

Town of Dallas
Agenda
October 8th, 2024
6:30 PM
BOARD OF ALDERMEN
Hayley Beaty, Mayor

Alan Cloninger

Frank Milton

Sam Martin, Mayor Pro-Tem

Jerry Cearley

E. Hoyle Withers

ITEM	SUBJECT	Page
1.	Invocation and Pledge of Allegiance to the Flag	
2.	Approval of Agenda with Additions or Deletions	
3.	Approval of Minutes	
A.	September 10 Regular Meeting Minutes, September 24 Work Session Minutes	2
4.	Recognition of Citizens: Time set by Mayor	
A.	Student of the Month – Carr Elementary	
B.	W.C. Friday Middle School Athletes of the Month	
5.	Consent Agenda (to be acted on collectively, unless removed for further discussion)	
A.	Cloud Permit - Budget Amendment	8
6.	Public Hearings	
7.	Old Business	
A.		
8.	New Business	
A.	Electric Territory Agreement- City of Gastonia	10
B.	LSLR Project Resolution	18
C.	Summey Creek Annexation Petition	21
D.	Power Bills	27
E.	Notice of Board Meeting Time Change	28
9.	Manager's Report	
10.	Adjourn	

MINUTES FOR BOARD OF ALDERMEN MEETING

September 10th, 2024

6:30 PM

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

The following Staff members were present: Jonathan Newton, Town Manager; Robbie Walls, Police Chief; Lanny Smith, Electric Director; Tom Hunn, Town Attorney; Bill Trudnak, Public Works Director; Zack Foreman, Assistant Public Works Director; Lindsey Tysinger, Town Clerk; Anthony Smith, Development Services Director; and Alex Wallace, Parks and Recreation Director.

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

Approval of Agenda:

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

Approval of Minutes:

Alderman Milton motioned to approve the minutes from the August 20th Special Meeting, and the August 27th Work Session, seconded by Alderman Cearley and carried unanimously.

Recognition of Citizens:

The Mayor opened the floor to the Recognition of Citizens.

W.C. Friday Middle School Coaches recognized their Male and Female Student Athletes of the Month.

Chief Walls introduced two new Officers of the Dallas Police Department that have completed their training: Officer Garcia and Officer Buelin. Along with BLET Cadets A. Ward, and M. Jenkins.

Chief Walls presented Sgt. Beer with the Advanced Law Enforcement Certification.

Starletta Hairston of 407 W. Main St, Gave speech on remembering 9/11 and the upcoming anniversary. Expressed thanks to The Board, First Responders, and those who have served on the committee.

Mike Fields of 1333 Philadelphia Church Road, spoke of the upcoming 9/11 Remembrance Event. Spoke on the incident that happened at the surrounding schools, thanked the Police Department and first responders. Thanked Town Staff for their hard work.

Curtis Wilson of 438 S. Gaston St. prayed over the Board, Town Staff, first responders, and for all affected by the events of 9/11.

Consent Agenda:

Item 5A Budget Amendment –Police Department Leased Vehicles (This item was pulled off the Consent Agenda and moved to New Business Item 8A)

Public Hearings:

Item 6A System Development Fees

In July 2017, the North Carolina General Assembly authorized public water and sewer systems to implement system development fees to provide for capital improvements in those systems. These fees must be calculated and prepared by a financial professional or licensed professional engineer. Dallas contracted with Raftelis to complete the analysis required to calculate system development fees for the water and sewer utilities. Implementation of these fees would be assessed for any new development and would be used to improve and expand the water and sewer infrastructure as growth occurs. Attached is G.S. 162A Article 8, which outlines the development, implementation, and maintenance of system development fees. Also attached is the report received from Raftelis containing the calculated system development fees for Dallas. In order to implement these fees, there must be a 45-day public comment period, followed by a public hearing and vote to implement. The public comment section opened on May 1, 2024, to June 17, 2024. No comments have been received. The implementation of these fees is crucial to the future health of our water/sewer system and treatment plants. (Exhibit 6A 1-2)

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

Jonathan Newton, the Town Manager, presented the item to the Board for approval.

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

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

Item 6B Cruz Rezoning Z-2024-01 - 520 E. Main St – Public Hearing

Patricia Cruz & Santos A. Reyes have submitted a conventional rezoning petition to rezone parcel 132018 from Business B3-P to Residential R-6. At the meeting on June 20th, the Planning Board voted to send a recommendation to the Board of Aldermen to approve the rezoning request, along with statements of consistency and reasonableness for the rezoning. Public Ad was sent out for August 23rd, and August 30th. Adjacent letters sent out on August 20th.

Property signed August 5th. All supporting documentation for the application is attached, including minutes from the Planning Board meeting, and consistency and reasonableness statements. (Exhibit 6B 1-6)

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

Anthony Smith, the Development Services Director, presented the item to the Board for approval.

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

Alderman Milton made a motion to approve the rezoning with the consistency and reasonableness statement, seconded by Alderman Martin and carried unanimously.

