

**Town of Dallas Board of Aldermen Regular Meeting**  
**Dallas Historic Courthouse, 131 N. Gaston St. Dallas**  
**Tuesday, September 9<sup>th</sup>, 2025 6:00 PM**

Hayley Beaty, Mayor  
Frank Milton  
Hoyle Withers

Sam Martin, Mayor Pro-Tem  
Jerry Cearley  
Alan Cloninger



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- 1. Invocation and Pledge of Allegiance to the Flag**
  - 2. Motion to Approve Agenda with Additions or Deletions**
  - 3. Motion to Approve Minutes**
    - A. August 12<sup>th</sup> Minutes, August 26<sup>th</sup> Work Session Minutes 2
  - 4. Recognition of Citizens: Time set by Mayor**
  - 5. Motion to Approve Consent Agenda**
    - A. Budget Amendment for LSL Phase II 11
    - B. Resolution Accepting Funds for LSL Phase II Grant 13
    - C. Resolution for In Lieu Payments 15
  - 6. Public Hearings**
  - 7. Old Business**
  - 8. New Business**
    - A. Fee Schedule Changes 17
    - B. Text Amendment - § 35.11 KNOX BOXES 23
    - C. Text Amendment - § 72.99 Penalty 25
    - D. Establishing 'Mayor Student Council' as an Advisory Board 27
  - 9. Mayor & Aldermen's Report**
  - 10. Manager's Report**
  - 11. Closed Session**
    - A. **Pursuant to NCGS §143-318.11(a)(3)** - To consult with an attorney employed or retained by the public body in order to preserve the attorney client privilege between the attorney and the public body, which privilege is hereby acknowledged.
  - 12. Adjourn**

## **MINUTES FOR BOARD OF ALDERMEN MEETING**

**August 12<sup>th</sup>, 2025**

**6:00 PM**

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

The following Staff members were present: Jonathan Newton, Town Manager; Robbie Walls, Police Chief; Lindsey Tysinger, Town Clerk; Tom Hunn, Town Attorney; Earl Withers, Fire Chief III; Zack Foreman, Assistant Public Works Director; Kristin Boone, Finance Director; Stuart Valzonis, Planning Director; Bill Trudnak, Public Works Director; Willie Smith, Electric Director; Brittany Beam, Planner; Sonny Gibson, Electric Supervisor; David Lingafelt, Code Enforcement; and Garrison Batchelor, Storm Water Administrator.

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

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

### **Approval of Agenda:**

Alderman Cloninger made a motion to approve the agenda with the addition of adding Closed Session § 143-318.11(a)(3), seconded by Alderman Cearley and carried unanimously.

### **Approval of Minutes:**

Alderman Cloninger motioned to approve the minutes from the July 8<sup>th</sup>, and July 22<sup>nd</sup> Minutes, seconded by Alderman Martin and carried unanimously.

### **Recognition of Citizens:**

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

Richard Lahm of 403 Lewis St, expressed his opposition to the rezoning Z-2025-02 requesting R5 zoning. Reasons being R5 allows multi-family dwellings, very rapid and uncontrolled growth, near capacity schools, near capacity water system. Hope if this comes to a vote, to vote in support of a conditional approval only and the condition being removal of verbiage related to multi-family dwellings.

Rick Coleman of 606 Brookgreen Dr, spoke on his opposition to the rezoning Z-2025-02, does not think it's a good fit for the neighborhood and could lead to stormwater issues.

Mike Overcamp of 654 Willis Rd, addressed his concerns on the water and sewer service rate increases.

Mike Fields of 1333 Philadelphia Church Road, congratulated Carr School and Dallas Police Department on the Tools for School Event. Thanked Town Staff for all their hard work.

Curtis Wilson of 438 S. Gaston St, Prayed over Town.

## **Consent Agenda:**

### **5A - Parks and Recreation Master Plan**

RFP's were sent out in March 2025 for a Parks and Rec master plan, which was budgeted in the fiscal year 2024-2025 budget. Due to the timing of the bids, as well as going into a new budget year, staff decided to wait and award bid in June, beginning work in July 2025 for the new fiscal year, again a budgeted item. At the June board meeting, it was mentioned to not award the contract just yet, but to have further discussion on the topic at the next work session. At the July 22nd Work Session, Staff was directed to bring the Parks and Rec Master Plan to the next Board meeting for a vote.

### **5B - Resolution to Adopt the Cleveland Gaston Lincoln Regional Hazard Mitigation Plan**

The Cleveland Gaston Lincoln Hazard Mitigation Plan is a long-term strategy to reduce the area's vulnerability to natural disasters. This plan identifies hazards and potential hazards in our region and creates a framework to help community officials make decisions that may ultimately protect lives and property. History shows that the physical, financial and emotional losses caused by disasters can be reduced significantly through hazard mitigation planning. The planning process encourages communities to integrate mitigation with day-to-day decision-making regarding land-use planning, floodplain management, site design, and other activities. The Federal Emergency Management Agency (FEMA) reviews and approves local hazard mitigation plans, which are required as a condition for states and communities to receive certain types of disaster assistance, including funding for mitigation projects. Local mitigation plans must be approved at least once every five years. FEMA has approved the 2025 update of the Cleveland Gaston Lincoln Regional Hazard Mitigation Plan. The next step in the process is for all of the participating jurisdictions to officially adopt the plan by resolution. In order for Dallas to remain eligible for certain types of FEMA Hazard Mitigation Funding, the Board must adopt the attached resolution. A copy of the entire plan is available in the Town Manager's office.

### **5C - Budget Amendment for FD Insurance Claim**

During a recent Fire Call where Dallas was assisting and responding to an emergency call, another fire department backed into the Town's Fire apparatus. In doing so, a claim was filed for the damages. Attached, is a budget amendment for the insurance claim check in the amount of \$14,574.20 which will increase the Maintenance and Repair to Vehicles line item in the Fire Department to then pay the vendor repairing the damage.

### **5D - Uncollectable Accounts in the Amount of \$23,623.87 to be Submitted to NC Debt Set Off**

For authorization, are uncollectable accounts from the months of March – May 2025. 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.)

Alderman Martin made a motion to approve the Consent Agenda, seconded by Alderman Milton. The motion carried, with Alderman Cloninger voting in opposition.

## **Public Hearings:**

### **Item 6A - A. Text Amendment - §90.01 – Chicken Ordinance (Continued)**

At the July 22nd Work Session, Staff was directed to change the number of chickens to be allowed. ‘Lots less than half an acre allowed no more than 7 fowl. Lots more than half an acre allowed no more than 14 fowl’. On July 8th, the Public Hearing text amendment was continued to the August 12th Meeting, in the meantime the Board recommended having more discussion at the July 22nd Work Session pertaining to the proposed text amendment. At the Work Session on May 27th, the Board and Staff evaluated the proposed text amendment that would allow for the keeping of domesticated chickens within town limits under specific regulations and permitting conditions. Staff revised the amendment, presenting two options for discussion at the June 10th Meeting. Staff were directed to go with the second option ‘Lots less than half an acre allowed no more than 10 fowl. Lots more than half acre allowed no more than 20 fowl’, and to set a public a hearing for July 8th, 2025. This public hearing was advertised as required by North Carolina General Statute 160D-601. Notice of the public hearing was placed in the Gaston Gazette once a week for two successive calendar weeks on Monday, June 16th, and Monday, June 23rd.

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

Public comment from citizens.

Maria Wyant of 505 N. Hill St, spoke on being in support of the chicken ordinance.

Laura Wright of 507 W. Church St, spoke in hopes that the Board will support the chicken ordinance.

No more Public Comment.

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

Alderman Cloninger made a motion to approve the 90.01 – Chicken Ordinance Text Amendment, seconded by Alderman Cearley. Alderman Martin in favor. Alderman Milton and Alderman Withers opposed. Motion passed 3-2.

### **Item 6B - TAP Properties Rezoning Z-2025-02 (Motion to Defer)**

Dave Hoyle submitted a conventional rezoning petition to rezone parcels (Walnut Street) 132333, 132334, 132335, 132336, 132337, 132338, 132339, 132340, 132341, 132342, 132343, 132344, 132345, (Hoyle Street) 133126, (W Wilkins Street) 132238, 132239, (North Street) 132242, 132243, 132244, 131690, (Brookgreen Drive) 131685, 131686, 131687, 131688, 131683, 131628, (Sunset Circle) 131696, (McSwain Street) 131691 from Residential R-12 to Residential R-5. At the meeting held on May 15th, 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. The Board advised Staff at the July 22nd Work Session to set the Public Hearing for August 12th. All supporting documentation for the application is attached, including minutes from the Planning Board meeting, staff report, LOi, list adjacent property owner(s) with notice, and consistency statements. This public hearing was advertised as required by North Carolina General Statute 160D-601. Notice of the public hearing was placed in the

Gaston Gazette once a week for two successive calendar weeks on Friday, July 25th, and Wednesday, July 30th.

Town Manager Jonathan Newton addressed the Board stating that Staff received a letter August 12<sup>th</sup> from applicant Dave Hoyle, requesting the Board of Alderman to defer the rezoning public hearing Z-2025-02 until further notice for the collection of more information.

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

#### **Old Business:**

**Item 7A - Text Amendment – Cemetery §95.05** After numerous discussions on the Cemetery Ordinance, Staff has revised section §95.05 (E) to offer more clarity and guidance to recent concerns regarding the ordinance. Attached is the revised text amendment of §95.05 (E) to be considered for adoption.

Alderman Milton made a motion to approve the text amendment, seconded by Alderman Martin. The motion carried, with Alderman Withers voting in opposition.

#### **New Business:**

##### **Item 8A - Stormwater Annual Update FY 24-25**

Garrison Batchelor from the Storm Water Department, will be giving an annual update on the stormwater program.

Garrison updated the Board on the last fiscal year regarding public education and outreach, public involvement and participation, illicit discharge detection and elimination, pollution prevention, and upcoming cleaning events. The department will begin rewriting their stormwater management plan and apply for a new MS4 permit.

This item did not require a vote.

##### **Item 8B - Text Amendment - §92.06 Swimming Pool Safety Regulations**

At the July 22nd Work Session, Staff was directed to go forward with the proposed text amendment for the §92.06 Swimming Pool Safety Regulations ordinance. Attached is the revised version incorporating the changes recommended by staff for consideration.

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

##### **Item 8C - Primo Partners LLC Annexation Certificate of Sufficiency**

Primos Partners LLC, representing the owners of parcels 170887, 170884, 170281, 170285, 170282, 170284 along Dallas Cherryville Highway, submitted an voluntary contiguous annexation petition of approximately 24.68 acres. This application was submitted along with a rezoning petition Z-2025-04 requesting to establish R-10 (Single-Family Residential). In order to move forward with the request, the Board of Aldermen must direct the Town Clerk to investigate the sufficiency of the annexation 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.

Planning Director Stuart Valzonis discussed item to the Board.

Alderman Cloninger made a motion to direct the Town Clerk to investigate the sufficiency of the annexation petition, seconded by Alderman Withers and carried unanimously.

**Mayor and Aldermen's Report:**

**Item 9A – Playground**

Mayor Beaty – The winner for Mayor of the day last year wrote in her letter said we need ADA playgrounds. I have partnered with another group and found some accessible playgrounds. This does require a lot of money and I'm not working with the Town so it will not be our taxpayers' dollars, I am working with the Dallas Women's Club as non-profit to raise funds. Need help figuring out a location, possibly replace the playground at Cloninger Park that is already there. We have a meeting on August 19<sup>th</sup> at the jail at 6 o'clock. I am working with them as a non-profit to help raise funds. I just need help figuring out a place for a playground. My goal is to have it up by next year and name it after the little girl.

**Manager's Report:**

During our annual termite inspection, we found some termite damage at the civic building. We are working on getting quotes to get that fixed, may see a budget amendment in a few weeks.

**Closed Session: NCGS §143-318.11(a)(3)**

Alderman Cloninger made a motion to go into closed session, seconded by Alderman Martin and carried unanimously. (6:49)

Discussion with Attorney and Staff, no motion made.

Alderman Martin made a motion to go out of closed session, seconded by Alderman Milton and carried unanimously. (7:18)

Alderman Cloninger made a motion to adjourn, seconded by Alderman Cearley and carried unanimously (7:18).

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Hayley Beaty, Mayor

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Lindsey Tysinger, Town Clerk

**MINUTES FOR BOARD OF WORK SESSION**  
**August 26<sup>th</sup>, 2025**  
**5:00 PM**

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

The following Staff members were present: Jonathan Newton, Town Manager; Robbie Walls, Police Chief; Lanny Smith, Electric Director; Lindsey Tysinger, Town Clerk; Bill Trudnak, Public Works Director; Zack Foreman, Assistant Public Works Director; Stuart Valzonis, Planning Director; Brittany Beam, Planner; Earl Withers III, Fire Chief; Alex Wallace, Parks and Recreation Director; David Lingafelt, Code Enforcement Officer; and Detective Burgess.

Mayor Beaty called the meeting to order at 5:00 pm.

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

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

**New Business:**

**Item 3A - Duke Power Rates**

During the FY2026 budget discussions, town staff presented information on Duke Power's forecasted rates for wholesale power sold to the Town and what we charge our customers per kWh. In recent discussions, staff was asked to bring before the board some updated numbers on what the projections look like for this fiscal year.

The Board directed Staff to bring to next meeting for further discussion with residents.

**Item 3B - Gaston Aquatics Agreement**

Recently, Donna Taylor with Gaston Aquatics Inc, has sent a request to the Town Manager for an extension to the current Economic Development Agreement between the Town of Dallas and Gaston Aquatics for assurance that the bank is requesting as well as that they are in compliance in case the building is not completed within the original 36 months that was set in the original agreement (April 15, 2022). During discussions between Donna and myself, she would be content with an extension to July 2026 with the understanding that if something goes wrong or unforeseen, we would allow for another short extension. Also, attached is an easement for the two buildings in which house our Parks and Recreation supplies and equipment as well as the electrical area connected to the buildings that we need to approve.

The Board instructed Staff to proceed with the agreement granting an extension through July 2026.

**Item 3C - § 35.11 KNOX BOXES**

Fire Chief Earl Withers submitted a staff initiated text amendment. The text amendment adds language to Section 35.11 requiring any property or business obtaining a permit for an interior remodel or demolition must be required to add a Knox Box, with the exception of properties that are used solely for Single-Family Residential.

The Board directed Staff to bring the text amendment back to the September meeting for a vote.

**Item 3D - 153.113 Text Amendment**

Staff has submitted a Text Amendment to allow for legally established, non-conforming, single-family homes to be remodeled, repaired, or rebuilt, regardless of the cost. The current Zoning Ordinance only allows for non-conforming, single-family structures to be remodeled, repaired, or rebuilt, so long as the cost of such actions do not exceed 50% of the reproduction value of the structure. Staff believes this ordinance is overly restrictive, does not allow for a consistent pattern of development in the Town and is not in step with the spirit and intent of the Zoning Ordinance. Attached is the proposed staff report and proposed Text Amendment.

The Board instructed Staff to set a Public Hearing for October 14<sup>th</sup>.

**Item 3E - Chapter 76: Parking Schedule I**

Staff was directed to bring the Parking Schedule to the upcoming work session to discuss roads to be added to the schedule for no parking. Staff has discussed options of either adding streets with widths under 19ft to not allow street parking OR less than 24ft not allow street parking. Trash, fire and electrical trucks are wider than 8ft, when they have to run off the road to pass, it compromises the ditch line and can cause stormwater issues not to mention it deteriorates the edge of roadbeds which causes asphalt to crack. Attached is the current parking schedule, Powell Bill streets, and a draft of the parking schedule with changes and comments. On the draft, replaced 'Side' to 'Width', replaced 'From' to 'Block' (for better clarity). Roads appearing multiple times were combined into one listing, reflecting the correct block number(s). The highlighted Powell Bill streets indicate those currently listed on the parking schedule.

The Board discussed other parking area concerns. Directed Staff to bring to next meeting.

**Item 3F - § 72.99 Penalty Text Amendment**

Staff was directed to update the penalty for 72.99 due to being outdated. The proposed text amendment will update the penalty to be in accordance with General Statute §14-4. Attached is the proposed text amendment with changes.

The Board directed Staff to bring to next meeting for vote.

**Item 3G - Fee Schedule Changes**

Within the first month of the new FY 2026 budget, we have had some items come up for discussion in which we need to amend our Fee Schedule for the 2026 fiscal year.

A. The fee for an appeal is within our Planning Department is currently set at \$550.00 per application. At the July work session, it was mentioned to drop the appeal fee down to \$100 per application

B. At the July Board Meeting, we amended our ordinance to include allowing Chickens. In doing so, it was approved that there would be a permit that citizens shall receive in order to have said chickens. However, we currently do not have a fee in our adopted schedule permitting this. Staff is suggesting a permit fee of \$50.00 to fall in line with our current fee schedule of an "addition permit."

C. Recently, we have had a lot of requests for ACH payments to vendors instead of sending normal checks. Where this is quicker for the recipient to receive funds, it's more work on staff overseeing the financials. Staff is proposing a \$50 fee to be applied to any vendor requiring the Town to send funds electronically, as opposed to allowing any other means of payment.



The Board discussed changing the appeal fee to \$325 from \$550, and refund appeal if granted. Bring item back to next meeting for vote.

### **Item 3H - FT Code Enforcement Position**

Discussion regarding the creation of a Full-Time Code Enforcement position.

Detective Burgess and Code Enforcement Officer David Lingafelt presented to the Board a staff report of cases over the past years and their completion rate. Burgess and Lingafelt expressed their concerns about a few cases reaching a dead end with Attorney procedures once Lingafelt has completed his process. The Board advised having a close session at the September meeting.

### **Item 3I - In Lieu of Payments**

Recently, we have had an application completed for an in lieu payment to the Town. In the past, we have accepted these funds for the widening project from NCDOT that was scheduled to take place a few years back. Having said that, in order to accept these funds going forward, staff is recommending the Town Board to formally adopt a policy that has the guidelines for the in lieu payments. Also, we must restrict these funds when we receive to follow GASB laws. Staff will have a policy for you to view and discuss the highlights of at the August Work session.

The Board directed Staff to bring policy and resolution to next meeting for vote.

### **Item 3J - Town Committees Restructuring**

The Town currently has the following committees in which we haven't assigned board members and staff to in a few years. Façade Grant Committee, Administration, Community Development, Recreation, Public Works, Public Safety. Mayor Beaty would like to discuss possibly adding committees to what the Town currently has.

The Board discussed leaving committees as is until election is over. Mayor Beaty discussed creating a Mayor Youth Student Council Advisory Board and a Citizen Advisory Committee.

### **Item 3K - Town Events – NG Homecoming/Bon Fire**

Last season during the North Gaston Homecoming parade, it was mentioned that the Town adopt this as a Town event each year. Although this wasn't budgeted, if any funds should be spent on the homecoming parade this year we will have to approve a budget amendment, however; there shouldn't be much cost to this.

The Board and Staffed discussed making the North Gaston Homecoming Parade a Town Event. Mayor Beaty would like to see us having a bonfire. Fire Chief Earl Withers expressed he has no issues with the bonfire but there are several factors that will play into this that he will look into. Staff will review the possibility of hosting the parade on September 24th and the steps needed to organize it.

### **Item 3L - Z-2025-04 Certificate of Sufficiency**

Primos Partners LLC, representing the owners of parcels 170887, 170884, 170281, 170285, 170282, 170284 along Dallas Cherryville Highway, submitted an voluntary contiguous annexation petition of approximately 24.68 acres. This application was submitted along with a rezoning petition Z-2025-04 requesting to establish R-10 (Single-Family Residential). 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 August 12th, 2025. The petition has

been deemed sufficient and the Board shall set a public hearing for the annexation of the property, per NCGS §160A-31(c).

Planning Director Stuart Valzonis presented. The Board instructed Staff to set a Public Hearing for October 14<sup>th</sup>.

**Mayor & Aldermen's Report:** No Report.

**Manager's Report:** Newton informed the Board of the cost of work that needs to be done for the civic building that will require a budget amendment. Summey Knoll is 70% done with the traffic calming policy. Monitoring for another 30 days to monitor school traffic. Once completed Staff will produce a sketch and bring findings to the Board.

Alderman Withers made a motion to adjourn, seconded by Alderman Martin and carried unanimously (6:54).

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Hayley Beaty, Mayor

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Lindsey Tysinger, Town Clerk

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendment for LSL Phase II 2% closing fee

AGENDA ITEM NO. 5A

MEETING DATE: 9/9/2025

### BACKGROUND INFORMATION:

The Town of Dallas has been awarded the Lead Service Line (LSL) Phase II grant of \$1,000,000. This grant is in addition to the Phase I grant we have already completed, as this will extend Phase I into Phase II following the inventory and analysis of the Town's lines.

In doing so, we have to pay NC DEQ the 2% closing fee for this grant, in turn, there will be no other match associated with the Phase II.

Attached, you will find a budget amendment appropriating funds in the amount of \$20,000 to pay directly to NCDEQ for the 2% closing fee (admin fee) for grant SRF-D-LSL-0141

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MANAGER RECOMMENDATION: Approve budget amendment, as presented.

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BOARD ACTION TAKEN:

**Town of Dallas**  
**Budget Amendment**

Date: September 9, 2025

Action: WS Budget Amendment

Purpose: To appropriate funds for admin fee to DEQ for LSL Phase II Grant

Number: WS 001

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
20	3999	0000	Misc GF	\$91,828	\$111,828	\$20,000
20	8100	0400	Professional Services	\$78,673	\$98,673	\$20,000

\_\_\_\_\_  
Approval Signature  
(Town Manager)

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Resolution to accept State Grant Assistance for a Lead Service Inventory, Find and Replace, and Replacement

AGENDA ITEM NO. 5B

MEETING DATE: 9/9/2025

### BACKGROUND INFORMATION:

All community and public water supply systems must comply with the EPA's Lead and Copper Rule Revisions (LCRR) that went into effect December 16, 2021. Compliance requires an inventory of all service lines by October 16, 2024.

The Town has completed phase one of the official Lead Service Line replacement AIA study, formally adopted a resolution Letter of intent to fund for Phase II and now we have been awarded \$1,000,000 in grant funding to complete Phase II.

Attached is the resolution approving the Town's acceptance of LSLR project including Lead service line inventory, find and replace, and replacement.

MANAGER RECOMMENDATION: Approve the Resolution to Accept State Grant Assistance for an LSLR grant project including Lead Service Line Inventory, Find and Replace, and Replacement.

BOARD ACTION TAKEN:

**RESOLUTION BY GOVERNING BODY OF APPLICANT**

**WHEREAS,** the Bipartisan Infrastructure Law (BIL) of 2021 and North Carolina General Statute (NCGS) 159G have authorized the making of loans to aid eligible, drinking-water system owners in financing the cost of inventorying and replacing lead service lines; and

**WHEREAS,** the North Carolina Department of Environmental Quality has offered a Drinking Water State Revolving Fund – Lead Service Line Replacement (DWSRF-LSLR) loan in the amount of \$1,000,000 to conduct *Lead Service Line Inventory Phase II* hereafter referred to as the “Project”; and

**WHEREAS,** the *Town of Dallas* intends to conduct said Project in accordance with a scope of work that was approved by the North Carolina Division of Water Infrastructure.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF DALLAS OF GASTON COUNTY:**

That *Town of Dallas* does hereby accept the DWSRF-LSLR loan offer in the amount of \$1,000,000 and

That the *Town of Dallas* does hereby give assurance to the North Carolina Department of Environmental Quality that they will adhere to all applicable items specified in the standard “Conditions” and “Assurances” of the Department’s funding offer, awarded in the form of *loan with receiving 100% principal forgiveness* 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 in connection with the application; and

That the *Town of Dallas* has complied substantially or will comply substantially 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 9<sup>th</sup> day of September at *Dallas Historic Courthouse*, North Carolina.

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Hayley Beaty, Mayor

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(Date)

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Resolution for In Lieu Payments

AGENDA ITEM NO. 5C

MEETING DATE: 9/9/2025

### BACKGROUND INFORMATION:

During the August 2025 work session, staff presented to the Board a process to begin accepting payment in-lieu of sidewalk construction.

The reason's behind in-lieu payments would be simply, there may be circumstances where the construction of required improvements is not feasible or not in the best interest of the Town at the time of development, so instead of requiring the infrastructure to to be installed, in lieu payments would come into place.

This would be the first step of the process, with the second being the proposal of a text amendment to be included in our ordinance.

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MANAGER RECOMMENDATION: Approve and adopt the resolution, as presented.

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BOARD ACTION TAKEN:

## **RESOLUTION ACCEPTING PAYMENTS IN LIEU OF FEES**

**WHEREAS**, the Town of Dallas seeks to promote safe, accessible public infrastructure through the installation of roads, sidewalks, curb and gutter, etc. as part of new development and redevelopment projects while ensuring that adequate public services and infrastructure are provided for current and future residents; and

**WHEREAS**, Section 152.074 of the Town of Dallas Subdivision Ordinance requires public infrastructure improvements for qualifying developments as a condition of approval; and

**WHEREAS**, the Town of Dallas acknowledges that in some instances, the acceptance of a payment in lieu of construction, dedication, or improvement is in the best interest of the Town, providing flexibility in administration while allowing the Town to direct resources toward broader community needs; and

**WHEREAS**, the Town of Dallas finds that acceptance of such payments in lieu is consistent with applicable state statutes, local ordinances, and the Town's adopted policies; and

**WHEREAS**, such payments will be deposited into appropriate Town accounts and used solely for the purposes for which they are collected, including but not limited to capital improvements, public infrastructure, and community development projects.

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

1. The Town hereby authorizes the acceptance of payments in lieu of required improvements, facilities, or dedications, as permitted by law and local ordinance.
2. All such payments shall be administered by the Town Manager or his/her designee, with proper accounting and reporting to ensure compliance with statutory and policy requirements.
3. Funds received shall be restricted for use consistent with the purpose for which they were collected and applied toward the benefit of the Town and its residents.
4. This Resolution shall take effect immediately upon its adoption.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2025.

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Lindsey Tysinger, Town Clerk

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Hayley Beaty, Mayor



# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Fee Schedule Changes

AGENDA ITEM NO. 8A

MEETING DATE: 9/9/2025

### BACKGROUND INFORMATION:

At the August Worksession, staff provided to the Town Board some needed financial items to be updated in our FY2026 fee schedule. They are as follows:

A: Reduce the \$550 appeal process to \$325.00 per application and a refund granted if appeal is won

B. Add \$50.00 per applicant for a permit for chickens

C. Add \$100.00 fee for ACH request payments to vendors

D: Duke Energy Fuel Cost overbudget- Increase each kWh rate by \$0.01 to cover the fuel increase cost imposed by Duke Power

E: Increase to cover Duke Power projected rate increases.

Attached, you will find two fee schedules up for approval. Option one being items: A,B,C,D and Option Two being items: A,B,C,D,E. Only one fee schedule is needed for adoption.

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MANAGER RECOMMENDATION: Approval and adoption of updated FY2026 fee schedule.

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BOARD ACTION TAKEN:

## **TOWN OF DALLAS - PLANNING AND ZONING FEES**

### **ZONING PERMIT FEES**

#### **RESIDENTIAL:**

Residential New Construction (Single Family)	Cost of Waste Cart +	<b>\$125.00</b>	per permit
Residential New Construction (Multi-Family)	Cost of Waste Cart +	<b>\$175.00</b>	/+\$50.00 per unit
Residential Fence Permit		<b>\$25.00</b>	per permit
Addition/Remodel/Internal Upfit		<b>\$50.00</b>	
Residential Driveway Permit		<b>\$75.00</b>	per
Accessory Structures		<b>\$50.00</b>	per permit
Decks, garages, sheds, carports, swimming pools, etc.			

#### **COMMERICAL/MANUFACTURING/INDUSTRIAL:**

(New Construction) up to 5,000 sq. ft.	Cost of Waste Cart +	<b>\$250.00</b>	per permit
(New Construction) up to 25,000 sq. ft.	Cost of Waste Cart +	<b>\$350.00</b>	per permit
(New Construction) 25,001 + sq. ft.	Cost of Waste Cart +	<b>\$750.00</b>	per permit
Accessory Structures		<b>\$150.00</b>	per permit
Addition/Remodel/Internal Upfit		<b>\$150.00</b>	per permit
Demolition/Grading		<b>\$350.00</b>	per permit
Fence Permit		<b>\$100.00</b>	per permit
Driveway Permit		<b>\$150.00</b>	per permit

#### **SIGNS:**

Residential Sign Permit	<b>\$50.00</b>	per permit
Business/Commercial/Industrial Sign Permit	<b>\$150.00</b>	per permit
EVM Sign Permit	<b>\$400.00</b>	per permit

#### **COMMISSION APPLICATIONS (Fee DOES NOT Include Cost of Advertisements, etc.)\*\***

Rezoning, Conditional Use, Variance, Text Amendment	<b>\$550.00</b>	per application
Voluntary Annexation Petition	<b>\$550.00</b>	per application
Special Use Permit	<b>\$550.00</b>	per review
Appeal (fully refundable if overturned)	<b>\$325.00</b>	per application
Historic District Commission Approval	<b>\$550.00</b>	per occurrence

#### **SKETCH PLAN/PRELIMINARY REVIEWS**

Multi-Family/Subdivisions/Commercial/Manufacturing/Industrial	<b>\$250.00</b>	per review
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#### **CONSTRUCTION PLAN REVIEWS \*\* (Staff Review Only -- Engineering Review Charged Separately)**

Multi-Family/Commercial/Manufacturing/Industrial - 1st Building	<b>\$330.00</b>	per review
Each Additional Building (2 or more structures on a lot)	<b>\$110.00</b>	per review

#### **SUBDIVISION FEES (Staff Review Only -- Engineering Review Charged Separately)**

Minor/Exempt Subdivisions Plat Review	<b>\$250.00</b>	per review
	<b>+ \$25/lot</b>	per review
Major Subdivisions Plat Review	<b>\$300.00</b>	per review
	<b>+ \$25/lot</b>	per review
Recombination Plat Review	<b>\$150.00</b>	per review
Final Plat Submittal Fee	<b>\$200.00</b>	

#### **CELLULAR/RADIO COMMUNICATIONS**

New, Facility/Tower Application	<b>\$4,950.00</b>	per review
Modifications, Upgrades, Co-locations on Existing Structures	<b>\$1,650.00</b>	per review

**BUSINESS:**

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Customary Home Occupation	\$55.00	One-time fee
Business Registration Zoning Permit/Verification	\$40.00	per permit

**CODE ENFORCEMENT:**

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Violation Abatement Administrative Fee	\$110.00	per occurrence
Unpermitted Work Completed	\$60 Upcharge Added to Appropriate Permit Fee	
Chicken Permits	\$50.00	per occurrence

**OTHER:**

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Zoning Verification Letter/Foundation Survey/Final Zoning Inspection	\$50.00	per occurrence
Zoning Letter Not Specified on Fee Schedule	\$50.00	per occurrence
Mailed Copy Charge	\$1.50	per copy

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

## TOWN OF DALLAS - GENERAL FEES

<b>UTILITY DEPOSITS</b>		\$85.00	Water - Inside Town Limits
		\$170.00	Water - Outside Town Limits
		\$160.00	Electric
<b>LATE FEE</b>		\$6.00	Charged after 15th of Month
<b>SERVICE CHARGE/RECONNECTION FEE</b>		\$40.00	Charged if on Cut-Off List
		\$100.00	Charged if Cut at Pole
<b>CREDIT CARD FEES</b>	(\$0 to \$85.01 transaction)	\$2.50	per transaction
	(\$85.02+ transaction)	2.95%	per transaction
<b>METER TEST FEE</b>		\$15.00	Residential
		\$65.00	Commercial
<b>UTILITY HISTORY PRINT OUT</b>		\$5.00	per request
<b>POLICE REPORT FEES</b>		\$5.00	per report (up to 5 pages)
		\$1.00	per page after 5 pages
<b>FIRE REPORT FEE</b>		\$5.00	per report
<b>RETURN CHECK FEE</b>		\$30.00	per occurrence
<b>CUSTOMER REQUESTED STOP PAYMENT FEE</b>		\$40.00	per occurrence
<b>BUSINESS REGISTRATION FEE</b>		\$35.00	Annually
<b>INTERMENT FEES</b>		\$50.00	During Business Hours
		\$125.00	Weekends/After Hours
<b>CIVIC BUILDING RENTAL FEE</b>	+ \$100 refundable deposit	\$200.00	Inside Town Limits Resident
		\$300.00	Outside Town Limits Resident
<b>COURTHOUSE RENTAL FEE</b>	+ \$400 refundable deposit	\$1,800.00	Courthouse & grounds (12 hrs)
	*In Town Resident	\$100.00	Gazebo (4 hours)
	*Non-Resident	\$175.00	Gazebo (4 hours)
<b>VOLUNTARY ANNEXATION PETITION</b>		\$550.00	per application
		(*Does not include ads, postage etc.)	
<b>WATER FLOW TEST FEE</b>		<b>ACTUAL COST</b>	
<b>GOLF CART PERMIT</b>		\$25.00	Annually
<b>CODE ENFORCEMENT FEES</b>		\$105.00	less than 1/2 acre
	Over 1/2 acre	<b>ACTUAL COST</b>	
	Trash/Junk Removal	<b>ACTUAL COST</b>	
<b>YEARLY WRECKER FEE</b>		\$150.00	
<b>WATER FROM HYDRANT</b>		\$5.15	per 1,000 gallons
<b>MUNICIPAL BULK RATE</b>		\$5.15	per 1,000 gallons
<b>VENDOR REQUESTED ACH/WIRE PAYMENT</b>		\$100.00	per occurrence
<b>SPECIAL EVENTS FEE</b>			
Fee shall be assessed upon approval of event and are due no later than five (5) business days prior to event.		\$150.00	per occurrence
Events will be cancelled if fees are not paid when due.			

## TOWN OF DALLAS - ELECTRIC SERVICE RATE SCHEDULE

### **RATE A: RESIDENTIAL**

\$15.30		<b>BASE CHARGE</b>
\$0.1065	Per KWH for the <b>FIRST</b>	350 KWH used per month
\$0.1309	Per KWH for the <b>NEXT</b>	950 KWH used per month
\$0.1161	Per KWH for <b>ALL OVER</b>	1300 KWH used per month

### **RATE B: RESIDENTIAL WITH ELECTRIC WATER HEATER**

\$15.300		<b>BASE CHARGE</b>
\$0.1065	Per KWH for the <b>FIRST</b>	350 KWH used per month
\$0.1235	Per KWH for the <b>NEXT</b>	950 KWH used per month
\$0.1130	Per KWH for <b>ALL OVER</b>	1300 KWH used per month

### **RATE C: RESIDENTIAL TOTAL ELECTRIC**

\$15.30		<b>BASE CHARGE</b>
\$0.1065	Per KWH for the <b>FIRST</b>	350 KWH used per month
\$0.1151	Per KWH for the <b>NEXT</b>	950 KWH used per month
\$0.1055	Per KWH for <b>ALL OVER</b>	1300 KWH used per month

### **RATE D: COMMERCIAL GENERAL SERVICE**

<b>MINIMUM CHARGE:</b>	Demand Charge	
<b>DEMAND CHARGE:</b>	\$14.85 for the <b>FIRST</b>	30 KW Billing Demand or less per month
	\$5.30 Per KWH for <b>ALL OVER</b>	30 KW Billing Demand per month
<b>ENERGY CHARGE:</b>	\$0.1367 Per KWH for the <b>FIRST</b>	3,000 KWH used per month
	\$0.1037 Per KWH for the <b>NEXT</b>	87,000 KWH used per month
	\$0.0831 Per KWH for <b>ALL OVER</b>	90,000 KWH used per month

### **RATE E: INDUSTRIAL SERVICE**

<b>MINIMUM CHARGE:</b>	Demand Charge	
<b>DEMAND CHARGE:</b>	\$31.83 for the <b>FIRST</b>	30 KW Billing Demand or less per month
	\$5.30 Per KWH for <b>ALL OVER</b>	30 KW Billing Demand per month
<b>ENERGY CHARGE:</b>	\$0.1246 Per KWH for the <b>FIRST</b>	3,000 KWH used per month
	\$0.0834 Per KWH for the <b>NEXT</b>	87,000 KWH used per month
	\$0.0649 Per KWH for <b>ALL OVER</b>	90,000 KWH used per month

### **SECURITY LIGHTS**

TYPE 1:	\$12.34 per month	100 WATTS
TYPE 2:	\$17.19 per month	250 WATTS
TYPE 3:	\$23.80 per month	400 WATTS
POLE:	\$2.66 per month	For pole installed specifically for light service

## TOWN OF DALLAS - ELECTRIC SERVICE RATE SCHEDULE

### **RATE A: RESIDENTIAL**

\$15.30		<b>BASE CHARGE</b>
\$0.1108	Per KWH for the <b>FIRST</b>	350 KWH used per month
\$0.1361	Per KWH for the <b>NEXT</b>	950 KWH used per month
\$0.1207	Per KWH for <b>ALL OVER</b>	1300 KWH used per month

### **RATE B: RESIDENTIAL WITH ELECTRIC WATER HEATER**

\$15.300		<b>BASE CHARGE</b>
\$0.1108	Per KWH for the <b>FIRST</b>	350 KWH used per month
\$0.1284	Per KWH for the <b>NEXT</b>	950 KWH used per month
\$0.1175	Per KWH for <b>ALL OVER</b>	1300 KWH used per month

### **RATE C: RESIDENTIAL TOTAL ELECTRIC**

\$15.30		<b>BASE CHARGE</b>
\$0.1108	Per KWH for the <b>FIRST</b>	350 KWH used per month
\$0.1197	Per KWH for the <b>NEXT</b>	950 KWH used per month
\$0.1097	Per KWH for <b>ALL OVER</b>	1300 KWH used per month

### **RATE D: COMMERCIAL GENERAL SERVICE**

<b>MINIMUM CHARGE:</b>	Demand Charge	
<b>DEMAND CHARGE:</b>	\$14.85 for the <b>FIRST</b>	30 KW Billing Demand or less per month
	\$5.30 Per KWH for <b>ALL OVER</b>	30 KW Billing Demand per month
<b>ENERGY CHARGE:</b>	\$0.1422 Per KWH for the <b>FIRST</b>	3,000 KWH used per month
	\$0.1078 Per KWH for the <b>NEXT</b>	87,000 KWH used per month
	\$0.0864 Per KWH for <b>ALL OVER</b>	90,000 KWH used per month

### **RATE E: INDUSTRIAL SERVICE**

<b>MINIMUM CHARGE:</b>	Demand Charge	
<b>DEMAND CHARGE:</b>	\$31.83 for the <b>FIRST</b>	30 KW Billing Demand or less per month
	\$5.30 Per KWH for <b>ALL OVER</b>	30 KW Billing Demand per month
<b>ENERGY CHARGE:</b>	\$0.1246 Per KWH for the <b>FIRST</b>	3,000 KWH used per month
	\$0.0834 Per KWH for the <b>NEXT</b>	87,000 KWH used per month
	\$0.0649 Per KWH for <b>ALL OVER</b>	90,000 KWH used per month

### **SECURITY LIGHTS**

TYPE 1:	\$12.34 per month	100 WATTS
TYPE 2:	\$17.19 per month	250 WATTS
TYPE 3:	\$23.80 per month	400 WATTS
POLE:	\$2.66 per month	For pole installed specifically for light service

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: § 35.11 KNOX BOXES

AGENDA ITEM NO. 8B

MEETING DATE:9/9/2025

### BACKGROUND INFORMATION:

Fire Chief Earl Withers submitted a staff initiated text amendment. The text amendment adds language to Section 35.11 requiring any property or business obtaining a permit for an interior remodel or demolition must be required to add a Knox Box, with the exception of properties that are used solely for Single-Family Residential.

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MANAGER RECOMMENDATION: Approve the proposed Text Amendment.

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BOARD ACTION TAKEN:

§ 35.11 KNOX BOXES.

(A) A Knox Box is a secure rapid entry system designed to be used by Fire Department personnel in the event of an emergency to gain entry into a structure by using the enclosed, owner provided, key(s).

(B) Applicability.

(1) A Knox Box system shall be required on all new commercial structures and multi-tenant residential structures containing automatic sprinkler systems or fire alarm systems.

(2) Existing properties and business are highly encouraged, but not required, to purchase a Knox Box system.

(3) If a property or business obtains permits for an interior remodel or demolition, said property or business shall be required to add a Knox Box. Properties being remodeled used solely as Single-Family residential are not required to add a Knox Box.

(4) Knox Boxes shall be located on the address side of the building near the front door, mounted between five and six feet from ground level.

(5) The owner and/or tenant of the building is responsible for ensuring that all required and current entry keys are in the Knox Box at all times.

(6) Approved devices can be ordered online at [www.knoxbox.com](http://www.knoxbox.com).

(Ord. passed 2-14-2023)



# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: § 72.99 Penalty Text Amendment

AGENDA ITEM NO. 8C

MEETING DATE:9/9/2025

### BACKGROUND INFORMATION:

Staff was directed to update the penalty for 72.99 due to being outdated. The proposed text amendment will update the penalty to be in accordance with General Statue §14-4.

Attached is the proposed text amendment with changes.

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MANAGER RECOMMENDATION: Approve the Proposed Text Amendment.

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BOARD ACTION TAKEN:

## **Per NCGS 14-4.b:**

### **§ 72.99 PENALTY.**

(A) If any person shall violate an ordinance regulating the operation or parking of vehicles, he or she shall be responsible for an infraction and shall be required to pay a penalty of not more than fifty dollars \$50.00. (G.S. § 14-4(b))

~~(A) Generally. Any person violating any of the restriction on stopping, standing or parking of motor vehicles imposed by ordinance of the town may, within 15 days of the time that a written notice for the violation was attached to his or her vehicle, pay to the official designated as a penalty for and in full satisfaction of the violation the sum of \$2. Upon failure to make the payment heretofore designated, a written notice shall be mailed to the person, and if payment not be made within 48 hours after the time of mailing of the notice, the person shall be subject to a fine not to exceed \$50. Each day past the 48 hour window payment to satisfy the penalty is not received shall be considered a separate and distinct offense subject to the above penalty.~~

(Prior Code, § H-IV-19)

~~(B) Prima facie proof. In any prosecution charging violation of any ordinance of the town governing the stopping, standing or parking of a motor vehicle, without a driver, proof that the particular vehicle was parked in violation of the ordinance, together with the proof that the defendant was at the time of the parking the registered owner of the vehicle, shall be prima facie proof of the fact that the registered owner of the vehicle was the person who parked or placed the vehicle at the point where, and for the time during which, the violation occurred.~~

(Prior Code, § H-IV-20)

(Ord. passed 7-11-1978; Am. Ord. passed 8-9- 2022)

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Establishing ‘Mayor Student Council’ as an Advisory Board

AGENDA ITEM NO. 8D

MEETING DATE: 9/9/2025

### BACKGROUND INFORMATION:

To formally propose the establishment of Mayor Student Council as an Advisory Board to provide recommendations and input to the Board of Aldermen on youth engagement, promote civic education, and to foster leadership among students.

Attached is the resolution to consider establishment.

MANAGER RECOMMENDATION: Consider adoption of the resolution and authorizing staff to draft bylaws, membership applications, and any necessary amendments to the Town Code/ordinances for formal establishment of the board.

BOARD ACTION TAKEN:

## **Resolution Establishing the Mayor Student Council as an Advisory Board of the Town of Dallas**

**WHEREAS**, the Board of Aldermen of the Town of Dallas recognizes the importance of engaging youth in civic affairs, leadership development, and community service; and

**WHEREAS**, the Town of Dallas seeks to create a formal structure for student input on local issues affecting youth and the broader community and to advise the Mayor and Board of Aldermen; and

**WHEREAS**, the establishment of a Mayor's Student Council will provide a platform for students to develop leadership skills, participate in local government, and contribute to community engagement; and

**WHEREAS**, pursuant to N.C. General Statute §160A-146, the Board of Aldermen has the authority to create boards and advisory bodies as necessary for the proper administration of municipal affairs;

**NOW, THEREFORE, BE IT RESOLVED**, by the Town of Dallas Board of Aldermen:

**Name:** Mayor Student Council (MSC)

**Purpose:** To connect young residents with local government, develop leadership and volunteerism, and guide programs that benefit the youth of Dallas.

**Membership:** The MSC shall consist of 8-12 members. Members shall be students currently enrolled in high school, grades 9-12, who are residents of the Town of Dallas or attend a school located within Dallas.

**Term:** Members shall serve one-year terms, renewable upon reappointment.

**Officers:** The Officers of this Council shall be the Chair, Vice-Chair, Secretary, and Historian.

**Meetings:** Meetings shall be scheduled monthly during the academic year. Meetings shall be conducted in accordance with the North Carolina Open Meetings Law.

**Staff Support:** The Town Manager or designee shall serve as staff liaison to the MSC and provide administrative support as necessary.

**Advisory Role:** The MSC shall be an advisory body only. It shall have no legislative, regulatory, or administrative authority. Recommendations shall be forwarded to the Mayor and Board of Aldermen for consideration.

### **Effective Date**

This resolution shall become effective upon its adoption.

**Resolution Establishing the Mayor Student Council as an Advisory Board of the Town  
of Dallas**

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2025.

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

ATTEST:

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

(SEAL)