

**Town of Dallas Board of Aldermen Regular Meeting  
Dallas Historic Courthouse, 131 N. Gaston St. Dallas  
Tuesday, January 13<sup>th</sup>, 2026, 6:00 PM**

Hayley Beaty, Mayor  
Frank Milton  
Hoyle Withers

Sam Martin, Mayor Pro-Tem  
Dale Blythe  
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. December 9<sup>th</sup> Minutes 2
  - 4. Recognition of Citizens: Time set by Mayor**
    - A. Students of the Month – Carr Elementary
    - B. Proclamation in Remembrance of Kammie Kay Monk 6
  - 5. Motion to Approve Consent Agenda**
    - A. Budget Amendments – Duke Energy Refund, Wal-Mart Grant, NCDPS Reimbursement 7
    - B. Response to Auditors Findings, Recommendations, and Fiscal Matters 11
  - 6. Public Hearings**
    - A. None
  - 7. Old Business**
    - A. None
  - 8. New Business**
    - A. Appointing Carla Howell for Planning Board/Board of Adjustment Vacancy 13
    - B. Resolution Authorizing Donation of Personal Property 14
    - C. Planning Board/Board of Adjustment Reappointment – Curtis Wilson 16
  - 9. Mayor & Aldermen's Report**
  - 10. Manager's Report**
  - 11. Adjourn**

**MINUTES FOR BOARD OF ALDERMEN MEETING**  
**December 9<sup>th</sup>, 2025**  
**6:00 PM**

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

The following Staff members were present: Jonathan Newton, Town Manager; Robbie Walls, Police Chief; Lindsey Tysinger, Town Clerk; Tom Hunn, Town Attorney; Zack Foreman, Assistant Public Works Director; Kristin Boone, Finance Director; Bill Trudnak, Public Works Director; Stuart Valzonis, Planning Director; Brittany Beam, Planner; Willie Smith, Electric Director; Sonny Gibson, Electric Supervisor; Matt Kanupp, Assistant Fire Chief; Alex Wallace, Parks and Recreation Director; and Officer Enoch.

Mayor Beaty called the meeting to order at 6:01pm.

Mayor Beaty opened with the Pledge of Allegiance to the Flag and the Invocation led by Alderman Milton.

**Approval of Agenda:**

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

**Approval of Minutes:**

Alderman Withers motioned to approve the minutes from the November 10<sup>th</sup> Meeting, seconded by Alderman Martin and carried unanimously.

**Recognition of Citizens:**

Lauren Stefaniak, Principal of Carr Elementary presented the Students of the Month.

Mayor Beaty read an anonymous letter submitted by a resident with concerns about communication and their thoughts on bringing a Public Information Officer position to the Town would be beneficial.

Victoria Melvin Propert of 108 E Trade Street, expressed during the recent water main break the town experienced, believes there to be gaps in communication.

Coriene Hardin of 405 Monarch Drive, expressed concerns about people living in campers and checking in about the property that she spoke about at the last meeting.

Rylan Sloop of 1235 Maxwell Court, expressed concerns with the parking ordinance, after having company of his receiving parking violations. Would like clarification as to why it was put into place and how do they go about amending the ordinance.

Hannah King of 1136 Overland Drive, spoke on the lack of traffic lights at River Rock and how it is dangerous to the residents. Would like the Board to prioritize a traffic study and take action to install traffic lights or find other appropriate measures. Mayor Beaty did respond that this would be a DOT situation.

Mike Fields of 1333 Philadelphia Church Road, thanked the Board and Staff for their hard work and communication.

Curtis Wilson of 408 S Gaston Street, Prayed over Town.

**Consent Agenda:** NONE

**Public Hearings:**

## **6A - A. Steve's Superette Annexation Z-2025-05**

Alderman Martin motioned to go into Public Hearing, seconded by Alderman Cloninger and carried unanimously.

William Leiton, representing Steve and Maria Mason the owners of parcel 169749 located at 1020 Dallas Stanley Highway Dallas, NC 28034, submitted an annexation petition of approximately .81 acres, along with a small portion of parcel 310636 of approximately .10 acres, totaling 1.09 acres to be annexed. This application was submitted along with a rezoning petition Z-2025-05 requesting to establish B-1 (Neighborhood Business). Staff were directed to investigate the sufficiency of the petition to determine if it meets the standards of NCGS §160A-58.1. The petition has been deemed sufficient, and the Board set a public hearing for the annexation of the property, per NCGS §160A-58.2. (Exhibit 6A 1-9)

A resident within the 500-foot buffer of the property, spoke on receiving a letter and wanted more clarification. Staff responded that state law is to notify residents within 500 feet of the property must be notified of an annexation or rezoning.

No further public comment.

Alderman Cloninger motioned to go out of Public Hearing, seconded by Alderman Cearley, and carried unanimously.

Alderman Martin motioned to approve the Annexation petition, along with the ordinance to extend corporate limits, seconded by Alderman Milton, and carried unanimously.

## **6B - Steve's Superette Rezoning Z-2025-05**

Alderman Milton motioned to go into Public Hearing, seconded by Alderman Martin and carried unanimously.

William Leiton, representing Steve and Maria Mason, the owners of parcels 169749, 310636(169750) located at 1020 Dallas Stanley Highway Dallas, NC 28034, is requesting to establish the Business (B-1) zoning district for that site. Currently, that site is located outside of the Towns Extraterritorial Jurisdiction (ETJ). The public hearing notice was published in accordance with NCGS §160D-601, property was posted, and adjacent owners were notified by mail. Attached are the application, staff report, adjacent property owners list and the statements of consistency and reasonableness. (Exhibit 6B 1-11)

A resident asked if the rezoning is commercial or business. Staff responded that this zoning is B1 General Business and does allow commercial activity.

No further public comment.

Alderman Martin motioned to go out of Public Hearing, seconded by Alderman Milton, and carried unanimously.

Alderman Milton motioned to approve the Consistency Statement and Adopt the Zoning Map Amendment request, seconded by Alderman Milton, and carried unanimously.

## **6C - House Bill H926 – Text Amendments Chapters 153.072 (L) and 153.123**

Alderman Milton motioned to go into Public Hearing, seconded by Alderman Withers and carried unanimously.

October 6th, 2025, House Bill H926 – REGULATORY REFORM ACT OF 2025 was made law. North Carolina General Statute 160D-601 was amended by adding subsection (e) that prohibits waiting periods for the refiling of development applications. “NCGS §160D-601 (e) Withdrawn or Denied Application – A development regulation or unified development ordinance may not include periods prohibiting a landowner,

developer, or applicant from refiling a denied or withdrawn application for a zoning map amendment, text amendment, development application, or request for development approval.” Staff have made the necessary changes to the language in chapters 153.072 (L) and 153.123 and is requesting the approval of this language to be added to the Town of Dallas Land Use Ordinance. (Exhibit 6C 1-2)

Alderman Milton motioned to go out of Public Hearing, seconded by Alderman Martin, and carried unanimously.

Alderman Martin motioned to approve the Text Amendment, seconded by Alderman Cloninger, and carried unanimously.

### **Old Business:**

#### **7A - FY 2025 Audit Presentation**

The North Carolina General Statutes requires an annual audit to be completed by a Certified Public Accounting firm. The Town utilizes Martin Starnes and Associates, CPA's P.A for the performance of our annual audit. The audit was completed and submitted to the Local Government Commission in November. We are pleased to report that there were no audit report findings and no audit adjustments arising as a result of our annual audit. A short presentation by Martin Starnes and Association will highlight key results of the audit and certain financial information, for the fiscal year ended June 30, 2025. Staff, along with Martin Starnes will be available to answer any questions that may arise during the presentation. (Exhibit 7A 1-19)

Ethan Bumgardner presented the fiscal year 2025 audit.

