

## MINUTES FOR BOARD OF ALDERMEN MEETING

December 10<sup>th</sup>, 2024

6:00 PM

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

The following Staff members were present: Jonathan Newton, Town Manager; Robbie Walls, Police Chief; Lanny Smith, Electric Director; Tom Hunn, Town Attorney; Zack Foreman, Assistant Public Works Director; Lindsey Tysinger, Town Clerk; Earl Withers III, Fire Chief; Kristin Boone, Finance Director; Anthony Smith, Development Services Director; Alex Wallace, Parks and Recreation Director; Brittany Beam, Planner; Sonny Gibson, Electric Supervisor; and Bill Trudnak Public Works Director.

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

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

### **Approval of Agenda:**

Alderman Milton made a motion to approve the agenda, seconded by Alderman Martin and carried unanimously.

### **Approval of Minutes:**

Alderman Martin motioned to approve the minutes from the November 12<sup>th</sup> Regular Meeting Minutes, and the November 22<sup>nd</sup> Work Session, seconded by Alderman Milton and carried unanimously.

### **Recognition of Citizens:**

The Mayor opened the floor for the Recognition of Citizens and Public Comment.

Dr. Duncan, of Carr Elementary School, presented the Students of the Month.

Curtis Wilson of 438 S. Gaston St., Expressed his appreciation of Town Staff for the Carols on the Square event and Dallas' Annual Christmas Parade. Prayed over our Town, Town Staff, Board, and Public Safety Departments.

### **Consent Agenda:**

#### ***Item 5A - Budget Amendment – Sanitation Vehicle Damage Reimbursement***

The Town has received funds from insurance as reimbursement for damage done to the 2015 Mack Track Truck due to fire damage in the body of the vehicle. Attached is a budget amendment to accept the funds from the insurance company and to appropriate those funds for vehicle repair. (Exhibit 5A-1)

### ***Item 5B - Response to Auditors Findings, Recommendations, and Fiscal Matters***

As presented by Ms. Thompson of Martin Starnes and Associates, CPA's, P.A., at the Board of Aldermen meeting held on November 26, 2024, the Town had two performance indicators of concern related to the Water/Sewer Fund. The first concern being the Water and Sewer Ratio is slightly less than the .50 limit (.45). The second being a one-time transfer from the General Fund to the Water and Sewer Fund for excess ARPA funds. This item is being presented for consideration under consent. Approval would simply acknowledge the finding of the auditor that the Town of Dallas has two Financial Performance Indicator of Concerns. Attached is a letter to be submitted to the Local Government Commission (LGC) outlining the response from the Town. (Exhibit 5B 1-8)

### ***Item 5C - Resolution Accepting Lead Service Line AIA Grant Funding***

In January 2024, the Town received an offer and acceptance letter from the Division of Water Infrastructure (DWI) to fund a Lead Service Line Inventory and Assessment Grant in the amount of \$200,000, with no match or grant fee required. The scope of work will include the following:

- Research of all available records related to the construction of water distribution service lines
- Field work to visually inspect and inventory distribution service lines in selected areas, based on age of infrastructure, to verify the existence of LSLs within the system.
- A report will be prepared inventorying the identified LSLs and preparing preliminary cost estimated for their removal and replacement.

This grant is funded by funds from the American Rescue Plan Act through the State of North Carolina. Therefore, attached is a resolution formally accepting these funds in the Town of Dallas, as required by the grant. The resolution outlines acceptance and procedures related to receiving and using the funds. Also included in the resolution is the designation of authority to receive the funds. (Exhibit 5C-1)

### ***Item 5D - Resolution Accepting Stormwater Assessment and Planning Grant Funding***

In December 2023, the Town received an offer and acceptance letter from the Division of Water Infrastructure (DWI) to fund a Stormwater Assessment and Planning Grant in the amount of \$400,000, with no match or grant fee required. The scope of work will include the following:

- Performing GPS survey/mapping of Town's stormwater assets
- Visually inspect and provide a condition assessment of the structures surveyed/mapped
- Development of a stormwater master plan, including GIS system mapping
- Development of a stormwater master plan, including GIS system mapping

- Cost opinions will be prepared, and the identified projects will be prioritized and included in an updated CIP based upon investigation.

This grant is funded by funds from the American Rescue Plan Act through the State of North Carolina. Therefore, attached is a resolution formally accepting these funds in the Town of Dallas, as required by the grant. The resolution outlines acceptance and procedures related to receiving and using the funds. Also included in the resolution is the designation of authority to receive the funds. (Exhibit 5D-1)

Alderman Martin made a motion to approve the Consent Agenda, seconded by Alderman Cloninger and carried unanimously.

### **Public Hearings:**

#### ***Item 6A - Sammey Creek Annexation PID# 309511***

Nolan Groce of Urban Design Partners, on behalf of Sammey Creek Dallas LLC, property owner, submitted a voluntary annexation petition on 7/1/2024. The petition is for voluntary contiguous annexation of a 0.0654 acre portion of Gaston County Parcel #309511 into the Town of Dallas in order to develop the entire property for single family residential. This application was submitted, along with rezoning petition Z-2024-02, They are requesting to rezone a portion of the parcels 312382 and 309511 from R-12/R-1 zoning to R-5. This entire 1.36-acre parcel is highlighted for new residential development in the 2030 Future Land Use Plan. Staff was directed to investigate the sufficiency of the petition to determine if it meets the standards of 160A-31 at the Board of Aldermen Regular Meeting on October 8, 2024. The petition has been deemed sufficient and the Board set a public hearing for the annexation of the property, per NCGS §160A-31(c). Supporting documentation, including the Certificate of Sufficiency, is attached. (Exhibit 6A 1-12)

Alderman Martin made a motion to go into the public hearing, seconded by Alderman Milton and carried unanimously.

Mayor Beaty opened the floor for citizens to speak during public hearing, there was no public comment made by citizens.

Alderman Martin made a motion to go out of the public hearing, seconded by Alderman Cloninger and carried unanimously.

Alderman Martin made a motion to accept the Ordinance to extend the town limits, seconded by Alderman Milton and carried unanimously.

## **Old Business:**

### ***Item 7A - Summey Creek Rezoning Request***

Nolan Groce of Urban Design Partners, on behalf of Sammey Creek Dallas LLC, property owner, submitted a conventional rezoning request on 7/1/2024. They are requesting to rezone a portion of parcels 312382 and 309511 from R-12/R-1 zoning to R-5. This application was submitted, along with an annexation petition. The annexation request is for a voluntary contiguous annexation of a 0.0654 acre portion of Gaston County Parcel #309511 into the Town of Dallas in order to develop the entire property for single family residential. All supporting documentation for the application is attached, including minutes from the Planning Board meeting with the consistency and reasonableness statements. (Exhibit 7A 1-9)

Alderman Cloninger made a motion to set public hearing for January 14<sup>th</sup> Board Meeting, seconded by Alderman Martin and carried unanimously.

### ***Item 7B - Personnel Policy Approval***

The Administration/Personnel sub-committee of the Board of Aldermen met on October 12, 2023 to discuss employee compensation and ways to ensure that employee compensation is appropriate. In order to ensure that the Town's salary structure, job descriptions, and Personnel Policy are up to date, the Committee is recommending that a salary study be done that will also include updating job descriptions and the Personnel Policy. The study will be conducted by The MAPS Group and can be accomplished in time to make necessary adjustments in the upcoming FY2024/25 budget year. The Salary Study was completed in July 2024 and now we are to the last phase of this study with updating our personnel policy. For the most part, there were only minor additions to our current policy, with updating some wordage. However, there was a new law passed in regards to "Pornography on Government Networks and Devices" that went into effect October 1, 2024 that is included within the new policy that was presented at the October work session. At the November 26th work session, the policy was discussed only in regards to changing the grievance officer. After further investigation, the Town Manager would like to be the grievance officer, reflected in the policy attached, instead of the Mayor going forward. With the only exception being, if the Town Manager has to suspend, terminate, or discipline a Department director, and a grievance is filed, the Town Attorney must be the grievance officer. (Exhibit 7B-1)

Alderman Cloninger made a motion to table the personnel policy approval to the January 28<sup>th</sup> Work Session, seconded by Alderman Cearley.

***Item 7C - Fee Schedule update- Wrecker Service***

At the November work session, Chief Robbie Walls, discussed with the Board increasing our yearly rate for a wrecker service to be on the Dallas PD rotation. The fee of \$150.00 was mentioned and we would like to adopt an amended fee schedule showing this increase charge. (Exhibit 7C-1)

Alderman Cloninger made a motion to adopt the amended fee schedule, seconded by Alderman Cearley.

**New Business:**

***Item 8A - Calendar Year 2025 Board of Aldermen Meeting Schedules***

Attached is the Board of Aldermen regular monthly meeting schedule, as well as the monthly work session schedule, for calendar year 2025. Upon approval, these schedules will be filed as required by NCGS §143-318.12. The November regular Board meeting falls on Veterans Day 11/11/25, that Board meeting has been changed to Monday 11/10/25. (Exhibit 8A 1-2)

Alderman Martin made a motion to approve the 2025 Board of Aldermen Meeting Schedule, seconded by Alderman Milton and carried unanimously.

***Item 8B - FY2025-26 Budget Calendar***

Each year the Town establishes a calendar for the preparation of the upcoming fiscal year's budget. Attached is a proposed calendar for the FY2025-26 budget process, including a Strategic Planning Meeting on Monday, January 27, 2025. The Planning Meeting would be held in the Community Room at the Fire Department beginning with lunch at 12:30 pm and then the meeting beginning at 1:00 pm. This meeting typically lasts 3-4 hours. Two Budget Work Sessions are scheduled: 1) Tuesday, March 25, 2025 and 2) Tuesday, April 22, 2025. These work sessions will be held at the Historic Courthouse at 5:00 pm. An additional Budget Work Session can be held in conjunction with the regularly scheduled work session on May 27, 2025, if necessary. Attached is the proposed Budget Calendar for FY2025-26. (Exhibit 8B-1)

Alderman Cloninger made a motion to approve the FY2025-26 Budget Calendar, seconded by Alderman Cearley and carried unanimously.

***Item 8C - 2025 Holiday Schedule***

Attached is the holiday schedule for calendar year 2025 with the addition of Juneteenth.  
(Exhibit 8C-1)

Alderman Milton made a motion to approve the 2025 Holiday Calendar, seconded by Alderman Cearley and carried unanimously.

***Item 8D - Appointment to the 2025 Centralina Regional Council Board of Delegates***

Each year the Town designates a delegate and an alternate to represent Dallas at the Centralina Regional Council. Centralina is requesting information on Dallas' appointments for these positions for 2025. The appointments can remain the same, or new appointments can be made. Attached is the current 2024 list of delegates, a delegate role description, and the 2025 Centralina Board Meeting Schedule. (Exhibit 8D 1-4)

Alderman Cearley made a motion to appoint Sam Martin as Delegate and Frank Milton as Alternate, seconded by Alderman Cloninger and carried unanimously.

**Manager's Report:**

Town Manager, Jonathan Newton expressed his appreciation to Town Staff for their efforts with the Carols on the Square and the Dallas' Annual Christmas Parade. Newton Informed Board and Town Staff of the upcoming Employee Christmas Lunch.

Alderman Milton made a motion to adjourn, seconded by Alderman Martin and carried unanimously (6:37).

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Hayley Beaty, Mayor

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Lindsey Tysinger, Town Clerk

**Town of Dallas**  
Budget Amendment

Date: December 10, 2024

Action: General Fund Amendment

Purpose: To Accept and Appropriate Insurance Funds for Vehicle Damage Repair - 2015 Mack Truck

Number: GF-001

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	3500	0000	Miscellaneous	\$5,000	\$8,264	\$3,264
10	5800	1700	Maint & Repair: Vehicles	\$67,100	\$70,364	\$3,264

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Approval Signature  
(Town Manager)

**PERFORMANCE INDICATORS**

The self-reported information from your unit's audit report was used to generate the following trends and performance indicators. We have created this Performance Indicator tab to make these indicators available to auditors and local governments when your audit is conducted. If any unit's results are shaded red, the unit must submit a "Response to the Auditor's Findings, Recommendations, and Fiscal Matters" within 60 days from the auditor's board presentation. The response must address all performance indicators shaded in red.

Unit Name:	Dallas	Fiscal Year 2024	Explanation of Performance Indicator
Unit Number:	50100		

In the past, units of government have been grouped by population to evaluate ratios and benchmarking (including Fund Balance Available). Beginning with fiscal year 2020, we have grouped units by General Fund expenditures for purposes of evaluating the minimum amount of fund balance a unit needs to operate. A unit's General Fund expenditures proved to be a better correlation to the amount of funds balance needed to operate, especially for units with large higher education or tourism populations. Activity from Debt Service Funds (if applicable) is included in the calculation because these funds typically originate from the General Fund and are transferred to a Debt Service Fund.

The table below lists the thresholds that are used in the analysis of your unit's fiscal health. These thresholds were determined based on an analysis of previous years general fund activity. These thresholds will be monitored and updated as applicable.

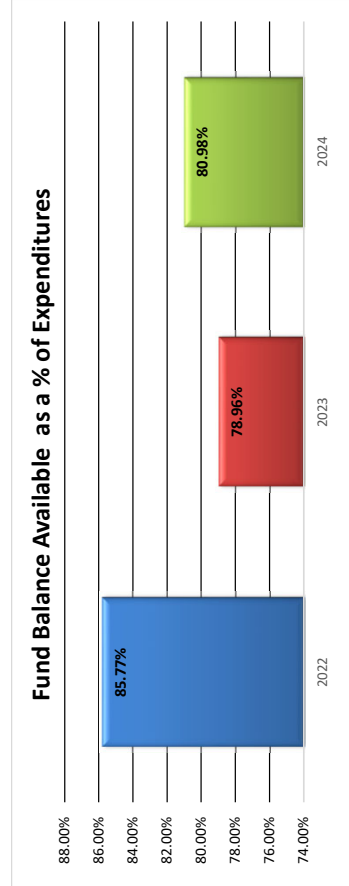
Municipalities			
General Fund Expenditures below:	Median FBA as % of Expenditures without Powell Bill	Minimum Thresholds FBA as % of Expenditures	# of Months FBA using Annualized Expenditures
	\$100,000	260%	100%
\$100,000 to \$999,999	132%	71%	8.52
\$1,000,000 to \$9,999,999	63%	34%	4.08
Above \$10,000,000	46%	25%	3.00

Counties			
General Fund Expenditures below:	Median FBA as % of Expenditures without Powell Bill	Minimum Thresholds FBA as % of Expenditures	# of Months FBA using Annualized Expenditures
	Below \$100,000,000	39%	20%
\$100,000,000 and above	32%	16%	1.92

Units of government are grouped by general fund expenditures for purposes of evaluating available fund balance as a percentage of expenditures (GF FBA%). Each grouping category has its own minimum threshold. If you are in the lower quartile your GF FBA% might be considered a performance indicator of concern and you might be asked to communicate to us. To the left are the minimum thresholds for Municipalities and Counties.

**GENERAL FUND:**  
As of the publication date of this workbook, prior year self-reported numbers may not be received by the LGC staff, please contact LGC staff at [lgaudit@nctreasurer.com](mailto:lgaudit@nctreasurer.com) to have the prior year's financial data populated on this worksheet. Please include in email subject "Prior Year Financial Data."



Minimum Threshold	Unit Results
34% -- Average of similar units is 63%	80.98%

Fund balance available for appropriation is an important reserve for local governments to provide cash flow during periods of declining revenues and to be used for emergencies and unforeseen expenditures. The information to the left indicates the amount of available cash on hand. You will also see the average for units of your size. **Note that 8.33% represents enough fund balance to cover only one month of expenditures.** Normally, a unit has to either increase revenues or decrease expenditures to increase fund balance available.

This calculation looks at fund balance available plus debt service fund balance (if applicable) less Powell Bill restricted fund balance. This number is then divided by the total of total expenditures plus transfers out less bond proceeds and less amount expended for Powell Bill Expenditures.



GENERAL FUND:	Unit Name: Unit Number:	Fiscal Year 2024		Explanation of Performance Indicator
		Minimum Threshold	Unit Results	
	Dallas 50100			
2.	There was appropriated fund balance for the General Fund in the 2023 budget AND your change in fund balance was negative. Please state if fund balance was used for operations or capital purposes in account 590 on the Unit Data from Audit Worksheet.	Positive Change in Fund Balance	N/A	If the General Fund has more expenditures than revenues because of operational issues and fund balance was appropriated to cover the loss, the continuation of this practice could result in deterioration of a unit's fund balance available.
3.	The General Fund had total fund balance less than zero - Fund Deficit	Positive Fund Balance	\$5,041,358	The General Fund has a fund deficit which means that the unit's revenues and other receipts are inadequate to support its operations. G.S. 159 13(b)(2) requires that the board fund the full amount of a prior fiscal year's deficit in the current fiscal year's budget. Therefore, this deficit should have been funded immediately after the June 30, fiscal year-end. The law requires such action be taken to stop any further deterioration of the overall financial condition of the fund. Please let us know if the deficit was funded in the budget, and what actions the unit plans to take to bring the general fund balance up to an acceptable level.

Unit Name: <b>Dallas</b>		Fiscal Year 2024		Explanation of Performance Indicator								
Unit Number: <b>50100</b>		Minimum Threshold	Unit Results									
<p><b>WATER SEWER FUND:</b>                      As of the publication date of this workbook, prior year self-reported numbers may not been received by the LGC staff, please contact LGC staff at lgcaudit@nctreasurer.com to have the prior year's financial data populated on this worksheet. Please include in email subject "Prior Year Financial Data."</p>												
4.	<p><b>Quick Ratio-Water and Sewer</b></p> <table border="1"> <caption>Quick Ratio-Water and Sewer Data</caption> <thead> <tr> <th>Year</th> <th>Quick Ratio</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>12.01</td> </tr> <tr> <td>2023</td> <td>7.24</td> </tr> <tr> <td>2024</td> <td>9.69</td> </tr> </tbody> </table>	Year	Quick Ratio	2022	12.01	2023	7.24	2024	9.69	Equal or greater than 1	9.69	A Quick Ratio less than 1 indicates that the unit owes more for its current bills than what it has on hand in unrestricted cash and investments plus what is owed from customers (accounts receivable). This could indicate that the fund may have difficulty paying its current bills. If this pattern continues, the water and/or sewer system may not be sustainable.
Year	Quick Ratio											
2022	12.01											
2023	7.24											
2024	9.69											
<p><b>Cash Flow Indicators:</b></p>												
5.	<p>Operating Net Income (loss) excluding depreciation, including debt service principal and interest</p>	2022	2023	2024	<p>Minimum Threshold</p> <p>Greater than zero</p>	<p>Unit Results</p> <p>\$605,860</p>	This calculation subtracts operating expenses from operating revenues. Depreciation expense is not included in the calculation but debt principal and interest payments are included. A negative balance indicates that your rates are not covering your operating expenses and debt service payments.					
6.	<p>Unrestricted cash /total expenses excluding depreciation, including debt service principal</p>	86.25%	98.32%	89.95%	<p>Minimum Threshold</p> <p>Greater than 16% (2 months)</p>	89.95%	This indicator calculates how many month's worth of expenses (including debt principal but not depreciation) a unit can pay based on the amount of unrestricted cash at year-end. The typical billing cycle is one month (8.33%) and one extra month usually gives a local government enough cash to handle unusual monthly expenses (16.66%). <b>This 16% would be the bare minimum necessary to keep the fund from experiencing cash flow issues.</b>					
7.	<p>It appears your Water Sewer Fund has transfers-in for the support of operations that are greater than 3% of the total of operating and non-operating expenses. Please discuss the purpose of such transfers-in and if you plan to continue these transfers-in.</p>				<p>Minimum Threshold</p>	<p>Unit Results</p> <p>Yes</p>	The rate structure of the Water and Sewer Fund should support the operating expenses of the fund without operating subsidies or transfers from other funds.					
8.	<p>Water and Sewer Capital Assets Condition Ratio</p>				<p>Minimum Threshold</p> <p>Remaining useful life of asset greater than or equal to 0.50</p>	<p>Unit Results</p> <p>0.45</p>	This capital assets condition ratio formula calculates the remaining useful life. A remaining useful asset value less than 0.50 may signal the need to replace the assets in the near future.					

Unit Name: Dallas		Fiscal Year 2024		Explanation of Performance Indicator								
Unit Number: 50100		Minimum Threshold	Unit Results									
9	<p><b>ELECTRIC FUND:</b> As of the publication date of this workbook, prior year self-reported numbers may not been received by the LGC staff, please contact LGC staff at lgcaudit@nctreasurer.com to have the prior year's financial data populated on this worksheet. Please include in email subject "Prior Year Financial Data."</p> <p style="text-align: center;"><b>Quick Ratio-Electric</b></p> <table border="1"> <caption>Quick Ratio-Electric Data</caption> <thead> <tr> <th>Year</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>10.88</td> </tr> <tr> <td>2023</td> <td>5.58</td> </tr> <tr> <td>2024</td> <td>10.60</td> </tr> </tbody> </table>	Year	Value	2022	10.88	2023	5.58	2024	10.60	Equal or greater than 1	10.60	Note: If more than one performance indicator is identified, one proposed solution may solve all electric performance indicators.  A Quick Ratio less than 1 indicates that the unit owes more for its current bills than what it has on hand in unrestricted cash and investments plus what is owed from customers (accounts receivable). This could indicate that the fund may have difficulty paying its current bills. If this pattern continues, the electric system may not be sustainable.
Year	Value											
2022	10.88											
2023	5.58											
2024	10.60											
Cash Flow Indicators:		Minimum Threshold	Unit Results	This calculation subtracts operating expenses from operating revenues. Depreciation expense is not included the calculation but debt principal and interest payments are included. A negative balance indicates that your rates are not covering your operating expenses.								
10	Operating Net Income (Loss) excluding depreciation, including debt service principal and interest	Greater than zero	\$1,409,319	This indicator calculates how many month's worth of expenses (including debt principal but not depreciation) a unit can pay based on the amount of unrestricted cash at year-end. The typical billing cycle is one month (8.33%) and one extra month usually gives a local government enough cash to handle unusual monthly expenses (16.66%). <b>This 16% would be the bare minimum necessary to keep the fund from experiencing cash flow issues.</b>								
11	Unrestricted cash /total expenses excluding depreciation, including debt service principal	Greater than 16% (2 months)	38.59%									

Unit Name: Unit Number:	Dallas 50100		Fiscal Year 2024		Explanation of Performance Indicator
	2024	Target	Response Not Required	Target	
12	What date was the audit report submitted to the LGC? (Note audit reports are due four months after fiscal year end regardless of the contract submission date.)	1/0/1900			As stewards of the public's resources, the governing body is responsible for ensuring that the audited financial statements are available to the public in a timely manner. External groups such as the North Carolina General Assembly, federal and State agencies that provide funding, and other public associations need current financial information about your local government as well.
13	The budgeted ad valorem tax (including motor vehicles) for the General Fund had more than 3% uncollected for the fiscal year audited. Decreases are shown by a negative percentage.	24.10%	Less than 3%	24.10%	This indicator shows that the local government did not collect 3% (or more) of its budgeted ad valorem taxes. This could be an indicator of negative economic events, inaccurate budgeting, and/or issues with the collection process. Uncollected revenues at the 3% level represent several pennies of the tax rate.
14	You indicated that you expect a decrease in property value for your next property revaluation. In your FPIC Response Letter please discuss the magnitude of the drop in valuation, the overall cause of the drop and how you plan to recover the lost revenues.	N/A	Any estimated decrease	N/A	You indicated that you expect a decrease in property value for your next property revaluation which could result in lost tax revenue.
15	Did your audit disclose any budget violations at the adopted ordinance level? (Yes or No)	No	No over-expenditures	No	The unit has expenditures that exceed the legal budget ordinance. This indicates that the unit's purchase order system, contract approval process and / or payment process is not in compliance with North Carolina General Statute 159.
16	The Unit had material weaknesses, significant deficiencies, statutory violations and/or items identified on the TD Info Completed by Auditor tab that should be addressed in the FPIC Response Letter.	No		No	<b>This indicator identifies whether the unit has any material weaknesses, significant deficiencies, management letter comments or items identified on the TD Info Completed by Auditor tab including 1055, 1056, 1058, 955 and 957, that require a response.</b>
17	Did the unit have a board-appointed finance officer or board-appointed interim finance officer the entire fiscal year as required by G.S. 159-24 which provides that "each local government and public authority shall, at all times, have a finance officer appointed by the local government, public authority, or designated official to hold office at the pleasure of the appointing board or official?" (Yes or No)	Yes		Yes	The indicator is to determine if any time during the fiscal year, the unit was without a board-appointed finance officer.
18	Was the finance officer or interim finance officer bonded pursuant to G.S. 159-29 which requires that the finance officer give a true accounting and faithful performance bond in an amount not less than the greater of (1) \$50,000 or (2) an amount equal to 10% of the unit's annually budgeted funds, up to \$1,000,000? (Yes or No)	Yes		Yes	The indicator is to determine if any time during the fiscal year, the unit was board-appointed finance officer was not bonded.

Unit Name: Dallas		Fiscal Year 2024		Explanation of Performance Indicator	
Unit Number: 50100		Fiscal Year 2024			
GENERAL PERFORMANCE INDICATORS:					
19	The unit had problems with debt service payments being late and/or did not comply with the bond covenants.	2024	No	No	This indicator advises whether or not the unit has issues with debt service payments or bond covenants.
20	Electric transfers-out have exceeded the amounts described in GS 159B-39. If your unit is a member of the North Carolina Eastern Municipal Power Agency it appears you have violated the GS. OR If you are not a member of the Eastern Municipal Power Agency it appears that you have violated your unit's transfer policy.	2024	No	No	This indicator advises if there were electric transfers in violation of G.S. 159B-39 or in violation of the unit's transfer policy.
21	Are there additional issues the unit should address that affect the fiscal health or internal controls of the unit that were communicated to the unit during the audit presentation? <u>Please include details of the issue in cell J46 to the right and in your FPIC Response.</u>	2024	No	No	<u>This indicator advises if any other issues that the unit should address in the FPIC response letter.</u>



# Town of Dallas

210 N HOLLAND STREET – DALLAS, NORTH CAROLINA 28034

## RESPONSE TO THE INDEPENDENT AUDITOR’S FINDINGS, RECOMMENDATIONS, AND FISCAL MATTERS

For Fiscal Year 6/30/2024, the Town of Dallas had two (2) Financial Performance Indicators of Concern.

### Financial Performance Indicators of Concern:

Water and Sewer Fund- Capital Asset Condition Ratio

Indicator: Water and Sewer Fund: Capital Asset Condition Ratio below .50

The Town of Dallas as completed an Asset Inventory project for our Water Lines two years ago and are currently in the process of an Asset Inventory for our Sewer Lines. Once this study is complete, the Town will put together a capital project plan to address older infrastructure needs as well and financing options for these projects.

Water and Sewer Fund: Operating Transfer

Indicator: Water and Sewer Operating Transfer

This transfer from the General Fund to the Water and Sewer Fund was a one time transfer for fiscal year 2024. The transfer was for salary supplanting in the Water and Sewer Fund related to ARPA funds.

We, the undersigned, are aware of the Financial Performance Indicators of Concern.

Mayor: Hayley Beaty \_\_\_\_\_

Mayor Pro Tempore: Sam Martin \_\_\_\_\_

Aldermen: Hoyle Withers \_\_\_\_\_

Aldermen: Jerry Cearley \_\_\_\_\_

Aldermen: Frank Milton \_\_\_\_\_

Aldermen: Alan Cloninger \_\_\_\_\_

Town Manager: Jonathan Newton \_\_\_\_\_

Director of Finance: Kristin Boone \_\_\_\_\_

Date: \_\_\_\_\_



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## Resolution Accepting ARPA Funds for Lead Service Line Inventory

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**WHEREAS**, the American Rescue Plan (ARP) funded from the State Fiscal Recovery Fund was established in S.L. 2021-180 to assist eligible units of government with meeting their water/wastewater infrastructure needs; and

**WHEREAS**, the North Carolina Department of Environmental Quality has offered American Rescue Plan (ARP) funding in the amount of \$200,000 to perform an Asset Inventory and Assessment study detailed in the submission application; and

**WHEREAS**, the Town of Dallas intends to perform said project in accordance with the agreed scope of work.

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

That the Town of Dallas does hereby accept the American Rescue Plan (ARP) offer of \$200,000.

That the Town of Dallas does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.

That Jonathan Newton, Town Manager, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

Adopted this the 10<sup>th</sup> of December 2024 at Dallas, North Carolina.

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Hayley Beaty, Mayor

Attested by:

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Lindsey Tysinger, Town Clerk

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## Resolution Accepting ARPA Funds for Stormwater Assessment and Planning Grant

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**WHEREAS**, the American Rescue Plan (ARP) funded from the State Fiscal Recovery Fund was established in S.L. 2021-180 to assist eligible units of government with meeting their water/wastewater infrastructure needs; and

**WHEREAS**, the North Carolina Department of Environmental Quality has offered LASII ARPA funding in the amount of \$400,000 to perform the work detailed in the submitted application, and

**WHEREAS**, the Town of Dallas intends to perform said project in accordance with the agreed scope of work.

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

That the Town of Dallas does hereby accept the American Rescue Plan (ARP) offer of \$400,000.

That the Town of Dallas does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to; has substantially complies, or will substantially comply, with all federal, State of North Carolina (State), the local laws, rules, regulations, and ordinances applicable to the project; and to federal and State grants and loans pertaining thereto; and.

That Jonathan Newton, Town Manager, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required by the North Carolina Department of Environmental Quality, Division of Water Infrastructure..

Adopted this the 10<sup>th</sup> of December 2024 at Dallas, North Carolina.

\_\_\_\_\_  
Hayley Beaty, Mayor

Attested by:

\_\_\_\_\_  
Lindsey Tysinger, Town Clerk

---

TOWN OF DALLAS, NORTH CAROLINA

**PETITION FOR ANNEXATION**

PETITION NUMBER: \_\_\_\_\_  Contiguous  Non-Contiguous  
DATE: \_\_\_\_\_ FEE: \$550.00

Current Property Use: Single Family Residential Requested Zoning: R-5  
Planned Property Use: Single Family Residential

**To the Board of Aldermen of the Town of Dallas:**  
We, the undersigned owners of real property, respectfully request that the area described as 3615 Dallas High Shoals Highway, DALLAS, NC 28034, further identified as parcel ID # 309511, be annexed to the Town of Dallas.


**Print owner name(s) and information:**

Name Sammey Creek Dallas, LLC Phone (408) 406-2006  
Address 182 North Main St, Mooresville, NC 28115  
Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_

**Attachments included with Petition:**

- 1. Legal description (as noted in property deed)
- 2. Letter outlining reasons for annexation request
- 3. List of Abutting Property Owners
- 4. Survey or Plat suitable for recordation
- 5. \$550 Fee

---

Owner's Signature:  Date: 6/19/2024  
Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Date: June 19, 2024

To: Mayor and Board of Aldermen  
Town of Dallas  
210 N Holland Street  
Dallas, NC 28034

C/O: Mr. Anthony Smith  
Development Services Director

Re: Annexation Letter of Intent

Mayor and Board of Aldermen,

Please allow this letter to serve as reasoning of the annexation petition for parcel 309511. A portion of parcel 309508 was purchased and recombined with the existing parcel. The portion of acquired land is currently located outside of the Town of Dallas, in Gaston County. The existing parcel has previously been annexed into the Town of Dallas and subsequently zoned CD/R-5, for inclusion in the development project known as Summey Creek. For the entire Summey Creek subdivision to be developed within the Town of Dallas, the portion of property must be annexed and assigned an initial zoning.

Sincerely,

A handwritten signature in blue ink that reads "K. R. Reddy". The signature is written in a cursive style and is positioned above a horizontal line.

Raghunadha Kotha  
Sammy Creek Dallas, LLC  
(408) 406-2006

CC:  
Paul Pennell  
Urban Design Partners  
(704) 334-3303

# SAMMEY CREEK DALLAS LLC PROPERTY

OWNER: SAMMEY CREEK DALLAS LLC  
182 NORTH MAIN STREET  
MOORESVILLE, NC 28115

**PROPOSED ANNEXATION**  
OWNER: SAMMEY CREEK DALLAS LLC  
3605 DALLAS-HIGH SHOALS HIGHWAY  
DALLAS TOWNSHIP, GASTON COUNTY, NORTH CAROLINA  
DEED REFERENCE: 5388-1914  
TAX PARCEL #: 309511 (PORTION OF)



SAMMEY CREEK DALLAS LLC  
D.B. 5388, PG. 1910  
M.B. 99, PG. 6  
PIN: 309511 (PORTION OF)

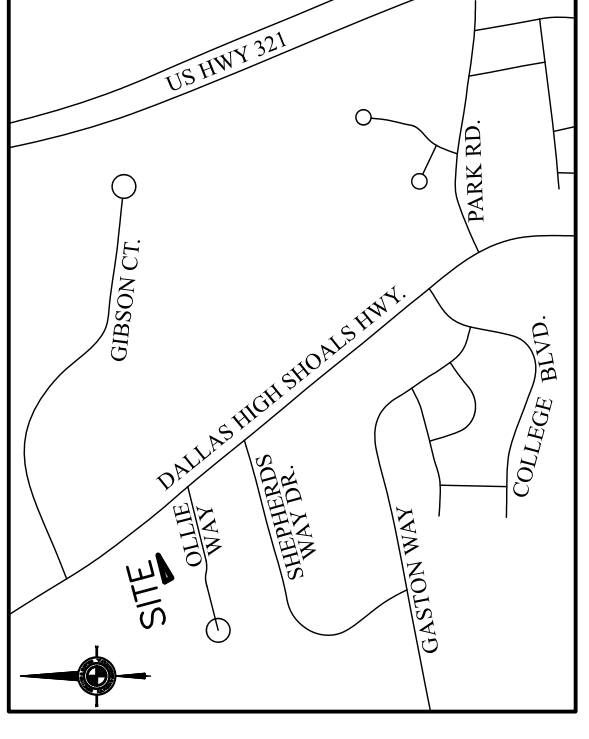
SAMMEY CREEK DALLAS LLC  
D.B. 5388, PG. 1914  
PIN: 309511 (PORTION OF)

**PROPOSED ANNEXATION AREA**  
2,850 SQ. FT. OR 0.0654 ACRES

ROBIN LEE STARNES  
D.B. 4236, PG. 471  
PIN: 309508

CATHY H. ALLEN and husband,  
TERRY D. ALLEN  
D.B. 4601, PG. 1325  
PIN: 170073

PAITRECE Q. LANIER  
D.B. 5351, PG. 1913  
PIN: 221289



**VICINITY MAP**  
NOT TO SCALE

**NOTES:**

1. ALL CORNERS MONUMENTED AS SHOWN.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
3. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
4. TOWN LIMIT LINE IS APPROXIMATE, BASED ON GASTON COUNTY NC GIS.
5. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
6. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
7. THE PURPOSE OF THIS PLAT IS TO ANNEX THE HATCHED PARCEL INTO THE TOWN OF DALLAS AS SHOWN HEREON.
8. ALL AREAS SHOWN HEREON WERE DETERMINED BY COORDINATE COMPUTATION.

**REVIEW OFFICER:**  
STATE OF NORTH CAROLINA  
COUNTY OF GASTON

I, \_\_\_\_\_ REVIEW OFFICER OF GASTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**ANNEXATION PLAT APPROVAL:**

I, HEREBY CERTIFY THE ANNEXATION PLAT SHOWN WAS APPROVED BY THE TOWN OF DALLAS BOARD OF ALDERMEN ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

SUBDIVISION ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

**OWNERS CERTIFICATION:**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN, AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF GASTON COUNTY AND THAT I HEREBY ADOPT THIS PLAN OF ANNEXATION WITH MY FREE CONSENT.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

STATE OF NORTH CAROLINA  
COUNTY OF GASTON  
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE: 5388-1914); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 29TH DAY OF SEPTEMBER, 2023.

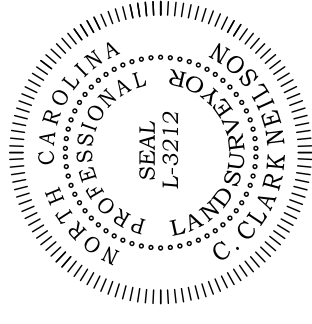
THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF A SUBDIVISION.

C. CLARK NELSON, NCPLS L-3212  
email: cnelson@rpharr.com

CREW: DRAWN: REVISED:  
RBP BUS

**R.B. PHARR & ASSOCIATES, P.A.**  
SURVEYING & MAPPING  
LICENSE NO: C-1471  
969 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL: (704) 376-2186

SCALE: 1" = 40'  
DATE: SEPT. 29, 2023  
JOB NO. 95421



**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 28, 2007  
MAP NUMBER: 3710354800J; ZONE X

**GPS CERTIFICATION:**

I, C. CLARK NELSON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:  
(1) CLASS OF SURVEY: 4(1)-10(100)  
(2) POSITIONAL ACCURACY: HORIZONTAL N=0.0035', E=0.00265', VERTICAL=0.0003' (USEA SERVICE (NCURS))  
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, ONLINE POSITION (DATES OF SURVEY: MARCH 16, 2021)  
(4) DATUM/EPOCH: NAD 83(2011), MVD, 88 LOCALIZATION=60, ZONE: NC 3200  
(5) PUBLISHED/EXERCISE CONTROL USE: NGS MONUMENT "GAS 5"  
(6) GEOID MODEL: GEOID16CONUS  
(7) COMBINED GRID FACTORS: 0.99984337  
(8) UNITS: US SURVEY FEET



**LEGEND:**

- CP - CALCULATED POINT
- D.B. - DEED BOOK
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EN - EXISTING NAIL
- M.B. - MAP BOOK
- N.G.S. - NATIONAL GEODETIC SURVEY
- NR - NEW IRON ROD
- NN - NEW NAIL
- PIN - PARCEL IDENTIFICATION NUMBER
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY (NOT SURVEYED)
- EXISTING TOWN LIMIT LINE
- PROPOSED ANNEXATION AREA

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 1/20/2023 4:28:31 PM  
Fee Amt: \$36.00 Page 1 of 3  
Revenue Tax: \$10.00  
Gaston, NC  
Susan S. Lockridge Register of Deeds

BK 5388 PG 1914 - 1916

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$10.00 Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. Portion of Parcel No. 170072

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2022  
The property herein conveyed does \_\_\_\_\_ does not  include the primary residence of the Grantor.

Mail after recording to Grantee

This instrument was prepared by John Hazlehurst, 5925 Carnegie Blvd., Suite 200, Charlotte, NC 28209

Brief description for the Index Metes and Bounds for 2850sf +/- on Dallas High Shoals Hwy

THIS DEED made this \_\_\_\_\_ day of \_\_\_\_\_, 20 22, by and between

GRANTOR	GRANTEE
Robin Lee Starnes (Widow)	Sammeey Creek Dallas LLC, a North Carolina limited liability company
Mailing Address: 1110 Baxter Road Cherryville, NC 28021	Property Address(s): 3605 Dallas High Shoals Hwy, Dallas, NC 28034
	Mailing Address: 182 North Main Street Mooresville, NC 28115

UNOFFICIAL

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of \_\_\_\_\_ Dallas \_\_\_\_\_ Township, \_\_\_\_\_ Gaston \_\_\_\_\_ County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto, and incorporated by reference herein.

Submitted electronically by "Hazlehurst & Blake, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Gaston County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4236 at Page 471

A map showing the above described property is recorded in Map Book \_\_\_\_\_ Page(s) \_\_\_\_\_

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Easements, rights of way, covenants, conditions and restrictions of public record as of the date hereof.
2. 2022 ad valorem taxes, which Grantee hereby assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Robin Lee Starnes (SEAL) \_\_\_\_\_ (SEAL)  
 Robin Lee Starnes

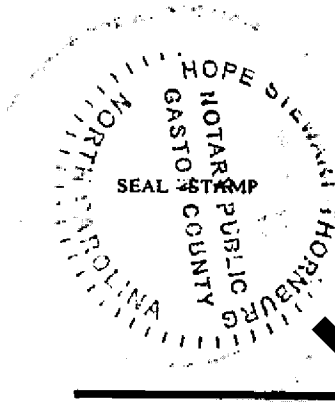
\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

State North Carolina \_\_\_\_\_ County Gaston

I certify that the following person(s) personally appeared before me this day, and (I have personal knowledge of the identity of the principal(s), or I have seen satisfactory evidence of the principal's identity, by a current state or federal identification and with the principal's photograph in the form of \_\_\_\_\_); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:  
Robin Lee Starnes

Witness my hand and official stamp or seal this 29<sup>th</sup> day of December, 2022.

Stephan Stewart Thramburg  
 Notary Public  
 My Comm. Expires: 2/7/2027



SEAL - STAMP

State \_\_\_\_\_ County \_\_\_\_\_

Use Black or Blue Ink

I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By \_\_\_\_\_ REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY  
 \_\_\_\_\_ Deputy/Assistant-Register of Deeds.

EXHIBIT A

Legal Description

BEGINNING at an iron pin, the common northerly corner of the Town of Dallas property, now or formerly (Book 2529 at Page 105) with the northerly corner of the Robin Lee Starnes property, now or formerly (Book 4236 at Page 471), and the southwesterly corner of the Todd Michael Huss property, now or formerly (Book 4798 at Page 1320); thence with the southerly boundary of the Huss property N 74-56-59 E 136.90 feet to a ½" iron rod; thence a new line within the Robin Lee Starnes property (Book 4236 at Page 471) S 57-10-45 W 136.41 feet to a ½" iron rod lying in the easterly boundary of the Town of Dallas Property, thence with the easterly boundary of the Town of Dallas Property N 24-35-07 W 42.22 feet to an iron pin constituting the point and place of Beginning, and comprising approximately 2,850 square feet, more or less, and more particularly shown on Survey entitled Recombination Plat for Santee Land Group dated March 29, 2021.

[THE GRANTEE INTENDS TO RECOMBINE THIS TRACT WITH THE ADJACENT HUSS TRACT].

Property Address: 3605 Dallas High Shoals Hwy, Dallas, NC 28034  
Tax ID: 170072

UNOFFICIAL

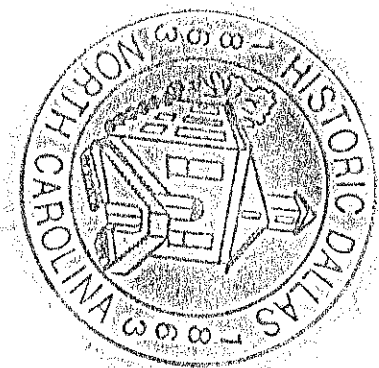
**CERTIFICATE OF SUFFICIENCY**

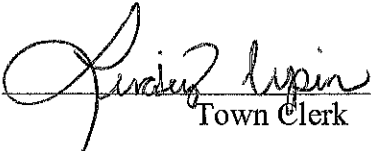
To the Board of Aldermen of the Town of Dallas, North Carolina:

I, Lindsey Tysinger, Town Clerk do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Dallas, this 21 Day of October 2024.

SEAL



  
Town Clerk

Re: Sammey Creek Dallas, LLC Annexation- PID 309511





# Town of Dallas

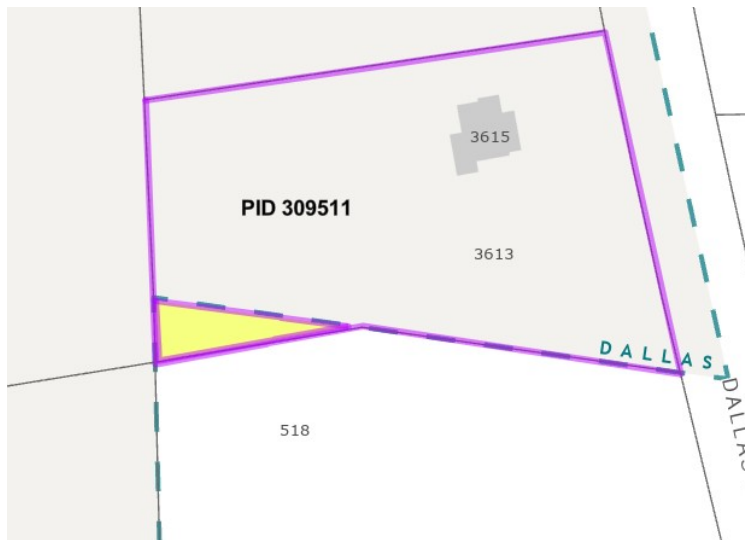
210 N. Holland street  
Dallas, NC 28034  
704-922-3176

**November 18<sup>th</sup>, 2024**

Notice of Public Hearing - Annexation

To Whom It May Concern,

A public hearing will be held before the Board of Alderman of the Town of Dallas on **Tuesday, December 10<sup>th</sup>, at 6:00 p.m.** in the Historic Dallas Courthouse, 131 N. Gaston St. Dallas, NC for a Contiguous Annexation petition. The petition is for voluntary contiguous annexation of a 0.0654 acre portion of 3615 Dallas High Shoals Highway, Dallas, NC 28034, Gaston County Parcel #309511 into the Town of Dallas. For questions or further information, please contact Anthony Smith at (704) 922-3176 x 230 or email [asmith@dallasnc.net](mailto:asmith@dallasnc.net).



Parcel Number	Current Owners	Mailing Address	Physical Address	Deed Book		Deed Page		Deed Date	Deed Book	Deed Page	Deed	Property Use	Taxable Value
				Book	Page	Book	Page						
312382	SAMMEY CREEK DALLAS LLC	1205 AUTUMN RIDGE DRIVE, WAXHAW, NC 28173	NO ASSIGNED ADDRESS,	5473	0452	4/18/2024			30.09		RESIDENTIAL	\$251,800	
221300	TOE RIVER CAPITAL LLC	207 EAST THIRD AVENUE, GASTONIA, NC 28052	3600 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5273	2113	10/6/2021			0.39		COMMERCIAL	\$71,980	
170154	COLEY THOMAS W COLEY SANDRA L	3643 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034 0000	3643 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	1164	0246	7/9/1975			1.54		RESIDENTIAL	\$110,330	
307927	BROOKS JERRY M	2306 HILLSIDE DR, DALLAS, NC 28034	3564 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5356	0948	8/8/2022			1.91		RESIDENTIAL	\$92,010	
170079	FERGUSON TISHA	765 BUFFALO SHOALS ROAD, LINCOLNTON, NC 28092.8887	123 LEE JENKINS RD, DALLAS, NC 28034	5510	1436	10/9/2024			1		RESIDENTIAL	\$216,130	
170060	MILLS CARL VAN	3627 DALLAS HIGH SHLS HWY, DALLAS, NC 28034 7721	3627 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	095E	0221	3/1/1994			0.54		RESIDENTIAL	\$135,380	
309511	SAMMEY CREEK DALLAS LLC	182 NORTH MAIN ST, MOORESVILLE, NC 28115	3615 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5388	1914	1/20/2023			1.36		RESIDENTIAL	\$106,560	
221299	LANIER PATREECE Q	3604 DALLAS HIGH SHOALS RD, DALLAS, NC 28034	3604 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5351	1913	7/18/2022			0.82		COMMERCIAL	\$212,850	
170073	ALLEN TERRY D ALLEN CATHY H	1540 S NEW HOPE RD, GASTONIA, NC 28054 5836	3614 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	4601	1325	3/16/2012			0.98		COMMERCIAL	\$123,570	
170078	IVANOV KRASSIMIRE PETROV	P O BOX 1373, DALLAS, NC 28034	117 LEE JENKINS RD, DALLAS, NC 28034	4549	1328	1/27/2011			1.38		RESIDENTIAL	\$174,040	
170070	LANE REBECCA DELLINGER	3618 DALLAS HGH SHLS HWY, DALLAS, NC 28034 7721	3618 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	004E	0345	2/7/2004			0.3		COMMERCIAL	\$99,440	
170155	COLEY GREGORY BRIAN	127 COLEY DR, DALLAS, NC 28034 8781	127 COLEY DR, DALLAS, NC 28034	4189	1585	1/10/2006			1.5		RESIDENTIAL	\$110,400	
170055	COLEY THOMAS WAYNE	3637 DALLAS HGH SHLS HWY, DALLAS, NC 28034 7721	3637 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	4540	2111	11/24/2010			1.01		RESIDENTIAL	\$109,040	
170097	SAMMEY CREEK DALLAS LLC	1205 AUTUMN RIDGE DRIVE, WAXHAW, NC 28173	3565 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5388	1904	1/20/2023			3.82		RESIDENTIAL	\$254,970	
309508	STARNES ROBIN LEE	1110 BAXTER RD, CHERRYVILLE, NC 28021	3605 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034			1/1/1970			2.19		RESIDENTIAL	\$130,290	
170056	VINEYARD DANIEL JAMES VINEYARD LAUREN	3629 DALLAS HIGH SHOALS HYW, DALLAS, NC 28034	3629 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5211	0599	3/23/2021			1.04		RESIDENTIAL	\$131,610	
170059	SAMMEY CREEK DALLAS LLC	1205 AUTUMN RIDGE DRIVE, WAXHAW, NC 28173	3623 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5388	1910	1/20/2023			0.92		RESIDENTIAL	\$133,990	
170090	BROOKS JERRY M BROOKS PAT E	PO BOX 980, DALLAS, NC 28034 0980	3560 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5040	1837	5/9/2019		005	092	16.82	RESIDENTIAL	\$434,160	
312370	DALLAS TOWN OF	210 N HOLLAND ST, DALLAS, NC 28034 1625	3601 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034			1/1/1970			0.87		EXEMPT	\$0	
169194	PLAINVIEW BAPTIST CHURCH INC	PO BOX 278, DALLAS, NC 28034 0278	3640 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	3684	0804	4/10/2003			1.37		EXEMPT	\$0	
305050	BOLDING DAVID D BOLDING DANA S	4648 CROUSE RD, CROUSE, NC 28033 9767	3626 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	4934	1611	9/18/2017		086	078	5.05	INDUSTRIAL	\$863,790	
170074	PROPST ROBERT SHANNON PROPST JO ANN	P O BOX 1143, DALLAS, NC 28034	115 CINDER LN, DALLAS, NC 28034	3485	0440	7/3/2002			3.82		COMMERCIAL	\$198,600	

## Town of Dallas Public Hearing

A public hearing will be held before the Board of Alderman of the Town of Dallas on Tuesday, December 10th, at 6:00 p.m. in the Historic Dallas Courthouse, 131 N. Gaston St. Dallas, NC for a Contiguous Annexation petition. The petition is for a voluntary contiguous annexation of a 0.0654 acre portion of 3615 Dallas High Shoals Highway, Dallas, NC 28034, Gaston County Parcel #309511 into the Town of Dallas. For questions or further information, please contact Anthony Smith at (704) 922-3176 x 230 or email [asmith@dallasnc.net](mailto:asmith@dallasnc.net).

Publication Dates

LWLM0194867 Exhibit 6A-10

Town of Dallas Zoning Map Amendment (Rezoning) Application

**Town of Dallas**  
Development Services Department  
210 N. Holland Street  
Dallas, NC 28034  
Phone (704) 922-3176, Fax (704) 922-4701

This application must be filed at least thirty (30) days prior to the next scheduled Planning Board Meeting. The application may be submitted in-person, via mail, or digitally to the Town of Dallas Development Services Department at 210 N. Holland Street, Dallas, NC 28034, [dallasplanning@dallasnc.net](mailto:dallasplanning@dallasnc.net). Application shall not be deemed complete until the necessary fee, as defined in the Town of Dallas Fee Schedule, and all required documents are received.

**Conventional Submittals:**

- A. Completed application
- B. Fee as described in the Town of Dallas Fee Schedule
- C. Letter of intent – reason for map amendment
- D. Adjacent Property Owner List – provide a copy of addresses for all property owners within 500 feet of the site. The Town will use this list for Public Hearing Notices

**Conditional Submittals:**

- A. Completed application
- B. Fee as described in the Town of Dallas Fee Schedule
- C. Letter of intent – reason for map amendment
- D. Adjacent Property Owner List – provide a copy of addresses for all property owners within 500 feet of the site. The Town will use this list for Public Hearing Notices.
- E. 3 copies of Concept Plan along with digital submittal (drawn to scale by architect, landscape architect, professional surveyor, or engineer licensed in North Carolina).
  - a. Concept Plans shall not be accepted if they do not meet the requirements found in 153.072
- F. Traffic Impact Analysis, if required. Refer to Town of Dallas Street and Traffic Standards Policy
- G. Authorized agent verification letter, if applicant is different from the property owner

Physical Property Address 3615 Dallas High Shoal Hwy

Tax Parcel Number A portion of parcels 312382 and 309511 Lot Size .27 & .06 acres

Current Zoning R-12, R-1

Requested Zoning R-5

Conventional X Conditional \_\_\_\_\_

Property Owner(s) Sammeey Creek Dallas LLC

Owners Address 1205 Autumn Ridge Drive Waxhaw, NC 28173 182 North Main Street Mooresville, NC 28115

Phone Number (408) 406-2006 Email Address writetokotha@gmail.com  
*(attach separate sheet if necessary)*

**If different than owner:**

Applicant Name \_\_\_\_\_

Applicant Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_  
*(attach separate sheet if necessary)*

Signature of Applicant K. R. Reddy

Signature of Owner \_\_\_\_\_

**Staff Only:**

Date of completed application \_\_\_\_\_ Received by \_\_\_\_\_

Planning Board Meeting Date \_\_\_\_\_

Public Hearing Meeting Date \_\_\_\_\_

Date: June 19, 2024

To: Mayor and Board of Aldermen  
Town of Dallas  
210 N Holland Street  
Dallas, NC 28034

C/O: Mr. Anthony Smith  
Development Services Director

Re: Rezoning Letter of Intent

Mayor and Board of Aldermen,

Please allow this letter to serve as reasoning of the zoning map amendment request for parcels 309511 and 312382. The Town recently sold a portion of parcel 312370 through the upset bid process for inclusion in the project known as Summey Creek. The zoning map amendment (rezoning) is necessary to uniformly zone the development site and provide the same zoning standards. A portion of parcel 309511 is currently located in Gaston County and, if annexed, requires Town of Dallas zoning to be applied. The remainder of the Summey Creek development is zoned R-5 and R-5 CD, so we request the Board of Aldermen approve the zoning map amendment request for these parcels to a conventional R-5 zoning district.

As part of the rezoning request, please allow Urban Design Partners to serve as the authorized agent on my behalf.

Sincerely,



Raghunadha Kotha  
Sammy Creek Dallas, LLC  
(408) 406-2006

CC:  
Paul Pennell  
Urban Design Partners  
(704) 334-3303

## Staff Report

### Zoning Map Amendment Petition: Z-2024-02

**Applicant:** Sammy Creek Dallas, LLC

**Authorized Agent:** Sammy Creek Dallas, LLC

**Property:** Parcels 309511 & 312382

**Owner:** Sammy Creek Dallas, LLC

**Current Zoning District:**

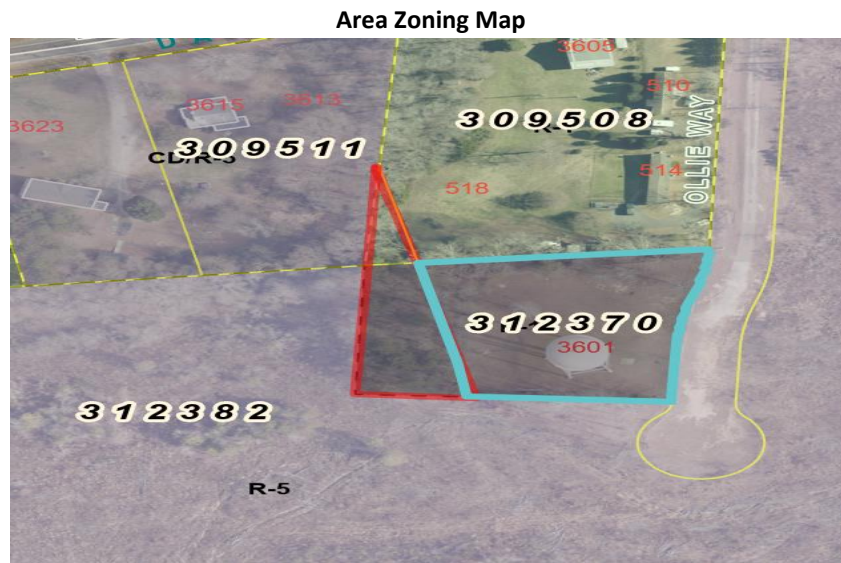
**Requested Zoning District:**

<b>R-12/R-1</b>	
Front/Rear Setbacks	40/25 feet
Side Setbacks	12/6 feet
Minimum Lot Area	12,000/6,000
sq feet	
Minimum Lot Width	90/60 feet

<b>R-5</b>	
Front/Rear Setbacks	25 feet
Side Setbacks	6 feet
Minimum Lot Area	5,000 1 <sup>st</sup> unit/2,500
additional unit	
Minimum Lot Width	50

**Proposed Zoning Map Amendment:** Sammy Creek Dallas, LLC has submitted a conventional rezoning request to rezone two properties from split R-12/R-1 zoning to Residential R-5.

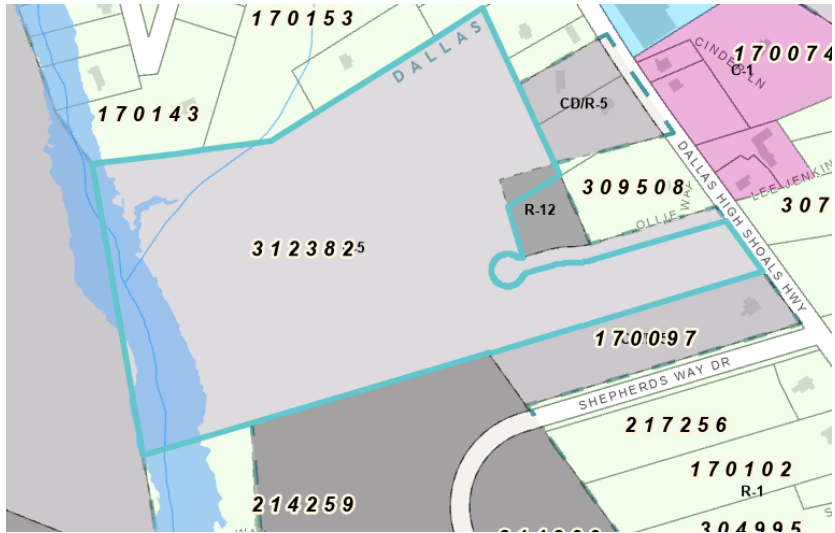
**General Location:** The subject properties are located in the northwest part of the Town. One parcel is partially within Gaston County and the other parcel is located solely in Gaston County. The primary access point for parcel 312382 is off Ollie Way, and parcel 309511 has road frontage along Dallas High Shoals Highway. The site is bordered by R-5 and R-1 property to the north and west, residential R-5 to the west, and CD-R-5, to the north.



**Staff Analysis:** The small of these properties are located outside of the Town Limits and regulated by the Gaston County UDO. The area of parcel 309511 inside the Town Limits of Dallas, a small portion is located within Gaston County’s residential R-1 District. Of the parcel’s 1.37 acres, approximately .05 of acres are within Gaston County’s residential R-1 District. This area is split between the Town’s Residential R-5 District and Gaston County Residential R-1. The request to change the R-1 zoning to R-5 would make the zoning district and allowable uses uniform throughout the entire property.

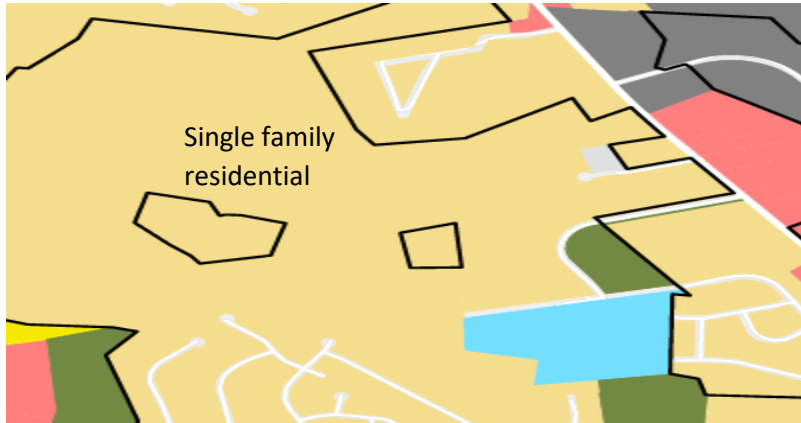
Regarding parcel 312382, its 30.09 acres of the total .27 acres are within the Town Limits. This area is currently zoned R-5 and a portion is zoned R-12, and located on the eastern portion of the property. The parcel's area subject to Town of Dallas UDO has Residential R-5 zoning on the western portion, and Residential R-12 on the southern portion. Although the area requested for rezoning is immediately adjacent to the to the west. This request if approved will expand the established Residential R-5 zoning districts along Ollie Way.

**Floodplain Coverage**



Although parcel 312382 has significant floodplain coverage along the west boundaries, there is some Special Flood Hazard Area coverage within the Town's jurisdiction.

**Comprehensive Land Use Plan:** The proposed rezoning is consistent with the Town's adopted 2030 Comprehensive Land Use Plan. According to the 2030 Future Land Use Map, Parcel 312382 is expected to become Single Family Residential, and Parcel 309511 is expected to become a part of Single Family Residential.



**Staff Recommendation:** Given the existing Residential uses in the area, including portions of the subject properties, the proposed rezoning to R-5 is best to move forward for the development of these properties. It is consistent with the 2030 Comprehensive Land Use Plan, staff recommends approving the request based on current uses and potential growth.



**Minutes  
Town of Dallas  
Planning Board  
Meeting of September 19, 2024**

The meeting was called to order at 6:31 pm by Chairman Wilson.

Chairman Wilson led the invocation and Pledge of Allegiance.

**Members Present:** Curtis Wilson – Chairman, Glenn Bratton – Co Chairman, Bradley Goins, William Hairston, Reid Simms, John O’Daly.

**Also Present:** Anthony Smith – Developmental Services Director, Brittany Beam – Town Planner, and Mrs. William Hairston.

**Approval of Agenda:** A motion was made to approve the agenda by O’Daly, seconded by Bratton, and the motion passed unanimously.

**Approval of Minutes:** A motion was made to approve the June 20<sup>th</sup>, 2024 minutes with no changes by Bratton, and seconded by O’Daly, and the motion passed unanimously.

**Old Business:** No old business to discuss.

**New Business: A. Annexation and Re-zoning for Parcels 312382 and 309511, Z-2024-02.**

Smith presented the Annexation and Re-Zoning to the Planning Board. Smith pointed out that a portion of 309508 was purchased and recombined with the existing parcel. The portion of acquired land is currently located outside the Town of Dallas, in Gaston County. The existing parcel had previously been annexed into the Town of Dallas and subsequently zoned CD/R-5, for inclusion in the development project known as Sammey Creek. Smith explained for the entire Sammey Creek subdivision to be developed within the Town of Dallas, the portion of property must be annexed and assigned an initial zoning, R-5. A motion was first made to approve the Annexation, by O’Daly, and seconded by Bratton, and the motion passed unanimously. A motion was made to approve the Re-Zoning by Bratton, and seconded by O’Daly, the motion passed unanimously.

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

*The proposed rezoning of parcels 309511 and 312382 is consistent with the 2030 Comprehensive Land Use Plan. The properties are designated on the Future Lane Use Map as Single Family Residential. Current uses and future development trends promote more residential uses, and to allow expansion and development this request is reasonable and in the best interest of the public.*

**STAFF REPORT**

Chairman Wilson informed the Planning Board and attendees that the Aquatic Center has broken ground. Front Porch and Provisions will be opening soon for service, employees are training now. Sammy’s will be changing owners on September 30<sup>th</sup> with a new name, Dallas Tap House Tavern, also adding a new menu. Smith informed the Planning Board about the sand filter agreement through seven parcels across Robinson/Clemmer Road area. Smith informed the Planning Board of the interior/exterior remodel going on at Burger King, as well as the upcoming remodel and construction at

Food Lion, McDonalds and the new upfitting for the Starbucks location within the next year. Lastly, Smith informed the Planning Board of Gaston College potentially placing dorms in the future.

**Adjournment**

Having no further business, a motion to adjourn was made by Bratton, seconded by Sims, and the motion passed unanimously. The meeting adjourned at 6:55pm.

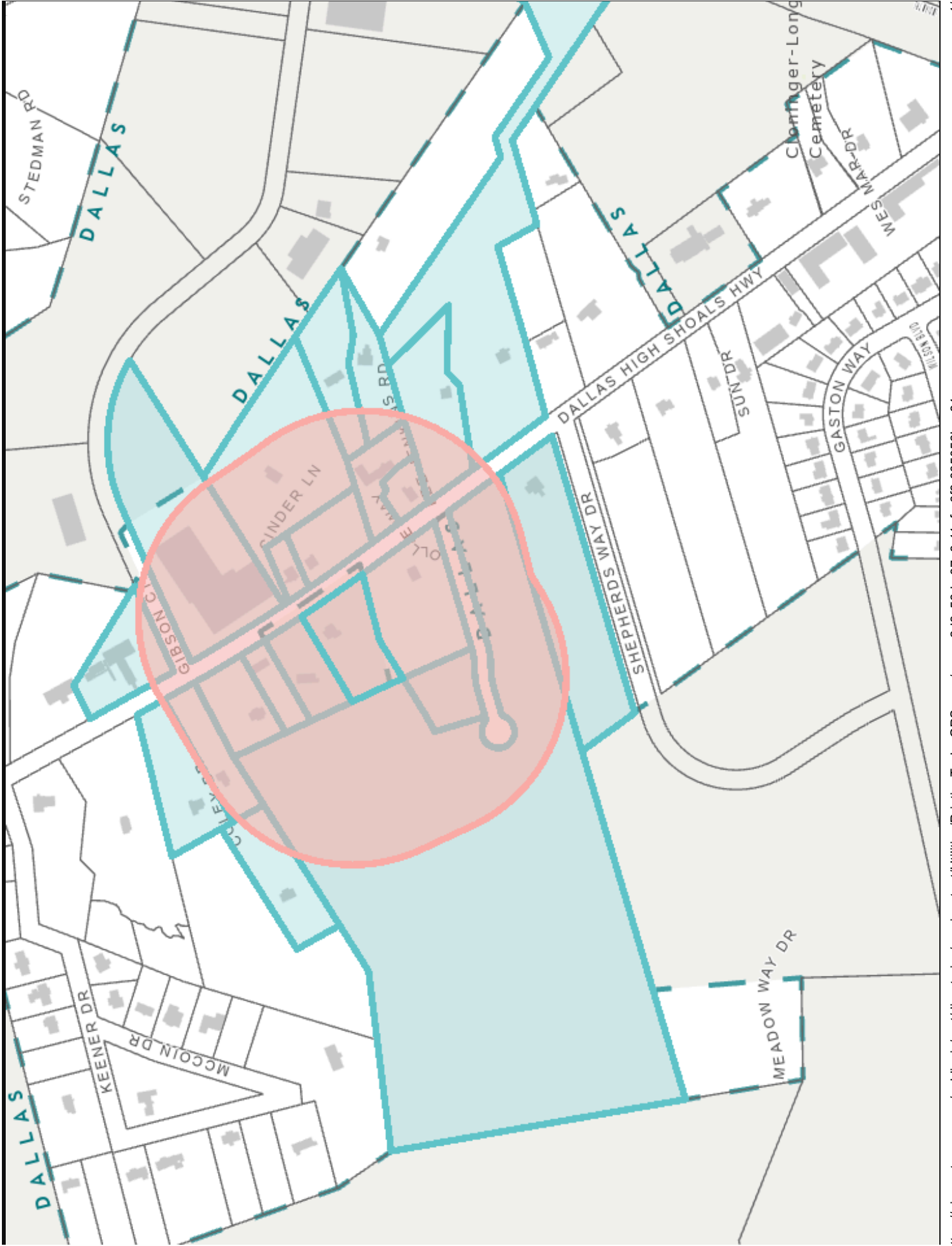
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**Brittany Beam, Town Planner**

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**Curtis Wilson, Chairman**

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7/1/24, 4:25 PM

https://gis.gastongov.com/publicgis/rest/directories/arcgisoutput/Utilities/PrintingTools\_GPServer/\_ags\_2d3c56dc-37e8-11ef-a6f3-005056bee81e.png

Parcel Number	Current Owners	Mailing Address	Physical Address	Deed Book		Deed Page		Deed Date	Deed Book	Deed Page	Deed	Property Use	Taxable Value
				Book	Page	Book	Page						
312382	SAMMEY CREEK DALLAS LLC	1205 AUTUMN RIDGE DRIVE, WAXHAW, NC 28173	NO ASSIGNED ADDRESS,	5473	0452	4/18/2024			30.09		RESIDENTIAL	\$251,800	
221300	TOE RIVER CAPITAL LLC	207 EAST THIRD AVENUE, GASTONIA, NC 28052	3600 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5273	2113	10/6/2021			0.39		COMMERCIAL	\$71,980	
170154	COLEY THOMAS W COLEY SANDRA L	3643 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034 0000	3643 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	1164	0246	7/9/1975			1.54		RESIDENTIAL	\$110,330	
307927	BROOKS JERRY M	2306 HILLSIDE DR, DALLAS, NC 28034	3564 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5356	0948	8/8/2022			1.91		RESIDENTIAL	\$92,010	
170079	FERGUSON TISHA	765 BUFFALO SHOALS ROAD, LINCOLNTON, NC 28092.8887	123 LEE JENKINS RD, DALLAS, NC 28034	5510	1436	10/9/2024			1		RESIDENTIAL	\$216,130	
170060	MILLS CARL VAN	3627 DALLAS HIGH SHLS HWY, DALLAS, NC 28034 7721	3627 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	095E	0221	3/1/1994			0.54		RESIDENTIAL	\$135,380	
309511	SAMMEY CREEK DALLAS LLC	182 NORTH MAIN ST, MOORESVILLE, NC 28115	3615 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5388	1914	1/20/2023			1.36		RESIDENTIAL	\$106,560	
221299	LANIER PATREECE Q	3604 DALLAS HIGH SHOALS RD, DALLAS, NC 28034	3604 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5351	1913	7/18/2022			0.82		COMMERCIAL	\$212,850	
170073	ALLEN TERRY D ALLEN CATHY H	1540 S NEW HOPE RD, GASTONIA, NC 28054 5836	3614 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	4601	1325	3/16/2012			0.98		COMMERCIAL	\$123,570	
170078	IVANOV KRASSIMIRE PETROV	P O BOX 1373, DALLAS, NC 28034	117 LEE JENKINS RD, DALLAS, NC 28034	4549	1328	1/27/2011			1.38		RESIDENTIAL	\$174,040	
170070	LANE REBECCA DELLINGER	3618 DALLAS HGH SHLS HWY, DALLAS, NC 28034 7721	3618 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	004E	0345	2/7/2004			0.3		COMMERCIAL	\$99,440	
170155	COLEY GREGORY BRIAN	127 COLEY DR, DALLAS, NC 28034 8781	127 COLEY DR, DALLAS, NC 28034	4189	1585	1/10/2006			1.5		RESIDENTIAL	\$110,400	
170055	COLEY THOMAS WAYNE	3637 DALLAS HGH SHLS HWY, DALLAS, NC 28034 7721	3637 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	4540	2111	11/24/2010			1.01		RESIDENTIAL	\$109,040	
170097	SAMMEY CREEK DALLAS LLC	1205 AUTUMN RIDGE DRIVE, WAXHAW, NC 28173	3565 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5388	1904	1/20/2023			3.82		RESIDENTIAL	\$254,970	
309508	STARNES ROBIN LEE	1110 BAXTER RD, CHERRYVILLE, NC 28021	3605 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034			1/1/1970			2.19		RESIDENTIAL	\$130,290	
170056	VINEYARD DANIEL JAMES VINEYARD LAUREN	3629 DALLAS HIGH SHOALS HYW, DALLAS, NC 28034	3629 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5211	0599	3/23/2021			1.04		RESIDENTIAL	\$131,610	
170059	SAMMEY CREEK DALLAS LLC	1205 AUTUMN RIDGE DRIVE, WAXHAW, NC 28173	3623 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5388	1910	1/20/2023			0.92		RESIDENTIAL	\$133,990	
170090	BROOKS JERRY M BROOKS PAT E	PO BOX 980, DALLAS, NC 28034 0980	3560 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	5040	1837	5/9/2019		005	092	16.82	RESIDENTIAL	\$434,160	
312370	DALLAS TOWN OF	210 N HOLLAND ST, DALLAS, NC 28034 1625	3601 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034			1/1/1970			0.87		EXEMPT	\$0	
169194	PLAINVIEW BAPTIST CHURCH INC	PO BOX 278, DALLAS, NC 28034 0278	3640 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	3684	0804	4/10/2003			1.37		EXEMPT	\$0	
305050	BOLDING DAVID D BOLDING DANA S	4648 CROUSE RD, CROUSE, NC 28033 9767	3626 DALLAS HIGH SHOALS HWY, DALLAS, NC 28034	4934	1611	9/18/2017		086	078	5.05	INDUSTRIAL	\$863,790	
170074	PROPST ROBERT SHANNON PROPST JO ANN	P O BOX 1143, DALLAS, NC 28034	115 CINDER LN, DALLAS, NC 28034	3485	0440	7/3/2002			3.82		COMMERCIAL	\$198,600	

## Section 4. Procedure

When an employee has a grievance, the following successive steps are to be taken unless otherwise provided. The number of calendar days indicated for each step should be considered the maximum, unless otherwise provided, and every effort should be made to expedite the process. However, the time limits set forth may be extended by mutual consent. The last step initiated by an employee shall be considered to be the step at which the grievance is resolved. A decision to rescind a disciplinary suspension or demotion must be approved by the Department Head or Town Manager and rescinding dismissal must be approved by the Town Manager before the decision becomes effective.

**Informal Resolution** Prior to the submission of a formal grievance, the employee and supervisor should meet to discuss the problem and seek to resolve it informally. Either the employee or the supervisor may involve the respective Department Head as a resource to help resolve the grievance.

**Step 1.** If no resolution to the grievance is reached informally, the employee who wishes to pursue a grievance shall present the grievance to the appropriate supervisor in writing. The grievance must be presented within fifteen calendar days of the event or within fifteen calendar days of learning of the event or condition. The supervisor shall respond to the grievance within ten calendar days after receipt of the grievance. The supervisor should, and is encouraged to, consult with any employee of the Town in order to reach a correct, impartial, fair, and equitable determination or decision concerning the grievance. Any employee consulted by the supervisor is required to cooperate to the fullest extent possible.

The response from the supervisor for each step in the formal grievance process shall be in writing and signed by the supervisor. In addition, the employee shall sign a copy to acknowledge receipt thereof. The responder at each step shall send copies of the grievance and response to the Human Resources Officer.

**Step 2.** If the grievance is not resolved to the satisfaction of the employee by the supervisor, the employee may appeal, in writing, to the appropriate Department Head within ten calendar days after receipt of the response from Step 1. The Department Head shall respond to the appeal, stating the determination of decision within ten calendar days after receipt of the appeal.

**Step 3.** If the grievance is not resolved to the satisfaction of the employee at the end of Step 2, the employee may appeal, in writing, to the Town Manager within ten calendar days after receipt of the response from Step 2. The Town Manager shall investigate the grievance and respond to the appeal, stating the determination of decision within ten calendar days after receipt of the appeal. The Town Manager's decision shall be the final decision. The Town Attorney and/or Town Manager would notify the Town Board of any impending legal action.

**Department Heads.** In the case of Department Heads or other employees where the Town Manager has been significantly involved in determining disciplinary action, including dismissal, the Town Attorney shall be the grievance officer.

## Section 5. Role of the Human Resources Officer

Throughout the grievance procedure, the roles of the Human Resources Officer shall be as follows:

1. To advise parties (including employee, supervisors, and Town Manager) of their rights and

**TOWN OF DALLAS - GENERAL FEES**

<b>UTILITY DEPOSITS</b>		\$85.00	Water - Inside Town Limits
		\$170.00	Water - Outside Town Limits
		\$160.00	Electric
<b>LATE FEE</b>		\$6.00	Charged after 15th of Month
<b>SERVICE CHARGE/RECONNECTION FEE</b>		\$40.00	Charged if on Cut-Off List
		\$100.00	Charged if Cut at Pole
<b>CREDIT CARD FEES</b>	(\$0 to \$85.01 transaction)	\$2.50	per transaction
	(\$85.02+ transaction)	2.95%	per transaction
<b>METER TEST FEE</b>		\$15.00	Residential
		\$65.00	Commercial
<b>UTILITY HISTORY PRINT OUT</b>		\$5.00	per request
<b>POLICE REPORT FEES</b>		\$5.00	per report (up to 5 pages)
		\$1.00	per page after 5 pages
<b>FIRE REPORT FEE</b>		\$5.00	per report
<b>RETURN CHECK FEE</b>		\$30.00	per occurrence
<b>CUSTOMER REQUESTED STOP PAYMENT FEE</b>		\$40.00	per occurrence
<b>BUSINESS REGISTRATION FEE</b>		\$35.00	Annually
<b>INTERMENT FEES</b>		\$50.00	During Business Hours
		\$125.00	Weekends/After Hours
<b>NOISE PERMIT</b>		\$20.00	Daily Permit
		\$75.00	Monthly Permit
		\$400.00	Annual Permit
<b>CIVIC BUILDING RENTAL FEE</b>		\$200.00	Inside Town Limits Resident
		\$300.00	Outside Town Limits Resident
<b>COURTHOUSE RENTAL FEE</b>		\$1,800.00	Courthouse & grounds (12 hrs)
	*Normal Business Hours	\$75.00	Conference Room (2 Hours)
	*After Business Hours	\$200.00	Conference Room (2 Hours)
	*In Town Resident	\$100.00	Gazebo (4 hours)
	*Non-Resident	\$175.00	Gazebo (4 hours)
<b>VOLUNTARY ANNEXATION PETITION</b>		\$550.00	per application
			(*Does not include ads, postage etc.)
<b>WATER FLOW TEST FEE</b>			<b>ACTUAL COST</b>
<b>CODE ENFORCEMENT FEES</b>		\$105.00	less than 1/2 acre
	Over 1/2 acre		<b>ACTUAL COST</b>
	Trash/Junk Removal		<b>ACTUAL COST</b>
<b>Yearly Wrecker Fee</b>		\$150.00	

**SPECIAL EVENTS FEE**

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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.

**Board of Aldermen 2025 Meeting Schedule**

Tuesday, January 14, 2025	6:00 PM	Dallas Courthouse
Tuesday, February 11, 2025	6:00 PM	Dallas Courthouse
Tuesday, March 11, 2025	6:00 PM	Dallas Courthouse
Tuesday, April 8, 2025	6:00 PM	Dallas Courthouse
Tuesday, May 13, 2025	6:00 PM	Dallas Courthouse
Tuesday, June 10, 2025	6:00 PM	Dallas Courthouse
Tuesday, July 8, 2025	6:00 PM	Dallas Courthouse
Tuesday, August 12, 2025	6:00 PM	Dallas Courthouse
Tuesday, September 9, 2025	6:00 PM	Dallas Courthouse
Tuesday, October 14, 2025	6:00 PM	Dallas Courthouse
Monday, November 10, 2025	6:00 PM	Dallas Courthouse
Tuesday, December 9, 2025	6:00 PM	Dallas Courthouse

**Board of Aldermen 2025 Work Session Schedule**

Monday, January 27, 2025 (Strategic Planning)	1:00 PM	Community Room
Tuesday, January 28, 2025	5:00 PM	Dallas Courthouse
Tuesday, February 25, 2025	5:00 PM	Dallas Courthouse
Tuesday, March 25, 2025	5:00 PM	Dallas Courthouse
Tuesday, April 22, 2025	5:00 PM	Dallas Courthouse
Tuesday, May 27, 2025	5:00 PM	Dallas Courthouse
Tuesday, June 24, 2025	5:00 PM	Dallas Courthouse
Tuesday, July 22, 2025	5:00 PM	Dallas Courthouse
Tuesday, August 26, 2025	5:00 PM	Dallas Courthouse
Tuesday, September 23, 2025	5:00 PM	Dallas Courthouse
Tuesday, October 28, 2025	5:00 PM	Dallas Courthouse
Tuesday, November 25, 2025	5:00 PM	Dallas Courthouse
Tuesday, December 23, 2024		<b>No Work Session Scheduled</b>



<b>Town of Dallas FY 2026 Budget Calendar</b>	
<b>Date</b>	<b>Description</b>
January 17, 2025	Budget Forms to Department Heads
January 27, 2025	Strategic Planning Meeting to Discuss Goals
February 3, 2025	Department Heads forward Proposed Budget Requests to Town Manager and Finance Officer
February 10 - February 14, 2025	Department Meetings on Proposed Budget Requests
March 25, 2025	Budget Worksession
April 7 - April 11, 2025	Department Meetings on Proposed Budget Requests (if necessary)
April 22, 2025	Budget Worksession
May 16, 2025	Draft Budget Submitted to Board
June 10, 2025	Adoption of Budget Ordinance
June 30, 2025	End of FY25

## 2025 Holiday Schedule

<u>Holiday Name</u>	<u>Date Holiday Observed</u>
New Year's Day	Wednesday, January 1, 2025
Martin Luther King's Birthday	Monday, January 20, 2025
Good Friday *	Friday, April 18, 2025
Memorial Day	Monday, May 26, 2025
Juneteenth	Thursday, June 19, 2025
Independence Day	Friday, July 4, 2025
Labor Day	Monday, September 1, 2025
Veteran's Day	Tuesday, November 11, 2025
Thanksgiving Day	Thursday, November 27, 2025
Thanksgiving Friday *	Friday, November 28, 2025
Christmas Eve Holiday	Wednesday, December 24, 2025
Christmas Holiday	Thursday, December 25, 2025

**\* Due to the discrepancy in holiday hours (10 hours for Public Works/Electrical per day versus 8 hours per day for all other Town employees-resulting in 24 extra hours of holiday time and pay annually), Public Works/Electrical employees will not receive the Good Friday and Thanksgiving Friday holidays. Though these employees will not work these days, they will also not receive extra holiday pay. This will bring the difference down to 4 hours. If any other holidays fall on a Friday, Public Works/Electrical will work M-Th for 8 hours and receive 8 hours of holiday pay for the Friday holiday.**

**In addition, each employee may choose one floating holiday per year once they have completed probation. This is a day of their choosing, upon approval from their Department Manager. Floating holidays are paid at 8 hours per day.**

# 2024 CENTRALINA DELEGATES

1. **Anson County**, *Commissioner Jarvis Woodburn*
2. **Cabarrus County**, *Commissioner Lynn Shue*
3. **Gaston County**, *Commissioner Bob Hovis*
4. **Iredell County**, *Commissioner Gene Houpe*
5. **Lincoln County**, *Commissioner Jamie Lineberger*
6. **Mecklenburg County**, *Commissioner Elaine Powell*
7. **Stanly County**, *Commissioner Patty Crump*
8. **Union County**, *Commissioner Brian Helms*
9. **Albemarle**, *Mayor Pro Tem Martha Sue Hall*
10. **Ansonville**, *Council Member Mark Beloin*,
11. **Badin**, *Council Member Charles Council*
12. **Belmont**, *Council Member Charlie Hill*
13. **Bessemer City**, *Council Member Brent Guffey*
14. **Charlotte**, *Council Member Ed Driggs*
15. **Cherryville**, *Mayor Jill Puett*
16. **Cleveland**, *Mayor Patrick Phifer*
17. **China Grove**, *Mayor Rodney Phillips*
18. **Concord**, *Council Member Andy Langford*
19. **Cornelius**, *Commissioner Susan Johnson*
20. **Cramerton**, *Mayor Nelson Willis*
21. **Dallas**, *Mayor Hayley Beaty*
22. **Davidson**, *Commissioner Autumn Michael*
23. **East Spencer**, *Alderman Shawn Rush*
24. **Faith**, *Aldерwoman Jane Lingle*
25. **Gastonia**, *Council Member Jennifer Stepp*
26. **Granite Quarry**, *Alderwoman Laurie Mack*
27. **Harrisburg**, *Mayor Jennifer Teague*
28. **Huntersville**, *Commissioner Alisia Bergsman*
29. **Indian Trail**, *Council Member Crystal Buchaluk*
30. **Kannapolis**, *Mayor Darrell Hinnant*
31. **Kings Mountain**, *No appointment made to date*
32. **Landis**, *Alderman Ryan Nelms*
33. **Lilesville**, *No appointment made to date*
34. **Lincolnton**, *Council Member Kevin Demeny*
35. **Locust**, *Council Member Rusty Efird*
36. **Love Valley**, *Commissioner Mark Loden*
37. **Lowell**, *Mayor Larry Simonds*
38. **Marshville**, *Mayor Pro Tem Ernestine Staton*
39. **Marvin**, *Council Member Wayne Deatherage*
40. **Matthews**, *Commissioner Ken McCool*
41. **McAdenville**, *Council Member Jay McCosh*
42. **Midland**, *No appointment to date*
43. **Mineral Springs**, *Council Member Jim Muller*
44. **Mint Hill**, *Commissioner Tony Long*
45. **Misenheimer**, *Council Member Jamie Hammill*
46. **Monroe**, *Council Member Surluta Anthony*
47.  **Mooresville**, *Commissioner Eddie Karriker*
48. **Morven**, *Council Member Corinthia Lewis-Lemon*
49. **Mount Holly**, *Mayor Pro Tem Lauren Shoemaker*
50. **Norwood**, *Commissioner Wes Hartsell*
51. **Oakboro**, *Commissioner Lanny Hathcock*
52. **Peachland**, *Mary Ruth Burns*
53. **Pineville**, *Council Member Amelia Stinson-Wesley*
54. **Ranlo**, *No appointment to date*
55. **Richfield**, *No appointment made to date*
56. **Rockwell**, *Bill Earnhardt*
57. **Salisbury**, *Mayor Karen Alexander*
58. **Spencer**, *Alderwoman Pat Sledge*
59. **Stallings**, *Council Member David Scholl*
60. **Stanfield**, *No appointment to date*
61. **Stanley**, *No appointment made to date*
62. **Statesville**, *Council Member Amy Lawton*
63. **Troutman**, *Council Member Felina Harris*
64. **Wadesboro**, *No appointment to date*
65. **Waxhaw**, *Commissioner Susanna Wedra*
66. **Wingate**, *Commissioner, No appointment to date*



## Centralina Board of Delegates

### Board of Delegates Key Facts & Responsibilities

- **Who?** Each member government appoints an elected official to serve on the Board of Delegates and another elected official to serve as an Alternate to attend meetings in the Delegate's absence.
- **Why?** The Board of Delegates is the governing and decision-making body for Centralina. The Board approves the organization's policies, budget, and goals.
- **When?** The Board of Delegates meets four times per year in February, May, August, and October.
- **Leadership:** The Board of Delegates elects officers from the Board's membership to serve as Chair, Vice Chair, Secretary, and Treasurer. The Board of Delegates also appoints members to serve on the Executive Board. These appointments are made at the February meeting.
- **Subcommittees:** The current subcommittees of the Board are the Finance Committee and the Strategic Plan Subcommittee.

### Delegate Roles and Expectations

When selecting a Delegate and Alternate, member governments are encouraged to consider the following roles and expectations. Please also identify potential scheduling conflicts that may prevent elected officials from regularly attending Board of Delegates meetings.

- **Decision Maker:** Approve an annual budget, member dues assessment, Bylaws amendments, federal action agenda and state engagement plan;
- **Advisor:** Identify opportunities for the region to work together more effectively, efficiently, and affordably;
- **Connector:** Serve as the communication link to the member government on Centralina issues and services;
- **Champion:** Communicate the value of Centralina and regional cooperation; and
- **Representative:** Serve on Standing or Ad Hoc committees, or if appointed, on the Executive Board to provide additional guidance and direction for Centralina activities.

### 2025 Centralina Board of Delegates Meeting Schedule

**What to Expect?** Meetings are held to accomplish the organization's key business, including decision-making and discussing issues of regional importance. The Board of Delegates is often asked to provide input on critical business items, making it essential that each member government is represented at these meetings. Without a quorum, the Board cannot take official actions.

*Meetings will be held at 5:00 p.m. on the following dates.*

- Wednesday, February 12, 2025 -Annual Meeting
- Wednesday, May 8, 2025 -Centralina Open House
- Wednesday, August 13, 2025 August Advocacy:
- Wednesday, October 8, 2025 - Annual Dinner& Region of Excellence Awards Ceremony



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**Expense Reimbursement**

Centralina reimburses Delegates, or in their absence, an Alternate, for travel expenses for attending regular and special meetings of the Board of Delegates, the Executive Board, or their committees. The amount of the reimbursement is based on the roundtrip mileage from the Delegate's government center to the meeting location. The reimbursement is calculated using the standard mileage rate published by the Internal Revenue Service. Alternatively, Delegates can donate their mileage reimbursement to the Centralina Foundation, which is an affiliated 501(c)(3) non-profit organization which supports activities and initiatives of regional collaboration.



## Centralina 2025 BOARD MEETING SCHEDULE

### Executive Board Meeting Dates

*These meetings will be held in person, with a virtual option, at 5:00 p.m.*

**Wednesday, January 8, 2025**

**Wednesday, March 12, 2025**

**Wednesday, April 9, 2025**

**Wednesday, June 11, 2025**

**Wednesday, September 10, 2025**

**Wednesday, November 12, 2025**

### Board of Delegates Meeting Dates

*These meetings will be held in person at 5:00 p.m. unless otherwise noted below.*

<b>Date</b>	<b>Tentative Agenda Topics</b>
<b>Wednesday, February 12, 2025</b>	<b>Annual Meeting; Budget Hearing; Delegate Orientation</b>
<b>Wednesday, May 8, 2025</b>	<b>Regional Priority Setting - Shaping our FY25-26 workplan.</b>
<b>Wednesday, August 13, 2025</b>	<b>August Advocacy Focus: State &amp; Federal Connections</b>
<b>Wednesday, October 8, 2025</b>	<b>Annual Dinner &amp; Region of Excellence Awards Ceremony</b>



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