

Town of Dallas
Agenda
June 13, 2023
6:00 PM
BOARD OF ALDERMEN
Rick Coleman, Mayor

Sam Martin

Frank Milton

Darlene Morrow

Jerry Cearley, Mayor Pro-Tem

E. Hoyle Withers

ITEM	SUBJECT	Page
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MINUTES FOR BOARD OF ALDERMEN MEETING

May 9, 2023

6:00 PM

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

The following Staff members were present: Brian Finnegan, Development Services Director; Robbie Walls, Police Chief; Sarah Hamrick, Town Clerk; Lanny Smith, Electric Director; Earl Withers III, Fire Chief; Jonathan Newton, Finance Director; Zack Foreman, Assistant Public Works Director; Landon Wright, Planner; David Lingafelt, Code Enforcement Officer; and Stevie Verrier, Street and Sanitation Supervisor.

Mayor Coleman called the meeting to order at 6:00pm.

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

Approval of Agenda:

Alderman Cearley made a motion to approve the agenda as presented, seconded by Alderwoman Morrow and carried unanimously.

Approval of Minutes:

Alderman Withers motioned to approve the minutes from the March 6th strategic planning meeting and the April 11th regular meeting, seconded by Alderman Withers and it was carried unanimously.

Recognition of Citizens:

The Mayor opened the floor to the Recognition of Citizens.

Mike Fields of 1333 Philadelphia Church Road thanked the Town Staff for their hard work and reminded the Board of the new Veteran themed barbershop coming to Dallas.

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

Consent Agenda:

Item 5A Budget Amendment –Appropriate Funds for Police Interceptors

Due to supply shortages, three Police Interceptors ordered to be received in FY2021/22 were not received until a few weeks ago. The budgetary numbers from the FY2021/22 budget were carried over to the current FY2022/23 budget. Because of inflation during the span of time between order and receipt, a budget amendment needs to be made to appropriate additional funds to cover the increased costs (Exhibit 5A-1).

Item 5B Accept Funds in Lieu from Davis Hills Subdivision

The Davis Hills Subdivision is submitting funds to the Town in lieu of trail construction, sidewalk, and curb & guttering along Dallas Stanley Highway. Attached is a budget amendment to accept the funds in lieu (Exhibit 5B-2).

Item 5C Budget Amendment-Receive Funds from Sale of 642 W. Carpenter Street

Attached is a budget amendment to receive funds from the sale of 642 W. Carpenter St. to Gaston Aquatics (Exhibit 5C-1).

Item 5D Written Off Accounts

For authorization, are uncollectable accounts from the months of January – March 2023. These accounts have been notified of their outstanding status in writing that if not paid within the notified timeframe that they would be forwarded to the NC Debt Setoff Program and that this debt would be taken from any State Income Tax Refund they are due, until the debt is satisfied. (The individual account listing that generates the total uncollectable amount due is considered by State statute to be confidential information, and therefore is not public record.)

Alderman Cearley made a motion to approve all four Consent Agenda items, seconded by Alderwoman Morrow and carried unanimously.

Public Hearings:

No public hearing at this time.

Old Business:

There was no old business at this time.

New Business:

Item 8A Offer to Purchase Portion of Parcel #170058

Shawn Santee and Todd Akers on behalf of Sammy Creek Dallas LLC to purchase a portion of town-owned property located at 3601 Dallas High Shoals Highway, further identified as Gaston County Parcel #170058. The purchase portion consists of 11,974 sq. ft., or 0.2749 acres. Town Staff has calculated the asking price equivalent to the current land value based on the recent valuation of \$28,750 to be \$6,871.25. The submitted offer is for \$6,872.50. The petitioner intends to include this property in the larger development project known as Summey Creek. If the purchase is successful, this portion of land will need to be recombined with the Summey Creek project and rezoned. This same request was submitted on April 12, 2022. The Board accepted the offer and the upset bid was executed, but the sale was never finalized. If approved by the Board of Aldermen, offeror shall deposit five percent (5%) of the bid with the Town Clerk, their terms of the offer will be published under N.C.G.S. §160A-269, and be open for upset bids. Attached is the tax information, map, offer, and a copy of §160A-269 for reference (Exhibit 8A, 1-18).

NOTE: While the subdivision will be known as Summey Creek, the paperwork was filed as Sammy Creek, which was an error in the filing by the LLC.

Alderman Martin made a motion to accept the offer, seconded by Alderman Milton can carried unanimously.

Item 8B Offer to Purchase Portion of Parcel #227919

Mr. Jim Bailey, owner of Sammy's Neighborhood Pub, located at 130 W. Trade St., presented an offer to purchase an undeveloped portion of Town-owned property directly behind the restaurant for \$2,000 at the April 11th Board of Aldermen meeting. The Board of Aldermen voted to reject the \$2,000 offer by Mr. Bailey. Current land value for the whole 0.92 acre parcel is \$111,530, based on the current tax evaluation. The segment is 56.91 feet long by 15 feet wide, which calculates out to 853.65 square feet, or 0.0196 acres. The segment is 2.13% of the total parcel. If this percentage is applied to the land value of the entire parcel, a fair market value of the Segment would be \$2,375. Mr. Bailey has resubmitted an offer of \$2,375, plus payment of advertising costs and legal fees. The Board has the option of accepting this offer, countering this offer, or rejecting this offer. Once an offer is accepted, the Town will begin the upset bid process for sale of the segment per N.C.G.S. §160A-269, which is attached for reference (Exhibit 8B, 1-4).

Alderman Cearley made a motion to accept the offer, seconded by Alderwoman Morrow and carried unanimously.

Alderwoman Morrow made a motion to adjourn, seconded by Alderman Cearley and carried unanimously (6:12).

Rick Coleman, Mayor

Sarah Hamrick Ballard, Town Clerk

MINUTES FOR BOARD OF ALDERMEN WORK SESSION
April 25, 2023
(Post-poned until May 9th, 2023)
5:00 PM

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

The following Staff members were present: Brian Finnegan, Development Services Director; Robbie Walls, Police Chief; Sarah Hamrick, Town Clerk; Lanny Smith, Electric Director; Earl Withers III, Fire Chief; Jonathan Newton, Finance Director; Zack Foreman, Assistant Public Works Director; Landon Wright, Planner; and David Lingafelt, Code Enforcement Officer.

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

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

At this time, the Mayor asked if there were any additions or deletions to the agenda. Alderman Cearley made a motion to approve the agenda with two additions, seconded by Alderwoman Morrow, and carried unanimously.

New Business:

Item 3A Duke Energy True Up Projection

We have received preliminary information from Duke Energy concerning the true up to be received in July for 2022. At this point, we are projected to owe Duke Energy approximately \$450,000. It is possible this number could go up, as it is preliminary and Duke is still calculating costs. This is the first time we have ever had to pay Duke. The contract allows Duke to capture additional costs and that is what is happening this year.

A number of years ago Dallas established a Rate Stabilization Fund as a way to set aside funds in the event of a large unexpected expense. Currently, the Rate Stabilization Fund contains \$830,080.93. Use of this fund would be the most logical avenue to cover the true up costs that will be owed to Duke Energy. A budget amendment will have to be made by June to provide for the anticipated charge.

Over the years, the Town has benefitted from previous true ups that have enabled multiple capital projects to be completed with no debt. The true up history is also one of the main reasons there has been no electric rate increases for 12 years (Exhibit 5A-1).

The Finance Director presented the item to the Board. After discussion between the Board and Town Staff, the Board decided to bring the item back in June as a budget amendment. The Mayor reminded the Board of the last sentence in the last above paragraph as to why there have been no electric rate increases in the past 12 years.

Item 3B Improvements at Jagers Park

A discussion was held at the April 11th Board of Aldermen meeting concerning improvements to Jagers Park. The two items discussed were replacing two basketball goals and installing netting on the baseball field to protect residences from foul balls.

Staff has been researching the costs of these improvements as follows:

Two Basketball Goals

Two basketball goals with metal posts can be purchased for \$4322.80 (see attached). This does not include installation, as Town employees would be able to install the posts and goals.

Baseball Field Netting

Netting would be purchased by the square foot based on the size and particular specifications of the netting desired. Base price for netting is \$2.28/sq. ft. Each additional specification desired will be an additional cost per square foot. Examples: vinyl bound, fire resistant, weighted, etc. The additional cost per specification ranges from approximately \$0.65 to \$1.00 per square foot. Once a determination is made of desired size and specifications, a cost can be determined. Also, a determination has not been made yet as to whether installation can be accomplished in-house, or by an outside entity (Exhibit 5B-1).

The Mayor presented the item to the Board. The Board and Town Staff discussed repairing the existing goals and replacing the nets.

Item 3C Budget Discussion

A Strategic Planning meeting was held on March 6, 2023 to determine priorities for the upcoming Fiscal Year 2023/2024 budget preparation. An additional discussion was held at the March 28th Work Session after a preliminary budget was presented, to further establish priorities. Based on these discussions, Staff has prepared a rough draft to be reviewed. This discussion will center on finalizing priorities in the development of the Fiscal Year 2023/2024 Budget. Attached is a proposed FY2023/243 Fee Schedule for review prior to the meeting, based on the discussion held on March 28th (Exhibit 3C, 1-13).

The Finance Director presented the item to the Board. After discussion between the Board, the Mayor and Town Staff, the Mayor made mention of the problems that could arise with future budgets, if there are no rate increases or if the tax rate is lowered. The Board discussed leaving the current tax rate at .42.

Item 3D Speed Bumps in Sonny Knoll

Alderman Martin presented the item of installing speed bumps in the Sonny Knoll's neighborhood. The Board discussed putting an un-marked police car in the area to observe the traffic to see what would be the best decision for that area.

Item 3E Funeral Flowers

Alderman Withers brought the topic of the flowers that are purchased for funerals by the Town to the Board. The Board discussed changes that could be made for future flower purchases.

Alderman Withers made a motion to adjourn, seconded by Alderman Martin and carried unanimously (5:51).

Rick Coleman, Mayor

Sarah Hamrick Ballard, Town Clerk

MINUTES FOR BOARD OF ALDERMEN WORK SESSION
May,23 2023
5:00 PM

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

The following Staff members were present: Maria Stroupe, Town Manager; Brian Finnegan, Development Services Director; Robbie Walls, Police Chief; Bill Trudnak, Public Works Director; Sarah Ballard, Town Clerk; Lanny Smith, Electric Director; Matt Kanupp, Assistant Fire Chief; Nick Daniello, Parks and Rec Director; Jonathan Newton, Finance Director; Zack Foreman, Assistant Public Works Director; Landon Wright, Planner; and David Lingafelt, Code Enforcement Officer.

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

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

At this time, the Mayor asked if there were any changes to be made to the agenda. Alderman Milton made a motion to approve the agenda as presented, seconded by Alderman Cearley, and carried unanimously.

New Business:

Item 3A Rezoning Request Z-2023-01

Dean Carpenter has submitted a rezoning request for Gaston County Parcel #226089 to be rezoned from Residential R-6 to Highway Business B-2. The property is currently the location of an apartment complex, which is no longer a permitted use in the R-6 District. This use is permitted as a Special Use in the B-2 District and would be required any expansion of the existing use. At the April 20th Planning Board meeting, the Planning Board voted to send a recommendation to approve the rezoning request, along with statements of consistency and reasonableness for the rezoning. As proposed, Staff recommends to allow the rezoning as is has the potential exponentially increase revenue in the Town of Dallas. Attached is the rezoning application, staff report, minutes from the Planning Board meeting, and consistency and reasonableness statements (Exhibit 3A, 1-8).

The Development Services Director presented the item to the Board. After discussion between the Board and Staff, the Board decided to bring the item back for a vote at the June 13th meeting.

Item 3B Jaggars Park Improvements

A discussion was held at the April 11th Board of Aldermen meeting concerning improvements to Jaggars Park. The two items discussed were replacing two basketball goals and installing netting on the baseball field to protect residences from foul balls. Staff has been researching the costs of these improvements as follows:

Two Basketball Goals

Two basketball goals with metal posts can be purchased for \$4322.80 (see attached). This does not include installation, as Town employees would be able to install the posts and goals. Staff is researching methods to repair the existing goals and will bring those options for discussion.

Baseball Field Netting

A quote has been received to install netting for \$14,556.15 (see attached) (Exhibit 3B, 1-2).

The Town Manager presented the item to the Board. After discussion between the Board and Staff concerning the goals and re-surfacing the courts, the Board decided to proceed with the repairs to the existing goals and courts. The Board asked Staff to gather more quotes for the netting and bring back at a later date for further discussion.

Item 3C Budget Discussion

A Strategic Planning meeting was held on March 6, 2023 to determine priorities for the upcoming Fiscal Year 2023/2024 budget preparation. Additional discussions were held at the March 28th Work Session and May 9th Work Session, after a preliminary budgets were presented, to further establish priorities. Based on these discussions, Staff has prepared a Draft Budget. This Draft Budget is proposed as the Fiscal Year 2023/2024 Budget and will be presented for approval at the June 13th Board of Aldermen meeting. As per G.S. §159-13, a balanced budget must be approved prior to July 1st. Attached is the proposed FY2023/24 Fee Schedule for review prior to the meeting, based on discussions held at previous work sessions (Exhibit 3C, 1-13).

The Town Manager presented the item to the Board. The Board and Staff discussed the draft budget and no major changes were made to it. The Board discussed increasing the funds donated to the senior citizens and to the All-Star teams.

Manager's Report:

The Town Manager reminded the Board of upcoming events.

Alderman Morrow made a motion to adjourn, seconded by Alderman Martin and carried unanimously (6:24).

Rick Coleman, Mayor

Sarah Hamrick Ballard, Town Cle

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Courthouse Rental Agreement Revision

AGENDA ITEM NO. 5A

MEETING DATE: 06/13/2023

BACKGROUND INFORMATION:

Attached is the Dallas Historic Courthouse Rental Agreement with a proposed revision to allow active Full-Time and permanent Part-Time Town of Dallas employees to rent the Courthouse facilities at a 50% discount off the current rental rates. The discounted rental would only be for a personal event for the employee.

Added language to the agreement reads as follows:

Active full-time and permanent part-time employees of the Town of Dallas may rent The Courthouse facilities for their own personal event at a 50% discount off the current rental rates. All other requirements of the rental agreement apply as written.

MANAGER RECOMMENDATION: Approve the revision to the Dallas Historic Courthouse Facility Rental Agreement, as presented.

BOARD ACTION TAKEN:

Dallas Historic Courthouse

Facility Rental Agreement

Thank you for considering the Dallas Historic Courthouse for your upcoming event. The Courthouse is an ideal place for private parties, weddings, receptions, corporate seminars, community gatherings, and other special events. We want your occasion to be unforgettable and the following policies are in place to ensure that your experience will run as smoothly as possible.

The Dallas Historic Courthouse is a historic building and is valuable to the historic legacy of Dallas. These circumstances necessitate the imposition of certain professional standards in order to protect the building, artwork, and historical objects within. Every effort will be made by Town staff to ensure that your event is a success by assisting you in accordance with these standards and restrictions. This agreement for use of the Courthouse is between the Town of Dallas (“Town”) and the Renter (“Client”).

Active full-time and permanent part-time employees of the Town of Dallas may rent The Courthouse facilities for their own personal event at a 50% discount off the current rental rates. All other requirements of the rental agreement apply as written.

This Facilities Rental Agreement (“Agreement”) is entered into on _____ by and between _____ (“Client”) and the Town of Dallas (“Town”). The parties hereto, intending to be legally bound, and in consideration of the mutual covenants hereinafter contained, agree as follows:

1. Fees

The Courthouse and Grounds: \$1,800 for 12 hours

Enjoy the combination of the scenic grounds and beautifully renovated courtroom all in an authentic historical setting. The Courthouse contains original hardwood floors, abundant natural light, and approximately 1,500 square feet make the courtroom perfect for almost any event. Rental rates include use of kitchen, tables and chairs inside, access to restrooms and lower floors, and use of the Gazebo. The courtroom accommodates 215 seated or standing (chairs only) and 100 with tables and chairs.

Conference Room: \$75 for 2 hours / \$25 for each additional hour during normal business hours OR \$200 for 2 hours / \$50 for each additional hour outside of normal business hours

Tables and chairs provided; including setup and breakdown, access to downstairs restrooms. The conference room accommodates approximately 20 with conference style seating.

The Gazebo: \$100 for 4 hours (Residents within Town limits) / \$175 for 4 hours (Non-residents) Rental rates only include access to Gazebo.

***Set-up time before the event is included in the price of all facility rentals.** The Client will be afforded **one business day** before the agreed date of the event. The rental space will be available and open to the client during Town of Dallas business hours (8:00 am – 5:00 pm, M-F) in order to prepare for the event.

****For Wedding rentals, the rental price includes extra time to be used for rehearsals, if need be. If the rehearsal will be scheduled outside of normal business hours, the Client must schedule an appropriate time with Town Staff 30 days in advance of the event. If the Client does not comply in 30 days, the Client will forfeit the right to rehearsal time.**

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2. **Deposit and Payment** – A security deposit of \$100 is required at the time of signing the Facility Rental Agreement in order for rental to be contractually valid. Should the event be cancelled between the agreement date and 30 days prior to the event, \$50 is refunded to the Client. Should the event be cancelled in the 30-day time period prior to the scheduled date, there will be no refund of the security deposit. The full rental fee amount is due to the Town 30 days prior to the event date. The Town accepts cash, checks, money orders, cashier’s checks, and credit/debit cards. A fee of \$30 is assessed for returned checks.

Refunds **WILL NOT** be given due to weather.

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3. **Food and Beverages** – The use of a licensed caterer is requested; however, if the event is staffed by a non-licensed caterer and use of the Courthouse kitchen (if part of rental package) facilities is requested, there will be an additional \$100 security deposit, to be returned to the Client within seven (7) business days after the event upon inspections approval of the kitchen area by Town Staff. Food and beverages are allowed in the Courtroom, grounds, and conference room. Food and beverages are prohibited in all other areas.

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4. **Catering** – The Client, or its Agent (caterer), is responsible for any illness or injury resulting from food preparation and food and alcohol consumption caused by the negligence or the caterer or its employees. The Town of Dallas will not bear any liability for illness or injury resulting from food and alcohol consumption. Client, and its Agents hired by the Client, must abide by the following rules:
 - a. The Client will be responsible for all damage to Courthouse property as a result of food preparation. Food preparation or warming of food must occur in the kitchen area only. This area is equipped with a sink, counter space and electrical outlets. Client, or its Agents, must provide their own containers and utensils.
 - b. Any Rental Property, or other assets of the Courthouse, must be adequately protected against hot, cold, or wet items and may not be stapled into.
 - c. No prolonged food preparation or cooking that may cause smoke or grease is allowed.

- d. Client, or its Agent, must provide adequate staff to clear tables during the event and to handle all cleanups after the event. All NON-TOWN STAFF are to be out of the Courthouse no later than two (2) hours after the end of an event. All events must end by 11:00 pm; therefore, 1:00 am is the latest non-staff personnel will be allowed in the Courthouse.
- e. Large trashcans will be available for use during the event. All food and trash are to be removed from the premises after the event ends. Trash must be bagged and removed to outside trashcans.
- f. No hard alcoholic beverages will be allowed without proper rental or permit.

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- 5. **Use of Premises** – Client shall exercise due care in its use and occupancy of the premises and shall, at all times, abide by the Facility Rules and Regulations. By its execution hereof, Client acknowledges that (s)he has read and understands the Facility Rules and Regulations.

Initial here

6. Indemnification and Liability Insurance

- a. Client shall indemnify and save the Town of Dallas, its staff, and Board of Aldermen harmless against any and all claims, suits, demands, actions, fines, damages and liabilities, and all costs and expenses (including, without limitation, reasonable attorneys’ fees) arising out of injury to persons (including death) or property occurring in, on or about, or arising out of the Premises and/or Facilities to the extent caused or occasioned by any acts or omissions of Client, its agents, contractors, employees, invitees, clients, servants, or subcontractors. The non-prevailing party shall also pay all costs, expenses and reasonable attorneys’ fees that may be incurred by the prevailing party in enforcing the agreements of this Rental, whether incurred as a result of litigation or otherwise. Client shall give Town immediate notice any such happening causing injury to persons or property.
- b. By notice to Client, the Town may elect to require that Client shall, at its own expense, keep in force adequate public liability insurance in such amounts and with such companies as shall from time to time be acceptable to the Town and naming Town as an additional insured. Upon request, Client shall furnish to Town copies of policies or certificates of insurance evidencing the required coverage prior to the event date.

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- 7. **Conduct** – The Client agrees to exercise care in the use of the property of the Town of Dallas or Courthouse, content, and common areas. Client shall return facilities in the same condition as originally received prior to vent. If damages occur, the Client will reimburse the Town for any breakage, damage, or loss of property to the grounds, which may occur during event and reimburse

the Town for contracted cleaning should more than routine cleaning be required as determined by the Town. Children must be supervised at all times.

The temperature for all facilities is set at the discretion of the Town of Dallas. The Client may not change or adjust the thermostats, or in any way influences the temperature of the rental spaces. If there is an issue or concern regarding the temperature for an event, the Client may inform a staff member. If set-up time is during operating hours, Client and its representatives will be courteous to visitors and visitors will be asked to do the same.

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- 8. Time and Space Availability** – The allotted rental time for any event is specified at time of rental and only space rented by Client will be open to Client and guests. All events must end by 11:00 pm, not including clean up.

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- 9. Alcohol and Tobacco Policy** – Any hard alcoholic beverages may be served, but the Client must provide a licensed permit for alcohol distribution to the Town. Wine and beer may be served without permit. If alcohol is to be served, Client must coordinate with the Chief of the Dallas Police Department to hire required security personnel. No alcohol may be served without proper security personnel. The Courthouse and grounds are tobacco free facilities, including e-cigarette and vapes, both inside and outside property.

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- 10. Décor** – Decorations in the Courthouse may not interfere with artwork or damage the historic building and grounds. The Town does not allow decorations to be hung on the walls with use of nails, staples, tacks, or tape. No loose glitter or confetti should be used to decorate and all decorations must be removed immediately after your event. No live fire, such as candles or sparklers, are allowed inside the Courthouse or on grounds. Town staff must approve decorations.

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RENTAL CONTRACT

Name/Organization _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

Contact Person (if different from above) _____

Phone _____ Approx. Number of Attendees _____

Type & Description of Event _____

Event Date _____ Event Hours _____ to _____

**If building is used past the above stated time, any hour or portion thereof will be charged at \$50.00 per ½ hour at the discretion of Town staff.*

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**Set up and clean up must be completed within the agreed upon timeframe.*

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Facilities Requested: _____

If renting Courthouse: # of tables that need to be set up: _____ # of chairs: _____

If renting grounds, is outside electricity needed? **Y / N**

Will Alcohol be Served? **Y / N** If yes, list type: _____

In addition, if yes, OFF-DUTY Employment Request Form signed by Dallas Police Chief must be attached to agreement.

ABC Permit required (if serving anything other than wine and beer):

Y / N *Permit must be attached to agreement.*

Caterer: _____

Musician/DJ: _____

Photographer: _____

I have read, understand, and agree to honor all rules and regulations of the Town of Dallas.

IN WITNESS WHEREOF, the parties have caused the Rental to be duly executed as of the day and year written below:

By: _____
(Town Representative)

Client: _____

Date: _____

Deposit Paid: _____

Additional Notes or Comments (For Town Use Only)

_____ Contact the Electrical Department with dates if outside power is needed

_____ Contact Landmasters with dates (General #: 704-864-3259 or Joe Floyd 704-363-5767)

_____ ABC permit attached if serving alcohol other than beer and wine

_____ OFF-DUTY Employment Form attached if serving any type of alcohol

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendment – Insurance Costs

AGENDA ITEM NO. 5B

MEETING DATE: 06/13/2023

BACKGROUND INFORMATION:

Within the Town's Property and Casualty Insurance Policy there is provision for legal representation in the event of suits brought against the Town. This provision carries a \$10,000 deductible for each suit represented. During this current budget year, three suits have been represented on behalf of the Town.

Attached is a budget amendment appropriating funds to cover the deductibles incurred for these suits, as these were not anticipated or provided for during the budgeting process.

MANAGER RECOMMENDATION: Approve the budget amendment providing funds for insurance deductibles, as presented.

BOARD ACTION TAKEN:

**Town of Dallas
Budget Amendment**

Date: June 13, 2023

Action: General Fund Amendment

Purpose: To Appropriate Funds for Police Department Insurance Deductibles

Number: PD-004

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	3999	0000	Fund Balance Appropriated	\$461,340	\$481,340	\$20,000
10	5100	0400	Professional Service	\$11,100	\$31,100	\$20,000

Approval Signature
(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendment – PD Vehicle Damage Reimbursement

AGENDA ITEM NO. 5C

MEETING DATE: 06/13/2023

BACKGROUND INFORMATION:

The Town has received funds from insurance as reimbursement for damage done to one of the 2022 Ford Interceptors.

Attached is a budget amendment to accept the funds from the insurance company and to appropriate those funds for vehicle repair.

MANAGER RECOMMENDATION: Approve the budget amendment accepting and appropriating insurance funds for vehicle damage repair, as presented.

BOARD ACTION TAKEN:

Town of Dallas
Budget Amendment

Date: June 13, 2023

Action: General Fund Amendment

Purpose: To Accept and Appropriate Insurance Funds for Vehicle Damage Repair - 2022 Ford Interceptor

Number: PD-005

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	3500	0000	Miscellaneous	\$6,649	\$9,759	\$3,110
10	5100	1700	Maint & Repair: Vehicles	\$56,325	\$59,435	\$3,110

Approval Signature
(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendment - Duke Energy True Up

AGENDA ITEM NO. 5D

MEETING DATE: 06/13/2023

BACKGROUND INFORMATION:

We have received preliminary information from Duke Energy concerning the true up to be received in July for 2022. Last month, we were projected to owe Duke Energy at minimum \$450,000. It is likely this number will go up, as it is preliminary and Duke is still calculating costs. This is the first time Dallas has ever had to pay Duke. The contract allows Duke to capture additional costs and that is what is happening this year.

A number of years ago Dallas established a Rate Stabilization Fund as a way to set aside funds in the event of a large unexpected expense. Currently, the Rate Stabilization Fund contains \$836,819.49. Use of this fund would be the most logical avenue to cover the true up costs that will be owed to Duke Energy. A budget amendment will have to be made now to provide for the anticipated charge, although the actual bill will not be received until July.

Over the years, the Town has benefitted from previous true ups that have enabled multiple capital projects to be completed with no debt. The true up history is also one of the main reasons there has been no electric rate increases for 12 years.

Attached is a budget amendment to appropriate funds to cover the anticipated Duke Energy True Up costs.

MANAGER RECOMMENDATION: Approve the budget amendment to appropriate funds to cover the anticipated cost of the Duke Energy True Up, as presented.

BOARD ACTION TAKEN:

Town of Dallas
Budget Amendment

Date: June 13, 2023

Action: Electric Department

Purpose: To Appropriate Funds for Duke True Up Expense

Number: EL-003

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
30	3955	0000	Contr From Rate Stabilization	\$0	\$750,000	\$750,000
30	8500	9022	Contr to Elec from Rate Stabil	\$0	\$750,000	\$750,000

Approval Signature
(Town Manager)



Resolution Approving Use of Rate Stabilization Funds

WHEREAS, the Rate Stabilization Fund was established to provide funds for unanticipated expenses in the Electric Fund that would otherwise result in a need to raise electric utility rates to customers; and

WHEREAS, the Rate Stabilization Fund provides protection to the rate paying customers; and

WHEREAS, the Town of Dallas has been in a contract with Duke Energy since 2008 that contains a True-Up element each year and that the Town of Dallas has received True-Up funds from Duke Energy in all years of the contract prior to this year; and

WHEREAS, Duke Energy has informed the Town of Dallas that due to a provision in the contract, Duke Energy is retroactively recovering costs not previously covered in the True-Up calculation, resulting in the Town of Dallas owing Duke Energy an unanticipated amount; and

WHEREAS, the Town of Dallas intends to use funds available in the Rate Stabilization Fund in order to pay Duke Energy the billed True-Up costs instead of passing these costs along to the rate paying customer;

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

Authorizes use of Rate Stabilization Fund funds to pay Duke Energy costs billed through the True-Up.

Adopted this the 13th of June, 2023 at Dallas, North Carolina.

Attested By:

Rick Coleman, Mayor

Sarah Ballard, Town Clerk



Resolution Approving Use of Rate Stabilization Funds

CERTIFICATION

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 13th day of June, 2023; 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 13th day of June, 2023.

Sarah Ballard, Town Clerk

(SEAL)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendment – Façade Grant Award

AGENDA ITEM NO. 5E

MEETING DATE: 06/13/2023

BACKGROUND INFORMATION:

Four Façade Grants have been awarded to Jerry Scruggs for façade improvements to 107 E. Trade St., 109 E. Trade St., 111 E. Trade St., and 113 E. Trade St. for a total of \$15,000.00, as follows:

107 E. Trade St. - \$3,750.00

109 E. Trade St. - \$3,750.00

111 E. Trade St. - \$4,500.00

113 E. Trade St. - \$3,000.00

Attached is a budget amendment to appropriate funds to make the Façade Grant awards, as at the time of budget preparation for the current fiscal year, there were no known awards being considered.

MANAGER RECOMMENDATION: Approve the budget amendment appropriating funds to award Façade Grants, as presented.

BOARD ACTION TAKEN:



May 16, 2023

Mayor

Rick Coleman

Aldermen

Jerry Cearley
Sam Martin
Frank Milton
Darlene Morrow
Hoyle Withers

Town Manager

Maria Stroupe

Town Clerk/HR

Sarah Ballard

Finance

Jonathan Newton

Town Attorney

J. Thomas Hunn

Police

Robert Walls

Electrical

Willie Smith

Public Works

Bill Trudnak

Dev Services

Brian Finnegan

Fire Chief

Earl Withers

Recreation

Nick Daniello

Code Enforcement

David Lingafelt

Town of Dallas
210 N. Holland St.
Dallas, NC 28034

Phone:

704-922-3176

Fax:

704-922-4701

Web Page:

www.dallasnc.net



Mr. Jerry Scruggs
805 E Main Street
Dallas, NC 28034

RE: 107 E Trade Street Façade Improvement Grant Program Application

Dear Mr. Scruggs,

I am happy to inform you that your application for a Town of Dallas Façade Improvement Grant for 107 E Trade Street has been approved. Based on estimates the cost of work for this building is \$7,500.00, which consists of the following: Replacement of 1 door and 2 new windows at \$5,500.00; and painting and repairs to the front façade totaling \$2,000.00. The project is eligible for up to a 50% reimbursement of \$3,750.00.

All necessary zoning and building permits must be obtained prior to beginning your project. The Town's Development Services Department can assist you in obtaining these permits.

Once the planned work has been completed please submit copies of all invoices, copies of all checks paid for each invoice, and all applicable receipts.

If you have any questions, or need further information, please contact Town Hall, at 704-922-3176.

Regards,

Maria Stroupe

Town Manager



May 16, 2023

Mayor
Rick Coleman

Aldermen
Jerry Cearley
Sam Martin
Frank Milton
Darlene Morrow
Hoyle Withers

Town Manager
Maria Stroupe

Town Clerk/HR
Sarah Ballard

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704-922-3176

Fax:
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Web Page:
www.dallasnc.net



Mr. Jerry Scruggs
805 E Main Street
Dallas, NC 28034

RE: 109 E Trade Street Façade Improvement Grant Program Application

Dear Mr. Scruggs,

I am happy to inform you that your application for a Town of Dallas Façade Improvement Grant for 109 E Trade Street has been approved. Based on estimates the cost of work for this building is \$7,500.00, which consists of the following: Replacement of 1 door and 2 new windows at \$5,500.00; and painting and repairs to the front façade totaling \$2,000.00. The project is eligible for up to a 50% reimbursement of \$3,750.00.

All necessary zoning and building permits must be obtained prior to beginning your project. The Town's Development Services Department can assist you in obtaining these permits.

Once the planned work has been completed please submit copies of all invoices, copies of all checks paid for each invoice, and all applicable receipts.

If you have any questions, or need further information, please contact Town Hall, at 704-922-3176.

Regards,

Maria Stroupe

Town Manager



May 16, 2023

Mayor
Rick Coleman

Aldermen
Jerry Cearley
Sam Martin
Frank Milton
Darlene Morrow
Hoyle Withers

Town Manager
Maria Stroupe

Town Clerk/HR
Sarah Ballard

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Web Page:
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Mr. Jerry Scruggs
805 E Main Street
Dallas, NC 28034

RE: 111 E Trade Street Façade Improvement Grant Program Application

Dear Mr. Scruggs,

I am happy to inform you that your application for a Town of Dallas Façade Improvement Grant for 111 E Trade Street has been approved. Based on estimates the cost of work for this building is \$9,000.00, which consists of the following: Replacement of 1 door and 2 new windows at \$5,500.00; and painting and repairs to the front façade totaling \$3,500.00. The project is eligible for up to a 50% reimbursement of \$4,500.00.

All necessary zoning and building permits must be obtained prior to beginning your project. The Town's Development Services Department can assist you in obtaining these permits.

Once the planned work has been completed please submit copies of all invoices, copies of all checks paid for each invoice, and all applicable receipts.

If you have any questions, or need further information, please contact Town Hall, at 704-922-3176.

Regards,

Maria Stroupe

Town Manager



May 16, 2023

Mayor

Rick Coleman

Aldermen

Jerry Cearley
Sam Martin
Frank Milton
Darlene Morrow
Hoyle Withers

Town Manager

Maria Stroupe

Town Clerk/HR

Sarah Ballard

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Web Page:

www.dallasnc.net



Mr. Jerry Scruggs
805 E Main Street
Dallas, NC 28034

RE: 113 E Trade Street Façade Improvement Grant Program Application

Dear Mr. Scruggs,

I am happy to inform you that your application for a Town of Dallas Façade Improvement Grant for 113 E Trade Street has been approved. Based on estimates the cost of work for this building is \$6,000.00, which consists of replacement of front and rear entry doors and 2 windows, and exterior painting and façade repairs all totaling \$6,000.00. The project is eligible for up to a 50% reimbursement of \$3,000.00.

All necessary zoning and building permits must be obtained prior to beginning your project. The Town's Development Services Department can assist you in obtaining these permits.

Once the planned work has been completed please submit copies of all invoices, copies of all checks paid for each invoice, and all applicable receipts.

If you have any questions, or need further information, please contact Town Hall, at 704-922-3176.

Regards,

Maria Stroupe

Town Manager

**Town of Dallas
Budget Amendment**

Date: June 13, 2023

Action: Economic Development Fund Amendment

Purpose: To Appropriate Funds to Award Façade Grants to 107, 109, 111, and 113 E. Trade St.

Number: ED-005

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
33	3999	0000	Fund Balance	\$253,650	\$268,650	\$15,000
33	8500	7900	Façade Grants	\$15,000	\$30,000	\$15,000

Approval Signature
(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendment – Interest Earned

AGENDA ITEM NO. 5F

MEETING DATE: 06/13/2023

BACKGROUND INFORMATION:

At the time of budget preparation for the FY 2022/23 budget year, there was uncertainty as to the amount of interest earned on investments. As this budget year has progressed, the Town has seen a significant increase in interest revenue over the amount budgeted.

Attached is a budget amendment to more accurately reflect the interest earned revenue, which also reduces the amount needed to be transferred from the Electric Fund for this current year.

MANAGER RECOMMENDATION: Approve the budget amendment adjusting interest earned revenue, as presented.

BOARD ACTION TAKEN:

Town of Dallas
Budget Amendment

Date: June 13, 2023

Action: General Fund Amendment

Purpose: To Adjust Budget for Increased Interest Earned Revenue

Number: GF-006

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	3100	0000	Interest Earned on Investment	\$9,564	\$159,564	\$150,000
10	3900	0000	Contr. From Electric Fund	\$885,733	\$735,733	(\$150,000)

Approval Signature
(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Rezoning Request Z-2023-01 -- Parcel 226089

AGENDA ITEM NO. 6A

MEETING DATE: 06/13/2023

BACKGROUND INFORMATION:

Dean Carpenter has submitted a rezoning request for Gaston County Parcel #226089 to be rezoned from Residential R-6 to Highway Business B-2. The property is currently the location of an apartment complex, which is not longer a permitted use in the R-6 District. This use is permitted as a Special Use in the B-2 District and would be required for any expansion of the existing use.

At the April 20, 2023 Planning Board meeting, the Planning Board voted to send a recommendation to approve the rezoning request, along with statements of consistency and reasonableness for the rezoning. The Board of Aldermen reviewed this request at the May 23, 2023 Work Session and no changes have been made since that review.

As proposed, Staff recommends allowing the rezoning, as it has the potential to increase revenue in the Town of Dallas.

This public hearing was advertised as required N.C.G.S. §160D-601. Notice of the public hearing was placed in the Gaston Gazette once a week for two successive calendar weeks, on Wednesday, May 31, 2023 and Wednesday, June 7, 2023.

Attached are supporting documents for this request, including the required ordinance for approval.

MANAGER RECOMMENDATION: Approve the rezoning request to Highway Business B-2, as presented.

BOARD ACTION TAKEN:

Town of Dallas Zoning Map Amendment (Rezoning) Application

Physical Property Address 1001 CAPTAINS ATAS. DR. Dallas NC 28034

Tax Parcel Number 226089 Lot Size _____

Current Zoning R-6

Requested Zoning B-2

Conventional Conditional _____

Property Owner(s) J. Dean Carpenter

Owners Address 3613 Dallas Cherryville Hwy. Dallas NC 28034

Phone Number 704-922-9800
(attach separate sheet if necessary)

Email Address dean@carpenters
realstate.net

If different than owner:

Applicant Name _____

Applicant Address _____

Phone Number _____
(attach separate sheet if necessary)

Email Address _____

Signature of Applicant _____

Signature of Owner J. Dean Carpenter

Staff Only:

Date of completed application 3/20/23

Received by BT

Planning Board Meeting Date 4/20/23

Public Hearing Meeting Date _____

Carpenter's Real Estate, Inc.

704-922-9800 • Fax: 922-7856

12 March 2023

3613 Dallas Cherryville Hwy., Dallas, NC 28034

To: Town of Dallas

Re: Rezoning request Parcel (226089)

A few years ago I met with the Dallas zoning officer at that time and discussed building more apartments at 1001 Captain Quarters Dr. Dallas NC. The original plans I submitted to Dallas that was APPROVED at that time for 100 apartments. I completed 32 units and then time passed then covid and now we are hoping to continue expanding the apartment project. We think Captain Quarters has been a positive project for the town of Dallas. We keep our rents lower so people can afford to live there. We manage the apartments from our Dallas office.

We are also open to discuss building student housing for Gaston College. We have for years been renting to Gaston College students taking the Vet Teck classes. As a former student of Gaston College and having served 5 years on their Board of Trustees I am a strong supporter of the college.

In addition I would like to discuss a future building of a HOTEL to serve the Dallas Community and the new Olympic swimming pool to be built later this year in front of Gaston College.

Carpenters Real Estate has been in business over 50 years we have built 14 single family subdivisions that have proved to be assets to the Dallas community and Gaston County.

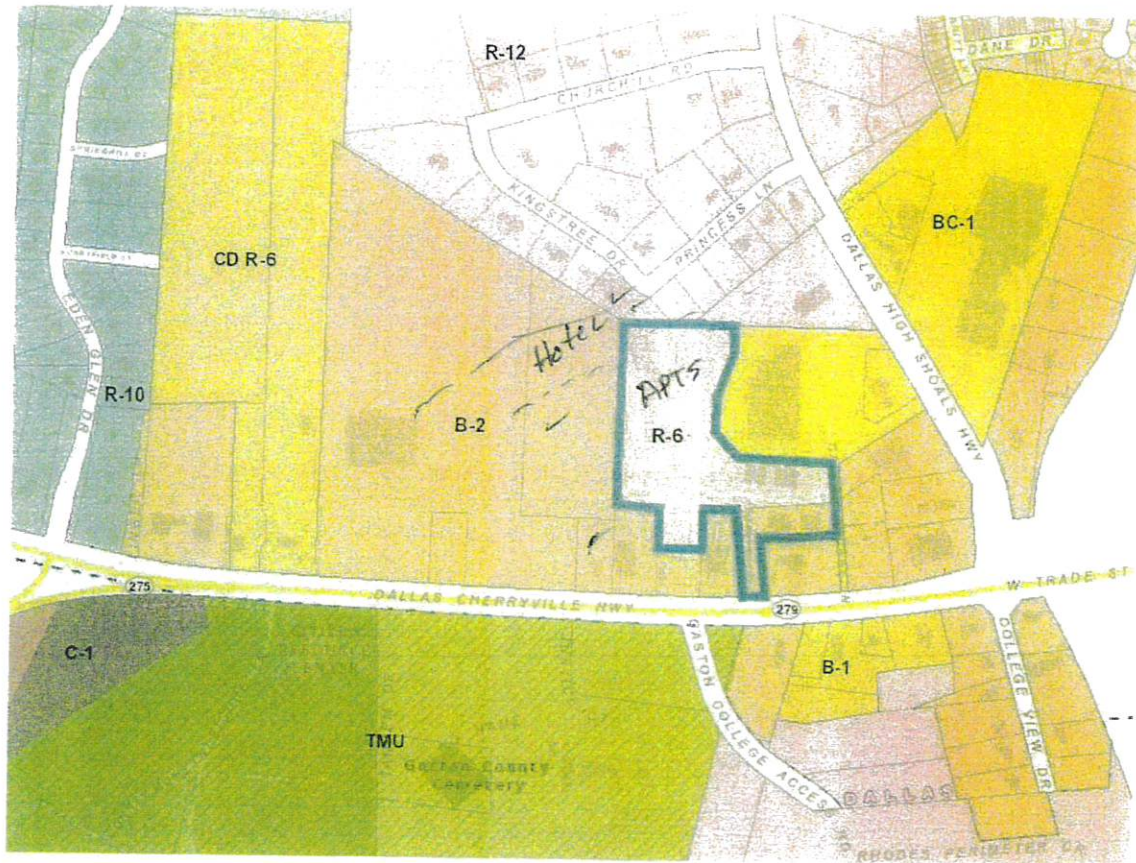
I appreciate your consideration to our application, and if approved we will continue to build conventional housing.

If you need additional information please do not hesitate to contact me.

Sincerely,



Dean Carpenter



Disclaimer: The information provided is not to be considered as a Legal Document or Description. The Map & Parcel Data is believed to be accurate, but Gaston County does not guarantee its accuracy. Values shown are as of January 1, 2019.

