

**MINUTES FOR BOARD OF ALDERMEN
SPECIAL MEETING
February 18th, 2026
1:30 PM**

The following elected officials were present: Mayor Pro-Tem Martin, Alderman Cloninger, Alderman Milton, Alderman Withers, and Alderman Blythe. Mayor Beaty was absent.

The following Staff members were present: Jonathan Newton, Town Manager; Lindsey Tysinger, Town Clerk; Robbie Walls, Police Chief; David Lingafelt, Code Enforcement; Brittany Beam, Town Planner; and Earl Withers III, Fire Chief.

Mayor Pro-Tem Martin called the meeting to order at 1:31 pm.

Mayor Pro-Tem Martin opened with the Invocation and the Pledge of Allegiance to the Flag.

Approval of Agenda:

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

Item 3A: Code Enforcement – Ordinance to Placard

The Town of Dallas has received multiple minimum housing complaints regarding the structure at 418 East Church Street. After performing on-site inspections on August 18th, 2025, Code Enforcement Officer, David Lingafelt, sent mailed notices to the registered property owners on August 18th, 2025, Vicki Blalock, Kernersville NC (Heirs). On August 19th, 2025, a notice of hearing was hand delivered to Penny Blalock Dallas NC. (Heirs). After due notice, an administrative hearing was held on September 9th, 2025, at 11:00 a.m. In attendance were Town Clerk, Lindsey Tysinger, Code Enforcement Officer, David Lingafelt, Vicki Blalock (heirs) and a family friend. Findings of facts deemed the property a deteriorated dwelling unfit for human habitation. The findings were provided to the property owner on September 9th, 2025, with a repair order deadline of December 1st, 2025. The property owner has failed to comply with the order, and Code Enforcement is requesting Board approval to placard the property as required by Minimum Standard Housing Code §150.43 (C). An ordinance has been provided by staff. **(Attachment 1)**

Alderman Cloninger made a motion to approve to adopt the ordinance to placard 418 East Church Street, seconded by Alderman Milton and carried unanimously.

Adjourn:

Alderman Cloninger made a motion to adjourn, seconded by Alderman Withers and carried unanimously (1:44).

Hayley Beaty, Mayor

Lindsey Tysinger, Town Clerk

AN ORDINANCE DIRECTING THE HOUSING INSPECTOR TO CLOSE THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED

File No. CE-132040-25

WHEREAS, the Board of Aldermen of the Town of Dallas finds that the structure and dwelling described herein is unfit for human habitation under the Town Minimum Housing Code and that all of the procedures of the Housing Code have been complied with; and

WHEREAS, this dwelling should be repaired, altered, improved or vacated and closed as directed by the Housing Inspector and should be placarded by placing thereon a notice prohibiting use for human habitation; and

WHEREAS, the owner of this dwelling has been given reasonable opportunity to bring the dwelling up to the standards of the Housing Code, pursuant to Section 150.42, by an order issued by the Housing Inspector on January 7, 2026, and the owner has failed to comply with the Order, and further finds that persons have been occupying structures on the property for an extended period of time; and

NOW, THEREFORE, BE IT ORDAINED by the Town of Dallas that:

Section 1. The Housing Inspector is hereby authorized and directed to place a placard containing the legend:

“This building is unfit for human habitation, the use or occupation of this building for human habitation is prohibited and unlawful. ‘Occupation of a building so posted shall constitute a Class 1 misdemeanor’ pursuant to N.C.G.S. § 160D-1203(4) and this subsection of the Code as approved and adopted by the town.”

on the structures located at the following location:

418 E. Church St. Dallas NC, 28034

Section 2. The Housing Inspector is hereby authorized and directed to proceed to close the above-described structures in accordance with the order to the owner thereof dated the _____ and in accordance with the Housing Code and N.C.G.S. 160D-1203;

Section 3. The cost of the materials and labor involved shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the Gaston County Clerk of Court and shall have the same priority and be

collected in the same manner as the lien for special assessments in Article 10 of N.C.G.S. Chapter 160A.

Section 4. It shall be unlawful for any person to remove or cause the placard to be removed from any structure to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any structure therein declared to be unfit for human habitation.

Section 5. This Ordinance shall become effective upon its adoption.

ADOPTED this _____ day of _____, 2026.

Mayor

ATTEST:

Town Clerk