

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 Jagers Park Improvements

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. 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.

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

Rick Coleman, Mayor

Sarah Hamrick Ballard, Town Clerk

Town of Dallas Zoning Map Amendment (Rezoning)

Physical Property Address 1001 CAPTAINS QTRS. 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 BF

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.

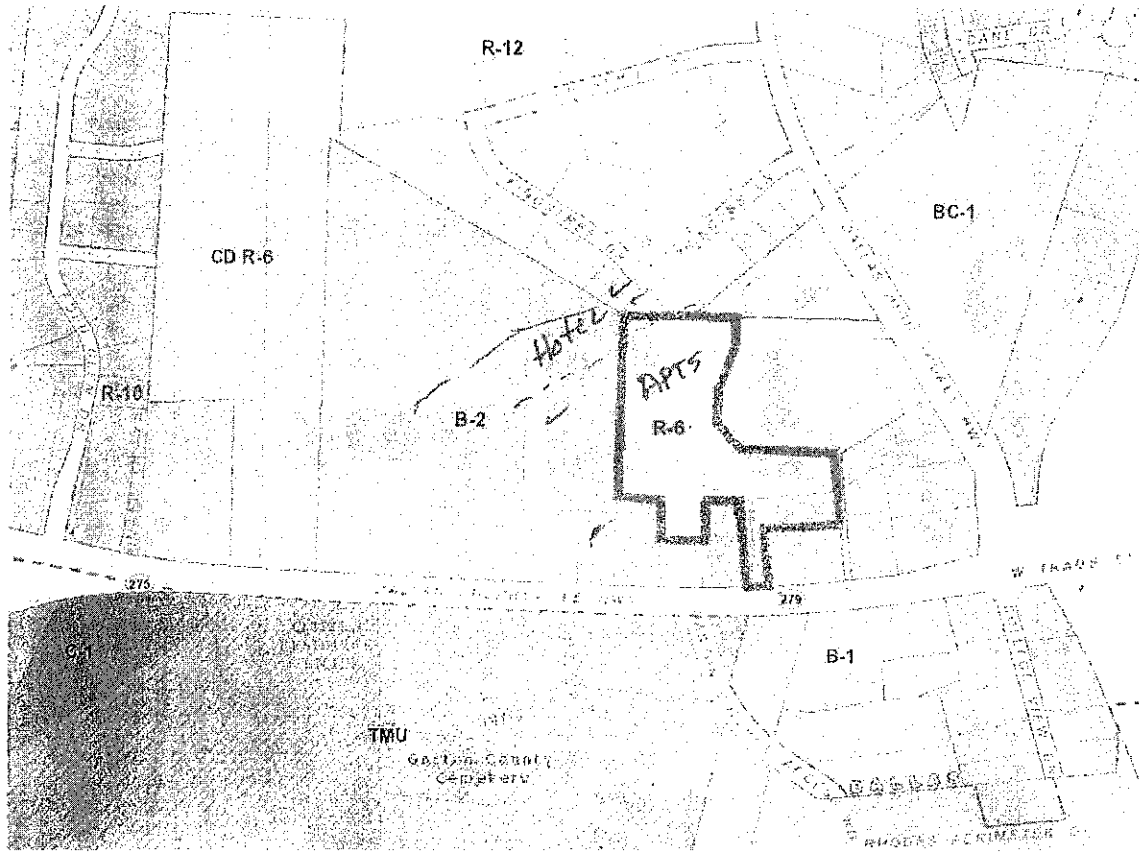
Carpenters Real Estate has been in business over 50 years we have built 14 single family subdivisions that have proved to be assets to the Dallas community and Gaston County.

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

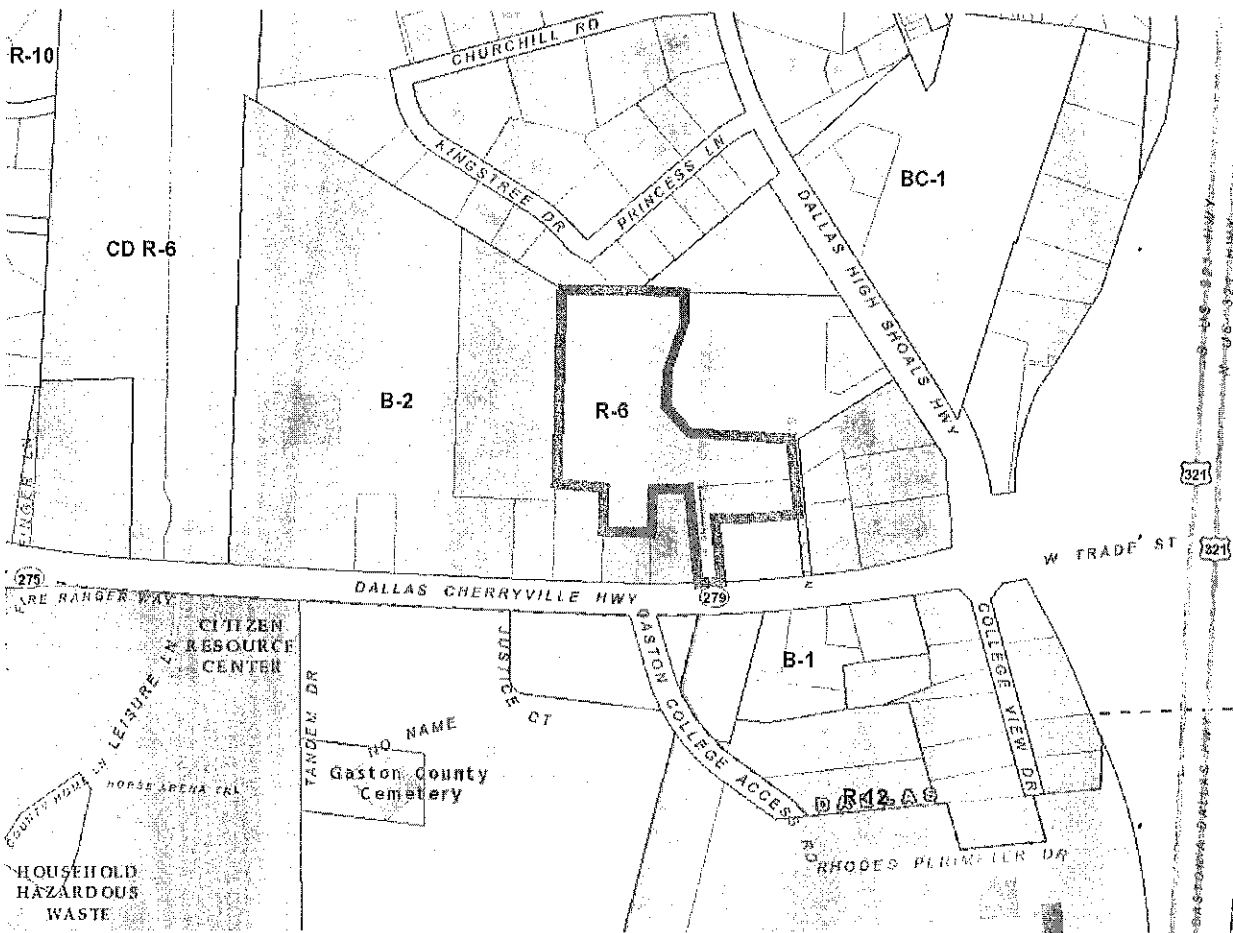
Authorized Agent: Dean Carpenter

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

4-1/2" Heavy Duty Finished Aluminum Fan Playground Basketball System



Pr52	\$1,670
Pr52	\$1,670
SHIPPING	700.00
SUB TOTAL	4,040.00
TAX	282.80
TOTAL	4,322.80



GASTON FENCE COMPANY
 DALLAS, NORTH CAROLINA 28034
 WWW.GASTONFENCE.COM

REMIT TO: P.O. BOX 575
 (704) 922-8471 FAX: (704) 922-0019
 INFO@GASTONFENCE.COM

PROPOSAL/CONTRACT

Page 1
 05/11/2023

Customer Information:

TOWN OF DALLAS
 BILL TRUDNAK

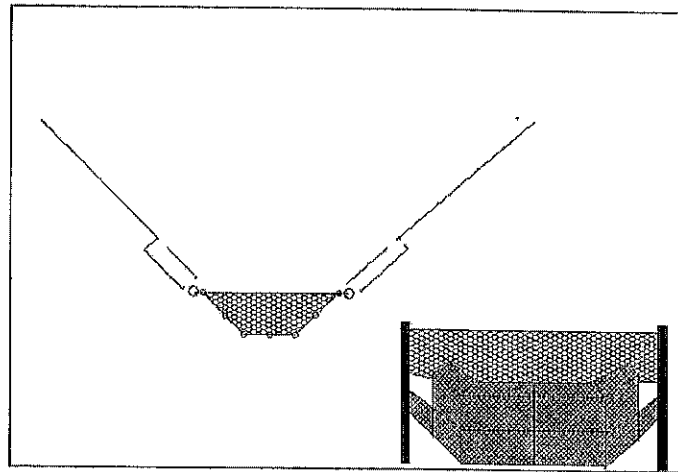
 DALLAS, NORTH CAROLINA

Job Information:

JAGGERS PARK BACK STOP NETTING

Notes:

- INSTALL LABOR AND MATERIALS
- SET 2 - 6/5/8" X 25' GALVANIZED POST
- TIE CABLE BETWEEN THE POST 68'
- INSTALL NETTING BETWEEN POST AND TIE BACK
- TO BACK STOP
- TOTAL OF 20' HIGH



All pricing is subject to change without notice.

Deposit/down payment required when indicated below to reserve pricing and schedule placement.

GASTON FENCE COMPANY (GFC) agrees to guarantee above fence to be free from defects in materials and workmanship for one year.

GFC shall not be responsible for advising the customer as to local zoning regulations. Responsibility for complying with said regulations shall rest with the customer. GFC is not responsible for determining where the fence is to be erected, and under no circumstance does GFC assume any responsibility concerning property lines.

GFC will have underground public utilities located and marked by the presiding ULOCO organization. Public utilities are only marked to the meter point of the property. Any lines not included in the state provided data, including private cable, power, or water/sprinkler etc. will be the sole responsibility of the property owner. The customer will assume all liability and costs associated with any damages or necessary repairs for affected private lines. The customer assumes all liability for any damages caused by directing GFC to dig in the immediate vicinity of known utilities.

Partial billing for materials delivered to the job site and work completed may be sent at regular intervals. The full amount of this contract along with any additional

charges will become payable upon completion.

Payment in full is due upon completion of the job. GFC does not offer customer financing. A collection fee of 3% per month (or a minimum of \$1.00), which is an annual percentage rate of 36%, shall be applied to all accounts that are not paid within 30 days of completion of any work invoiced. All materials will remain the property of GASTON FENCE COMPANY until all invoices pertaining to this job are paid in full. The customer agrees to pay all interest and any costs incurred in the collection of this debt.

Purchaser understands there is no warranty on wood fence materials.

Purchaser understands that non-stock, custom-ordered or fabricated materials are non-returnable. Purchasing client further understands that any materials which may be returnable are subject to a restocking fee.

Contract Amount: \$ 14556.15
 Down Payment: \$ _____
 Balance Due: \$ 14556.15

Approved & Accepted for Customer:

_____ Customer _____ Date

Accepted for GASTON FENCE COMPANY:

[Signature] _____
 Salesperson Date 5/11/2023

TOWN OF DALLAS - GENERAL FEES

UTILITY DEPOSITS		\$85.00	Water - Inside Town Limits
		\$170.00	Water - Outside Town Limits
LATE FEE		\$160.00	Electric
SERVICE CHARGE/RECONNECTION FEE		\$6.00	Charged after 15th of Month
		\$30.00	Charged if on Cut-Off List
CREDIT CARD FEES		\$100.00	Charged if Cut at Pole
	(\$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. Events will be cancelled if fees are not paid when due.

\$150.00 per occurrence

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 SERV

EXHIBIT 3C-3

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
---	----------	------------

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
--------------------------	----------	------------

**Fee does not include cost of advertisements, street signs or installation - Charged at actual cost

ENGINEERING REVIEW FEES

EXHIBIT 3C-4

MULTIFAMILY/COMMERCIAL/INDUSTRIAL PLAN REVIEW FEES

1 acre or less	\$1,200	(no streets)
2 - 4 acres	\$1,450	(with streets)
	\$1,450	(no streets)
5 - 10 acres	\$1,700	(with streets)
	\$3,600	(no streets)
11 - 15 acres	\$4,200	(with streets)
	\$5,400	(no streets)
15+ acres	\$6,300	(with streets)
	\$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)
6 - 15 lots	\$1,800	(with streets)
	\$1,800	(no streets)
16 - 25 lots	\$2,700	(with streets)
	\$3,000	(no streets)
26 - 35 lots	\$4,500	(with streets)
	\$4,200	(no streets)
36+ lots	\$6,300	(with streets)
	\$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.**

Effective: July 1, 2023

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 RE.

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)
-------------------------------------	----------	--------------------------

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 - STREET AND SOLID WASTE

STREET FEES

Lot Cutting

Weed Eating

Full Reimbursement Cost

Bush Hog (Regular or Side-Arm) - 2 Hour Minimum

Full Reimbursement Cost

New Subdivision Signs

Full Reimbursement Cost of
Signs and Installation

SOLID WASTE FEES

Residential - Per Container

\$16.00 per month

Commercial - Per Container

\$18.00 per month

New Cart Fee (Non-refundable for new homes paid at time of permit)

Cost

Replacement Cart Fee (Due to damage or loss)

Cost

After Hours Truck

Full Reimbursement Cost of Service

Landlord Tenant Fee to Remove Trash

Regular Pick Up Truck

Full Reimbursement Cost

Flat Bed Truck

Full Reimbursement Cost

Use of Backhoe for Debris Removal

Full Reimbursement Cost

***Full Reimbursement Cost includes labor, equipment, and dumping fees.**

TOWN OF DALLAS - WATER AND SEWER SERVICE I

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 SERVI

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 ¾" 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.

TOWN OF DALLAS - ELECTRIC SERVICE RATE

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 CONNECTIO

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 SC.

<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.