New Business:

Item 8A System Development Fees (Combined with Item 6A Public Hearing; See item 6A.)

Item 8A Budget Amendment –Budget Amendment – SRO New position

During the August 27th Work Session, Chief Robbie Walls made a request to the board that he needs an additional officer to be solely an SRO officer. Due to our prior SRO officer leaving, the option has been opened to the officers to see of any interest. No current staff has shown interest and therefore, the Town needs a new position to fill the SRO vacancy. A budget amendment is attached that will cover: salary, fringes, gear and equipment. (Exhibit 8A 1)

Alderman Cloninger made a motion to approve the SRO position but to delay the purchasing or lease of a car until the Police Chief and Town Manager decide to purchase, seconded by Alderman Martin. Alderman Withers voted against.

Item 8B BackFlow Prevention and Cross Connection Policy

Bill Trudnak (Public Works Director) and Zack Foreman (Asst. Public Works Director) would like to adopt a Backflow prevention and cross connection policy. They have worked diligently on this policy, piggybacking off of other policies in place, with mending it to fit Dallas' needs. This is a request from the State for now, but could become a requirement, eventually. Attached you will find the updated policy for the meeting that was held on August 27th. (Exhibit 8B 1-14)

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

Item 8C Parks and Recreation

Alderman Milton discussed land acquisition to the Town and adding parks to have more green space. See if Staff can look into State Parks & Rec for grants to help add more parks to Dallas.

Item 8D Discussion of Software

Mayor Beaty discussed the need for new software that is more reliable for the Police Department, and that can also offer better communication between surrounding agencies.

Item 8E Power Bill and Change of Dates

Mayor Beaty stated that she has received numerous phone calls from citizens about the dates on power bills and not receiving the bills on time. Town Manager, Jonathan Newton mentioned speaking with the 3rd party company about this issue. Mayor Beaty inquired on changing the due dates and keeping the late fee. Town Manager Newton would like to speak with Town Staff on this to decide the best outcome and bring back to an upcoming Work Session.

Item 8F Bathrooms at Cloninger Park

Alderman Martin has had parents reach out to him about wanting bathrooms at the parks.

Parks & Recreation Directory Alex Wallace spoke on reaching out to a company that installs pre-built bathrooms, would get a quote and bring back to the upcoming Work Session.

Manager's Report:

Town Manager, Jonathan Newton updated the Board and Town Staff on the last concert of our Summer Concert Series happening on Saturday, 9/14. Development Servies have moved from Town Hall to the offices in the Courthouse downstairs. Newton received an email from Donna with the Aquatic Center; they should be starting on site.

Alderman Martin made a motion to adjourn, seconded by Alderman Cearley and carried unanimously (7:40).

Hayley Beaty, Mayor

Lindsey Tysinger, Town Clerk

MINUTES FOR BOARD OF ALDERMEN WORK SESSION
September 24, 2024
6:30 PM

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

The following Staff members were present: Jonathan Newton, Town Manager; Robbie Walls, Police Chief; Lanny Smith, Electric Director; Bill Trudnak, Public Works Director; Matt Kanupp, Assistant Fire Chief; Lindsey Tysinger, Town Clerk; Zack Foreman, Assistant Public Works Director; and Anthony Smith, Development Services Director.

Mayor Beaty called the meeting to order at 6:30 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 Cloninger made a motion to approve the agenda, seconded by Alderman Cearley and carried unanimously.

New Business:

Item 3A - Meeting Time

Discussion regarding the times of the Board Meetings.

Alderman Cloninger spoke on the times of the meetings, suggesting we change the Business Meeting time from 6:30pm to 6:00pm. The Board then discussed the times of the Work Session. The Board came to an agreeance on having the Work Session time changed from 6:30pm to 5:00pm. Staff will bring an updated schedule to the next Business Meeting for approval.

Item 3B - Power Bills Discussion

At the 9/10 Board Meeting, Mayor Beaty brought up a Power Bill issue to discuss. The Towns bill date is the 1st of every month, with the due date on the 15th and a disconnect date of the 24th. Due to the USPS and holidays that may occur, at times, citizens are not receiving the utility bills in an adequate time frame. During the meeting, the Town Manager mentioned that he has and will continue to speak to the third-party billing company to see about changing mailing dates. At this time, the Manager would like to propose two options in regards to the utility bills.

Town Manager, Jonathan Newton, proposed 3 options to The Board. 1) Leave bills as is. 2) Send bills out on the 28th or 29th, change the time bills are sent out if a holiday falls, manager discretion to remove \$6 late fee. 3) Get rid of late notice all together. Board and Staff discussed the options that were presented and came to the conclusion of sending out bills 1 to 2 days early, late notices will still be sent out on the 15th, adding a 5 day grace period to pay the \$6 late fee on the 20th, the 24th will still be the cutoff date. This change will be temporary, as to see if this will be a better option for our citizens.

