

**MINUTES FOR BOARD OF ALDERMEN MEETING**  
**June 9<sup>th</sup>, 2015**  
**6:00 PM**

The following elected officials were present: Mayor Coleman, Alderman Cearley, Alderman Huggins, Alderwoman Morrow, and Alderman Withers. Alderwoman Malaker was absent.

The following staff members were present: Jim Palenick, Interim Town Manager; Maria Stroupe, Administrative Services Director; Town Attorney, Tom Hunn; Allen Scott, Police Captain; Bill Trudnak, Public Works Director; Doug Huffman, Electric Director; Steve Lambert, Fire Chief; Anne Martin, Recreation Director; and Jack Kiser, Development Services Director.

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

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

Mayor Coleman asked if there were any additions or deletions to the agenda. Mayor Coleman asked that Item 10A be deleted from the agenda. Mr. Cearley asked to add Item 11I, to discuss a possible special event. Mr. Palenick asked to add Item 11J, to discuss a possible meeting on June 23<sup>rd</sup>. Mr. Withers made a motion to approve the agenda with the requested changes, seconded by Mr. Huggins, and carried unanimously.

Mr. Huggins made a motion to approve the minutes from the May 12, 2015 Regular Meeting and the May 14, 2015 Budget Work Session, seconded by Ms. Morrow. Mr. Cearley stated that in the May 12<sup>th</sup> minutes he was referred to as "Ms." Instead of "Mr." in the "Approval of Agenda" section and requested this be corrected. Mr. Huggins made a motion to approve the minutes from the May 12, 2015 Regular Meeting, with the requested change, and the May 14, 2015 Budget Work Session; seconded by Ms. Morrow; and carried unanimously.

**Consent Agenda:**

None

**Recognition of Citizens:**

Ms. Nita Green, 304 Pinkney Road, spoke against the spot annexation of Ole Dallas Brewery. Her neighborhood is holding a Community Watch meeting on May 14<sup>th</sup> for the Rudisill Park neighborhood. She believes the brewery will disturb the neighborhood with music and noise.

Ms. Phyllis Paul, 310 S. Holland St., spoke concerning 312 S. Holland St. She stated that the family had multiple animals, the Police and Animal Control had responded to multiple calls at the address, and that the house needed to be condemned. She stated that the smell from the house was unbelievable and that the kids were uncontrollable. She believes something needs to be done about this property.

Ms. Laura Stroupe, 1503 Old Dallas Rd. and 116 W. Trade St., spoke in opposition to the possible cell tower near E. Church St. She reiterated her concerns from the last meeting about the possible cell tower.

She said that State Law states that cell phone carriers must go on existing towers, if available. She also believes the cell tower will devalue surrounding properties.

Ms. Devron Hoffman, 219 S. Gaston St., spoke about 312 S. Holland St., She is concerned about the animals and the children in the home.

Mr. Beau Norwood, 113 Kingstree Dr., He is one of the co-owners of Ole Dallas Brewery. He said the brewery is intended to be a small, locally-owned company that is looking to create jobs and provide a family friendly environment. They want to be good neighbors. He stated that one of the co-owners' family lives in Rudisill Park. They are not intending to make noise with their business.

Mr. Curtis Wilson, 438 S. Gaston St., prayed over the agenda, Board of Aldermen, Town of Dallas, and the citizens.

### **Recognition of Employees:**

Item 7A, was recognition of David Lee Mathis for 10 years of service with the Town of Dallas. David was hired on May 3, 2005 as a Maintenance Worker in the Street/Solid Waste Department. On January 12, 2009, David was promoted to Supervisor of the Street/Solid Waste Department, where he continues to serve the Town of Dallas. His commitment and dedication to serving the Town and its citizens is greatly appreciated. Mayor Coleman presented David with a framed certificate of appreciation and recognition. (Exhibit A)

### **Special Events & Requests for In-Kind Services:**

Item 8A was a request to approve the Fourth of July Fireworks Display and Celebration. Traditionally, the Town has approved and supported a Fourth of July Fireworks display and celebration which has been graciously sponsored by contributions of a group of Town benefactors and aided by the support of Town in-kind services. This year the event is proposed to be held on Saturday, July 4, 2015 with the display beginning at approximately 9:00 p.m. (dusk) in Cloninger Park along S. Oakland St. There will also be music sponsored by the Town from 6:00 p.m. to 9:00 p.m., provided by James Bates and JoJo Music Mix. Mr. Huggins made a motion to approve the Fourth of July Fireworks Display and Celebration as presented, seconded by Mr. Cearley, and carried unanimously.

### **Public Hearing:**

Item 9A was a Public Hearing concerning the Comprehensive FY2015-2016 Town Budget. Mr. Withers made a motion to enter into a public hearing for the FY2015-2016 Town Budget, seconded by Mr. Cearley, and carried unanimously. In keeping with State and Local requirements, this hearing to receive public comment on the proposed budget and then to take formal action to adopt the Budget Ordinance (Exhibit B) to enact the Comprehensive FY2015-2016 Town of Dallas Budget. The budget encompassing all funds totals \$15,357,569. The Board has previously held two work sessions during the development of the Budget. There was no public comment. Mr. Cearley made a motion to exit the public hearing, seconded by Mr. Withers, and carried unanimously. Mr. Withers made a motion to adopt the Budget Ordinance as presented to enact the Comprehensive FY2015-2016 Town Budget, seconded by Ms. Morrow, and carried unanimously.

Item 9B was a Public Hearing to consider granting a Special Use Permit for a cell tower at a site approximately 320 feet southeast of the intersection of E. Church St. and S. College St. Mr. Cearley made a motion to enter into a public hearing to hear the request for a Special Use Permit for a cell tower, seconded by Ms. Morrow, and carried unanimously. The applicant, SCI Towers submitted a request for a 30-day

continuance to the public hearing on the subject of granting a Special Use Permit for the construction of a cell tower near the intersection of E. Church St. and S. College St. They are requesting that the public hearing be rescheduled for July 14, 2015. However, since this public hearing had already been advertised, this hearing should still be opened to allow for input from any person attending this meeting for that purpose. Ms. Sarah Jordan, 511 Colorado Trail, spoke last month during Citizen Comment on this topic. She restated her position. The parcel of land is surrounded by residential, business, and church properties. She and another lady walked the neighborhood on June 5<sup>th</sup> and June 8<sup>th</sup>. They obtained signatures from residents opposed to the placement of the tower. She is trying to speak for those who can't or won't speak for themselves. She asked that the Board vote "No" and make the tower locate somewhere else. Mr. Withers made a motion to continue this public hearing to July 14, 2015, seconded by Ms. Morrow, and carried unanimously.

### **Old Business:**

Item 10A was the deleted item concerning a request from the Dallas Historic Courthouse Foundation to the Town of Dallas to fund design and contract administration of the Public Plaza/Gazebo/Bandshell improvements.

Item 10B was presentation of a finding of sufficiency for the petition for voluntary, non-contiguous annexation as submitted by Maria C. and Steve P. Mason. (Exhibit C). Upon the petition being certified as "sufficient", by Statute, the Board must set a date to hold a public hearing on the annexation request. Mr. Cearley made a motion to accept the finding and set a public hearing on the annexation request for August 11, 2015 at 6:00 pm, seconded by Ms. Morrow, and carried unanimously.

### **New Business:**

Item 11A was a request to approve the Water-Sewer Rate Schedule incorporating a 3% across-the-board increase effective July 1, 2015. (Exhibit D) In keeping with the overall plan put forward when the \$5+ Million Water Line Improvement Project and the \$3.6 Million, 20-year Bond supporting its financing. At the time, it was determined that a minimum 12-15% rate increase to both Water and Sewer would be required, but that increase would be phased in over a period of 3-5 years. The first increase of 3 ½% went into effect with the FY2013-14 budget year, with a 3% increase for the FY2014-15 budget year and now this 3% increase; for a cumulative increase of 9 ½%. For the future, two more similar increases will likely be required in the succeeding budget years. These added revenues are required to pay the \$255,000+ in yearly debt service on the Water Bonds, as well as the ever escalating cost of treatment and system reinvestment. The 3% increase effective for July 1<sup>st</sup> is projected to add an estimated \$67,220 in new yearly revenues to support the Water/Sewer Fund Budget. Mr. Huggins made a motion to approve the 3% across-the-board rate increase for both Water and Sewer rates as presented, seconded by Mr. Withers, and carried unanimously.

Item 11B was a request to approve a request for funding from the Gaston County Alliance for Growth Image Campaign. At the May 14<sup>th</sup> Budget Work Session, Mr. Mark Cramer gave a presentation from the newly-formed Gaston County Alliance for Growth on their plans to conduct a 3-year "Image Campaign" to assist job creation and tax-base growth in Gaston County through a concerted, marketing campaign. (Exhibit E) They have requested \$5000 from Dallas. The Town's Economic Development Fund, which supports the TOP TIER Grants and other economic incentives can be used to fund this request. To date, the fund has committed \$5000 to the Steve Ratchford TOP TIER Grant; \$29,900 to the Parking Lot design/engineering; and has a request from the Dallas Historic Courthouse Foundation for \$25,700 for the Plaza design/engineering; for a cumulative total of \$60,600. The Economic Development Fund is currently funded with \$270,171. Mr. Withers made a motion to approve \$5000

for the Gaston County Alliance for Growth Image Campaign to be drawn from the Economic Development Fund, seconded by Mr. Cearley, and carried unanimously.

Item 11C was a request to authorize use of CDBG Program Income Funds for Jagers Park Improvements. In 2002, the Town entered into an agreement with the developers of the Dallas High School Apartments to use a CDBG Housing Grant to loan the developers \$230,000 at 2% for a 20-year period, with interest-only payments throughout the 20 year amortization period with a balloon payment for the full \$230,000 principal due at conclusion. Since that time (a period of eleven years) the Town has been receiving \$3,720 per year of interest, which now totals \$40,920.00. The Town can use these funds for any CDBG eligible activities, which means capital improvements to public facilities in low-to-moderate income neighborhoods. Jagers Park is a recognized public facility within a clearly eligible area. Staff is proposing to use some of these funds to make some additional improvements to the Park. Specific improvements would include: 1) Resurfacing and restriping the older, existing basketball court at a cost of \$6,966; 2) Removing the aged, damaged fencing around that court with our own forces and then replace that fencing with new backstops only behind the goals on both the old and new courts at a cost of \$7,082; 3) After construction of the new picnic shelter, it was realized that the six picnic tables ordered will not be sufficient, so four more would be purchased at a cost of \$3,500. The combined total of these improvements is \$17,548. Mr. Huggins made a motion to authorize using \$17,548 of the CDBG Program Income Funds for the improvements outlined at Jagers Park, seconded by Mr. Cearley, and carried unanimously.

Item 11D was a request to declare as surplus and offer for public sale a 1989 Ford Spartan Fire Truck after the purchase of a new fire truck this year. Mayor Coleman suggested that the 1989 truck be transferred to the Public Works Department and to surplus the 1979 Fire Truck currently used by Public Works. Gaston College has approached the Town about granting them the surplus Fire Truck for use in their Fire Training Program, as opposed to offering for public sale. It was discussed that the Board would like to obtain advertising time on the radio station operated by Gaston College. Ms. Morrow made a motion to grant the 1979 Fire Truck currently used by Public Works to Gaston College in exchange for advertising time on the College's radio station and to transfer the 1989 Spartan Fire Truck to Public Works, seconded by Mr. Huggins, and carried unanimously.

Item 11E was a request to approve a contract with Centralina Council of Governments (CCOG) for Minimum Housing Code Enforcement Work. While the Town handles planning, zoning, and basic code enforcement (nuisance) issues with our Development Services Director and other assigned staff, it is a struggle to respond to the more serious Minimum Housing Code issues and complaints because there are no staff members certified to inspect and evaluate the conditions of the electrical, plumbing, and structural integrity, and then lawfully administer the enforcement procedures when any of these are found to be substandard. Currently, there is not a large number of these issues and the Town has taken a "complaint-driven" approach to this point. However, it is not feasible to continue in this manner and there is a need to deal with several problem locations. The CCOG has provided a proposed contract to perform these functions (on demand) on behalf of the Town, similar to how they function in this area for several other neighboring small jurisdictions. CCOG has trained professionals with years of experience and the appropriate certifications to act as inspectors and enforcement officers and will prove far more efficient for the Town's needs than to try to hire such staff. To get started, they have offered a general services contract as a member of CCOG, and a more specific "Statement of Work" laying out the actual terms. Specifically, Dallas is allocated 79 total hours of the professional's services with the idea that such number should serve our needs for the identifiable future. If it is determined that more hours are needed, then the contract could be modified. The cost is set at \$5,224, plus any out-of-pocket expenses. Funding would come from the FY2015-16 Community Development Budget. Mr. Cearley made a

motion to approve the contract with CCOG as presented for Minimum Housing Code Enforcement Work, seconded by Mr. Withers, and carried unanimously.

Item 11F, was a request to approve a contract with CityScape for marketing of Cellular Communication Antenna sites. CityScape Consultants, headquartered in Boca Raton, Florida, is the firm the Town is using to provide specialized consulting and engineering review services when evaluating the request to site cell towers in the Town of Dallas. CityScape only works for local government clients, and in addition to engineering and technical reviews, they also specialize in marketing possible governmental sites to new carriers. Upon request, they have submitted a proposed contract in which they would market the Town's existing water tower on Ollie Way, off of Dallas-High Shoals Highway (Which has no current antenna sites located on it), as well as the property the Town owns near Ingles (for a new tower); as well as the Oakland Street water tower site (once Cricket leaves); and in return, should they generate any contracts for the Town that did not previously exist, they would be entitled to 25% of the revenue received. CityScape would only make money from new revenues, and the Town would not be out-of-pocket for any expenses associated from their efforts if those efforts yielded no results. In addition, they would manage the Town's existing cell contracts for the future and renegotiate them upon expiration and, in return, would only receive payment if they increased those contracts by more than 25% over existing terms. In such circumstances, they would receive 15% of those newly negotiated amounts. Under the terms of this contract, Dallas would have potential for substantial gain, with nothing to lose; should CityScape locate new opportunities. In effect, they are working on "commission", as they bring new money to the Town; of which they would receive a reasonable portion. The contract carries a five-year term, but can be cancelled by either party with 90 days written advance notice prior to the term expiration. Otherwise, it would automatically renew for an additional five-year term. Mr. Cearley made a motion to approve the contract with CityScape Consultants to market Cellular Communication Antenna sites as presented, seconded by Ms. Morrow, and carried unanimously.

Item 11G, was a request to appoint James Palenick to the County Environmental Review Advisory Board. Each three years, the Gaston County Board of Commissioners appoints a municipal representative to the County Environmental Review Advisory Board (this Board enforces the Gaston County Erosion & Sedimentation Control Ordinance), who represents Gaston County municipalities and does so in alphabetical, revolving order. The current member, whose term is expiring represents Cramerton. As such, it is Dallas' turn to recommend a nominee. Mr. Palenick has volunteered to serve on this Board as he believes very strongly in environmental protection and wants to see the storm water regulations fairly and properly enforced. Mr. Cearley made a motion to recommend Mr. Palenick as the municipal representative to the Gaston County Board of Commissioners to serve on the County Environmental Review Advisory Board, seconded by Ms. Morrow, and carried unanimously.

Item 11H, was a petition for voluntary, noncontiguous annexation of the Ole Dallas Brewery Property at 136 Durkee Lane, Dallas. Mr. Cliff Cloninger and Mr. Jerry Brooks, owners of a 7-acre parcel of property located at 136 Durkee Lane (an unincorporated area of Gaston County), which houses the fledgling Ole Dallas Brewery operation; have submitted a petition for the annexation of this property into the Town of Dallas. (Exhibit F) The property does fall within the agreed upon Sphere of Influence Agreement with the City of Gastonia, meaning that Gastonia would have no objection should Dallas choose to annex. The first step in addressing this petition, as prescribed by State Statute, is to forward the petition to the Town Clerk with direction to determine its sufficiency and for the Clerk to then report such findings back to the Board of Aldermen. Mr. Cearley made a motion to direct the Clerk to determine the sufficiency of the petition, seconded by Ms. Morrow, and carried unanimously.

Item 11I, was the added item by Mr. Cearley to discuss a potential special event. He would like to investigate bring New Millennium Championship Wrestling to Dallas. He is of the understanding that the group charges \$500 to perform and he would like to make the event free to the public. Mr. Cearley will contact the group for more information and bring this information back to the Board at a future time.

Item 11J, was a request from Mr. Palenick to hold a called meeting at 6:00 pm on Tuesday, June 23 after the scheduled Work Session at 5:00 pm. This meeting would also include a closed session to discuss real estate. Mr. Withers made a motion to hold a Work Session at 5:00 pm on Tuesday, June 23, 2015 to be followed by a Called Meeting at 6:00 pm, seconded by Ms. Morrow, and carried unanimously.

Mr. Palenick gave a Manager's Report, noting current projects.

Mr. Withers made a motion to adjourn, seconded by Mr. Cearley, and carried unanimously. (7:44)

---

Rick Coleman, Mayor

---

Maria Stroupe, Town Clerk

# CERTIFICATE OF APPRECIATION

This certificate is awarded to

**DAVID LEE MATHIS**

in recognition of his 10th anniversary with the Town of Dallas on **May 3, 2015**  
and in gratitude for his years of dedication and service

**TOWN OF DALLAS**



\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**BUDGET ORDINANCE FOR THE TOWN OF DALLAS**

For:  
Fiscal-Year 2015-2016

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF DALLAS,  
NORTH CAROLINA THAT:**

SECTION 1: The schedules of expenditures listed in this ordinance are hereby appropriated for the operation and activities of the general town government for the fiscal year beginning July 1, 2015, and ending June 30, 2016, in accordance with the chart of accounts heretofore established for the Town of Dallas.

Administration	\$ 189,691
Community Development	357,053
Building and Grounds	83,013
Courthouse	270,683
Police	1,179,917
Fire	361,097
Street	463,818
Recreation	471,282
Solid Waste	<u>366,921</u>
	\$ 3,743,474

SECTION 2: The schedules of revenues listed in this ordinance are established as an estimate to be available for the General Fund for the fiscal year beginning July 1, 2012, and ending June 30, 2013.

Current and Prior Ad Valorem Taxes	\$ 1,066,550
Motor Vehicle Licenses	15,980
Business Registration Fees	5,400
Powell Bill Allocation	134,581
Interest Earnings: Powell Bill	20
Interest Earnings: General	3,750
Arrest Fees	975
Franchises Taxes	124,323
Telecommunications Sales tax	64,430
Video Programming Sales Tax	17,215
Recreation Revenue	71,530
Gaston County Hold Harmless	151,255
Local Option Sales Tax 1c	357,882
Solid Waste Collection Fee	329,291
Extra Call-in and Bag Sale	7,740
Natural Gas Excise Tax	25,095
Zoning Fees	4,980
Solid Waste Disposal Tax	3,017
Alcohol/Beverage Tax	20,838
ABC Wholesale Dist.	7,025

NC Grant Fire Dept.	10,260
Fund Balance	260,037
Return-On-Equity from Electric Fund	780,519
Private Contrib. – Courthouse	222,750
Contrib. From Econ. Dev. Fund	25,700
Courthouse Rental Fees	4,356
EVMB Sign Revenues	2,425
Miscellaneous & Other	<u>25,550</u>
	\$ 3,743,474

SECTION 3. The schedules of expenditures listed in this ordinance are hereby appropriated for the operations of the Water and Sewer Enterprise Utility Fund for the fiscal year beginning July 1, 2015, and ending June 30, 2016, in accordance with the chart of accounts heretofore established for the Town of Dallas.

Total Water and Sewer Operations:	\$ 1,620,677
Water Plant:	645,512
Sewer Plant:	<u>421,536</u>
TOTAL WATER AND SEWER:	\$2,687,724

SECTION 4: The schedule of revenues listed in this ordinance are established as an estimate to be available in the Water and Sewer Enterprise Utility Fund for the fiscal year beginning July 1, 2015, and ending June 30, 2016.

Water Revenue	\$ 1,449,950
Sewer Revenue	795,660
Other	11,200
Late Charge	71,500
Water Taps	11,200
Sewer Taps	7,600
Antenna Lease	73,727
Fund Balance	<u>266,887</u>
	\$2,687,724

SECTION 5. The schedule of expenditures listed in this ordinance are hereby appropriated for the operation of the Electric Enterprise Utility Fund for the fiscal year beginning July 1, 2015, and ending June 30, 2016, in accordance with the chart of accounts heretofore established for the Town of Dallas.

Electrical	<u>8,760,995</u>
	\$8,760,895

SECTION 6: The schedule of revenues listed in this ordinance are established as an estimate to be available for the Electric Fund for the fiscal year beginning July 1, 2015, and ending June 30, 2016.

Electric Charge	\$7,002,125
Sales Tax on Electric Bills	443,750
T-2 Light Charges	137,250
Service Charge	62,450
Electric Charge from Other Departments (reimbursement)	319,200
Written Off Accounts	29,750

Customer-billed Charges	15,750
Interest on Investment	16
Pole Rental Fees	17,350
Miscellaneous & Other	500
Sale of Surplus property	12,500
Electric "True-up" Revenue	170,650
Fund Balance	<u>549,704</u>

\$ 8,760,995

SECTION 7: The schedule of expenditures listed in this ordinance are hereby appropriated for the operation of the Storm Water Enterprise Utility Fund for the fiscal year beginning July 1, 2015, and ending June 30, 2016, in accordance with the chart of accounts heretofore established for the Town of Dallas.

Operations	\$34,326
Professional Services	24,750
Maintenance & Repair	4,800
Capital Outlay	<u>101,500</u>
	\$165,376

SECTION 8: The schedule of revenues listed in this ordinance are established as an estimate to be available for the Storm Water Enterprise Utility Fund for the fiscal year beginning July 1, 2012, and ending June 30, 2013.

Storm Water Charges	\$ 82,680
Grant Revenue	26,250
Fund Balance	<u>56,446</u>
	\$ 165,376

SECTION 9: There is hereby levied a tax at the rate of thirty-eight cents (\$0.38) per one hundred dollars (\$100) assessed valuation of property listed for Taxes as of January 1, 2016, for the purpose of raising the revenue listed as "Current Ad Valorem Taxes" and "Vehicle Taxes" in the General Fund. The County of Gaston shall collect these taxes for the Town. In addition, Motor Vehicle License fees shall remain at \$5.00 per vehicle.

SECTION 10: That the local sales tax shall be accounted as a Revenue in the General Fund.

SECTION 11: That the Solid Waste collection fees, Recreation fees, Zoning and Planning permit and review Fees, Utility fees, and any and all other Town-imposed fees shall be set in accordance with the duly-adopted Fee Schedule for the Town of Dallas.

SECTION 11: To allow the Town Manager to make line item adjustments within the funds. Any transfer of money between funds, however, shall be accomplished exclusively by action of the Board of Aldermen.. The 2015-2016 Fiscal Year Budget hereby establishes Funds and Departments as shown in the Budget Document.

SECTION 12: Copies of this Budget Ordinance, with detailed Fund and Department accounts, shall be furnished to the Town Clerk, to the Board of Aldermen, and to the Town Manager, to be kept by them for their direction on disbursement of funds:

SECTION 13: That a properly-noticed Public Hearing was held on June 9, 2015, at 6:00 p.m. in the Community Room of the Town's Fire Department Building.

Motion by Alderman \_\_\_\_\_ to adopt the 2015-2016 Fiscal Year Budget Ordinance. Seconded by Alderman \_\_\_\_\_ and carried by the following vote:

Ayes:

Nays:

Adopted this 9th day of June, 2015.

\_\_\_\_\_  
Mayor Rick Coleman

Attested:

\_\_\_\_\_  
Maria Stroupe, Town Clerk



**Mayor**

Rick Coleman

**Aldermen**

Jerry Cearley  
Allen Huggins  
Stacey Walker  
Darlene Morrow  
Hoyle Withers

**Town Manager**

James Palenick

**Town Clerk**

Maria Stroupe

**Town Attorney**

J. Thomas Hunn

**Public Works**

Bill Trudnak

**Electrical**

ug Huffman

**Police Chief**

Gary Buckner

**Planning**

Jack Kiser

**Fire Chief**

Steve Lambert

**Recreation**

Anne Martin

Town of Dallas  
210 N. Holland St.  
Dallas, NC 28034

**Phone:**

704-922-3176

**Fax:**

704-922-4701

**Web Page:**

[www.dallasnc.net](http://www.dallasnc.net)

June 9, 2015

Dear Mayor and Board of Aldermen,

Pursuant to the motion passed by the Board of Aldermen on May 12, 2015, and G.S. §160A-58.2, we have investigated the petition for noncontiguous ("satellite") annexation from Maria C. and Steve P. Mason. We have determined that the petition is sufficient and technically meets the requirements of G.S. §160A-58.1. This is more particularly described in the accompanying pages.

In accordance with G.S. §160A-58.2 upon this certification, the Board of Aldermen shall fix a date for public hearing the question of the requested annexation.

Respectfully,

Maria Stroupe  
Administrative Services Director



**SCHEDULE C  
TOWN OF DALLAS  
Water And Sewer Service Rate Schedule**

The following rates apply for water (metered) and sewer service to residential, commercial, industrial, and irrigation accounts inside and outside the corporate limits of the Town of Dallas, as provided through the Town of Dallas municipal Water and Sewer Utility.

**Water (Incl. Irrigation)  
In-City**

<u>Usage</u>	<u>Minimum Charge</u>	<u>(plus)</u>	<u>Vol Charge (Per 1,000 gl)</u>
0-1000	\$9.12/month		\$2.85 (for usage 0-1000)
1,001-3000	\$11.97/month		4.28 (for usage 1001-3000)
3001-5000	\$20.54/month		5.60 (for usage 3001-5000)
5001-10000	\$31.74/month		6.04 (for usage 5001-10000)
Over 10000	\$61.92/month		6.48 (for usage Over 10000)

**Out-City**

0-1000	\$25.91/Month		\$2.85 (for usage 0-1000)
1001-3000	\$28.77/month		8.56 (for usage 1001-3000)
3001-5000	\$45.89/month		9.99 (for usage 3001-5000)
5001-10000	\$65.87/month		12.08 (for usage 5001-10000)
Over 10000	\$126.28/month		13.07 (for usage Over 10000)

**Sewer  
In-City**

<u>Usage</u>	<u>Minimum Charge</u>	<u>(plus)</u>	<u>Vol. Charge (Per 1,000 gl)</u>
0-1000	\$9.99/Month		\$2.85 (for usage 0-1000)
1001-3000	\$12.84/month		4.28 (for usage 1001-3000)
3001-5000	\$21.41/month		5.60 (for usage 3001-5000)
5001-10000	\$32.62/month		6.04 (for usage 5001-10000)
Over 10000	\$62.80/month		6.53 (for usage Over 10000)

**Out-City**

0-1000	\$13.73/Month		\$2.85 (for usage 0-1000)
1001-3000	\$16.58/month		4.28 (for usage 1001-3000)
3001-5000	\$25.15/month		5.60 (for usage 3001-5000)

EXHIBIT D(2)

<b>5001-10000</b>	<b>\$36.36/month</b>	<b>\$6.04 (for usage 5001-10000)</b>
<b>Over 10000</b>	<b>\$66.54/month</b>	<b>6.53(for usage Over 10000)</b>

Any "Active" account shall be charged a monthly Minimum Fee, regardless of usage. Thereafter, the Volume charge shall be calculated at the rate indicated for the volume tier of usage. Each separate, volume tier of usage shall be calculated at the rate for that tier of usage.

Sewer charges are based on the number of gallons of water used each month through a metered service.

Effective: July 1, 2015

ALLIANCE FOR GROWTH IMAGE CAMPAIGN  
CONCEPT OVERVIEW AND FUNDING REQUEST

May 14, 2015

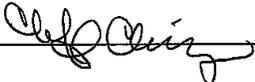
1. The Gaston County Image Campaign is a critical component of the Alliance for Growth plan developed by over 100 Gaston County leaders.
2. The broad goal of the plan is to help create jobs and grow the tax base in Gaston County.
3. In developing the plan, the market research firm VOCCII conducted a survey and discovered among other findings that:
  - a. 78% of Mecklenburg residents have no or only limited knowledge of Gaston County, and
  - b. Only 58% of our own residents have positive image of Gaston County.
4. These are sobering statistics and that negative image is reinforced by a steady stream of bad press reports, making it difficult to attract employers, new residents and visitors.
5. Improving Gaston County's image will take financial resources and a sustained commitment.
6. The targets of the campaign would be:
  - a. Business, recreational, cultural and other visitors, as well as conventioners,
  - b. The development community from the region and beyond,
  - c. Workforce moving to the region and within the region,
  - d. Small businesses and entrepreneurs, and
  - e. News Media.
7. The Image Campaign would extend over 3 years, with at least \$400,000 total funding in Year 1 and \$250,000 in years 2 and 3. Committed or potential investors include:
  - a. Gaston County Travel and Tourism/Gaston County - \$150,000 (Yr1), \$93,750 (Yr2+3),
  - b. Private Sector/GGDC - \$100,000 (Yr1), \$62,500 (Yr2+3),
  - c. City of Gastonia - \$100,000 (Yr1), \$62,500 (Yr2+3),
  - d. City of Mount Holly - \$25,000 (Yr1), \$15,625 (Yr2+3),
  - e. City of Belmont - \$25,000 (Yr1), \$15,625 (Yr2+3), and
  - f. All other Gaston municipalities will be asked for at least \$5,000 each.
8. This is a great opportunity for all participants to leverage their individual investments as part of a large-scale campaign made possible through working together.
9. This is a good deal of money and what Return on Investment can be expected?
  - a. Our image will improve, both in the region and here at home,
  - b. We will engage the "movers and shakers" to personally visit Gaston County,
  - c. We will establish missing connections throughout the region, and
  - d. More capital investment will occur here which will expand our tax base and create jobs.
10. All investors in the Image Campaign would receive seats on a Steering Committee (2 seats for \$100,000 or over, 1 seat for \$25,000 up to \$100,000, all municipalities contributing less than \$25,000 would share 1 seat).
11. The Steering Committee would oversee the RFP process, select the Public Relations-Marketing firm and have oversight of contract implementation.
12. Greater Gaston Development Corporation would support the RFP process, serve as fiscal agent for the resulting contract and manage execution.
13. Building off the VOCCII survey, metrics for the campaign will be established and the effectiveness of the campaign will be measured periodically.
14. Working together we CAN improve Gaston County's image, and we must, if we are to grow and prosper as a vital part of one of the most dynamic regions in the country.

TOWN OF DALLAS, NORTH CAROLINA  
PETITION FOR NONCONTIGUOUS ANNEXATION

DATE: 6/2/15

To the Board of Aldermen of the Town of Dallas:

1. We the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the Town of Dallas:

A. Name: Cliff Cloninger  
Complete Address: 918 Miles Rd Dallas NC 28034  
Signature: 

B. Name: Robin Cloninger  
Complete Address: 918 Miles Rd Dallas NC 28034  
Signature: 

C. Name: Jerry Brooks  
Complete Address: 3560 Dallas High Shoals Hwy Dallas NC 28034  
Signature: 

D. Name: Pat Brooks  
Complete Address: 3560 Dallas High Shoals Hwy Dallas NC 28034  
Signature: 

2. The area to be annexed is not contiguous to the primary corporate limits of the Town of Dallas and the boundaries of such territory are as follows:

**LOCATION MAP- SATELLITE ANNEXATION REQUEST OF CLIFF F. CLONINGER & JERRY BROOKS**

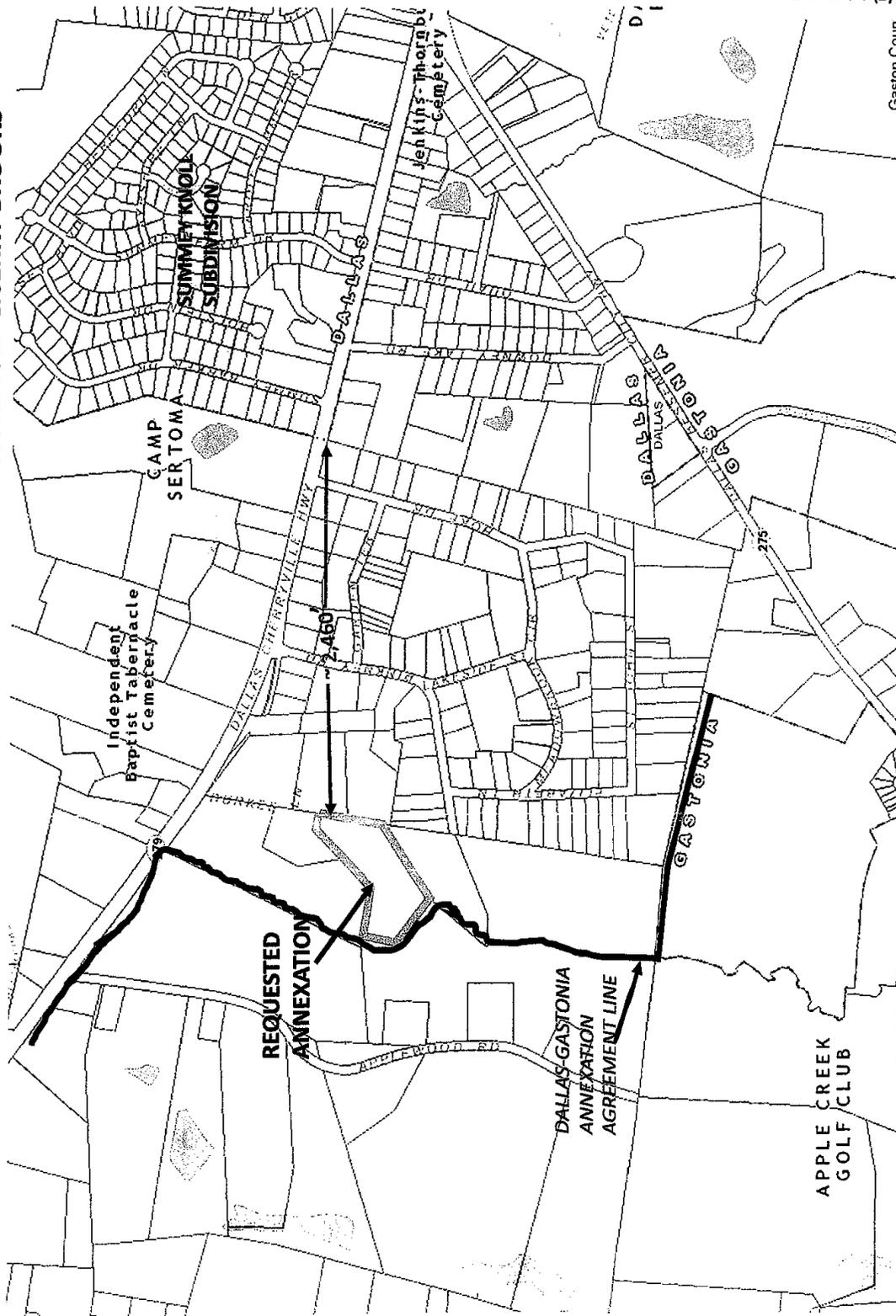
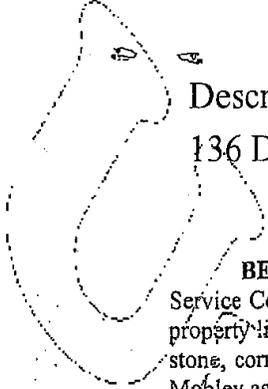


EXHIBIT F(2)

Gaston Court



Description of the Tract of Land (Legal Description) of  
136 Durkee Lane, Dallas, NC 28034 (Ole Dallas Brewery)

**BEGINNING** at an iron, common corner of land belonging to Consolidated Service Corporation and H. M. Bingham, now or formerly and running thence with the property line of Bingham South 9 degrees 27 minutes 07 seconds West 440.01 feet to a stone, corner of H. L. Mobley, now or formerly; thence with the property line of H. L. Mobley as described in Deed Book 1132 at page 634 in the Gaston County Registry the following courses and distances: (a) South 56 degrees 55 minutes 27 seconds West 346.73 feet to an old iron pin, and (b) South 54 degrees 28 minutes 05 seconds West 246.87 feet to a point in the center of a branch; thence passing over an iron pipe on the bank of the branch located 8.43 feet from a point in the center of the branch North 51 degrees 10 minutes West 375.43 feet to an iron pin; thence North 11 degrees 40 minutes East 231.50 feet to an iron pin in the property line of Consolidated Service Corporation as described in Deed Book 986 at Page 645 in the Gaston County Registry; thence with the property line of Consolidated Service Corporation the following courses and distances: (a) South 80 degrees 02 minutes East 324 feet to an old iron pin, (b) North 45 degrees 28 minutes East 540.30 feet to an old iron pin, and (c) South 80 degrees 09 minutes East 106.65 feet to the point of Beginning.

