

MINUTES FOR BOARD OF ALDERMEN MEETING

July 12th, 2011

6:00 PM

The following elected officials were present: Mayor Coleman, Alderman Beaty, Alderman Friday, Alderman Huggins, Alderman Martin, and Alderman Withers.

The following staff members were present: Ed Munn, Interim Town Manager; Maria Stroupe, Administrative Services Director; Pennie Thrower, Town Attorney; Doug Huffman, Electric Director; Allen Scott, Police Captain; Bill Trudnak, Public Works Director; David Kahler, Community Development Director; and Steve Lambert, Fire Chief. Anne Martin, Recreation Director was absent.

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

Mayor Coleman opened with the Invocation and the Pledge of Allegiance to the Flag. The Mayor asked if there were any additions or deletions to the agenda. Mayor Coleman had two changes to the agenda: 1) Item 7B needs to be deleted, as all of the information needed has not been received and 2) Addition of a closed session. Mr. Huggins made a motion to set the agenda including the changes, seconded by Mr. Beaty, and carried unanimously.

Mr. Beaty made a motion to approve the minutes from the June 14, 2011 regular meeting and the June 28, 2011 special meeting, seconded by Mr. Withers, and carried unanimously.

Recognition of Employees:

None

Recognition of Citizens:

None

Public Hearing:

Mr. Martin made a motion to enter into a public hearing concerning a zoning text amendment for Section I-II-18, seconded by Mr. Huggins, and carried unanimously.

The Board voted at the June meeting to continue the public hearing on the text amendment for Zoning Code Section I-II-18. Staff was directed to better research the exact nature of the process of the proposed amendment subject. Staff has determined that the process is not actual waste water treatment, but rather a dewatering press process that removes water from septic waste material. (Exhibit A) The waste material is not treated, but the water is pressed from the material and removed. The water then goes through a cleaning process and is flushed into the Town sewage system, while the dried sludge material is collected and then used in land application as fertilizer.

Mr. Friday made a motion to exit the public hearing, seconded by Mr. Martin, and carried unanimously. Mr. Beaty made a motion to approve the text amendment as presented, seconded by Mr. Martin, and carried unanimously. (Exhibit B)

Mr. Huggins made a motion to enter into a public hearing concerning a zoning map change for 612 Holly St., seconded by Mr. Withers, and carried unanimously.

The Board voted at the June meeting to continue the public hearing on the rezoning request for 612 Holly St. to the July meeting. The rezoning request would change the classification at 612 Holly St. from R-6, Residential, to I-2, General Industrial. (Exhibit C) Mary Boyce, 518 E. Peachtree St., raised concerns about the potential for smell from the operation, since the surrounding area is largely residential.

Mr. Beaty made a motion to exit the public hearing, seconded by Mr. Huggins, and carried unanimously. Mr. Huggins made a motion to delay the vote until the August meeting to determine the possibility of smells associated with the operation, seconded by Mr. Withers, and carried unanimously.

Old Business:

The first item, Item 7-A, was information concerning a proposed tornado warning system. Mr. Ed Wise from Sirens for Cities, Inc. presented information about warning sirens and answered questions from the Board at the last meeting. Following the meeting, Mr. Beaty called Mr. Wise and discussed other alternatives, including a siren that has a larger coverage area (12,400' diameter) and the possible use of a generator for backup power. The larger coverage area makes sense, but some issues remain. Doug Huffman, Electrical Director; Bob Thomas, Energy Consultant; and Mr. Munn reviewed several options for backup power and potential locations. The generator that is being recommended for backup power is a 45 KW generator, which would significantly add to the cost of the project. The larger siren would have to be mounted at 50' and would require guy-wires or additional pole support for the siren's weight of 1,100 lbs. One option that was explored was mounting the siren on the water tank at Oakland St., but with the strong vibrations there are structural issues to be considered. With all of the uncertainty, the Board requested that this item be continued until the August meeting.

The second item, Item 7-B, was a voluntary annexation request from Alder Ridge III. The annexation request was found sufficient, but information that was necessary for continuing the annexation process has not yet been received. This item was deleted from the agenda and will be placed on the August agenda if the required information is received.

The third item, Item 7-C, was a proposed Tobacco Ordinance. At the June meeting, the Board requested that Staff determine what the current policy is and prepare, if necessary, a policy regarding tobacco use in Town vehicles and facilities. No written policy was found, the understood policy was that there is no smoking in Town buildings and smoking in Town vehicles is discouraged, but not prohibited. Two ordinances were proposed (Exhibits D & E) for consideration. One ordinance would prohibit all forms of tobacco, including smokeless, from all Town properties and vehicles. The second proposal addresses only smoking tobacco, not smokeless tobacco. This version also would only prohibit smoking in Town buildings, vehicles, and parks. Smoking would be allowed outside on other Town properties. As this is an ordinance, these restrictions would apply not only to Town employees; but also to citizens, contractors, visitors, etc. Mr. Beaty made a motion to approve the second proposed ordinance that outlined restrictions on smoking tobacco only, seconded by Mr. Martin, and carried by the following vote, which is a super majority and is required to pass an ordinance on the first reading:

Yays – Mr. Beaty, Mr. Friday, Mr. Huggins, and Mr. Martin

Nays – Mr. Withers

The fourth item, Item 7-D, was a voluntary annexation request from Venture Church. The sufficiency investigation is complete and the petition has been found sufficient. The next step is for the Board to adopt a resolution setting the date for a public hearing on the annexation. (Exhibit F) Mayor Coleman called for a motion to adopt a resolution, but no motion was made. The annexation request dies for lack of a motion on the public hearing.

The fifth item, Item 7-E, was the continued discussion of a proposed water and sewer line maintenance fee. The 2011/2012 adopted budget includes revenue for the purpose of rehabilitating older water and sewer lines. At the June meeting, a discussion developed about the best way to charge customers for this initiative. The previous proposal provided for a \$3.00 fee for water and a \$3.00 fee for all inside residential customers. The proposed fee would be \$6.00 for water and \$6.00 for sewer for all outside residential customers, inside commercial customers, and inside irrigation meters. Outside commercial customers and outside irrigation meters would be \$12.00 for water and \$12.00 for sewer. The total projected revenue from these fees is estimated to be \$258,072. One concern raised at the previous meeting focused on master residential water meters, such as the one meter that serves all of the units at the Old Dallas High School Apartments. Is it fair for the apartments to pay one \$3.00 charge for water and one \$3.00 charge for sewer, or should they be charged the fees for each unit? Throughout Town there are an estimated 200+ such residential units that are served by a master meter. There are also commercial properties that have multiple meters. Currently, Dallas has 2,679 water meters (1,749 inside customers and 642 outside customers), 46 irrigation meters (only one meter is outside), and 2,007 sewer accounts (there is no rate differential between inside and outside sewer customers). The revenue received from this maintenance fee would be dedicated to rehabilitating water and sewer lines only. An additional, dedicated revenue stream needs to be implemented to address the old, deteriorated lines around Dallas. It was decided that the Utility Committee would meet prior to the August meeting to discuss the various options for fee structure, decide on the best format for master meters, and look at options for the various sizes of commercial meters. The Committee will bring back recommendations to the August meeting for consideration by the full Board.

New Business:

There was no New Business.

Item 9, was a manager's report from Mr. Ed Munn, Interim Town Manager, highlighting various projects currently underway in Dallas.

Closed Session:

Mr. Friday made a motion to enter into a closed session for economic development purposes, as provided for by G.S. § 143-318.11, seconded by Mr. Withers, and carried unanimously. (7:49)

Mr. Friday made a motion to exit the closed session, seconded by Mr. Withers, and carried unanimously. (8:07)
There was no action taken.

Mr. Huggins made a motion to adjourn, seconded by Mr. Friday, and carried unanimously. (8:16)

Rick Coleman, Mayor

Maria Stroupe, Town Clerk



DEWATERING EQUIPMENT

Belt Filter Press, How Does It Work?

Most Belt Filter Press operations can be divided into three general stages - initial de-watering, which makes the sludge pulp; pressing or medium pressure filtration, which conditions the sludge for high pressure filtration quality; and high pressure filtration, which raises the dry solids content in the sludge cake to the optimum.

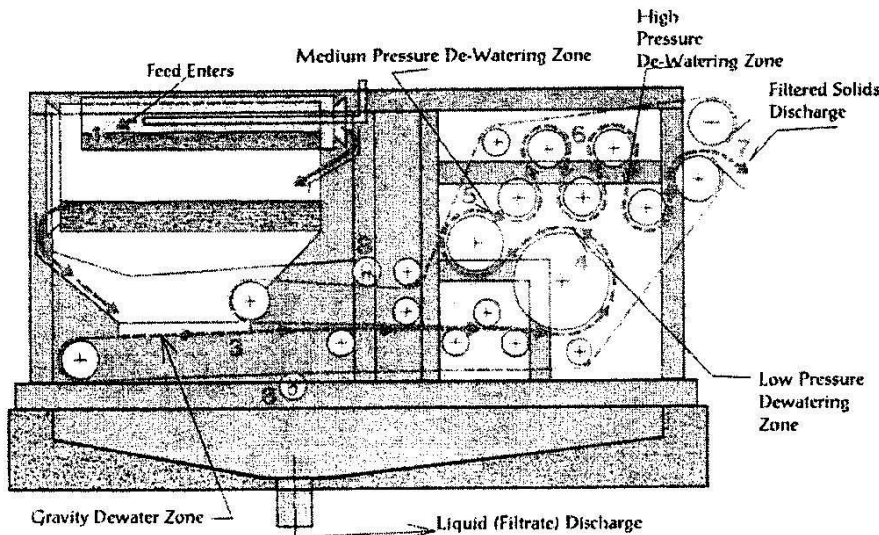
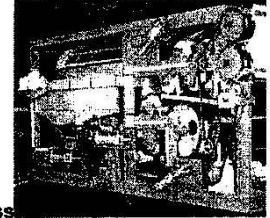
The process begins as the sludge enters the press, where it is mixed with a chemical, either in the press, or in a conditioning tank prior to the press. From this flocculation or preparation zone the sludge enters the gravity drainage zone (#2 and #3 on below illustration), where a large rotating drum agitates the floc and drains approximately 70% of the free water. The resulting capture rate can be as high as 99%.

Pressure is first applied in a low pressure wedge zone (#4), which begins squeezing remaining water out of the sludge. Further de-watering occurs in the medium pressure zone (#5), where two large perforated drums of decreasing size apply the pressure. Rollers perform the final de-watering in the high pressure zone (#6). The sludge cake (filtered solids) then exits the machine at (#7). (#8) indicates the locations of the belt cleaning spray stations. The belting on a belt filter press must be continuously washed with clear water to keep it from blinding, and this is accomplished by water spray bars placed above returning belt.

Belt Filter Presses are used in mining, mineral processing, municipal waste treatment, industrial and some chemical operations.

The photo at right shows a Roediger Belt Filter Press.

Illustration Of A Working Belt Filter Press



The illustration at left shows how a belt filter press operates, by illustrating the various stages of de-watering.

[Return To De-watering Equipment Page](#)

Revised Recommendation for Text Amendment to Zoning Code:

Based upon information garnered during and after the June Board Meeting, Staff makes the following recommendation for the Text amendment to Section 1-II-18 of the zoning code:

(v) Dewatering Press Plant Facilities with less than 25,000 gallons or less per day capacity. Such facilities shall be properly screened and separated from any adjoining lot with a 6 ft. opaque fence as well as vegetation, and shall be so constructed as to prevent noxious and potentially hazardous odors, solids and liquids from emanating from within it.”

**AN ORDINANCE PROHIBITING THE USE OF TOBACCO
PRODUCTS IN TOWN OWNED BULDINGS, TOWN
OWNED VEHICLES, AND IN TOWN PARKS**

WHEREAS, North Carolina's Smoking in Public Places legislation, was enacted in 1993 which instituted a complete ban on smoking in state-controlled buildings and state-controlled passenger vehicles; and,

WHEREAS, on January 2, 2010, "An Act To Prohibit Smoking In Certain Public Places And Certain Places Of Employment, North Carolina Session Law 2009-27, became effective, authorizing local governments to adopt and enforce ordinances "that are more restrictive than State law and that apply in local government buildings, on local government grounds, in local vehicles, or in public places;" and

WHEREAS, the Town of Dallas instituted its own ban on smoking in Town-owned buildings and discouraged use in Town-owned vehicles with the intent to protect the health of individuals working in Town government buildings or visiting Town government buildings or riding in Town government vehicles from the risks related to tobacco use; and,

WHEREAS, the Board of Aldermen realizes that the use of any tobacco products has an adverse effect on the health of tobacco consumers and on people in the vicinity of tobacco users, whether the tobacco consumption occurs inside or outside an enclosed building or vehicle or grounds; and,

WHEREAS, the Board of Aldermen wishes to minimize the harmful effects of tobacco use among municipal employees and eliminate secondhand smoke exposure for employees and the public in and on those buildings, vehicles and grounds controlled by the Town of Dallas; and

WHEREAS, the Board of Aldermen wish to promote healthy environments in all of its buildings, grounds, parks, and vehicles by extending this prohibition to the use of all tobacco products, including smokeless tobacco, and to prohibit said use in all Town buildings, vehicles, and on all grounds and park grounds and facilities owned or operated by the Town of Dallas.

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen that:

(1) Authority.

This ordinance is enacted pursuant to G.S. 130A-498 and 160A-174(a)

(2) Definitions.

The following definitions are applicable to this ordinance.

(a) "Employee" – A person who is employed by the Town of Dallas, or who contracts with the Town of Dallas or a third person to perform services for the Town of Dallas, or who otherwise performs services for the Town of Dallas with or without compensation.

(b) "Grounds" – An unenclosed area owned, leased, or occupied by the Town of Dallas.

(c) "Park Grounds" – any tract of land or body of water comprising part of the Town of Dallas' parks, playgrounds, natural areas, recreation areas, trails and greenways, and streams or other bodies of water.

(d) "Smoking" – The use or possession of a lighted cigarette, lighted cigar, lighted pipe, or any other lighted tobacco product.

(e) "Tobacco product" – Any product containing, made, or derived from tobacco that is intended for human consumption, whether chewed, smoked, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, or any component part or accessory of a tobacco product, including but not limited to cigarettes; cigars; little cigars; stogies; granulated, plug cut, crimp cut, ready rubbed, and other smoking tobacco; snuff; snuff flour; plug and twist tobacco; fine-cut and other chewing tobacco; shorts; refuse scraps, clippings, cutting and sweepings of tobacco; and other kinds and forms of tobacco. A tobacco product excludes any product that has been approved by the United States Food and Drug Administration for sale as a tobacco cessation product, as a tobacco dependence product, or for other medical purposes, and is being marketed and sold solely for such an approved purpose.

(f) "Town of Dallas building" – A building owned, leased as lessor, or the area leased as lessee and occupied by the Town of Dallas.

(g) "Town of Dallas vehicle" – A vehicle owned, leased, or otherwise controlled by the Town of Dallas and assigned permanently or temporarily to its employees, agencies, institutions, or facilities for official Town of Dallas business.

(3) Prohibitions.

The use of all tobacco products is hereby prohibited in all Town of Dallas buildings, Town of Dallas vehicles, and on any and all grounds and park grounds and park facilities owned or operated by the Town of Dallas; the heretofore mentioned places and vehicles are all designated as nontobacco areas.

(4) Implementation Requirements.

The Town of Dallas shall post signs that meet all the requirements in Section 5 of this ordinance.

The Town of Dallas shall remove all ashtrays and other smoking receptacles from its buildings and grounds.

The person in charge of the Town of Dallas building, vehicle, or grounds, or his or her designee, shall direct a person who is smoking or using a tobacco product in a prohibited area to cease and, if the person does not comply, shall contact the Town of Dallas Police Department.

(5) Signage.

The signs required by Section 4 must:

(a) State in English that smoking and the use of tobacco products are prohibited and include the universal “No Smoking and Use of Tobacco Products Prohibited” symbol.

(b) Be of sufficient size to be clearly legible to a person of normal vision, and be conspicuously posted.

(c) Be posted at each entrance to a Town of Dallas building and in other locations within the building reasonably calculated to inform employees and the public of the prohibition.

(d) Be posted in each Town of Dallas vehicle in areas visible to passengers, provided that their placement does not interfere with the safe operation of the vehicle. If the vehicle is used for undercover law enforcement operations, a sign is not required to be placed in the vehicle.

(e) Be posted on Town of Dallas grounds and park grounds in locations and at intervals reasonably calculated to inform employees and the public of the prohibition.

(6) Enforcement and Penalties:

(a) Any person who continues to use tobacco products in a nontobacco area in violation of this ordinance despite notice in building or area that use of tobacco products is not permitted is guilty of an infraction and will be liable for a fine of not more than \$50.00.

(b) In addition to any penalty under subsection (a), employees of the Town of Dallas who violate this ordinance shall be subject to disciplinary action consistent with the Town of Dallas’ human resources policies.

EXHIBIT D(4)

(7) Effective Date.

This ordinance shall be effective _____, 2011.

Duly adopted the ___ day of _____, 2011.

Rick Coleman, Mayor

ATTEST:

Maria Stroupe, Town Clerk (SEAL)

**AN ORDINANCE PROHIBITING THE SMOKING OF
TOBACCO PRODUCTS IN TOWN OWNED BULDINGS, TOWN
OWNED VEHICLES, AND IN TOWN PARKS**

WHEREAS, North Carolina's Smoking in Public Places legislation, was enacted in 1993 which instituted a complete ban on smoking in state-controlled buildings and state-controlled passenger vehicles; and,

WHEREAS, on January 2, 2010, "An Act To Prohibit Smoking In Certain Public Places And Certain Places Of Employment, North Carolina Session Law 2009-27, became effective, authorizing local governments to adopt and enforce ordinances "that are more restrictive than State law and that apply in local government buildings, on local government grounds, in local vehicles, or in public places;" and

WHEREAS, the Town of Dallas instituted its own ban on smoking in Town-owned buildings and discouraged use in Town-owned vehicles with the intent to protect the health of individuals working in Town government buildings or visiting Town government buildings or riding in Town government vehicles from the risks related to tobacco use; and,

WHEREAS, the Board of Aldermen realizes that the use of any tobacco products has an adverse effect on the health of tobacco consumers and on people in the vicinity of tobacco users, whether the tobacco consumption occurs inside or outside an enclosed building or vehicle or grounds; and,

WHEREAS, the Board of Aldermen wishes to minimize the harmful effects of tobacco use among municipal employees and eliminate secondhand smoke exposure for employees and the public in and on those buildings, vehicles and grounds controlled by the Town of Dallas; and

WHEREAS, the Board of Aldermen wish to promote healthy environments in all of its buildings, grounds, parks, and vehicles by extending this prohibition of the use of all tobacco products, excluding smokeless tobacco, and to prohibit said use in all Town buildings, vehicles, and park grounds and facilities owned or operated by the Town of Dallas.

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen that:

(1) Authority.

This ordinance is enacted pursuant to G.S. 130A-498 and 160A-174(a)

(2) Definitions.

The following definitions are applicable to this ordinance.

(a) "Employee" – A person who is employed by the Town of Dallas, or who contracts with the Town of Dallas or a third person to perform services for the Town of Dallas, or who otherwise performs services for the Town of Dallas with or without compensation.

(b) "Grounds" – An unenclosed area owned, leased, or occupied by the Town of Dallas.

(c) "Park Grounds" – any tract of land or body of water comprising part of the Town of Dallas' parks, playgrounds, natural areas, recreation areas, trails and greenways, and streams or other bodies of water.

(d) "Smoking" – The use or possession of a lighted cigarette, lighted cigar, lighted pipe, or any other lighted tobacco product.

(e) "Tobacco product" – Any product containing, made, or derived from tobacco that is intended for human consumption, whether chewed, smoked, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, or any component part or accessory of a tobacco product, including but not limited to cigarettes; cigars; little cigars; stogies; granulated, plug cut, crimp cut, ready rubbed, and other smoking tobacco; snuff; snuff flour; plug and twist tobacco; fine-cut and other chewing tobacco; shorts; refuse scraps, clippings, cutting and sweepings of tobacco; and other kinds and forms of tobacco. A tobacco product excludes any product that has been approved by the United States Food and Drug Administration for sale as a tobacco cessation product, as a tobacco dependence product, or for other medical purposes, and is being marketed and sold solely for such an approved purpose.

(f) "Town of Dallas building" – A building owned, leased as lessor, or the area leased as lessee and occupied by the Town of Dallas.

(g) "Town of Dallas vehicle" – A vehicle owned, leased, or otherwise controlled by the Town of Dallas and assigned permanently or temporarily to its employees, agencies, institutions, or facilities for official Town of Dallas business.

(3) Prohibitions.

The smoking of any tobacco product is hereby prohibited in all Town of Dallas buildings, Town of Dallas vehicles, and on any and all park grounds and park facilities owned or operated by the Town of Dallas; the heretofore mentioned places and vehicles are all designated as nontobacco smoking areas.

(4) Implementation Requirements.

The Town of Dallas shall post signs that meet all the requirements in Section 5 of this ordinance.

The Town of Dallas shall remove all ashtrays and other smoking receptacles from its buildings and parks.

The person in charge of the Town of Dallas building, vehicle, or park, or his or her designee, shall direct a person who is smoking in a prohibited area to cease and, if the person does not comply, shall contact the Town of Dallas Police Department.

(5) Signage.

The signs required by Section 4 must:

(a) State in English that smoking tobacco products are prohibited and include the "Smoking of Tobacco Products Prohibited" symbol.

(b) Be of sufficient size to be clearly legible to a person of normal vision, and be conspicuously posted.

(c) Be posted at each entrance to a Town of Dallas building and in other locations within the building reasonably calculated to inform employees and the public of the prohibition.

(d) Be posted on Town of Dallas park grounds in locations and at intervals reasonably calculated to inform employees and the public of the prohibition.

(6) Enforcement and Penalties:

(a) Any person who continues to smoke tobacco products in a nontobacco area in violation of this ordinance despite notice in building or area that use of tobacco products is not permitted is guilty of an infraction and will be liable for a fine of not more than \$50.00.

(b) In addition to any penalty under subsection (a), employees of the Town of Dallas who violate this ordinance shall be subject to disciplinary action consistent with the Town of Dallas' human resources policies.

(7) Effective Date.

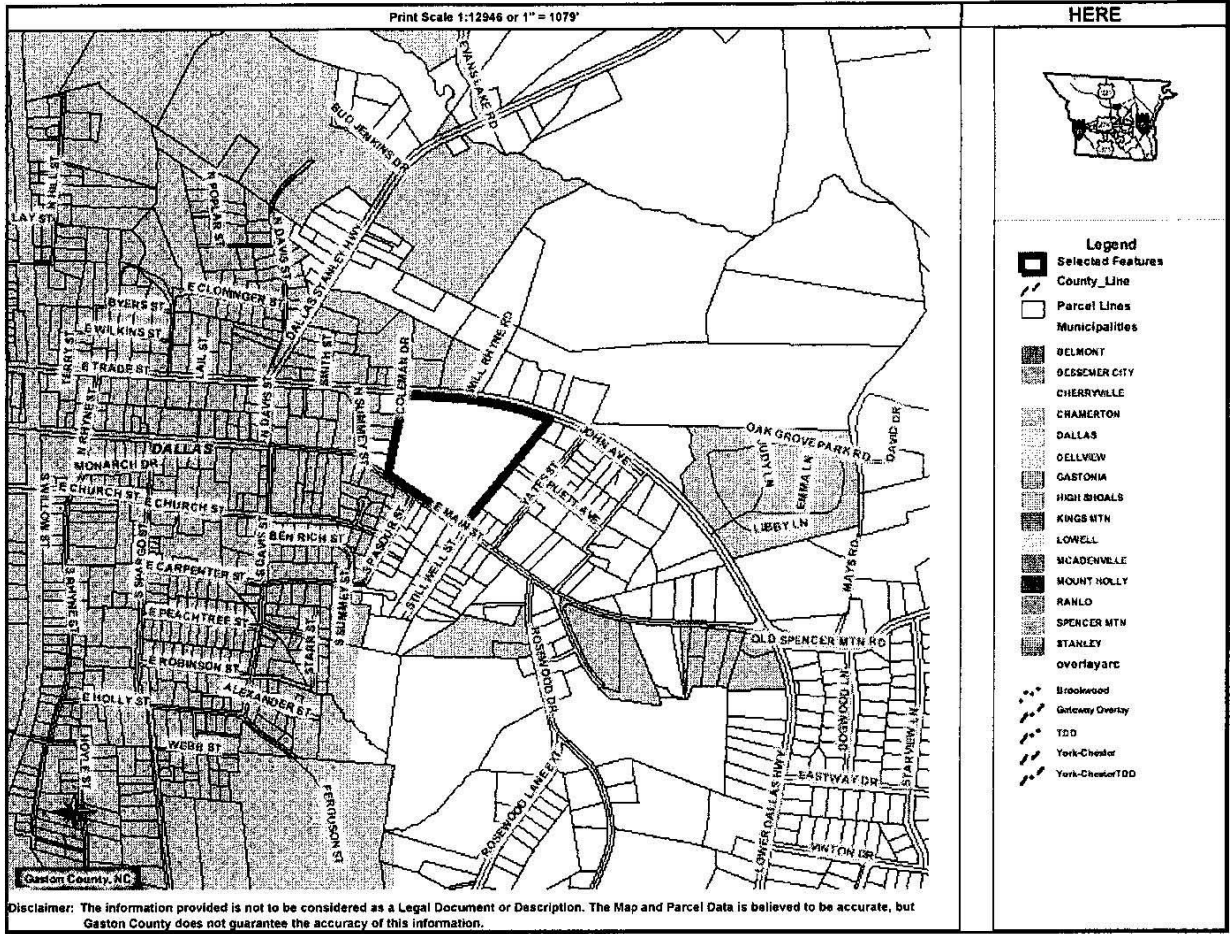
This ordinance shall be effective _____, 2011.

Duly adopted the ___ day of _____, 2011.

Rick Coleman, Mayor

ATTEST:

Maria Stroupe, Town Clerk (SEAL)



**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF
ANNEXATION PURSUANT TO G.S. 160A-58.2**

WHEREAS, a petition requesting annexation of the non-contiguous area described herein has been received; and

WHEREAS, the Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE BE IT RESOLVED, by the Board of Aldermen of the Town of Dallas, North Carolina that:

Section 1. A public hearing on the question of annexation of the contiguous area described herein will be held at the Board Room in the Fire Department at 6pm on August 9, 2011.

Section 2. The area proposed for annexation is described as follows:

