

Town of Dallas
Agenda
October 12, 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
1.	Invocation and Pledge of Allegiance to the Flag	
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MINUTES FOR BOARD OF ALDERMEN MEETING
September 14th, 2021
6:00 PM

The following elected officials were present: Mayor Coleman, Mayor Pro-Term Cearley, 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; Earl Withers, Fire Chief; Doug Huffman, Electric Director; Brandon Whitener, Recreation Director; Sarah Hamrick, Human Resource Director/Town Clerk; 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. Alderman Cearley asked for a closed session after the Board Meeting. Alderman Withers made a motion to approve the request, seconded by Alderwoman Morrow, and carried unanimously.

Alderman Milton made a motion to approve the minutes from the August 10th, 2021 regular meeting, seconded by Alderwoman Morrow and carried unanimously.

Recognition of Citizens:

Fire Chief, Earl Withers, recognized Western NC Volunteer Officer of the Year, Captain Darrell Adams and his wife, Rita, for receiving the 2020 Volunteer Officer of the Year award. Captain Adams has over 26 years experience and has been Captain for over 15 years, with many accomplishments.

Ms. Starletta Hairston, 407 W. Main St., thanked everyone for all their hard work while on the 9/11 Memorial service committee.

Mr. Mike Fields, 1333 Philadelphia Church Rd., thanked everyone for their hard work for the 9/11 Ceremony and thanked Brandon Whitener, Recreation Director, for his work for the Summer Concert Series. Mr. Fields also asked that the town sign be updated to recognize Captain Darrell Adams and to honor the Police Department for their achievements.

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. Mr. Wilson also thanked everyone for their hard work during the 9/11 Ceremony.

Consent Agenda:

Item 5A was a Resolution for an application for the Asset Inventory and Assessment Grant for the Waste Water System. Currently, Dallas is in the process of an Asset Inventory and Assessment (AIA) project for our Water System, which is largely being funded by a grant received from the NC Department of Environmental Quality. The grant covers 95% of the project cost and the Town is providing a 5% match.

The opportunity to apply for another AIA grant funded project for the Waste Water System has opened up. Attached is a Resolution that must be passed by the Board in order to apply for the grant (Exhibit 5A).

The Item 5B is for the Uncollectable Accounts in the Amount of \$12,711.37 to be submitted to NC Debt Set Off. The Uncollectable Accounts are from the months of March 2021-May 2021. These accounts have been notified of their outstanding status in writing that if not paid within the notified time frame, that they would be forwarded to the NC Debt Setoff Program and that this debt would be taken from any State Income Tax Refund they are due, until the debt is satisfied.

Alderman Withers made a motion to approve the Consent Agenda as presented, seconded by Alderman Milton, and carried unanimously.

New Business:

Item 8A was for a Planning Board application submitted by Mr. Troy Traversie, of 806 Robinson-Clemmer Road, for the vacant ETJ seat on August 3, 2021 (Exhibit 8A). Mr. Traversie is interested in serving the Dallas community, as he has experience in real estate and would be a valuable member of the Planning Board. ETJ seats are appointed by the Gaston County Board of Commissioners, on the recommendation of the Dallas Board of Alderman. Alderman Cearley made a motion to approve the application, seconded by Alderwoman Morrow, and carried unanimously.

Item 8B was an Annexation petition 2021-02, submitted by Michael Dickson, on behalf of YFKO LLC for Gaston County Parcel #304617, no address assigned (Exhibit 8B, 1-10). The parcel is located off of Robinson-Clemmer Road, across from the Alder Ridge subdivision. The majority of the property is currently within Town limits and zoned R-6, multi-family residential, but approximately 0.25 acres remain in Gaston County. The petitioner is requesting annexation as Conventional R-6, multi-family residential. At the July 13, 2021 Board of Aldermen meeting, Staff was directed to investigate the sufficiency of the request. Staff has completed the investigation and deemed the petition sufficient. The next step is for the Board of Aldermen to set a public hearing for the annexation and rezoning. Alderman Cearley made a motion to set a public hearing for the October 12th Board meeting, seconded by Alderwoman Morrow.

Item 8C was an Annexation petition 2021-07, submitted by Santee Land Group, Inc. on behalf of property owner Colleen T. McCall for 3565 Dallas High Shoals Highway, further identified as Gaston County Parcel #170097 (Exhibit 8C, 1-8). The parcel is approximately 3.82 acres and is currently located in Gaston County. The parcel is considered contiguous to Town limits. The parcel is part of a Conditional Rezoning application that was submitted in conjunction with the annexation request, requesting CD-R-5 for the development of single-family detached homes. In order to move forward, staff must be directed to investigate the sufficiency of the petition. Alderman Withers made a motion to direct Staff to investigate the sufficiency of the application, seconded by Alderman Milton, and carried unanimously.

Item 8D was an Annexation petition 2021-06, submitted by Santee Land Group Inc. on behalf of the property owner Todd M. Huss for 3623 and 3615 Dallas High Shoals Highway, further identified as Gaston County Parcels #170059 and 170071 (Exhibit 8D, 1-11). The two parcels total approximately 2.50 acres and are currently located in Gaston County. The two parcels are considered contiguous to Town limits. The parcels are a part of a Conditional Rezoning application that was submitted in conjunction with the annexation request, requesting CD-R-5 for the development of single-family detached homes. In order to move forward, staff must be directed to investigate the sufficiency of the petitions. Alderman Milton made a motion to direct Staff to investigate the sufficiency of the application, seconded by Alderman Withers, and carried unanimously.

Ms. Stroupe gave a Manger's Report, noting that the new parking lot beside the jail is creating 45 spaces, with taking 2 spaces to ease the flow of traffic when pulling in and out of the parking lot. She noted that she has heard many good comments concerning the 9/11 Ceremony. She also noted that she, and the Recreation Director, Brandon Whitener, met with the Baseball Coach from Gaston College to discuss the use of the Franklin Gym by the College. She noted that the School of Government will be hosting a free webinar for the Elected Officials to go over their roles, zoning, etc. in the near future, and it will be set up at the Fire House. She also noted that the current Census numbers were higher than anticipated and that Dallas ranked 2nd in highest growth behind Belmont.

Alderwoman Morrow made a motion to adjourn, seconded by Alderman Cearley, and carried unanimously. (6:35)

Rick Coleman, Mayor

Sarah Hamrick, Town Clerk

MINUTES FOR BOARD OF ALDERMEN WORK SESSION
September 28, 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, Town Clerk; Robbie Walls, Police Chief; Jonathan Newton, Finance Director; Bill Trudnak, Public Works Director; Doug Huffman, Electric Director; 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 there were any changes to be made to agenda. Alderman Cearley requested to add a discussion concerning the Food truck issues around the Court Square. Alderman Huggins then motioned to set the agenda, seconded by Alderwoman Morrow, and carried unanimously.

New Business:

Item 3A Little Long Creek Conditional Rezoning Presentation

A Conditional Rezoning application, 2021-04, was submitted on June 15, 2021 by authorized agents Paul Pennell and Jeff Webb on behalf of four property owners. The rezoning application requests a Conditional District, R-5, for a potential single-family detached development. The rezoning covers 170.56 acres across six parcels. The proposal includes 529 lots, 3.13 dwelling units per acre, 51.35 acres of open space, and 6.15 acres of amenity area. Amenity proposal includes: two playground areas, +/- 4,550 feet of natural walking trail, open air pavilions, grills, and benches. Attached is a proposed list of Areas of Relief and Conditions of Approval, along with a Site Plan for review (Exhibit 3A, 1-11). The Board requested that the discussion be added to the Agenda in October to schedule a Public Hearing in November.

Item 3B Rosewood Drive Conditional Rezoning

A discussion concerning an Annexation Petition and Conditional Rezoning application, 2021-03, were submitted on June 10, 2021 by authorized agents Moore & Seagle Holdings, LLC, on behalf of property owners Jerry and Lynn Campbell. The rezoning application requests a Conditional District, R-6, for a potential single-family detached development. The rezoning request includes one parcel of land, totaling 17.01 acres. The proposal includes 56 lots, 3.29 dwelling units per acre, 4 off-street parking spaces per home and 2.9 acres of tree save area. Lots 1,2,30,31,32,33,34, and 56 were granted relief from the rear yard setback, from 25' to 10' by the Planning Board. Lots 18,19,40, and 41 are not conditioned to an 8' side yard so the proposed stormwater easement can be wholly on HOA property. Attached is a proposed list of Areas of Relief and Conditions of Approval, along with a proposed development map (Exhibit 3B, 1-4).

The Board requested that the discussion be added to the Agenda in October to schedule a Public Hearing in November.

Item 3C Sale of Town Property

Todd Akers and Shawn Santee have again expressed interest in purchasing Town property near the water tank off of Ollie Way. Staff was previously instructed to begin conversations with the two regarding the property. Now that several months have passed, prior to moving forward, Staff would like direction from the Board on the potential sale of this property. The site would require subdivision and rezoning to be part of the proposed Summey Creek development. The parcel is currently zoned R-12, while Summey Creek is proposed as R-5 and CD R-5. Attached satellite imagery from GIS shows overhead images and approximate acreage beyond the fence line (Exhibit 3C, 1-2). The Board requested Town Staff contact the Buyers to get updated plans and to be further discussed.

Item 3D Retiree Insurance Coverage

The Administration Committee met on September 8th to discuss the Town's policy on providing retirees insurance coverage when retiring before Medicare eligible age. The Committee is bringing the topic to the full Board for discussion to determine whether to revise the current policy. Currently, retirees are not provided any insurance coverage upon retirement, regardless of years of service or age. This topic was brought to the Board of Aldermen in 2012. Attached are the minutes from the July and August 2012 meetings for review and the current policy, current/projected insurance costs, current/projected retiree information, and potential elements to consider for policy revisions (Exhibit 3D, 1-4). The Board requested to put the topic on the October Agenda for further discussion.

Item 3E COVID Protocol Discussion

Based on the continuing pandemic conditions, a discussion on the current Gaston County numbers is warranted to determine any desired changes to procedures. Attached is the most recent COVID-19 Dashboard information produced by Gaston County (Exhibit 3E, 1-2). The Board requested to reinstate the COVID-19 protocols for all Town Staff.

Item 3F Food Truck Parking Issues

It was brought to the Boards attention of the issues that have recently arose concerning the parking of the Food Trucks around the Court Square and the complaints from other Restaurants near the Square. The Board requested that the Mayor and the Town Manager speak to all parties involved and if a solution has not been agreed upon, then it will be put on the upcoming Agenda.

Alderman Huggins made a motion to adjourn, seconded by Alderwoman Morrow, and carried unanimously. (6:16 pm.)

Rick Coleman, Mayor

Sarah Hamrick, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Public Power Week Proclamation

AGENDA ITEM NO. 5A

MEETING DATE: 10/12/2021

BACKGROUND INFORMATION:

October 3-9, 2021 is designated as Public Power Week in order to promote the value of public power in our community, and to recognize and support the Electric Department in their operations.

MANAGER RECOMMENDATION: Approve the proclamation of October 3-9, 2021 as Public Power Week, as presented.

BOARD ACTION TAKEN:

Proclamation For Public Power Week 2021

WHEREAS, public power is a crucial component in cities and towns across North Carolina, contributing to the overall health of communities by providing reliable electricity, excellent local service, and prompt restoration; and

WHEREAS, North Carolina's more than 70 public power cities and towns are among more than 2,000 across the country; and

WHEREAS, many of North Carolina's public power cities and towns have been electric providers for more than 100 years, assisting their communities through boom times as well as pandemics and economic downturns; and

WHEREAS, public power meets the electric needs of 49 million Americans, who make up almost 15 percent of electricity consumers; and

WHEREAS, North Carolina's public power utilities are valuable community assets that contribute to the well-being of the community and provide economic development opportunities; and

WHEREAS, North Carolina's public power utilities are dependable institutions that are committed to providing excellent service; and

WHEREAS, the Town of Dallas recognizes Public Power Week and commends the public power cities and towns across our state for their outstanding contributions to our communities;

NOW, THEREFORE, BE IT PROCLAIMED, that the week of October 3 – 9, 2021, is "Public Power Week", a week to promote North Carolina's public power cities and towns for their contributions to their communities and to recognize the Town of Dallas Electric Department for their dedication and service to the citizens of this community.

Adopted this the 12th day of October, 2021.

Rick Coleman, Mayor

Attested by:

Sarah Hamrick, Town Clerk

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendments

AGENDA ITEM NO. 5B

MEETING DATE: 10/12/2021

BACKGROUND INFORMATION:

Attached are two budget amendments needed for unexpected expenses.

The first budget amendment is to appropriate funds for the purchase of a side-arm mower to be used to cut areas that are difficult for our employees to access safely. The cost of the side arm-mower apparatus is \$7,000 and will be charged to the Street Department. The budget amendment will be balanced using Fund Balance Appropriated in the General Fund.

The second amendment is to appropriate funds for the purchase of water from Two Rivers during the recent water tank and clearwell maintenance. The FY21-22 budget provided for 3 weeks of purchase water for scheduled maintenance. The maintenance ended up taking more than 6 weeks due to several unanticipated items encountered during the maintenance process. The additional cost of water purchased is projected to be \$124,208 charged to the Water/Sewer Department. Fund Balance Appropriated in the Water/Sewer Fund will be used to balance the amendment.

MANAGER RECOMMENDATION: Approve the budget amendments, as presented.

BOARD ACTION TAKEN:

**Town of Dallas
Budget Amendment**

Date: October 12, 2021

Action: Street - Equipment Purchase

Purpose: To Appropriate Funds for the Purchase of a Side-Arm Mower

Number: STR-001

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	3999	0000	Fund Balance Appropriated	\$285,256	\$292,256	\$7,000
10	5600	3400	Equipment	\$1,000	\$8,000	\$7,000

Approval Signature
(Town Manager)

**Town of Dallas
Budget Amendment**

Date: October 12, 2021

Action: Water/Sewer - Purchase Water

Purpose: To Appropriate Funds to Purchase of Water From Two Rivers for Tank/Clearwell Maintenance

Number: WS - 001

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
20	3999	0000	Fund Balance Appropriated	\$148,943	\$273,151	\$124,208
20	8100	4800	Purchase for Resale: Water	\$95,182	\$219,390	\$124,208

Approval Signature

(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Gaston County Toy Run for Kids

AGENDA ITEM NO. 8A

MEETING DATE: 10/12/2021

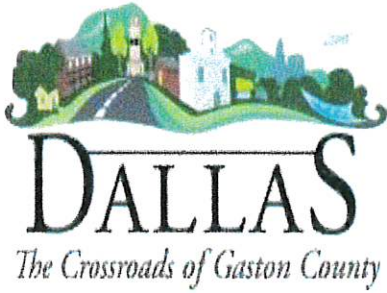
BACKGROUND INFORMATION:

Gary Buckner, on behalf of the Gaston County Toy Run for Kids Organization, is requesting to hold the annual Holiday charity motorcycle ride to provide toys for Christmas to underprivileged children in Gaston County. This year's event will be held on Saturday, December 4th beginning at 11:45 p.m. and ending at approximately 12:45 p.m. The estimated attendance is 800 to 1400 motorcycles and trucks. The ride will enter into Town on East Main St. and travel to the Ingles grocery store parking lot where they will hand out toys. The group will then leave the parking lot, turn left on West Trade St., travel to the Dallas Bessemer City Highway, proceed and out of Town.

The group is requesting that 4 trash cans and 2 porta-jons be placed at the west end of the Ingles parking lot on the grass, along with 4 portable barricades.

MANAGER RECOMMENDATION: Approve the Gaston County Toy Run for Kids for Saturday, December 4th, as requested.

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:	<input type="text" value="Gaston County Toy Run for Kids"/>		
Facility Requested:	<input type="text" value="Main Street and Ingles Parking lot"/>		
Applicant Name:	<input type="text" value="Gary Buckner"/>		
Organization:	<input type="text" value="Gaston County Toy Run for Kids"/>		
Mailing Address:	<input type="text"/>		
City / State / Zip:	<input type="text"/>		
Daytime Phone:	<input type="text" value="704-913-7181"/>	Cell: <input type="text" value="same"/>	E-Mail: <input type="text" value="buckner253@gmail.c"/>
Description of the Event:	<input type="text" value="First stop of 5 stops in Gaston County Motorcycle toy run will stop at Ingles and pass out toys to area kids"/>		
Does the event have a Facebook, Twitter, or other social networking page:	<input type="text" value="Yes"/>		
If yes, please list URL(s):	<input type="text"/>		
Date (s) Requested for Event:	<input type="text" value="December 4th 2021"/>		
Event Start Time:	<input type="text" value="11:45 AM"/>	Event End Time:	<input type="text" value="12:45 AM"/>
Road Closure Time Begins (if applicable):	<input type="text" value="na"/>	Road Closure Time Ends:	<input type="text" value="na"/>
Set Up Begins:	<input type="text" value="na"/>	Set Up Ends:	<input type="text"/>
Preferred Date & Time of Inspection (if required):	<input type="text"/>		
Estimated Attendance:	<input type="text" value="800 to 1400 motorcycles"/>		
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:			
<input type="text" value="no vendors"/>			
<input type="text"/>			

Applicant's Signature: Date: 10/4/2021

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 checked="" type="checkbox"/> No (if no)
# of Canopies	<input type="checkbox"/>	(fabric structure that is open without sidewalls on 75% or more of perimeter)	
# of Tents	<input type="checkbox"/>	(fabric structure that is enclosed with sidewalls on more than 25% of perimeter)	
# of Membrane structures	<input type="checkbox"/>	(air supported or air inflated structure)	
Other type of structure (provide description) <input type="checkbox"/>			

Notes

VOICE / MUSIC AMPLIFICATION

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

* 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 checked="" 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 checked="" type="checkbox"/> No
Will there be any deep fat fryers?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will there be any fireworks, lasers, torches, candles or pyrotechnics?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will generators or electrical power be used?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

If yes, provide electrical load data and location of connection. In the case of extraordinary use

or hookups, fees may apply.

VENDORS

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

Does the event include mechanical rides, or other similar attractions? Yes No

If yes, company name?

Company address:

List details, if any:

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 Department of Labor.

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 events.

VENDORS

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? Yes No

If yes, in what containers will they come packaged in?

aluminum cans glass bottles/jars plastic bottles/jugs/jars

How many trash cans are you requesting for trash?

How many recycle carts are you requesting?

Delivery Location?

Date and Time for rollout carts to be emptied?

Date and Time for rollout carts to be picked up?

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?

SAFETY AND SECURITY (CHECK TYPES OF SECURITY USED)

Stage Security Event Area Security Road Closure Security

Other

Overnight Security From : To :

Dates & Times security will be on site:

Security provided by: Number of Security Personnel:

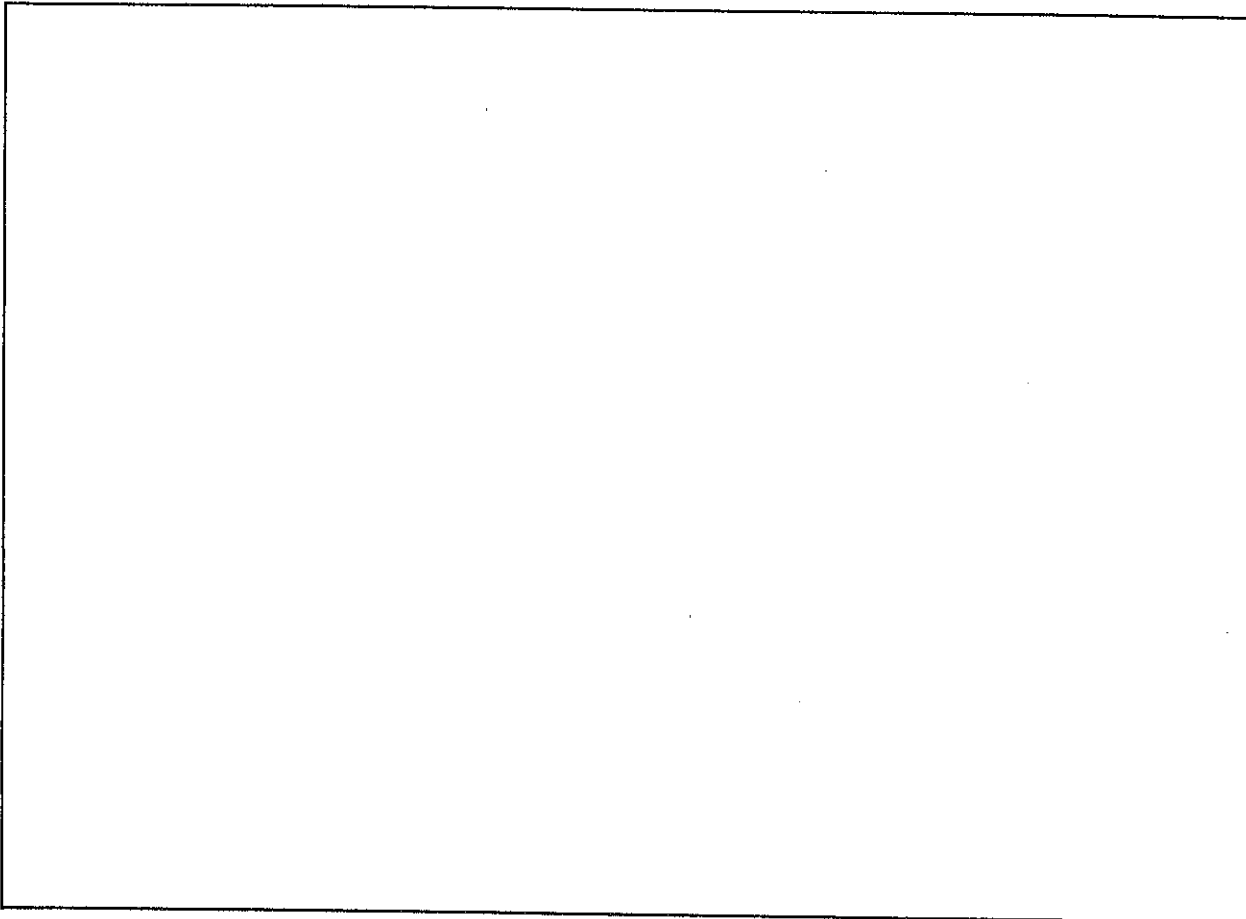
Applicant may be required to hire sworn off-duty Town of Dallas police officers or Sheriff's Department personnel to provide security to insure public safety. The Town of Dallas will determine the number of security personnel required on site.

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 or areas that are part of the venue and the surrounding area. The plan should include the following information (if applicable):

- 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.
- Location of all fencing, barricades, or other restrictions that will impair access to and from the event or property.
- Identify all designated parking areas.
- Identify location of any generators and fuel storage.

SITE PLAN SKETCH



ROUTE AND TRAFFIC PLAN

<input checked="" type="checkbox"/> PARADE (Includes floats, vehicles, and persons)	<input type="checkbox"/> BICYCLES
<input type="checkbox"/> MARCH OR WALK (persons only)	<input type="checkbox"/> FOOT RACE
<input checked="" type="checkbox"/> VEHICLES ONLY (Includes motorcycles)	
<input type="checkbox"/> OTHER (Description: <input type="text"/>	

Number of Persons: <input type="text"/>	% Children: <input type="text"/>
Number of Vehicles: <input type="text" value="1400"/>	Vehicle Types: <input type="text" value="Motorcycles cars and trucks"/>
Number of Animals: <input type="text"/>	Kinds: <input type="text"/>

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).

The ride enters town on East Main St. and travels to the Ingles parking lot. After handing out toys (app 45 min.) it leaves Ingles parking lot and turns left onto West Trade St. and travels to Dallas Bessemer Hwy and out of town.

I also request 2 Porta Johns to be placed at west end of parking lot on grass as in past years. And 4 portable barricades

ROAD CLOSURES

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

- 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 all road closure requests lies in the sole discretion of the Town of Dallas. The Town of Dallas 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.

I have selected preapproved route OR sketch below or attach a detailed map routing your proposed procession.

Applicant's Signature: GW Fackman

Date: 10/4/2021

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Gaston County Museum Dia de Muertos Event

AGENDA ITEM NO. 8B

MEETING DATE: 10/12/2021

BACKGROUND INFORMATION:

The Gaston County Museum is requesting to hold a Dia de Muertos event on Saturday, October 30, 2021. The event will be a festival to be held in front of the Museum as a free public celebration of Dia de Muertos. The event would be held from 3:00 pm until 10:00 pm with an estimated attendance of 125 people. There will be music, dancing, crafts, food trucks, and family fun with the goal of bringing communities together.

The Museum is requesting that the 100 block of W. Main St. be closed from 3:00 pm until 7:45 pm, at which time the event will transition to the backyard of the Museum. They are requesting 2 trash cans, but have committed to having Museum Staff responsible for all area clean-up.

MANAGER RECOMMENDATION: Approve the Dia de Muertos event for Saturday, October 30th, 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:	Dia de Muertos		
Facility Requested:	131 W. Main St.		
Applicant Name:			
Organization:	Gaston County Museum		
Mailing Address:	131 W. Main St.		
City / State / Zip:	Dallas, NC 28034		
Daytime Phone:	704-922-7681	Cell:	
		E-Mail:	
Description of the Event:	A free public celebration of Dia de Muertos. Featuring dancing, crafts, food, drink, and family fun, this event aims to bridge communities together with activities.		
Does the event have a Facebook, Twitter, or other social networking page:	Yes		
If yes, please list URL(s):	Gaston County Museum on Facebook & Instagram		
Date (s) Requested for Event:	10-30-2021		
Event Start Time:	3 PM	Event End Time:	10 PM
Road Closure Time Begins (if applicable):	3 PM	Road Closure Time Ends:	7:45 PM
Set Up Begins:	1:00 PM	Set Up Ends:	3:00 PM
Preferred Date & Time of Inspection (if required):			
Estimated Attendance:	125		
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:			
Vendors are limited and are invited guests of the Gaston County Museum.			

Applicant's Signature: Date: 10-23-21

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 checked="" type="checkbox"/> No	No (if no proceed to next section.)
# 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	No (if no proceed to next section.)
if yes, state the number of stages, number of bands and type of music:				
Number of stages:	<input type="text" value="0"/>	Number of Bands:	<input type="text" value="0"/>	
Type(s) of music:	<input type="text" value="Mexican Music"/>			
Will your event use amplified sound:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
If yes, please indicate times:		Start Time: <input type="text" value="3 PM"/>	Finish Time: <input type="text" value="10 PM"/>	
Will sound checks be conducted prior to the event?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	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 checked="" type="checkbox"/> No	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 checked="" type="checkbox"/> No	No
Will there be any deep fat fryers?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	No
Will there be any fireworks, lasers, torches, candles or pyrotechnics?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	No
Will generators or electrical power be used?		<input checked="" 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. - <i>Food truck provides all power</i>				

RIDES / ATTRACTIONS

Does the event include mechanical rides, or other similar attractions?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	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
Torres Taqueria	Gas and Electric	Mexican Food
Las Pinas	Other	Juice & Fruit

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
10-30-21	1:00 PM	Set up for the event will begin	
10-30-21	3:00 PM	Festivities are open to the public	- music will be playing
	3:45 PM	Live Dance Performance begins	- music will be playing
	4:45 PM	Live Performance ends	
	7:45 PM	Break down begins. Core the movie will begin	in the museum's backyard
	9:45 PM	Movie ends and guests leave	
	10:00 PM	Event ends and staff leave	

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? Yes No

If yes, in what containers will they come packaged in?

aluminum cans glass bottles/jars plastic bottles/jugs/jars

How many trash cans are you requesting for trash?

How many recycle carts are you requesting?

Delivery Location?

Date and Time for rollout carts to be emptied?

Date and Time for rollout carts to be picked up?

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?

SAFETY AND SECURITY (CHECK ALL TYPES OF SECURITY USED)

Stage Security Event Area Security Road Closure Security

Other

Overnight Security From : To :

Dates & Times security will be on site:

Security provided by: Number of Security Personnel:

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.

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"/> 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>only need the road in front of the museum blocked</u>)	
Number of Persons: <input type="text"/>	% Children: <input type="text"/>
Number of Vehicles: <input type="text"/>	Vehicle Types: <input type="text"/>
Number of Animals: <input type="text"/>	Kinds: <input type="text"/>
<p>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).</p>	
<p>Event is a Festival that will take place in front of the Gaston County Museum at 131 W. Main St. For safety we only need that street segment blocked at the intersections of W Main St. and S. Gaston St. and N. Holland St. and W. Main St.</p>	

For safety

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.

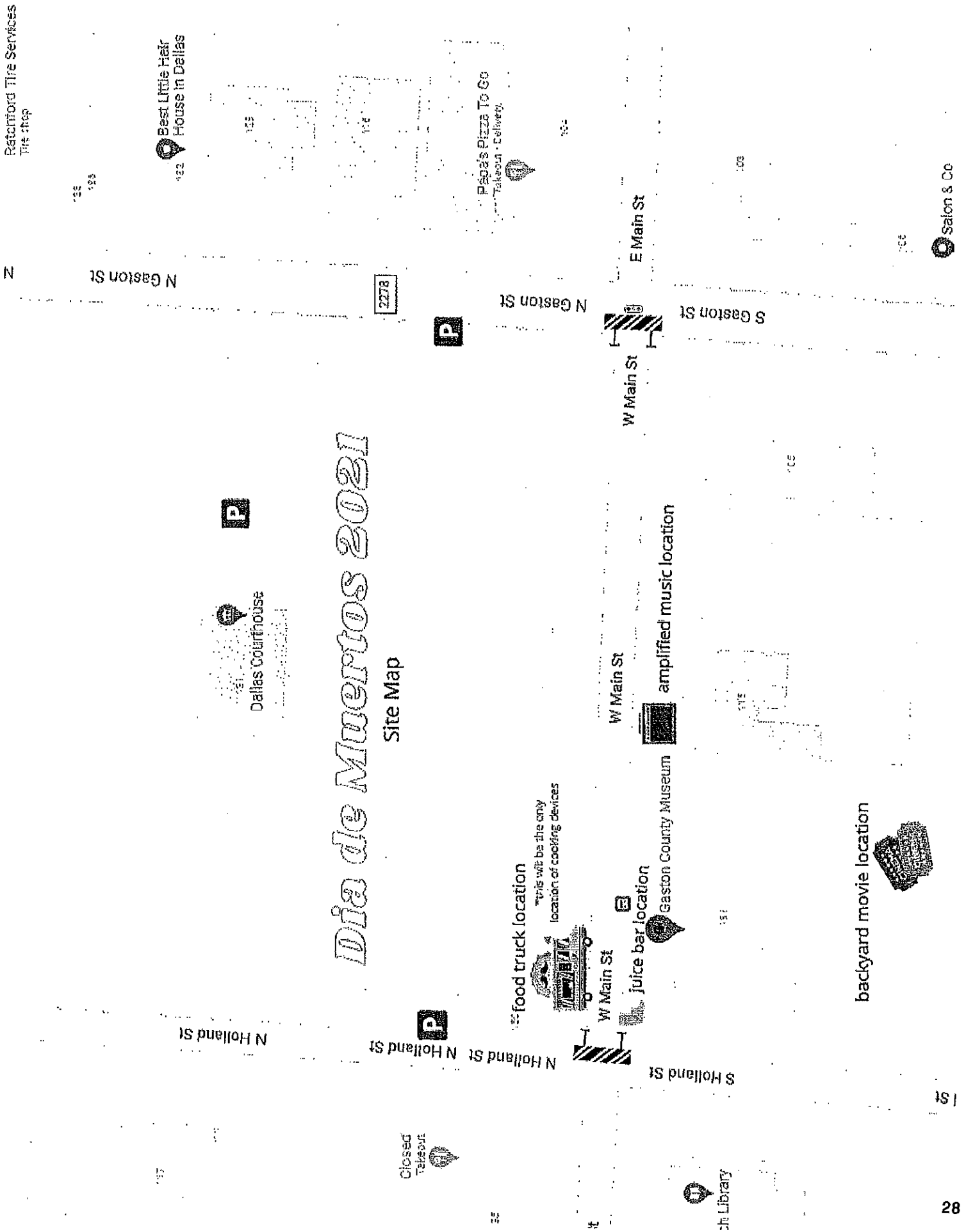
DO NOT ASSUME, ADVERTISE, OR PROMOTE YOUR EVENT UNTIL YOU HAVE A SIGNED PERMIT FROM THE TOWN OF DALLAS. CONFLICTS DO ARISE AND CHANGES TO THE REQUEST MAY BE NECESSARY.

Applicant's Signature:

Date: 9-23-21

Día de Muertos 2021

Site Map



TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Finger Irrevocable Trust Annexation

AGENDA ITEM NO. 8C

MEETING DATE: 10/12/2021

BACKGROUND INFORMATION:

An Annexation petition, 2021-04, was submitted June 15, 2021, by Rosemary Finger Routszong Trustee of Property Owner, Marilyn S. Finger Irrevocable Trust. The Petition includes three parcels, #303651, #170287, and #169122, no address assigned, located near Shepards Way Dr. The petitioner is requesting annexation as part of a Conditional Zoning District, CD R-5, for the development of a potential single-family detached subdivision.

The parcels are currently located outside of the Town of Dallas and are considered contiguous. The 2003 Land Use Map highlights these parcels for new residential development. The Planning Board recommended the requested conditional rezoning, CD R-5.

At the August 10, 2021 Board of Aldermen meeting, staff was directed to investigate the sufficiency of the annexation petition. The petition has been deemed sufficient and the Board shall set a public hearing date for the annexation and conditional rezoning of the property.

MANAGER RECOMMENDATION: Set a public hearing date of November 9, 2021 for the annexation and conditional rezoning for the property owned by Marilyn S. Finger Irrevocable Trust, as presented.

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 Finger Routszong Date: June 14, 2021
Trust

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

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

CERTIFICATE OF SUFFICIENCY

To the Board of Aldermen of the Town of Dallas, North Carolina:

I, Sarah Hamrick, Town Clerk do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Dallas, this 6th Day of October 20 21.