The grands

R-5 = APTS

B-2 = Special use multi-Family

Rezone
Special use - Bd of Adjustments

3.09 Acres - Hotel

Staff Report

Zoning Text Amendment Request: R-6 to B-2

Applicant: Dean Carpenter

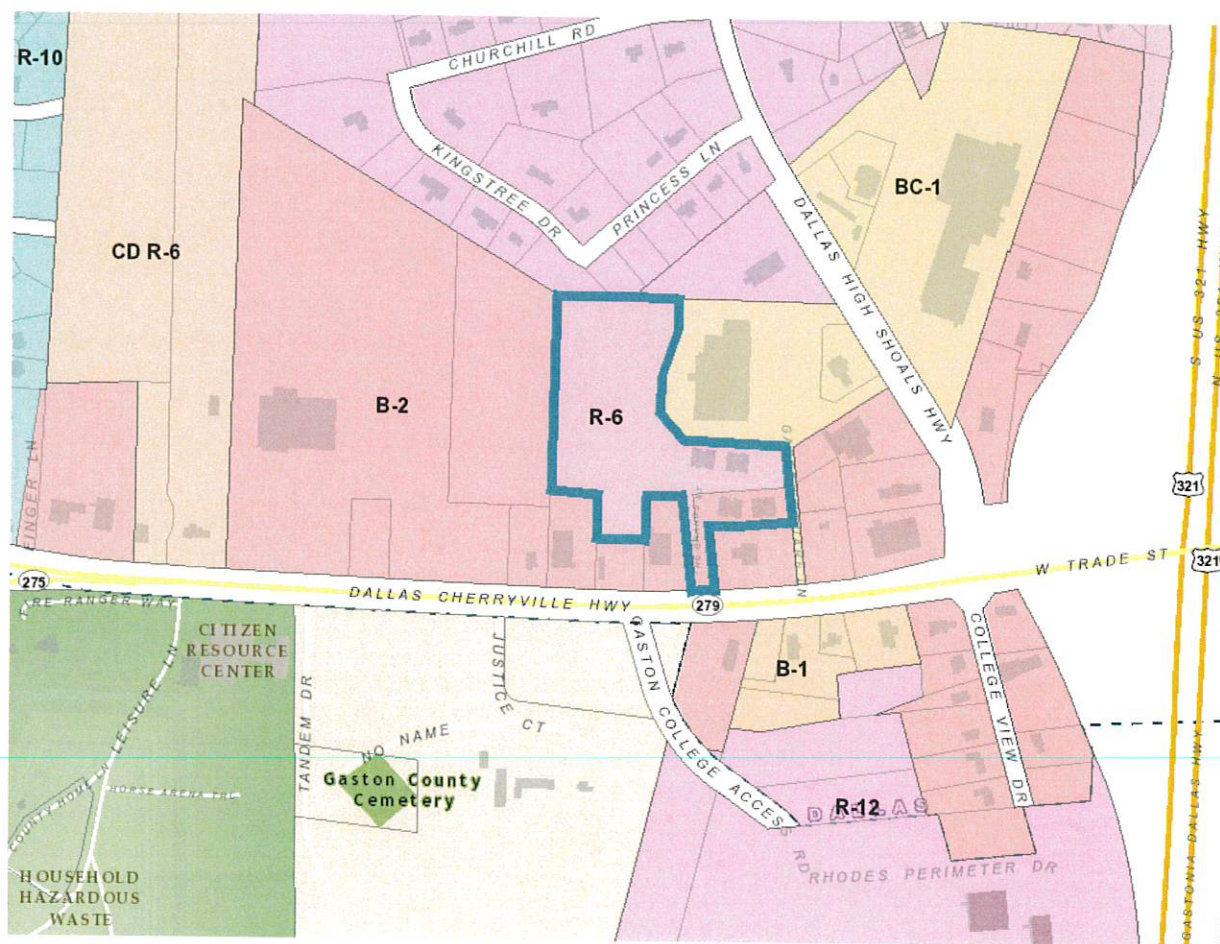
Authorized Agent: Dean Carpenter

Subject properties: Gaston County Parcel 226089

Current Zoning: R-6 **Proposed Zoning:** B-2

Request: The applicant is requesting to zone the subject property to B-2 to match surrounding districts and diversify potential future development.

General Location: The subject property is located west of town off Highway 279, situated between Dallas-High Shoals Highway and Dallas-Cherryville Highway. This property is the same parcel as the Captain's Quarters apartment complex: 32 apartments. See below:



Staff Analysis: The original plans submitted by Dean Carpenter were approved for 100 apartments.

The subject properties are currently inside town limits and fully within the jurisdiction of the Town of Dallas. The first map attached to the report shows the existing zoning districts in which this parcel, and all surrounding parcels, are located. Proposed zoning is B-2. This zoning district is described in the Town of Dallas Unified Development Ordinance, Section 153.033 as follows:

Within the B-2 zones, as shown upon the zoning map of the town, incorporated by reference in § 153.021, the following regulations shall apply.

(A) Permitted uses. Refer to the Permitted Uses Chart (Appendix C).

(B) Required lot area, lot widths and yards. Buildings or structures used wholly or in part for residential purposes shall comply with the requirements for R-6 zones. Buildings used for other permitted uses where the lot abuts on the side or the rear of a residential zone shall have minimum side yard of eight feet on the abutting side, and a minimum rear yard of 20 feet on the abutting rear. For the purpose of this provision, where properties are separated by a street or alleyway, such properties are deemed abutting.

(C) Height. All buildings shall comply with the height requirements for residential zones.

(D) Off-street parking. Off-street parking shall be provided by all uses as required by § 153.042.

(E) Off-street loading and unloading. Off-street loading and unloading space shall be provided by all uses as required by § 153.044.

(F) Signs. For the purpose of advertising any use permitted in this zone the regulations of §§ 153.080 through 153.087 shall apply.

This district can allow for higher density similar to what is existing, based on other districts in the area, this rezoning would not be disproportionate with the surrounding area that will remain in the Town of Dallas jurisdiction. If approved the property will be in the B-2 zoning district and is surrounded by other similar projects which is consistent with current growth and expansion. There are utilities in the area. There is a water line that runs along Dallas Cherryville Highway. There is a sewer line along Dallas Cherryville Highway and Dallas High Shoals Highway.

Comprehensive Land Use Plan: This property falls in multi-family residential and suburban mixed-used center which allows for apartments or hotel. Suburban mixed-use center is consistently commercial or mixed-use. This area projects growth that is expected to lean more toward a multifamily/commercial corridor. When staff planned out the future land use map the intent was to show this area with more multifamily residential. The expectation is for this area to provide an opportunity for Dallas to develop a hub for mixed-use and multifamily on the north along Lower Dallas, with a mix of either apartments or condominiums, that are higher density residential.

Staff Recommendation: The proposed rezoning will add multifamily residential or use center to Dallas, which the Town needs. This portion of the Town’s planning area holds great potential in attracting future growth on the western side of town.

**Minutes
Town of Dallas
Planning Board
Meeting of April 20, 2023**

A) Z-2023-01 Rezoning Petition

Wright presented the proposed rezoning petition to rezone Gaston County Parcel #226089 from its current R-6 district to the B-2 district. The original proposed rezoning request will change the subject property to the B-2 district to match surrounding districts and diversify potential future development of the land.

Bratton raised concern over vehicle accessibility and parking depending on what was built on the parcel. Finnegan responded stating that this request is only to rezone, not to rezone for a specific use.

Faro raised concern over rezoning the parcel into a conventional district rather than conditional. The reason being conventional allows for more uses of the parcel whereas conditional demands more specific uses. Finnegan stated that allowing this rezoning to pass conventional B-2 will change the subject property to be the same as surrounding property and not create a new district. Therefore, future development will not be as restricted so long as all members are satisfied with all of the permitted uses for any parcel zoned conventional B-2. This district can allow for higher density, similar to what is existing currently and rezoning to conventional B-2 would be consistent with the current growth and expansion that the town is experiencing.

After some discussion it was decided that the proposed rezoning to conventional B-2 was consistent and reasonable for the town.

A motion was made by Bratton, seconded by Smith, to recommend approval of the rezoning petition with the following statements of consistency and reasonableness:

STATEMENTS OF CONSISTENCY AND REASONABLENESS FOR REZONING APPROVAL

The proposed rezoning from R-6 zoning district to B-2 is consistent with the 2030 Comprehensive Land Use Plan. The property is located within a multifamily area on the future land use plan, which is permitted as a special use in the B-2 district. The surrounding area is also B-2, and this will increase development potential of the property and is therefore a reasonable request and in the Town's best interest.

The motion was passed with a vote of 6-1. Wilson, Bratton, Traversie, O'Daly, Smith, and Simms voted for. Faro voted against.

STATEMENTS OF CONSISTENCY AND REASONABLENESS **FOR** ZONING MAP AMENDMENT

The proposed rezoning from R-6 zoning district to B-2 is consistent with the 2030 Comprehensive Land Use Plan. The property is located within a multifamily area on the future land use plan, which is permitted as a special use in the B-2 district. The surrounding area is also B-2, and this will increase development potential of the property and is therefore a reasonable request and in the Town's best interest.

STATEMENTS OF CONSISTENCY AND REASONABLENESS **AGAINST** ZONING MAP AMENDMENT

The proposed rezoning from R-6 zoning district to B-2 is not consistent with the 2030 Comprehensive Land Use Plan. The property is located within a multi-family area on the future land use plan, which is not a by right development for the B-2 District. Expansion of a multifamily use in a commercial corridor is not a reasonable request and therefore not in the Town's best interest.

Statement Adopted: _____

Curtis Wilson, Chairman

Date





Mayor
Rick Coleman

Aldermen
Jerry Cearley
Samuel S. Martin
Frank Milton
Darlene Morrow
Hoyle Withers

Town Manager
Maria Stroupe

Town Clerk/HR
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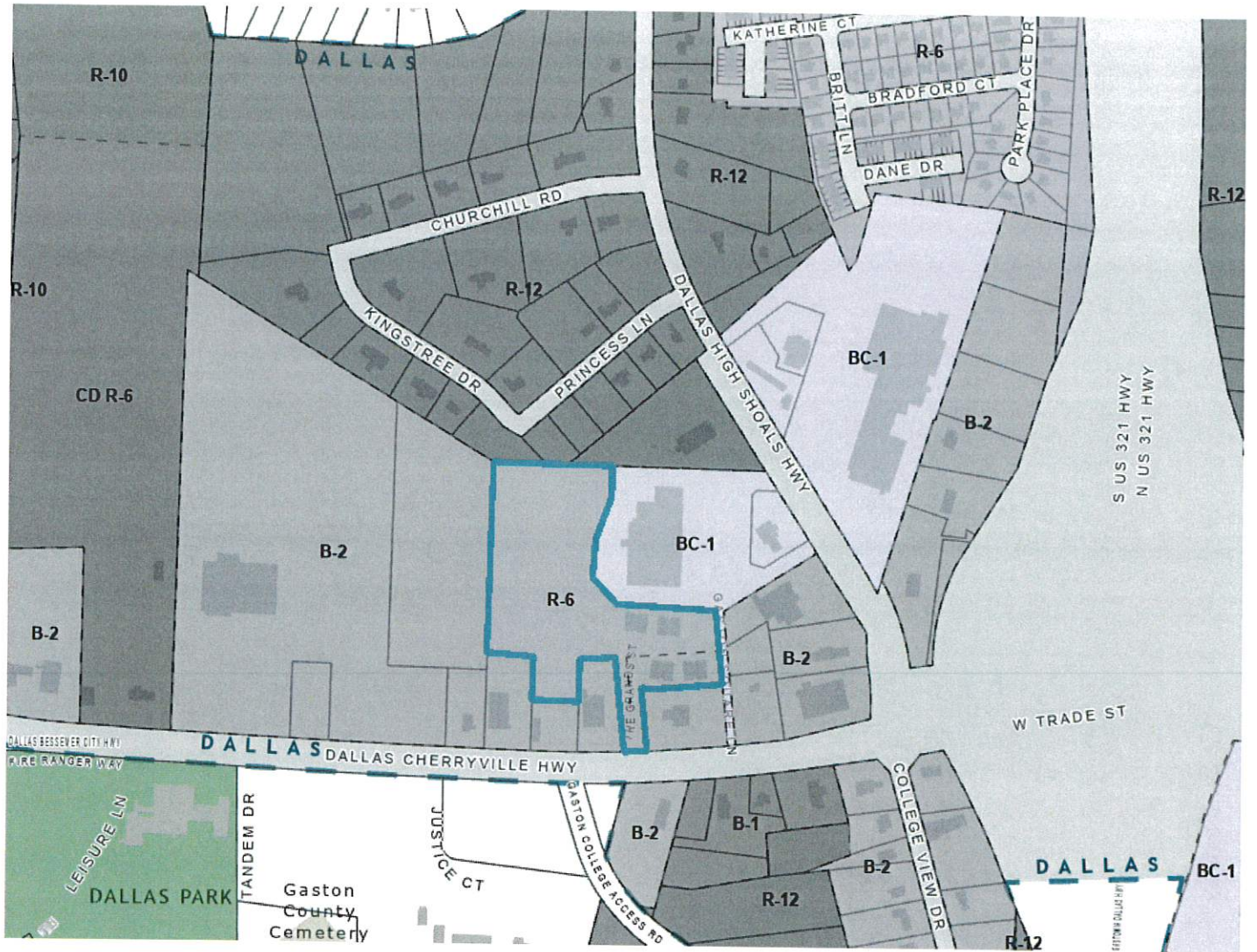


NOTICE OF PUBLIC HEARING – ZONING MAP AMENDMENT TOWN OF DALLAS, NC

You are receiving this letter as a notice that the Board of Alderman for the Town of Dallas will hold a public hearing on the below listed proposed zoning map amendment. The hearing will be held before the Town Board of Aldermen at their regularly scheduled meeting on **Tuesday, June 13, 2023 at 6:00 PM** in the Fire Station Community Room at 209 West Main St., Dallas, NC 28034.

The Board of Aldermen will consider a rezoning request submitted by Dean Carpenter to rezone 1001 A Captain's Quarters Drive, Gaston County Parcel #226089, located just off Dallas Cherryville Highway in the western side of the Town of Dallas from Residential R-6 to Highway Business B-2. A portion of the property is already zoned B-2, the request is to make the zoning on the entire 8.01-acre parcel B-2.

All interest persons are invited and encouraged to attend this meeting in person or via Zoom. For persons requiring special assistance, please contact Town Hall at 704-922-3176 at least 48 hours in advance. For more information, email Landon Wright, Town Planner, at lwright@dallasnc.net.



3J Development LLC
40 Seminole Street
Asheville, NC 28803

Euwilda W Rose Irrevoc Trust
203 College View Dr
Dallas, NC 28034 9353

Byrd Joseph A Byrd Melissa
109 Kingstree Dr
Dallas, NC 28034

Smith James Paul Smith Myra Wood
P O Box 274
Dallas, NC 28034

Agree Stores LLC
P O Box 2198
Memphis, TN 38101

Archland Property I LLC
C/O US Realty Advisors LLC
1370 Avenue of the Americas
New York, NY 10019

Schroeder Samuel J & Schroeder Brian L
107 Princess Lane
Dallas, NC 28034

Lindgren Rebecca Dawn Lindgren
Matthew P
112 Kingstree Dr
Dallas, NC 28034

Carson William D Carson
Tonya P
108 Princess Ln
Dallas, NC 28034

Wal-Mart Real Est Business TR
P O Box 8050 Mail Stop 0555
Bentonville, AR 72712 8050

Carpenter J Dean Carpenter
Jacqueline H
3613 Dallas Cherryville Hwy
Dallas, NC 28034

Wachovia Corp Real Estate
C/O Ryan LLC
PO Box 2609
Carlsbad, CA 92018 2609

Waffle House Inc
5986 Financial Dr
Norcross, GA 30071 2949

Ridenour Shane David & Pierce
Shaun Michael Reid
123 Churchill Rd
Dallas, NC 28034 1301

Waltrust Properties Inc
C/O Walgreen Co Store #10608
PO Box 1159
Deerfield, IL 60015 6002

South State Bank
C/O David H Helms PO Box 1287
Orangeburg, SC 29116

Windsor Station LLC
C/O Phillips Edison & Company
11501 Northlake Dr
Cincinnati, OH 45249

Gaston College
C/O USPS
3151 Dallas High Shoals Hwy
Dallas, NC 28034

Hall Michael Wayne Hall
Vanda Sloan
122 Princess Ln
Dallas, NC 28034

N C State Hwy Commision
1598 Mail Service Ctr
Raleigh, NC 27699

APIF-North Carolina LLC
2626 Glenwood Ave Ste 550
Raleigh, NC 27608

Reid Teresa Ann & Arrendale
Sharon Elizabeth
430 Dogwood Trl
Kernersville, NC 27284 2223

Edison Rebecca
2478 Amity Ave
Gastonia, NC 28054 5931

Moore Donna Gibson
PO Box 535
Dallas, NC 28034 0535

Patterson Zachery Eugene
118 Kingstree Drive
Dallas, NC 28034

Regent Park Enterprises Inc
60 Fenner Ave
Asheville, NC 28804 3317

Carter Gregory Scott Carter
Elizabeth Medford
113 Princess Ln
Dallas, NC 28034

Laurinburg KFC Take Home Inc
P O Box 1469
Laurinburg, NC 28352

Queen Larry N Queen
Janell C
1007 Dallas Cherryville Hwy
Dallas, NC 28034 8709

Riptide LLC
749 Fenner Road
Rocky Mount, NC 27804

Passaic Prospect Associates LLC
P O Box 600
Warwick, NY 10990

McDonalds USA LLC
110 N Carpenter Street
Chicago, IL 60607

Medlin Robert L
Medlin Susan M
1317 Stillwater Dr
Seneca, SC 29672 8004

State Of North Carolina
C/O State Property Office 1321
Mail Service Center
Raleigh, NC 27699 1321

Johnson Zachery Dean Brackett
Jenna Patrice
110 Princess Lane
Dallas, NC 28036

Burleson Marie Helena Roer
Helena May
103 Princess Lane
Dallas, NC 28034

Biltmore Business Centre LLC
Azalea Limited Partnership
1300 Tunnel Rd
Asheville, NC 28805

McGrady James Joseph Jr
105 College View Dr
Dallas, NC 28034

Roberts Family Ventures LLC
5099 Willow Pond Rd
Lake Wylie, SC 29710 7003

Govt Public Notices

NOTICE OF PUBLIC HEARING SET DATE
PROPOSED BUDGET FY 2023-2024
 Notice is hereby given in accordance with the provisions of N.C.G.S. 159-12, the proposed budget for the fiscal year ending July 1, 2023, for City of High Shoals has been filed with the City Clerk, submitted to the Mayor and Council, and is available for public inspection between the hours of 8 a.m. - 5 p.m., Monday through Friday, excluding holidays, at City Hall, located at 101 Thompkins St., High Shoals, NC 28077. The proposed budget is available for viewing on the city's website at www.cityofhighshoals.com (under "News & Notices"). Notice is hereby given that a public hearing will be held in City Hall, located at 101 Thompkins St., High Shoals, NC 28077 on Tuesday, June 13th, 2023, beginning at 6:00 p.m. for the purpose of receiving input from citizens wishing to comment on the proposed budget for FY 2023-2024. Comments may also be emailed to Brandon.Francis@cityofhighshoals.net prior to the public hearing. This being the 24th day of May.