Beginning at an existing rebar situated in the southerly margin of the right of way for Lower Dallas Highway (NC #279-60 feet in width), said rebar being situated South 06-33-24 West 65.20 feet from NCGS monument labeled "NICK" situate at coordinates N=576,903.07 feet and E=1,355,101.33 feet thence from said beginning point and with the northwesterly lines of lands of Gaston Academy, LLC (Book 4419 Page 408 Gaston County Registry), now or formerly, South 38-32-17 West 138.25 feet to a rebar; thence with the Northwesterly line of lands of Carver Tank Company (Book 2880 Page 735, Gaston County Registry), now or formerly, South 38-31-58 West 218.47 feet to a bent pipe situate at the northwesterly terminus of the right of way for Puett Avenue (40 feet in width) thence with said northwesterly terminus of the right of way for Puett Avenue and with the northwesterly line of lands of Howard F Banks, now or formerly, South 38-40-37 West 177.63 feet to a rebar situate at the northerly corner of lands of Fred S McGee (Book 2516 Page 818 Gaston County Registry), now or formerly; thence with said northwesterly lines of lands of McGee south 38-40-30 West 208.27 feet to a tall angle iron situate in the northerly corner of lands of Grover S Laye (Book 3029 Page 757 Gaston County Registry), now or formerly; thence with the northwesterly line of said lands of Laye South 38-18-49 west 186.90 feet to a point within the right of way of East Main Street (SR#2269- 60 feet in width); thence running within the said right of way of East Main Street North 54-08-39 West 367.42 feet to a point; thence continuing within the said right of way North 27-51-18 East 31.31.feet to a 1" existing iron pin situate in the northeasterly margin of said right of way for East Main Street; thence with said northeasterly margin North 54-02-07 West 230.22 feet to an axle iron; thence leaving said margin North 11-56-10 East 525.80 feet to a ¾" pipe in asphalt at the northeasterly corner of lands of Reggie Guffey, Sr. (Book 1931 Page 947 Gaston County Registry), now or formerly; said ¾" pipe in asphalt also being situate in the southerly margin of the

right of way for Lower Dallas Highway as aforesaid; thence with the said southerly margin of the right of way for Lower Dallas Highway South 85-59-36 East 305.51 feet to a bent iron pin; thence with nine lines within the right of way for Lower Dallas Highway the following courses and distances: (1) North 27-51-18 East 31.11 feet; (2) South 81-32-08 East 100.23 feet; (3) South 78-52-49 East 100.00 feet; (4) South 76-42-49 East 100.00 feet; (5) South 73-57-49 East 100.00 feet; (6) South 71-47-49 East 100.00 feet; (7) South 69-37-49 East 100.00 feet; (8) South 65-43-10 East 80.94 feet; and (9) North 80-26-46 west 133.94 feet to a point and place of BEGINNING and containing 13.241 acres as shown on an unrecorded plat of survey prepared by John W. Lineberger, Professional Land Surveyor dated April 22, 2011 to which reference is hereby made.

This conveyance is made subject to the portions of said lands that lie within public street or highway rights of way.

BEING the identical lands heretofore conveyed to EWING INVESTMENTS, LLLP as two tracts described in Deed book 3142 Page 726 Gaston County Registry.

Section 3. Notice of the public hearing shall be published once in the Gaston Gazette, a newspaper having general circulation in the Town of Dallas, at least ten (10) days prior to the date of the public hearing.

Mayor

ATTEST:

Clerk

Re: Venture Church Property

50

EXHIBIT G

PROPOSED WATER/SEWER MAINTENANCE FEE

Water Inside Resident	\$3.00
Water Outside Resident	\$6.00
Water Inside Commercial	\$6.00
Water Outside Commercial	\$12.00
Irrigation Inside	\$6.00
Irrigation Outside	\$12.00

Sewer Inside Resident	\$3.00
Sewer Outside Resident	\$6.00
Sewer Inside Commercial	\$6.00
Sewer Outside Commercial	\$12.00

TOWN OF DALLAS MAINTENANCE APPROX. COST

Water/Sewer Distribution & Collections	\$125,000.00
Water Plant	\$63,000.00
Sewer Plant	\$67,000.00

TOTAL YEARLY \$255,000.00

REVENUES FROM PROPOSED FEE

Water/Sewer Inside Resident	\$10,338.00
Water Sewer Outside Resident	\$7,608.00
Irrigation	\$138.00
Water/Sewer Commercial Inside	\$2,316.00
Water/Sewer Commercial Outside	\$1,056.00

TOTAL MONTHLY \$21,505.00
TOTAL YEARLY \$258,072.00