If interested in attending to let him know so he can get you registered. Also, Mount Holly, in part with Gaston Business Association is wanting to have a dinner reception and discussion with all municipal leaders and managers on April 9<sup>th</sup>, from 6-8. If interested in going to let him know as well to be able to register.

Alderman Cloninger made a motion to adjourn the Work Session and go into the Closed Session, seconded by Alderman Cearley and carried unanimously (6:06).

**Closed Session-The Board requested to hold a Closed Session: (Addition)**

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 per NCGS §143-318-11(a)(3).

Alderman Cloninger made a motion to go into the closed session, seconded by Alderman Cearley and carried unanimously at 6:07pm.

Discussion only, no motion was made.

Alderman Milton made a motion to exit the closed session, seconded by Alderman Cearley and carried unanimously.

Alderman Cloninger made a motion to adjourn, seconded by Alderman Cearley and carried unanimously (6:44).

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Hayley Beaty, Mayor

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Lindsey Tysinger, Town Clerk

**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

<b>Total Current Assets</b>	<b>291,116</b>
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<b>Property &amp; Equipment</b>	<b>1,568,351</b>
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<b>Total Assets</b>	<b>\$ 1,859,467</b>
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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

<b>Total Current Liabilities</b>	<b>40,542</b>
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**Other Liabilities and Credits**

Long-Term Debt	622,429
Deferred Revenue	-

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

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

**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

<b>Total Current Assets</b>	<b>306,174</b>
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<b>Property &amp; Equipment</b>	<b>1,542,099</b>
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<b>Total Assets</b>	<b>\$ 1,848,273</b>
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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

<b>Total Current Liabilities</b>	<b>42,266</b>
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**Other Liabilities and Credits**

Long-Term Debt	618,216
Deferred Revenue	-

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

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



ITEM	APPROXIMATE EXPENSES	
	Up Front Cost	Up Front Cost
*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
<b>ANNUAL COST PER YEAR</b>	<b>\$23,000.00</b>	

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
<b>TOTAL PROJECTED REVENUE</b>	<b>\$43,400.00</b>
<b>PROJECTED YEARLY REVENUE AFTER EXPENSES</b>	<b>\$20,400.00</b>

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

**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