May 31 2023 LWLA0011372

Public Notices

To Answer the Complaint heretofore, a copy of which is herewith served upon you, and to serve a copy of your Answer to this Complaint upon the subscriber, at Post Office Box 1866, Walterboro, South Carolina 29388, within thirty (30) days after service heretofore, exclusive of the day of such service, and if you fail to Answer the Complaint, judgment by default will be rendered against you for the relief demanded in the Complaint.
MURDAUGH LAW GROUP, LLC
 By: Steven D. Murdough
 Steven D. Murdough
 402 Robertson Boulevard
 Post Office Box 1866
 Walterboro, SC 29388
 (843) 787-6070
ATTORNEYS FOR PLAINTIFF
 February 8, 2023
 Walterboro, South Carolina
 031883 525 501 6723

AMENDED NOTICE OF FORECLOSURE SALE

Under and by virtue of the power of sale contained in a certain Deed of Trust made by Willie M. Hall (Deceased) (PRESENT RECORD OWNER); Willie M. Hall and 424 Everest Drive Trust c/o Trustee of Managing Agent and 424 Everest Drive Trust c/o Trustee or Managing Agent; Heirs of Willie M. Hall a/k/a Willie Mae Cobb Hall; Mary Cobb, Sarah Moon, Annie Bell Sanford, Preston Cobb, Jr., Calhoun Cobb, Ida Buckner, Willie Flem Cobb; Heirs of Preston Cobb, Jr.; Preston LeDerrick Cobb; Heirs of Calhoun Cobb; Rosa Johnson, Gloria Cobb, Fannie LaRee Cobb, Calvin Cobb, Clifford Cobb; Heirs of Ida Buckner; Jannette Flack; Cynthia Buckner, Thomas Buckner; Heirs of Willie Flem Cobb; Evette Cobb a/k/a Eddie Jackson; Dexter Cobb a/k/a Eddie Cobb; Eddie Cobb; Ralph Cobb) to Stuart Clarke of Thorpe & Trustee(s), dated March 22, 2007, and recorded in Book No. 435, at Page 412, in Gaston County Registry, North Carolina. The Deed of Trust was modified by the following: A Loan Modification recorded on October 15, 2010, in Book No. 4534, at Page 184 A Loan Modification recorded on January 3, 2011, in Book No. 4546, at Page 1331, default having been made in the payment of the promissory note secured by the said Deed of Trust and the undersigned, Substitute Trustee Services, Inc. having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in the Office of the Registrar of Deeds Gaston County, North Carolina and the holder of the note evidencing said indebtedness having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale of the courthouse door in Gaston, Gaston County, North Carolina, or the customary location designated for foreclosure sales, at 1:15 PM on June 7, 2023 and will sell to the highest bidder for cash the following real estate situated in Gastonia in the County of Gaston, North Carolina, and being more particularly described as follows:
 Being all of Lot 67 of Mountain View, Phase 1, Map 2, as shown on a map thereof recorded in Book 87, at Page 58 of the Gaston County Public Registry, North Carolina. Together with improvements located thereon said property being located at 424 Everest Drive, Gastonia, North Carolina.
 Being the same property conveyed to Federal National Mortgage Association c/o First Horizon Home Loan Corporation by Substitute Trustee's Deed recorded 02/15/07 in Book 4295, Page 1156 of the Gaston County Public Registry, North Carolina.
 Tax ID #204679
 Trustee may, in the Trustee's sole discretion, delay the sale for up to one hour as provided in N.C.G.S. 44-21.23.
 Should the property be purchased by a third party, that party must pay the excise tax, as well as the court costs of Forty-Five Cents (\$0.45) per One Hundred Dollars (\$100.00) required by N.C.G.S. 37A-308(c)(1).
 The property to be offered pursuant to this notice of sale is being offered for sale, transfer and conveyance "AS IS, WHERE IS." Neither the Trustee nor the holder of the note secured by the deed of trust/security agreement, or both, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representatives of either the Trustee or the holder of the note make any representation or warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, or at or relating

Govt Public Notices

dollars (\$750.00), whichever is greater, is required and must be tendered in the form of certified funds at the time of the sale. If the trustee is unable to convey title to this property for the reasons stated above, the remedy of the purchaser is the return of the deposit. Reasons of such inability to convey include, but are not limited to, the filing of a bankruptcy petition prior to the confirmation of the sale and reinstatement of the loan without the knowledge of the trustee. If the validity of the sale is challenged by any party, the trustee, in its sole discretion, if it believes the challenge to have merit, may request the court to declare the sale to be void and return the deposit. The purchaser will have no further remedy. Additional Notice for Residential Real Property with Less than 15 rental units, including Single-Family Residential Real Property. An order for possession of the property may be issued pursuant to N.C.G.S. 45-21.29 in favor of the purchaser and against the party or parties in possession by the clerk of superior court of the county in which the property is sold. Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may after receiving the notice of foreclosure sale, terminate the rental agreement by providing written notice of termination to the landlord, to be effective on the date stated in the notice that is at least 10 days but not more than 90 days after the sale date contained in this notice of sale, provided that the mortgagee has not cured the default of the time the tenant provides the notice of termination. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

NOTICE OF PUBLIC HEARING - ZONING MAP AMENDMENT

TOWN OF DALLAS, NC
 Notice is hereby given that the Town Board will hold a public hearing on the below listed proposed zoning map amendment. The hearing will be held before the Town Board of Aldermen at their regularly scheduled meeting on Tuesday, June 13, 2023 at 6:00 PM in the Fire Station Community Room at 209 West Main St., Dallas, NC 28034.
 2-0223-01
 The Board of Aldermen will consider a rezoning request submitted by Dean Carpenter to rezone 1001 A Gaston's Quarters Drive, Gaston County Parcel #225089, located just off Dallas-Cherryville Highway in the western side of the Town of Dallas from Residential R-2 to Highway Business B-2. A portion of the property is already zoned B-2, the request is to make the zoning on the entire 8.01 acre parcel B-2.
 All interested persons are invited and encouraged to attend this meeting in person or via Zoom. For persons requiring special assistance, please contact Town Hall at 704-922-3176 at least 48 hours in advance. For more information, email Landon.Wright@townofdallas.net.

Public Notices

Parcel ID: 207257 & 207258
 Address: 509 & 505 Catawba Point Way in Belmont
 Request: Rezone from the (R-2) Single Family Moderate Zoning District with (U5) Urban Standards Overlay to (C-1) Conditional District Light Commercial with (U5) Urban Standards Overlay
 Applicant: MBI Carolinas LLC
 Questions should be addressed to the Gaston County Building and Development Services Department at (704) 864-3155. Gaston County strives to ensure that people with disabilities have an equal opportunity to access its programs, services and activities. If you will require assistance to participate in a meeting of the Gaston County Board of Commissioners, we request that you contact the Clerk to the Board at (704) 864-3196 at least 5 business days before the event.
 May 31 2023 LWLA0011485

NOTICE OF PUBLIC HEARING - ZONING MAP AMENDMENT

TOWN OF DALLAS, NC
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PUBLIC NOTICE

The Gaston County Board of Commissioners (BOC) has made the following change to its 2023 Regular Meeting Schedule for June:
 • June 27th Regular Meeting has been RESCHEDULED to June 13th and will immediately follow the regularly scheduled Work Session at 6:00 am. The Meeting will be held at the Gaston County Courthouse, Harley B. Gaston Jr., Public Forum, 325 Dr. Martin Luther King, Jr. Way, Gastonia.
 Gaston County strives to ensure that people with disabilities have an equal opportunity to access its programs, services and activities. If you will require assistance to participate in a meeting of the Gaston County Board of Commissioners, we request that you contact the Clerk to the Board at (704) 864-3196 at least 5 business days before the event.
 Donna S. Butt
 Clerk to the Board

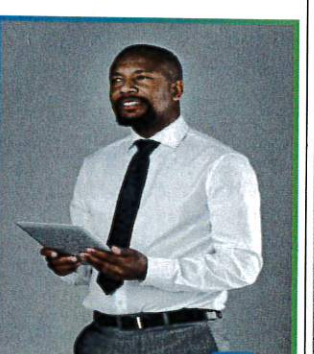
May 31 2023 LWLA0011455

Public Notices

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 Complete Property Management, Leasing and Real Estate Services for Residential and Commercial Properties.
 Family \$32,900 Monthly - 3 Bedroom / 1 1/2 Bath Property has been FULLY RENOVATED!
 TO OWN - cannot qualify for a mortgage through the DROBLEM!
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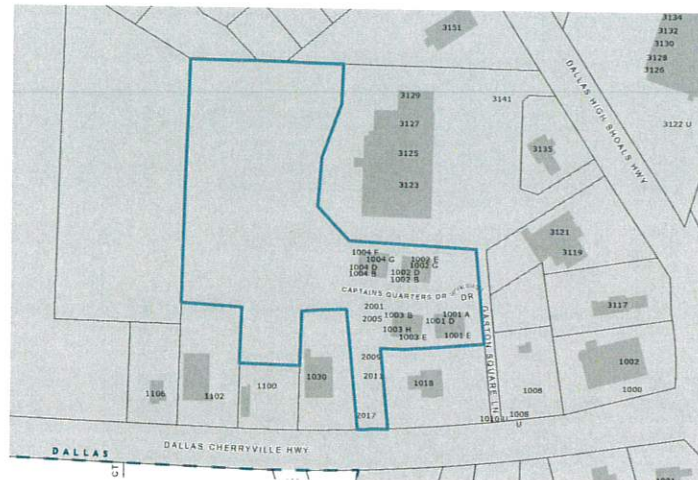
AN ORDINANCE ADOPTING A ZONING MAP AMENDMENT/REZONING, PETITION Z-2023-01, IN THE TOWN OF DALLAS (ADOPTED BY THE DALLAS BOARD OF ALDERMEN 6/13/2023)

Whereas, this amendment is in accordance with Application within Municipalities, pursuant to Article 6 of Chapter 160d; and

Whereas, the Town of Dallas Board of Aldermen, in consideration of rezoning petition by owner J. Dean Carpenter, for property located at 1001 A Captain's Quarters Drive, further identified as Gaston County Tax Parcel ID 226089, finds that the petition meets the standards set forth for the Highway Business B-2 District; and

Whereas, the rezoning of Parcel ID# 226089 to B-2 is not inconsistent with the 2030 Future Land Use Plan's map designation as Multifamily; and

Whereas, the rezoning request is deemed reasonable and, in the public's, best interest in order to maximize the site for future development, while protecting the overall character and appearance of the Town.



Now, therefore be it ordained, by the Board of Aldermen of the Town of Dallas, North Carolina, grants J. Dean Carpenter approval of the above-referenced zoning petition effective June 13, 2023.

Should any provision of this petition be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

This Ordinance shall take effect and be in force from and after the date of its adoption.

Adopted, this 13th day of June, 2023.

ATTEST:

Rick Coleman, Mayor

Sarah Ballard, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Proposed FY2023-24 Budget Ordinance

AGENDA ITEM NO. 6B

MEETING DATE: 06/13/2023

BACKGROUND INFORMATION:

Enclosed is the proposed Budget Ordinance for Fiscal Year 2023-2024, including the proposed fee schedules and budget message. Preparation for this Budget Ordinance included a Strategic Planning meeting that was held on March 6, 2023, with additional Budget Work Sessions held on March 28, 2023 and May 9, 2023. An original draft proposal was submitted to the Board on May 23, 2023 at the final Budget Work Session. The only changes proposed to the draft budget by the Board at the May 23rd Work Session resulted in a \$2,000 increase to the Recreation Department budget.

As proposed, the FY2023-2024 for the Town of Dallas would total \$20,286,537 (an increase of 11.2% from the FY2022-2023 budget) and includes the fund breakdown show below.

General Fund:	\$6,180,474
Water & Sewer Fund:	\$4,292,873
Electric Fund:	\$9,599,640
Stormwater Fund:	\$ 213,550

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 June 2, 2023.

MANAGER RECOMMENDATION: Approve the proposed FY2023-24 Budget and Fee Schedule, as presented.

BOARD ACTION TAKEN:

Public Notices

Originally published at gastongazette.com on 06/02/2023

PUBLIC HEARING NOTICE

The proposed FY2023-24 budget for the Town of Dallas has been presented to the Board of Aldermen and is available for public inspection in the office of the Town Clerk at 210 N. Holland St., Dallas, NC. There will be a public hearing on Tuesday, June 13, 2023 at 6:00 pm, held at the Dallas Fire Department Community Room for the purpose of discussing and adopting the proposed budget.

June 2, 2023 8864938

TOWN OF DALLAS - GENERAL FEES

UTILITY DEPOSITS		\$85.00	Water - Inside Town Limits
		\$170.00	Water - Outside Town Limits
		\$160.00	Electric
LATE FEE		\$6.00	Charged after 15th of Month
SERVICE CHARGE/RECONNECTION FEE		\$30.00	Charged if on Cut-Off List
		\$100.00	Charged if Cut at Pole
CREDIT CARD FEES	(\$0 to \$85.01 transaction)	\$2.50	per transaction
	(\$85.02+ transaction)	2.95%	per transaction
METER TEST FEE		\$15.00	Residential
		\$65.00	Commercial
UTILITY HISTORY PRINT OUT		\$5.00	per request
POLICE REPORT FEES		\$5.00	per report (up to 5 pages)
		\$1.00	per page after 5 pages
FIRE REPORT FEE		\$5.00	per report
RETURN CHECK FEE		\$30.00	per occurrence
CUSTOMER REQUESTED STOP PAYMENT FEE		\$40.00	per occurrence
BUSINESS REGISTRATION FEE		\$35.00	Annually
INTERMENT FEES		\$50.00	During Business Hours
		\$125.00	Weekends/After Hours
NOISE PERMIT		\$20.00	Daily Permit
		\$75.00	Monthly Permit
		\$400.00	Annual Permit
CIVIC BUILDING RENTAL FEE		\$200.00	Inside Town Limits Resident
		\$300.00	Outside Town Limits Resident
VOLUNTARY ANNEXATION PETITION		\$550.00	per application
			(*Does not include ads, postage etc.)
WATER FLOW TEST FEE		ACTUAL COST	
CODE ENFORCEMENT FEES		\$105.00	less than 1/2 acre
	Over 1/2 acre	ACTUAL COST	
	Trash/Junk Removal	ACTUAL COST	
SPECIAL EVENTS FEE			
Fee shall be assessed upon approval of event and are due no later than five (5) business days prior to event.		\$150.00	per occurrence
Events will be cancelled if fees are not paid when due.			

TOWN OF DALLAS - ELECTRONIC SIGN ADVERTISING FEES

FOR-PROFIT ENTITY

	<u>Per Month**</u>	<u>Per Day*</u>
10 second view	\$100.00	\$10.00
20 second view	\$175.00	\$18.00
30 second view	\$225.00	\$25.00
1 minute view	\$350.00	\$35.00

NON-PROFIT/CIVIC GROUP

	<u>Per Month**</u>	<u>Per Day*</u>
10 second view	\$30.00	\$10.00
20 second view	\$55.00	\$6.00
30 second view	\$75.00	\$8.00
1 minute view	\$125.00	\$12.00

* 275 average views per day

**8250 average views per month

TOWN OF DALLAS - DEVELOPMENT SERVICES FEES

ZONING PERMIT FEES

Residential Permits	Cost of Waste Cart +	\$80.00	per permit
Residential Fence Permit		\$20.00	per permit
Residential Accessory/Addition/Remodel		\$30.00	per permit
Beekeeper/Apiary		\$55.00	One-time fee
Customary Home Occupation		\$55.00	One-time fee
Business Registration Zoning Permit/Verification		\$40.00	per permit
Multi-Family Permits		\$55.00	per dwelling unit
Commercial	\$130.00 Existing Building	\$375.00	New Building
Manufacturing/Industrial	\$130.00 Existing Building	\$375.00	New Building
Zoning Verification Letter		\$50.00	per letter
Zoning Demolition Sign-off Verification		\$50.00	per occurrence
Zoning Sign-off on ABC Permit		\$50.00	per permit
Zoning Letter Not Specified on Fee Schedule		\$50.00	per letter
Driveway Permit	\$60.00 Commercial	\$30.00	Residential
Sign Permit		\$45.00	per permit
EVM Sign Permit		\$400.00	per permit
Mailed Copy Charge		\$1.50	per copy
Violation Abatement Administrative Fee		\$110.00	per occurrence
Unpermitted Work Completed	\$60 Upcharge Added to Appropriate Permit Fee		

COMMISSION APPLICATIONS (Fee DOES NOT Include Cost of Advertisements, etc.)**

Rezoning, Conditional Use, Variance, Appeal, Text Amendment	\$550.00	per application
Historic District Commission Approval	\$550.00	per occurrence

SKETCH PLAN REVIEWS

Multi-Family/Subdivisions/Commercial/Manufacturing/Industrial	\$250.00	per review
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CONSTRUCTION PLAN REVIEWS ** (Staff Review Only -- Engineering Review Charged Separately)

Multi-Family/Commercial/Manufacturing/Industrial - 1st Building	\$330.00	per review
Each Additional Building (2 or more structures on a lot)	\$110.00	per review

SUBDIVISION FEES (Staff Review Only -- Engineering Review Charged Separately)

Minor/Exempt Subdivisions	\$200.00	per review
2 - 50 lots	\$200 + \$10/lot	per review
50+ lots	\$200 + \$10/lot	per review
Final Plat Submittal Fee	\$200.00	

CELLULAR/RADIO COMMUNICATIONS

New, Facility/Tower Application	\$4,950.00	per review
Modifications, Upgrades, Co-locations on Existing Structures	\$1,650.00	per review
Special Use Permit	\$550.00	per review

ROAD NAME CHANGE APPLICATION

Application Review Fee**	\$220.00	per review
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**Fee does not include cost of advertisements, street signs or installation - Charged at actual cost

ENGINEERING REVIEW FEES

MULTIFAMILY/COMMERCIAL/INDUSTRIAL PLAN REVIEW FEES

1 acre or less	\$1,200	(no streets)
	\$1,450	(with streets)
2 - 4 acres	\$1,450	(no streets)
	\$1,700	(with streets)
5 - 10 acres	\$3,600	(no streets)
	\$4,200	(with streets)
11 - 15 acres	\$5,400	(no streets)
	\$6,300	(with streets)
15+ acres	\$5,400 + \$300/acre	(no streets)
	\$6,300 + \$350/acre	(with streets)

SINGLE FAMILY RESIDENTIAL SUBDIVISION REVIEW FEES

0 - 5 lots	\$1,200	(no streets)
	\$1,800	(with streets)
6 - 15 lots	\$1,800	(no streets)
	\$2,700	(with streets)
156 - 25 lots	\$3,000	(no streets)
	\$4,500	(with streets)
26 - 35 lots	\$4,200	(no streets)
	\$6,300	(with streets)
36+ lots	\$4,200 + \$100/add'l lot	(no streets)
	\$6,300 + \$150/add'l lot	(with streets)

ADDITIONAL ENGINEERING COSTS

- These fees include two review and consultation with Town Staff in the form of a technical review committee. The initial review will be to prepare a review comment sheet for the developer and his/her engineer to revise and resubmit plans. The second review will be to check for compliance with the review comments and comment on any additional compliance issues arising from second submittal. **If plans are resubmitted without comments addressed, additional reviews will be at the rate of \$175.00/hour.**
- Construction inspection and site visits will be performed on a regular basis and/or at the request of the developer or his/her agent. A 24 hour notice will be required for official inspections or utility testing. **Third site visits for the same defective workmanship and/or materials will be billed at a rate of \$90.00/hour.**

TOWN OF DALLAS - FALSE ALARM FEES

Fees for public safety responses to false alarms are calculated on a six-month basis. If the fire or police department responds to a property more than three times in any six-month period, and the cause of the response was due to a faulty or non-maintained alarm system, a fee for the additional responses will be charged against the property. No fee will be charged for the first three responses in any six-month period. After the second response, the offender will be given a written notice of the violation and the fees assessed if a fourth false alarm happens within that six-month period. The following fees will be assessed for subsequent responses within that period.

	<u>Business</u>	<u>Residential</u>
Fourth Response	\$50.00	\$50.00
Fifth Response	\$100.00	\$75.00
Sixth Response	\$200.00	\$100.00
Seventh Response	\$400.00	\$150.00
Eighth and Subsequent Responses	\$800.00	\$200.00

TOWN OF DALLAS - RECREATION FEES

INDIVIDUAL PARTICIPANT FEES

	<u>In-Town Resident</u>	<u>Non-Resident</u>
Soccer	\$60.00	\$60.00
Basketball	\$50.00	\$65.00
Cheerleading	\$90.00	\$105.00
Baseball	\$70.00	\$80.00
Softball	\$70.00	\$80.00

SEASONAL TEAM SPONSORSHIPS

Soccer	\$300.00
Basketball	\$150.00
Baseball	\$275.00
Softball	\$275.00

TOURNAMENT ADMISSION FEE

\$3.00 (Ages 5 and over)

PRODUCTION FILMING FEES AT TOWN FACILITIES

Dennis Franklin Gym	\$1,200 per day
Courthouse and Grounds	\$1,800 per day
Carr School & Jagers Park Ball Fields	\$1,400 per day per field
Cloninger & Jagers Parks (ballfields not included)	\$700 per day

* Must provide a certificate of insurance naming Dallas as insured for \$1M minimum.

** Carr Ballfields also require permission from Gaston County Schools.

TOWN OF DALLAS - RECREATION FACILITY RENTAL FEES

DENNIS FRANKLIN GYM

All uses, other than Town-sponsored use, shall be prohibited unless authorized in advance by formal action of the Board of Aldermen.

CARR SCHOOL AND JAGGERS PARK FIELDS

Field Use	Per Hour	Week Day (M -F)	Weekend (Sat/Sun)
		Per Day	Per Day
Town Resident	\$10.00	\$50.00	\$70.00
Non-Town Resident	\$20.00	\$100.00	\$140.00

Field Use: (Fall Youth) (Per Season Not-to-Exceed 120 days)

For All League Participants (Total)	\$200.00	(includes use of lights)
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Additional Charges

**Dragging Field (by request)	\$50.00	**Request must be received at least 5 business days prior to date of event.
**Lining Field (by request)	\$50.00	
Use of Lights at Field	\$20/Hr.	*Not Associated with Fall Youth Seasonal Field Use

CLONINGER PARK AND JAGGERS PARK SHELTERS

NOTE: A Shelter reservation does not close the entire park--park is still open to the public.

JAGGERS PARK SHELTER USE***	4 Hours	Week Day (M -F)	Weekend (Sat/Sun)
		Per Day	Per Day
Town Resident	\$25.00	\$45.00	\$50.00
Non-Town Resident	\$40.00	\$65.00	\$70.00

CLONINGER PARK SHELTER USE***	4 Hours	Week Day (M -F)	Weekend (Sat/Sun)
		Per Day	Per Day
Town Resident	\$25.00	\$45.00	\$50.00
Non-Town Resident	\$40.00	\$65.00	\$70.00

****Shelters may be rented for:**

AM Block: 10am - 2pm

PM Block: 3pm - 7 pm (Winter Hours: 3 pm - dusk)

Daily: 10 am - 7 pm (Winter Hours: 10 am - dusk)

TOWN OF DALLAS - WATER AND SEWER SERVICE RATE SCHEDULE

The following rates apply for water (metered) and sewer service to residential, commercial, industrial, and irrigation accounts inside and outside the corporate limits of the Town of Dallas, as provided through the Town of Dallas Municipal Water and Sewer Utility.

WATER - INSIDE TOWN LIMITS (Including Irrigation)

<u>Usage (gallons)</u>	<u>Minimum Charge</u>	(plus)	<u>Vol Charge (per 1000 gallons)</u>
0 - 1000	\$11.05 /month		\$3.46 usage 0-1000
1001 - 3000	\$14.51 /month		\$5.19 usage 1001-3000
3001 - 5000	\$24.89 /month		\$6.78 usage 3001-5000
5001 - 10000	\$38.47 /month		\$7.31 usage 5001-10000
Over 10000	\$75.06 /month		\$7.84 usage over 10000

WATER - OUTSIDE TOWN LIMITS

<u>Usage (gallons)</u>	<u>Minimum Charge</u>	(plus)	<u>Vol Charge (per 1000 gallons)</u>
0 - 1000	\$31.41 /month		\$3.46 usage 0-1000
1001 - 3000	\$34.86 /month		\$10.38 usage 1001-3000
3001 - 5000	\$55.62 /month		\$12.11 usage 3001-5000
5001 - 10000	\$79.83 /month		\$14.64 usage 5001-10000
Over 10000	\$153.02 /month		\$15.84 usage over 10000

SEWER - INSIDE CITY LIMITS

<u>Usage (gallons)</u>	<u>Minimum Charge</u>	(plus)	<u>Vol Charge (per 1000 gallons)</u>
0 - 1000	\$12.11 /month		\$3.46 usage 0-1000
1001 - 3000	\$15.57 /month		\$5.19 usage 1001-3000
3001 - 5000	\$25.95 /month		\$6.78 usage 3001-5000
5001 - 10000	\$39.52 /month		\$7.31 usage 5001-10000
Over 10000	\$76.12 /month		\$7.84 usage over 10000

SEWER - OUTSIDE CITY LIMITS

<u>Usage (gallons)</u>	<u>Minimum Charge</u>	(plus)	<u>Vol Charge (per 1000 gallons)</u>
0 - 1000	\$16.64 /month		\$3.46 usage 0-1000
1001 - 3000	\$20.10 /month		\$5.19 usage 1001-3000
3001 - 5000	\$30.48 /month		\$6.78 usage 3001-5000
5001 - 10000	\$44.05 /month		\$7.31 usage 5001-10000
Over 10000	\$80.64 /month		\$7.84 usage over 10000

Any "Active" account shall be charged a monthly Minimum Fee, regardless of usage. Thereafter, the Volume charge shall be calculated at the rate indicated for the volume tier of usage. Each separate volume tier of usage shall be calculated at the rate for that tier of usage.

Sewer charges are based on the number gallons of water used each month through a metered service.

TOWN OF DALLAS - WATER AND SEWER SERVICE FEES

STANDARD TAP AND PRIVILEGE FEES

	<u>3/4" WATER TAP</u>	<u>4" SEWER TAP</u>
Privilege Fee	\$610.00	\$610.00
Residential Tap Inside	\$1,129.00	\$1,605.00
Residential Tap Outside	\$1,245.00	\$1,723.00
Commercial Tap	Cost	Cost
Road Bore Fee	\$365.00	\$365.00
Water Tap >1"	Cost	
Sewer Tap > 5' in depth and/or 20' in lateral length		Cost

IRRIGATION TAPS

Residential Outside Yard Meter w/Tee	\$365.00
Residential Outside Yard Meter 3/4" Tap	\$1,129.00
Residential Outside Yard Meter 1"	\$1,129.00
Residential Irrigation Tap >1"	Cost
Commerical Irrigation Tap	Cost

UNAUTHORIZED METER ACCESS/UNSAFE METER USE

\$200.00

DAMAGED METER REPAIR/REPLACEMENT

Cost

System Development Fees			
Meter Size	Meter Ratio	Water	Sewer
3/4"	1.00	\$1,794	\$1,745
1"	1.67	\$2,989	\$2,908
1.5"	3.33	\$5,979	\$5,816
2"	8.33	\$14,946	\$14,540
3"	16.67	\$29,893	\$29,079
4"	33.33	\$59,786	\$58,159
6"	53.33	\$95,657	\$93,054
8"	93.33	\$167,400	\$162,845
10"	183.33	\$328,822	\$319,874

- 1) System Development Fees shall be based on water meter size. If only sewer service is requested, then fee will be based on estimated water service size.
- 2) System Development Fees for Multi-Family development shall be based on 3/4" meters for each unit within the complex, not on a master meter size or other method of calculation.
- 3) Fire Flow shall not be metered and shall not be assessed a System Development Fee.
- 4) System Development Fees for irrigation services shall only include water fees. Combination services shall be reviewed by the Town and calculated at the time of the request for service.

Effective: January 1, 2023

TOWN OF DALLAS - ELECTRIC SERVICE RATE SCHEDULE

Electrical rates effective on readings on and after 07/01/2017 and as reflected on 08/01/17 billing.
This replaces 07/01/16 Rate Schedules North Carolina Sales Tax will be shown separately.

RATE A: RESIDENTIAL

\$10.00			BASE CHARGE
\$0.091	Per KWH for the FIRST		350 KWH used per month
\$0.114	Per KWH for the NEXT		950 KWH used per month
\$0.100	Per KWH for ALL OVER		1300 KWH used per month

RATE B: RESIDENTIAL WITH ELECTRIC WATER HEATER

\$10.00			BASE CHARGE
\$0.091	Per KWH for the FIRST		350 KWH used per month
\$0.107	Per KWH for the NEXT		950 KWH used per month
\$0.100	Per KWH for ALL OVER		1300 KWH used per month

RATE C: RESIDENTIAL TOTAL ELECTRIC

\$10.00			BASE CHARGE
\$0.091	Per KWH for the FIRST		350 KWH used per month
\$0.099	Per KWH for the NEXT		950 KWH used per month
\$0.090	Per KWH for ALL OVER		1300 KWH used per month

RATE D: COMMERCIAL GENERAL SERVICE

MINIMUM CHARGE:	Demand Charge		
DEMAND CHARGE:	\$14.00 for the FIRST		30 KW Billing Demand or less per month
	\$5.00 Per KWH for ALL OVER		30 KW Billing Demand per month
ENERGY CHARGE:	\$0.119 Per KWH for the FIRST		3,000 KWH used per month
	\$0.088 Per KWH for the NEXT		87,000 KWH used per month
	\$0.069 Per KWH for ALL OVER		90,000 KWH used per month

RATE E: INDUSTRIAL SERVICE

MINIMUM CHARGE:	Demand Charge		
DEMAND CHARGE:	\$30.00 for the FIRST		30 KW Billing Demand or less per month
	\$5.00 Per KWH for ALL OVER		30 KW Billing Demand per month
ENERGY CHARGE:	\$0.117 Per KWH for the FIRST		3,000 KWH used per month
	\$0.079 Per KWH for the NEXT		87,000 KWH used per month
	\$0.061 Per KWH for ALL OVER		90,000 KWH used per month

SECURITY LIGHTS

TYPE 1:	\$11.63 per month		100 WATTS
TYPE 2:	\$16.20 per month		250 WATTS
TYPE 3:	\$22.44 per month		400 WATTS
POLE:	\$2.50 per month	For pole installed specifically for light service	

TOWN OF DALLAS - ELECTRIC CONNECTION FEES

SINGLE PHASE CONNECTIONS

RESIDENTIAL

Temporary (for construction) \$30.00

COMMERCIAL

Temporary Non-Permanent Structure - Under 100 AMPS \$125.00

Temporary Non-Permanent Structure - Over 100 AMPS Cost

THREE PHASE CONNECTIONS

Service from 200 to 400 AMPS \$100.00 per phase

Service from 401 AMPS and over Cost

CONVERSION OF OVER HEAD TO UNDERGROUND

Under 250' in length \$400.00

Over 250' in length \$400.00 Plus Cost of Wire
over 250'

POLE ATTACHMENT FEES

\$15.00 per pole, per year

\$3.000 per CATV power supply, per year

Joint-Use attachments set by agreement

COMMERCIAL PROJECTS

Cost

UNAUTHORIZED METER ACCESS/UNSAFE METER USE

\$200.00

TOWN OF DALLAS - STORMWATER RATE SCHEDULE

<u>Account Class</u>	<u>Rate Per Month</u>	<u>ERU's</u>	<u>Total Charge (Monthly)</u>
Single Family Residence	\$4.52	1.0	\$4.52
All Other Accounts	\$4.52	*	\$4.52 per ERU

*Total Impervious surface area on property (in square feet) divided by 2500.

An **"ERU"** is an **"Equivalent Residential Unit"**, which is calculated and set at 2500 square feet of impervious surface area. For **ALL** Single-Family Residential properties, the ERU shall be established as (1) ERU, regardless of actual impervious surface area on the parcel. For **ALL OTHER** classes of properties, the Town has established precisely the actual square footage of impervious surface area on each parcel (through a contracted study completed by the Centralina Council of Governments), and the ERU for each shall be the total impervious surface area divided by (2500).

The rate structure includes, for each non-residential account, a **Fee Credit** opportunity, for those properties who have on-site **"B.M.P.'s"** (Best Management Practices) which consist of Stormwater retention, detention, and/or treatment, containment, or significant mitigation facilities, which are certified by Town inspection as being adequately designed, engineered, constructed, and maintained.

The Fee Credit shall equal 50% of the monthly fee, for as long as the BMP facility remains in place, functional, and properly maintained; as evidenced by yearly inspection by Town personnel or agent.

To receive credit for a BMP facility, Account Holders must file an application with the Town Development Services department and meet all requirements for engineering specifications associated with said BMP.

BUDGET MESSAGE

**Fiscal-Year 2023-2024
TOWN OF DALLAS**

June 13, 2023

The Honorable Mayor and Board of Aldermen
Town of Dallas
210 N. Holland St.
Dallas, North Carolina, 28034

Re: Fiscal Year 2023-24 Proposed Budget

Dear Mayor and Aldermen:

For your review is a complete copy of the Budget Ordinance for the Town of Dallas Budget for Fiscal-Year 2024 (July 1, 2023 through June 30, 2024). This proposal is consistent with both State and Town requirements, and it includes all applicable Funds. Revenues and expenditures are balanced in each case, but to do so required the appropriation of otherwise undesignated “fund balance” in the following funds: General Fund, Water and Sewer Fund, and Electric Fund.

This Budget represents not only the collective and comprehensive effort of the Town’s senior management staff, it strives to reflect the stated and established policy directives of the Board of Aldermen as ultimately balanced, translated and understood by the Town Manager.

As with any quality municipal Budget preparation effort, this year’s proposal again began with a clear aim to focus on offering service, support, investment and programming to citizens and stake-holders alike, and to do so in a manner which reflects the vision and direction of the Board of Aldermen. We wanted to identify and accurately project our available financial, human, technological, and physical resources; to then clearly establish our priorities for their use; to effectively allocate the resources based upon priorities; and, to ultimately provide the greatest possible value at the most effective cost. All of this while being mindful of the uncertainty of the economy, extraordinary inflation (16.3% cumulative over the past two years), and adapting to supply chain challenges.

We further worked to highlight where any substantive changes have occurred or are proposed, and, to showcase those areas where particular attention is focused for this upcoming fiscal year. In the end, the Budget must serve as a management tool to provide accountability and control

over expenditures, but it also must allow sufficient flexibility to accommodate periodic amendments or adjustments based on unforeseen changes in circumstances, emergencies, opportunities, innovations, or altered priorities. It is believed that this proposed Budget succeeds in accomplishing these goals.

As we worked through the process of finalizing this document, focus was aimed at maintaining fiscal discipline, particularly in the General Fund. Nonetheless, we still feel comfortable that in so doing we have managed to maintain the complete integrity of the Town's "core" services, while at the same time continuing our support for a select group of short and long-term priority goals. Following are specific budgetary highlights, details, and/or explanations:

Organization-Wide Overview:

- **Employment:** This Budget proposes an additional five (5) full-time and one (1) part-time position. The new positions are: Water Treatment Plant Operator, Stormwater Technician, 2 Police Officers – 1 mid-year hire, Street/Sanitation Equipment Operator – mid-year hire, and Marketing/Media Specialist – Part-time mid-year hire. The total number of full-time Town positions will increase to **65**, while permanent part-time positions will increase to **8**.
- **Salaries & Wages:** This Budget provides for an **5.0% Across-the-Board Wage Increase** for all full-time and permanent part-time Town employees, as well as prioritizing that all **full-time positions** will be hired in at no less than \$16.28 per hour, with an off-probation wage of \$17.09 per hour. Also included, is a **mid-year 0-3% Merit Increase** based on a newly implemented employee evaluation system. We have budgeted for a **lump sum, Holiday "bonus" of \$1200.00** for full-time, full-year employees; and, **\$400.00** for part-time and/or part-year employees and have **increased the longevity bonus from \$100/year of service to \$150/year of service.**
- **Retirement:** For FY2024, The Town's cost for providing pension coverage for full-time employees is set at **14.04% of earnings for sworn law enforcement personnel and 12.85% of earnings for general employees, payable on all gross wages.** This reflects an **increase of 1.00 percentage points** for sworn law enforcement personnel and **.75 percentage points** for general employees. These rates are mandated by the State each year.
- **Fuel Costs:** Fuel continues to be a significant cost, therefore projected fuel costs have been **increased by 24.7%**, to **\$202,250** for the next budget year. Sudden, unexpected world events, or changes in expected supply or demand, could obviously impact this item quickly and/or significantly. We will, as always, monitor it closely.
- **Telephone:** Telephone/Internet costs continue to represent a sizable amount in departmental budgets. Projected costs are budgeted at **\$113,156.**
- **Healthcare:** Healthcare costs continue to increase year over year. The cost of Town-provided insurance for employees will be **\$467,544.**

General Fund:

Revenues: Total General Fund revenues for FY2024 are projected at **\$6,180,474**, which amounts to a **\$1,205,793 increase** from the current FY2023 total of **\$4,974,681**. This amount reflects **\$71,880** anticipated Grant Revenue, **\$942,791** in ARPA funding, and **\$132,000** in proceeds from Capital Financing.

We are proposing NO increase in the property tax levy, from the current **42-cent per \$100.00 valuation** -- which is projected to raise **\$1,877,564** in General Fund property tax revenues (**each 1-cent generates approx. \$44,704.00 in Property Tax**). Gaston County conducted a revaluation of real property that will become effective in FY 2024. Per N.C.G.S §159-11(e), a Revenue Neutral tax rate must be calculated for comparison purposes that would yield the same tax revenue as the previous year's tax evaluation. The calculated Revenue Neutral tax rate based on revaluation numbers would be **\$.3411**.

As provided for in G.S. §20.97, a city or town may levy an annual municipal vehicle tax upon any vehicle resident in the city or town, not to exceed thirty dollars (\$30.00) per vehicle. Of this fee, not more than five dollars (\$5.00) of the tax levied may be used for any lawful purpose and the remainder of the tax levied may be used for maintaining, repairing, constructing, reconstructing, widening, or improving public streets in the city or town. Currently, the vehicle tax is \$10.00 per vehicle and **will remain at \$10.00 per vehicle**.

Due to the recent increases in interest rates, interest income is anticipated at **\$268,683**. **This reflects a \$109,119 increase in this revenue line**. As to **Sales Tax revenues**, we are projecting an **increase in FY2024** anticipated revenue of approximately **11.6%**. Uncertainty surrounding the effects of inflation and the economy on these revenues is unclear and should be viewed in that perspective.

We are anticipating total ABC revenue of \$68,525, which includes a return of **net wholesale distribution store profits of \$41,165**.

There is a continued gap between Garbage Collection Fee Revenues and Solid Waste operating expenditures. **We are proposing a \$2.00/can increase due to an increase for municipalities at the Gaston County Landfill**. There is an expected gap of **\$101,659** between expected Solid Waste revenues and anticipated expenses.

This Budget year, we have proposed a "**contribution from the Electric Fund**" totaling **\$442,867**. This amount is normally calculated using a policy establishing yearly transfers of up to a 10.2% return-on-equity (ROE) multiplied by the audited net value of Electric plant & equipment for the fiscal year last-audited. This budgeted transfer reflects a **50% decrease** from the current budget due to the use of ARPA funds in FY2024.

Finally, we are calling for the use and appropriation of **General Fund, "Fund Balance"**, in the amount of **\$474,213** (7.7% of total budgeted revenues), which is **an increase of 2.8%** over the current year appropriation of \$461,340.

Expenditures:

- **Administration:** This budget provides **\$12,931 for collection of property taxes by Gaston County**. Also budgeted, **\$98,281** in credit/debit card fees that is largely offset by a customer charge, **\$450,000** transfer to Water/Sewer Fund, and **\$31,120** for repairs to Town Hall.
- **Development Services:** Includes **\$65,575** for completion of a UDO ordinance rewrite project.
- **Board and Attorney:** Includes **\$1000 per person travel and training allowance**.
- **Courthouse:** We have budgeted **\$20,153** for grounds/facility maintenance, **\$18,000** for painting and repairs, and **\$1,000** in maintenance for the fountain.
- **Police:** This budget funds **\$132,000** for two new vehicles that is offset by Proceeds from Capital Financing, **\$17,600** to replace eight computers, **\$19,250** for K-9 supplies/training, **\$28,582** in phones/car hot spots, **\$19,168** in Law Enforcement Separation Allowance benefits (as required by G.S. §143-166.42(a) being paid to one retired officer) and **\$23,376** in retiree healthcare for two retired officers.
- **Fire:** There is **\$9,150** for fire inspections by the Gaston County Fire Marshal, and **\$39,875** for Bunker Gear in the form of a FEMA grant with a 5% match from Dallas. **New compensation and benefits include: a 25% increase** in fire call compensation from **\$20/call to \$25/call**, an **8.0% increase** in rotating part-time hourly pay from **\$12.50/hr. to \$13.50/hr.**, and a **50% increase** in the Annual Bonus from **\$500 to \$750**. In addition, the Debt Service for Principal is budgeted at **\$100,661** (for Building debt, pumper truck, and Chief's vehicle); while Debt Service for Interest is budgeted at **\$43,535**.
- **Powell Bill:** We have projected utilizing State **Powell Bill Funds** totaling, **\$162,536**, all of which must be used for street maintenance as dictated by State Statute.
- **Streets:** Street maintenance not funded by Powell Bill revenue will continue to be accomplished in this department's budget. **\$37,300** is budgeted to provide street lighting and **\$126,000** is budgeted for a leaf trailer. The Town was the recipient of funding through NC DOT for 80% of a CMAQ sidewalk project several years ago. Construction is on hold indefinitely and cost estimates will need to be updated, therefore this project is not included in the budget, but will need to be provided for once back in active status.
- **Recreation:** This budget includes **\$51,700** toward support of Town-sponsored events and **\$3,400** in support of Senior Citizen programming. There is **\$107,000** budgeted to repair the Gym subfloor and replace the basketball court floor, due to damage.
- **Solid Waste:** This Budget sets total Solid Waste Revenues at **\$442,160**; while total Expenditures equal **\$543,819**; (a **Deficit of \$101,659**). On the Expenditure side, we have included **\$106,886** for landfill charges and **\$55,736** in debt service to cover **debt-service**

payments on the automated trash truck and the small, automated trash truck. There are **NO Capital** purchases provided for in this budget.

Water/Sewer Fund:

Revenues: This Budget proposes a **3% mid-year increase to Water & Sewer rates**. The combined total Water & Sewer Revenues are **\$4,292,873**; a result primarily of **Water fee charges of \$2,058,918**; **Sewer fee charges of \$1,252,083**; **antenna lease revenues of \$40,224**; **late charge revenues of \$63,337**; and a **\$450,000 contribution from General Fund**. There is **\$66,725 Fund Balance** appropriated.

Expenditures:

- **Distribution & Collection Operations:** Operations costs are budgeted at a **total \$2,820,045**. This includes **\$75,475** for water purchases from Two Rivers Utilities (Gastonia) for Spencer Mountain Village usage, and two additional weeks of total Town usage in the event of an emergency; also included is **\$327,887** in sewer treatment charges to Two Rivers Utilities (Gastonia) for Spencer Mountain Village, Long Creek apartments, and to process 150,000 gallons/day of sewer per the interconnect agreement. We have budgeted **\$75,900** in interest payments, and **\$179,468** in principal payments, **(\$255,368 combined)** as the eleventh payment toward the **\$3.6M Debt** issued for the Water-Main replacement project. Also budgeted is **\$498,000** to complete a pump station project and **\$47,500** for a small dump truck (split with Stormwater).
- **Water Plant:** Total Expenditures are set at **\$944,829**. This includes **\$73,190** for equipment maintenance/repair, **\$69,428** in utility costs, and **\$80,000** in chemical supplies. Provision has also been made to replace a caustic tank **\$50,000**, and to rehab the sand filter, **\$100,000**.
- **Waste-Water Plant:** Total expenditures are set at **\$527,999**. The Budget includes **\$85,500** in Town Electric Costs, **\$52,645** in chemical supplies, and **\$38,850** in State required testing.

Electric Fund:

Revenues: We have projected **total combined Revenues at \$9,599,640**. This is based upon a **3% mid-year rate increase – which will mean that for a 12-year period, from January 1, 2012 (the last date we raised retail electric rates to our customers) through December 31, 2023, we will have refrained from any rate increases even though we have, in turn, absorbed multiple, wholesale increases in the rate we pay Duke Energy for our purchased power, including an anticipated increase for this budget**. We have also budgeted the use of **\$178,731** in allocated Fund balance.

Expenditures: This Budget proposes a transfer to the General Fund of **\$442,640**. As to our single largest line-item expenditure, that of “purchased power”, we are budgeting **\$5,080,561**, which amounts to **52.9% of the total Electric expenditure budget**. Also included in this

budget \$23,178 in Debt Service for vehicles purchased; \$106,000 for a brush truck and excavator; \$47,000 in vehicle fuel; \$30,000 for Phase I of a project to install transformer arrestors throughout Town; \$23,376 in retiree healthcare for two retired employees; and \$652,853 in infrastructure for new developments that will be partially offset by charges to the developers.

Storm Water Fund:

Revenues: Revenues for FY2024 are projected to total \$213,550; made up of monthly Storm-water charges of \$211,869 and \$1,681 in Storm Water charges paid by other Town departments. We are proposing **NO increase** in the per unit rate of \$4.52 per unit. There is a **NO** appropriation of Fund Balance.

Expenditures: This budget provides \$47,500 for a small dump truck (split with Water/Sewer Fund). There is an additional \$55,955 budgeted to Capital Reserve for future projects.

I would like to take this opportunity to sincerely thank all Town Department Heads and their support personnel who have worked so diligently to assist in the development of this comprehensive financial plan for the Town of Dallas for the coming year and beyond. **Their efforts, as always, have been critical to the process.**

Respectfully submitted,

Maria Stroupe
Town Manager

BUDGET ORDINANCE FOR THE TOWN OF DALLAS

Fiscal Year 2023-24

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF DALLAS, NORTH CAROLINA THAT:

SECTION 1: The schedule of expenditures listed in this ordinance are hereby appropriated for the operation and activities of the General Government of the Town for the fiscal year beginning July 1, 2023 and ending June 30, 2024, in accordance with the chart of accounts heretofore established for the Town of Dallas.

Administration	\$913,496
Development Services	\$330,630
Board and Attorney	\$76,245
Courthouse	\$75,708
Police	\$2,437,630
Fire	\$609,683
Powell Bill	\$162,536
Street	\$501,089
Recreation	\$529,638
Solid Waste	\$543,819
TOTAL GENERAL FUND EXPENDITURES	<u>\$6,180,474</u>

SECTION 2: The schedule of revenues listed in this ordinance are established as an estimate to be available for the General Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024.

Current and Prior Ad Valorem Taxes	\$1,883,020
Motor Vehicle Licenses	\$40,240
Local Option Sales Tax 1¢	\$728,977
Utility Franchise Taxes	\$158,240
Natural Gas Excise Tax	\$13,862
Telcommunications Sales Tax	\$28,934
Video Programming Sales Tax	\$17,209
Solid Waste Disposal Tax	\$4,717
Alcohol/Beverage Tax	\$27,360
ABC Wholesale Distribution	\$41,165
Powell Bill Allocation	\$168,787
Interest Earnings	\$268,683
Police Report Fees	\$3,154
Zoning Fees	\$33,083
Business Registration Fees	\$1,600
Recreation Revenue	\$68,231
Solid Waste Collection Fee	\$440,460
Grant Revenue	\$71,880
Facilities Rental Fees	\$20,550
EVMB Sign Revenues	\$150
SRO Revenue	\$47,600
Other	\$120,701
Proceeds From Capital Financing	\$132,000
Return-On-Equity from Electric Department	\$442,867
ARPA Fund Revenue	\$942,791
Fund Balance	\$474,213
TOTAL GENERAL FUND REVENUES	<u>\$6,180,474</u>

SECTION 3: The schedule of expenditures listed in this ordinance are hereby appropriated for the operations of the Water and Sewer Enterprise Utility Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024, in

accordance with the chart of accounts heretofore established for the Town of Dallas.

Water and Sewer Operations	\$2,820,045
Water Treatment Plant	\$944,829
Sewer Treatment Plant	\$527,999
TOTAL WATER AND SEWER EXPENDITURES	\$4,292,873

SECTION 4: The schedule of revenues listed in this ordinance are established as an estimate to be available in the Water and Sewer Enterprise Utility Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024.

Water Charge Revenue	\$2,058,918
Sewer Charge Revenue	\$1,252,083
Water/Sewer Taps	\$46,686
Late Charges	\$63,337
Antenna Lease	\$40,224
Water/Sewer Charge-From Other Departments (Reimbursement)	\$17,294
System Development Fees	\$177,606
Contribution from General Fund	\$450,000
Other	\$120,000
Fund Balance	\$66,725
TOTAL WATER AND SEWER REVENUES	\$4,292,873

SECTION 5: The schedule of expenditures listed in this ordinance are hereby appropriated for the operation of the Electric Enterprise Utility Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024, in accordance with the chart of accounts heretofore established for the Town of Dallas.

Electric Operations	\$9,599,640
TOTAL ELECTRIC EXPENDITURES	\$9,599,640

SECTION 6: The schedule of revenues listed in this ordinance are established as an estimate to be available in the Electric Enterprise Utility Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024.

Electric Charge Revenue	\$7,579,686
Coal Ash Recovery (Pass Through to Duke Energy)	\$130,000
Sales Tax on Electric Bills (Pass Through to State)	\$515,441
T-2 Light Charges	\$139,574
Service Charge	\$58,719
Written Off Accounts	\$10,981
Customer Billed Charges - Non-Utility	\$675,853
Interest on Investment	\$25,528
Pole Rental Fees	\$20,200
Other	\$5,000
Electric Charge-From Other Departments (Reimbursement)	\$259,927
Fund Balance	\$178,731
TOTAL ELECTRIC REVENUES	\$9,599,640

SECTION 7: The schedule of expenditures listed in this ordinance are hereby appropriated for the operation of the Storm Water Enterprise Utility Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024, in accordance with the chart of accounts heretofore established for the Town of Dallas.

Storm Water Operations	\$213,550
TOTAL STORM WATER EXPENDITURES	\$213,550

SECTION 8: The schedule of revenues listed in this ordinance are established as an estimate to be available for the Storm Water Enterprise Utility Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024.

Storm Water Charge Revenue	\$211,869
Storm Water Charge-From Other Departments (Reimbursement)	\$1,681
Fund Balance	\$0
TOTAL STORM WATER REVENUES	\$213,550

SECTION 9: The schedule of expenditures listed in this ordinance are hereby appropriated for the operation of the Law Enforcement Separation Allowance (LESA) Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024, in accordance with the chart of accounts heretofore established for the Town of Dallas.

Separation Allowance	\$239,441
TOTAL LESA EXPENDITURES	\$239,441

SECTION 10: The schedule of revenues listed in this ordinance are established as an estimate to be available for the Law Enforcement Separation Allowance (LESA) Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024.

Interest Earned on Investment	\$7,325
Contribution from General Fund	\$0
Fund Balance	\$232,116
TOTAL LESA REVENUES	\$239,441

SECTION 11: The schedule of expenditures listed in this ordinance are hereby appropriated for the operation of the Economic Development Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024, in accordance with the chart of accounts heretofore established for the Town of Dallas.

Professional Service	\$22,710
Furnishings	\$17,000
Capital Outlay: Construction	\$389,360
TOTAL ECONOMIC DEVELOPMENT EXPENDITURES	\$429,070

SECTION 12: The schedule of revenues listed in this ordinance are established as an estimate to be available for the Economic Development Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024.

Fund Balance	\$429,070
TOTAL ECONOMIC DEVELOPMENT REVENUES	\$429,070

SECTION 13: The schedule of expenditures listed in this ordinance are hereby appropriated for the operation of the CDBG Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024, in accordance with the chart of accounts heretofore established for the Town of Dallas.

Historic Preservation	\$70,949
TOTAL CDBG EXPENDITURES	\$70,949

SECTION 14: The schedule of revenues listed in this ordinance are established as an estimate to be available for the CDBG Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024.

CDBG Funds	\$70,949
TOTAL CDBG REVENUES	\$70,949

SECTION 15: There is hereby levied a tax at the rate of forty-two cents (\$0.42) per one hundred dollars (\$100) assessed valuation of property listed for Taxes as of January 1, 2023, for the purpose of raising the revenue listed as "Current Ad Valorem Taxes" and "Current HB 20 Taxes" in the General Fund. The County of Gaston shall collect these taxes for the Town. In addition, "Motor Vehicle Licenses" fees shall be \$10.00 per vehicle.

SECTION 16: The local sales tax shall be accounted as a Revenue in the General Fund.

SECTION 17: That the Solid Waste Collection fees, Recreation fees, Zoning and Planning permit and review fees, Utility fees, and any and all other Town-imposed fees shall be set in accordance with the duly-adopted Fee Schedule for the Town of Dallas.

SECTION 18: To allow the Town Manager and/or Finance Director to make line item adjustments within the funds. Any transfer of money between funds, however, shall be accomplished exclusively by action of the Board of Aldermen. The 2023-2024 Fiscal Year Budget hereby establishes Funds and Departments as shown in the Budget Document.

SECTION 19: Copies of this Budget Ordinance, with detailed Fund and Department accounts, shall be furnished to the Town Manager, to the Board of Aldermen, and to the Finance Director, to be kept by them for their direction on disbursement of funds. A copy shall be furnished to the Town Clerk for record keeping.

SECTION 20: A properly noticed Public Hearing was held on June 13, 2023, at 6:00 pm in the Community Room of the Town's Fire Department Building.

Motion by _____ to adopt the 2023-2024 Fiscal Year Budget Ordinance, seconded by _____ and carried by the following vote:

Ayes:

Nays:

Adopted this 13th day of June, 2023.

Mayor Rick Coleman

Attested:

Sarah Hamrick, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Offer to Purchase Portion of Parcel #170058

AGENDA ITEM NO. 8A

MEETING DATE: 6/13/2023

BACKGROUND INFORMATION:

Shawn Santee and Todd Akers, on behalf of Sammy Creek Dallas LLC, submitted an offer to purchase a portion of town-owned property located at 3601 Dallas High Shoals Highway, further identified as Gaston County Parcel #170058. The purchase portion consists of 11,974 sq. ft., or 0.2749 acres. Town Staff has calculated the asking price equivalent to the current land value based on the recent valuation of \$28,750 to be \$6,871.25. The submitted offer is for \$6,872.50.

The petitioner intends to include this property in the larger development project known as Summey Creek. If the purchase is successful, this portion of land will need to be recombined with the Summey Creek project and rezoned. This same request was submitted on April 12, 2022. The Board accepted the offer and the upset bid was executed, but the sale was never finalized.

The offer to purchase for \$6,872.50 was approved at the May 9, 2023 Board of Aldermen meeting. An advertisement of the offer and opening the upset bid per N.C.G.S. §160A-269 was published in the Gaston Gazette on Friday, May 19, 2023, upon receipt of the required deposit. No upset bid was received.

Attached is a resolution formally accepting the offer to purchase a portion of Parcel #170058 from Sammy Creek Dallas LLC, along with supporting documents.

NOTE: While the subdivision will be known as Summey Creek, the paperwork was filed as Sammy Creek, which was an error in the filing by the LLC.

MANAGER RECOMMENDATION: Approve the resolution accepting the offer to purchase a portion of Parcel #170058 by Sammy Creek Dallas LLC, in the amount of \$6,872.50 plus advertising costs and legal fees.

BOARD ACTION TAKEN:

Public Notices

Stanley, NC. The Town of Stanley Town Council will review the following requests:

(1) Z23-01 Zoning Map Change Request for parcel 12975, located at 900 Highway 27 S, Stanley, NC, from the (R-20) Single Family Residential 20,000 Square Feet Zoning District to the (C8) General Business Zoning District. The applicant is Jicela Arlio.

(2) ZTA23-01 Zoning Text Amendments to Article VIII, Section 8.3 Definitions of Specific Terms and Words; Article XII Table of Permitted and Special Uses; and Article XI, Section 12.9 Special Requirement Notes to the Table of Permitted and Special Uses. The applicant is the Town of Stanley Planning Board.

(3) ZTA23-02 Zoning Text Amendments to Article VIII, Section 8.3 Definitions of Specific Terms and Words; Article X, Establishment of Zoning Districts; Article XII Table of Permitted and Special Uses; and Article XI, Section 12.9 Special Requirement Notes to the Table of Permitted and Special Uses. The applicant is the Town of Stanley Planning Board.

Please contact Sarah Penley at 704-263-4779 or spenley@stanleytown.org with questions or comments. May 19, 26, 2023 #8930843

ADVERTISEMENT FOR UPSET BIDS

PURSUANT TO the terms and provisions of N.C.G.S. 160A-299, the Town of Dallas has received an offer to purchase those lands located in the Town of Dallas, Gaston County, North Carolina, more particular described as follows: A PORTION OF THAT PROPERTY located at 3001

Public Notices

Dallas High Schools Highway, containing approximately 1.15 acres, and having a Parcel Identification Number of 170658 and being the same property as described in Gaston County Deed Book 259 page 103. The offeror intends to purchase 0.749 acres of the existing parcel in the area north of the existing fence line.

The Town of Dallas Board of Aldermen proposes to accept said offer, which said offer has been accompanied with a deposit of \$343.60 and said deposit has been made with the first \$1,000.00 of the original bid price of \$6,872.00 and 5% of the remainder. If the bid is raised, the bidder shall deposit 5% of the increased bid with the Clerk for the Town of Dallas and said Clerk shall re-advertise the offer at the increased bid amount. This procedure shall be repeated until no further qualifying upset bids are received, at which time the Town of Dallas Board of Aldermen may accept the

PLEASE TAKE NOTICE that within ten (10) days of the date of this publication any person may raise the bid price by not less than 10% of the first \$1,000.00 of the original bid price of \$6,872.00 and 5% of the remainder. If the bid is raised, the bidder shall deposit 5% of the increased bid with the Clerk for the Town of Dallas and said Clerk shall re-advertise the offer at the increased bid amount. This procedure shall be repeated until no further qualifying upset bids are received, at which time the Town of Dallas Board of Aldermen may accept the

Public Notices

offer and sell the property to the highest bidder, or may at any time reject any and all offers including this offer. This is the 19th day of May, 2023.

Sarah Ballard
Town of Dallas Clerk
579723 8634431

Public Notice

The Individuals with Disabilities Education Act (IDEA Part B, Public Law 108-44) project is presently being amended. The Project describes the special education programs that Community Charter School proposes for Federal Funding for the 2023-2024 school year. Interested persons are encouraged to review amendments to the Project and make comments concerning the implementation of special education under this Federal Program. All comments will be considered prior to the submission of the amended Project to the North Carolina Department of Public Instruction in Raleigh, NC. The IDEA-Part B Project is not open to the public for review and comments on May 24th and May 25th in the office of Rochael Kennedy located at 490 Raleigh Handfest Boulevard, Stanley, NC 28154. Please call (704) 931-418 or email rkennedy@ccpsc.org to schedule an appointment between the hours of 9:00am and 2:00pm. May 18, 19 2023 LWLM0010987

NOTICE TO CREDITORS

Having qualified as Executrix of the Estate of Sarah Jane Lytton Thornburg late of Gaston County, North Carolina, the undersigned does hereby: (1) notify all persons, firms, and corporations having claims against the said Estate of Sarah Jane Lytton Thornburg, please mail to the Estate CO the undersigned Law Firm, on or before the 4th day of August 2023 and; (2) that this notice will be placed in bar of their recovery if the same are not timely filed. All persons, firms, and corporations indebted to the said Estate will please make immediate payment to the undersigned at the address herein indicated. This 5th day of May 2023.

Alice Jane T. Clemmer, Executrix
Estate of Sarah Jane Lytton Thornburg
Robinson, Lauterbach & Green
Attorneys at Law, PLLC
P.O. Box 1115
Gastonia, North Carolina, 28033-1115
(704) 864-5728
May 5, 12, 19, 26, 2023 877854

Public Notices

NOTICE OF SERVICE OF PROCESS BY PUBLICATION
STATE OF NORTH CAROLINA - GASTON COUNTY
FILE NO. 23-SP-143

EDWIN ANGLISS, ABIJUDUN BAJOMO and MATEVHU BAJOMO, LORIAN MARIE PASCAL BORDES, LAURA HOLLAND, AILYA JAFFER, ALIDA LAMBOOY and MARTINUS LAMBOOY, JOHAN MAGNUS LARSSON, YANPING LIU and XAVIER MURER, FANG NAN, OLANREWAJU OBAFEMI, OLASURUBOMI OGEDENGBE, LYNETTE PRINSLD, OLIVER PETER ROEBUCK, ARSHAD SIDDIQUI and FOZIA SIDDIQUI, STRAUSS INVESTMENTS, CARL STROMFELT, HUA TANG and XU ZHU and SIQIU ZHU, QING WAN, ALLAN WILLIS, WENHU WU and YIN TANG, LEI XING, XIAOLEI YANG, HUI YU, YI YUAN, and WEI XIN ZHOU v. NC LAND AND PROPERTY, LLC, MARC ANTON PAUL, HORN, YIEFI CHEN, FANG JI and DONGQI FENG, ZIFAN LIN, CIRCLE OAKS VILLAGE, LLC, HESTIA VS PROP & INVEST, LLC, QING ZHANG, TIANWEI LU, LI LI, GUANXUAN CHANG, JOY ANTHONY, LINYA LI, WEINING CHU, HANBO LI and CAIYUN JIANG, RICHARD HESSLER FURCK and SORAYA DIAMANTINO FURCK, YIMING DENG, XUEMEI WANG, NEELIMA JAIN and ASHOK KUMAR JAIN, MING TZU HO, XUE YING YANG, LI YANG, TAO LI, WEI YANG, BIQI ZHU

TO: CIRCLE OAKS VILLAGE, SALEM OMER AHMED BAHOMED, ERIC MOSS, FEN HUANG, FCP EMPRENDIMENTOS LLC, HESTIA VS PROP & INVEST, LLC, MARC ANTON PAUL HORN, FANG JI, DONGQI FENG, WEINING CHU CHANG, HAITIAN ZHANG, ZIFAN LIN, HANBO LI, CAIYUN JIANG, TAO LI, WENXING LI, JIANXIN HE, JIAXI QI, MEIE YOU, WEI YANG, YUXUAN CHAI, CUIFANG YANG, TAO CAI, YANG TIAN, KANG CHEN, XUEFEN TANG, YUAN WANG, JIAQIN HE, LI YANG, YIMING DENG, XUEMEI WANG, XUE YING YANG, BING LIN, YIXIANG CHEN

TAKE NOTICE that a Petition seeking relief against you has been filed March 7, 2023 in the above-entitled action. The nature of the relief being sought is as follows: The Petitioners have filed a Petition seeking to recover disputed monies. You are required to make defense to such pleading not later than 40 days after May 19, 2023, and upon your failure to do so the party seeking service against you will apply to the court for the relief sought.

This the April 26, 2023.

Joseph R. Pellington, Attorney for Petitioners
NC State Bar #43127
DEVORE, ACTON & STAFFORD, P.A.
418 Queens Road
Charlotte, NC 28207
May 5, 12, 19 2023 LWLM0010596

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ACCREDITED BUSINESS A+ 446/35



Resolution to Accept an Offer to Purchase a Portion of Parcel #170058

WHEREAS, the Town of Dallas owns a 1.15-acre tract of land located at 3601 Dallas High Shoals Highway, being further identified as Gaston County Tax Parcel #170058; and

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

WHEREAS, the Town has received an offer from Sammy Creek Dallas LLC, 1205 Autumn Ridge Drive, Waxhaw, NC 28178 to purchase a portion of the parcel totaling 0.2749 acres, or 11,974 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 Sammy Creek Dallas LLC in the amount of \$6,872.50 plus advertising costs and legal fees.

Adopted this the 13th of June, 2023 at Dallas, North Carolina.

Attested By:

Rick Coleman, Mayor

Sarah Ballard, Town Clerk



Resolution to Accept an Offer to Purchase a Portion of Parcel #170058

CERTIFICATION

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 13th day of June, 2023; 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 13th day of June, 2023.

Sarah Ballard, Town Clerk

(SEAL)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Offer to Purchase Portion of Parcel #227919

AGENDA ITEM NO. 8B

MEETING DATE: 6/13/2023

BACKGROUND INFORMATION:

Jim Bailey, owner of Sammy's Neighborhood Pub located at 130 W. Trade Street, submitted an offer to purchase a portion of town-owned property located directly behind the restaurant, further identified as Gaston County Parcel #227919. The purchase portion consists of 853.65 sq. ft., or 0.0196 acres. Town Staff has calculated the asking price equivalent to the current land value based on the recent valuation of \$111,530 to be \$2,375. The submitted offer is for \$2,375.

The offer to purchase for \$2,375 was approved at the May 9, 2023 Board of Aldermen meeting. An advertisement of the offer and opening the upset bid per N.C.G.S. §160A-269 was published in the Gaston Gazette on Wednesday, May 24, 2023, upon receipt of the required deposit. No upset bid was received.

Attached is a resolution formally accepting the offer to purchase a portion of Parcel #227919 from Jim Bailey, along with supporting documents.

MANAGER RECOMMENDATION: Approve the resolution accepting the offer to purchase a portion of Parcel #227919 by Jim Bailey, in the amount of \$2,375.00 plus advertising costs and legal fees.

BOARD ACTION TAKEN:

Public Notices

Cobb: Rosa Johnson, Gloria Cobb, Fannie LaRue Cobb, Calvin Cobb, Clifford Cobb; Hairs of Ida Buckner; Jamette Flock, Cynthia Buckner, Thomas Buckner; Hairs of Willie Flem Cobb; Evette Cobb a/k/a Evette Jackson, Dexter Cobb a/k/a Dexter Jackson; Hairs of Mary Cobb; Eddie Cobb, Relish Cobb) to Stuart Clarke of Thorpe & Clark, Trustee(s), dated March 22, 2007, and recorded in Book No. 405, of Page 612 in Gaston County Registry, North Carolina. The Deed of Trust was modified by the following: A Leon Modification recorded on October 15, 2010, in Book No. 434, of Page 184; A Leon Modification recorded on January 3, 2011, in Book No. 454, of Page 153, default having been made in the payment of the promissory note secured by the said Deed of Trust and the undersigned, Substitute Trustee Services, Inc. having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in the Office of the Register of Deeds Gaston County, North Carolina and the holder of the note evidencing said indebtedness having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door in Gaston County, North Carolina, or the customary location designated for foreclosure sales, at 1:15 PM on June 7, 2023 and will sell to

Public Notices

the highest bidder for cash the following real estate situated in Gastonia in the County of Gaston, North Carolina, and being more particularly described as follows: Being all of Lot 67 of Mountain View, Phase 1, Map 2, as shown on map thereof recorded in Book 67, of Page 58 of the Gaston County Public Registry, North Carolina. Together with improvements located thereon; said property being located at 4242 Everest Drive, Gastonia, North Carolina. Being the same property conveyed to Federal National Mortgage Association co First Horizon Home Loan Corporation by Substitute Trustee's Deed recorded 02/15/07 in Book 429, Page 1158 of the Gaston County Public Registry, North Carolina. Tax ID #204677 Trustee may, in the Trustee's sole discretion, delay the sale for up to one hour as provided in N.C.G.S. §45-21.23. Should the property be purchased by a third party, that party must pay the excise tax, as well as the court costs of Forty-Five Cents (\$0.45) per One Hundred Dollars (\$100.00) required by N.C.G.S. §7A-309(a)(11). The property to be offered pursuant to this notice of sale is being offered for sale, transfer and conveyance "AS IS, WHERE IS." Neither the

Public Notices

Trustee nor the holder of the note secured by the deed of trust/security agreement, or both, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either the Trustee or the holder of the note make any representation or warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, or relating to the property being offered for sale, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition are expressly disclaimed. Also, this property is being sold subject to all taxes, special assessments, and prior liens or prior encumbrances of record and any recorded releases. Said property is also being sold subject to applicable Federal and State laws. A deposit of five percent (5%) of the purchase price, or seven hundred fifty dollars (\$750.00), whichever is greater, is required and must be tendered in the form of certified funds at the time of the sale. If the trustee is unable to convey title to this property for any reason, the sole remedy of the purchaser is the return of the deposit. Reasons of such inability to convey include, but are not limited to, the filing of a bankruptcy petition prior to the confirmation of the sale and reinstatement of the loan

Public Notices

without the knowledge of the trustee. If the validity of the sale is challenged by any party, the trustee, in its sole discretion, if it believes the challenge to have merit, may request the court to declare the sale to be void and return the deposit. The purchaser will have no further remedy. Additional Notice for Residential Property with Less than 15 rental units, including Single-Family Residential Real Property. An order for possession of the property may be issued pursuant to N.C.G.S. § 45-21.29 in favor of the purchaser and against the party or parties in possession by the clerk of superior court of the county in which the property is sold. Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may offer receiving the notice of foreclosure sale, terminate the rental agreement by providing written notice of termination to the landlord, to be effective on a date stated in the notice that is at least 10 days but not more than 90 days, after the sale date contained in this notice of sale, provided that the mortgagee has not cured the default of the time the tenant provides the notice of termination. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prior to the effective date of the termination. SUBSTITUTE TRUSTEE

Public Notices

SERVICES, INC. SUBSTITUTE TRUSTEE 50 Hutchens Law Firm P.O. Box 1028 Fayetteville, North Carolina 28311 Phone No: (910) 841-3058 https://sales.hutchenslawfirm.com Firm Case No: 9225 - 22648 5/25/23, 5/31/23 8828081

ADVERTISEMENT FOR UPSET BIDS

PURSUANT TO the terms and provisions of N.C.G.S. 160A-269, the Town of Dallas has received an offer to purchase those lands located in the Town of Dallas, Gaston County, North Carolina, more particular described as follows: A PORTION OF THAT PROPERTY located at 214 N Holland Street, containing approximately 0.92 acres, and having a Parcel Identification Number of 227719 and being the same property as described at Gaston County Deed Book 4765 page 2667. The offeror intends to purchase 0.0196 acres of the existing parcel in the eastern side, north of the existing Gaston County Parcel #227917. The Town of Dallas Board of Aldermen proposes to accept said offer, which said offer has been accompanied with a deposit of \$118.75 and said deposit has been made with the Town of Dallas. Pursuant to the above referenced statute, Town of Dallas is now publishing notice of said offer.


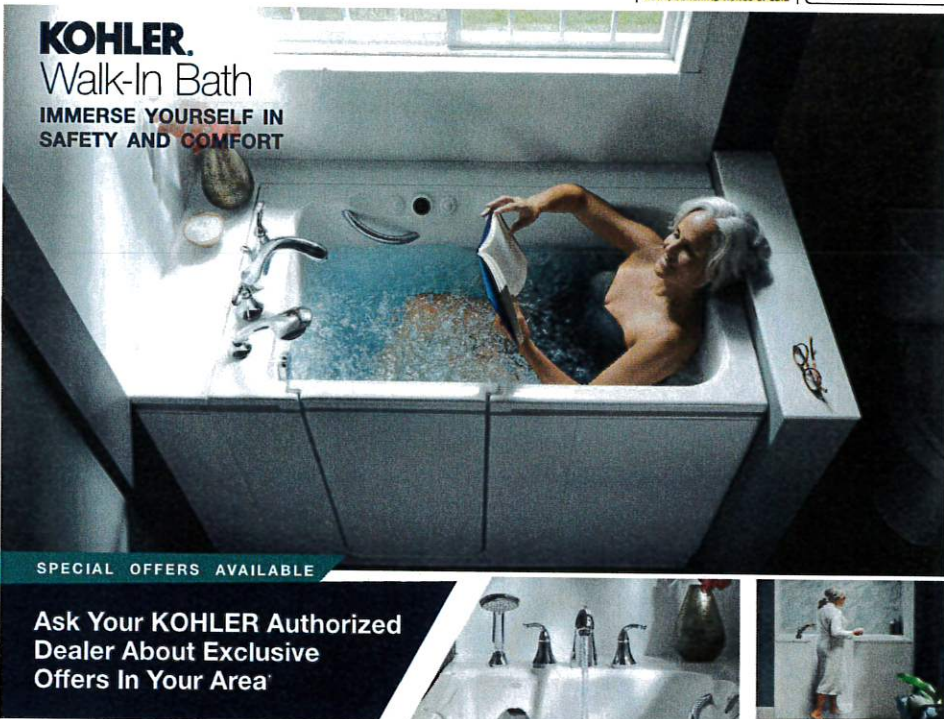
The amount of the offer made for the purchase of said property is \$2,375 cash or certified funds, pursuant to the terms of an Agreement for Purchase and Sale of Real Property, a copy of which is on file with, and may be obtained from, the Clerk for the Town of Dallas. PLEASE TAKE NOTICE that within ten (10) days of the date of this publication any person may raise the bid price by not less than 10% of the first \$1,000.00 of the original bid price of \$2,375 and 5% of the remainder. If the bid is raised, the bidder shall deposit 5% of the increased bid with the Clerk for the Town of Dallas and said Clerk shall re-advertise the offer at the increased bid amount. This procedure shall be repeated until no further qualifying upset bids are received, at which time the Town of Dallas Board of Aldermen may accept the offer and sell the property to the highest bidder, or may at any time reject any and all offers including this offer.

This the 24th day of May, 2023.
Sarah Ballard
Town of Dallas Clerk
May 24, 2023 8849482

Public Notices

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Resolution to Accept an Offer to Purchase a Portion of Parcel #227919

WHEREAS, the Town of Dallas owns a 0.92-acre tract of land with a physical addresses of 214 N. Holland St., being further identified as Gaston County Tax Parcel #227919; and

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

WHEREAS, the Town has received an offer from Jim Bailey, owner of Sammy's Neighborhood Pub, 130 W. Trade Street, Dallas, NC 28034 to purchase a portion of the parcel totaling 0.0196 acres, or 853.65 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 Jim Bailey in the amount of \$2,375.00 plus advertising costs and legal fees.

Adopted this the 13th of June, 2023 at Dallas, North Carolina.

Attested By:

Rick Coleman, Mayor

Sarah Ballard, Town Clerk



Resolution to Accept an Offer to Purchase a Portion of Parcel #227919

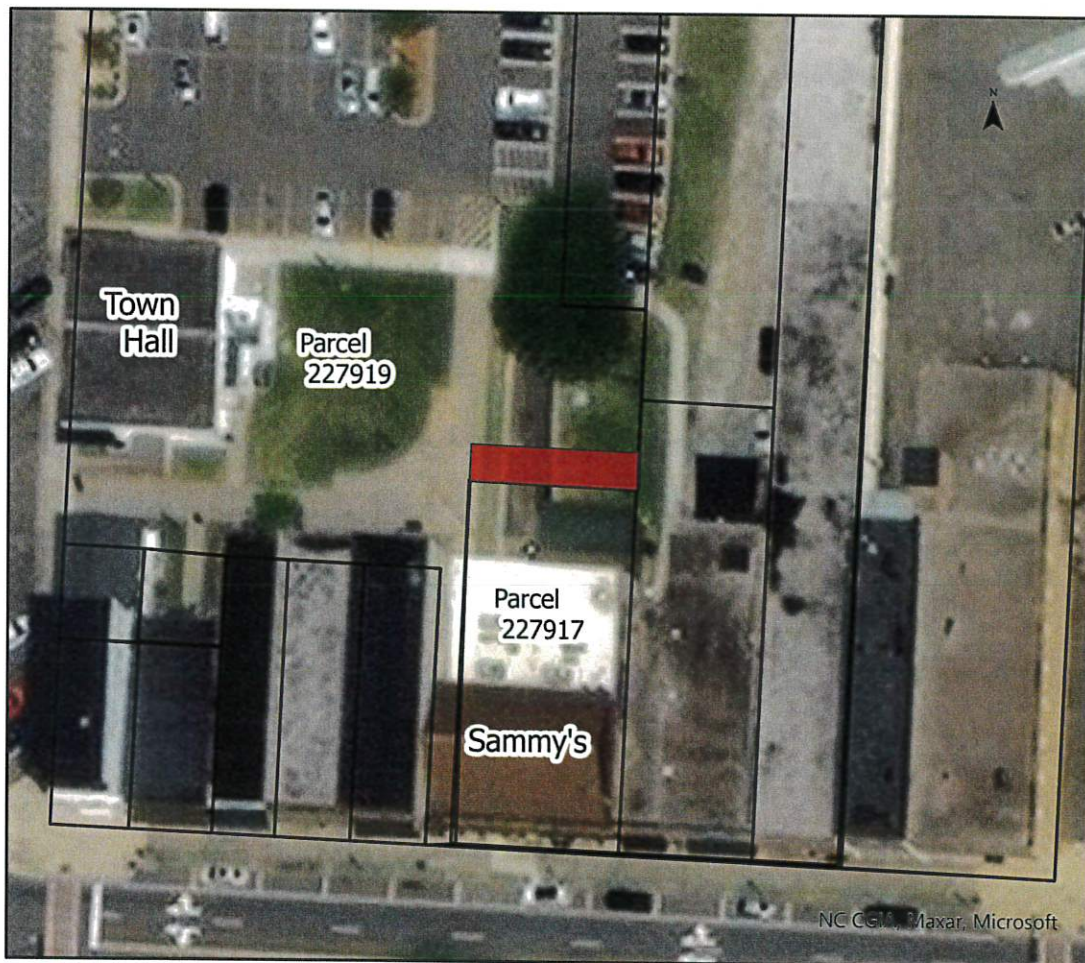
CERTIFICATION

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 13th day of June, 2023; 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 13th day of June, 2023.

Sarah Ballard, Town Clerk

(SEAL)

PROPOSED SAMMY'S EXTENSION



Request: purchase a small piece of land from existing 132 W Trade St., parcel 227919, and recombine to existing 130 W Trade St property, parcel 227917, and extend the property boundary north 15 feet. The owner intends to build a ground level patio to extend the outdoor seating area.

Total Area: 56.91 feet long by 15 feet wide.
Approximately 853.65 sq ft (0.0196 acres)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Agreement for Use of Dallas Historic Courthouse

AGENDA ITEM NO. 8C

MEETING DATE: 6/13/2023

BACKGROUND INFORMATION:

Effective April 1, 2022, the agreement between the Town of Dallas and the Gaston County Museum for use of the Dallas Historic Courthouse by the Museum was terminated. A new agreement was drafted and was in the process of being reviewed by both parties until the Museum Director resigned in the fall of 2022. During the search for a new Museum Director, there was little progress on a new agreement.

Recently, a new Museum Director was named and the proposed agreement is back under discussion. Attached is the proposed new agreement outlining use of the Dallas Historic Courthouse by the Gaston County Museum for educational and public programming. This proposed agreement includes the items previously desired by the Dallas Board of Aldermen and has been reviewed by personnel with Gaston County. Once approved by the Dallas Board of Aldermen, the agreement will be sent to Gaston County for their approval. The agreement can then be implemented between the two entities.

MANAGER RECOMMENDATION: Approve the Agreement for Use of Dallas Historic Courthouse between the Town of Dallas and the Gaston County Museum, as presented.

BOARD ACTION TAKEN:

Agreement for Use of Dallas Historic Courthouse

This Agreement, made this ____ day of _____ 2023, by and between **GASTON COUNTY MUSEUM OF ART AND HISTORY, INC.** (“Museum”), a North Carolina not-for-profit corporation having a mailing address of 131 W. Main Street, Dallas, NC 28034 and owning the Gaston County Museum of Art and History, located at 131 W. Main Street, Dallas, North Carolina, the **TOWN OF DALLAS** (“Town”), a North Carolina municipality having a mailing address of 210 N. Holland Street, Dallas, NC 28034, and **GASTON COUNTY** (“County”), a political subdivision of North Carolina, having a mailing address of PO BOX 1578, Gastonia, NC 28053.

WHEREAS, the Town of Dallas owns a building having a street address of 131 N. Gaston Street within the Town of Dallas that served as the old courthouse for Gaston County; and

WHEREAS, said building will be used for various events and meetings; and

WHEREAS, the Town plans to manage the various events and meetings described above;
and

WHEREAS, the Museum proposes to provide tours of the facility and educational initiatives to the general public; and

WHEREAS, while the Museum is a separate entity from Gaston County, Museum personnel are considered County employees, and the County pays for the museum’s insurance expenses.

NOW, THEREFORE, the parties agree to the following terms:

1. This Agreement shall go into effect upon execution and shall remain in place until any party agrees to terminate the Agreement. The terminating party must provide at least sixty (60) days’ notice to the other parties.
2. The Town agrees to provide the following access to the Museum for educational and public programming:
 - a. Provide tours and educational programming to any grade level from a Gaston County School, but not outside districts, at the Historic Courthouse and/or grounds on Mondays through Thursdays between 8am and 5pm at no charge with a minimum thirty (30) days’ notice of scheduling, so long as tours do not interfere with previously scheduled events by the Town of Dallas.
 - b. Six (6) additional days per calendar year for public programming or educational use of the Historic Courthouse and/or grounds at no charge with a minimum of thirty (30) days’ notice, so long as the event does not interfere with previously scheduled events by the Town of Dallas.

- c. Any requested use of the Historic Courthouse and/or grounds beyond the number and/or type of occurrences listed in items 2a and 2b must be approved by the Board of Aldermen as a Special Event; a ticketed event that meets the criteria of public programming or educational use can be held within the six (6) free days, otherwise it would fall under the Special Event policy, which requires approval by the Board of Aldermen. A fundraising event would fall under the Special Event policy, which requires Board of Aldermen approval.
3. The Museum agrees to provide the following in its use of the Courthouse facilities:
 - a. Provide various educational opportunities that are free to the public in the Historic Courthouse. Events may include, but are not limited to, school programs, special educational events, free public programming, and public education on behalf of the Historic Preservation Commission.
 - b. Provide staff for Museum sponsored events.
 - c. Provide marketing initiative(s) for Museum sponsored events.
4. Personnel of the Museum are employees of Gaston County regardless of the work performed under this Agreement. The Museum and County agree to follow all employment laws and regulations while fulfilling the obligations established herein. Furthermore, Gaston County and the Gaston County Museum of Art & History agrees to indemnify the Town of Dallas, to the fullest extent allowed by law, for any damages or liabilities the Town may incur for any activities, actions, or inactions arising out of the events listed herein or other events sponsored or created by the Museum.
5. The Town shall have no responsibility for cleaning of Museum fund-raiser events. The Town will maintain a regular schedule of cleaning outside of museum events.
6. Nothing in this Agreement establishes a partnership, joint venture, relation, agency, or other legal relationship with any other party to this Agreement.
7. All notices shall be sent to the following entities by way of first-class mail, postage pre-paid:

GASTON COUNTY MUSEUM OF ART AND HISTORY
ATTN: DIRECTOR
131 W. MAIN ST.
DALLAS, NC 28034

GASTON COUNTY
ATTN: COUNTY MANAGER
PO BOX 1578
GASTONIA, NC 28053

TOWN OF DALLAS
ATTN: TOWN MANAGER

210 N. HOLLAND ST.
DALLAS, NC 28034

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE
FOLLOWS.]

TOWN OF DALLAS

Mayor, Town of Dallas

ATTEST: _____ (SEAL)
Clerk to the Board of Aldermen

Town Attorney

GASTON COUNTY

Chairman, Board of Commissioners

ATTEST: _____ (SEAL)
Clerk to the Board of Commissioners

County Attorney

GASTON COUNTY MUSEUM OF ART AND HISTORY

Director, Museum of Art and History

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Director, Town of Dallas

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Special Event Date Change Request – Rusty Rabbit Oktoberfest

AGENDA ITEM NO. 8D

MEETING DATE: 6/13/2023

BACKGROUND INFORMATION:

At the March 14, 2023 Board of Aldermen meeting, a special event request from the Rusty Rabbit to hold an Oktoberfest event on October 28, 2023 was approved. The Rusty Rabbit has submitted a request to change the date from October 28 to October 21. This is the only change being requested to the event approval. The other aspects of the event will remain the same.

Attached is the Special Event Application reflecting the date change requested.

MANAGER RECOMMENDATION: Approve the Oktoberfest Special Event date change request, as presented.

BOARD ACTION TAKEN:



Special Events/ Activities Application

Town of Dallas
 210 North Holland Street
 Dallas, NC 28034-1625
 (704) 922-3176
 Fax: (704) 922-4701

The purpose of this application is to provide information about your event or activity in order for the Town of Dallas to best assist you. Depending on the specific event, a permit application and/or fee(s) from other departments may be required. The applicant is responsible for providing complete and accurate information on the application, The applicant is responsible for notifying the Town of Dallas of any changes. **A complete application must be submitted by no later than 5:00 p.m. on the Tuesday preceding the date of the Board meeting at which the event is to be approved, for an event which is to occur no sooner than 14 days following its date of approval.**

APPLICATION INFORMATION

Name of Event:	<input style="width: 90%;" type="text" value="OKtoberfest"/>		
Facility Requested:	<input style="width: 90%;" type="text"/>		
Applicant Name:	<input style="width: 90%;" type="text" value="Tim Radford"/>		
Organization:	<input style="width: 90%;" type="text" value="Rusty Rabbit"/>		
Mailing Address:	<input style="width: 90%;" type="text" value="104 E Main St"/>		
City / State / Zip:	<input style="width: 90%;" type="text" value="Dallas NC 28034"/>		
Daytime Phone:	<input style="width: 20%;" type="text"/>	Cell: <input style="width: 20%;" type="text" value="7048300702"/>	E-Mail: <input style="width: 40%;" type="text" value="timradford@rre.com"/>
Description of the Event:	<input style="width: 90%;" type="text" value="Black Party Live Music & vendors"/> yamao.com		
Does the event have a Facebook, Twitter, or other social networking page: <input style="width: 80%;" type="text"/>			
If yes, please list URL(s): <input style="width: 80%;" type="text"/>			
Date (s) Requested for Event:	<input style="width: 90%;" type="text" value="October 21, 2023"/>		
Event Start Time:	<input style="width: 20%;" type="text" value="5pm"/>	Event End Time:	<input style="width: 20%;" type="text" value="11pm"/>
Road Closure Time Begins (if applicable):	<input style="width: 20%;" type="text" value="2pm"/>	Road Closure Time Ends:	<input style="width: 20%;" type="text" value="2AM"/>
Set Up Begins:	<input style="width: 20%;" type="text" value="2pm"/>	Set Up Ends:	<input style="width: 20%;" type="text" value="2AM"/>
Preferred Date & Time of Inspection (if required): <input style="width: 80%;" type="text"/>			
Estimated Attendance:	<input style="width: 90%;" type="text" value="1,000"/>		
The Event is:	<input type="checkbox"/> Private (by invitation only)	or	<input checked="" type="checkbox"/> Open to General Public
Describe the procedures to be used for selecting vendors and exhibitors for this event: <input style="width: 80%;" type="text"/>			

Applicant's Signature: *Tim Radford*

Date: 6/5/23

A pre-event meeting may be required and will be scheduled to include appropriate staff. The event applicant must attend the meeting.

TENTS / CANOPIES / MEMBRANE STRUCTURES

Will tents/canopies/membrane structures be used for events? (proceed to next section.)		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No (if no)
# of Canopies		(fabric structure that is open without sidewalls on 75% or more of perimeter)	
# of Tents	10	(fabric structure that is enclosed with sidewalls on more than 25% of perimeter)	
# of Membrane structures		(air supported or air inflated structure)	
Other type of structure (provide description)			

Notes

VOICE / MUSIC AMPLIFICATION

Are there any musical entertainment features related to your event? (proceed to next section.)		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No (if no)
If yes, state the number of stages, number of bands and type of music:			
Number of stages:		Number of Bands:	2
Type(s) of music:	ROCK / R&B / Listening		
Will your event use amplified sound:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please indicate times:		Start Time:	Finish Time:
		5PM	11PM
Will sound checks be conducted prior to the event?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please indicate times:		Start Time:	Finish Time:
		3PM	5PM

* Must comply with Town of Dallas general entertainment ordinance.

HAZARDOUS MATERIALS

Will the event have any hazardous materials such as propane, butane, gasoline, diesel tanks, helium cylinders or other upright tanks?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, all tanks must be secured in a manner to prevent accidentally being knocked over. All helium tanks not being used shall have their caps in place.			
Will there be any portable heaters?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will there be any deep fat fryers?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will there be any fireworks, lasers, torches, candles or pyrotechnics?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will generators or electrical power be used?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, provide electrical load data and location of connection. In the case of extraordinary use or hookups, fees may apply.			

RIDES / ATTRACTIONS

Does the event include mechanical rides, or other similar attractions?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, company name?			
Company address:			
List details, if any:			
Applicants contracting with amusement ride companies are required to provide the Town of Dallas with a certificate of insurance, naming applicant and the Town of Dallas (if applicable) as additional insured on general liability.			
ALL rides must be inspected and approved by The Department of Labor.			

VENDORS

A vendor is anyone who is serving, selling, sampling, or displaying food, beverages, merchandise or services

Does the event include food vendors?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
If the event will have food vendors, please check the following that apply:			
<input type="checkbox"/> Served	<input type="checkbox"/> Sold	<input type="checkbox"/> Catered	<input type="checkbox"/> Prepared Outdoors
Does the event include food concession and/or cooking areas?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
If yes, please list each vendor and specify cooking method (Gas, Electric, Charcoal, Other) <i>(Use additional sheet if necessary)</i>			
Vendor	Cooking Method	Food Item	

Food and beverages shall not be sold at an event unless approved and licensed, if necessary by the Gaston County Health Department. Event organizers are responsible for arranging health inspections for their event.

List all other commercial vendors who will be present during the event (serving, selling, sampling, or displaying).

VENDOR NAME	ADDRESS	PHONE NUMBER (S)

EVENT SCHEDULE

Provide a detailed schedule of the event including dates and times for entertainment, activities, hours of event, start time, finish time, etc. If the event requires an extended time frame for set-up, include details with a timeline listing the times and locations where streets or public property will be impacted and when dismantling will be completed.

(Use additional sheet of paper if necessary)

DATE	TIME	ACTION	ADDITIONAL NOTES
10/21	3PM	Sound Check	
10/21	5PM	Block party starts	
10/21	5PM	Sound Check ends	
10/21	6PM	Live Music starts	
10/21	11PM	Music ends	

SERVICES

The Town of Dallas does not provide amenities such as portable washrooms/toilets, sound systems, tables, chairs, tents, canopies or other equipment. The applicant is responsible for arranging and providing services such as event clean up, traffic control, etc.

TRASH CONTAINERS

In order to determine what types of containers best suit the needs of the event, please answer the following questions:

Will the event be serving/selling/distributing beverages? Yes No

If yes, in what containers will they come packaged in?

aluminum cans glass bottles/jars plastic bottles/jugs/jars

How many trash cans are you requesting for trash?

How many recycle carts are you requesting?

Delivery Location?

Date and Time for rollout carts to be emptied?

Date and Time for rollout carts to be picked up?

Applicants are responsible for cleaning and restoring the site after the event. Please pick up all trash including paper, plastic, bottles, cans and event marketing signs. Clean-up fees may be incurred because of an applicant's failure to clean and/or restore the site following the event. If you reasonably believe that no litter will be generated during your event, please state this in your plan.

PUBLIC PROPERTY CLEAN-UP

Contracted personnel or volunteers may be used if indicated below. What is the clean-up plan for the event?

SAFETY AND SECURITY (CHECK ALL TYPES OF SECURITY USED)

Stage Security Event Area Security Road Closure Security

Other

Overnight Security From : To :

Dates & Times security will be on site:

Security provided by: Number of Security Personnel:

Applicant may be required to hire sworn off-duty Town of Dallas police officers or Sheriff's Department personnel to provide security to insure public safety. The Town of Dallas will determine the number of security personnel required on site.

SITE PLAN

Provide a detailed Site-Plan sketch of the event. Include maps, outline or diagram of the entire event venue including the names of all streets and the surrounding area. The plan should include the following information:

- Location of the event/activity on the property with approximate distances from roads, fire hydrants, existing buildings, etc.
- Location of temporary structures that will be used during the event. Must indicate size of temporary structures, distances between temporary structures and existing buildings.
- Identify how each temporary structure will be used. Example: type of vendor, food preparation, etc.
- Identify location of all cooking devices and open flames; generators and fuel storage.
- Location of all fencing, barricades, or other restrictions that will impair access to and from the event or property.
- Identify all designated parking areas.

ROUTE AND TRAFFIC PLAN

<input type="checkbox"/> PARADE (Includes floats, vehicles, and persons) <input type="checkbox"/> MARCH OR WALK (persons only) <input type="checkbox"/> VEHICLES ONLY (Includes motorcycles) <input type="checkbox"/> OTHER (Description: _____)	<input type="checkbox"/> BICYCLES <input type="checkbox"/> FOOT RACE
Number of Persons: <input style="width: 50px;" type="text"/>	% Children: <input style="width: 50px;" type="text"/>
Number of Vehicles: <input style="width: 50px;" type="text"/>	Vehicle Types: <input style="width: 150px;" type="text"/>
Number of Animals: <input style="width: 50px;" type="text"/>	Kinds: <input style="width: 150px;" type="text"/>
<p>DESCRIBE BELOW THE EVENT ROUTE. IF THERE IS MORE THAN ONE SEGMENT TO AN EVENT, INCLUDE START AND FINISH TIMES FOR EACH SEGMENT. (Example: The "GENERIC AWARENESS RUN" may include a 5k, a 10k, and a Fun Run).</p>	
<p style="font-size: 1.2em; font-family: cursive;">Shut down East Main Street between W. Gaston and W. College Street</p>	


ROAD CLOSURES

If your event involves road closures, a parade, a foot or bike race, any type of procession, or more than one location, attach a Route and Traffic Plan. Include the required information (listed below) and any additional information you believe applies to your event. When planning a moving route, the Dallas Police Dept. is available to assist you.

- NC and US roadways will also require approval from the NCDOT.
- The proposed route to be traveled including the requested starting and termination point. Please also clarify the directions of movement of your event.
- Routing plans for traffic. Illustrate a plan to include roads that you are requesting to be closed to vehicular or other traffic for your event. Include planned arrangements to resolve conflicts with people trying to reach businesses, their own residences, places of worship and public facilities including public transportation.
- Whether the event will occupy all or a portion of the street(s) requested for use.
- Proposed locations for barricades, signs and police/volunteers.
- The provision of twenty foot (20') minimum emergency access lanes throughout the event site.
- White temporary water base paint can be used to mark the route on the street pavement (May be purchased at common hardware stores such as Lowes Home, Home Depot, etc.).

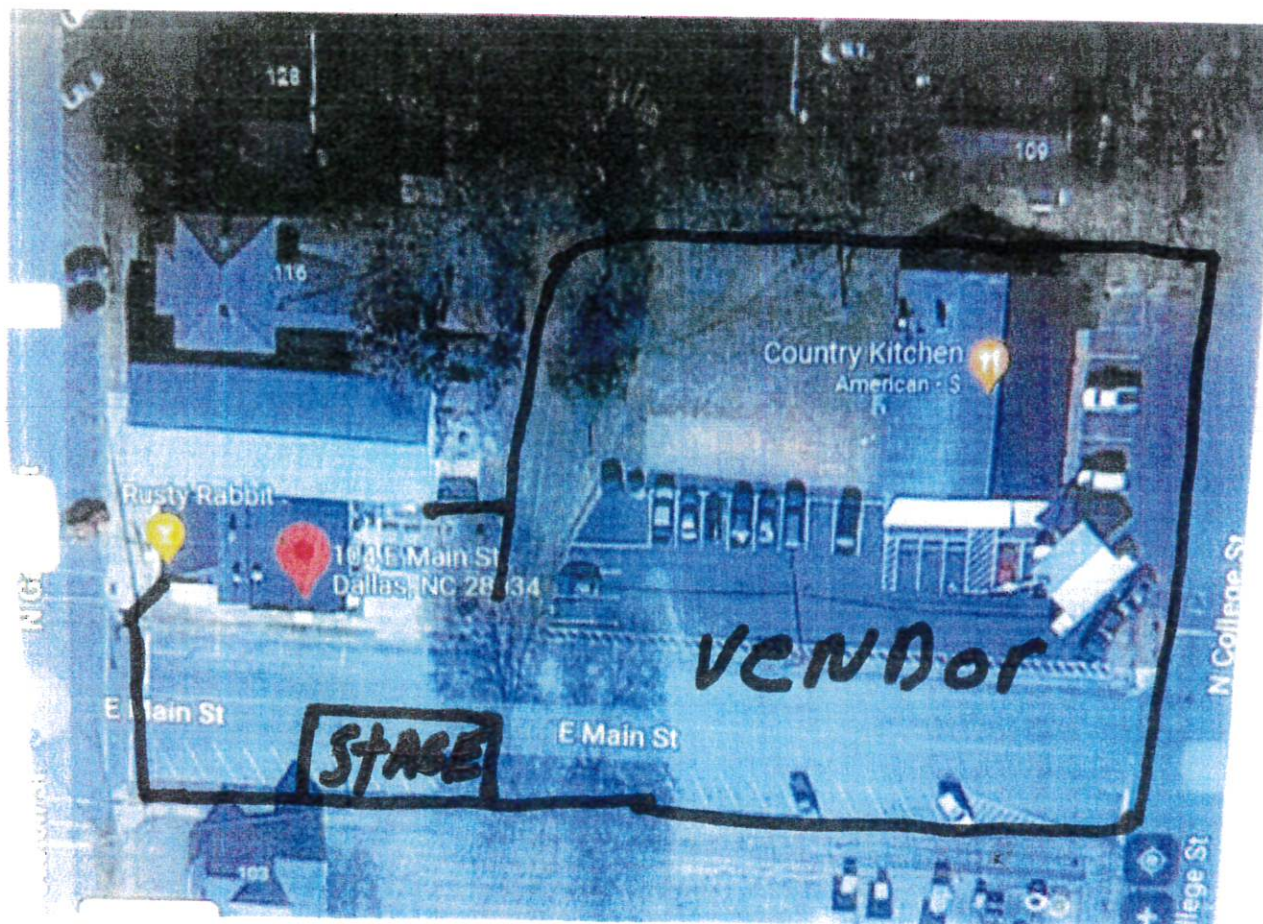
Please Note: All road closure requests will be strictly reviewed by the Town of Dallas. Approval, denial, or modification of all road closure requests are at the sole discretion of the Town of Dallas. The Town has final discretion over your Route and Traffic Plan including, but not limited to the route, placement and number of all barricades, signs, and police/volunteer locations.

DO NOT ASSUME, ADVERTISE, OR PROMOTE YOUR EVENT UNTIL YOU HAVE A SIGNED PERMIT FROM THE TOWN OF DALLAS. CONFLICTS DO ARISE AND CHANGES TO THE REQUEST MAY BE NECESSARY.

Applicant's Signature:  Date: 6/15/23

Radford, Tim

From: tim radford <timradford74@icloud.com>
Sent: Friday, March 11, 2022 7:34 AM
To: Radford, Tim



Sent from my iPhone

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Davis Hills Phase III Final Subdivision Plat

AGENDA ITEM NO. 8E

MEETING DATE: 06/13/2023

BACKGROUND INFORMATION:

HDP Davis Hills LLC (True Homes) has submitted a final recording plat for their property to be known as Davis Hills Phase III. Approval of this plat will create the final 43 buildable lots out of the approved 87 maximum number for the project and 3 Common Open Space lots. The property is located west of Dallas Stanley Highway, to the South of Evans Lake Road, and North of North Poplar Street. The property is located within the corporate limits of Dallas and is zoned Conditional Zoning District R-6 (Cluster Development Overlay).

The Board of Aldermen approved the preliminary subdivision plat by a unanimous vote on March 8, 2022.

Town of Dallas Water, Sewer, Electric, and Sanitation will serve the lots.

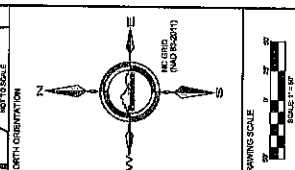
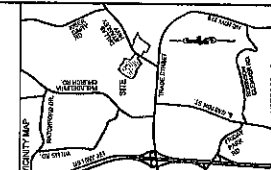
The owners plan to post a bond for the public improvements not yet constructed or accepted by the Town. This final plat, or any portion of its recordation, is subject to the bond being reviewed and approved by Town Staff and the Town Attorney. No building permit will be issued until the bond is approved and final plat is recorded.

The final subdivision plat is in substantial conformance with the plans as originally submitted and meets requirements of the Town of Dallas Subdivision Ordinance. Therefore, the provided resolution for the approval of the plat is recommended for approval.

MANAGER RECOMMENDATION: Approve the resolution approving the final recording plat for Davis Hills Phase III, as presented.

BOARD ACTION TAKEN:

Providence
 Providence Land Group, PLLC
 1682 Westwood Road
 Washington, DC 20002-4173
 NC TRM #P-0919 - 50-004-14508



DAVIS HILLS MAP 3
 TOWN OF DALLAS
 GASTON COUNTY
 NORTH CAROLINA
 PARCEL NUMBER
 PORTION OF 304841
 DEED REFERENCE
 5338-2148

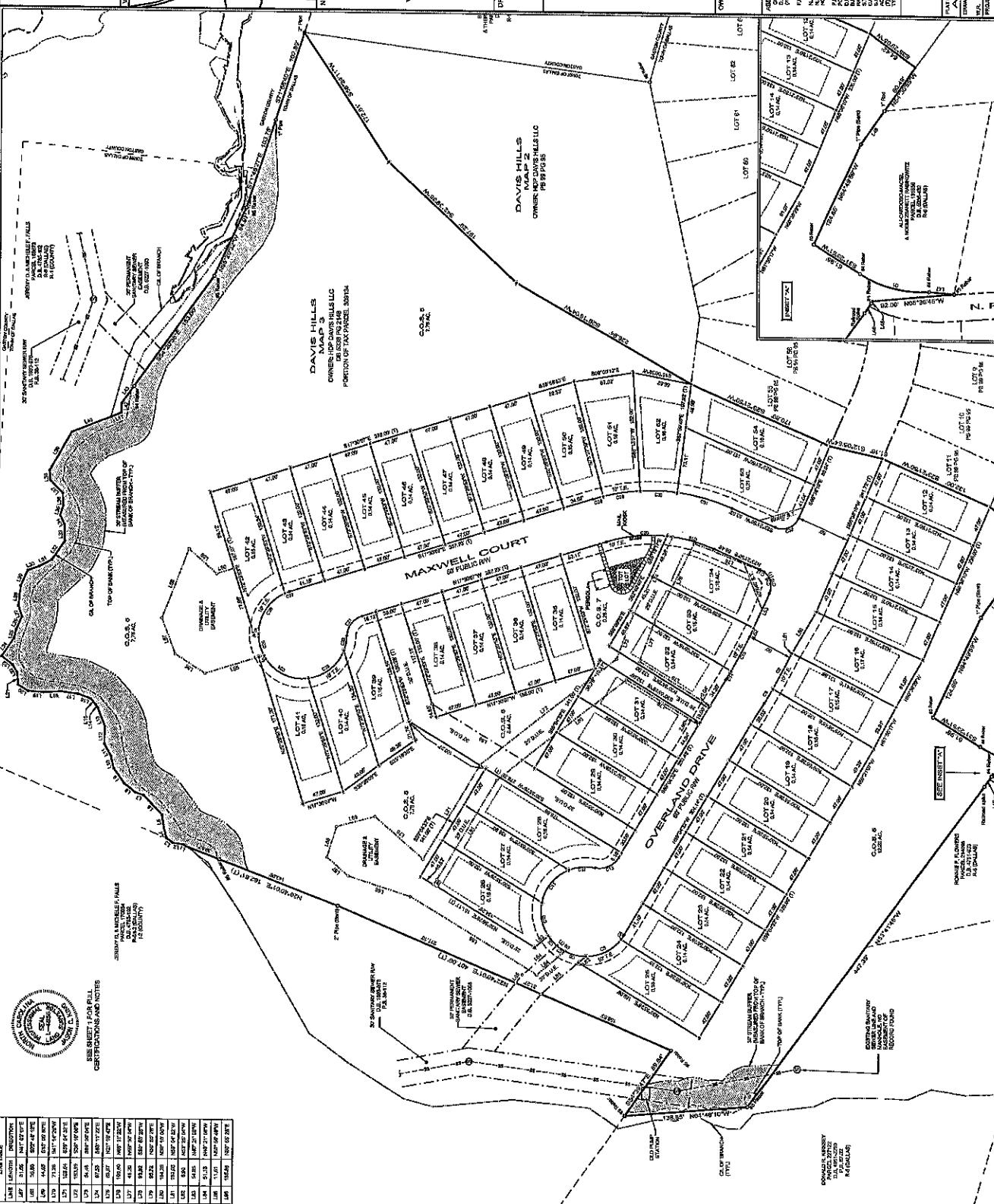
OWNER
 HDP DAVIS HILLS, LLC
 700 MAIN STREET
 EVANSTON, IL 60022

DATE
 04/05/2023

PROJECT NUMBER
 2

SHEET
 7

DATE
 APRIL 05, 2023



SEE SHEET FOR FULL
 CONVEYANCE NOTES

LOT	AREA (SQ FT)	PERCENTAGE
1	1.42	0.0022
2	1.42	0.0022
3	1.42	0.0022
4	1.42	0.0022
5	1.42	0.0022
6	1.42	0.0022
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98	1.42	0.0022
99	1.42	0.0022
100	1.42	0.0022

CONVEYANCE NOTES

CLIQUE	LENGTH	BEARING	CHORD	CHORD BEARING
C1	82.17	S 17.07° E	51.97	82.17°
C2	16.49	S 82.00° E	51.97	42.67°
C3	16.49	S 82.00° E	51.97	18.11°
C4	6.81	S 80.00° E	51.97	8.91°
C5	24.56	S 00.00° E	51.97	24.56°
C6	14.88	S 00.00° E	51.97	14.88°
C7	10.00	S 00.00° E	51.97	10.00°
C8	65.00	S 00.00° E	51.97	65.00°
C9	30.51	S 00.00° E	51.97	30.51°
C10	48.00	S 00.00° E	51.97	48.00°
C11	20.00	S 00.00° E	51.97	20.00°
C12	20.00	S 00.00° E	51.97	20.00°
C13	20.00	S 00.00° E	51.97	20.00°
C14	20.00	S 00.00° E	51.97	20.00°
C15	20.00	S 00.00° E	51.97	20.00°
C16	20.00	S 00.00° E	51.97	20.00°
C17	20.00	S 00.00° E	51.97	20.00°
C18	20.00	S 00.00° E	51.97	20.00°
C19	20.00	S 00.00° E	51.97	20.00°
C20	20.00	S 00.00° E	51.97	20.00°
C21	20.00	S 00.00° E	51.97	20.00°
C22	20.00	S 00.00° E	51.97	20.00°
C23	20.00	S 00.00° E	51.97	20.00°
C24	20.00	S 00.00° E	51.97	20.00°
C25	20.00	S 00.00° E	51.97	20.00°
C26	20.00	S 00.00° E	51.97	20.00°
C27	20.00	S 00.00° E	51.97	20.00°
C28	20.00	S 00.00° E	51.97	20.00°
C29	20.00	S 00.00° E	51.97	20.00°
C30	20.00	S 00.00° E	51.97	20.00°
C31	20.00	S 00.00° E	51.97	20.00°
C32	20.00	S 00.00° E	51.97	20.00°
C33	20.00	S 00.00° E	51.97	20.00°
C34	20.00	S 00.00° E	51.97	20.00°
C35	20.00	S 00.00° E	51.97	20.00°
C36	20.00	S 00.00° E	51.97	20.00°
C37	20.00	S 00.00° E	51.97	20.00°
C38	20.00	S 00.00° E	51.97	20.00°
C39	20.00	S 00.00° E	51.97	20.00°
C40	20.00	S 00.00° E	51.97	20.00°



Resolution Approving Final Recording Plat for Davis Hills Phase III

WHEREAS, Davis Hills Phase III is a major subdivision within the Town of Dallas with an approved preliminary subdivision plat that complies with Town policies and standards; and

WHEREAS, the required public improvement for the new development have been completed, bonded, or provided for in accordance with Town Ordinance; and

WHEREAS, the developer has submitted a final recording plat creating 43 of the allowable 87 new parcels, in substantial conformance with the plans as originally submitted and meets the requirements of the Town of Dallas Subdivision Ordinance;

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 approve the final recording plat for Davis Hills Phase III.

Adopted this the 13th of June, 2023 at Dallas, North Carolina.

Attested By:

Rick Coleman, Mayor

Sarah Ballard, Town Clerk



Resolution Approving Final Recording Plat for Davis Hills Phase III

CERTIFICATION

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 13th day of June, 2023; 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 13th day of June, 2023.

Sarah Ballard, Town Clerk

(SEAL)