### **Organizational Meeting**

Mayor Beaty presented Alderman Cearley with a plaque, acknowledging his time as Alderman. Followed by a speech.

Mayor Beaty administered the Oath of Office for Alderman Martin, Alderman Milton, and newly elected Alderman Blythe.

Mayor Beaty called a brief recess.

### **New Business:**

#### **9A - Election of Mayor Pro Tempore**

Alderman Cloninger nominated Alderman Martin to continue as Mayor Pro-Tem.

Alderman Milton made a motion to re-elect Sam Martin as Mayor Pro-Tem, seconded by Alderman Withers, and carried unanimously.

#### **9B - Calendar Year 2026 Board of Aldermen Meeting Schedules** (Exhibit 9B-1)

Alderman Cloninger made a motion to approve the Board Meeting Schedules for 2026, seconded by Alderman Martin, and carried unanimously.

#### **9C - FY2026-27 Budget Calendar** (Exhibit 9C-1)

Alderman Martin made a motion to approve the fiscal year 2026-27 Budget Calendar, seconded by Alderman Milton, and carried unanimously.

#### **9D - Committee Appointments** (Exhibit 9D-1)

Board and Staff discussed looking into the Main Street Program. The Board agreed on keeping the current committee appointments and having Alderman Blythe to take Alderman Cearley's place.

Alderman Cloninger made a motion to approve the Committee Appointments, seconded by Alderman Blythe, and carried unanimously.

**9E - Appointed Members of the Planning Board/Board of Adjustments (Exhibit 9E-1)**

Alderman Martin made a motion to approve the appointed members of the Planning Board and Board of Adjustments, seconded by Alderman Milton, and carried unanimously.

**9F - Resolution Establishing a Code of Ethics for the Board of Aldermen (Exhibit 9F 1-6)**

Alderman Cloninger made a motion to Adopt the resolution establishing the Code of Ethics for the Board of Aldermen., seconded by Alderman Blythe, and carried unanimously.

**9G - Adoption of Rules of Procedure (Exhibit 9G 1-14)**

Alderman Martin made a motion to re-adopt of the Rules of Procedure, seconded by Alderman Cloninger, and carried unanimously.

**Mayor and Aldermen's Report:**

Mayor Beaty thanked everyone for being here. Thanked staff for doing a wonderful job.

Alderman Cloninger would like to have a presentation at our next meeting about the power rates, since Duke increased our rates. Would like to know how much that is costing us, where that money is coming from that will pay for that, and if we increase the 4% on the citizen, how much would that cost the citizen?

Alderman Milton thanked Public Works for all their hard work.

Alderman Blythe thanked everybody and staff for all their hard work.

**Manager's Report:**

Manager Newton informed the Board of the upcoming Staff Christmas Lunch and the upcoming Christmas Parade.

**Adjourn:**

Alderman Martin made a motion to adjourn, seconded by Alderman Blythe and carried unanimously (7:41).

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Hayley Beaty, Mayor

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Lindsey Tysinger, Town Clerk

## Proclamation in Remembrance of Kammie Kay Monk

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**WHEREAS**, Kammie Kay Monk, born on November 30, 1966, passed away on December 29, 2025, and is remembered throughout the community for her compassion, generosity, and unwavering dedication to others; and

**WHEREAS**, Kammie devoted 32 years to Gaston County Schools, including 31 years at Carr Elementary School, where she helped shape the lives of hundreds of children, supported families, and taught multiple generations within the community; and

**WHEREAS**, through her work as an educator and her genuine care for others, Kammie became a trusted and beloved presence to students, parents, and colleagues alike; and

**WHEREAS**, she found joy in time spent with family, summers at Ocean Lakes, traveling, and sharing that joy freely with those around her; and

**WHEREAS**, Kammie will be remembered as someone who never met a stranger and whose kindness left a lasting mark on the community she served.

**NOW, THEREFORE, BE IT PROCLAIMED**, that the Town of Dallas honors the memory of **Kammie Kay Monk** and extends its heartfelt sympathy to her family, and loved ones, and all those whose lives were enriched by her service and friendship.

Adopted this the 13<sup>th</sup> day of January, 2026.

Attested By:

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Hayley Beaty, Mayor

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Lindsey Tysinger, Town Clerk

(SEAL)

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendments – Duke Energy Refund, Wal-Mart Grant, NCDPS Reimbursement

AGENDA ITEM NO. 5A

MEETING DATE: 01/13/2026

### BACKGROUND INFORMATION:

Attached are 3 budget amendments to the current FY2025-26 budget. Information on each amendment is below:

\*Duke Energy has issued a refund of \$6,063.56 from a recovery cost of coal contract buydowns from 2020. As this was an unanticipated refund, the proposed budget amendment would place these funds into the Capital Reserve account in anticipation of upgrades to the Warehouse facility in the future. Currently, there is approximately \$2,447,991 available for this.

\*The Town has received a Spark Good Local Grant of \$2,000 from Wal-Mart for our Police Department. They intend to use these funds for shoulder lights and some flash lights for officers.

\*Last FY, our Fire Department assisted Polk County with mutual aid. As these reimbursement's take time, we have now received the reimbursement for this deployment in total of \$6,642.57.

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MANAGER RECOMMENDATION: Approve the budget amendments appropriating funds from Duke Energy refund, Wal-Mart Grant, and NCDPS Reimbursement as presented.

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BOARD ACTION TAKEN:

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

Date: January 13, 2026

Action: Electric Fund - Duke Energy Refund

Purpose: To Account for Duke Energy Refund from Coal Ash Review

Number: EL-001

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
30	3500	0000	Miscellaneous	\$5,000	\$11,063	\$6,063
30	8500	9040	Contrib. to Capital Reserve	\$0	\$6,063	\$6,063
50	3900	0000	Contrib. From Electric Fund	\$0	\$6,063	\$6,063
50	7000	7500	Cap. Outlay - Construction	\$0	\$6,063	\$6,063

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Approval Signature  
(Town Manager)

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

Date: January 13, 2026

Action: General Fund- Police Department

Purpose: To Account for WalMart Grant

Number: GF-002

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	3455	0000	Grant Revenue	\$0	\$2,000	\$2,000
10	5100	3400	Equipment	\$34,600	\$36,600	\$2,000

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Approval Signature  
(Town Manager)

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

Date: January 13, 2026

Action: General Fund- Fire Department

Purpose: To Accept reimbursement from NCDPS for Polk County deployment

Number: GF-003

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	3500	0000	Misc.	\$19,575	\$26,217	\$6,642
10	5200	1700	M&R Vehicles	\$34,075	\$40,717	\$6,642

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Approval Signature  
(Town Manager)

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

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

AGENDA ITEM NO. 5B

MEETING DATE: 1/13/2026

### BACKGROUND INFORMATION:

As presented by Mr. Bumgarner of Martin Starnes and Associates, CPA's, P.A., at the Board of Aldermen meeting held on December 9, 2025, the Town had one performance indicator of concern related to the Water/Sewer Fund. The concern being the Water and Sewer Capital Assets condition ratio is slightly less than the .50 limit (.47) up .02 from the prior year.

This item is being presented for consideration under consent. Approval would simply acknowledge the finding of the auditor that the Town of Dallas has one Financial Performance Indicator of Concern.

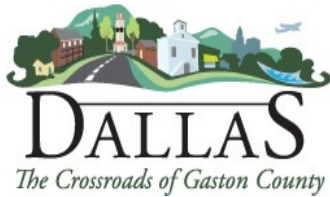
Attached is a letter to be submitted to the Local Government Commission (LGC) outlining the response from the Town.

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

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BOARD ACTION TAKEN:



## Town of Dallas

210 N HOLLAND STREET – DALLAS, NORTH CAROLINA 28034

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

For Fiscal Year 6/30/2025, the Town of Dallas had one (1) Financial Performance Indicators of Concern.

#### Financial Performance Indicators of Concern:

Water and Sewer Fund- Capital Asset Condition Ratio

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

The Town of Dallas completed an Asset Inventory project for our Water Lines three years ago and has also completed an Asset Inventory for our Sewer Lines. Currently, we are in Phase II of a Lead Service Line Asset Inventory grant, with hopes to be completed by June 2026. Once this study is complete, the Town will put together a capital project plan to address older infrastructure needs as well and financing options for these projects.

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

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

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

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

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

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

Aldermen: Dale Blythe \_\_\_\_\_

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

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

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

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Appointment of Carla Howell to Planning Board/Board of Adjustment

AGENDA ITEM NO. 8A

MEETING DATE:1/13/2026

### BACKGROUND INFORMATION:

Carla Howell currently serves as an alternate to the Planning Board/Board of Adjustment. A vacancy has occurred on the Planning Board due to the resignation of Reid Simms. Carla has shown interest in moving from the alternate seat to the Planning Board/Board of Adjustment. If approved by the Board of Aldermen, Carla would be appointed to serve the remainder of Mr. Simms's term, which expires in January 2027.

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MANAGER RECOMMENDATION: Approve the appointment of Carla Howell to the Planning Board/Board of Adjustment to serve the remainder of Mr. Simms's term, which expires in January 2027.

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BOARD ACTION TAKEN:

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Donation of Personal Property

AGENDA ITEM NO. 8B

MEETING DATE: 1/13/2026

### BACKGROUND INFORMATION:

The Dallas Police Department has a five-year-old male German Shepherd K-9, by the name of Salko, that is failing to perform his duties as a member of the K-9 Unit. Staff are asking that the K-9 be donated to the Gaston County Police Department, as well as the kennel as they have a need for Salko. We also ask that at this time, we will dissolve the K9 unit within the Police Department. Also, Salko would be removed from the Town of Dallas inventory.

Attached is the Resolution stating the action.

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MANAGER RECOMMENDATION:

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BOARD ACTION TAKEN:



Resolution Authorizing Donation of Personal Property to Gaston County Police  
Department, a Non-Profit Organization

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**WHEREAS**, the Town of Dallas, North Carolina (the “Town”) desires to donate personal property to the Gaston County Police Department, a non-profit organization; and

**WHEREAS**, G.S. §160A-279 permits the Town to donate personal property to non-profit organizations that carry out a public purpose; and

**WHEREAS**, records of all donated property will be maintained by the Town.

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

The Town desires to donate K9 Salko, a 5-year-old German Shepherd as well as the kennel to the Gaston County Police Department for public purpose.

This Resolution shall become effective upon adoption.

Adopted this the 13<sup>th</sup> day of January, 2026 at Dallas, North Carolina.

Attested By:

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Hayley Beaty, Mayor

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Lindsey Tysinger, Town Clerk

(SEAL)

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Planning Board/Board of Adjustment Reappointment – Curtis Wilson

AGENDA ITEM NO. 8C

MEETING DATE: 1/13/2026

### BACKGROUND INFORMATION:

Curtis Wilson's current three-year term on the Planning Board/Board of Adjustment has expired. Mr. Wilson has expressed interest in continuing service on both Boards.

The Board of Aldermen may reappoint him for another three-year term to be served January 2026 – January 2029.

Mr. Wilson has been, and continues to be, an asset to the Town's appointed boards and Staff recommends his reappointment to serve.

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MANAGER RECOMMENDATION: Reappoint Mr. Curtis Wilson for a three-year term on the Planning Board/Board of Adjustment, as presented.

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BOARD ACTION TAKEN: