Town of Dallas Board of Aldermen Regular Meeting
Dallas Historic Courthouse, 131 N. Gaston St. Dallas
Tuesday, July 14th, 2026, 6:00 PM

Hayley Beaty, Mayor
Sam Martin, Mayor Pro-Tem
Hoyle Withers
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. June 2nd Special Meeting, June 9th, Regular Meeting, June 17th Special Meeting 2
4. **Recognition of Citizens: Time set by Mayor**
5. **Motion to Approve Consent Agenda**
   A. Youth Abuse Prevention Policy 8
   B. Budget Amendment - WTP Expansion Phase I project 11
6. **Public Hearings**
   A. None
7. **Old Business**
   A. None
8. **New Business**
   A. Parks & Recreation Master Plan Adoption Presentation – WithersRavenel 13
   B. Planning Board Alternate Appointment – David Lingafelt 14
9. **Mayor & Aldermen's Report**
10. **Manager's Report**
11. **Closed Session:**
12. **Adjourn**

MINUTES FOR BOARD OF SPECIAL MEETING WORK SESSION
June 2nd, 2026
5:00 PM

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

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

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

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

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 Martin and carried unanimously.

New Business:

3A - Budget Presentation

Budget presentation for the upcoming Fiscal Year 2026/2027 budget.

The Town Manager presented the proposed Fiscal Year 2026–2027 budget, including anticipated revenues, expenditures, and major budget priorities. Staff will incorporate any requested revisions for future Board consideration.

3B - Retiree Insurance Policy **(Attachment 1)**

In the fall of 2021, the Town of Dallas board reinstated the Retiree Healthcare policy for town employees. Due to rising cost and the long-term effect of paying for health care for retirees, as well as the State disposing of this benefit in 2021, it would be beneficial if the Town would stop this benefit to any new hires after this proposed updated policy goes into effect, grandfathering all current employees into the current policy.

Board directed Staff to move forward with Policy.

3C - Position Discussion

During the April Budget work session for FY2027 proposed budget, 2 new street department employees were proposed. However, after looking at current cost of doing business, and current revenues, the Town is not in a spot for new positions this fiscal year. Granted, we have had a PT Street worker vacant for about 6 months now and have had no applicants. Staff are proposing to change this PT position into an FT position so that maybe we can get more applicants as well as give an FT position to this department. Going from PT to FT would not have a huge impact on finances.

Staff discussed converting an existing vacant part-time Street Department position to a full-time position to improve recruitment efforts. Additional discussion occurred regarding staffing needs within Code Enforcement.

Board members directed Staff to make both Street Position and Code Enforcement, full-time.

3D - Tree Crew

Currently, we have two vacancies in a three-person department of our tree crew (an extension of our electrical department). We have had these positions posted for a few weeks and have not had much interest shown. Staff have worked together on the pros and cons of outsourcing the tree department vs keeping it in-house and we think it would be cheaper and less liability to outsource this department. Current employees in this department would still work for the Town, as we are not laying anyone off. We just need to officially dissolve these two positions if it is agreed upon to outsource tree trimming.

Staff reviewed current Tree Crew staffing challenges and discussed outsourcing tree trimming services while retaining the existing employee.

3E - Water Adjustment Policy **(Attachment 2)**

During the April Budget work session for FY2027 proposed budget, we discussed other avenues in cost savings. One of those ways is to revisit our water adjustment policy that was set in place in 2015. In the last two fiscal years, the Town of Dallas has adjusted close to $100,000 off of customers' utility bills due to water leaks inside their homes. Following the policy, a citizen that has a leak (toilet leak, water heater, etc.) must repair the leak and then turn in a paid receipt/invoice to the Town of Dallas before being considered for an adjustment. Once determined, town staff follows the policy set in place for the next procedures in calculating the adjustment. In this policy, a customer's leak must be 5,000 gallons over their average in order to become eligible for an adjustment. It was discussed at this work session to raise that to 10,000 gallons.

Board directed Staff to move forward with Policy.

3F - Hiring Process Recommendation

Discussion on hiring process.

Staff presented proposed revisions to the Town's hiring process. Board members discussed the recommended changes and requested the changes be returned for consideration at the June meeting.

Mayor's & Aldermen's Report:

Alderman Cloninger discussed reviewing the fee schedule to bring to the July Work Session. Mayor Beaty stated her ideas for the Dallas parade float and directed Staff to look into building a courthouse replica.

Manager's Report:

The Town Manager provided updates regarding the upcoming July 4 celebration.

Adjourn:

Alderman Cloninger made a motion to adjourn, seconded by Alderman Withers and carried unanimously (5:59).

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Hayley Beaty, Mayor | Lindsey Tysinger, Town Clerk

MINUTES FOR BOARD OF ALDERMEN MEETING
June 9th, 2026
6:00 PM

The following elected officials were present: Mayor Beaty, Alderman Blythe, 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; Bill Trudnak, Public Works Director; Zack Foreman, Assistant Public Works Director; Stuart Valzonis, Planning Director; Willie Smith, Electric Director; Sonny Gibson, Electric Supervisor; Fire Chief Earl Withers III; Fire Captain, Chris Page; and Police Captain Marcus Fleming.

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

Approval of Minutes:
Alderman Martin motioned to approve the minutes from the May 12th Regular Meeting, seconded by Alderman Blythe and carried unanimously.

Recognition of Citizens:

Starletta Hairston, Dallas Resident, Thanked the Board for their compassion and showing up for the Milton Family.

Linda Malker, Not in attendance.

Earl Withers, Dallas Fire Chief, recognized Caption Chris Page for receiving the Volunteer Fire Officer of the Year by the NC Association of Fire Chiefs.

Mike Fields, Dallas Resident, thanked the Board and Staff for their hard work.

Curtis Wilson, Dallas Resident, Prayed over Town.

Consent Agenda:

5A - Personnel Policy Amendments

5B - Budget Amendment for Duke Power True Up **(Attachment 1)**

5C - Budget Amendment – Accept Funds in Lieu from Carolina Quick Care **(Attachment 2)**

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

New Business:

6A - FY 26/27 Budget Ordinance **(Attachment 3)**

Alderman Martin made a motion to open Public Hearing, seconded by Alderman Cloninger, and carried unanimously.

No Public Comment.

Alderman Cloninger made a motion to exit Public Hearing, seconded by Alderman Martin, and carried unanimously.

Alderman Martin made a motion to approve the Fiscal Year 2026-2027 Budget Ordinance and Fee Schedule, seconded by Alderman Withers, and carried unanimously with no opposition.

Old Business:

7A - ABC Store agreement between Dallas and Gastonia **(Attachment 4)**

Alderman Cloninger made a motion to approve the ABC Store agreement between Dallas and Gastonia, seconded by Alderman Martin, and carried unanimously.

Mayor & Aldermen's Report:

Mayor Beaty reminded that the Public Hearing for Evans Lake development is June 17^{th} at 6:00pm.

Manager Report:

Town Manager, Jonathan Newton, reminded everyone of the upcoming Juneteenth Holiday. Informed the Board that him and Stuart will set up meetings with the Board to review the UDO.

Adjourn:

Alderman Blythe made a motion to adjourn, seconded by Alderman Martin and carried unanimously (6:24).

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Hayley Beaty, Mayor Lindsey Tysinger, Town Clerk

MINUTES FOR BOARD OF SPECIAL MEETING
June 17th, 2026
6:00 PM

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

The following Staff members were present: Jonathan Newton, Town Manager; Robbie Walls, Police Chief; Tom Hunn, Town Attorney; Lindsey Tysinger, Town Clerk; Kristin Boone, Finance Director; Zack Foreman, Assistant Public Works Director; Stuart Valzonis, Planning Director; Brittany Beam, Planner; Earl Withers III, Fire Chief; Matt Kanupp, Assistant Fire Chief; Officer King; and Officer Mulkern.

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

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

Mayor Beaty asked if there were any additions or deletions to the agenda. Alderman Cloninger made a motion to approve the agenda with starting with item 3B Rezoning first, then item 3A Annexation, seconded by Alderman Martin and carried unanimously.

New Business:

3B - Rezoning – Z-2025-06 Evans Lake/Dallas Stanley Hwy **(Attachment 2)**

Alderman Withers made a motion to open Public Hearing, seconded by Alderman Cloninger, and carried unanimously.

Planning Director Stuart Valzonis presented the Rezoning PowerPoint. Town Attorney Tom Hunn questioned the process of doing the rezoning public hearing before the annexation public hearing. Mayor Beaty called for a recess at 6:15. Resumed at 6:35.

Jared with Century Homes, gave presentation on the rezoning.

Speakers in support of the rezoning – Donna Sutton, Ed Barnes, and Steve Barnes.

Speakers in opposition of the rezoning – Joseph Lineberger, Crystal Jenkins, Susan Lineberger, Darren Smith.

Jared with Century Homes, gave rebuttal.

Alderman Blythe made a motion to exit Public Hearing, seconded by Alderman Martin, and carried unanimously.

3A - Annexation - Z-2025-06 Evans Lake/Dallas Stanley Hwy **(Attachment 1)**

Alderman Martin made a motion to open Public Hearing, seconded by Alderman Blythe, and carried unanimously.

Planning Director Stuart Valzonis presented the Annexation.

Jared with Century Homes, gave presentation on the Annexation.

Mayor asked is anyone would like to speak in support. No public comment.

Mayor Beaty asked if anyone would like to speak in opposition.

Speakers in opposition of the annexation – Vonn McGee, Gwen, McConnell, Becky Messick.

Jared with Century Homes, gave rebuttal.

Alderman Martin made a motion to exit Public Hearing, seconded by Alderman Cloninger, and carried unanimously.

Alderman Cloninger made a motion to approve the annexation ordinance extending the corporate limits of the Town of Dallas, seconded by Alderman Blythe. Alderman Martin, and Alderman Withers, voted in opposition, resulting in a tie vote. Pursuant to the Town Charter, Mayor Beaty voted in opposition to break the tie. The motion failed, and the annexation ordinance was denied.

Because the annexation request was denied, the rezoning request became moot, and no action was taken by the Board.

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

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Hayley Beaty, Mayor Lindsey Tysinger, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Additional Policy

AGENDA ITEM NO. 5A MEETING DATE: 7/14/2026

BACKGROUND INFORMATION:

During our annual risk management meeting with our carrier, the Town is lacking an offical sexual abuse prevention policy, more specifically for the recreation department. In order to be insured at the current rate, we need to adopt this policy and provide it to our carrier so they will be able to provide us a quote for the FY2027 year.

Attached is the policy for your reference.

MANAGER RECOMMENDATION: Adopt the newly updated sexual abuse policy.

BOARD ACTION TAKEN:

Youth Sexual Abuse Prevention Policies & Procedure

The Town of Dallas considers the safety and well being of the youth in our programs to be a top priority. We prohibit abuse and strive to proactively address reports of this type of conduct. We want to hear about problems or concerns, and we will strive to act on them in a fair way in accordance with our policies. We will report suspected abuse to the proper law enforcement agencies.

Policy and Procedures:

The Town of Dallas has adopted the following Policy and Procedures in an

effort to provide a safe environment for our coaches, athletes, and their families.

1) The Coach hiring and Volunteer appointment process shall include the following:

a) Application – Every coach and volunteer working with youth must complete our organization's written application that sets forth appropriate background information, requires disclosure of any prior claims or allegations of sexual abuse or other inappropriate conduct, and provide the names of at least two individuals as references.

b) Screening – A designated representative(s) of the organization will interview each prospective coach/volunteer.

c) Background Check – All current and potential coaches will be subject to a background check, including appropriate inquiries regarding any previous record of sexual abuse or other unlawful activity. This background check will be updated at least every two (2) years for each coach.

2) An Abuse Prevention Orientation shall be conducted annually. A member of our management team will review this policy with coaches, volunteers and parents each year.

3) Prohibited Behavior:

a) Use of degrading language or behavior. Coaches are also responsible for stopping disrespectful behavior between team members, including sexual harassment.

b) Threatening or intentionally inflicting physical injury upon anyone, especially a minor. Coaches are also responsible for stopping threatening behavior by players.

c) Committing any sexual offense against a minor, or engaging in any sexual contact with a minor.

d) Making any sexual advance, or engaging in other verbal, or physical conduct of a sexual nature with a minor.

e) Non-related one-adult/one-child interaction except in an emergency where following this policy would be dangerous to the child. In an emergency situation, the coach or volunteer must contact a representative of the organization to inform him or her of this contact and the reason for it. If a child is receiving individual instruction or working with a private coach, this activity must be in a public setting rather than behind closed doors.

4) Reporting of Suspected Child Sexual Abuse

a) A member of our management staff or other official representative will be designated to receive reports of sexual abuse or other inappropriate conduct. This representative will promptly notify the proper law enforcement agencies.

b) All coaches, volunteers, parents and program participants are directed to report any incident of abuse or suspected abuse that they witness or that is reported to them to the designated representative. Note: This does not preclude individuals from reporting abuse or suspected abuse to the proper law enforcement authorities.

c) The designated representative will keep the owner(a) and management members fully informed.

d) Should a suspected incidence of abuse be reported, the coach/volunteer in question may be temporarily suspended from duties while an investigation takes place.

Town of Dallas Employee Coach/Volunteer

Date__________________

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendments – WTP Expansion Phase I project

AGENDA ITEM NO. 5B MEETING DATE: 7/14/2026

BACKGROUND INFORMATION:

In the FY 2026 budget, Town board approved $211,000 for phase one of the Water Plant Expansion project. Due to getting started in March, the engineering firm (Kimley Horn) is still in Phase I and it was not caught in time for the budget adoption in June 2026.

They plan to be completed with this phase by August, depending on data gathering. At this time, we still have $127,599 remaining on this engineering contract.

Attached is a budget amendment appropriating fund balance for FY 2027 in this amount.

MANAGER RECOMMENDATION: Approve the budget amendment as presented.

BOARD ACTION TAKEN:

Town of Dallas
Budget Amendment

Date: July 14, 2026

Action: Water Department

Purpose: To appropriate funding for WTP Expansion project

Number: WS-001-2027

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
20	8200	0400	Professional Services	$16,000	$143,599	$127,599
20	3999	0000	Fund Balance Appropriated	$307,902	$435,501	$127,599

Approval Signature
(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Parks & Recreation Master Plan Presentation – WithersRavenel

AGENDA ITEM NO. 8A MEETING DATE: 7/14/2026

BACKGROUND INFORMATION:

The Town of Dallas has completed the Parks & Recreation Master Plan, a comprehensive long-range planning document that establishes a vision for the future development, improvement, and operation of the Town's parks and recreation system over the next ten years. The planning process included an assessment of existing parks and facilities, evaluation of recreational programming and community needs, public engagement opportunities, and recommendations for future capital improvements, programming, land acquisition, and operational priorities. The draft plan was made available for public review prior to Board consideration.

WithersRavenel will be presenting the Parks and Recreation Master Plan.

MANAGER RECOMMENDATION: Consider adoption of the Parks and Recreation Master Plan.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Planning Board Alternate Appointment – David Lingafelt

AGENDA ITEM NO. 8B MEETING DATE: 7/14/2026

BACKGROUND INFORMATION:

At the June 21st, 2026 Planning Board meeting, staff informed the Board that we had an application for one of the alternate positions we have open.

David Lingafelt worked for the Town of Dallas as the Code Enforcement Officer, but has since pursued other employments opportunities. His job at the Town required him to know and accurately apply the Town of Dallas Ordinance. As a long time citizen of 30+ years in the Town of Dallas and a retired Police Officer from the City of Gastonia, staff and the planning board believe he would be a dedicated member in this Planning Board role.

MANAGER RECOMMENDATION: Appoint David Lingafelt as Alternate #1 for the Planning Board

BOARD ACTION TAKEN: