

**Town of Dallas
Agenda
August 10, 2021
6:00 PM
BOARD OF ALDERMEN
Rick Coleman, Mayor**

Allen Huggins

Frank Milton

Darlene Morrow

Jerry Cearley, Mayor Pro-Tem

E. Hoyle Withers

ITEM	SUBJECT	Page
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MINUTES FOR BOARD OF ALDERMEN MEETING

July 13th, 2021

6:00 PM

The following elected officials were present: Mayor Coleman, Mayor Pro-Tem Cearley, Alderman Huggins, Alderman Milton, Alderwoman Morrow, and Alderman Withers.

The following staff members were present: Maria Stroupe, Town Manager; Jonathan Newton, Finance Director; Rob Walls, Police Chief; Nolan Groce, Development Services Director; Bill Trudnak, Public Works Director; Matt Kanupp, Assistant Fire Chief; Doug Huffman, Electric Director; Brandon Whitener, Recreation Director; and Town Attorney, Tom Hunn.

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. There were no additions or deletions to the agenda. Alderman Huggins made a motion to approve the agenda as presented, seconded by Alderwoman Morrow, and carried unanimously.

Alderman Milton made a motion to approve the minutes from the June 8, 2021 regular meeting, the June 29, 2021 special meeting, and the June 29, 2021 work session; seconded by Alderman Cearley; and carried unanimously.

Recognition of Citizens:

Mr. Roy Jones, CEO of Electricities, along with Mr. Steve Peeler, Chairman of the Electricities Board of Directors, and Mr. Ed Miller, Electricities Board of Directors Member, made a presentation to Town employees on behalf of Electricities. Each gentleman made remarks concerning their positive impression of the Town's electric and public works departments. Mr. Jones also made a presentation to Town employees; Kelly Owens, Zachery Foreman, and Chris Page on their heroic actions in efforts to save the life of a fellow employee on February 23, 2021. Each employee was presented with a Resolution from Electricities citing their efforts (Exhibit 4A). Kelly Owens was present to accept the Resolutions. Alderman Huggins made a motion to accept the resolutions into the record, seconded by Alderman Cearley, and carried unanimously.

Ms. Starletta Hairston, 407 W. Main St., congratulated the Town on the July 4th concert and fireworks event and for the positive interaction with the crowd by police during the event. She also thanked the Board for addition of and support for the 9/11 Memorial Service prior to the September Concert and Cruise-In. She is involved with the planning committee and is appreciative of Aldermen Cearley and Withers participation with the committee, as well as the participation of Town Staff.

Mr. Mike Fields, 1333 Philadelphia Church Rd., echoed Ms. Hairston's comments concerning the July 4th event. Also, he asked if anything could be done about the traffic on Trade St. and the timing of the traffic lights, particularly during rush hour times.

Mr. Curtis Wilson, 438 S. Gaston St., offered a prayer for the Board of Aldermen, as they make decisions concerning the Town and Town Staff in their duties for the Town.

Consent Agenda:

Item 5A was a Resolution Accepting American Rescue Plan Act Funds (Exhibit 5A). Based on the most recent guidance and recommendations pertaining to receipt of funds from the American Rescue Plant Act (ARPA), a resolution formally accepting these funds in the Town of Dallas is suggested procedure. The resolution outlines acceptance and procedures related to receiving and using the funds. Also included in the resolution is designation of authority to the Mayor and Town Manager to take all necessary actions to receive the funds.

Alderman Cearley made a motion to approve the Consent Agenda as presented, seconded by Alderwoman Morrow, and carried unanimously.

Public Hearing:

Item 6A was a Public Hearing on a Zoning Text Amendment for 160D updates. Alderman Cearley made a motion to enter into the Public Hearing, seconded by Alderman Milton, and carried unanimously (6:21). North Carolina General Statute 160D consolidates current city- and county-enabling statutes for development regulations, currently Chapters 153A and 160A, into a single, unified chapter. Local governments were mandated to adopt these updates to be effective July 1, 2021 to conform local ordinances to the new law. Town Staff has worked with Centralina Regional Council to update the Town's existing ordinance to comply with Chapter 160D. The proposed updates reflect updates bringing Dallas' zoning ordinances into compliance (Exhibit 6A). There was no public comment. Alderman Withers made a motion to exit the Public Hearing, seconded by Alderman Cearley, and carried unanimously (6:24). Alderman Cearley made a motion to approve zoning text amendment updates to comply with Chapter 160D as presented and based on the following Consistency Statement: *"The proposed text amendment updates to Chapter 152 Subdivision Regulations and Chapter 153 Zoning Code are consistent with the 2003 Land Use Plan of the Town of Dallas, in order to maintain and enhance the Town's aesthetic qualities and physical character. The updates are therefore deemed reasonable and in the public's best interest as North Carolina General Statute 160D consolidates current city- and county-enabling statutes for development regulations which must be followed across the state."*, seconded by Alderwoman Morrow, and carried unanimously.

New Business:

Item 8A was a request to address a Planning Board/Board of Adjustment vacancy. Planning Board/Board of Adjustment positions are appointed by the Board of Aldermen for three-year terms. Following the June 2021 meeting, the terms of Tim Farris and Gene Brown expired. Mr. Brown expressed interest in being re-appointed to another three-year term. Mr. Farris is not seeking re-appointment. Development Services Director, Mr. Groce, recommended reappointing Mr. Brown to another term. The other position being vacated by Mr. Farris, as well as the open ETJ position, will be advertised to solicit applications from individuals interested in filling these positions. Alderman Cearley made a motion to re-appoint Mr. Gene Brown to another three-year term on the Planning Board/Board of Adjustment, seconded by Alderman Huggins, and carried unanimously.

Item 8B was a Special Events Application from The Rusty Rabbit (Exhibit 8B). Mr. Tim Ratchford submitted a Special Event Application for "Dreamer in Concert" on Saturday, July 31, 2021. The event features an outdoor concert. He is requesting that the 100 block of E. Main Street be closed between 2:00 pm and 12:00 am. The event would be held from 7:00 pm until 10:00 pm. Besides road closure, ten trash cans from the Town are being requested. Security would be provided at the organizers expense by hiring off-duty Dallas Police Officers. There is no mention of additional vendors in the application. Alderman Cearley made a motion to approve the event based on the submitted application, seconded by Alderwoman Morrow, and carried unanimously.

Item 8C was a Special Events Application from The Rusty Rabbit (Exhibit 8C). Mr. Tim Ratchford submitted a Special Event Application for "Oktoberfest" on Saturday, October 2, 2021. The event description lists the event as a Block Party with vendors and live music. Upon further discussion, the event is being planned as a BeerFest with multiple beer vendors. The request includes closing the 100 block of E. Main St. from 12 noon until 11:00 pm, with live music between 5:00 pm and 11:00 pm. Besides the road closure, ten trash cans from the Town are being requested. Security would be provided at the organizers expense by hiring off-duty Dallas Police Officers. Upon discussion, it was decided that a maximum of six (6) additional beer vendors would be allowed, not counting The Rusty Rabbit. A minimum of two Police Officers will be required, with an additional Officer required for each group of three (3) beer vendors which could mean as many as four (4) Police Officers. Alderman Cearley made a motion to approved the event based on the submitted application, as well as the additional vendor and security requirements, seconded by Alderman Huggins, and carried unanimously.

Item 8D was a Special Events Application from Chief Rob Walls (Exhibit 8D). Since 2016, the Police Department has hosted an event for area school children, where the children can pick up a book bag and school supplies. Last year's event was cancelled due to COVID-19. Previously the event has been very successful and was provided for again in this year's budget. The requested date is Tuesday, August 17, 2021 from 5:30 pm until 7:00 pm in the Dennis Franklin Gym. The

event will be supported by donations from businesses and residents, as well as with the budgeted funds from the Town. Alderman Huggins made a motion to approved the event based on the submitted application, seconded by Alderman Cearley, and carried unanimously.

Item 8E was an Annexation Petition for 1028 Rosewood Dr. (Exhibit 8E). The petition was submitted on June 10, 2021 by William M. Moore of Moore and Seagle Holdings LLC on behalf of property owners, Jerry and Lynn Campbell. The property is identified as Gaston County Parcel #171850 and is considered contiguous to Town limits. The petitioners are requesting annexation as Conditional Zoning, CD R-6 residential, for the development of a single-family subdivision. A Public Information meeting was held on Friday, July 9, 2021 with all of the abutting property owners being notified in advance, as required for the Conditional Zoning of the property. In order to proceed with the next step, the sufficiency of the annexation petition must be investigated upon direction of the Board of Aldermen. Alderman Milton made a motion to direct Staff to investigate the sufficiency of the application, seconded by Alderman Cearley, and carried unanimously.

Item 8F was an Annexation Petition for property located off of Dallas High Shoals Hwy (Exhibit 8F). The petition was submitted on June 16, 2021 by Helen Rhyne, property owner of Gaston County Parcel #169184, no address assigned. The property is considered non-contiguous. The petitioner is requesting annexation as Conditional Zoning, CDR-5 residential, for a potential single-family detached subdivision. In order to proceed with the next step, the sufficiency of the annexation petition must be investigated upon direction by the Board of Aldermen. No action was taken.

Item 8G was an Annexation Petition for property located off of Shepherds Way Dr. (Exhibit 8G). The petition was submitted on June 15, 2021 by Rosemary Finger Routszong, Trustee of property owner Marilyn S. Finger Irrevocable Trust. The petition includes three parcels, #303651, #170287, #169122, no addresses assigned. The petitioner is requesting annexation as Conditional Zoning, CD R-5 residential, for the development of a potential single-family detached subdivision. In order to proceed with the next step, the sufficiency of the annexation petition must be investigated upon direction by the Board of Aldermen. No action was taken.

Item 8H was an Annexation Petition for property located on Robinson Clemmer Rd. (Exhibit 8H). The petition was submitted on May 6, 2021 by Michael Dickson of Moss Realty on behalf of property owner YFKO LLC. The property is located across from Alder Ridge Subdivision on Robinson Clemmer Rd., no address assigned. Further identified as Gaston County Parcel #304617, this property is considered contiguous to Town limits. The majority of the property is located within Town limits, but approximately 0.25 acres remains in Gaston County. The petitioner is requesting annexation as Conventional R-6 residential, for the future subdivision of the property development of single-family homes. In order to proceed with the next step, the sufficiency of the annexation petition must be investigated upon direction by the Board of Aldermen. Alderman Withers made a motion to direct Staff to investigate the sufficiency of the application, seconded by Alderwoman Morrow, and carried unanimously.

Item 8I was a Budget Amendment for Town Sponsored Events. Due to the September Summer Concert and Cruise-In falling on September 11th, a 9/11 Memorial Service has been added to commemorate the 20th anniversary. This was not included in the original Town Events budget, so a budget amendment needs to be made to cover anticipated expenses. A \$600 budget amendment (Exhibit 8I) is proposed to make provisions for any incurred expenses associated with the added event. Alderman Milton made a motion to approved the Budget Amendment as presented, seconded by Alderman Cearley, and carried unanimously.

Ms. Stroupe gave a Manager's Report, noting that the Dallas Police Department has been awarded the "Law Enforcement Agency of the Year" by the North Carolina Police Executives Association (NCPEA) in recognition of programs and community policing. Chief Rob Walls was previously awarded the "Police Executive of the Year" for 2020. Chief Walls will attend the NCPEA conference at the end of the month to accept both the departmental award and his award from last year, as the conference was not held in-person due to COVID-19.

Alderman Cearley made a motion to adjourn, seconded by Alderwoman Morrow, and carried unanimously. (6:52)

MINUTES FOR BOARD OF ALDERMEN WORK SESSION
July 27, 2021
5:00 PM

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

The following Staff members were present: Nolan Groce, Development Services Director; Sarah Hamrick, Acting Town Clerk; Kevin Wingate, Sergeant; Jonathan Newton, Finance Director; Bill Trudnak, Public Works Director; Doug Huffman, Electric Director; Earl Withers, III, Fire Chief; and Brandon Whitener, Recreation Director.

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

The Mayor then opened with the Pledge of Allegiance to the Flag.

At this time, the Mayor asked if the CERRI presentation could be moved to the front of the agenda. Alderwoman Morrow motioned to approve the agenda as presented, seconded by Alderman Huggins, and carried unanimously.

New Business:

Item 3B NC Department of Commerce CERRI Program Presentation

Jeff Emory, with the NC Department of Commerce Rural Planning Center, provided a short presentation on the CERRI (Community Economic Recovery and Resiliency Initiative) Program. This will be discussed further at the Regular Board Meeting in August.

Item 3A Town Trees

This discussion was to determine the best way to manage the crepe myrtle trees around the Square and in Town right-of-ways. Regular maintenance will continue in the fall by the Tree department and the pruning of the trees will be determined after the last frost later in April of 2022.

Alderwoman Morrow motioned to adjourn, seconded by Alderman Milton, and carried unanimously. 5:25 pm.

Rick Coleman, Mayor

Sarah Hamrick, Acting Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Resolution Requesting Participation in CERRI Program

AGENDA ITEM NO. 5A

MEETING DATE: 08/10/2021

BACKGROUND INFORMATION:

The North Carolina Main Street & Rural Planning Center, part of the North Carolina Department of Commerce, provides services and assistance to local community economic development efforts. The Center has developed the Community Economic Recovery and Resiliency Initiative ("CERRI"). CERRI provides a planning process to help communities develop strategies to recover from the economic impacts of COVID-19 and build local economies that are more resilient to future crises. The program also includes technical services to assist communities with implementing those strategies.

Jeff Emory, Community Economic Development Planner, gave a presentation at the July 27th Work Session outlining the CERRI program.

Attached is a Memorandum of Understanding (MOU) and a Resolution Requesting Participation for Dallas to work with CERRI program to strengthen and build our community economy.

MANAGER RECOMMENDATION: Approve the MOU and Resolution Requesting Participation in the CERRI program, as presented.

BOARD ACTION TAKEN:

A Resolution Requesting Participation in the Community Economic Recovery and Resiliency Initiative (CERRI) and the Associated Services of the North Carolina Department of Commerce, Rural Economic Development Division, NC Main Street & Rural Planning Center

WHEREAS, in response to the economic challenges small towns and rural communities have been facing due to the COVID-19 pandemic, the NC Main Street & Rural Planning Center (“Center”) developed the Community Economic Recovery and Resiliency Initiative (“CERRI”); and

WHEREAS, the DERRI provides a planning process to help communities develop strategies to recover from the economic impacts of COVID-19 and build local economies that are more resilient to future crises and also includes technical services to assist communities with implementing those strategies; and

WHEREAS, the Board of Aldermen of the Town of Dallas NC (“Board”), would like to participate in the CERRI (“Project”); and

WHEREAS, the Board would like assistance with the Project from the Center; and

WHEREAS, the Board and the Center have reached a mutually agreeable scope of work for the Project (Memorandum of Understanding attached), which outlines the tasks to be performed by the Center and those to be performed by the Town of Dallas and/or by other Project partners (if applicable), as well as the projected timeframe within which the Project will be completed.

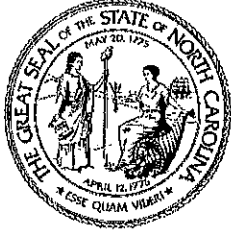
NOW, THEREFORE, BE IT RESOLVED, that the Town of Dallas Board of Aldermen hereby requests that the Center assist the Town of Dallas with the Project and expresses its commitment to the planning process and the implementation of the Project when work is completed.

Adopted this the 10th day of August, 2021

Rick Goleman, Mayor

Attested by:

Sarah Hamrick, Town Clerk



MEMORANDUM OF UNDERSTANDING

N.C. Department of Commerce
Rural Economic Development Division
NC Main Street & Rural Planning Center
Rural Planning Program
August, 2021

Assistance to Town of Dallas, NC: Community Economic Recovery and Resiliency Initiative (CERRI) and Update of existing Strategic Plan

As part of the North Carolina Department of Commerce, the state's lead agency for promoting economic development and prosperity, the NC Main Street & Rural Planning Center ("Center") provides services and assistance to add value to local community economic development efforts. In response to the economic challenges small towns and rural communities have been facing due to the COVID-19 pandemic, the Center developed the Community Economic Recovery and Resiliency Initiative ("CERRI"). The CERRI provides a planning process to help communities develop strategies to recover from the economic impacts of COVID-19 and build local economies that are more resilient to future crises. It also includes technical services to assist communities with implementing those strategies.

To supplement the Town of Dallas resolution requesting CERRI services from the Center, below is an outline of the project and services to be provided, including roles and responsibilities of those to be involved, and several conditions pertaining to the services. Please review, sign, and return, as indicated below, to signify agreement.

1. The primary services for the CERRI project include the following:

A. Community Assessment

The Center will facilitate one or more assessment meeting(s) with a local work group that will include:

1. Presentation of local economic data relative to the current situation, economic diversity, and related information.
2. Presentation of survey data relative to the local government's support of the small business community.
3. Discussion of the impacts of COVID-19 on the local economy, identification of economic assets and drivers, and a SWOT (strengths, weaknesses, opportunities, and threats) analysis.
4. Stakeholder interviews.

B. Development of Recovery Plan of Work

Following the Community Assessment, the Center will prepare an Economic Recovery Plan of Work with guidance from Town staff and the local work group. Plan development meeting(s) will include the presentation of findings from stakeholder interviews, the identification and prioritization of action items from the Community Assessment, and the development of strategies to help the local economy recover and become more resilient to future crises.

C. Delivery of Implementation Services

Following the drafting of the Economic Recovery Plan of Work, the Center will work with Town staff, the local work group, and other partners (if applicable) to determine which implementation services and resources will be most beneficial for the community's recovery and resiliency efforts and within what timeframe(s) they should be pursued.

2. The mission of the Center is to work in regions, counties, cities, towns, downtown districts, and designated North Carolina Main Street communities to inspire placemaking through building asset-based economic development strategies that achieve measurable results such as investment, business growth, and jobs. To further that mission, the Center may share successful "best practices" with other communities when appropriate. In this context, relevant materials produced from the project and economic outcomes may be shared with other communities, as needed.

3. For planning purposes, all meetings and events related to the project will be held in person. If NC Commerce policy restricting travel changes prior to or during the project, the Center will discuss the impact(s) of such changes with Town staff and make adjustments to this Memorandum of Understanding, if needed.

4. The Town will be responsible for providing meeting space, and technology needed for presentations. Stakeholder interviews can be conducted via teleconference, telephone, or in person. The Town will share all relevant maps, documents and plans electronically with the Center and all project participants.

5. For assistance with the CERRI, Town will be responsible for assembling a local work group and identifying stakeholders to participate in the project. The local work group may include, but is not limited to, elected officials, municipal or county staff, local business owners/operators, representatives of civic organizations with an interest in the community, and/or active citizens.

6. The Center currently has a staff with various skill sets in economic and community development planning and is responsible for delivering services throughout the state. When the Center accepts a project, its goal is to complete the project in a timely and responsible manner. In the event of staff turnover, budget reductions, or other unforeseeable events, however, the Center may be compelled to place a project in an indefinite "hold" status until replacement staff resources can be secured. In rare cases, where very specialized staff skills are unable to be replaced, the project commitment may be terminated. Projects may also be re-prioritized consistent with department or division policies.

The CERRI project is planned to begin in August 2021 to be completed by December 2021. The Center staff member assigned to lead the project will be Jeff Emory, Community Economic Development Planner for the Southwest Region, with assistance from other staff as needed.

I have reviewed this Memorandum of Understanding regarding Community Economic Recovery and Resiliency Initiative project services to be provided to Town of Dallas by the NC Main Street & Rural Planning Center and accept its terms and conditions.

Signed:

Mayor
Town of Dallas, NC

Date

Please sign, date, and return to:
Darren Rhodes, Rural Planning Program Manager
drhodes@nccommerce.com
(336) 618-5117

N.C. Department of Commerce
Rural Economic Development Division
NC Main Street & Rural Planning Center
525 Vine Street
Winston-Salem, NC 27101

Dallas CERRI Meeting Process

Preliminary Work	<ul style="list-style-type: none"> • Establish Local Work Group • Community/Town Tour • Distribute work group Survey • Send Local Government Survey to Point of Contact
Develop Information Base and Analyze Economic Opportunities	
1 st meeting September 2021	<ul style="list-style-type: none"> • Review CERRI and roles of work group • Review and present data and analysis- send to work group prior to meeting via email • Review format of work plan – describe focus of plan. • Present work group’s Survey results • Explain SWOT analysis • Explain Asset analysis • Stakeholder identification: Work group will create a list with 5-10 community members to survey by email. These community members can represent business leaders, community leaders, civic and church groups. Due within 10 days from meeting. • Explain Business Survey: To be distributed to all businesses in Dallas
	<ul style="list-style-type: none"> • Distribute (and ask others to distribute) Business Survey • Request stakeholder names & email from Workgroup 10 days after 1st meeting
2 nd meeting October 2021	<ul style="list-style-type: none"> • Present summary of Stakeholder Interviews • Present summary of Business Survey • Conduct SWOT and Asset Analysis • Review format of Recovery Work Plan
Recovery Work Planning	
3 rd meeting November 2021	<ul style="list-style-type: none"> • Review work plan foundation – a summary of what has been learned as well as action steps/recommendations to be implemented • Present draft Work Plan to work group and discuss • Review draft recommendations – assign recommendations to parties responsible and identify resources to implement recommendations
4 th meeting	<ul style="list-style-type: none"> • If needed
One year later	<ul style="list-style-type: none"> • Review plan accomplishments and update as needed.



TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Enforcement of State Fire Codes Agreement

AGENDA ITEM NO. 5B

MEETING DATE: 08/10/2021

BACKGROUND INFORMATION:

For a number of years, the Gaston County Fire Marshal's Office has provided fire prevention and life safety inspection services for the Town of Dallas. The attached written agreement outlines the services that are to be conducted by the Fire Marshal's Office for Dallas. The cost of this service is, and has been, an annually budgeted item. Under this agreement, the Fire Marshal's Office provides the following:

- 1 – Issue Fire Permits in accordance Section 105.6 and 105.7 of the North Carolina Fire Code.
- 2 – Conduct site inspections based on the North Carolina Fire Code Schedule.
- 3 – Seek judicial or equitable enforcement of said codes or ordinances when necessary.

Attached is the Interlocal Agreement with the Gaston County Fire Marshal's Office for the Enforcement of State Fire Codes.

MANAGER RECOMMENDATION: Approve the Interlocal Agreement for Enforcement of State Fire Codes, as presented.

BOARD ACTION TAKEN:

INTERLOCAL AGREEMENT

FOR THE ENFORCEMENT OF STATE FIRE CODES

This Agreement made on the last date set out below, by and between the Town of Dallas, a municipal corporation having a charter granted by the State of North Carolina, hereafter referred to as "Municipality", and Gaston County, a corporate and political body and a subdivision of the State of North Carolina, hereafter referred to as "County".

WITNESSETH:

WHEREAS, Article 20 of Chapter 160A of the General Statutes of the State of North Carolina authorizes among other things the contractual exercise by one unit of local government for one or more other units of any administrative or governmental power, function, public enterprise, right, privilege, or immunity of local government; and,

WHEREAS, the Municipality has adopted ordinances providing for the administration and enforcement of regulatory codes and County ordinances; and,

WHEREAS, such codes are commensurate with the regulatory codes and ordinances now in effect for Gaston County as enforced by the County; and,

WHEREAS, pursuant to N.C. Gen. Stat. Chapter 160A, Article 20 upon official request the governing body of any municipality within the county, the Gaston County Board of Commissioners may by agreement exercise enforcement powers within said Municipality and upon such direction may do so until such time as the Municipal governing body officially withdraws its request; and

WHEREAS, the Gaston County Board of Commissioners upon approval of a resolution and with written notice may withdraw the offering of the service to the Municipality.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements of the parties, the parties hereto agree as follows:

1. Purpose. The Purpose of this agreement is to provide for the transfer of jurisdiction to Gaston County Office of Emergency Management and Fire Services responsibility for State Fire Codes listed in the attached Exhibit "A", which is incorporated herein by reference.
2. Term. The term of this Agreement begins on the last date set out below and continues through June 30, 2022 and shall automatically renew each fiscal year thereafter, unless terminated as provided herein.

3. Responsibilities.

a. Municipality. The Municipality agrees to:

1. Provide any pre-permit or pre-inspection review of any applicable Municipal Zoning ordinances or regulations, as well as requirements of any other State or local agencies prior to issuance of zoning permit;
2. Provide to the County a written Certification that the above mention inspections have been approved by the Municipality;
3. Adopt by resolution the County's ordinance and regulations to be enforced and any subsequent amendments;
4. Allow the county to retain any fees collected pursuant to enforcement of the ordinance or permit fees;
5. Not hold County responsible for enforcement of any of Municipality's other ordinances, zoning or regulations, unless specifically contracted.

b. County. The county agrees to :

1. Issue Fire Permits in accordance Section 105.6 and 105.7 of the North Carolina Fire Code.
2. Conduct site inspections based on the North Carolina Fire Code Schedule;
3. Seek judicial or equitable enforcement of said codes or ordinances when necessary in the County's discretion.

4. Geographic Jurisdiction. The County shall have the authority to enforce the code and ordinances in the geographical jurisdiction stated in exhibit "A", which is attached hereto and incorporated by reference.

5. Personnel. The County shall employ and provide personnel sufficient to perform inspection duties for the Municipality.

6. Indemnity. The Municipality, during the term of this Agreement, shall indemnify and save harmless the County from and against any and all claims, demands and or causes of action arising out of enforcement by the County of State Fire codes or ordinances under the Agreement, with the exception of grossly negligent, willful or wanton conduct by the County.

7. Cost. The cost of services provided by the County shall be set forth in Exhibit "A", which is attached hereto and incorporated by reference. All fees shall be collected by the County; failure to receive fees associated with this Agreement will result in termination of this Agreement.

8. Termination. The Municipality or County may terminate the agreement upon a thirty (30) day written notice to the Manager or Mayor of the governing unit.

9. Amendment. This Agreement may only be amended in writing upon the signature

of both parties. No oral agreements shall have any effect.

10. Entire Agreement. This Agreement is the only agreement between the parties and contains all the terms agreed upon, and replaces any previous agreements. This agreement has no effect upon enforcement of codes or ordinances not specifically mentioned. If any part of this agreement is held invalid such decision shall not render the document invalid.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicate by themselves for their duly authorized offices of the day and year last set out below.

GASTON COUNTY

BY:

(Assistant) County Manager Date

ATTEST:

Donna S. Buff, Clerk to the Board

DALLAS

BY:

Signature

Date

Title:

ATTEST:

Clerk

Exhibit "A"

Codes:

Latest addition of the North Carolina Fire Prevention Code, as well as all Referenced Standards listed in the above mentioned Code.

County Ordinances:

None

Jurisdiction:

Incorporated area and extraterritorial jurisdiction of Town of Dallas

Cost:

Fire permits and inspections --fees and fines collected

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: 12th Annual Sons of Confederate Veterans Memorial Service

AGENDA ITEM NO. 5C

MEETING DATE: 08/10/2021

BACKGROUND INFORMATION:

Jim Lowery, Past Commander of the Col. William A. Stowe Camp 2142 of the Sons of Confederate Veterans, has submitted a request to conduct a memorial service on the Courthouse grounds for Saturday, September 25, 2021. The service would begin at 2:00 pm and would last less than an hour. No Town support services are requested or required and none would be provided. This event has been conducted with no incident for approximately 10 years prior to COVID-19.

MANAGER RECOMMENDATION: Approve the service with no provision of Town services.

BOARD ACTION TAKEN:



CONFEDERATE MEMORIAL SERVICE

1 message

Jim Lowery <deertrackhuntclub@gmail.com>

Tue, Jul 20, 2021 at 4:22 PM

To: Timothy Dale Leonhardt <tleonhardt85@gmail.com>

Town Manager (Maria Stroupe)
Honorable Mayor (Rick Coleman)
Dallas Town Council

After dealing with the (corona virus) which has finally loosened its grip. It is time once again to request permission to perform Our Confederate Memorial Service on the Grounds of The Old Dallas Courthouse. This service is to Honor the Men and Boys of Gaston County who signed up on these very grounds to Defend their Homes and Firesides from the foot of an (invader). If granted this will be our 12th annual service to Honor the 1500 plus who sacrificed everything to serve their Newly Formed Country, The Confederate States of America. We pledge to have an orderly service, and if granted will leave the grounds as we find them, by picking up behind Ourselves. We only need the area in front of the Courthouse and the Confederate Memorial Marker Honoring Our Soilders. Thank You and may God Bless Dixie!!!!

Past Commander Jim Lowery
Commander Tim Leonhardt

Requested Date and time of Service at 2pm September 25, 2021 Sat.

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: No Parking Schedule – Park Road

AGENDA ITEM NO. 6A

MEETING DATE: 08/10/2021

BACKGROUND INFORMATION:

Complaints have been received concerning parking on Park Road. This creates hazardous conditions, particularly in areas where sight lines are limited. The Police Department has reached out to residents to voluntarily refrain from parking on the street, but the problem is still occurring.

Staff recommends adding Park Road to the list of Parking Prohibited Schedule found in Chapter 76 of the Town Ordinance as Parking Prohibited from Dallas High Shoals Highway to the Town limits on BOTH sides of the street at all times.

A public hearing has been advertised in the Gaston Gazette.

MANAGER RECOMMENDATION: Approve adding Park Road to the Parking Prohibited Schedule in Chapter 76 of the Town Ordinance, as presented.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Cotton Ginning Days Parade

AGENDA ITEM NO. 8A

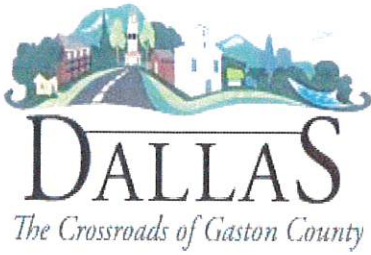
MEETING DATE: 08/10/2021

BACKGROUND INFORMATION:

Jeff Hovis of the Gaston Agriculture, Mechanical, and Textile Restoration Association (GAMTRA) is requesting permission for the Annual Cotton Ginning Days Tractor Parade through Town on Friday, October 8, 2021. The parade would follow the same route as in previous years, beginning at 9:00 am at Dallas Park and ending at approximately 10:00 am back at Dallas Park. They are anticipating approximately 30 tractors in the parade.

MANAGER RECOMMENDATION: Approve the request as presented.

BOARD ACTION TAKEN:



Special Events/ Activities Application

Town of Dallas
 210 North Holland Street
 Dallas, NC 28034-1625
 (704) 922-3176
 Fax: (704) 922-4701

The purpose of this application is to provide information about your event or activity in order for the Town of Dallas to best assist you. Depending on the specific event, a permit application and/or fee(s) from other departments may be required. The applicant is responsible for providing complete and accurate information on the application, The applicant is responsible for notifying the Town of Dallas of any changes. **A complete application must be submitted by no later than 5:00 p.m. on the Tuesday preceding the date of the Board meeting at which the event is to be approved, for an event which is to occur no sooner than 14 days following its date of approval.**

APPLICATION INFORMATION

Name of Event:	Heritage and Harvest Days Tractor Parade (Cotton Ginning Days)		
Facility Requested:			
Applicant Name:	Jeff Hovis President		
Organization:	GAMTRA		
Mailing Address:	308 Oakwood Drive		
City / State / Zip:	Mt. Holly NC 28120		
Daytime Phone:	7049134672	Cell:	7049134672
		E-Mail:	jhovis@eastgastonvfd.com
Description of the Event:	Tractor parade @ from County park through town around courthouse and back to county park		
Does the event have a Facebook, Twitter, or other social networking page:	Facebook		
If yes, please list URL(s):	Cotton Ginning Days		
Date (s) Requested for Event:	Friday Oct 8, 2021		
Event Start Time:	9:00 AM	Event End Time:	10:00 am
Road Closure Time Begins (if applicable):		Road Closure Time Ends:	
Set Up Begins:		Set Up Ends:	
Preferred Date & Time of Inspection (if required):			
Estimated Attendance:	30 tractors		
The Event is:	<input type="checkbox"/> Private (by invitation only)	or	<input checked="" type="checkbox"/> Open to General Public
Describe the procedures to be used for selecting vendors and exhibitors for this event:			

Applicant's Signature: Jeff Hovis Date: 7-30-21

A pre-event meeting may be required and will be scheduled to include appropriate staff. The event applicant must attend the meeting.

TENTS / CANOPIES / MEMBRANE STRUCTURES

Will tents/canopies/membrane structures be used for events? (proceed to next section.)		<input type="checkbox"/> Yes	<input type="checkbox"/> No (if no)
# of Canopies	<input type="text"/>	(fabric structure that is open without sidewalls on 75% or more of perimeter)	
# of Tents	<input type="text"/>	(fabric structure that is enclosed with sidewalls on more than 25% of perimeter)	
# of Membrane structures	<input type="text"/>	(air supported or air inflated structure)	
Other type of structure (provide description)			

Notes

VOICE / MUSIC AMPLIFICATION

Are there any musical entertainment features related to your event? (proceed to next section.)		<input type="checkbox"/> Yes	<input type="checkbox"/> No (if no)
If yes, state the number of stages, number of bands and type of music:			
Number of stages:	<input type="text"/>	Number of Bands:	<input type="text"/>
Type(s) of music: <input type="text"/>			
Will your event use amplified sound:		<input type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please indicate times:		Start Time: <input type="text"/>	Finish Time: <input type="text"/>
Will sound checks be conducted prior to the event?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please indicate times:		Start Time: <input type="text"/>	Finish Time: <input type="text"/>

* Must comply with Town of Dallas general entertainment ordinance.

HAZARDOUS MATERIALS

Will the event have any hazardous materials such as propane, butane, gasoline, diesel tanks, helium cylinders or other upright tanks?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, all tanks must be secured in a manner to prevent accidentally being knocked over. All helium tanks not being used shall have their caps in place.			
Will there be any portable heaters?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Will there be any deep fat fryers?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Will there be any fireworks, lasers, torches, candles or pyrotechnics?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Will generators or electrical power be used?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, provide electrical load data and location of connection. In the case of extraordinary use or hookups, fees may apply.			

RIDES / ATTRACTIONS

Does the event include mechanical rides, or other similar attractions?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, company name?		<input type="text"/>	
Company address:		<input type="text"/>	
List details, if any:		<input type="text"/>	
Applicants contracting with amusement ride companies are required to provide the Town of Dallas with a certificate of insurance, naming applicant and the Town of Dallas (if applicable) as additional insured on general liability.			
ALL rides must be inspected and approved by The Department of Labor.			

VENDORS

A vendor is anyone who is serving, selling, sampling, or displaying food, beverages, merchandise or services

Does the event include food vendors? Yes No

If the event will have food vendors, please check the following that apply:
 Served Sold Catered Prepared Outdoors

Does the event include food concession and/or cooking areas? Yes No

If yes, please list each vendor and specify cooking method (Gas, Electric, Charcoal, Other)
(Use additional sheet if necessary)

Vendor	Cooking Method	Food Item

Food and beverages shall not be sold at an event unless approved and licensed, if necessary by the Gaston County Health Department. Event organizers are responsible for arranging health inspections for their event.

List all other commercial vendors who will be present during the event (serving, selling, sampling, or displaying).

VENDOR NAME	ADDRESS	PHONE NUMBER (S)

EVENT SCHEDULE

Provide a detailed schedule of the event including dates and times for entertainment, activities, hours of event, start time, finish time, etc. If the event requires an extended time frame for set-up, include details with a timeline listing the times and locations where streets or public property will be impacted and when dismantling will be completed.

(Use additional sheet of paper if necessary)

DATE	TIME	ACTION	ADDITIONAL NOTES

SERVICES

The Town of Dallas does not provide amenities such as portable washrooms/toilets, sound systems, tables, chairs, tents, canopies or other equipment. The applicant is responsible for arranging and providing services such as event clean up, traffic control, etc.

TRASH CONTAINERS	
In order to determine what types of containers best suit the needs of the event, please answer the following questions:	
Will the event be serving/selling/distributing beverages?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, in what containers will they come packaged in?	
<input type="checkbox"/> aluminum cans	<input type="checkbox"/> glass bottles/jars
<input type="checkbox"/> plastic bottles/jugs/jars	
How many trash cans are you requesting for trash?	<input type="text"/>
How many recycle carts are you requesting?	<input type="text"/>
Delivery Location?	<input type="text"/>
Date and Time for rollout carts to be emptied?	<input type="text"/>
Date and Time for rollout carts to be picked up?	<input type="text"/>
Applicants are responsible for cleaning and restoring the site after the event. Please pick up all trash including paper, plastic, bottles, cans and event marketing signs. Clean-up fees may be incurred because of an applicant's failure to clean and/or restore the site following the event. If you reasonably believe that no litter will be generated during your event, please state this in your plan.	
PUBLIC PROPERTY CLEAN-UP	
Contracted personnel or volunteers may be used if indicated below. What is the clean-up plan for the event?	
<input type="text"/>	
SAFETY AND SECURITY (CHECK ALL TYPES OF SECURITY USED)	
<input type="checkbox"/> Stage Security	<input type="checkbox"/> Event Area Security
<input type="checkbox"/> Other	<input type="text"/>
<input type="checkbox"/> Overnight Security	From <input type="text"/> To <input type="text"/>
Dates & Times security will be on site: <input type="text"/>	
Security provided by:	Number of Security Personnel:
<input type="text"/>	<input type="text"/>
<i>Applicant may be required to hire sworn off-duty Town of Dallas police officers or Sheriff's Department personnel to provide security to insure public safety. The Town of Dallas will determine the number of security personnel required on site.</i>	

SITE PLAN

Provide a detailed Site-Plan sketch of the event. Include maps, outline or diagram of the entire event venue including the names of all streets and the surrounding area. The plan should include the following information:

- Location of the event/activity on the property with approximate distances from roads, fire hydrants, existing buildings, etc.
- Location of temporary structures that will be used during the event. Must indicate size of temporary structures, distances between temporary structures and existing buildings.
- Identify how each temporary structure will be used. Example: type of vendor, food preparation, etc.
- Identify location of all cooking devices and open flames; generators and fuel storage.
- Location of all fencing, barricades, or other restrictions that will impair access to and from the event or property.
- Identify all designated parking areas.

ROUTE AND TRAFFIC PLAN

<input type="checkbox"/> <u>30</u> PARADE (Includes floats, vehicles, and persons)	<input type="checkbox"/> BICYCLES
<input type="checkbox"/> MARCH OR WALK (persons only)	<input type="checkbox"/> FOOT RACE
<input type="checkbox"/> VEHICLES ONLY (Includes motorcycles)	
<input checked="" type="checkbox"/> OTHER (Description: <u>TRACTORS</u>)	
Number of Persons: <input type="text" value="30"/>	% Children: <input type="text" value="—"/>
Number of Vehicles: <input type="text" value="30"/>	Vehicle Types: <input type="text" value="TRACTORS"/>
Number of Animals: <input type="text" value="—"/>	Kinds: <input type="text" value="—"/>
DESCRIBE BELOW THE EVENT ROUTE. IF THERE IS MORE THAN ONE SEGMENT TO AN EVENT, INCLUDE START AND FINISH TIMES FOR EACH SEGMENT. (Example: The "GENERIC AWARENESS RUN" may include a 5k, a 10k, and a Fun Run).	
<u>Start parade on Leisure Lane, Rt on Dallas Cherryville Highway (West Trade Street), Turn Rt on North Gaston Street, Rt on West Main to Ingles Parking Lot, Left onto W. Trade and then left onto Leisure Lane.</u>	

ROAD CLOSURES

If your event involves road closures, a parade, a foot or bike race, any type of procession, or more than one location, attach a Route and Traffic Plan. Include the required information (listed below) and any additional information you believe applies to your event. When planning a moving route, the Dallas Police Dept. is available to assist you.

- NC and US roadways will also require approval from the NCDOT.
- The proposed route to be traveled including the requested starting and termination point. Please also clarify the directions of movement of your event.
- Routing plans for traffic. Illustrate a plan to include roads that you are requesting to be closed to vehicular or other traffic for your event. Include planned arrangements to resolve conflicts with people trying to reach businesses, their own residences, places of worship and public facilities including public transportation.
- Whether the event will occupy all or a portion of the street(s) requested for use.
- Proposed locations for barricades, signs and police/volunteers.
- The provision of twenty foot (20') minimum emergency access lanes throughout the event site.
- White temporary water base paint can be used to mark the route on the street pavement (May be purchased at common hardware stores such as Lowes Home, Home Depot, etc.).

Please Note: All road closure requests will be strictly reviewed by the Town of Dallas. Approval, denial, or modification of all road closure requests are at the sole discretion of the Town of Dallas. The Town has final discretion over your Route and Traffic Plan including, but not limited to the route, placement and number of all barricades, signs, and police/volunteer locations.

DO NOT ASSUME, ADVERTISE, OR PROMOTE YOUR EVENT UNTIL YOU HAVE A SIGNED PERMIT FROM THE TOWN OF DALLAS. CONFLICTS DO ARISE AND CHANGES TO THE REQUEST MAY BE NECESSARY.

Applicant's Signature:  Date: 7-30-21

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Grievance Policy Revisions

AGENDA ITEM NO. 8B

MEETING DATE: 08/10/2021

BACKGROUND INFORMATION:

Attached is language from the current Personnel Policy outlining responsibilities of the Town Attorney in the grievance process. Based on this language, the Town Attorney would be placed in a position that would prohibit him advising the Town in these matters. In order to protect the integrity of the grievance process and free up the Town Attorney to be a resource to the Town, attached is proposed language to revise the grievance process.

MANAGER RECOMMENDATION: Approve the revision as presented.

BOARD ACTION TAKEN:

ARTICLE X. GRIEVANCE PROCEDURE AND ADVERSE ACTION APPEAL

Step 3. If the grievance is not resolved to the satisfaction of the employee at the end of Step 2, the employee may appeal, in writing, to the Town **Attorney** within ten calendar days after receipt of the response from Step 3. The Town **Attorney** shall investigate the grievance and respond to the appeal, stating the determination of decision within ten calendar days after receipt of the appeal. The Town **Attorney's** decision shall be the final decision. The Town Attorney and/or Manager would notify the Town Board of any impending legal action.

ARTICLE X. GRIEVANCE PROCEDURE AND ADVERSE ACTION APPEAL PROPOSED REVISION

Step 3. If the grievance is not resolved to the satisfaction of the employee at the end of Step 2, the employee may appeal, in writing, to the **Mayor** within ten calendar days after receipt of the response from Step 3. The **Mayor** shall investigate the grievance and respond to the appeal, stating the determination of decision within ten calendar days after receipt of the appeal. The **Mayor's** decision shall be the final decision. The Town Attorney and/or Manager would notify the Town Board of any impending legal action.

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Rhyne Annexation Petition

AGENDA ITEM NO. 8C

MEETING DATE: 08/10/2021

BACKGROUND INFORMATION:

An Annexation Petition was submitted on June 16, 2021 by Helen Rhyne, property owner of Gaston County Parcel #169184, no address assigned, located off of Dallas High Shoals Hwy. The property is considered non-contiguous.

The petitioner is requesting annexation as Conditional Zoning, CD R-5 residential, for a potential single-family detached subdivision.

In order to proceed with the next step, the sufficiency of the annexation petition must be investigated upon direction by the Board of Aldermen.

MANAGER RECOMMENDATION: Direct Staff to investigate the sufficiency of the annexation petition.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: 2021-05

Contiguous

Non-Contiguous

DATE: 6-16-2021

FEE: \$500.00

Current Property Use: Vacant Requested Zoning: Conditional Zoning R-5

Planned Property Use: Single Family Detached Subdivision

To the Board of Aldermen of the Town of Dallas:

We, the undersigned owners of real property, respectfully request that the area described as

No address assigned, DALLAS, NC 28034, further identified as

parcel ID # 169184, be annexed to the Town of Dallas.

Print owner name(s) and information:

Name Helen Rhyne Phone 704-922-3625

Address 3633 Dallas Cherryville Hwy. Dallas NC 28034

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

Attachments included with Petition:

1. Legal description (as noted in property deed)
2. Letter outlining reasons for annexation request
3. List of Abutting Property Owners
4. Survey or Plat suitable for recordation
5. \$500 Fee

Owner's Signature: Helen Rhyne Date: 6-16-21

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Received By: Nolan Green Date: 6-16-2021

Helen P. Rhyne - Petition for Annexation
Parcel # 169184

Letter outlining reason for annexation request:

We want this piece of property (Parcel # 169184) on Dallas High Shoals Hwy. annexed into the town of Dallas for possible residential development.

Applicant Signature:



Helen P. Rhyne

Made To: Davis A. Rhyne, Route 1, Box 286, Dallas, N.C. 28034

This instrument was prepared by: William G. Holland, Attorney at Law

300K 1831 PAGE 531

WARRANTY DEED-Form WD-602

Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C. 27053

STATE OF NORTH CAROLINA, Gaston County.

THIS DEED, made this 20th day of January, 1987, by and between EUGENE F. RHYNE and wife, EVELYN SUE RHYNE; and BOBBY H. RHYNE and wife, FRANCES S. RHYNE; and DAVIS A. RHYNE

of Gaston County and State of North Carolina, hereinafter called GRANTOR, and DAVIS A. RHYNE and wife, HELEN P. RHYNE, as tenants by

the entirety of Gaston County and State of North Carolina, hereinafter called GRANTEE.

WITNESSETH: That the Grantor, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and assigns forever, all that certain parcel of land in Dallas Township Gaston County, North Carolina, described as follows:

BEGINNING at a railroad spike in the paved portion of old U.S. Highway No. 321, said railroad spike being located South 28 degrees 17 minutes 28 seconds East 291.13 feet from the northernmost corner of that certain tract of land which was conveyed to Henry F. Rhyne and wife, Gertrude F. Rhyne, by E. Fritz Blankenship and wife, Evelyn Blankenship, by deed dated November, 1942 and recorded in the office of the Register of Deeds for Gaston County, North Carolina in Deed Book 434, at Page 560 and runs thence South 28 degrees 17 minutes 28 seconds East 291.14 feet to a railroad spike located in the right-of-way of old U.S. Highway No. 321; thence with the northwesterly boundary line of the property of Reuben Jerrell Stroup and wife, Blois Evans Stroup, as described in deed recorded in the abovementioned registry in Deed Book 1496, at Page 600, South 15 degrees 53 minutes 57 seconds West 306.50 feet to an existing iron pin; thence with Stroups' westerly boundary line, South 29 degrees 54 minutes 18 seconds East 68.14 feet to an existing iron pin; thence with the westerly boundary lines of the property of Thomas Ewell Poston and wife, Charlotte Lee Poston, and Phyllis K. Long Mullis as described in deeds recorded in the abovementioned registry in Deed Book 1254, at Page 82 and Deed Book 1334, at Page 524, respectively, South 29 degrees 45 minutes 20 seconds East 224.30 feet to an existing iron pin; thence with the westerly boundary line of the property of Lewis B. Clemmer and wife, Nollie Morton Clemmer, as described in deed recorded in the abovementioned registry in Deed Book 1042, at Page 143, South 29 degrees 44 minutes 08 seconds East 75.03 feet to an existing iron pin; thence with the westerly boundary line of the property of E.M. Sartin and wife, Edna M. Sartin, as described in deed recorded in the abovementioned registry in Deed Book 1092, at Page 322, South 29 degrees 49 minutes 00 seconds East 143.84 feet to an existing iron pin; thence with the northerly boundary lines of the property of Jimmy D. Norman, Joseph P. Moffitt and wife, Billie L. Moffitt, Harold B. White and wife, Iris C. White, Larry K. Foster and wife, Mildred B. Foster, Mitchell B. McClure and wife, Nancy Frye McClure, and Douglas B. McClure and wife, Kimberly W. McClure, as described in deeds recorded in the abovementioned registry in Deed Book 1176, at Page 73, Deed Book 1110, at Page 388, Deed Book 1098, at Page 540, Deed Book 1030, at Page 167, Deed Book 1060, at Page 21, Deed Book 974, at Page 132, Deed Book 870, at Page 545 and Deed Book 1450, at Page 140, respectively, South 75 degrees 08 minutes 01 seconds West 1,265.39 feet to an existing iron pin located in the easterly boundary line of the property of Pearl J. Summey as described in deed recorded in the abovementioned registry in Deed Book 546, at Page 59; thence with Pearl J. Summey's easterly boundary line, North 18 degrees 08 minutes 10 seconds West 106.82 feet to an existing iron pin; thence with Pearl J. Summey's northerly boundary line, North 80 degrees 04 minutes 28 seconds West 165 feet to an iron pin set; thence with a new line, North 60 degrees 37 minutes 23 seconds East 1,101.88 feet to an iron pin set; thence with another new line, North 13 degrees 01 minutes 33 seconds East 666.72 feet to the point of beginning and containing 12.429 acres.

The above description by courses and distances is taken from a plat entitled "Survey Made at the Request of Gertrude F. Rhyne Est." made by John W. Lineberger, Registered Surveyor, dated July 30, 1986, on which subject property is identified as Tract No. 2, a copy of which said

Abutting Properties

PID # 170287 & 169122
Marilyn S Finger Irrevocable Trust
2701 Jackson Square,
Anderson, SC 29625

PID #169115
Jerry & Pamela Buller
110 Hull Dr.
Dallas, NC 28034

PID# 169183
Wilson Family Rentals LLC
PO Box 1422
Gastonia, NC 28053

PID #169177 & 217241
Gastonia Flea Market LLC
C/O Barnyard Flea Market-Dallas
PO Drawer 12187
Columbia, SC 29211

PID# 169187
Thomas Goodson
175 Terry Lane Dr.
Dallas, NC 28034

PID# 169188 & 169189
Jams Kidd
3723 Dallas High Shoals HWY.
Dallas, NC 28034

PID#169191
Jeffrey & Patricia Scronce
3715 Dallas High Shoals HWY.
Dallas, NC 28034

Parcel #169190
Brittany Peeler
3713 Dallas High Shoals HWY.
Dallas, NC 28034

Parcel#169218
Gita & Binita Patel
2011 Fairways Dr.
Cherryville, NC 28021

Parcel #169219
Joe & Billie Moffit
220 Keener Dr.
Dallas, NC 28034

Parcel #169221
Joseph & Skylar Garrett
226 Keener Dr.
Dallas, NC 28034

Parcel #169222
Phillip D Ammons
230 Keener Dr.
Dallas, NC 28034

Parcel #169223
Laura Quezada
322 Keener Dr.
Dallas, NC 28034

Parcel # 226034 & 169186
Mitchell & Nancy McClure
226 Keener Dr.
Dallas, NC 28034

NC GRID NORTH: NAD 83 2011
ALL DISTANCES GROUND
COMBINED FACTOR: 0.99989792

NORTH CAROLINA, GASTON COUNTY

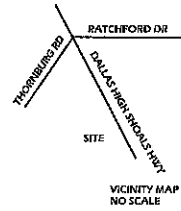
REVIEW OFFICER OF GASTON COUNTY CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Ordinance of Gaston, North Carolina and that this plat has been approved by _____ on _____ for recording in the County Deeds Office.

Subdivision Administrator _____ Date _____

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of Gaston County and that I hereby adopt this plan of subdivision with my free consent and establish minimum lot size and building setback lines as noted.



Owners or Agent _____ Date _____
HELEN RHYNE

NOTES:

- SURVEY BASED ON PHYSICAL EVIDENCE
- NO FEATURES LOCATED OTHER THAN AS SHOWN
- PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS NOT OBSERVED
- NO TITLE SEARCH PERFORMED BY THIS FIRM.
- PROPERTY MAY OR MAY NOT BE IN A FLOOD ZONE, UNLESS SPECIFIED ON SURVEY, UPON REQUEST.
- ANY UNDERGROUND UTILITIES SHOWN CANNOT BE FULLY VERIFIED BY THIS FIRM UNLESS UNCOVERED FOR VISUAL INSPECTION.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE ABSTRACT. THE SURVEYED PROPERTY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, SETBACK LINES, BURIED UTILITIES, PIPES, TANKS, MINERAL RIGHTS AND LANDFILLS WHETHER OR NOT SHOWN ON THIS PLAN OR WHETHER OR NOT RECORDED IN PUBLIC RECORDS.
- P/W SHOWN SUBJECT TO NC DOT VERIFICATION

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- UNMARKED POINT

I, D. JASON WEST, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THE RATIO OF PRECISION AS CALCULATED IS A MINIMUM OF 1:10,000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED; WITNESS MY ORIGINAL SEAL, SIGNATURE AND REGISTRATION NUMBER THIS

14 DAY OF JANUARY 2021

D. Jason West NCPLS L-4992



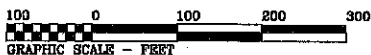
I, D. JASON WEST, PROFESSIONAL LAND SURVEYOR CERTIFY TO ONE OF THE FOLLOWING AS INDICATED:

- A. THAT THIS PLAN IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATE PARCELS OF LAND.
- B. THAT THIS PLAN IS OF A SURVEY THAT IS LOCATED IN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS NO ORDINANCE THAT REGULATE PARCELS OF LAND.
- C. THAT THIS PLAN IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- D. THAT THIS PLAN IS OF A SURVEY OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A SCOUT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM ABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

ANNEXATION NOTE:
DALLAS TOWN LIMITS DOES NOT CURRENTLY ADJOIN OR CROSS THIS TRACT.

ANNEXATION EFFECTIVE DATE _____

PREPARED BY: GAIL SUMMEY	
LOCATION: DALLAS TWP, GASTON COUNTY, NC	
PARCEL NO: 1691B4	
DATE: JANUARY 14, 2021	
SCALE: 1"=100'	DRAWN BY: DJW
FILE: DALLAS2020.DWG	



RETURN TO:
HELEN RHYNE
3633 DALLAS CHERRYVILLE HWY
DALLAS NC 28034

LEDFORD & WEST
LAND SURVEYING & MAPPING, PLLC
248 E. DOUBLE BRIDALS ROAD
LAWNDALE, NC 28040-7043 (919) 899-9999
JW@SURVEYORSGMAIL.COM

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Finger Irrevocable Trust Annexation Petition

AGENDA ITEM NO. 8D

MEETING DATE: 08/10/2021

BACKGROUND INFORMATION:

An Annexation Petition was submitted on June 15, 2021 by Rosemary Finger Routszong, Trustee of property owner Marilyn S. Finger Irrevocable Trust. The petition includes three parcels, #303651, #170287, #169122, no addresses assigned, located near Shepherds Way Dr.

The petitioner is requesting annexation as Conditional Zoning, CD R-5 residential, for the development of a potential single-family detached subdivision.

In order to proceed with the next step, the sufficiency of the annexation petition must be investigated upon direction by the Board of Aldermen.

MANAGER RECOMMENDATION: Direct Staff to investigate the sufficiency of the annexation petition.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: 2021-04

Contiguous

Non-Contiguous

DATE: June 14, 2021

FEE: \$500.00

Current Property Use: Vacant Requested Zoning: Conditional Zoning - R-5

Planned Property Use: Single Family Detached Subdivision

To the Board of Aldermen of the Town of Dallas:

We, the undersigned owners of real property, respectfully request that the area described as

No address assigned, DALLAS, NC 28034, further identified as
parcel ID # 303651, 170287, 169122, be annexed to the Town of Dallas.

Print owner name(s) and information:

Name Rosemary Finger Routszong Phone 704-674-2170

Address 2701 Jackson Square, Anderson, SC 29625

Name _____ Phone _____

Address _____

Name _____ Phone _____

Address _____

Attachments included with Petition:

1. Legal description (as noted in property deed)
2. Letter outlining reasons for annexation request
3. List of Abutting Property Owners
4. Survey or Plat suitable for recordation
5. \$500 Fee

Owner's Signature: Rosemary Finger Routszong, Trustee
Marilyn S. Finger, Trustee Date: June 14, 2021

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Received By: Robert Dool Date: 6/15/2021

June 14th 2021

I, Rosemary Jinger Routsong,
trustee for the Marilyn S. Jinger
Irrevocable Trust, would to annex
my property in to the Town of Dallas,
to be a part of the new conditional
rezoning of the Town of Dallas.

Sincerely,

Rosemary Jinger Routsong

**LEGAL DESCRIPTION
PROPERTY ANNEXED INTO THE TOWN OF DALLAS
51.5552 ACRES**

That certain tract or parcel of land situated, lying, and being in the Dallas Township, Gaston County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing #5 rebar lying on the existing Dallas town limits and marking the southeast corner of the Ryon Dearing & wife, Christina Dearing property as described in Deed Book 4882, Page 2145 and runs thence with the Dearing property and the new Dallas town limits four (4) courses and distances as follows: (1) North 15-19-51 East 343.44 feet to an existing #5 rebar in the center of Meadow Way Drive, a 20' perpetual nonexclusive right-of-way; (2) North 73-02-02 West 281.90 feet to a point in the center of Meadow Way Drive; (3) North 85-14-22 West 92.90 feet to a point in the center of Meadow Way Drive; (4) South 70-25-09 West 41.38 feet to an existing #5 rebar in the center of Meadow Way Drive and lying on the eastern property line of the Jodie Depascale property as described in Deed Book 5157, Page 1988; thence with the Depascale property and the new Dallas town limits two (2) courses and distances as follows: (1) North 22-16-15 West 154.52 feet; (2) North 75-35-10 West 392.16 feet to an existing #4 rebar lying on the existing Dallas town limits and laying on the eastern property line of the William J. Summey & wife, Carole Rogers Summey property as described in Deed Book 1946, Page 708; thence with the Summey property and the existing Dallas town limits three (3) courses and distances as follows: (1) North 14-25-00 East 211.92 feet to a point; (2) North 13-07-44 East 1200.35 feet to a point; (3) North 13-32-55 East passing an existing 1" iron pipe at 269.84 feet a total distance of 282.75 feet to a point on the southern property line of the Rosemary F. Routzong, trustee of the Marilyn S. Finger Irrevocable Trust property as described in Deed Book 4777, Page 1938; thence with the Rosemary F. Routzong, trustee of the Marilyn S. Finger Irrevocable Trust property and the new Dallas town limits South 79-35-41 East 156.05 feet to an existing #4 rebar marking the southwest corner of the Jerry Wayne Buller and wife, Pamela A. Buller property as described in Deed Book 4825, Page 444; thence with the Buller property and the new Dallas town limits South

79-52-18 East 251.55 feet to an existing #5 rebar marking the southern corner of the Wilson Family Rentals, LLC property as described in Deed Book 5022, Page 858 and the southwestern corner of the Helen P. Rhyne property as described in Deed Book 1831, Page 531; thence with the Rhyne property and the new Dallas town limits two (2) courses and distances as follows: (1) South 79-36-46 East 164.80 feet to an existing #10 rebar; (2) South 17-43-25 East 106.77 feet to an existing 3/4" iron pipe marking the western corner of the Mitchell McClure and wife, Nancy McClure property as described in Deed Book 2832, Page 737; thence with the McClure property and the new Dallas town limits South 18-43-56 East 99.95 feet to an existing #4 rebar marking the western corner of the Steven David Morris property as described in Deed Book 4989, Page 1318; thence with the Morris property and the new Dallas town limits South 18-42-50 East 105.72 feet to an existing #5 rebar marking the western corner of the Steven David Morris property as described in Deed Book 4988, Page 707; thence with the Morris property and the new Dallas town limits South 19-45-47 East 100.06 feet to an existing #5 rebar marking the western corner of the Stephen Webber and wife, Anthea Webber property as described in Deed Book 2857, Page 292; thence with the Webber property and the new Dallas town limits South 19-43-06 East 200.20 feet to an existing #5 rebar marking the western corner of the Leslie Fay Ferguson property as described in Deed Book 4691, Page 1567; thence with the Ferguson property, the Andrew Gibbon and wife, Lesly Gibbon property as described in Deed Book 4414, Page 473, the Laura Quezada property as described in Deed Book 4718, Page 970 and the new Dallas town limits two (2) courses and distances as follows: (1) South 20-02-01 East 299.97 feet to an existing 2.5" axle; (2) South 20-26-49 East 39.95 feet to an existing 1/2" iron rod marking the western corner of the Charles Michael Brooks, et.al. property as described in Estate File 12E-1343; thence with the Brooks, et.al. property and the new Dallas town limits two (2) courses and distances as follows: (1) South 20-07-12 East 4.46 feet to an existing 2.5" axle; (2) South 36-45-37 East 197.19 feet to an existing 2.5" axle lying on the existing Dallas town limits and marking the northwest corner of the Frances Kirby and Samuel Summey property as described in Estate File 2018-872; thence with the Kirby and Summey property and the existing Dallas town limits four (4) courses and distances as follows: (1) South 09-26-57 East 379.52 feet to an existing 3/4" iron pipe; (2) South

09-30-47 East 300.59 feet to an existing 1" pinched top iron pipe; (3) South 09-26-54 East 199.23 feet to an existing 3/4" axle; (4) South 09-11-54 East 34.45 feet to an existing 2.5" iron pipe marking the northwest corner of the Gaston Area Lutheran Foundation, Inc. property as described in Deed Book 4218, Page 2058; thence with the Gaston Area Lutheran Foundation, Inc. property and the new Dallas town limits South 09-30-31 East 365.74 feet to a point in a 36" poplar tree lying on the existing Dallas town limits and marking a corner on the northern line of the Gaston Area Lutheran Foundation, Inc. property as described in Deed Book 4633, Page 377; thence with the Gaston Area Lutheran Foundation, Inc. property and the existing Dallas town limits two (2) courses and distances as follows: (1) North 68-04-26 West 531.53 feet to an existing 4" iron pipe with a square top; (2) South 78-52-31 West 366.70 feet to the Point or Place of **BEGINNING**; containing **51.5552** acres of land.

Abutting Properties

PID # 212567 & 214259
Gaston Area Lutheran Foundation
916 S Marietta St.
Gastonia, NC 28054

PID #198469
Andrew B & Haley O Borchardt
1141 Meadow Way Dr.
Dallas, NC 28037

PID #303650
Jodie Depascale
1150 Meadow Way Dr.
Dallas, NC 28034

PID # 170286
William & Carole Summey
1506 Dallas Cherryville HWY
Dallas, NC 28034

PID #169115
Jerry & Pamela Buller
110 Hull Dr.
Dallas, NC 28034

PID #169183
Wilson Family Rentals LLC
PO Box 1422
Gastonia, NC 28053

PID #169186
Mitchell & Nancy McClure
240 Keener Dr.
Dallas, NC 28034

PID #226035 & 170151
Steven Morris
304 Keener Dr.
Dallas, NC 28034

PID #170150
Stephen & Anthea Webber
306 Keener Dr.
Dallas, NC 28034

PID #170150
Leslie Ferguson
114 Bogus Dr.
Dallas, NC 28034

PID #170148
Andrew & Lesly Gibbon
416 Poplar Springs Church Rd.
Shelby, NC 28152

PID #220344
Laura Quezada
322 Keener Dr.
Dallas, NC 28034

PID #170143
Charles Brooks & Others
PO Box 822
Dallas, NC 28034

PID #170057
Frances Kirby & Samuel Summey
212 Whiteoaks Circle
Bluffton, SC 29910

PID #169184
Helen P. Rhyne
3633 Dallas Cherryville HWY
Dallas, NC 28034