Item 3C - Cloud Permit

During the FY2024 budget discussion, the prior Development Service Director suggested this software to be presented in the Planning and Zoning budget. Due to not having a director during budget cuts, this software was cut. Now with having a Development Service Director in place again, we'd like to bring this back to ask for an amendment to approve and purchase this software. Attached is the quote for the software. (Exhibit 3C 1-2)

Staff was directed to prepare a budget amendment for the next Business Meeting.

Meeting ended at 7:28 pm.

Hayley Beaty, Mayor

Lindsey Tysinger, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Cloud Permit

AGENDA ITEM NO. 5A

MEETING DATE: 10/8/2024

BACKGROUND INFORMATION:

To amend the FY2025 budget for the purchase and implementation of Cloud Permit software for the Development Services. Year one the total cost will be \$7,500, which includes implementation. This will be a three year contract agreement, whereas the prices for the next three years will be: FY26- \$6,000, FY27- \$6,240, FY28- \$6,490

Attached you will find a budget amendment to appropriate funds for this software.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:

Town of Dallas
Budget Amendment

Date: October 8, 2024

Action: General Fund Amendment

Purpose: To appropriate funds for Cloud Permit software and implementation

Number: DS-001

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	3999	0000	Fund Balance Appropriated	\$417,161	\$424,661	\$7,500
10	4110	4500	Contract Services	\$9,825	\$17,325	\$7,500

Approval Signature
(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Electric Territory Agreement- City of Gastonia

AGENDA ITEM NO. 8A

MEETING DATE: 10/8/2024

-

BACKGROUND INFORMATION:

The City of Gastonia and Dallas has been in the works for several months on an Electrical Territory exchange for Parcels on Dallas Bessemer Hwy and Robinson Clemmer. Both entities have agreed that Dallas will provide electric services to Gaston County Parcel ID #'s:171132,171133,171134,203611,203613,203614 and City of Gastonia will provide electric service to Gaston County Parcel ID #'s : 203278 and 212415

Attached you will find the agreement and both exhibits showing the areas.

MANAGER RECOMMENDATION: To approve and adopt the agreement between Dallas and the City of Gastonia

BOARD ACTION TAKEN:

MUNICIPAL ELECTRIC TERRITORY EXCHANGE AGREEMENT

THIS MUNICIPAL ELECTRIC TERRITORY EXCHANGE AGREEMENT, made and entered into this ____ day of _____, 2024, by and between the City of Gastonia, a North Carolina municipal corporation located in Gaston County, North Carolina (“the City”), and the Town of Dallas, a North Carolina municipal corporation located in Gaston County, North Carolina (“the Town”) (either the City or Town may be referred to herein as a “Party and collectively as the “Parties”).

W I T N E S S E T H:

WHEREAS, pursuant to N.C. Gen. Stat. §§ 160A-311 and 160A-312, North Carolina municipalities are authorized to operate public enterprises that provide electric power generation, transmission and distribution systems; and;

WHEREAS, the City and Town both operate electric public enterprises; and

WHEREAS, City and Town wish to exchange territory that each is entitled to serve for electric service in order to achieve economies of scale and to avoid unnecessary and uneconomic duplication of electric lines and facilities, make for an orderly extension of existing electric lines and facilities, and maintain orderly and efficient operation of their respective electric systems; and

WHEREAS, the City and Town believe that by entering into this Agreement they will make available the most dependable and adequate electric service to customers in and around the areas to be exchanged;

NOW THEREFORE, in consideration of the covenants and agreements set forth herein, the City and Town, intending to be legally bound, agree as follows:

1. Service Rights.
 - (a) Town will provide electric service to those properties having an address of 179 Dallas-Bessemer City Road and having Gaston County Tax Parcel ID #'s 171132, 171133, 171134, 203611, 203613 and 203614 as shown on Exhibit #1 which is attached hereto and incorporated herein by reference.
 - (b) City will provide electric service to those properties on Robinson-Clemmer Road and having Gaston County Tax Parcel ID #'s 203278 and 212415 as shown on Exhibit #2 which is attached hereto and incorporated herein by reference.
2. Construction of Lines. Either party may need or prefer for operational reasons to construct new distribution lines across areas which are served by the other party, in order to serve a premises such party has the right to serve under N. C. Gen Stat. §160A-332. To that extent, Town agrees to provide to the City, upon request by the City, any additional written consents required by law to provide electric service to any premises to be served by the City pursuant to this Agreement; provided, however, that Town may object to the specific routing of any such line so long as reasonable access is granted. To the same extent, the City agrees to provide to Town, upon request by Town, any additional written consents required by law to provide electric service to any premises to be served by Town pursuant to this Agreement; provided, however that the City may object to the specific routing of any such line so long as reasonable access is granted.
3. Assignment. Neither Party may assign or transfer its rights hereunder.
4. Other Electric Supplier Rights. This Agreement shall not affect in any way the rights of other electric suppliers who are not parties to this Agreement.

5. No Third Party Beneficiaries. There are no third party beneficiaries to this Agreement. The provisions of this Agreement shall not impart rights enforceable by any person, entity, or organization not a Party to this Agreement.

6. Existing Agreements. Existing agreements, if any, between the Parties that are not related to the subject matter of this Agreement shall not be altered or affected by this Agreement.

7. Notices. All notices given or made pursuant to this Agreement shall be in writing, delivered in person, mailed by certified mail, return receipt requested, or delivery by a recognized overnight courier, postage or fees prepaid, addressed to a Party at the address given below, and shall be deemed effective upon the date received, via personal delivery, certified mail, or overnight delivery. The Parties shall be responsible for notifying each other of any change of address. Mailing addresses for Parties are as follows:

If to City: City of Gastonia
 181 South Street
 Post Office Box 1748
 Gastonia, North Carolina 28053
 Attention: City Manager

If to Town: Town of Dallas
 210 N. Holland Street
 Dallas, North Carolina 28034
 Attention: Town Manager

8. Miscellaneous. This Agreement constitutes the entire agreement and understanding between the Parties and it is understood and agreed that all undertakings, negotiations, representations, promises, inducements, and agreements heretofore

entered into between the Parties with respect to the matters contained herein are merged in this Agreement. No waiver of any of the provisions of this Agreement shall be valid unless in writing and signed by the Party against whom it is sought to be enforced. The provisions of this Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns. The provisions of this Agreement shall be governed by and construed and enforced in accordance with the laws of the State of North Carolina. The headings contained in this Agreement are solely for the convenience of the Parties and do not constitute a part of this Agreement and shall not be used to construe or interpret any provisions hereof. This Agreement shall be considered for all purposes as having been prepared by the joint efforts of the Parties and shall not be construed against one Party or the other as a result of preparation, substitution, submission, or other event of negotiation. The invalidity or unenforceability of any term or provision of this Agreement shall not affect the validity or enforceability of any other provisions of this Agreement, which shall remain in full force and effect, and, if any such unenforceable provision hereof is enforceable in any part or to any lesser extent, such provision shall be enforceable in all such parts and to the greatest extent permissible under applicable law. This Agreement may be executed in any number of counterparts each of which shall be deemed an original and all of which taken together shall constitute one and the same instrument, and the Parties hereto may execute this Agreement by signing any such counterpart.

IN WITNESS WHEREOF, the City of Gastonia and Town of Dallas have caused this Agreement of Electric Suppliers to be signed and sealed by their respective authorized

representatives effective the date first above written.

[Corporate Seal]

CITY OF GASTONIA

By: _____
Richard Franks
Mayor

Attest:

Suzanne J. Gibbs, City Clerk

[Corporate Seal]

TOWN OF DALLAS

By: _____
Hayley Beaty, Mayor

Attest:

Lindsey Tysinger, Town Clerk



DALLAS-BESSEMER CITY HWY

EXHIBIT #1
179 DALLAS BESSEMER CITY RD

PARCEL #171133

PARCEL #171132

PARCEL #171134

PARCEL #203613

PARCEL #203614

PARCEL #203611

BRANDYWINE CIR

BIG-DONS WAY

GASTONIA TECHNOLOGY PKWY

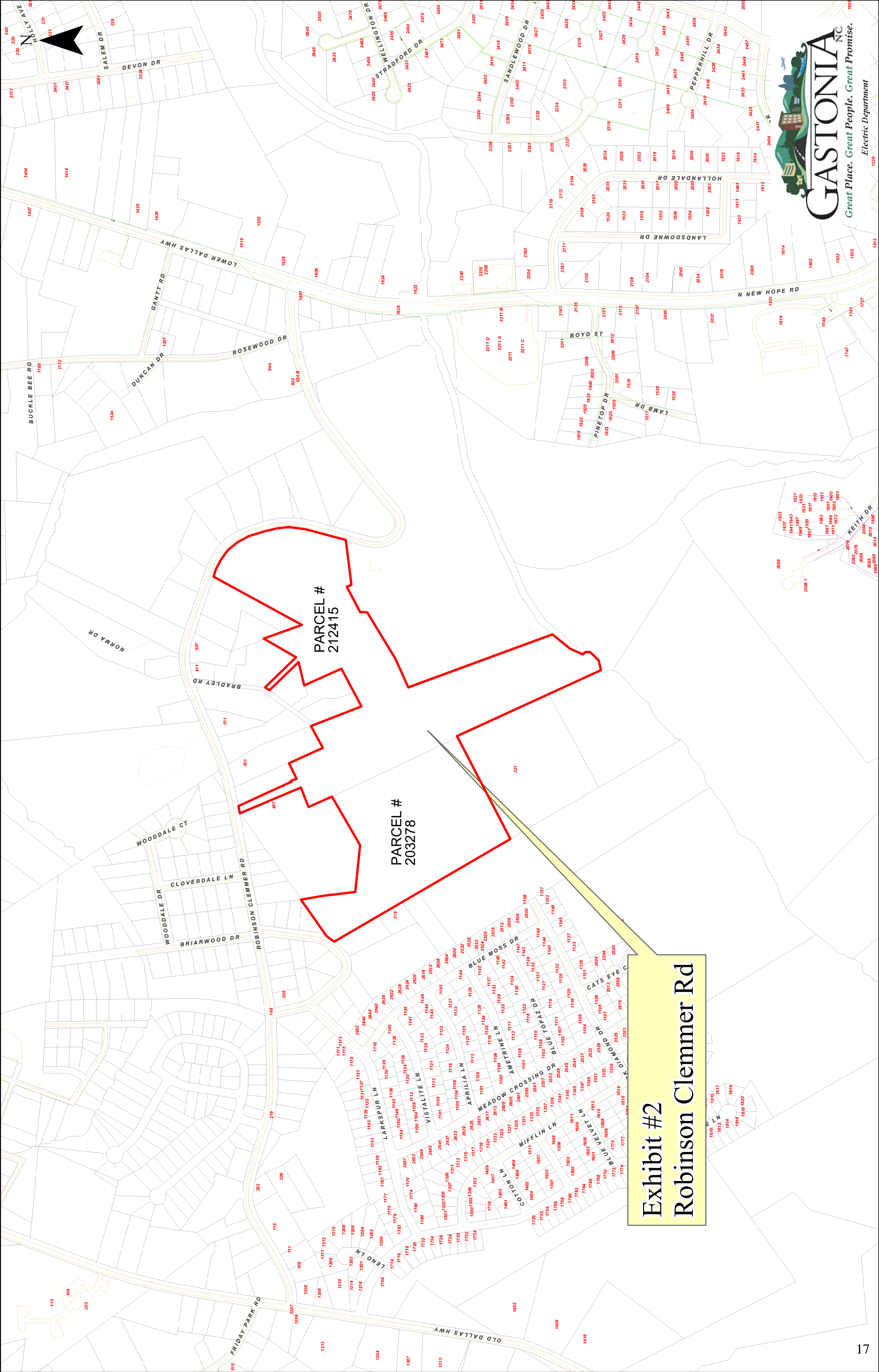


Exhibit #2
Robinson Clemmer Rd

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: LSLR Project Resolution

AGENDA ITEM NO. 8B

MEETING DATE: 10/8/2024

BACKGROUND INFORMATION:

The Town is currently involved in a Lead and Copper Service Inventory grant, but the grant funding will only get us the initial steps completed. Having a second grant to apply for, will help us further investigate the water services and gather more information with a hopeful plan of action.

This is an additional Lead and Copper Service Inventory grant to perform additional verification related to the LSLR which would primarily be to continue with the visual verification of water services and then updating the inventory based upon the data collected.

Attached, is the LSLR project ordinance that would authorize the Town to proceed with an application for the Lead Service Line Replacement Grant.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:

RESOLUTION BY THE BOARD OF ALDERMEN OF THE TOWN OF DALLAS

WHEREAS, The Town of Dallas has need for and intends to construct, plan for, or conduct a study in a project described as “Lead Service Line Inventory Phase II”, and

WHEREAS, The Town of Dallas intends to request State loan and/or grant assistance for the project,

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

That the Town of Dallas, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Dallas to make a scheduled repayment of the loan, to withhold from the Town of Dallas any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

If applying for a regional project, that the **Applicant** will partner and work with other units of local government or utilities in conducting the project, including (NOT APPLICABLE).

That Jonathan Newton, Town Manager, the **Authorized Official**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Official**, 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 in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 8th of October, 2024 at Dallas, North Carolina.

Hayley Beaty, Mayor

Attested by:

Lindsey Tysinger, Town Clerk

CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting Town Clerk of the Town of Dallas does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Board of Aldermen duly held on the 8th day of October, 2024; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of October, 2024.

Lindsey Tysinger

Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Summey Creek Annexation Petition

AGENDA ITEM NO. 8C

MEETING DATE: 10/8/2024

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, requesting the Residential R-5 Zoning District. This entire 1.36-acre parcel is highlighted for new residential development in the 2030 Future Land Use Plan.

In order to move forward with the request, the Board of Aldermen must direct Staff to investigate the sufficiency of the petition to determine if it meets the standards of 160A-31. This is the first step in the process and does not obligate the Town to annex the property at this point.

MANAGER RECOMMENDATION: Direct Staff to investigate the sufficiency of the annexation petition for a 0.0654-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: _____

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

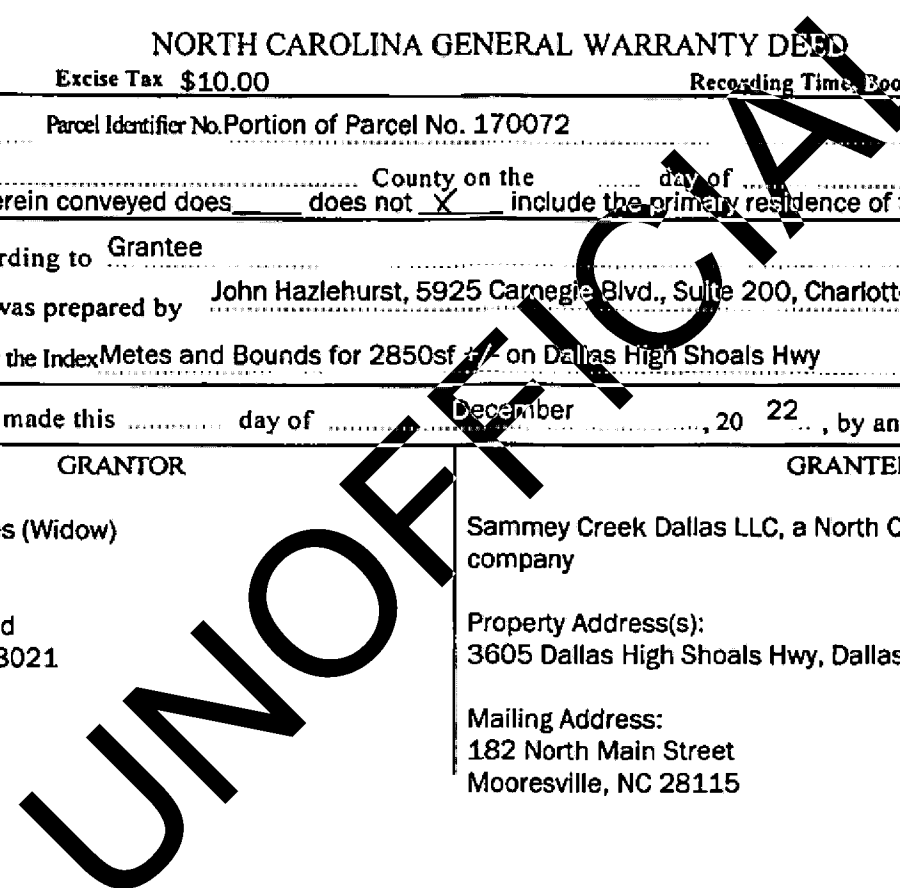
NORTH CAROLINA GENERAL WARRANTY DEED

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



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.

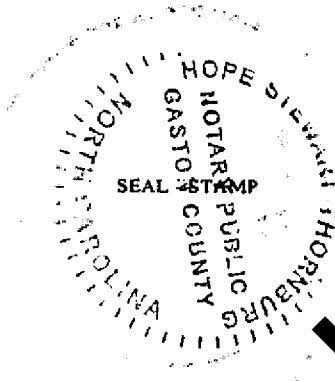
Robin Lee Starnes (SEAL) _____ (SEAL)
 Robin Lee Starnes
 _____ (SEAL) _____ (SEAL)

State North Carolina Gaston County.

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

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)

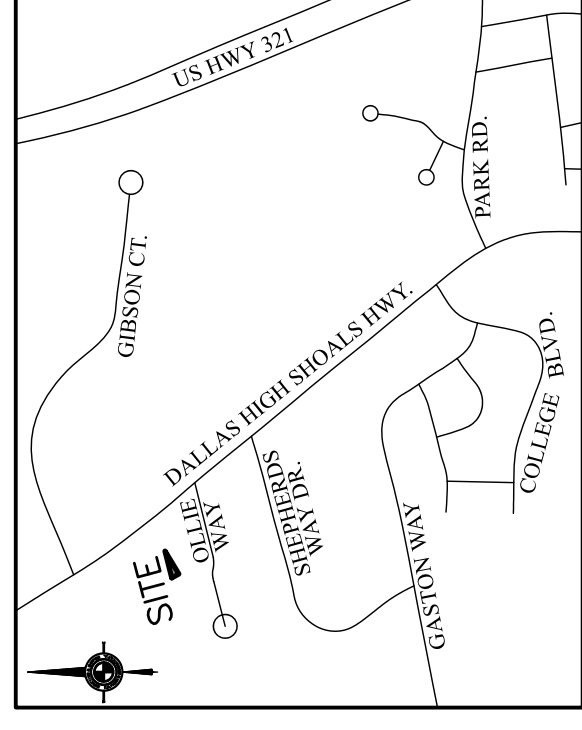
PROPOSED ANNEXATION AREA
2,850 SQ. FT. OR 0.0654 ACRES

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:

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

REVIEW OFFICER:
STATE OF NORTH CAROLINA
COUNTY OF GASTON

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

REVIEW OFFICER _____ DATE _____

ANNEXATION PLAT APPROVAL:

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

SUBDIVISION ADMINISTRATOR _____ DATE _____

OWNERS CERTIFICATION:

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

OWNER _____ DATE _____

SURVEYOR'S CERTIFICATE:

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

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

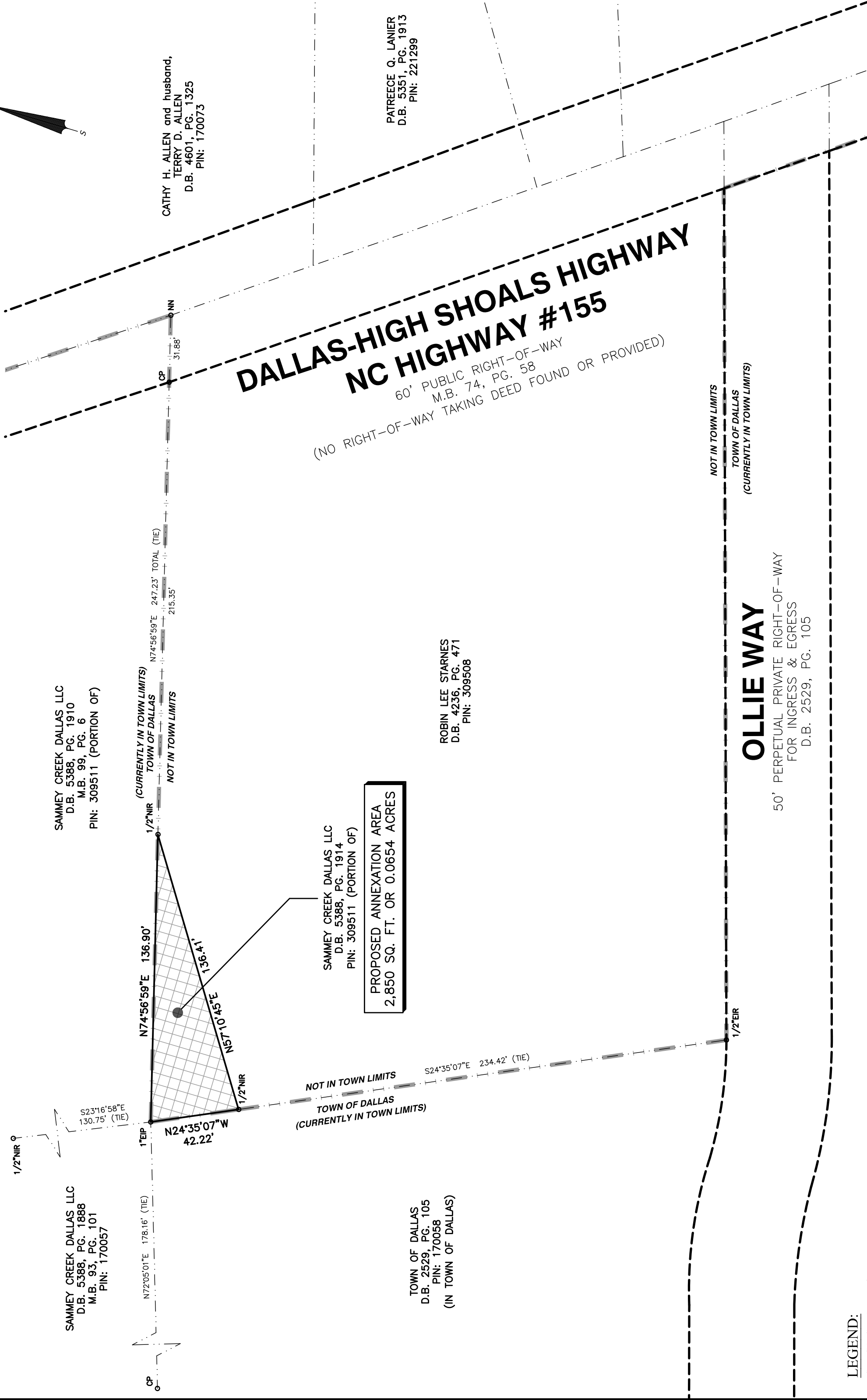
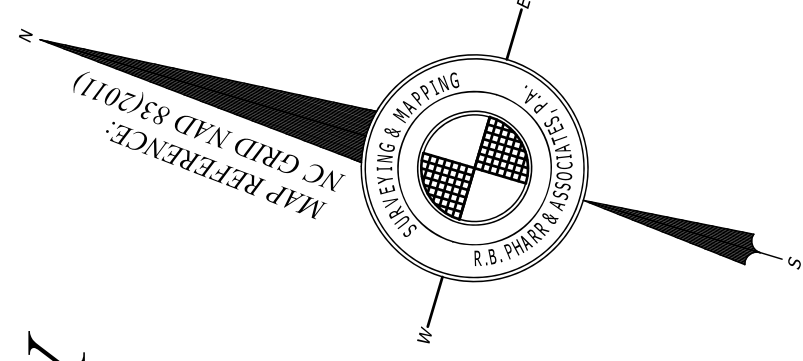
C. CLARK NELSON, NCPLS L-3212
email: cnelson@rpharr.com

CREW: DRAWN: REVISED:
RBP BUS

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

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

C:\CARLSON PROJECTS\9541\95421\DWG\95421.DWG PLOTTED: 9/29/23



DALLAS-HIGH SHOALS HIGHWAY NC HIGHWAY #155

60' PUBLIC RIGHT-OF-WAY
M.B. 74, PG. 58
(NO RIGHT-OF-WAY TAKING DEED FOUND OR PROVIDED)

NOT IN TOWN LIMITS
TOWN OF DALLAS
(CURRENTLY IN TOWN LIMITS)

OLLIE WAY

50' PERPETUAL PRIVATE RIGHT-OF-WAY
FOR INGRESS & EGRESS
D.B. 2529, PG. 105

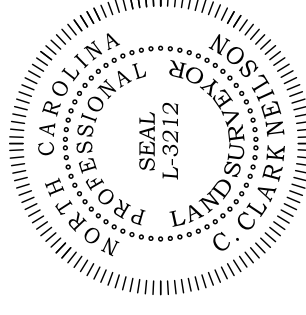
GPS CERTIFICATION:

I, C. CLARK NELSON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: 4(1)-10(100)
- (2) POSITIONAL ACCURACY: HORIZONTAL N=0.0035', E=0.00265', VERTICAL=0.0003' (USA SERVICE (NAD83))
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, ONLINE POSITION (RTK)
- (4) DATES OF SURVEY: MARCH 16, 2021
- (5) DATUM/EPOCH: NAD 83(2011), MVD, 88 LOCALIZATION=60, ZONE: NC 3200
- (6) PUBLISHED/EXERCISE CONTROL USE: NGS MONUMENT "GAS 5"
- (7) GEOID MODEL: GEOID16CONUS
- (8) COMBINED GRID FACTORS: 0.99984337
- (9) UNITS: US SURVEY FEET



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



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 _____

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Power Bills Discussion

AGENDA ITEM NO. 8D

MEETING DATE: 10/8/2024

BACKGROUND INFORMATION:

Town Staff would like to provide two options to look into and approve one of them for our Late Notice procedures for Utility Bills. Once approved, if changed, we will notify the citizens before starting the change.

Option 1: Leave the late notices the same, with the exception of trying to get the bills mailed out a few days earlier depending on how the month falls.

Option 2: Leave the late notice due date the 15th, but allow a 5 day grace period before the late penalty is applied to a citizen's account.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Notice of Board Meeting Time Change

AGENDA ITEM NO. 8E

MEETING DATE:10/8/24

BACKGROUND INFORMATION:

At the September 24th Work Session, the start times of the Board Meetings were a topic of discussion. Our current meeting times are 6:30pm for the Board of Aldermen Regular Session and Work Session. The new proposed times would be as follows: Regular Sessions 6:00pm, Work Sessions 5:00pm.

Attached is the Board of Aldermen Meeting Schedules reflecting the new time.

MANAGER RECOMMENDATION:

BOARD ACTION TAKEN:

Town of Dallas Board of Aldermen 2024 Meeting Schedule

Tuesday, January 9, 2024	6:30 pm	Dallas Courthouse
Tuesday, February 13, 2024	6:30 pm	Dallas Courthouse
Tuesday, March 12, 2024	6:30 pm	Dallas Courthouse
Tuesday, April 9, 2024	6:30 pm	Dallas Courthouse
Tuesday, May 14, 2024	6:30 pm	Dallas Courthouse
Tuesday, June 11, 2024	6:30 pm	Dallas Courthouse
Tuesday, July 9, 2024	6:30 pm	Dallas Courthouse
Tuesday, August 13, 2024	6:30 pm	Dallas Courthouse
Tuesday, September 10, 2024	6:30 pm	Dallas Courthouse
Tuesday, October 8, 2024	6:30 pm	Dallas Courthouse
Tuesday, November 12, 2024	6:00 pm	Dallas Courthouse
Tuesday, December 10, 2024	6:00 pm	Dallas Courthouse

Board meetings are held in the Historic Dallas Courthouse.

Town of Dallas Board of Aldermen 2024 Work Session Schedule

Monday, January 22, 2024 (Strategic Planning)	1:00 pm	Community Room
Tuesday, January 23, 2024	6:30 pm	Dallas Courthouse
Tuesday, February, 27, 2024	6:30 pm	Dallas Courthouse
Tuesday, March 26, 2024	6:30 pm	Dallas Courthouse
Tuesday, April 23, 2024	6:30 pm	Dallas Courthouse
Tuesday, May 28, 2024	6:30 pm	Dallas Courthouse
Tuesday, June 25, 2024	6:30 pm	Dallas Courthouse
Tuesday, July 23, 2024	6:30 pm	Dallas Courthouse
Tuesday, August 27, 2024	6:30 pm	Dallas Courthouse
Tuesday, September 24, 2024	6:30 pm	Dallas Courthouse
Tuesday, October 22, 2024	5:00 pm	Dallas Courthouse
Tuesday, November 26, 2024	5:00 pm	Dallas Courthouse
Tuesday, December 24, 2024	No Work Session Scheduled	

Board work sessions are held in the Historic Dallas Courthouse.