Re: Finger Irrevocable Trust Annexation- PID 303651, 170287, 169122

Sarah Hamrick

Town Clerk

(SEAL)



June 14th 2021

I, Rosemary Furger Routsong,
trustee for the Marilyn S. Furger
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 Furger 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

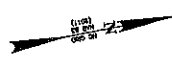
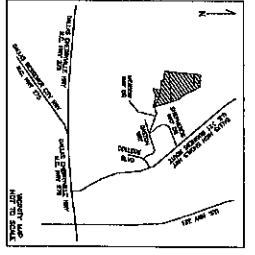
PID #170148
Andrew & Lesly Gibbon
416 Poplar Springs Church Rd.
Shelby, NC 28152

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

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

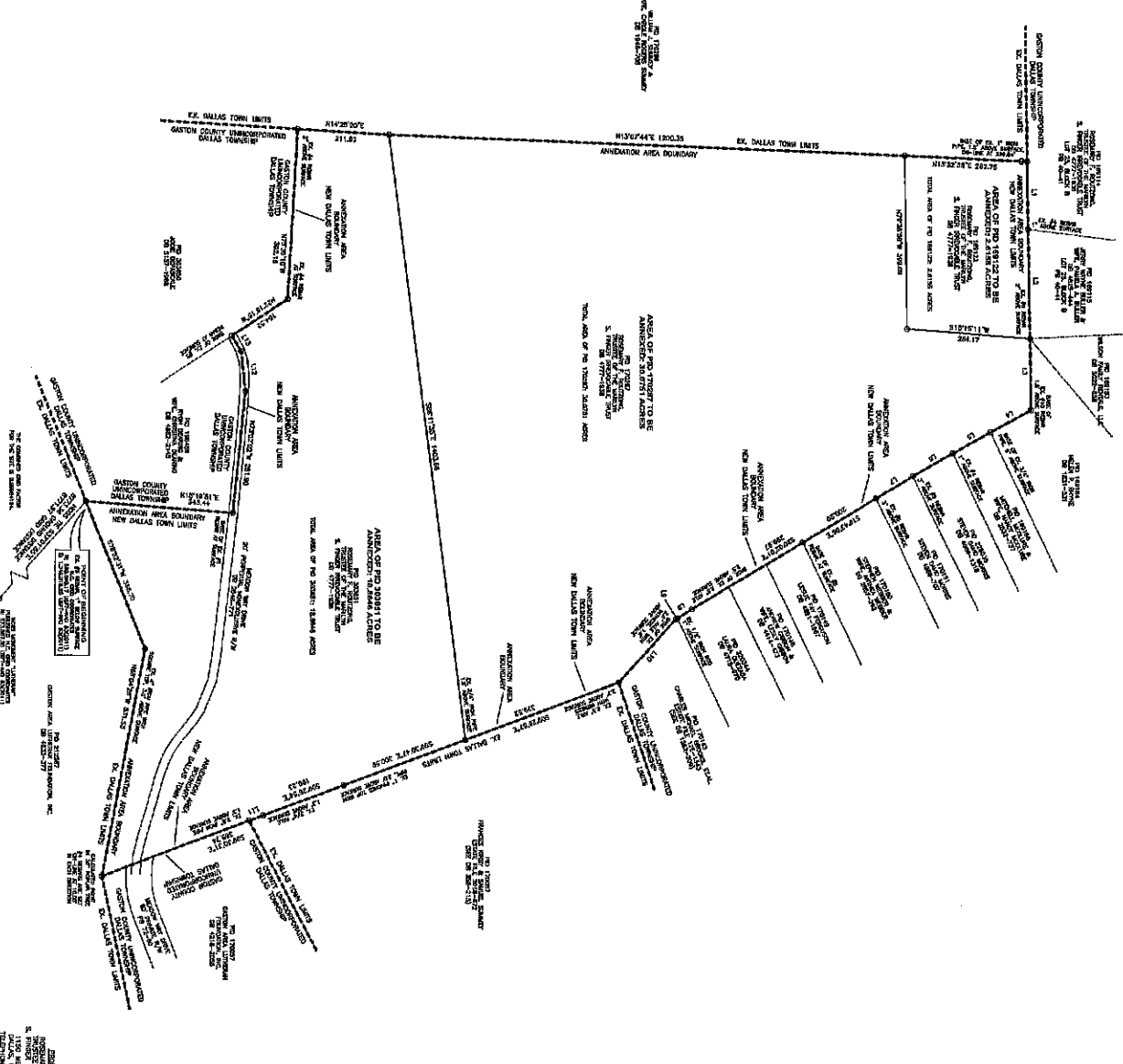
PID #170057
Frances Kirby & Samuel Summey
212 Whiteoaks Circle
Bluffton, SC 29910

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



NOTES:

1. THIS IS A PRELIMINARY MAP AND SHOULD NOT BE USED FOR ANY PURPOSES WITHOUT THE APPROVAL OF THE DALLAS COUNTY ENGINEER.
2. THE BOUNDARIES OF THE PROPERTY ARE SHOWN BY A DASHED LINE.
3. THE TOTAL AREA OF THE PROPERTY IS 51.5592 ACRES.
4. THE PROPERTY IS LOCATED WITHIN THE DALLAS COUNTY ENGINEERING DISTRICT NO. 1.
5. THE PROPERTY IS SUBJECT TO THE DALLAS COUNTY ENGINEERING DISTRICT NO. 1.
6. THE PROPERTY IS SUBJECT TO THE DALLAS COUNTY ENGINEERING DISTRICT NO. 1.
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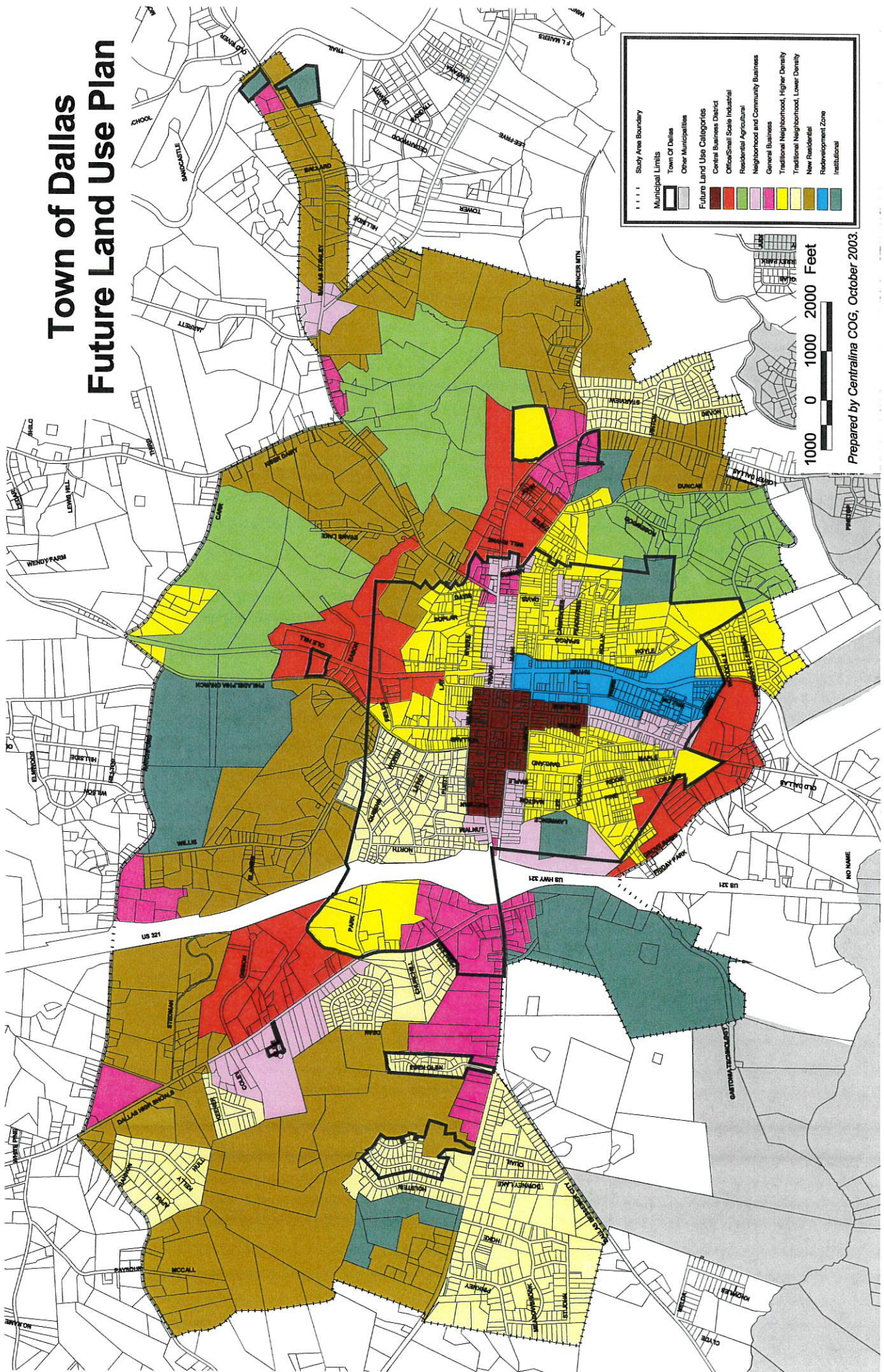
THE PURPOSE OF THIS PLAT IS TO SHOW THE AREA OF ANNEXATION TO THE TOWN OF DALLAS. THE TOTAL AREA OF ANNEXATION IS 51.5592 ACRES.

1. THE TOWN CLERK FOR THE TOWN OF DALLAS CERTIFY THAT THIS ANNEXATION WAS APPROVED BY THE BOARD OF DALLAS COUNTY ENGINEERS ON THE _____ DAY OF _____, 2021.

TOWN CLERK _____ DATE _____

LOT	ACRES	AREA
1	1.2345	1.2345
2	1.2345	1.2345
3	1.2345	1.2345
4	1.2345	1.2345
5	1.2345	1.2345
6	1.2345	1.2345
7	1.2345	1.2345
8	1.2345	1.2345
9	1.2345	1.2345
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42	1.2345	1.2345
43	1.2345	1.2345
44	1.2345	1.2345
45	1.2345	1.2345
46	1.2345	1.2345
47	1.2345	1.2345
48	1.2345	1.2345
49	1.2345	1.2345
50	1.2345	1.2345
51	1.2345	1.2345
52	1.2345	1.2345
53	1.2345	1.2345
54	1.2345	1.2345
55	1.2345	1.2345
56	1.2345	1.2345
57	1.2345	1.2345
58	1.2345	1.2345
59	1.2345	1.2345
60	1.2345	1.2345
61	1.2345	1.2345
62	1.2345	1.2345
63	1.2345	1.2345
64	1.2345	1.2345
65	1.2345	1.2345
66	1.2345	1.2345
67	1.2345	1.2345
68	1.2345	1.2345
69	1.2345	1.2345
70	1.2345	1.2345
71	1.2345	1.2345
72	1.2345	1.2345
73	1.2345	1.2345
74	1.2345	1.2345
75	1.2345	1.2345
76	1.2345	1.2345
77	1.2345	1.2345
78	1.2345	1.2345
79	1.2345	1.2345
80	1.2345	1.2345
81	1.2345	1.2345
82	1.2345	1.2345
83	1.2345	1.2345
84	1.2345	1.2345
85	1.2345	1.2345
86	1.2345	1.2345
87	1.2345	1.2345
88	1.2345	1.2345
89	1.2345	1.2345
90	1.2345	1.2345
91	1.2345	1.2345
92	1.2345	1.2345
93	1.2345	1.2345
94	1.2345	1.2345
95	1.2345	1.2345
96	1.2345	1.2345
97	1.2345	1.2345
98	1.2345	1.2345
99	1.2345	1.2345
100	1.2345	1.2345

Town of Dallas Future Land Use Plan



TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Rhyne Annexation

AGENDA ITEM NO. 8D

MEETING DATE: 10/12/2021

BACKGROUND INFORMATION:

An Annexation Petition, 2021-05, was submitted June 16, 2021, by Helen Rhyne, Property Owner of parcel #169184, no address assigned, located off of Dallas High Shoals Hwy. The petitioner is seeking annexation into the Town as a Conditional Zoning District CD R-5, for a potential single-family detached subdivision.

The parcel is currently located outside of the Town of Dallas and is considered non-contiguous. The 2003 Future Land Use Map highlights this parcel for new residential development. The Planning Board recommended approval of requested conditional rezoning, CD R-5.

At the August 10, 2021 Board of Aldermen meeting, staff was directed to investigate the sufficiency of the annexation petition. The petition has been deemed sufficient and the Board shall set a public hearing date for the annexation and conditional rezoning of the property.

MANAGER RECOMMENDATION: Set a public hearing date of November 9, 2021 for the annexation and conditional rezoning for the property owned by Helen Rhyne, as presented.

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 Grob Date: 6-16-2021

CERTIFICATE OF SUFFICIENCY

To the Board of Aldermen of the Town of Dallas, North Carolina:

I Sarah Hamrick, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-58.1, *et seq.*

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Dallas, this 6th Day of October 2021.

Re: Rhyne Annexation- PID 169184

Sarah Hamrick
Town Clerk

(SEAL)



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

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

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

BOOK 1831 PAGE 531

WARRANTY DEED-Form WD-602

Printed and for sale by James Williams & Co., Inc., Yadkinville, N.C. 27055

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 the 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) Dollars 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, as tenants by the entirety, 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, Evalyn 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, Alois 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 B. 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 R.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 1090, 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 30; 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 44

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: 0.9999839751

NORTH CAROLINA, GASTON COUNTY

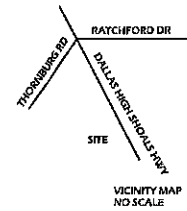
REVIEW OFFICER OF GASTON COUNTY CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

I hereby certify that the subdivision plot shown hereon has been found to comply with the Subdivision Ordinance of Dallas, North Carolina and that this plot has been approved by _____ on _____ for recordation 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.
- RAW 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

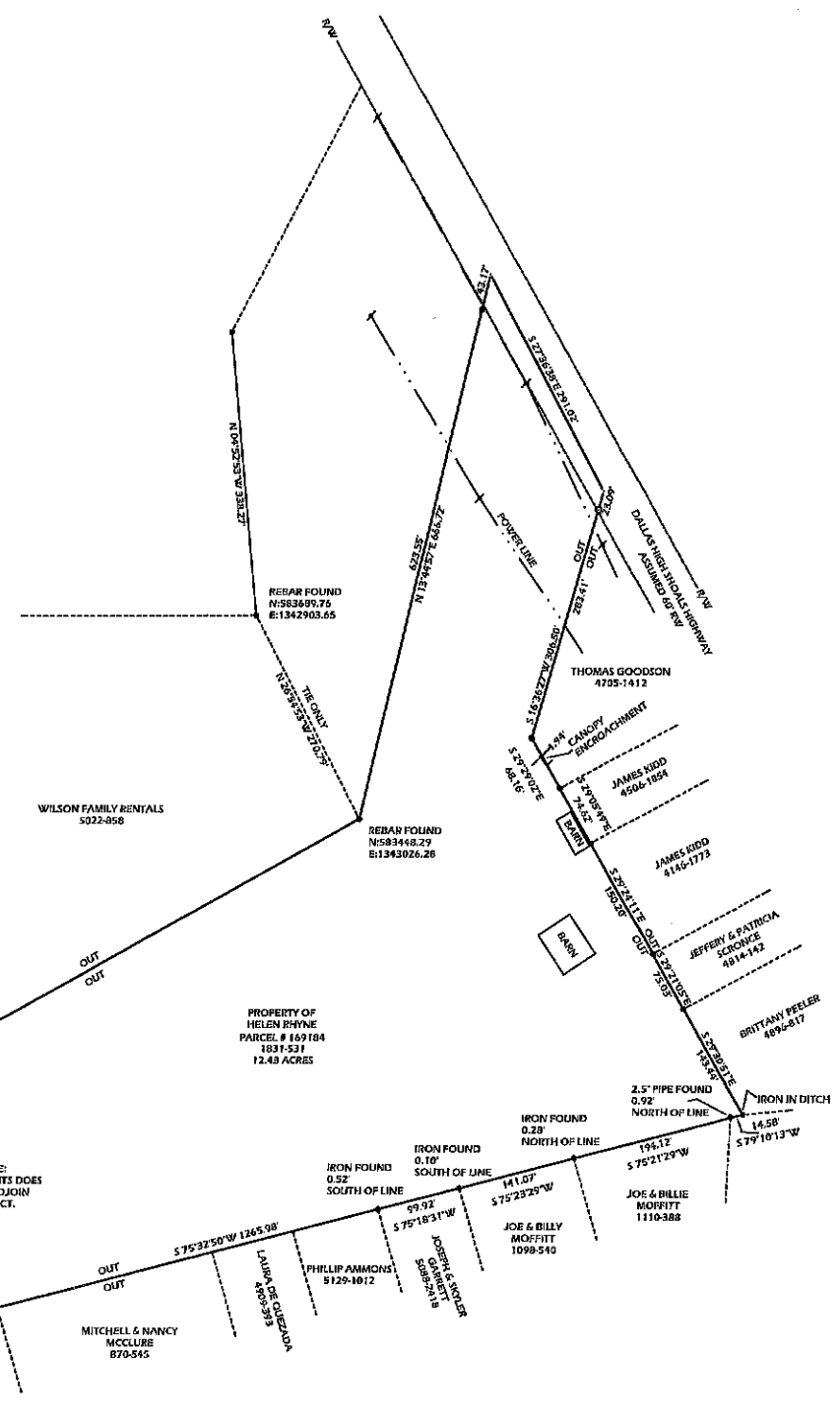
14 DAY OF JANUARY 2021

D. Jason West NCPLS L-4992

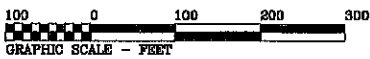


I, D. JASON WEST, PROFESSIONAL LAND SURVEYOR CERTIFY TO ONE OF THE FOLLOWING OR ADDRESSES:

- A. THAT THIS PLAN IS OF A SURVEY THAT CREATED A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES 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 REGULATES 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 ANIMATED CATEGORY SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT-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.



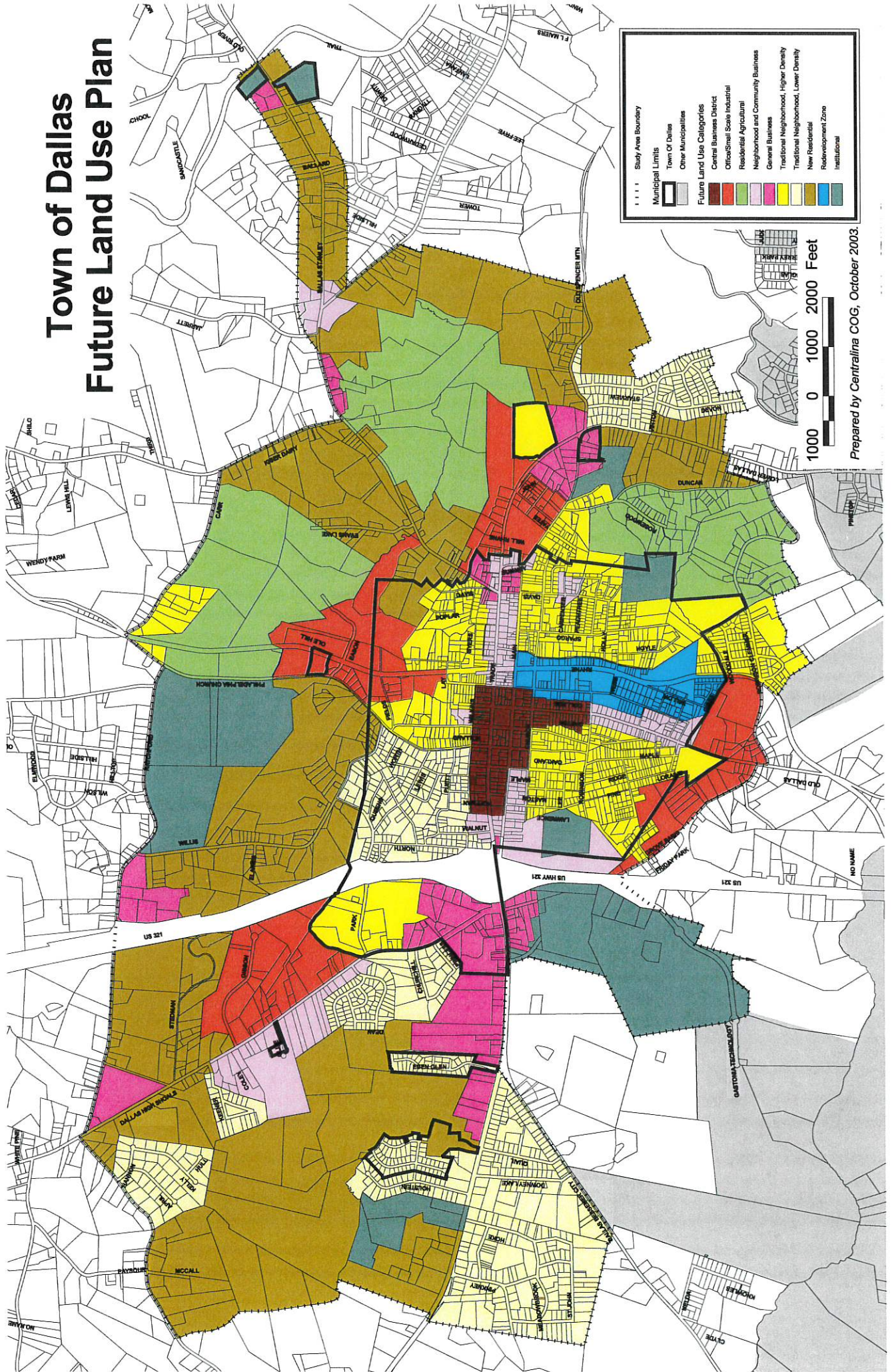
ANNEXATION NOTE: DALLAS TOWN LIMITS DOES NOT CURRENTLY ADJOIN OR CROSS THIS TRACT.



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

ANNEXATION FEE FOR	
GAIL SUMMEY	
LOCATION:	DALLAS TWPSP., GASTON COUNTY, NC
PROJECT NO.:	149124
DATE:	JANUARY 14, 2021
SCALE:	1"=100'
DRAWN BY:	DJW
FILE:	DALLAS2020.DWG
LEDFORD & WEST LAND SURVEYING & MAPPING, P.L.L.C. 228 E. DOUGLASS ST. HOUSTON, TEXAS 77002 LAWNSDALE, NO 28090 704-312-4030 JWSURVEYOR@GMAIL.COM	

Town of Dallas Future Land Use Plan



---	Study Area Boundary
—	Municipal Limits
—	Town Of Dallas
—	Other Municipalities
—	Future Land Use Categories
—	Central Business District
—	Office/Small Scale Industrial
—	Residential Agricultural
—	Neighborhood and Community Business
—	General Business
—	Traditional Neighborhood, Higher Density
—	Traditional Neighborhood, Lower Density
—	New Residential
—	Redevelopment Zone
—	Institutional

1000 0 1000 2000 Feet

Prepared by Centralina COG, October 2003.

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Rosewood Drive Annexation

AGENDA ITEM NO. 8E

MEETING DATE: 10/12/2021

BACKGROUND INFORMATION:

An Annexation Petition, 2021-03, was submitted June 10, 2021, by William M. Moore of Moore and Seagle Holdings LLC on behalf of Property Owners, Jerry and Lynn Campbell. The property located at 1028 Rosewood Dr., further identified as Gaston County Parcel #171850, is considered contiguous to Town limits.

The petitioners are requesting annexation as Conditional Zoning District, CD R-6 residential, for the development of a single-family detached subdivision. The 2003 Land Use Map highlights this parcel as residential agricultural. The Planning Board recommended approval of the conditional rezoning, CD R-6.

As the July 13, 2021 Board of Aldermen meeting, Staff was directed to investigate the sufficiency of the annexation petition. The petition has been deemed sufficient and the Board shall set a public hearing date for the annexation and conditional rezoning of the property.

MANAGER RECOMMENDATION: Set a public hearing date of November 9, 2021 for the annexation and conditional rezoning for the property owned by Jerry and Lynn Campbell, as presented.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: 2021-03

Contiguous

Non-Contiguous

DATE: 6/10/21

FEE: \$500.00

Current Property Use: Residential Requested Zoning: COND R-6

Planned Property Use: Single Family 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

1028 Rosewood Drive, DALLAS, NC 28034, further identified as

parcel ID # 171850, be annexed to the Town of Dallas.

Print owner name(s) and information:

Name Jerry & Lynn Campbell Phone _____

Address 1028 Rosewood Drive

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: Jerry W. Campbell Date: 6/10/21

Owner's Signature: Lynn Campbell Date: 6/10/21

Owner's Signature: _____ Date: _____

Received By: Robert Green Date: 6/10/2021

CERTIFICATE OF SUFFICIENCY

To the Board of Aldermen of the Town of Dallas, North Carolina:

I, Sarah Hamrick, Town Clerk do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Dallas, this 6th Day of October 2021.

Re: Campbell Annexation - PID 171850

Sarah Hamrick
Town Clerk

(SEAL)





June 10, 2021

Town of Dallas
Board of Aldermen
210 N Holland Street
Dallas, NC 28034

RE: *Annexation Outline Letter*

Dear Board of Aldermen,

We like to annex parcel # 171850 (see zoning map attached for reference) into the Town of Dallas to achieve the town's Conditional R-6 Zoning and also tie into the town's public utilities to supply the proposed development (see development map attached for reference also).

We greatly appreciate your consideration in this matter and look forward to your response.

Sincerely,

William M Moore
Moore & Seagle Holdings, LLC

BK 2708 PG 809

GASTON COUNTY NC 01/30/97 \$195.00 Real Estate Excise Tax

TIME 2:02 BOOK 2708 PAGE 809 FILED 01-30-97

NETD REVENUE 14.00 TOTAL 209.00 CHECK 209.00 CHANGE 26.00

Escise Tax 195.00 Recording Time, Book and Page Parcel Identifier No. 09/30/97 15 14302 0001 0137

Mail after recording to Grantee This instrument was prepared by Richard D. Laws

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of September 19 97 by and between GRANTOR GRANTEE

Mary Sue S. Cooke and husband, Steve Cooke; and Mary S. Cooke, Executrix of the estate of Edna Lineberry

Jerry W. Campbell and wife, Lynn Y. Campbell 1021 Rosewood Drive Dallas, NC 28034

Enter in appropriate block for each party; name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Dallas Township,

Gaston County, North Carolina and more particularly described as follows:

TRACT 1:

BEGINNING at an iron in the western margin of Rosewood Drive (SR 2271), northeast corner of the property of Beverly W. Farrar as described in Book 1010 at Page 259, said point of Beginning being approximately 180 feet in a northerly direction from the intersection of the center lines of SR 2271 and 2272, and running thence with Farrar's line, South 61-35-19 West 324.72 feet to an iron; thence North 41-41-32 West 660.71 feet to a new iron in the southern line of the property of Jack C. Eter; thence with Eter's line South 88-17-55 East 538.40 feet to an iron, corner with Ronnie D. Smith (Book 1987 at Page 361); thence with Smith's western line South 19-50-00 East 134.24 feet to an iron; thence with Smith's southern line, North 76-01-24 East 94.91 feet to an iron in the western margin of Rosewood Drive (SR 2271); thence with the western margin of Rosewood Drive, South 12-38-51 East 225.00 feet to the point and place of Beginning, and containing 4.50 acres, more or less. The foregoing description is shown as Tract 1 on plat of survey made by Larry R. Ritter, Inc., dated May 25, 1990, revised September 3, 1997.

RECORDING FEE 14.00 195.00

9/26/97 P.C. No. 44-1977 - Jones Williams & Co., Inc., 100 N. Salisbury, N. C. 27606

The foregoing property is subject to an easement and access right of way, 20' in width, running along the southern line of said property, the southern line of which is described as follows: BEGINNING at an iron in the western margin of Rosewood Drive, northeast corner of the property of Beverly W. Farrar as described in Book 1010 at Page 259, and running thence with Farrar's line South 61-35-19 West 324.72 feet to an iron.

TRACT 2:

BEGINNING at an iron, common corner of the Grantor, Jack C. Etter (Book 1760 at Pages 702 and 704), Douglas Lepke (Book 2397 at Page 694), and Grover E. Lays (Book 1334 at Page 150), said point of Beginning being situate North 88-17-55 West 741.04 feet from an iron at the northwestern corner of the property of Ronnie D. Smith (Book 1987 at Page 361), and running thence with Ethars' Southern line, South 88-17-55 East 202.64 feet to a new iron; thence South 41-41-32 East 660.71 feet to an iron, corner with Beverly W. Farrar (Book 1010 at Page 259); thence with Farrar's line, South 29-35-19 West 308.00 feet to an iron; thence with the center line of a branch, the following fourteen courses and distances: (1) South 69-51-58 West 46.76 feet; (2) South 11-26-10 West 13.81 feet; (3) South 62-05-05 West 39.21 feet; (4) South 26-03-05 West 48.16 feet; (5) South 51-55-08 West 50.73 feet; (6) South 38-55-23 West 66.50 feet; (7) South 35-46-50 West 61.97 feet; (8) South 41-04-58 West 84.62 feet; (9) South 66-02-28 West 44.80 feet; (10) South 81-47-38 West 93.11 feet; (11) South 85-23-32 West 31.21 feet; (12) South 59-37-03 West 79.29 feet; (13) North 62-17-47 West 33.44 feet; (14) South 81-32-00 West 90.00 feet; thence with the center line of another branch the following five courses and distances: (1) North 07-03-05 East 45.98 feet; (2) North 11-44-09 East 73.29 feet; (3) North 00-32-06 East 55.42 feet; (4) North 10-56-52 East 132.71 feet; (5) North 10-27-04 East 135.03 feet; thence North 74-16-40 West 11.18 feet to an iron; thence North 84-55-34 West 48.00 feet to an iron, corner North 08-19-27 East 736.23 feet to the point and place of Beginning, and containing 12.543 acres. The foregoing property is shown as Tract 2 on plat of survey made by Larry R. Ritter, Inc., dated May 23, 1990, revised September 3, 1997.

BK2108PG810

Together with an easement, 20' in width, for ingress, egress and regress to Rosewood Drive (SR 2271), the southern line of said easement being described as follows: BEGINNING at an iron in the western margin of Rosewood Drive, northeast corner of the property of Beverly W. Farrar as described in Book 1010 at Page 259, and running thence with Farrar's line, South 61-35-19 West 324.72 feet to an iron.

Being a portion of the property conveyed to the Grantor by deeds recorded in Book 542 at Page 146 and Book 1878 at Page 27, Gaston County Registry. Mary Sue Cooke is also the executrix and sole devisee of the estate of Edna Smith Lineberry (see Estate File No. 97 E 996 in the Office of the Clerk of Superior Court of Gaston County). Mary Sue Cooke and Sue S. Cooke and Sue Smith Cooke and Sue S. Cooke (SIC Deed Book 542, Page 146) are one and the same person.

UNRECORDED

BK 2708PG811

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor in and of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

UNOFFICIAL

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer and he seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: (Corporate Name) (SEAL)

By: President (SEAL)

ATTEST: Secretary (Corporate Seal) (SEAL)

By: (Corporate Name) (SEAL)

By: President (SEAL)

ATTEST: Secretary (Corporate Seal) (SEAL)

By: (Corporate Name) (SEAL)

By: President (SEAL)

ATTEST: Secretary (Corporate Seal) (SEAL)

USE BLACK INK ONLY

USE BLACK INK ONLY

Mary S. Cooke (SEAL)

Steve Cooke (SEAL)

Mary S. Cooke, EXECUTRIX OF THE Estate of Edna Linberry (SEAL)

BR2708P6812



SEAL - STAMP

NORTH CAROLINA,Gaston.....County.

I, a Notary Public of the County and State aforesaid, certify that Mary Sus S. Cooke and Steve Cooke and Mary S. Cooke, Executrix of the Estate of Edna Ingherby personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25th day of September, 1997.

My commission expires: 2/1/98 W. D. Cody Notary Public

NORTH CAROLINA,County.

I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of 19.....

My commission expires: Notary Public

SEAL - STAMP

NORTH CAROLINA,County.

I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of 19.....

My commission expires: Notary Public

SEAL - STAMP

NORTH CAROLINA,County.

I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of 19.....

My commission expires: Notary Public

SEAL - STAMP

NORTH CAROLINA,County.

I, a Notary Public of the County and State aforesaid, certify that Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19.....

My commission expires: Notary Public

SEAL - STAMP

NORTH CAROLINA,County.

I, a Notary Public of the County and State aforesaid, certify that Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19.....

My commission expires: Notary Public

The foregoing Certificates of W. D. Cody NP

to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

W. D. Brown REGISTER OF DEEDS FOR Gaston COUNTY
W. D. Brown Deputy/Assistant-Register of Deeds.

Abutting Property Owners List **Parcel ID#**

1	<i>Jaime A & Norma M Aristizabal</i>	171852
2	<i>Cloninger Family Properties LLC</i>	171872
3	<i>Robert O & Gail S Breest</i>	171874
4	<i>Town of Dallas</i>	132813
5	<i>Catherine Valentin-Andaluz & Edwin Andaluz</i>	300098
6	<i>Amanda P Spargo</i>	171843
7	<i>Jack C Etter</i>	203226
8	<i>Lowrance McKenny Prop LLC</i>	203227
9	<i>Robert C Smith</i>	171851

METROLINA
 LAND SURVEYING, INC.
 SURVEYING • MAPPING • PLANNING
 P: (704) 414-1100
 F: (704) 414-2035
 1111 C. ROSEWOOD DRIVE
 CHARLOTTE, NC 28217

ANNEXATION BOUNDARY
 DALLAS TOWNSHIP, GASTON COUNTY, NORTH CAROLINA
1028 ROSEWOOD DRIVE
 PARCEL # 171850, DB 2708 PG 809

RETURN TO:
 METROLINA LAND SURVEYING, INC.
 1111 C. ROSEWOOD DRIVE
 CHARLOTTE, NC 28217

JOB NO. 012-21-0003
 DATE 4/27/21
 PROJ. MGR. CDF
 DRAWN BY JKD

SCALE: 1" = 60'
 SHEET NO. 1
 OF 1

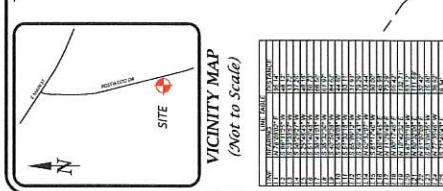
ANNEXATION EFFECTIVE DATE:
 1. Checkbook # 6. Cash. Professional Land Surveyor No. 13621.
 every 10 days or more of the following is indicated:
 2. The date of the filing of this document, or the date of the recording of this document, or the date of the recording of this document, or the date of the recording of this document.

NOTES:
 1. ALL CALCULATED DISTANCES, BEING THE DISTANCE FROM THE CENTERLINE OF THE ROAD TO THE CENTERLINE OF THE ROAD, ARE TO BE MEASURED FROM THE CENTERLINE OF THE ROAD TO THE CENTERLINE OF THE ROAD.
 2. THE DISTANCE FROM THE CENTERLINE OF THE ROAD TO THE CENTERLINE OF THE ROAD, IS TO BE MEASURED FROM THE CENTERLINE OF THE ROAD TO THE CENTERLINE OF THE ROAD.
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 4. THE DISTANCE FROM THE CENTERLINE OF THE ROAD TO THE CENTERLINE OF THE ROAD, IS TO BE MEASURED FROM THE CENTERLINE OF THE ROAD TO THE CENTERLINE OF THE ROAD.

LEGEND:
 - ANNEXATION BOUNDARY
 - PROPERTY BOUNDARY
 - EASEMENT BOUNDARY
 - EASEMENT
 - EASEMENT TO BE ABOLISHED
 - EASEMENT TO BE ABOLISHED
 - EASEMENT TO BE ABOLISHED

GRAPHIC SCALE:
 1 inch = 60 ft.
 (1/8 INCH = 7.5 FT.)

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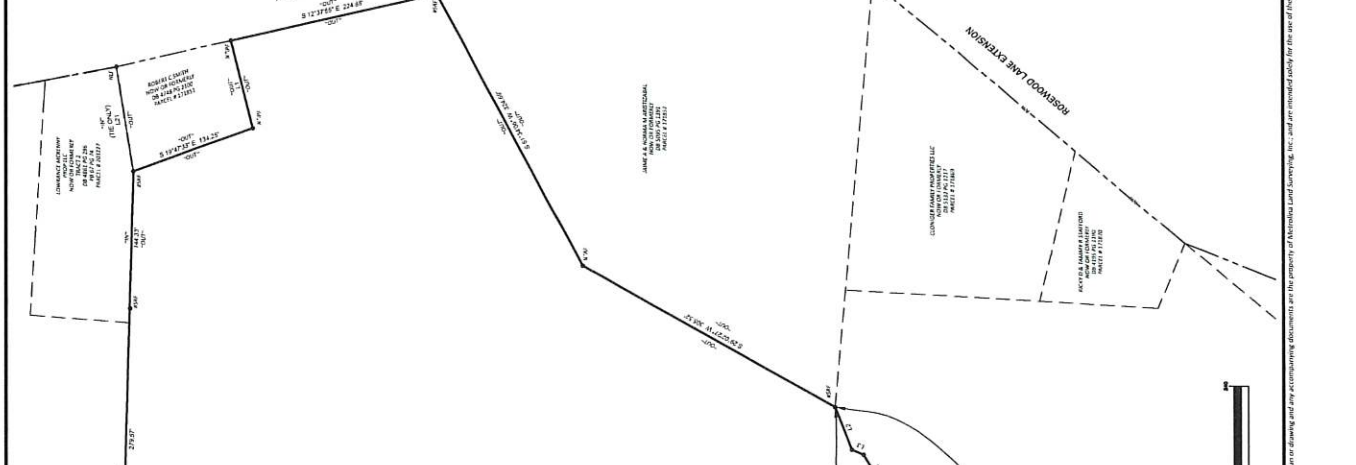
THE PURPOSE OF THIS PLAN IS TO SHOW THE AREA OF ANNEXATION TO THE TOWN OF DALLAS. TOTAL AREA OF ANNEXATION IS 17.083 ACRES.

DATE OF NORTH CAROLINA: 4/27/21
 COUNTY: GASTON COUNTY
 TOWNSHIP: DALLAS TOWNSHIP
 PARCEL: # 1028

PROPERTY OF OWNERSHIP:
 JAMES H. AND MARY M. JAMES
 1028 ROSEWOOD DRIVE
 DALLAS TOWNSHIP, GASTON COUNTY, NC 28028

ANNEXATION EFFECTIVE DATE:
 4/27/21

ANNEXATION EFFECTIVE DATE:
 4/27/21



ANNEXATION BOUNDARY
 DALLAS TOWNSHIP, GASTON COUNTY, NORTH CAROLINA
1028 ROSEWOOD DRIVE
 PARCEL # 171850, DB 2708 PG 809

RETURN TO:
 METROLINA LAND SURVEYING, INC.
 1111 C. ROSEWOOD DRIVE
 CHARLOTTE, NC 28217

JOB NO. 012-21-0003
 DATE 4/27/21
 PROJ. MGR. CDF
 DRAWN BY JKD

SCALE: 1" = 60'
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 OF 1

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DATE OF NORTH CAROLINA: 4/27/21
 COUNTY: GASTON COUNTY
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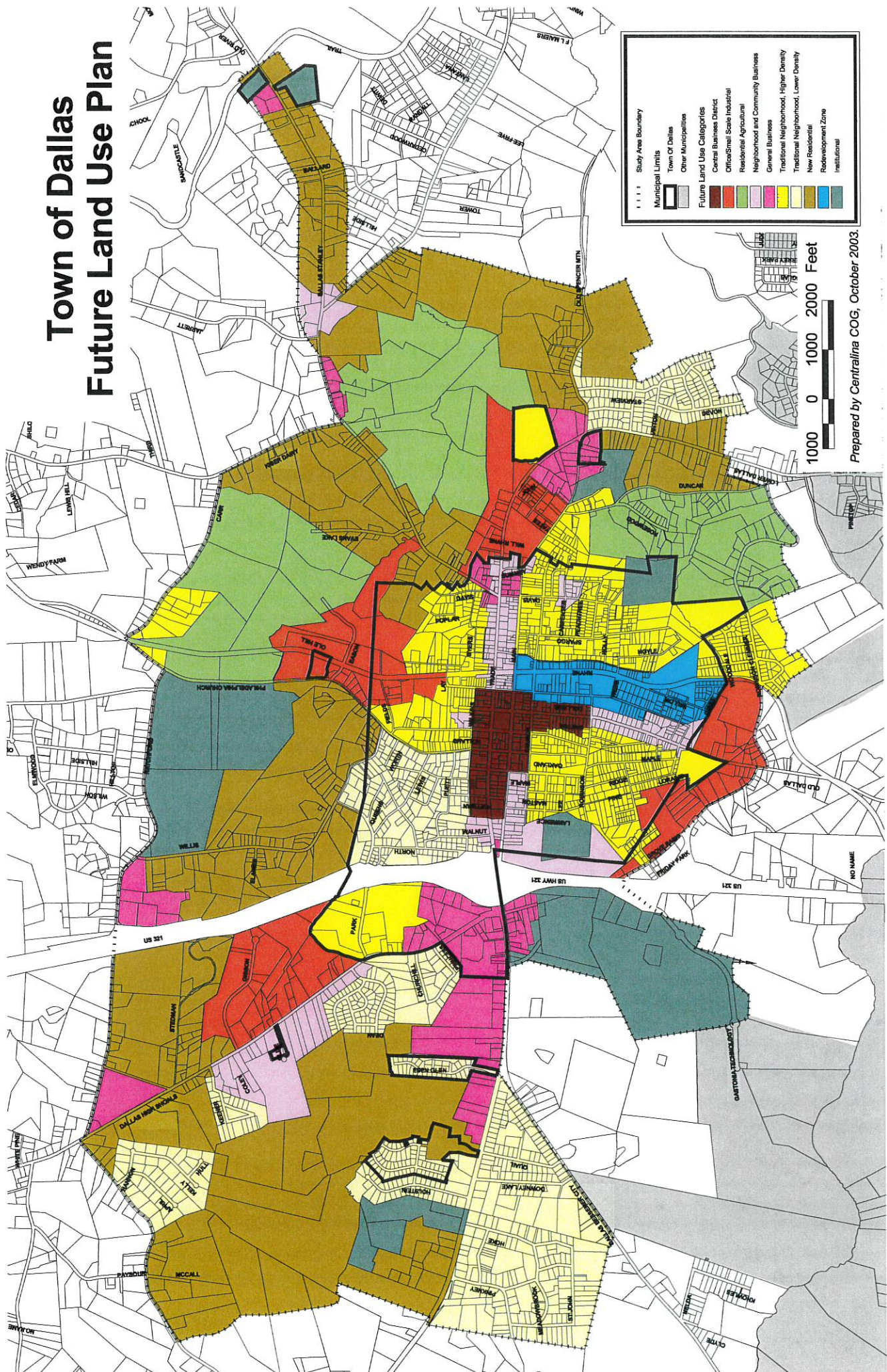
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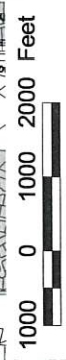


Town of Dallas Future Land Use Plan



Legend

- Study Area Boundary
- Municipal Limits
 - Town Of Dallas
 - Other Municipality
- Future Land Use Categories
 - Central Business District
 - Office/Special-Use Industrial
 - Residential Agricultural
 - Neighborhood and Community Business
 - General Business
 - Traditional Neighborhood, Higher Density
 - Traditional Neighborhood, Lower Density
 - New Residential
 - Redevelopment Zone
 - Institutional



Prepared by Centralina COG, October, 2003.

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Retiree Insurance Coverage Policy

AGENDA ITEM NO. 8F

MEETING DATE: 10/12/2021

BACKGROUND INFORMATION:

Currently, retirees are not provided any insurance coverage upon retirement, regardless of years of service or age. This topic was brought to the Board of Aldermen in 2012. Attached are the minutes from the July and August 2012 meetings for review.

On September 8th, the Administration Committee of the Board of Aldermen discussed the Town's policy on providing retirees insurance coverage when retiring before Medicare eligible age. The topic was referred from the Committee to a discussion by the full Board at the September 26th Work Session. It was determined at the Work Session to bring the topic for potential action to the next Board of Aldermen meeting.

Attached is the current policy, a proposed revised policy, current/projected retiree information, and projected costs over the next 3 years.

MANAGER RECOMMENDATION: Adopt the proposed policy, to include 2 current retirees, with insurance coverage prior to Medicare eligible age as outlined in the proposed policy.

BOARD ACTION TAKEN:

July 2012

Item 10D was a request from Mr. Kahler to reappoint Dr. Beth Heywood to another term on the Planning Board/Board of Adjustment. Dr. Heywood was originally appointed as an alternate in 2008, and then appointed as a full member in December 2009. She has been an asset to the Board, and an asset to the Town. Her term expired on June 30, 2012. A reappointment will have her serving a new term from July 1, 2012 until June 30, 2012. Mr. Huggins made a motion to reappoint Dr. Beth Heywood to a new 3-year term on the Planning Board/Board of Adjustment, seconded by Ms. Morrow, and carried unanimously.

Item 10E was a request from Ms. Stroupe to formalize the policy concerning group healthcare benefits for retirees with 30 years of service. It has been the understanding that retirees with 30 years of service with the Town of Dallas, who retire at an age less than the current Medicare Eligible age, will continue to receive group healthcare coverage with the Town until they reach the current Medicare Eligible Age. While this has been a standing verbal policy, there has been no written policy. In order to maintain consistency and structure, this policy should be formally adopted and placed in the Town's Personnel Policy Manual. (Exhibit D) The proposed policy was discussed and through consensus some clarifications were proposed; 1) if the retiree obtains employment with another entity and becomes eligible for insurance through that employer, they would no longer be eligible for coverage under the Town's plan, and 2) the retiree would not be given the opportunity to cover a spouse or dependent under the Town's plan. Mr. Beaty made a motion to table this discussion until the next Board meeting to allow staff the opportunity to revise the policy and bring that proposal back to the Board, seconded by Mr. Martin, and carried unanimously.

Item 10F was a request for a discussion on the current noise ordinance by Mr. Brent Hoyle, owner of CrossRhodes BBQ and Tavern. Mr. Hoyle would like the Board to consider revising the current noise ordinance (Exhibit E) to allow Friday and Saturday hours to be extended until 12:00 am and to increase the decibel level from 75 db to 80 db. The current ordinance indicates a cut off time of 11:00 pm on Fridays and Saturdays. The current ordinance actually already allows a decibel of 80 db during the allowed time periods. Mr. Huggins stated that he agreed with Mr. Hoyle's request and made a motion recommending that staff revise the current ordinance to include allowable times until 12:00 am on Fridays and Saturdays, seconded by Ms. Morrow, and carried by a vote of 4 – 1 as follows: Yays – Mr. Martin, Mr. Withers, Ms. Morrow, and Mr. Huggins. Nays – Mr. Beaty. Staff will present a revised ordinance at the next meeting along with a public hearing on the matter.

Mr. Palenick gave a Manager's Report highlighting various projects underway.

Mr. Withers made a motion to enter into a closed session to discuss two personnel matters and seek legal advice as provided for in § 143-318.11, seconded by Ms. Morrow, and carried unanimously. (7:12)

Mr. Withers made a motion to exit the closed session, seconded by Mr. Martin, and carried unanimously. (7:39)

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

Rick Coleman, Mayor

Maria Stroupe, Town Clerk

of the council, excluding vacant seats and not including the mayor unless the mayor has the right to vote on all questions before the council”, this amendment must come up for vote again at the next meeting as it would take an affirmative vote by 4 board members to pass on the first reading.

Old Business:

Item 9A was carried over from the last meeting to consider setting a policy on the provision of group health insurance for Town employees retiring with 30 years of credited service. It was tabled, pending several amendments be made to the originally proposed policy. (Exhibit C) It has been the understanding that retirees with 30 years of service with the Town of Dallas, who retire at an age less than the current Medicare Eligible age, will continue to receive group healthcare coverage with the Town until they reach the current Medicare Eligible Age. While this has been a standing verbal policy, there has been no written policy. In order maintain consistency and structure, this policy should be formally adopted and placed in the Town’s Personnel Policy Manual. Mr. Withers made a motion to table this item until the next meeting in order to determine the number of employees with 20+ years of service. The motion died for lack of a second. Mr. Martin made a motion that upon retirement from the Town of Dallas, the Town would cease to provide group health insurance for the retired employee or their dependents, seconded by Mr. Beaty, and carried by a vote of 4-1, as follows:

Yays – Mr. Martin, Mr. Beaty, Ms. Morrow, and Mr. Huggins

Nays – Mr. Withers

Staff will write up the appropriate policy and present it to the Board for information at the next meeting. No approval will be necessary, as the policy was just approved.

Item 9B concerned wastewater treatment proposals with Gastonia. Dallas made a proposal to Gastonia to be a long-term customer of wastewater treatment at a guaranteed rate of cost plus 15%. Gastonia was not interested in this proposal at those rates and terms and proposed a substantially higher rate. Dallas then made a counter proposal to purchase treatment plant capacity from Gastonia. Again, Gastonia responded to the negative. (Exhibit D) Town staff seeks direction from the Board as to further negotiations. Staff recommends that we do not pursue further negotiations for treatment, but that work is made toward an inter-connect with Gastonia to provide for future emergencies with the two municipalities sharing the cost of the project, which is estimated to be approximately \$175,000. (Exhibit E) Mr. Beaty made a motion for Mr. Palenick to draft a response to Gastonia expressing Dallas’ appreciation for their discussions and acknowledging that the two sides are too far apart on the treatment negotiations to continue those talks, but that Dallas would be agreeable to a joint inter-connect project with both municipalities sharing equally in the cost of the project; seconded by Mr. Martin, and carried unanimously.

Item 9C did not require an action, but is of great interest to Dallas. A developer has plans for a 103 unit apartment complex on land previously annexed into the Town limits. This project has applied for a Federal Housing Grant to subsidize the project. If this grant is received, the complex would become a subsidized housing project that would require that at least 26 of the 103 units be rented to tenants that have incomes below 30% of the County Median Income and at least 41 of the 103 units be rented to tenants that have incomes below 50% of the County Median Income. The Town has the right to submit its position concerning the project, as a matter of record. (Exhibit F) Mr. Beaty made a motion to direct the Manager to issue a letter to the Housing Finance Agency objecting to a government subside of the apartment project plan presented, seconded by Mr. Withers, and carried unanimously.

New Business:

Item 10A was presentation by Chief Buckner of a proposed policy for the activation of the Emergency Warning Siren. (Exhibit G) Since the Town has installed the outdoor emergency warning siren, it is necessary that the

Current Retiree Healthcare Policy

“Upon retirement from the Town, regardless of years of service, group health and hospitalization insurance coverage will cease and will thereafter remain unavailable to the individual retiree or to his/her dependents under the Town group plan. Retirees will be responsible for obtaining coverage for themselves and/or their dependents.”

Proposed Retiree Healthcare Policy

Upon retirement from the Town of Dallas, fulltime employees that have at least twenty-five (25) years of continuous service with the Town of Dallas **AND** thirty (30) years of creditable* service with the North Carolina Local Government Employees’ Retirement System (LGERS) **AND** have not reached the current Medicare Eligible age shall continue to be covered under the Town’s Group Health Insurance Plan until such time as the employee reaches the current Medicare Eligible age. If the Town provides a choice of medical plans to employees, the retiree will receive coverage only under the Base Medical Plan** provided to fulltime employees. Medical coverage will extend to the retired employee only. **Dependents (spouse, children, etc.) will not be eligible to receive NOR purchase coverage under the Town Group Plan.**

At such time as the retired employee reaches Medicare Eligible age, group coverage under the Town of Dallas plan will cease and the retired employee will be responsible for obtaining Medicare, and any Supplemental Insurance as they deem necessary, at their own cost. **Further, any retiree eligible for coverage continuation shall lose that eligibility and coverage if, and when, the retiree becomes employed following retirement from the Town, and as a result becomes eligible for coverage under the new employer’s plan.**

*Creditable Service with LGERS is defined as having accumulated a combination of years of service and sick hours to yield 30 years of service with North Carolina Local Government Employees’ Retirement System.

**Base Medical Plan is the plan provided to fulltime Town of Dallas employees at no cost to the employee.

PROJECTED Potential Cost Information

Current Cost Information:

Current Annual Base Plan Cost per Employee = \$5,579.88

Projected Annual Cost Increases = 8%

Projected FY2023 Annual Cost per Employee = \$6,026.27

For Information Purposes: Below outlines the current years of service and possible insurance ramifications based on the active, full time employee population that will achieve 30 years of service prior to reaching the current Medicare eligible age:

25+ years of service:	2 employees
20+ years of service:	3 employees
15+ years of service:	5 employees
10+ years of service:	2 employees

NOTE: There are currently 2 retirees that would qualify for retiree insurance coverage if it had been available upon their retirement. One retiree has 4 ½ years until reaching Medicare Eligibility age and the other retiree has 11 ½ years until reaching Medicare Eligibility age.

Three-Year Projected Cost (Includes Actuarial Costs of Approximately \$3,000 Annually)

FY 21-22 (Remaining) -- \$10,444 (2 Retirees)

FY 22-23 -- \$24,092 (2 Retirees for full year and 2 Retirees for ¾ year)

FY 23-24 -- \$29,033 (4 Retirees)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Food Trucks Update

AGENDA ITEM NO. 8G

MEETING DATE: 10/12/2021

BACKGROUND INFORMATION:

A meeting is scheduled with the associated parties concerning Dallas' Food Truck Ordinance. An update including information from the meeting and subsequent discussion will be held to determine any next steps.

MANAGER RECOMMENDATION: Determine any further action involving the Food Truck Ordinance.

BOARD ACTION TAKEN:

CHAPTER 116: FOOD TRUCKS

Section

- 116.01 Definition
- 116.02 Permitting and regulation

- 116.99 Penalty

§ 116.01 DEFINITION.

The following definition shall be listed as written:

FOOD TRUCK. A readily-movable (motorized and self-propelled, or towable) wheeled vehicle, licensed to operate on or traverses the public streets of the State of North Carolina designed and equipped to serve and sell, to the general public, ready-to-eat food prepared using the equipment and facilities fully contained therein.

(Ord. passed 4-14-2015)

§ 116.02 PERMITTING AND REGULATION.

Food trucks, as defined herein, shall be allowed to operate within the Town Center Area of the Town of Dallas, but only pursuant to a permit to operate issued by the town, and only in such location(s) and at such time(s) as is/are consistent with the following:

(A) *Permits, fees, and approvals.*

(1) The food truck shall be subject to any and all permit and/or inspection requirements imposed by the Gaston County Health Department, the State of North Carolina and its Division of Health Services, and/or the County Health Department, if other than Gaston County, in which the food truck's associated commissary restaurant is located.

(2) Food truck operators must apply for and receive either a yearly-renewable, or single-event, permit to operate from the Town of Dallas' Development Services Department. The town shall limit the issuance of such yearly permits outstanding to no greater than six, at any one time; single-event permits, when issued to food trucks not holding yearly permits, shall be limited to no greater than four for any single event. Permits will be issued on a first-come/first-served basis.

(3) The town shall require applicants for food truck permits to submit a standardized application form, signed by the food truck owner and evidencing unexpired possession of required health department permit(s) and liability insurance coverage, along with the following permit fees:

Yearly Permit	\$400
Single-Event Permit	\$25

(B) *Location.* When issued by the town, food truck leases shall designate the specific area that the food truck is allowed to occupy within the parking spaces described herein. Spaces are available on a first-come/first-served basis. During special events sponsored and sanctioned by the town, food truck permit-

holders may be asked to occupy alternate public locations as determined and directed by the Chief of Police or his designee.

(C) *Days and hours of operation.*

(1) Food trucks who hold a single-event permit may operate only on the day of the event (parade, festival, etc.) and only during the actual hours of the event, as well as one hour preceding the event, and one hour following the event. Single-event permit holders may operate between the hours of 7:00 a.m. and 10:00 p.m. the day of the event.

(2) For yearly permit holders, days and hours of operation shall be limited to Mondays through Saturdays, between the hours of 7:00 a.m. and 10:00 p.m.; as well as on the days of town-sponsored and sanctioned special events, between the hours of 7:00 a.m. and 10:00 p.m.

(D) *Operational standards and clean-up.*

(1) The noise level produced from the food truck, motor, generator, or any other on-site activity must comply with the town's noise ordinance.

(2) A trash receptacle shall be provided for customers. The food truck operator shall be responsible for daily clean-up and proper off-site disposal of all trash and litter produced. Grease and liquid waste shall not be disposed of in any lawn areas, tree pits, storm drains, sanitary sewers, or on public streets or parking areas.

(3) No signage shall be allowed other than that which is either painted on or permanently affixed to the food truck, and a single sandwich-board-style portable menu no more than six square feet in display area which is to be placed on the ground in the customer waiting area.

(4) Customers shall not be allowed to line-up, park, or act in any manner which causes a traffic hazard or a threat to safety of the motoring public or to other customers or non-customer pedestrians. The food truck may not be operated as a drive-up window, and all food vending must be to the curb-side of the parking space(s) designated, not to the street-side.

(5) If the food truck is to be operated after dark, the operator shall propose, and the development services director shall approve, an appropriate lighting plan which shall become a condition of the permit. Any such lighting plan shall not allow any source of illumination to be directly visible from any residential district and shall be properly shielded so as to minimize light spill-over to adjacent properties.

(6) All utilities utilized by the food truck are to be provided by the permit-holder. Temporary connections to either potable water or sanitary sewer are prohibited.

(E) *Taxation.* Food truck permit-holders shall comply with all local, county, and state retail sales tax regulations, including prepared food and beverage tax regulations.

(F) *Insurance and liability.* Food truck yearly permit-holders shall, at all times during the effective date(s) of their permit, maintain general liability insurance coverage on their operations and facilities and name the Town of Dallas as additionally insured, in a minimum coverage amount of \$500,000.

(Ord. passed 4-14-2015; Am. Ord. passed 6-14-2016)

§ 116.99 PENALTY.

The violation of any provision of this chapter shall be a misdemeanor punishable by a fine of \$50 and imprisonment of up to 30 days. The existence of this penalty is in addition to any and all provisions for permit revocation as detailed herein.

(Ord. passed 4-14-2015)