

Town of Dallas
Agenda
December 10th, 2024
6:00 PM
BOARD OF ALDERMEN
Hayley Beaty, Mayor

Alan Cloninger

Frank Milton

Sam Martin, Mayor Pro-Tem

Jerry Cearley

E. Hoyle Withers

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MINUTES FOR BOARD OF ALDERMEN MEETING

November 12th, 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; Marcus Fleming, Police Captain; 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; and Alex Wallace, Parks and Recreation Director.

Mayor Beaty called the meeting to order at 6:30pm.

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

Approval of Agenda:

Alderman Cloninger made a motion to approve the agenda with deletions, seconded by Alderman Cearley and carried unanimously.

Approval of Minutes:

Alderman Cloninger motioned to approve the minutes from the October 8th Regular Meeting Minutes, and the October 22nd Work Session, seconded by Alderman Martin and carried unanimously.

Recognition of Citizens:

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

W.C. Friday Middle School Coaches recognized their student athletes of the Month.

Jeremiah Doster of 304 E Trade St., Owner of The Pickle Bar and Bistro located at 103 N. Holland. Doster addressed the Board about an idea that affects his business and possibly other businesses. Doster asked the Town to go back and look at the current noise ordinance. Doster found that at the July 10th 2012 Board Meeting, the previous owner asked the Board for an extension of the time and the Town agreed to move it to 12am cutoff on Friday's and Saturday's. Doster could not find it on the website where they went back to 11pm and currently the sound ordinance is 9pm on Monday through Thursday, 11pm Friday and Saturdays and 6pm on Sundays. Doster provided the Board with his noise complaints for the last 3 years from the Police Department. Doster told the Board you will see some are no action or all 10-4 meaning no violation found when police came out, there are a couple verbal warnings on there, and this past Saturday he was issued a written citation from the Police Department. Unfortunately, he could

not determine if it was because of the entertainment he had or the amount of customers out back making noise. Doster is required every year to buy an entertainment permit to allow him to have any entertainment at his establishment. This permit is not meant to give him some leeway over some of the restrictions that are in place. Doster asked what is the point of this general entertainment permit? Doster could not find a defined definition of what is considered general entertainment. Doster does not consider his business to be a nuisance to the Town, he thinks his business has contributed to the Town in many ways. Doster knows that this will not be discussed here, but a little bit down the road maybe we can get some answers then, just bringing this to the attention to get the conversation started. Up until about 4 months ago this hadn't been an issue for him or the business. Of the noise complaints other than no violations that were found, he has gone over 2 years with no noise complaints. He assumed the Town of Dallas, they were allowed to operate their business and that's just how they saw us doing it, we are not a honky-tonk, we are not tearing stuff up. Mayor Beaty announced the 3 minutes were up. Alderman Cloninger directed staff to review the noise ordinance, identify the issues, find the facts and to bring copies of the ordinance along with recommendations to the next Work Session.

Shaina Clemmer of 104 N. Oakland St., Clemmer stated she is following up after the gentlemen before her, her and her family are lifelong residents of Dallas, love the downtown atmosphere and the growth Dallas is experiencing. Clemmer stated her family has 2 small children and that this is where they call home, she is here to speak on a small section of their 5 plus month long battle. Clemmer 'Have you ever tried to put a baby to sleep with music so loud inside of your home that you know the exact song that is being played over 75 yards away or feel the bass thumping as you lay your head on your pillow. Unfortunately, this is the nightmare that we experience every night that the pickle bar and bistro is open. We see our homes property backs up to the pickle's property, they're on the same block. You might think well you moved here knowing that your residence is a block from the bar, yes, and we also know the regulations that are put in place by this county to keep peace and knowing cut off times, noise ordinance regulations, etc. The owner of the pickle bar and bistro is also very knowledgeable on this subject, so much so that he told my husband to not call the police and to call his place of business if the music gets to loud and his employees would turn it down, even after the noise ordinance times by the county which was pushed to 1-2am. My husband has also been dealing with beer bottles, beer cans, and trash being thrown over the fence from the pickle into our backyard, he's also had a conversation with the owner, and the owner said he would put a trash can out for his customers, unfortunately this has not been done or if it has there is still being trash, bottles, and cans thrown into our yard. As I mentioned before we have 2 young children that love to play and run around in the yard, and we shouldn't have to worry about picking up glass or stepping on something. We have spent countless hours calling to report noise ordinance from the pickle in hopes of being heard. We tried to be respectful, to call the place of business like we were asked and ultimately the employees laughed at us and since then we've called over a dozen times to the county communications to report these violations, for months the results were the same, no regulations, no accountability for the business music, loud screaming, partying

all hours of the night. Recently after a conversation with the Chief there have been 2 back-to-back tickets that were delivered or as we were told over this past weekend. This has given us some hope, we are not just one family but multiple, we've been told by Dallas police officers that other residents do call in for complaints, we have elderly neighbors that wanted to come and support us tonight but they are unable to physically come and do so, they have to wear hearing aids and they tell us they can hear the music so loud in their home with their hearing aids in.' Mayor announced the 3 minutes were up.

Mike Fields of 1333 Philadelphia Church Road, Congratulated and thanked the Town on the Halloween event and the Veterans Day Parade Event. Thanks to the employees for the great job that they do. Would like to bring up an item that we discussed in the past, the emergency/disaster response plan. Not sure if it has been completed or not but would like to see the electronic message board connected to the generator at the Courthouse to be used as a communication tool during emergencies. Would like to see more citizens sign up for Nixle.

Curtis Wilson of 438 S. Gaston St., asked for Gods Grace over our Town. Prayed to watch over police, fire, rescue, and every department in Town.

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

Consent Agenda:

Item 5A - Proclamation Recognizing Jasmine Celeste Walker Day of Caring (Removed)

Item 5B - Uncollectable Accounts in the Amount of \$28,387.07 to be Submitted to NC Debt Set Off

For authorization, are uncollectable accounts from the months of July-September 2024. These accounts have been notified of their outstanding status in writing that if not paid within the notified timeframe that they would be forwarded to the NC Debt Setoff Program and that this debt would be taken from any State Income Tax Refund they are due, until the debt is satisfied. (The individual account listing that generates the total uncollectable amount due is considered by State statute to be confidential information, and therefore is not public record.)

Item 5C - Budget Amendment- Sale of 208 N. Holland St.

To Accept and Appropriate Funds from the Sale of Town Property 208 N. Holland Street. (Exhibit 5C-1)

Item 5D - Budget Amendment- Ferrara Extruded Pumper Truck

At the April 2023 meeting, the board approved a resolution to join Sourcewell, a co-op procurement entity that local governments can use to purchase needed items. They hold hundreds of competitively solicited cooperative contracts ready for local governments to use in compliance with NCGS §160A-461. As part of that resolution, the Town also went into contract with C&C

Fire Apparatus for a new pumper truck. Attached you will find a budget amendment for the cost of the pumper truck that will arrive in May, 2025. Like the FFA Aerial apparatus, we will be financing this truck but will not spend the funds for this right now, however; we have to appropriate the funding for this item. This amendment will not appropriate fund balance, only proceeds from financing. (Exhibit 5D-1)

Item 5E - Budget Amendment – FFA Aerial New Fire Apparatus

At the October 22nd, 2024 Board Meeting, Chief Earl Withers presented a request from the Fire Department for the purchase of a new Fire Apparatus. At the strategic planning session in January 2024, the Board approved starting the process to order a new ladder truck, anticipating a 3-4 year delivery time. To mitigate this, signing of a contract to lock in the price would be beneficial as to not having an increase for this apparatus. Before signing the contract, the Town has to make sure the funds are available to sign said contract and to issue an Purchase Order, although, payment will not be made until 3-4 years from now as a lease. Attached is a budget amendment appropriating funds for the Fire Apparatus, as this was not previously budgeted. The Town will be financing this piece of equipment, therefore, this budget amendment is considered a “wash” as we are not appropriating fund balance at this time to pay for the truck. This is just a book keeping item that needs done in order to proceed with the signing of the contract. (Exhibit 5E-1)

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

Public Hearings:

No Public Hearings.

Old Business:

Item 7A - Recognition and Proclamation Policy

Due to increasing requests for Resolution of Recognition for outstanding service, contributions, dedication, etc. the Town would like to propose a new policy and guidelines. Attached, you will find a recognition and proclamation policy in which we added changes/recommendations from the October 22nd work session. (Exhibit 7A 1-4)

Alderman Cloninger made a motion to approve the policy, seconded by Alderman Cearley and carried unanimously.

New Business:

Item 8A - Summey Creek Annexation Petition

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 shall set a public hearing date for the annexation and conventional rezoning of the property, per NCGS §160A-31(c). A public hearing for the rezoning would be held after the property has been annexed. Supporting documentation, including the Certificate of Sufficiency, is attached. (Exhibit 8A 1-8)

Alderman Cloninger made a motion to approve set a Public Hearing for December 10th Board Meeting, seconded by Alderman Cearley and carried unanimously.

Item 8B - 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 a 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 8B 1-7)

Alderman Cloninger made a motion to table the rezoning to the December agenda to set a public hearing in January, seconded by Alderman Martin and carried unanimously.

Item 8C - Appointment of Deputy Finance Officer

This is a housekeeping item, so that moving forward we are in compliance with G.S. § 159 28(a). The attached resolution officially appoints a Deputy Finance Officer to serve as a back-up in the absence of the Finance Director. No changes to the current procedure are necessary, as we are currently utilizing the Town Manager as the Deputy Finance Officer. This action just makes that procedure official in the eyes of the State. (Exhibit 8C-1)

Alderman Martin made a motion to approve the appointment of Deputy Finance Officer, seconded by Alderman Cearley and carried unanimously.

Item 8D - Appointment of Finance Officer

This is a housekeeping item, so that moving forward we are in compliance with G.S. § 159 24. The attached resolution officially appoints a Finance Officer for the Town of Dallas and is hereby authorized, empowered, and commanded to serve as the Finance Officer mandated by Article 3 of Chapter 159 of the North Carolina General Statutes. No changes to the current procedure are necessary, as we are currently utilizing the Town Manager as the Deputy Finance Officer. This action just makes that procedure official in the eyes of the State. (Exhibit 8D-1)

Alderman Milton made a motion to approve the appointment of the Finance Officer, seconded by Alderman Cearley and carried unanimously.

Item 8E - Municipal Sport Team Rate

At the October work session, Alex Wallace, Park and Recreation Director, discussed with the Board establishing a Recreation Municipality Sport Rate Fee for basketball. Staff and the Board discussed a reasonable fee and decided to set that fee at \$450. Attached is the Fee Schedule with the added rate for approval. (Exhibit 8E-1)

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

Manager's Report:

Mayor Hayley Beaty reminded staff of the Black Mountain trip to help the Red Truck Men on November 22nd. Mayor Beaty made the Board and Staff aware of Mayor of the Day at Carr School. Students will write about if I were a Mayor of the Day. 3rd graders will visit Town Hall, the Courthouse, the Museum and the Dallas Jail.

Town Manager, Jonathan Newton, made the Board aware that the audit is complete for FY24. Tonya with Martin Starnes & Associates will be presenting the Fiscal Year 2024 report at the Work Session in November.

Johnny Denton gave an update on the Aquatic Center, building plans are being reviewed by the county. Steel for the building has been ordered, about an 8-week time until they'll start going vertical with building and grading is continuing.

Alderman Cloninger made a motion to adjourn, seconded by Alderman Cearley and carried unanimously (6:47).

Hayley Beaty, Mayor

Lindsey Tysinger, Town Clerk

MINUTES FOR BOARD OF ALDERMEN WORK SESSION
November 26th, 2024
5:00 PM

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

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

Mayor Beaty called the meeting to order at 5:01 pm.

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

Mayor Beaty asked if there were any additions or deletions to the agenda. Alderman Martin made a motion to approve the agenda, seconded by Alderman Withers and carried unanimously.

New Business:

Item 3A - FY24 Audit Presentation

Tonya Thompson with Martin Starnes & Associates will be presenting the Fiscal Year 2024 report. (Exhibit 3A 1-19)

Tonya Thompson went over and discussed the fiscal year 2024's audit PowerPoint presentation to the Board.

Item 3B - Nolan Groce - Presentation – Summey Creek

Nolan Groce to give an update on Summey Creek. Presentation attached in Agenda. (Exhibit 3B 1-11)

Nolan Groce presented an updated PowerPoint to the Board pertaining to the Annexation (small portion of parcel 309511) and Rezoning (portion of parcels 312382 & 309511) of Summey Creek.

Item 3C - § 91.02 Noises Expressly Prohibited

At the November 12th Board Meeting, Staff were tasked with reviewing the noise ordinance, identifying issues, and gathering facts. They are to present copies of the ordinance and recommendations at the next work session for the Board's review. Findings: July 2012 - Item 10F- Staff was advised to present a revised ordinance at the next meeting with a public hearing. August 2012 - 1st item under Public Hearing - 3 yays/2 nays - needed 4 affirmative votes from Board Members to pass, brought back to next meeting to vote again. September 2012 - Item 9A - No motion was made, so ordinance will remain in its original form. Attached is the current noise ordinance. (Exhibit 3C 1-2)

Staff were directed to revise the noise ordinance and bring it back to next meeting.

Item 3D - Electronic Message Board – Emergency/Disaster Response Plan

During public comment at the November 12th Board Meeting, a citizen informed the Board that he would like to see the Town put together a working group to finalize the Emergency/Disaster Response Plan.

Board directed Staff to have the public safety departments get together and create an Emergency/Disaster Response Plan.

Item 3E - Wrecker Rotation Fee

The Town has received a request from the four wrecker services currently on the Town's Wrecker Rotation List for an increase in the fees they are allowed to charge for rotation calls in Dallas. The current fees are \$75 per tow within a ten (6) mile radius, \$20 per day for storage and 50 year privilege fee. The requested fees are \$150 per tow, and \$35 per day for storage. The Town would also charge a new fee of \$150 to be on the rotation list. These charges do not apply to "owner's request" calls that are made to wrecker services on the Town's rotation list. Attached a new rotation wrecker agreement policy with new adjusted fees for review. (Exhibit 3E 1-10)

Police Chief Walls discussed updating the wrecker rotation policy and fees, will be brought back to next meeting.

Item 3F - Personnel Policy Update

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 worksession.

Town Manager, Jonathan Newton presented item 3F, discussed with the Board of any changes that need to be made in order for the policy to be brought back in December for approval and adoption.

Manager Report

Mayor Beaty talked about her time with the students of Carr Elementary for Mayor of the Day.

Town Manager, Jonathan Newton made the Board aware of upcoming Carols on the Square Event and the Christmas Parade.

Alderman Cearly alerted Staff of the Dallas Town Sign at the exit ramp of 321 and Trade St. needs the lights replaced.

Alderman Martin made a motion to adjourn, seconded by Alderman Cearley and carried unanimously (6:18).

Hayley Beaty, Mayor

Lindsey Tysinger, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendment – Sanitation Vehicle Damage Reimbursement

AGENDA ITEM NO. 5A

MEETING DATE: 12/10/2024

BACKGROUND INFORMATION:

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.

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

BOARD ACTION TAKEN:

Town of Dallas
Budget Amendment

Date: 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

Approval Signature
(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Response to Auditors Findings, Recommendations, and Fiscal Matters

AGENDA ITEM NO. 5B

MEETING DATE: 12/10/2024

BACKGROUND INFORMATION:

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.

MANAGER RECOMMENDATION: Approve the letter with the response to the independent auditors' findings, recommendations, and fiscal matters and that this be transmitted to the LGC, as required.

BOARD ACTION TAKEN:

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.

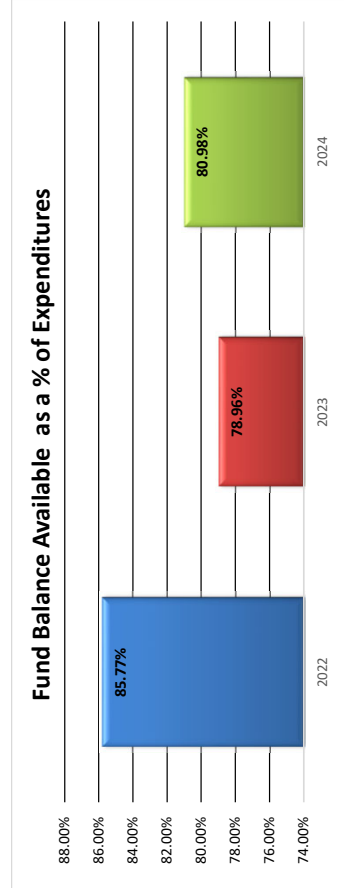
The table below lists the thresholds that are used in the analysis of your unit's fiscal health. These thresholds were determined based on an analysis of previous years general fund activity. These thresholds will be monitored and updated as applicable.

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 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.

	Unit Name: Unit Number:	Fiscal Year 2024	Explanation of Performance Indicator
	Dallas 50100		
	GENERAL FUND:		
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	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: Dallas		Fiscal Year 2024		Explanation of Performance Indicator								
Unit Number: 50100		Minimum Threshold	Unit Results									
WATER SEWER FUND: 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."												
4.	Quick Ratio-Water and Sewer <table border="1"> <caption>Quick Ratio-Water and Sewer</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											
Cash Flow Indicators:												
5.	Operating Net Income (loss) excluding depreciation, including debt service principal and interest	2022 \$430,737	2023 \$309,119	2024 \$605,860	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.	Unrestricted cash /total expenses excluding depreciation, including debt service principal	86.25%	98.32%	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%). This 16% would be the bare minimum necessary to keep the fund from experiencing cash flow issues.							
7.	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.	Yes			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.	Water and Sewer Capital Assets Condition Ratio	0.47	0.47	0.45	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>ELECTRIC FUND: 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;">Quick Ratio-Electric</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											
10	<p>Cash Flow Indicators:</p> <p>Operating Net Income (Loss) excluding depreciation, including debt service principal and interest</p>	<p>2022</p> <p>2023</p> <p>2024</p>	<p>\$2,153,837</p> <p>(\$69,463)</p> <p>\$1,409,319</p>	<p>Greater than zero</p> <p>\$1,409,319</p>	<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.</p>							
11	<p>Unrestricted cash /total expenses excluding depreciation, including debt service principal</p>	<p>2022</p> <p>2023</p> <p>2024</p>	<p>67.45%</p> <p>53.14%</p> <p>38.59%</p>	<p>Greater than 16% (2 months)</p> <p>38.59%</p>	<p>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%). This 16% would be the bare minimum necessary to keep the fund from experiencing cash flow issues.</p>							

	Unit Name: Unit Number:	Dallas 50100	Fiscal Year 2024		Explanation of Performance Indicator
			2024	Target	
	GENERAL PERFORMANCE INDICATORS:				
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	Response Not Required	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%	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	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	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	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.
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	Target	No
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	Target	No
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	Target	No



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: _____

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Resolution Accepting Lead Service Line AIA Grant Funding

AGENDA ITEM NO. 5C

MEETING DATE: 12/10/2024

BACKGROUND INFORMATION:

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.

MANAGER RECOMMENDATION: Approve the Resolution Accepting for Lead Service Line Inventory Grant Funding, as presented.

BOARD ACTION TAKEN:



Resolution Accepting ARPA Funds for Lead Service Line Inventory

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 10th of December 2024 at Dallas, North Carolina.

Hayley Beaty, Mayor

Attested by:

Lindsey Tysinger, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Resolution Accepting Stormwater Assessment and Planning Grant Funding

AGENDA ITEM NO. 5D

MEETING DATE: 12/10/2024

BACKGROUND INFORMATION:

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.

MANAGER RECOMMENDATION: Approve the Resolution Accepting for the Stormwater Assessment and Planning Grant Funding, as presented.

BOARD ACTION TAKEN:



Resolution Accepting ARPA Funds for Stormwater Assessment and Planning Grant

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 10th of December 2024 at Dallas, North Carolina.

Hayley Beaty, Mayor

Attested by:

Lindsey Tysinger, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Summey Creek Annexation PID# 309511

AGENDA ITEM NO. 6A

MEETING DATE: 12/10/2024

BACKGROUND INFORMATION:

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.

MANAGER RECOMMENDATION: Approve the voluntary contiguous Annexation of the .0654-acre portion of parcel #309511.

BOARD ACTION TAKEN:

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,



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

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

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

SAMMEY CREEK DALLAS LLC PROPERTY

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. 1868
M.B. 93, PG. 101
PIN: 170057

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)

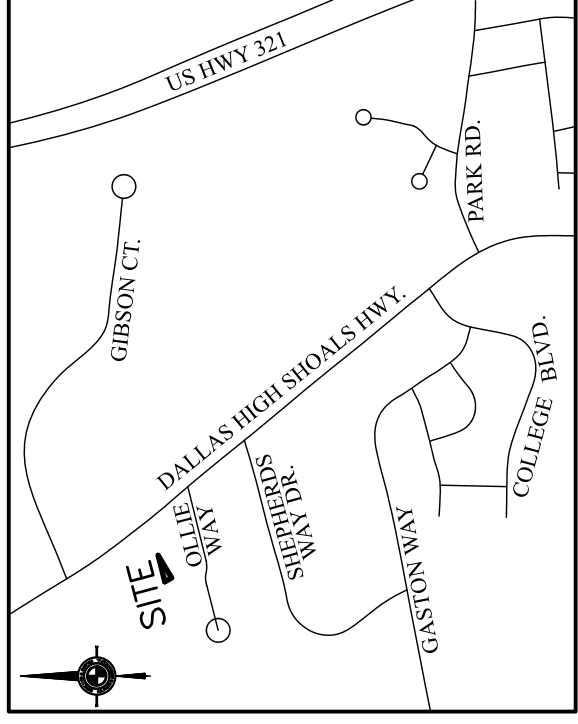
PROPOSED ANNEXATION AREA
2,850 SQ. FT. OR 0.0654 ACRES

TOWN OF DALLAS
D.B. 2529, PG. 105
PIN: 170058
(IN TOWN OF DALLAS)

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



NOTES:

- ALL CORNERS MONUMENTED AS SHOWN.
- 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.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- TOWN LIMIT LINE IS APPROXIMATE, BASED ON GASTON COUNTY NC GIS.
- 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.
- PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- THE PURPOSE OF THIS PLAT IS TO ANNEX THE HATCHED PARCEL INTO THE TOWN OF DALLAS AS SHOWN HEREON.
- 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.

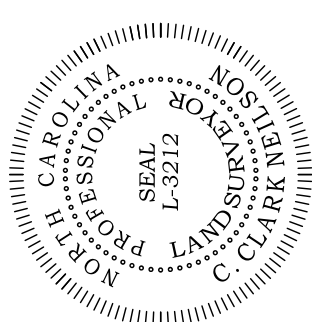
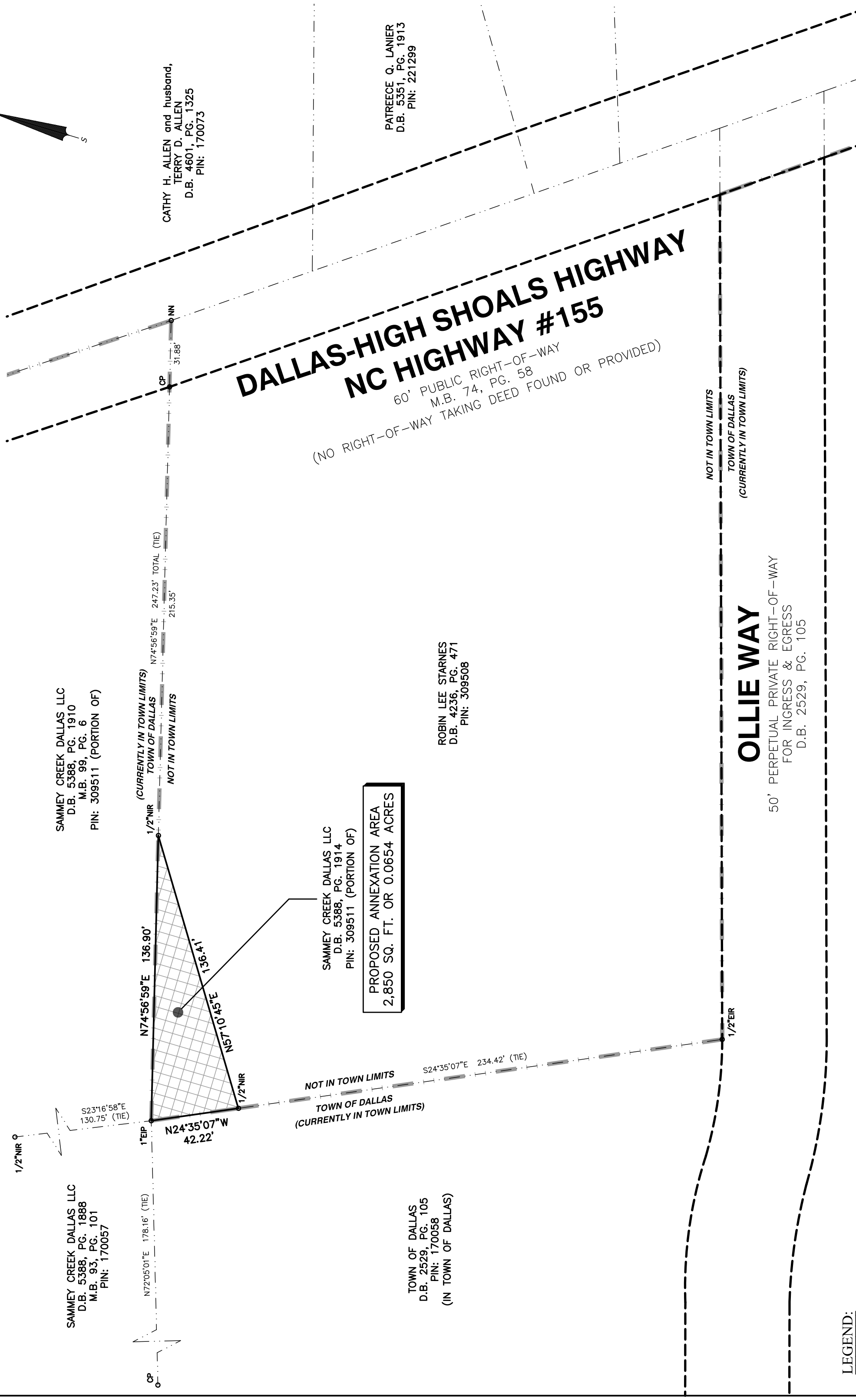
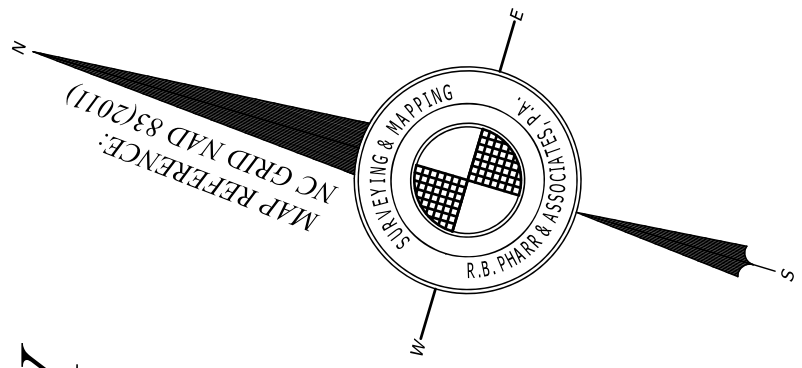
THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF A SUBDIVISION.

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:

- CLASS OF SURVEY: 4(1)-10(100)
- POSITIONAL ACCURACY: HORIZONTAL N=0.0035', E=0.00265', VERTICAL=0.0003' (USA SERVICE (NORS))
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, ONLINE POSITION (RTK)
- DATES OF SURVEY: MARCH 16, 2021
- DATUM/EPOCH: NAD 83(2011), MVD, 88 LOCALIZATION=60, ZONE: NC 3200
- PUBLISHED/EXERCISE CONTROL USE: NGS MONUMENT "GAS 5"
- GEOID MODEL: GEOID16CONUS
- COMBINED GRID FACTORS: 0.99984337
- 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
- NIR - 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

ANNEXATION EFFECTIVE DATE _____

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)

Mailing Address:
1110 Baxter Road
Cherryville, NC 28021

Samme Creek Dallas LLC, a North Carolina limited liability company

Property Address(s):
3605 Dallas High Shoals Hwy, Dallas, NC 28034

Mailing Address:
182 North Main Street
 Mooresville, NC 28115

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.

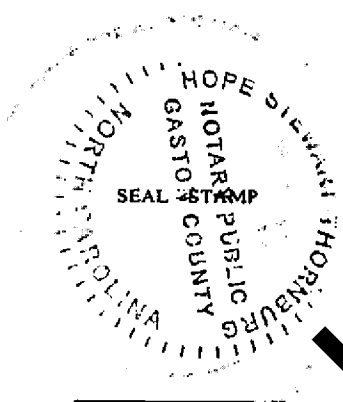
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

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 29th day of December, 2022.

Steph 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

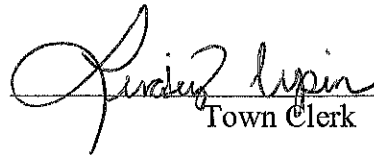
To the Board of Aldermen of the Town of Dallas, North Carolina:

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

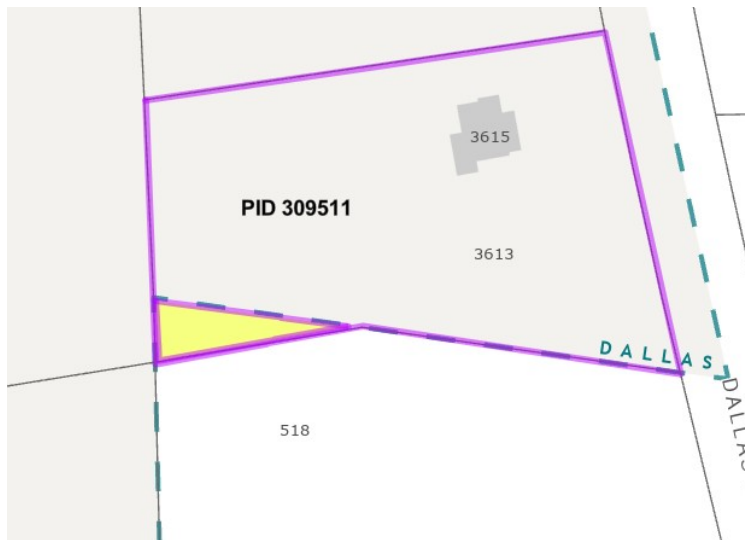
210 N. Holland street
Dallas, NC 28034
704-922-3176

November 18th, 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 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 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.



Parcel Number	Current Owners	Mailing Address	Physical Address	Deed Book	Deed Page	Sale Date	Deed Book	Deed Page	Acreage	Property Use	Taxable Value
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 HGH 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	STARNE 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

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Publication Dates

37

LWLM0194867

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Summey Creek Rezoning Request

AGENDA ITEM NO. 7A

MEETING DATE: 12/10/2024

BACKGROUND INFORMATION:

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 a 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.

MANAGER RECOMMENDATION: Set a public hearing for 1/14/25 to rezone the portion of parcels 312382 & 309511, per NCGS §160A-31(c).

BOARD ACTION TAKEN:

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. 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

Town of Dallas Zoning Map Amendment (Rezoning) Application

Physical Property Address 3615 Dallas High Shoal Hwy

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

Current Zoning R-12, R-1 Requested Zoning R-5

Conventional X Conditional _____

Property Owner(s) Samme Creek Dallas LLC

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

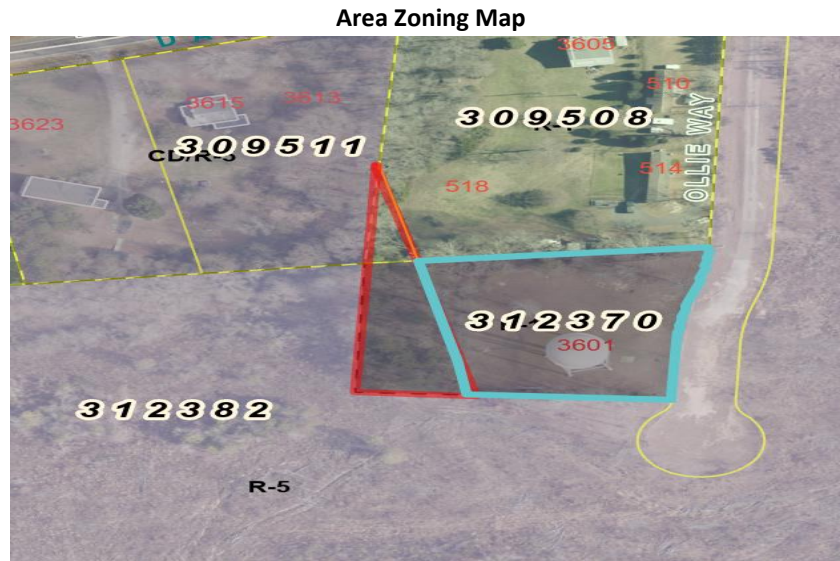
Current Zoning District:

Requested Zoning District:

R-12/R-1		R-5	
Front/Rear Setbacks	40/25 feet	Front/Rear Setbacks	25 feet
Side Setbacks	12/6 feet	Side Setbacks	6 feet
Minimum Lot Area	12,000/6,000	Minimum Lot Area	5,000 1 st unit/2,500
sq feet		additional unit	
Minimum Lot Width	90/60 feet	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.

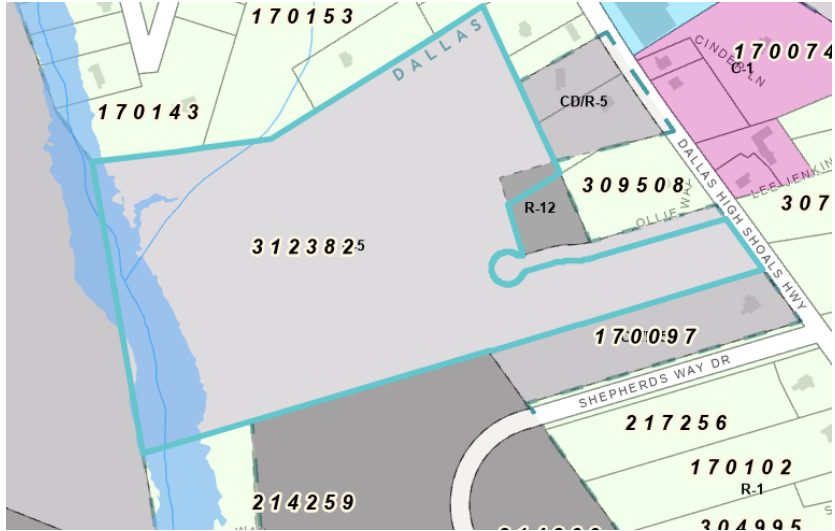
General Location: The subject properties are located in the northwest part of the Town. One parcel is partially within Gaston County and the other parcel is located solely in Gaston County. The primary access point for parcel 312382 is off Ollie Way, and parcel 309511 has road frontage along Dallas High 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.

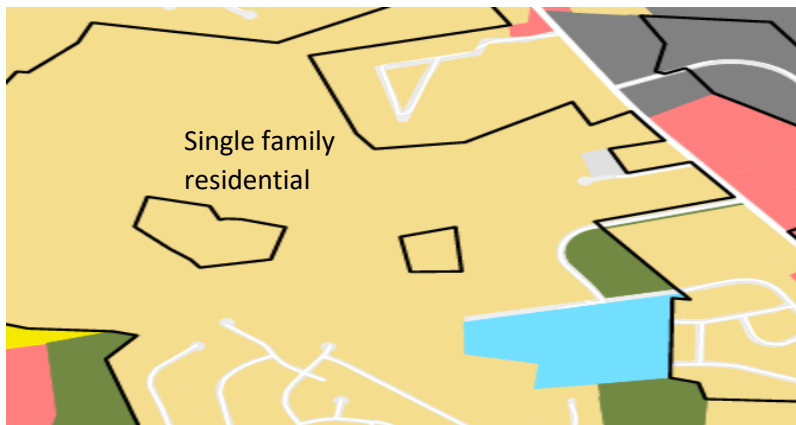
Regarding parcel 312382, its 30.09 acres of the total .27 acres are within the Town Limits. This area is currently zoned R-5 and a portion is zoned R-12, and located on the eastern portion of the property. The parcel's area subject to Town of Dallas UDO has Residential R-5 zoning on the western portion, 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 I 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 20th, 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 30th 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

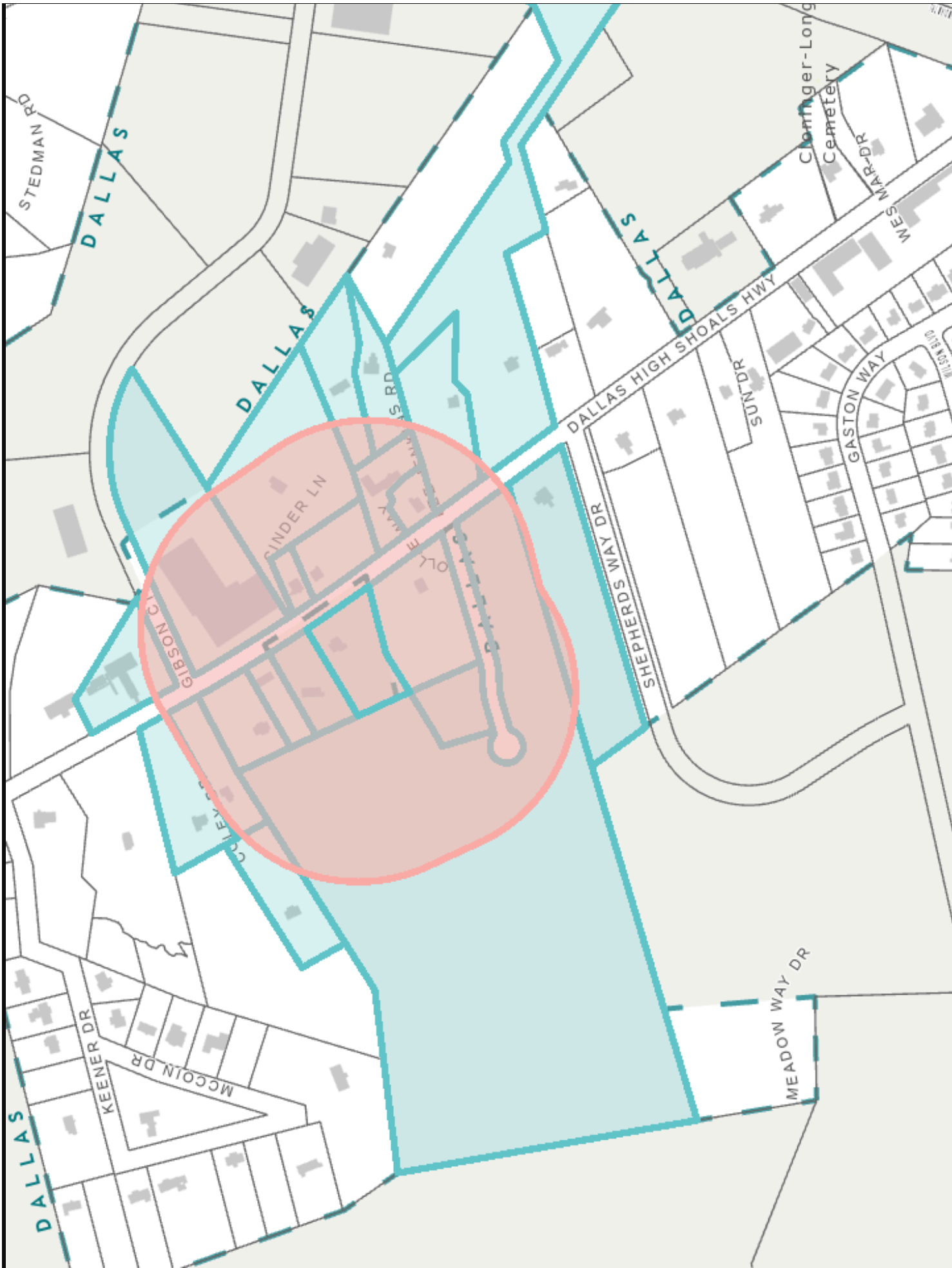
Food Lion, McDonalds and the new upfitting for the Starbucks location within the next year. Lastly, Smith informed the Planning Board of Gaston College potentially placing dorms in the future.

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.

Brittany Beam, Town Planner

Curtis Wilson, Chairman



Parcel Number	Current Owners	Mailing Address	Physical Address	Deed		Deed		Deed	Deed	Property Use	Taxable Value
				Book	Page	Book	Page				
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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	COMMERCIAL	\$198,600

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Personnel Policy Approval

AGENDA ITEM NO. 7B

MEETING DATE: 12/10/2024

BACKGROUND INFORMATION:

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 worksession.

At the November 26th worksession, 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.

MANAGER RECOMMENDATION: Adopt the newly updated Personnel Policy

BOARD ACTION TAKEN:

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, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Fee Schedule update- Wrecker Service

AGENDA ITEM NO. 7C

MEETING DATE:12/10/2024

BACKGROUND INFORMATION:

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.

MANAGER RECOMMENDATION: Approve Fee Schedule with the added Wrecker Service yearly fee.

BOARD ACTION TAKEN:

TOWN OF DALLAS - GENERAL FEES

UTILITY DEPOSITS		\$85.00	Water - Inside Town Limits
		\$170.00	Water - Outside Town Limits
		\$160.00	Electric
LATE FEE		\$6.00	Charged after 15th of Month
SERVICE CHARGE/RECONNECTION FEE		\$40.00	Charged if on Cut-Off List
		\$100.00	Charged if Cut at Pole
CREDIT CARD FEES	(\$0 to \$85.01 transaction)	\$2.50	per transaction
	(\$85.02+ transaction)	2.95%	per transaction
METER TEST FEE		\$15.00	Residential
		\$65.00	Commercial
UTILITY HISTORY PRINT OUT		\$5.00	per request
POLICE REPORT FEES		\$5.00	per report (up to 5 pages)
		\$1.00	per page after 5 pages
FIRE REPORT FEE		\$5.00	per report
RETURN CHECK FEE		\$30.00	per occurrence
CUSTOMER REQUESTED STOP PAYMENT FEE		\$40.00	per occurrence
BUSINESS REGISTRATION FEE		\$35.00	Annually
INTERMENT FEES		\$50.00	During Business Hours
		\$125.00	Weekends/After Hours
NOISE PERMIT		\$20.00	Daily Permit
		\$75.00	Monthly Permit
		\$400.00	Annual Permit
CIVIC BUILDING RENTAL FEE		\$200.00	Inside Town Limits Resident
		\$300.00	Outside Town Limits Resident
COURTHOUSE RENTAL FEE		\$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)
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
Yearly Wrecker Fee		\$150.00	

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
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TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Calendar Year 2025 Board of Aldermen Meeting Schedules

AGENDA ITEM NO. 8A

MEETING DATE: 12/10/2024

BACKGROUND INFORMATION:

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.

MANAGER RECOMMENDATION: Approve the 2025 Meeting Schedules, as presented.

BOARD ACTION TAKEN:

Town of Dallas
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

Town of Dallas
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		No Work Session Scheduled

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: FY2025-26 Budget Calendar

AGENDA ITEM NO. 8B

MEETING DATE: 12/10/2024

BACKGROUND INFORMATION:

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.

MANAGER RECOMMENDATION: Approve the FY2025-26 Budget Calendar.

BOARD ACTION TAKEN:

Town of Dallas FY 2026 Budget Calendar

Date	Description
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

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: 2025 Holiday Schedule

AGENDA ITEM NO. 8C

MEETING DATE: 12/10/2024

BACKGROUND INFORMATION:

Attached is the holiday schedule for calendar year 2025 with the addition of Juneteenth.

MANAGER RECOMMENDATION: Approve the 2025 Holiday Schedule with the Addition of Juneteenth, as presented.

BOARD ACTION TAKEN:

2025 Holiday Schedule

Holiday Name	Date Holiday Observed
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.

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Appointment to the 2025 Centralina Regional Council Board of Delegates

AGENDA ITEM NO. 8D

MEETING DATE: 12/10/2024

BACKGROUND INFORMATION:

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.

MANAGER RECOMMENDATION: Appoint a Delegate and Alternate to represent Dallas at the Centralina Regional Council meetings.

BOARD ACTION TAKEN:

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, Alderwoman** *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 Efirid*
- 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



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.

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



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.