

MINUTES FOR BOARD OF ALDERMEN MEETING

September 12, 2023

6:00 PM

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

The following Staff members were present: Maria Stroupe, Town Manager; Brian Finnegan, Development Services Director; Robbie Walls, Police Chief; Lanny Smith, Electric Director; Jonathan Newton, Finance Director; Bill Trudnak, Public Works Director; David Lingafelt, Code Enforcement Officer; and Tom Hunn, Town Attorney.

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

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

Approval of Agenda:

Alderman Withers made a motion to approve the agenda with three additions, seconded by Alderwoman Morrow and carried unanimously.

Approval of Minutes:

Alderman Milton motioned to approve the minutes from the August 8th regular meeting, the August 22nd work session, and the August 25th special meeting, seconded by Alderman Cearley and it was carried unanimously.

Recognition of Citizens:

The Mayor opened the floor to the Recognition of Citizens.

Curtis Wilson of 438 S. Gaston Street prayed over the Board of Alderman meeting.

Mike Fields of 1333 Philadelphia Church Road thanked the Fire Dept. and the Rescue Squad for a job well done for the 9/11 Memorial Service. Mr. Field's suggested to make it a permanent event each year and he thanked Town Staff for all their hard work.

Melissa Melvin of 108 E. Trade Street, owner of the Dallas Historic Jail, suggested making the Town's Halloween event bigger and broader with costume parades, festivals, etc. and suggested having the event on a Saturday verses Halloween night.

Consent Agenda:

Item 5A Budget Amendment- Jagers Park Basketball Court Improvements

At the August 22nd Work Session, the Board discussed quotes received for filling and sealing cracks on the basketball courts. As this was not included in the current budget, a budget amendment is necessary to appropriate funds for the repair. Attached is a budget amendment for filling and sealing cracks on the basketball courts at Jagers Park (Exhibit 5A-1).

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

Public Hearings:

Item 6A Chapter 75 Text Amendment- No Trucks Allowed

Alderwoman Martin made a motion to go into the public hearing, seconded by Alderman Withers and carried unanimously.

During the July 25th Work Session, the Board directed Staff to look into adding a section of S. College Street to Schedule VIII in Chapter 75 of the Town Code of Ordinances. Staff investigated the area and determined the main destinations for tractor trailer trucks, and proposed adding S. College St., from E. Webb St. to E. Jenkins St., and E. Carlton St., from S. Gaston St. to S. College St., to Schedule VIII to limit large vehicle traffic in the surrounding community. Further discussion at the August 22nd work session resulted in adding E. Holly St., from S. Rhyne St. to S. Davis St. The proposed text amendment includes all areas the Board has requested be included in the Chapter 75 schedule. Attached is a draft of the proposed language recommended for adoption, as well as an area map showing which sections of the three streets will no longer be accessible to trucks. Tonight's public hearing was advertised as required by North Carolina General Statute 160D-601. Notice of the public hearing was placed in the Gaston Gazette once per week for two successive calendar weeks, on Friday, August 25th and Friday, September 1st (Exhibit 6A, 1-3).

The Development Services Director went over the text changes in regards to No Trucks Allowed on certain streets. Alderman Cearley made mention of Holly Street needing better signage for trucks. There was no discussion from the audience.

Alderman Martin made a motion to go out of the public hearing, seconded by Alderman Milton and carried unanimously.

Alderman Cearley made a motion to approve the text amendment, seconded by Alderman Milton and carried unanimously.

Old Business:

There was no old business at this time.

New Business:

Item 8A Trick or Treat at the Park

At the August 22nd Work Session, Chief Rob Walls and Recreation Director Nick Daniello asked if the Board would consider moving Trick or Treat on the Square to Cloninger Park. As the event has grown in size and scope over the years, moving the event to Cloninger Park would increase safety for the children and allow greater control over the environment.

After discussion concerning several aspects of the event, Staff was asked to develop a sketch plan for a potential layout to the event if moved to Cloninger Park, to be discussed at the September 12th Board Meeting. Attached is a sketch that would have all participants park on the field and use their vehicles to either raise trunks or lower tailgates to give out candy. This way, the vehicles could be decorated and stay parked until the event is over and pedestrian traffic cleared from the field. In the event of wet ground, the vehicles could park in the lower parking lot of the park as a contingency plan. Pastor Ervin of First United Methodist Church has advised Chief Walls that the church does not plan to give away hot dogs this year, but does plan to continue the hayrides. They would still conduct the hayrides from the front of the church as usual (Exhibit 8A-1).

The Board discussed that the lack of advertisement to move the event, the safety of the pedestrians walking from the Courthouse to the Park, and animals at the Park prior to the event, would cause some issues. The Mayor stated that he was against allowing animals to be at the Park from the very beginning. The Board decided to leave the event at the Courthouse for another year.

Alderman Milton made a motion to leave the event as is, seconded by Alderman Cearley and carried unanimously.

Item 8B Netting Installation at Jagers Park

At the July 25th Work Session, the Board requested cost projections for extending the netting down the first base side of the ballfield to prevent foul balls from landing across the street and for filling/sealing cracks in the basketball courts. Quotes were requested for both projects. At the August 22nd Work Session, the Board discussed quotes received for the basketball court repairs, but at that point only one quote had been received for netting. Attached are two quotes to extend netting 140 ft. at 16 ft. high down the first base side of the baseball field. Also attached is a budget amendment for the lowest quote. By approving the budget amendment, staff can move forward in making the improvement (Exhibit 8B, 1-3).

The Town Manager presented the quotes for the netting installation to the Board. Alderman Martin and Alderman Cearley suggested awarding the bid to Gaston Fence, as they do a large amount of work for the Town. Alderman Withers asked how many people use the park and is against the high cost of the netting. Alderman Martin and Alderman Milton suggested to also improve the look of the field so it can be used for games.

Alderman Milton made a motion to have the netting installed by Gaston Fence and seconded by Alderman Cearley.

Alderman Withers asked if there was a conflict of interest of Alderman Cearley seconding the motion, since he is related to the owner of Gaston Fence. Clarity was made that Alderman Cearley receives no funds from Gaston Fence, and therefore is not a conflict of interest.

The motion was approved with 4 yays and 1 nay.

Item 8C Request for Annexation Site Removal from Dallas' Sphere of Influence

The City of Gastonia has received an annexation petition for parcels located within the Sphere of Influence of Dallas. They are requesting that Dallas release the parcels from the sphere of influence so they will be eligible to be annexed into Gastonia. These parcels are part of a proposed development that Dallas could serve with electricity due to proximity of our electric lines. Attached is supporting documentation identifying the parcels and the current agreement. In order to release the parcels, a resolution or ordinance must be approved by the Board of Aldermen. Attached is a draft resolution for review (Exhibit 8C, 1-22).

Item 8D Bid Award for Transformer Purchase

Requests for Proposals were sent out for the purchase of transformers for upcoming expansion at American Insulated Glass were opened on August 31st. Sunbelt Solomon Solutions was the lowest, responsible, responsive bidder. Attached is the bid tab sheet and recommendation letters to award the bid. Attached is a budget amendment in relation to this purchase, as it was not included in the budget preparation process for FY2023/24 (Exhibit 8D, 1-4).

Alderman Withers made a motion to award the contract to Sunbelt Solomon Solutions, seconded by Alderwoman Morrow and carried unanimously.

Item 8E Proclamation for Mr. Froneberger

Mr. Kenneth B. Froneberger served W.C. Friday Junior High School from 1971 until 1981 as a Varsity Assistant Football Coach, a Varsity Head Basketball Coach, and Athletic Director. The Town of Dallas recognizes and appreciates the contributions of Mr. Kenneth B. "Coach" Froneberger in positively impacting the lives of students and athletes at W.C. Friday Junior High School and joins with his former students to honor his influence in the Dallas community and beyond (Exhibit 8E-1).

Alderman Milton read the proclamation aloud and mentioned he would go to the event held in Mr. Froneberger's honor on September 23rd and present the proclamation to him on the Town's behalf.

Alderman Milton made a motion to approve the proclamation, seconded by Alderman Withers and carried unanimously.

Item 8F Special Event Change

The Town Manager presented a change for the VDubbs event. The beginning time will change from 10am to 9am and they will also need electric access.

Alderman Cearley made a motion to approve the change, seconded by Alderman Milton and carried unanimously.

Item 8G Discussion on Gym Floor Repairs

The Town Manager reported to the Board of the progress of the repair and what the next steps are. Alderman Martin made mention that the repairs should have been started earlier in the summer. No action was taken at this time.

Manager Report:

The Town Manager gave information to the Board concerning up-coming events.

Alderman Martin made a motion to adjourn, seconded by Alderman Cearley and carried unanimously (7:15).

Rick Coleman, Mayor

Sarah Hamrick Ballard, Town Clerk

Town of Dallas
Budget Amendment

Date: September 12, 2023

Action: General Fund Amendment

Purpose: To Appropriate Funds for Filling and Sealing Cracks on the Basketball Courts at Jagers Park

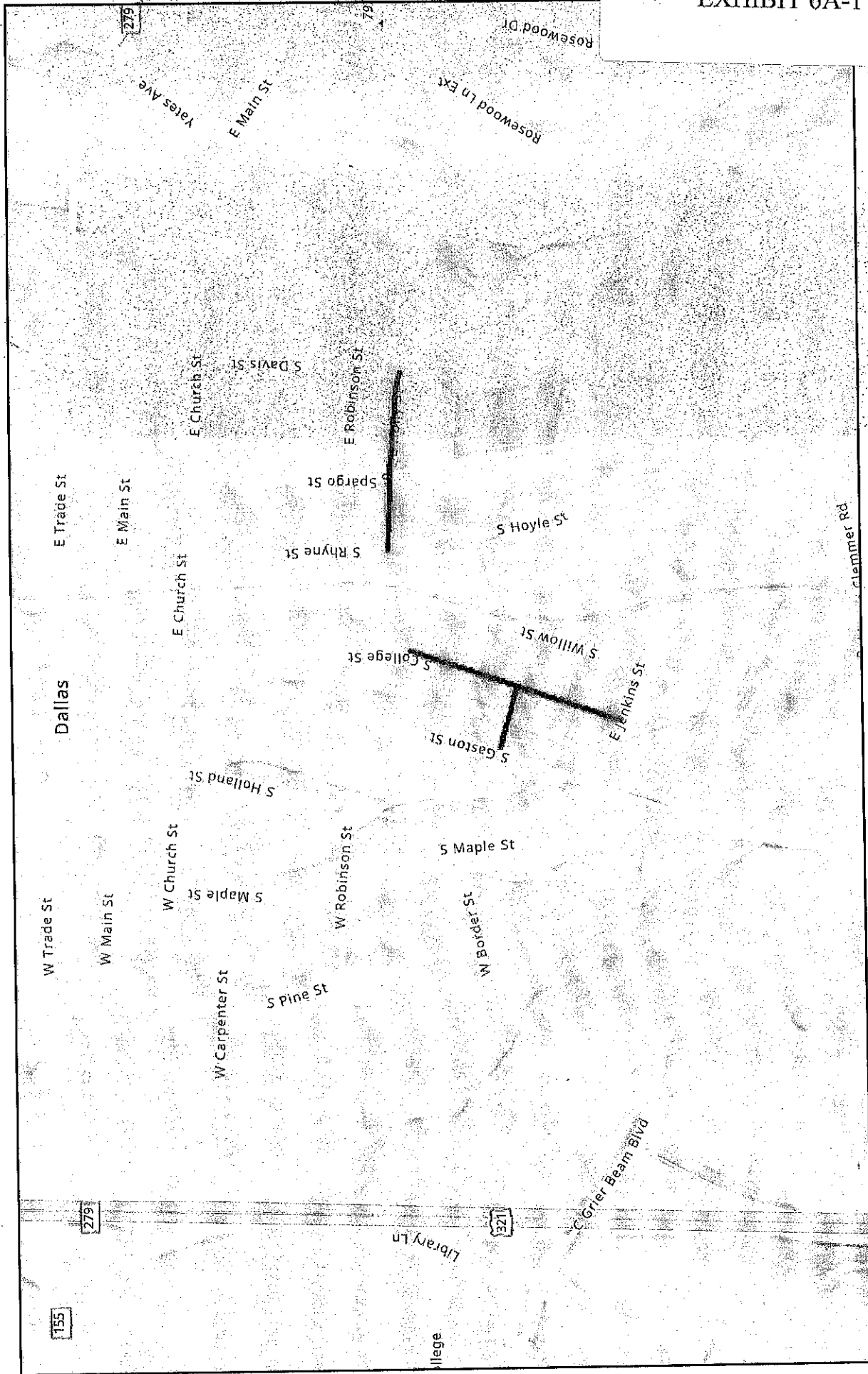
Number: REC-001

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	5700	1525	Maint & Repair: Parks & Courts	\$5,000	\$11,550	\$6,550
10	3999	0000	Fund Balance Appropriated	\$480,213	\$486,763	\$6,550

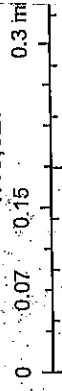
Approval Signature
(Town Manager)

No Truck TA Map

EXHIBIT 6A-1



1:13,527



8/28/2023

Esri Community Maps Contributors, State of North Carolina DOT, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METINASA, USGS,

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Garage Sales
 Belmont, Saturday August 24th 8:00 am until 3:00 Sacco Street, Yard/Estate sale with Furniture, Appliances, Electronics, Kitchen ware and more. Come on out from 8:00am until, Located next to the Red Park in Belmont NC.

Your Source
 for the latest...

Notice to Creditors
 NOTICE TO CREDITORS
 File No. 23-1398
 All persons having claims against Conrad F. Blarfen, deceased, of Gaston County, N.C., are notified to exhibit the same to the undersigned on or before November 23, 2023 or this notice will be placed in bar of recovery. Debtors of the decedent are asked to advise immediate payment. This file 18th day of August, 2023. Kay A. Utch, Limited Personal Representative, C/O Brady Coble Law Group PLLC 414 Parkside Avenue Ste 103, Raleigh, NC 27612 August 13, 23. Sup. L. & 2023 09175676

Notice to Creditors
 STATE OF NORTH CAROLINA
 GASTON COUNTY
 IN THE GENERAL COURT OF JUSTICE
 SUPERIOR COURT DIVISION
 23-1-1079
 Having qualified as Administrator of the Estate of Robert Lee Arrowood, deceased, of Gaston, North Carolina, I, Kay A. Utch, do hereby give notice to all persons having claims against the Estate of said Robert Lee Arrowood, deceased, to present them to the undersigned on or before the 14th day of October, 2023 or same will be placed in bar of their recovery.

Notice to Creditors

Notice to Creditors
 I, Kay A. Utch, Limited Personal Representative, C/O Brady Coble Law Group PLLC 414 Parkside Avenue Ste 103, Raleigh, NC 27612 August 13, 23. Sup. L. & 2023 09175676

Notice to Creditors
 STATE OF NORTH CAROLINA
 GASTON COUNTY
 IN THE GENERAL COURT OF JUSTICE
 SUPERIOR COURT DIVISION
 2023 E 00025
 Having qualified as Executor of the Estate of Gladys Bryie Frankford to present them to the undersigned on or before the 14th day of October, 2023 or same will be placed in bar of their recovery.

Notice to Creditors

Notice to Creditors
 STATE OF NORTH CAROLINA
 GASTON COUNTY
 IN THE GENERAL COURT OF JUSTICE
 SUPERIOR COURT DIVISION
 23E285
 Having qualified as Administrator of the Estate of Roger Dale Carpenter, deceased, of Gaston, North Carolina, this is to notify all persons having claims against the Estate of said Roger Dale Carpenter, to present them to the undersigned on or before the 19th day of November, 2023 or same will be placed in bar of their recovery. All persons indebted to said Estate please make immediate payment.

Find your new job HERE!

Notice to Creditors

Notice to Creditors
 STATE OF NORTH CAROLINA
 GASTON COUNTY
 IN THE GENERAL COURT OF JUSTICE
 SUPERIOR COURT DIVISION
 23E-1109
 Having qualified as Executor of the Estate of Ernest Stanton Koonce, deceased, of Gaston, North Carolina, this is to notify all persons having claims against the Estate of said Ernest Stanton Koonce to present them to the undersigned on or before the 23rd day of November, 2023 or same will be placed in bar of their recovery. All persons indebted to said Estate please make immediate payment.

Public Notices

Public Notices

Single-Family Residential 8.00 Source Fee Zoning District. The applicant is Adalberto P. Colon. Please contact Sarah Penley at 704-245-4779 or email: sarah.penley@gastongazette.com with questions or comments. 8/25/23 9261304

Public Notices
 STATE OF NORTH CAROLINA
 IN THE GENERAL COURT OF JUSTICE
 COUNTY OF GASTON
 DISTRICT COURT DIVISION
 Sect. File # 21-U-239 Juvenile
 IN RE: Kolson Tristan Roy Newton, a JUVENILE PROCESS BY PUBLICATION Pursuant to IA-1 Rule 4 & 7B-4071 DOB: October 20, 2021.
 TO: Cody Roberts and/or unknown is the father of the minor child, Kolson Tristan Roy Newton, born on the 20th day of October, 2021.
 TAKE NOTICE that a Termination of Parental Rights Petition has been filed with regard to the above referenced juvenile.
 You are required to respond to this petition by filing a written answer with the clerk who closed this Process within forty (40) days following the first date of publication of this notice, exclusive of such date, or you may lose custody of the above-named juvenile. The results of this hearing may ultimately result in your parental rights to the above-named juvenile being terminated. Notice of the date, time and place of the hearing on this petition will be mailed by the clerk upon the filing of an answer within forty (40) days following the first date of publication of this notice, exclusive of such date.
 You are entitled to appear and offer evidence at this action and to representation by counsel at all phases of this action. Eddie Meeks, Attorney at Law, has been appointed to represent the Respondent/Father in this matter. Mr. Meeks can be reached at 704-393-6831.
 Any attorney appointed previously will not represent you in this proceeding unless ordered to do so by the court.
 This day of August, 2023.
 Clerk of Superior Court
 X Deputy of Superior Court
 Gaston County District Court
 Gaston County Courthouse
 325 Dr. Martin Luther King Jr. Way,
 Gaston, NC 28053
 Telephone: (704) 832-2100
 August 25 September 14, 2023 10:00AM

Business & Service Directory

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Public Notices

NOTICE OF PUBLIC HEARING
 TOWN OF DALLAS, NC
 The Board of Aldermen will hold a public hearing on the below listed proposed code text amendment. The hearing will be held before the Town Board of Aldermen at their regularly scheduled meeting on Tuesday, September 12, 2023 at 6:00 PM in the Fire Station Community Room at 705 West Acute St., Dallas, NC 28034.
 The Board of Aldermen will consider a text amendment to add a portion of South College St. E Corbett St. and a portion of E Holly St to Schedule VIII "No Trucks" of Chapter 75 in the Town Code of Ordinances.
 Interested persons are invited and encouraged to attend this meeting in person or via Zoom. For persons requiring special assistance, please contact Town Hall at 704-922-3176 at least 48 hours in advance. For more information, contact Brian Finneston, Town Planner, at bfinneston@townofdallas.net. 8/22/23 91972 9261312

NOTICE OF PUBLIC HEARING
 The Town of Stanley Planning Department has two (2) items scheduled for public hearing on Monday, September 11, 2023 at 4:00 PM at Town of Stanley Council Chambers, 216 Highway 27 S., Stanley, NC. The Town of Stanley Town Council will review the following request:
 (1) Zoning Map Change Request for parcels 20171 and 20722, located at 341 N. Allen Street, Stanley, NC, from the (R-U) Mixed Use and (O-U) Manufacturing and Industrial Zoning districts to the (RMF) Residential Multi-Family Zoning District. The applicant is Financial Guaranty Corporation.
 (2) SUP3201 Special Use Permit Request for parcel 12299, located at 318 W. Chestnut Street, Stanley, NC, to place a double wide manufactured home in the (R-8)

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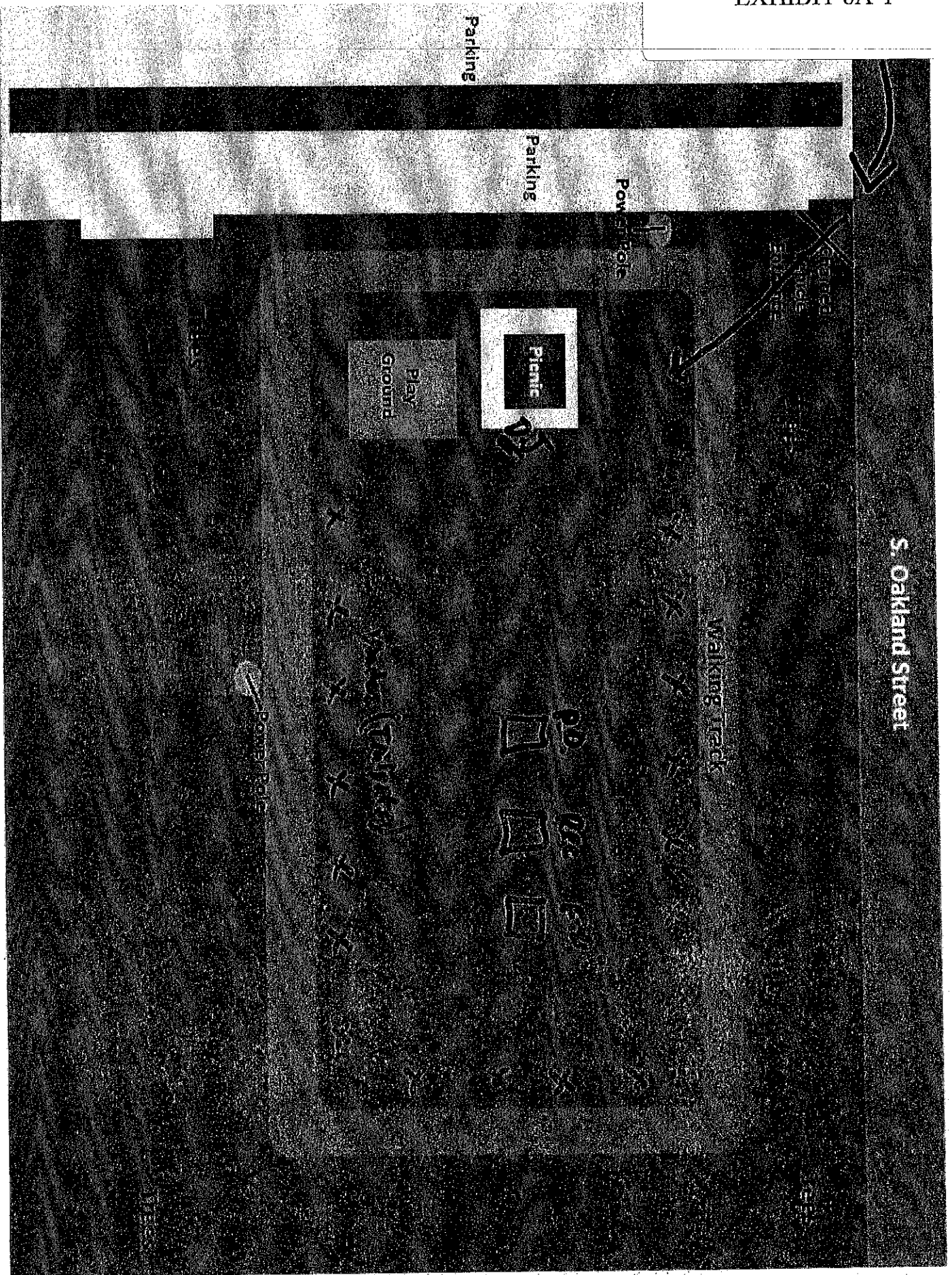
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SCHEDULE VIII: NO TRUCKS ALLOWED.

The following streets or portions of streets no trucks shall be allowed to enter (see § 71.20):

<i>Street</i>	<i>From or To</i>	<i>To or From</i>
Fields	Second entrance to modular plant	Dead end
S. Holland	W. Wilkins	N. Oakland
N. Hoffman	W. Trade	McSwain/Puett
Lewis	M. Oakland	Park Road
Pine	W. Main	Border
Walnut	W. Trade	McSwain
Pasour	E. Main	E. Church
N. Maple	W. Trade	W. Wilkins
W. Wilkins	N. Oakland	N. Hoffman
N. Davis	E. Main	E. Trade
S. College	E. Webb	E. Jenkins
E. Carlton	S. Gaston	S. College
E. Holly	S. Rhyne	S. Davis





3275 Bessemer City Rd
Bessemer City, N.C. 28016
Office Phone: 980-533-8088

MATT WOOTEN
704-860-1795
MATT@QUALITYFENCESOLUTIONS.COM

CONTRACT/PROPOSAL

CUSTOMER

TOWN OF DALLAS
JAGGERS PARK
NICK DANIELLO
704-386-0630
NDANIELLO@DALLASNC.NET

INSTALL AS FOLLOWS:

140' OF NETTING THAT WILL BE 16' HIGH TO THE TOP AND TIE INTO 5' HIGH CHAIN LINK FENCE AT THE BOTTOM.
TIE INTO BACKSTOP AND RUN DOWN FIRST BASE SIDE OF FENCE WITH 4" DQ40 POST INSTALLED FOR EVERY OTHER LINE POST IN FENCE TO HOLD NETTING.

CONTRACT AMOUNT = \$7,789.00
DEPOSIT AMOUNT =
BALANCE DUE UPON COMPLETION

Approved and Accepted from Customer
X _____ Date: _____
Approved and Accepted from Quality Fence Solutions Co., INC
X MATT WOOTEN Date: 8/24/23

***QUOTE VALID FOR 30 DAYS**
***QFS OFFERS NO WARRANTY ON WOOD FENCE MATERIAL**
***QFS IS NOT RESPONSIBLE FOR IRRIGATION LINES**



GASTON FENCE COMPANY REMIT TO: P.O. BOX 575
DALLAS, NORTH CAROLINA 28034 (704) 922-8471 FAX: (704) 922-0019
WWW.GASTONFENCE.COM INFO@GASTONFENCE.COM

PROPOSAL/CONTRACT

Customer Information:

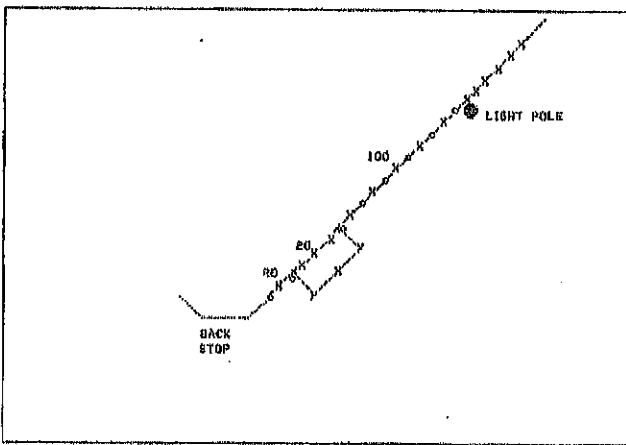
Job Information:

TOWN OF DALLAS
BILL TRUDNAK
DALLAS, NORTH CAROLINA

JAGGERS PARK

Notes:

- INSTALL LABOR & MATERIALS
140'- 16' HIGH #36 BASEBALL NETTING
100' OVER 5' FENCE RIGHT FIELD
20' OVER 5' FENCE BETWEEN DUGOUT & BACKSTOP
20' OVER DUGOUT
8 - 4" 40 WT. GALVANIZED POST



All pricing is subject to change without notice.
Deposit/down payment required when indicated below to reserve pricing and schedule placement.
If this is a Third Party repair, payment in full is required prior to scheduling. Additionally, any before or after photos or client-mandated paperwork which may be required is to be completed by the hiring client and is not the responsibility of GFC.
GASTON FENCE COMPANY (GFC) agrees to guarantee above fence to be free from defects in materials and workmanship for one year.
GFC shall not be responsible for advising the customer as to local zoning regulations. Responsibility for complying with said regulations shall rest with the customer. GFC is not responsible for determining where the fence is to be erected, and under no circumstances does GFC assume any responsibility concerning property lines.
GFC will have underground public utilities located and marked by the presiding ULCCO organization. Public utilities are only marked to the meter point of the property. Any lines not included in the state provided data, including private cable, power, or water/sprinkler etc. will be the sole responsibility of the property owner. The customer will assume all liability and costs associated with any damages or necessary repairs for affected private lines. The customer assumes all liability for any damages

caused by directing GFC to dig in the immediate vicinity of known utilities.
Partial billing for materials delivered to the job site and work completed may be sent at regular intervals. The full amount of this contract along with any additional charges will become payable upon completion.
Payment in full is due upon completion of the job. GFC does not offer customer financing. A collection fee of 3% per month (or a minimum of \$1.00), which is an annual percentage rate of 36%, shall be applied to all accounts that are not paid within 90 days of completion of any work invoiced. All materials will remain the property of GASTON FENCE COMPANY until all invoices pertaining to this job are paid in full. The customer agrees to pay all interest and any costs incurred in the collection of this debt.
Purchaser understands there is no warranty on wood fence materials.
Purchaser understands that non-stock, custom-ordered or fabricated materials are non-returnable. Purchasing client further understands that any materials which may be returnable are subject to a restocking fee.

Contract Amount: \$ 8597.86
Down Payment: \$
Balance Due: \$ 8597.86

Approved & Accepted for Customer:
Customer Date

Accepted for GASTON FENCE COMPANY:
Salesperson Date 9.5.2023

**Town of Dallas
Budget Amendment**

Date: September 12, 2023

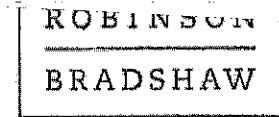
Action: General Fund Amendment

Purpose: To Appropriate Funds for Netting Installation at the Baseball Field at Jagers Park

Number: REC-002

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	5700	1525	Maint & Repair: Parks & Courts	\$11,550	\$19,350	\$7,800
10	3999	0000	Fund Balance Appropriated	\$486,763	\$494,563	\$7,800

Approval Signature
(Town Manager)



August 30, 2023

JGarmichael@robinsonbradshaw.com
704.377.8341 : Direct Phone

VIA FEDERAL EXPRESS AND E-MAIL (mstroupe@dallasnc.net)

Ms. Maria Stroupe
Town Manager
Town of Dallas
210 North Holland Street
Dallas, NC 28034-1625

Re: Request of Hopper Communities, Inc. to Annex into the City of Gastonia an
Approximately 48.897 Acre Site Located on Robinson Clemmer Road in Gaston County,
NC
Project Number: PLANX 2022 00662

Dear Ms. Stroupe:

I hope this letter finds you well and I appreciate your time on the phone last week. Our firm represents Hopper Communities, Inc.

Hopper Communities, Inc. has filed an Amended Petition requesting the annexation of an approximately 48.897 acre site located on Robinson Clemmer Road in Gaston County, North Carolina (the "Annexation Site") into the City of Gastonia. The Annexation Site is comprised of six parcels of land designated as Tax Parcel Nos. 172396, 203278, 210508, 212415, 304250 and 304251.

A legal description of the Annexation Site and a copy of the Annexation Plat for the Annexation Site are included with this letter.

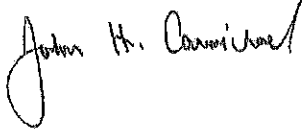
A portion of the Annexation Site is located within the sphere of influence of the Town of Dallas pursuant to an annexation agreement between the Town of Dallas and the City of Gastonia. The purpose of this letter is to request that the Town of Dallas Board of Aldermen adopt a Resolution or an Ordinance releasing the Annexation Site from the sphere of influence of the Town of Dallas to allow the Annexation Site to be eligible for annexation into the City of Gastonia.

We respectfully request that this matter be placed on the Board of Aldermen's September 12, 2023 agenda for consideration. Thank you for your assistance and please let me know if you have any questions or need additional information.

Ms. Maria Stroupe
August 30, 2023
Page 2

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.



John H. Carmichael

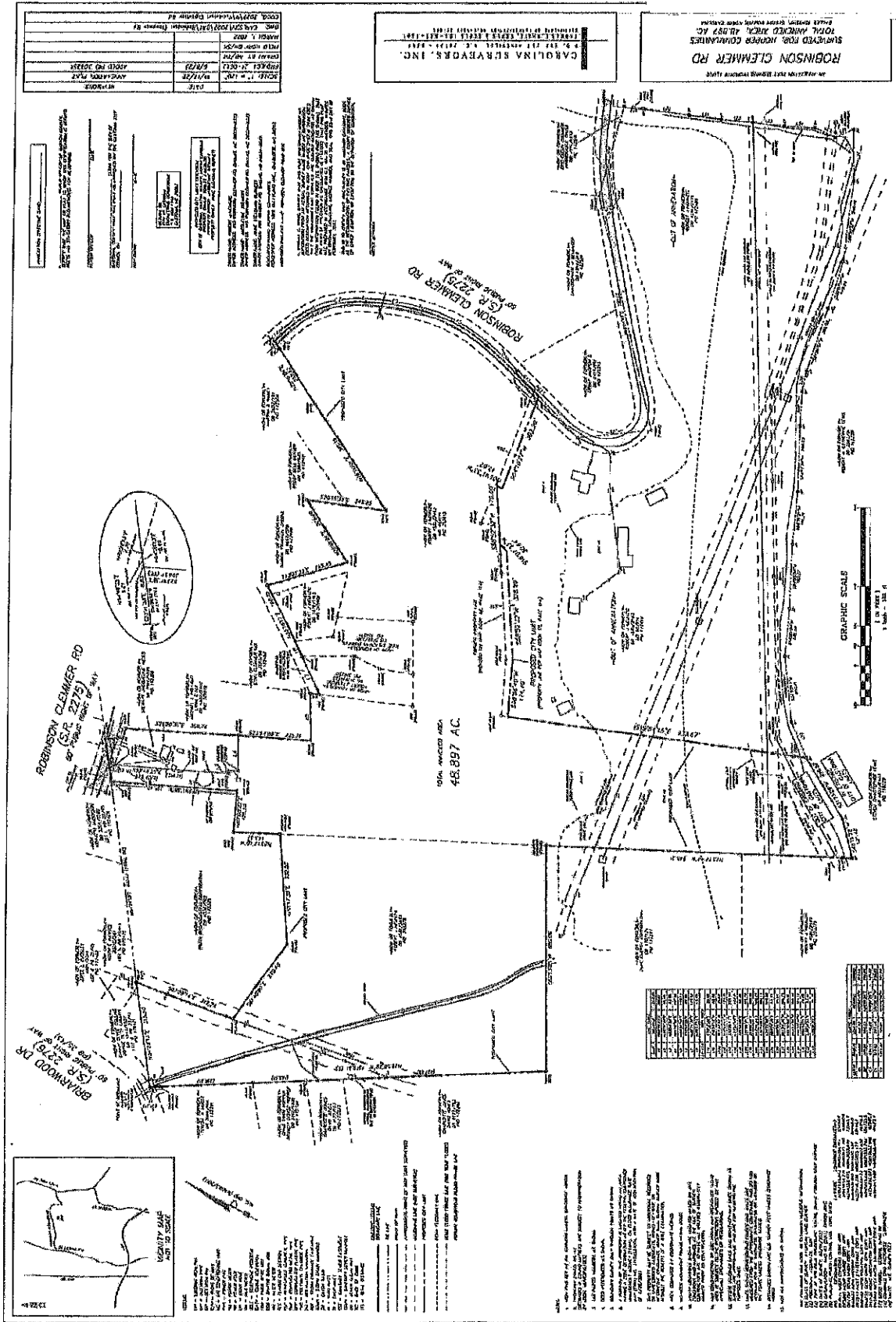
JHC/nss
Enclosures

cc: Mr. Ash Smith, Gastonia City Attorney (via email)
Mr. Jason Thompson, Gastonia Planning Director (via email)
Ms. Maddy Gates, Gastonia Planning Department (via email)

BEGINNING at a nail set in the pavement of Briarwood Drive (SR 2276) as situated in the Dallas Township of Gaston County, North Carolina, said nail having the North Carolina State Plane Coordinates of: North 571415.42 and East 1351937.90 (NAD83) and being the North Western most corner of the tract herein; thence with a bearing of N 54°28'13" E and a distance of 317.85' to a rebar set; thence with a bearing of S 07°29'14" E and a distance of 317.29' to a rebar found; thence with a bearing of S 81°40'20" E and a distance of 279.48' to a rebar found; thence with a bearing of N 58°17'30" E and a distance of 332.53' to a concrete monument found; thence with a bearing of N 25°17'40" W and a distance of 143.37' to a bent pipe found; thence with a bearing of N 67°08'22" E and a distance of 125.50' to a bent pipe found; thence with a bearing of N 23°41'38" W and a distance of 391.40' to a bent pipe found; thence with a bearing of N 54°49'25" E and a distance of 50.92' to a point; thence with a bearing of N 54°43'11" E and a distance of 79.00' to a point; thence with a bearing of S 30°38'55" E and a distance of 52.01' to a point; thence with a bearing of N 78°51'07" E and a distance of 30.30' to a rebar found; thence with a bearing of S 24°20'31" E and a distance of 350.74' to a rebar found; thence with a bearing of S 23°54'05" E and a distance of 225.21' to a rebar found; thence with a bearing of N 60°55'43" E and a distance of 143.72' to a rebar found; thence with a bearing of S 19°41'05" E and a distance of 29.99' to a pipe found; thence with a bearing of N 36°34'38" E and a distance of 129.55' to a rebar found; thence with a bearing of N 36°27'15" E and a distance of 49.95' to a bent pipe found; thence with a bearing of N 35°18'17" E and a distance of 190.35' to a rebar found; thence with a bearing of S 43°32'33" E and a distance of 255.45' to a rebar found; thence with a bearing of N 29°01'01" E and a distance of 225.89' to a rebar found; thence with a bearing of S 20°15'35" E and a distance of 245.25' to a point; thence with a bearing of N 28°00'31" E and a distance of 391.15' to a rebar set; thence with a bearing of N 28°16'04" E and a distance of 232.02' to a point; thence with a bearing of S 70°12'30" E and a distance of 30.48' to a point; thence with a curve to the right having a radius of 491.88' and an arc length of 117.73', and being chorded by a bearing of S 62°49'46" E and a distance of 117.45' to a point; thence with a curve to the right having a radius of 349.47' and an arc length of 168.11', and being chorded by a bearing of S 38°08'55" E and a distance of 166.49' to a point; thence with a curve to the right having a radius of 892.73' and an arc length of 178.87', and being chorded by a bearing of S 19°08'25" E and a distance of 178.57' to a point; thence with a curve to the right having a radius of 505.40' and an arc length of 227.54', and being chorded by a bearing of S 00°09'46" W and a distance of 225.62' to a point; thence with a curve to the right having a radius of 1602.67' and an arc length of 121.62', and being chorded by a bearing of S 14°25'18" W and a distance of 121.59' to a point; thence with a bearing of S 16°27'19" W and a distance of 80.73' to a point; thence with a bearing of S 17°53'37" W and a distance of 21.82' to a point; thence with a bearing of S 84°18'27" W and a distance of 302.20' to a point; thence with a bearing of N 05°41'33" W and a distance of 17.62' to a point; thence with a bearing of S 58°52'32" W and a distance of 176.00' to a point; thence with a bearing of S 18°07'33" W and a distance of 30.64' to a point; thence with a bearing of S 58°52'32" W and a distance of 328.90' to a point; thence with a bearing of S 66°56'40" W and a distance of 174.40' to a point; thence with a bearing of S 19°54'15" E and a distance of 933.67' to a point in Long Creek and on the existing City of Gastonia Limits; thence with said creek and Limits a bearing of S 31°23'29" W and a distance of 216.57' to a point; thence continuing with a bearing of S 48°19'28" W and a distance of 121.48' to a point; thence leaving said creek with a bearing of N 25°17'40" W and a distance of 946.31' to a concrete monument found; thence with a bearing of S 62°13'05" W and a distance of 680.09' to a rebar set; thence with a

EXHIBIT 8C-4

bearing of N 29°58'29" W and a distance of 1219.01' to a point, being the point of BEGINNING, having an area of 48.897 acres, more or less.



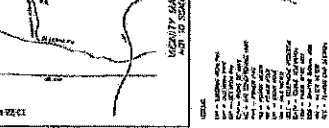
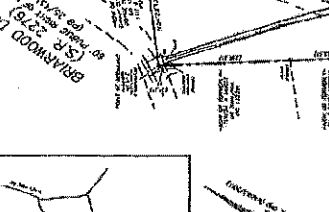
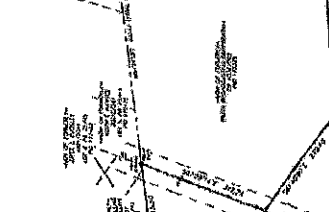
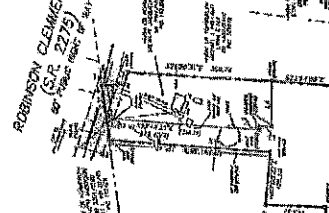
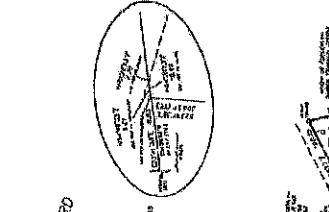
DATE	11/17/22
SCALE	1" = 100'
PROJECT NO.	2022-001
CLIENT	ROBINSON CLEMMER RD
PROJECT LOCATION	ROBINSON CLEMMER RD
PROJECT NO.	2022-001
DATE	11/17/22

CAROLINA SURVEYORS, INC.
 1000 W. 10TH STREET, SUITE 100
 WASHINGTON, NORTH CAROLINA 27581
 PHONE: 919.850.1234
 FAX: 919.850.1235
 WWW.CSURV.COM

ROBINSON CLEMMER RD
 AN ALLEYSIDE DRIVE IMPROVEMENT PLAN
 SURVEYED FOR HOBBS CONTRACTORS
 1000 W. 10TH STREET, SUITE 100
 WASHINGTON, NORTH CAROLINA 27581
 PHONE: 919.850.1234
 FAX: 919.850.1235
 WWW.CSURV.COM

NOTICE TO CONTRACTOR:
 THIS PLAN IS A PRELIMINARY SURVEY AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE SURVEY DATA AND FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED. THIS PLAN IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

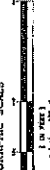
LEGEND:
 - - - - - PROPERTY BOUNDARY
 - - - - - EASEMENT
 - - - - - RIGHT-OF-WAY
 - - - - - UTILITY LINE
 - - - - - FENCE LINE
 - - - - - DRIVEWAY
 - - - - - DRIVE
 - - - - - ALLEY
 - - - - - ROAD
 - - - - - RAILROAD
 - - - - - POWER LINE
 - - - - - TELEPHONE LINE
 - - - - - WATER MAIN
 - - - - - SEWER MAIN
 - - - - - GAS MAIN
 - - - - - CABLE TV
 - - - - - FIBER OPTIC



DESCRIPTION OF WORK:
 THIS SURVEY WAS CONDUCTED TO DETERMINE THE EXISTING AND PROPOSED LAYOUT OF THE ROBINSON CLEMMER RD PROJECT. THE SURVEY DATA WAS OBTAINED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEYS. THE SURVEYOR HAS IDENTIFIED ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND UTILITIES. THE PROPOSED LAYOUT OF THE ROAD AND ALLEYSIDE DRIVE IMPROVEMENTS IS SHOWN ON THIS PLAN. THE SURVEYOR HAS ALSO IDENTIFIED ALL EXISTING AND PROPOSED EASEMENTS, RIGHTS-OF-WAY, AND UTILITIES. THE SURVEYOR HAS ALSO IDENTIFIED ALL EXISTING AND PROPOSED EASEMENTS, RIGHTS-OF-WAY, AND UTILITIES.

ASSUMPTIONS:
 THE SURVEYOR HAS ASSUMED THAT ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND UTILITIES ARE SHOWN ON THIS PLAN. THE SURVEYOR HAS ALSO ASSUMED THAT ALL EXISTING AND PROPOSED EASEMENTS, RIGHTS-OF-WAY, AND UTILITIES ARE SHOWN ON THIS PLAN. THE SURVEYOR HAS ALSO ASSUMED THAT ALL EXISTING AND PROPOSED EASEMENTS, RIGHTS-OF-WAY, AND UTILITIES ARE SHOWN ON THIS PLAN.

REMARKS:
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NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
1	ROBINSON CLEMMER RD (S.R. 2275)	48,887	1.11
2	BRAIBROOD DR (S.R. 2276)	10,000	0.23
3	ALLEYSIDE DRIVE IMPROVEMENTS	5,000	0.11
4	EASEMENTS	10,000	0.23
5	RIGHTS-OF-WAY	10,000	0.23
6	UTILITIES	10,000	0.23
7	FENCES	10,000	0.23
8	DRIVEWAYS	10,000	0.23
9	DRIVES	10,000	0.23
10	ALLEYS	10,000	0.23
11	ROADS	10,000	0.23
12	RAILROADS	10,000	0.23
13	POWER LINES	10,000	0.23
14	TELEPHONE LINES	10,000	0.23
15	WATER MAINS	10,000	0.23
16	SEWER MAINS	10,000	0.23
17	GAS MAINS	10,000	0.23
18	CABLE TV	10,000	0.23
19	FIBER OPTIC	10,000	0.23

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
1	ROBINSON CLEMMER RD (S.R. 2275)	48,887	1.11
2	BRAIBROOD DR (S.R. 2276)	10,000	0.23
3	ALLEYSIDE DRIVE IMPROVEMENTS	5,000	0.11
4	EASEMENTS	10,000	0.23
5	RIGHTS-OF-WAY	10,000	0.23
6	UTILITIES	10,000	0.23
7	FENCES	10,000	0.23
8	DRIVEWAYS	10,000	0.23
9	DRIVES	10,000	0.23
10	ALLEYS	10,000	0.23
11	ROADS	10,000	0.23
12	RAILROADS	10,000	0.23
13	POWER LINES	10,000	0.23
14	TELEPHONE LINES	10,000	0.23
15	WATER MAINS	10,000	0.23
16	SEWER MAINS	10,000	0.23
17	GAS MAINS	10,000	0.23
18	CABLE TV	10,000	0.23
19	FIBER OPTIC	10,000	0.23

NOTICE TO CONTRACTOR:
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Office of the City Attorney

January 5, 2023

Maria Stroupe
Town Manager
210 N Holland Street
Dallas, NC 28034-1625

Re: Annexation Sphere of Influence Notice

Dear Ms. Stroupe:

Pursuant to the Annexation Agreement between our two municipalities, the enclosed documentation is provided to you for the purpose of giving your town notice of a voluntary annexation proceeding being conducted by the City of Gastonia. Robert J. Neunzig and Jacqueline Stewart have petitioned for the voluntary annexation of approximately 47.99 acres (Parcels #212415, 203278, 172396, 304250 and 210508) located on Robinson Clemmer Road. These parcels are within Gastonia's sphere of influence pursuant to the Annexation Agreement between the Town of Dallas and the City of Gastonia.

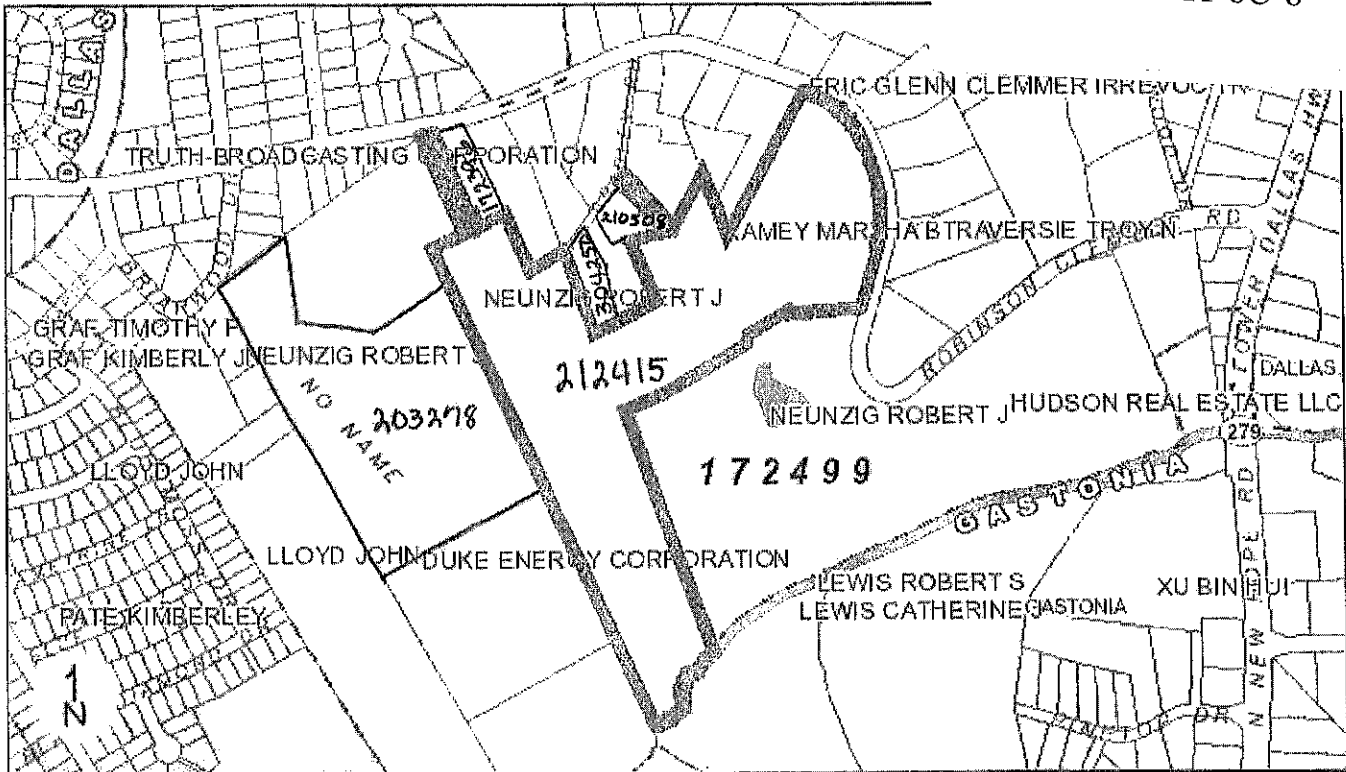
If you should have any questions concerning this annexation proceeding please let me know.

Very truly yours,

Denise L. Johnson
Paralegal

Enclosures

Let5371



Primary Property Address

NO ASSIGNED ADDRESS

Tax Information

PARCEL #: 212415
 PIN #: 3557315165
 CURRENT OWNERS: NEUNZIG ROBERT J
 MAILING ADDRESS: 813 ROBINSON CLEMMER RD, DALLAS, NC 28034-8323
 NBHD #: 2C020
 NBHD NAME: SOUTHWEST DALLAS 2C
 TOWNSHIP: DALLAS TOWNSHIP
 LEGAL DESC: ROBINSON CLEMMER RD. (29.556 ACRE) PLAT BOOK 098 PAGE 114

Tax Information

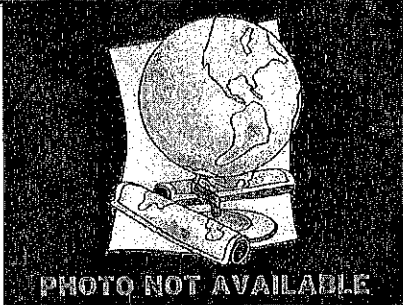
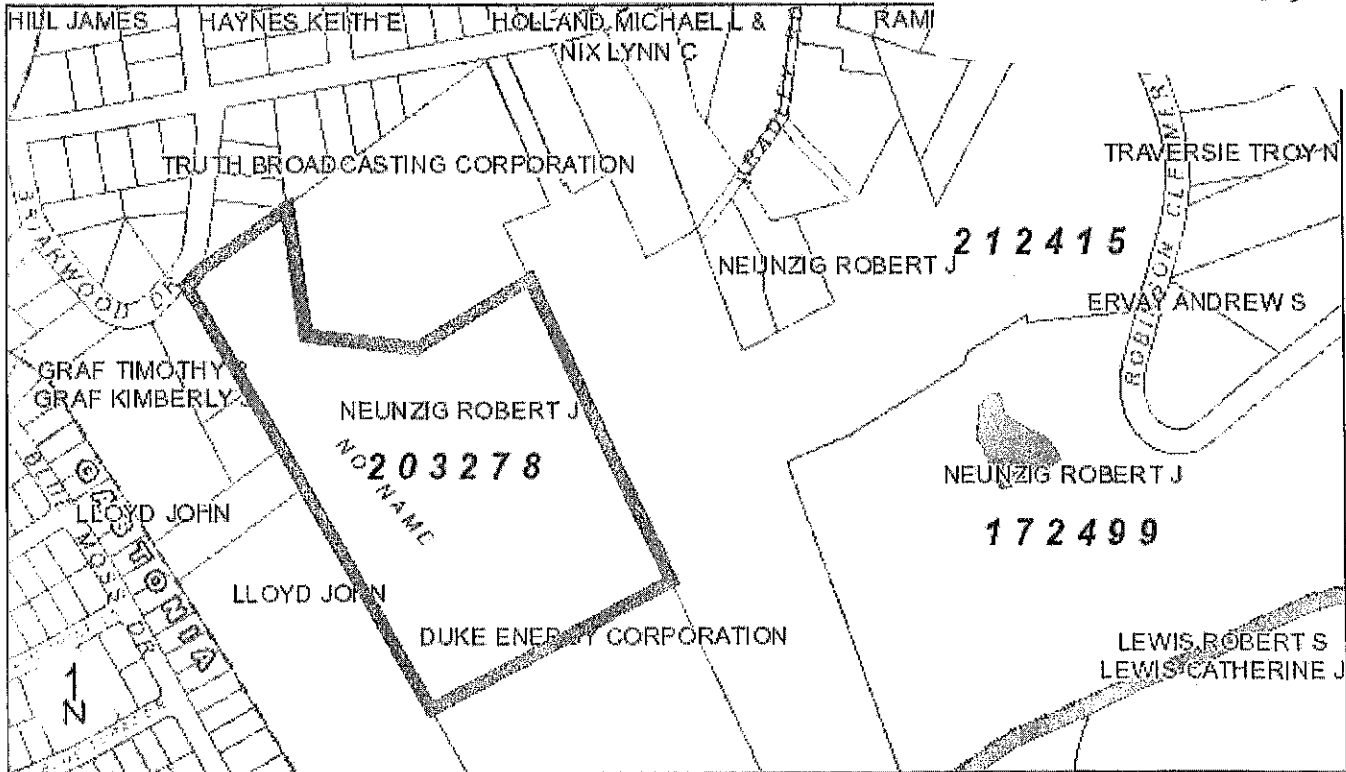
DEED BOOK: 4691 PAGE: 2492
 DEED RECORDING DATE: 1/6/2012
 SALES AMOUNT: \$0
 PLAT BOOK: 098 PAGE: 114
 STRUCTURE TYPE:
 YEAR BUILT:
 SQUARE FOOTAGE:
 VACANT: VACANT
 BASEMENT: NO
 BED: BATH: HALF-BATH:
 MULTI-STRUCTURES: NO
 ACREAGE: 28.86
 TAX DISTRICT: SPENCER MTN FD
 VOLUNTARY AG DISTRICT: NO
 PROPERTY USE: RESIDENTIAL

Tax Values

MARKET LAND VALUE: \$127,880
 MARKET IMPR. VALUE: \$0
 MARKET VALUE: \$127,880
 FARM DISCOUNT: YES
 EXEMPTION: NO
 TAXABLE VALUE: \$14,120

Parcel Information

CITY LIMITS: NO
 ETJ: NOT IN ETJ
 POLICE DISTRICT: GASTON COUNTY
 FIRE DISTRICT: SPENCER MTN
 FLOOD: AE,0.2 PCT
 LOCAL WATERSHED: LONG CREEK
 CENSUS TRACT: 314.01,308.02



Primary Property Address

NO ASSIGNED ADDRESS

Tax Information

PARCEL #: 203278
 PIN #: 3557205985
 CURRENT OWNERS: NEUNZIG ROBERT J
 MAILING ADDRESS: 813 ROBINSON CLEMMER RD , DALLAS, NC 28034-8323
 NBHD #: 2C020
 NBHD NAME: SOUTHWEST DALLAS 2C
 TOWNSHIP: DALLAS TOWNSHIP
 LEGAL DESC: . 13 105 057 01 000

Tax Information

DEED BOOK: 4591 PAGE: 2499
 DEED RECORDING DATE: 1/6/2012
 SALES AMOUNT: \$0
 PLAT BOOK: PAGE:
 STRUCTURE TYPE:
 YEAR BUILT:
 SQUARE FOOTAGE:
 VACANT: VACANT
 BASEMENT: NO
 BED: BATH: HALF-BATH:
 MULTI-STRUCTURES: NO
 ACREAGE: 15.77
 TAX DISTRICT: SPENCER MTN FD
 VOLUNTARY AG DISTRICT: NO
 PROPERTY USE: RESIDENTIAL

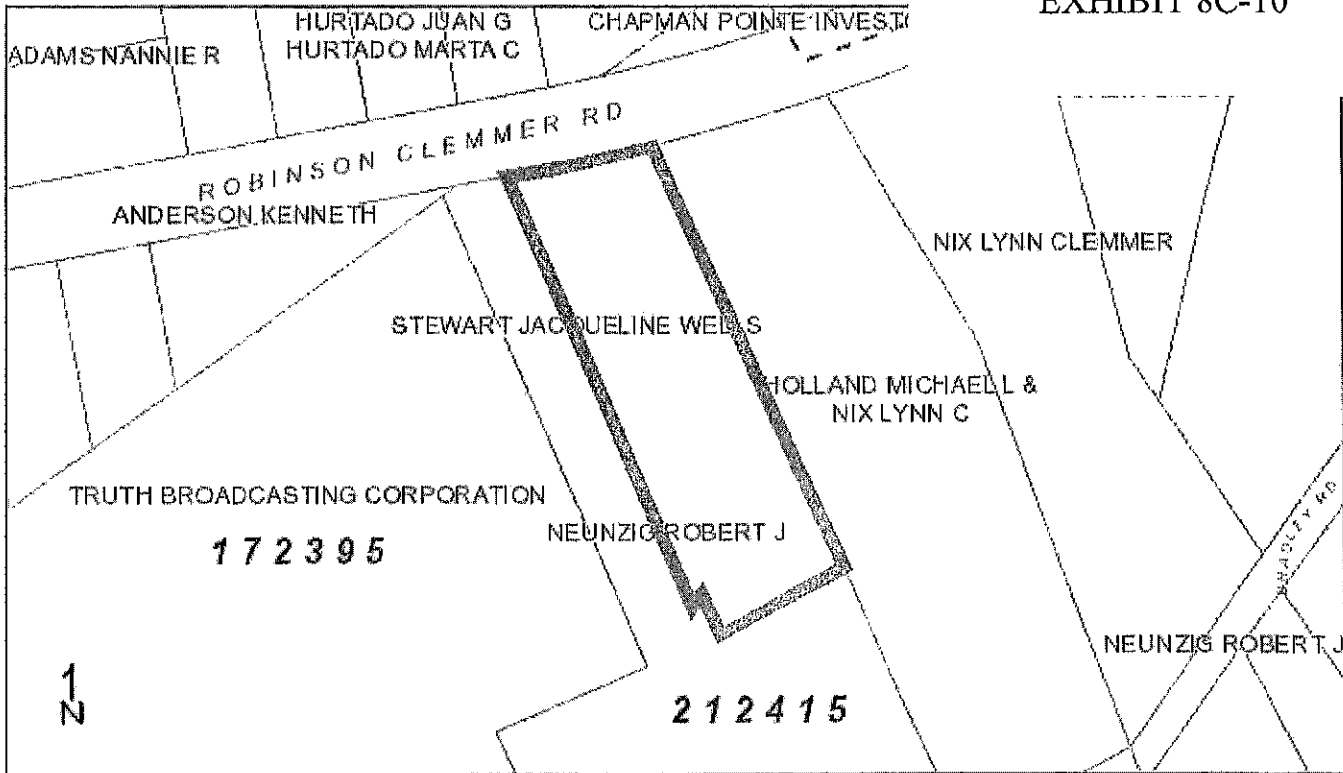
Tax Values

MARKET LAND VALUE: \$86,800
 MARKET IMPR. VALUE: \$0
 MARKET VALUE: \$86,800
 FARM DISCOUNT: YES
 EXEMPTION: NO
 TAXABLE VALUE: \$7,910

Parcel Information

CITY LIMITS: NO
 ETJ: NOT IN ETJ
 POLICE DISTRICT: GASTON COUNTY
 FIRE DISTRICT: SPENCER MTN
 FLOOD: 0.2 PCT
 LOCAL WATERSHED: LONG CREEK
 CENSUS TRACT: 309.02

2



172396 03/04/2014

Primary Property Address

415 ROBINSON CLEMMER RD DALLAS, NC 28034

Tax Information

PARCEL #: 172396
 PIN #: 3557218871
 CURRENT OWNERS: STEWART JACQUELINE WELLS
 MAILING ADDRESS: 415 ROBINSON CLEMMER RD , DALLAS, NC 28034-8314
 NBHD #: 2C020
 NBHD NAME: SOUTHWEST DALLAS 2C
 TOWNSHIP: DALLAS TOWNSHIP
 LEGAL DESC: , 13 105 056 01 000

Tax Information

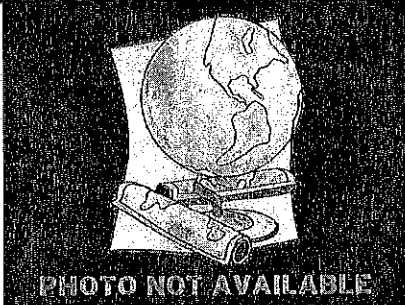
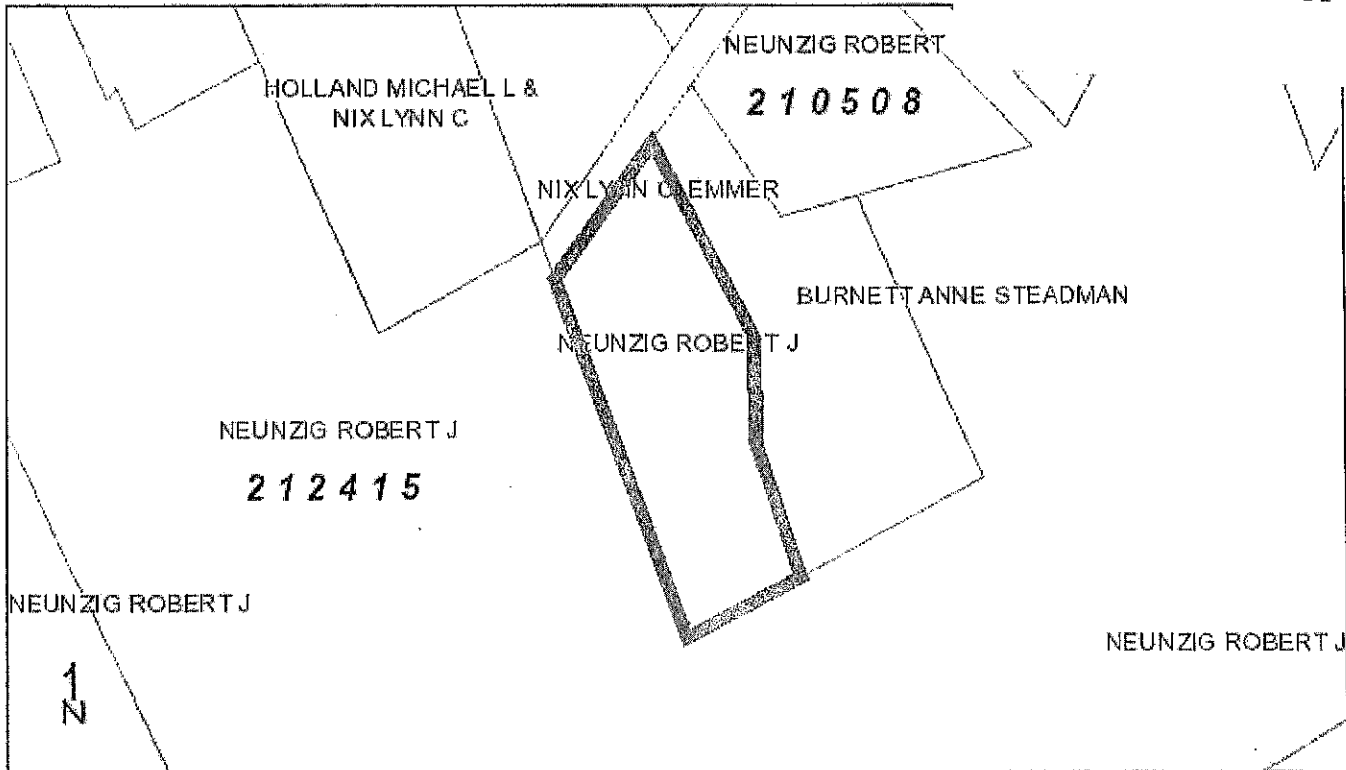
DEED BOOK: 2019 PAGE: 1035
 DEED RECORDING DATE: 6/10/2019
 SALES AMOUNT: \$0
 PLAT BOOK: PAGE:
 STRUCTURE TYPE: RANCH
 YEAR BUILT: 1952
 SQUARE FOOTAGE: 962
 VACANT: IMPROVED
 BASEMENT: NO
 BED: 1 BATH: 1 HALF-BATH:
 MULTI-STRUCTURES: NO
 ACREAGE: 0.95
 TAX DISTRICT: SPENCER MTN FD
 VOLUNTARY AG DISTRICT: NO
 PROPERTY USE: RESIDENTIAL

Tax Values

MARKET LAND VALUE: \$18,220
 MARKET IMPR. VALUE: \$41,010
 MARKET VALUE: \$59,230
 FARM DISCOUNT: NO
 EXEMPTION: NO
 TAXABLE VALUE: \$59,230

Parcel Information

CITY LIMITS: NO
 ETJ: NOT IN ETJ
 POLICE DISTRICT: GASTON COUNTY
 FIRE DISTRICT: SPENCER MTN
 FLOOD:
 LOCAL WATERSHED: LONG CREEK
 CENSUS TRACT: 309.02



Primary Property Address

NO ASSIGNED ADDRESS

Tax Information

PARCEL #: 304250
 PIN #: 3557313421
 CURRENT OWNERS: NEUNZIG ROBERT J
 MAILING ADDRESS: 813 ROBINSON
 CLEMMER RD , DALLAS, NC 28034-8323
 NBHD #: 2C020
 NBHD NAME: SOUTHWEST DALLAS 2C
 TOWNSHIP: DALLAS TOWNSHIP
 LEGAL DESC: . 13 106 003 00 000

Tax Information

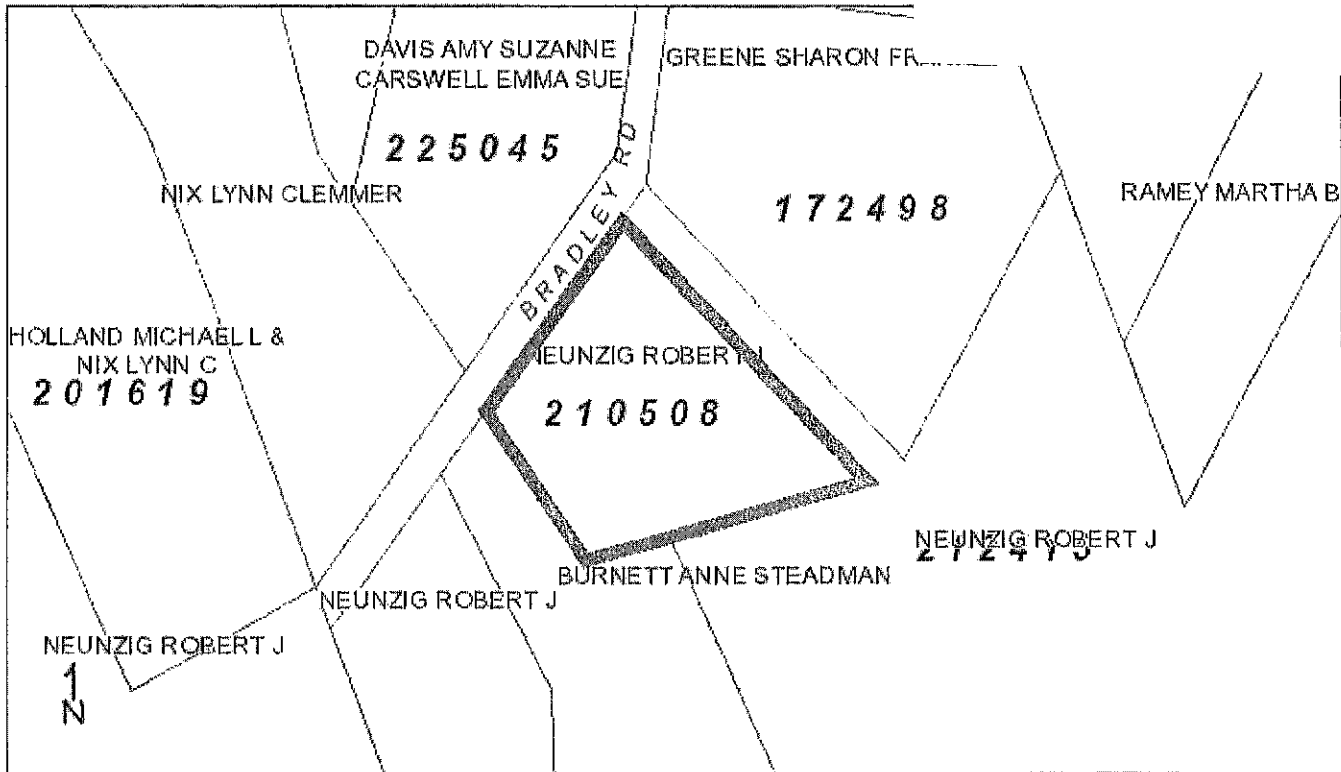
DEED BOOK: 5176 PAGE: 1168
 DEED RECORDING DATE: 11/23/2020
 SALES AMOUNT: \$5,000
 PLAT BOOK: PAGE:
 STRUCTURE TYPE:
 YEAR BUILT:
 SQUARE FOOTAGE:
 VACANT: VACANT
 BASEMENT: NO
 BED: BATH: HALF-BATH:
 MULTI-STRUCTURES: NO
 ACREAGE: 0.81
 TAX DISTRICT: SPENCER MTN FD
 VOLUNTARY AG DISTRICT: NO
 PROPERTY USE: RESIDENTIAL

Tax Values

MARKET LAND VALUE: \$3,800
 MARKET IMPR. VALUE: \$0
 MARKET VALUE: \$3,800
 FARM DISCOUNT: YES
 EXEMPTION: NO
 TAXABLE VALUE: \$410

Parcel Information

CITY LIMITS: NO
 ETJ: NOT IN ETJ
 POLICE DISTRICT: GASTON COUNTY
 FIRE DISTRICT: SPENCER MTN
 FLOOD:
 LOCAL WATERSHED: LONG CREEK
 CENSUS TRACT: 309.02



Primary Property Address

802 BRADLEY RD DALLAS, NC 28034

Tax Information

PARCEL #: 210608
 PIN #: 3557314655
 CURRENT OWNERS: NEUNZIG ROBERT J
 MAILING ADDRESS: 813 ROBINSON
 CLEMMER RD , DALLAS, NC 28034-8323
 NBHD #: 2C020
 NBHD NAME: SOUTHWEST DALLAS 2C
 TOWNSHIP: DALLAS TOWNSHIP
 LEGAL DESC: . 13 106 002 00 000 SPL

Tax Information

DEED BOOK: 5176 PAGE: 1165
 DEED RECORDING DATE: 11/23/2020
 SALES AMOUNT: \$0
 PLAT BOOK: PAGE:
 STRUCTURE TYPE:
 YEAR BUILT:
 SQUARE FOOTAGE:
 VACANT: VACANT
 BASEMENT: NO
 BED: BATH: HALF-BATH:
 MULTI-STRUCTURES: NO
 ACREAGE: 0.70
 TAX DISTRICT: SPENCER MTN FD
 VOLUNTARY AG DISTRICT: NO
 PROPERTY USE: RESIDENTIAL

Tax Values

MARKET LAND VALUE: \$14,070
 MARKET IMPR. VALUE: \$0
 MARKET VALUE: \$14,070
 FARM DISCOUNT: YES
 EXEMPTION: NO
 TAXABLE VALUE: \$350

Parcel Information

CITY LIMITS: NO
 ETJ: NOT IN ETJ
 POLICE DISTRICT: GASTON COUNTY
 FIRE DISTRICT: SPENCER MTN
 FLOOD:
 LOCAL WATERSHED: LONG CREEK
 CENSUS TRACT: 309.02

NORTH CAROLINA,

AMENDED ANNEXATION AGREEMENT

GASTON COUNTY.

THIS AMENDED AGREEMENT, to be effective as of the 30 day of January, 2014, by and between the CITY OF GASTONIA, a North Carolina municipal corporation, hereinafter referred to as "Gastonia," and the TOWN OF DALLAS, a North Carolina municipal corporation, hereinafter referred to as "Dallas."

WITNESSETH:

WHEREAS, Gastonia and Dallas previously entered into an agreement dated May 11, 2010, concerning the annexation of areas adjacent to both municipalities, in order to facilitate efficient growth and land use planning (the "Agreement"); and

WHEREAS, Chapter 204 of the 1987 Session Laws of the North Carolina General Assembly, a copy of which is attached hereto marked "Exhibit A" and incorporated herein by reference, authorizes municipalities in Gaston County to enter into such agreements; and

WHEREAS, the parties wish to amend the Agreement by changing annexation boundary line as shown on Exhibit B to the Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, Gastonia and Dallas agree as follows:

1. The annexation boundary line as shown on Exhibit B to the Agreement shall be amended as shown in the map attached hereto as "Exhibit B". From and after the date of this amendment, the new annexation boundary line shown on Exhibit B shall determine the spheres of influence of the parties hereto.
2. All other terms and conditions of the Agreement not otherwise amended herein shall remain binding on the parties.

IN WITNESS WHEREOF, Gastonia and Dallas cause this Agreement to be signed by their duly authorized representatives the day and year first above written.



CITY OF GASTONIA

By: John D. Bridgeman
John D. Bridgeman, Mayor

ATTEST:

Virginia L. Creighton
(Deputy) City Clerk

APPROVED AS TO FORM:

William A. Magee
Attorney

TOWN OF DALLAS

By: Rich Coleman
Mayor

ATTEST:

Maria Stoops
Town Clerk

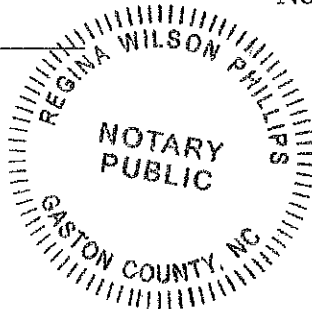
STATE OF NORTH CAROLINA
COUNTY OF GASTON

I, Regina Wilson Phillips, a Notary Public of the aforesaid County and State, do hereby certify that Virginia L. Creighton personally appeared before me this day and acknowledged that she is the ~~(Deputy)~~ City Clerk of the City of Gastonia and that by authority duly given and as the act of the municipal corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal and attested by her as its ~~(Deputy)~~ City Clerk.

WITNESS my hand and Notarial Seal, this the 22nd day of January, 2014.

Regina Wilson Phillips
Notary Public

My Commission Expires: 3-11-2018



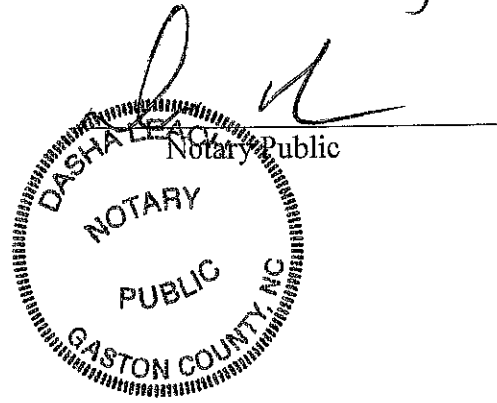
STATE OF NORTH CAROLINA
COUNTY OF GASTON

I, Dasha Leach, a Notary Public of the aforesaid County and State, do hereby certify that Maria Strupe personally appeared before me this day and acknowledged that he/she is the Town Clerk of the Town of Dallas and that by authority duly given and as the act of the municipal corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal and attested by him/her as its Town Clerk.

WITNESS my hand and Notarial Seal, this the 30th day of January, 2014.

My Commission Expires: 12/06/15

Agree1358



CHAPTER 204
SENATE BILL 492

AN ACT TO AUTHORIZE MUNICIPALITIES WITHIN GASTON COUNTY TO
ENTER INTO AGREEMENTS CONCERNING ANNEXATIONS.

The General Assembly of North Carolina enacts:

Section 1. It is the purpose of this act to authorize municipalities to enter into agreements concerning annexation in order to enhance planning by such municipalities as well as residents and property owners in areas adjacent to such municipalities.

Sec. 2. The words defined in this section shall have the meanings indicated when used in this act:

- (1) "Annexation" means any extension of a municipality's corporate limits as authorized by Article 4A of Chapter 160A of the General Statutes, the charter of the municipality, or any local act applicable to the municipality, as such statutory authority exists now or is hereafter amended.
- (2) "Agreement" means any written agreement authorized by this act.
- (3) "Municipality" means any city as defined by G.S. 160A-1.

Sec. 3. Two or more municipalities may enter into agreements with each other in order to designate one or more areas which are not subject to annexation by one or more of the participating municipalities. The agreements shall be of reasonable duration, but not to exceed 30 years, and shall be approved by resolution of the governing board and executed by the mayor of each municipality and spread upon its minutes.

Sec. 4. (a) The agreement shall:

- (1) State the duration of the agreement.
- (2) Describe clearly the area or areas subject to the agreement. The boundaries of such area or areas may be established at such locations as the participating municipalities shall agree. Thereafter, any participating municipality may follow such boundaries in annexing any property, whether or not such boundaries follow roads or natural topographical features.
- (3) Specify one or more participating municipalities which may not annex the area or areas described in the agreement.
- (4) State the effective date of the agreement.
- (5) Require each participating municipality which proposes any annexation to give written notice to the other participating municipality or municipalities of the annexation at least 60 days before

the adoption of any annexation ordinance, provided agreement may provide for a waiver of this time } municipality.

EXHIBIT 8C-17

(6) Include any other necessary or proper matter.

(b) The written notice required by subdivision (a)(5),

describe the area to be annexed by a legible map, clearly and accurately showing the boundaries of the area to be annexed in relation to: the area or areas described pursuant to subdivision (a)(2) of this section, roads, streams and any other prominent geographical features. Such notice shall not be effective for more than 180 days.

Sec. 5. From and after the effective date of the agreement, no participating municipality may consider in any manner the annexation of any area in violation of this act or the agreement. From and after the effective date of the agreement, no participating municipality may annex all or any portion of any area in violation of this act or the agreement.

Sec. 6. Nothing in this act shall be construed to authorize the annexation of any area which is not otherwise subject to annexation under applicable law.

Sec. 7. (a) Each provision of the agreement shall be binding upon the parties thereto. A participating municipality which believes that another participating municipality is violating this act or the agreement may file a petition in the superior court of the county where any of the territory proposed to be annexed is located, seeking review of the action of the municipality alleged to have violated this act or the agreement.

(b) Within five days after the petition is filed with the court, the petitioning municipality shall serve copies of the petition by certified mail, return receipt requested, upon the respondent municipality.

(c) Within 15 days after receipt of the copy of the petition for review, or within such additional time as the court may allow, the respondent municipality shall transmit to the reviewing court:

(1) a transcript of the portions of the municipal journal or minute book in which the procedure for annexation has been set forth;

(2) a copy of any other document received or approved by the respondent municipality's governing board as part of the annexation.

(d) The court shall fix the date for review of the petition so that review shall be expeditious and without unnecessary delays. The review shall be conducted by the court without a jury. The court may hear oral arguments and receive written briefs, and may take evidence intended to show either:

(1) that the provisions of this act were not met; or

(2) that the provisions of the agreement were not met.

(e) Upon a finding that the respondent municipality has not violated this act or the agreement, the court may affirm the action of the respondent municipality without change. Upon a finding that the respondent municipality has violated this act or the agreement, the court may:

(1) Remand to the respondent municipality's governing board any ordinance adopted pursuant to Parts 2 or 3, Article 4A of Chapter

- (2) Declare any annexation begun pursuant to any ordinance shall be null and void. If the respondent municipality shall fail to take action in accordance with the court's instructions upon remand under subdivision (e)(1) of this section within three months from receipt of such instructions, the annexation proceeding shall be deemed null and void.

(f) Any participating municipality which is a party to the review proceedings may appeal from the final judgment of the Superior Court under rules of procedure applicable in other civil cases. The appealing party may apply to Superior Court for a stay in its final determination, or a stay of the annexation ordinance, whichever shall be appropriate, pending the outcome of the appeal to the appellate division; provided, that the Superior Court may, with the agreement of the parties, permit annexation to be effective with respect to any part of the area concerning which no appeal is being made and which can be incorporated into the respondent municipality without regard to any part of the area concerning which an appeal is being made.

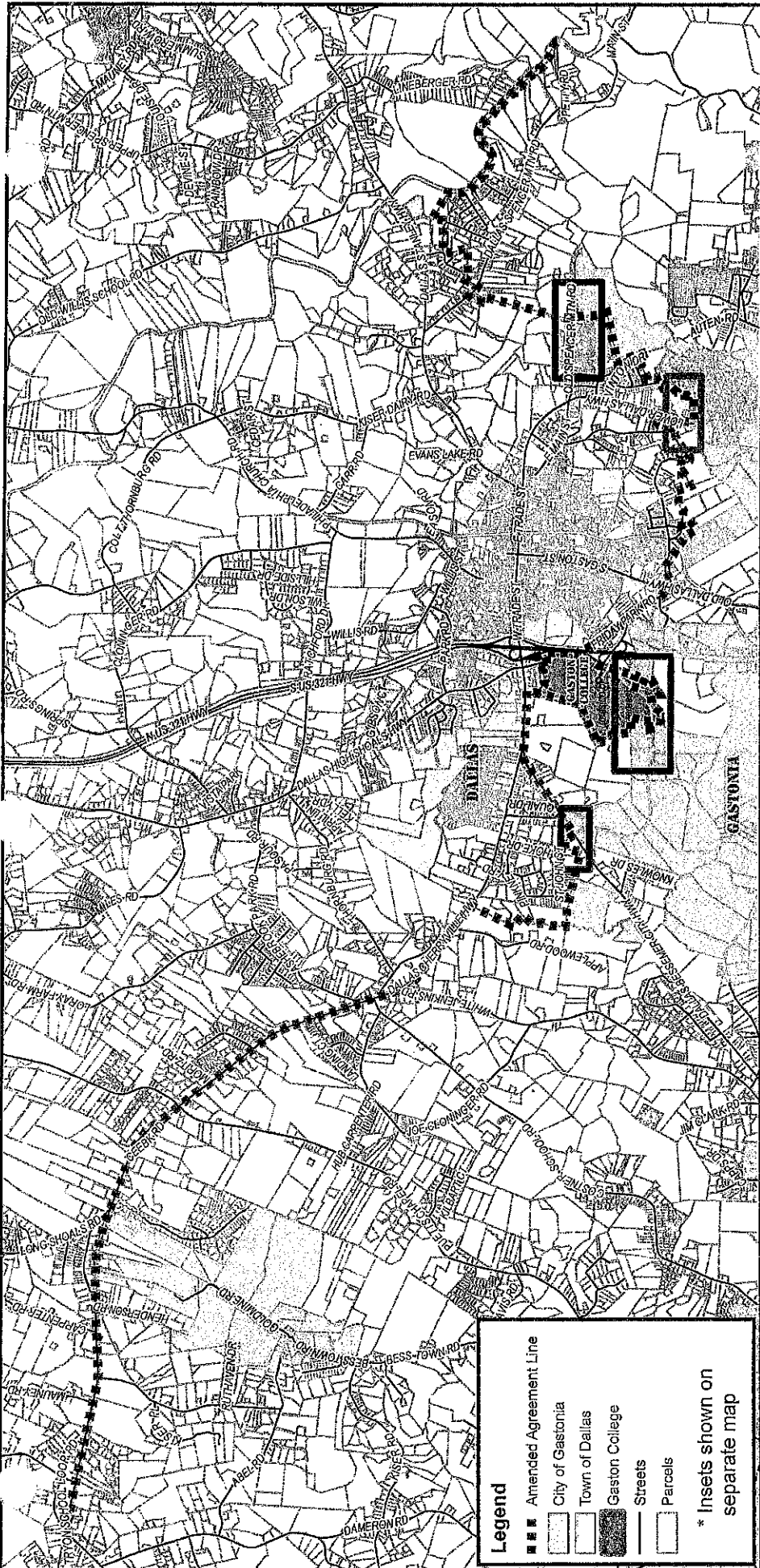
(g) If part or all of the area annexed under the terms of a challenged annexation ordinance is the subject of an appeal to the Superior Court or appellate division on the effective date of the ordinance, then the ordinance shall be deemed amended to make the effective date with respect to such area the date of the final judgment of the Superior Court or appellate division, whichever is appropriate, or the date the respondent municipality's governing board completes action to make the ordinance conform to the court's instructions in the event of remand.

(h) This act does not authorize any court to stay any annexation proceeding, except as specifically set forth in subsections (f) and (g) of this section.

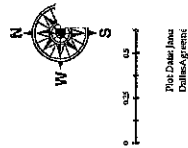
Sec. 8. This act shall apply only to municipalities located wholly or partly in Gaston County.

Sec. 9. This act is effective upon ratification.

In the General Assembly read three times and ratified this the 18th day of May, 1987.



**Amended Annexation Agreement between
City of Gastonia, NC and Town of Dallas, NC**
Expiration Date: May 11, 2020



Legend

- ■ ■ ■ Amended Agreement Line
- City of Gastonia
- Town of Dallas
- Gaston College
- Streets
- Parcels

* Insets shown on separate map

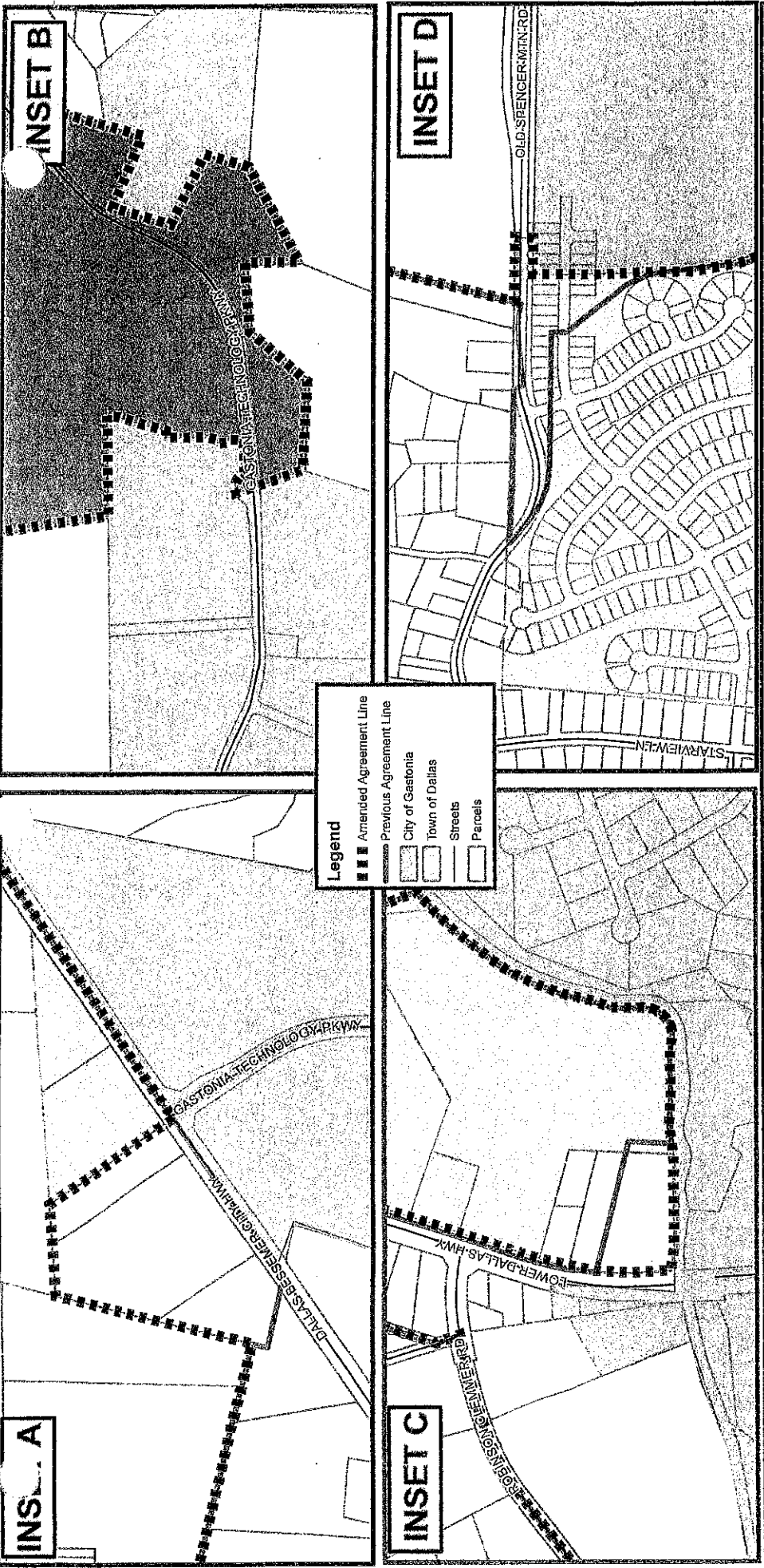


Planning Department



Proj. Date: January 1
Dallas, Texas 75201

Amended Annexation Agreement between City of Gastonia, NC and Town of Dallas, NC Expiration Date: May 11, 2020





Resolution Approving Request to Remove 48.897 Acres from Dallas' Sphere of Influence to be Annexed by
City of Gastonia

WHEREAS, an Annexation Agreement exists between the Town of Dallas and the City of Gastonia;
and

WHEREAS, the City of Gastonia wishes to annex a 48.897 acre site within the sphere of influence outlined in the Agreement that contains Gaston County Parcels 172396, 203278, 210508, 212415, 304250, and 304251; and

WHEREAS, the City of Gastonia and Hopper Communities, Inc. request that the Town of Dallas release these parcels to be annexed by the City of Gastonia;

NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF ALDERMEN OF THE TOWN OF DALLAS

That the Board of Aldermen of the Town of Dallas do approve releasing Gaston County Parcels 172396, 203278, 210508, 212415, 304250, and 304251 to be annexed by the City of Gastonia.

Adopted this the 12th of September, 2023 at Dallas, North Carolina.

Attested By:

Rick Coleman, Mayor

Sarah Ballard, Town Clerk



Resolution Approving Request to Remove 48.897 Acres from Dallas' Sphere of Influence to be Annexed by
City of Gastonia

CERTIFICATION

The undersigned duly qualified and acting Town Clerk of the Town of Dallas does hereby certify: That the above/attached resolution is a true and correct copy of the resolution releasing six parcels for annexation by the City of Gastonia, as regularly adopted at a legally convened meeting of the Board of Aldermen duly held on the 12th day of September, 2023; and further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of September, 2023.

Sarah Ballard, Town Clerk

(SEAL)

MEMORANDUM

Date: September 6, 2023

To: Maria Stroupe, Town Manager

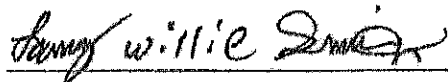
Thru: Willie Smith, Electric Director

From: Jonathan Newton, Finance Director

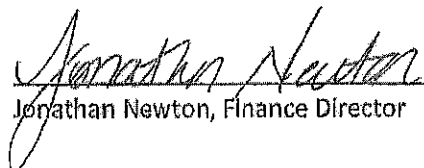
Subject: Motion to award a contract to Sunbelt Solomon Solutions for (2) 2500 kVa Remanufactured Three Phase pad mounted transformers. The bid opening held on August 31, 2023.

Attached is the recommendation letter and tabulation sheet from Progressive Engineering Consultants, Inc.

Recommendations: We recommend that the Town Board award contract to the low bidder, Sunbelt Solomon Solutions in the amount of \$196,292.00

 09/06/2023

Willie Smith, Electric Director



Jonathan Newton, Finance Director

Progressive Engineering Consultants, Inc.

P.O. Box 690638, Charlotte, NC 28227-7011

Telephone : (704) 545-7327

Fax : (704) 545-2315

progress@pecinc.net

September 6, 2023

Town of Dallas
700 Ferguson Street
Dallas, NC 28034-1625
Attn: Willie Smith

Subject: Award Recommendation
Remanufactured Three-Phase Padmounted Transformers

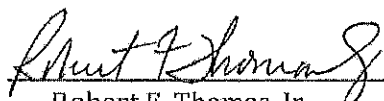
Gentlemen:

Sealed proposals were received, publicly opened and read on August 31, 2023, for the purchase of two (2) - 2500 kVA Remanufactured Three-Phase Padmounted Distribution Transformers. Sunbelt Solomon Services submitted the lowest cost proposal in the amount of \$196,292.00 exclusive of state and local taxes. This proposal meets the specifications and therefore it is our recommendation that the Town accept this proposal as submitted.

Please notify us of your decision in order that we may prepare the necessary contract documents for execution. If you have any questions or comments, please feel free to call.

Best regards,

PROGRESSIVE ENGINEERING CONSULTANTS, INC.


Robert F. Thomas, Jr.

Attachment

Town of Dallas
Dallas, North Carolina

Remanufactured Three-Phase Padmounted Distribution Transformers

Bid Date: Thursday, August 31, 2023 @ 2:00 p.m.

Bidder	Qty	Price Each	Total	Price Each	Total	Price Each	Total
Sunbelt Solomon							
Cik#078131							
\$9,814.60							
Section 1							
2500 KVA Three-Phase Padmounted Distribution Transformers	2	\$ 98,146.00	\$ 196,292.00	\$	\$	\$	\$
Bid Total		\$	196,292.00	\$	\$	\$	\$
Manufacturer			Sunbelt Solomon				
Delivery			48 Weeks ARO				
Terms			Net 30				
Exceptions			None				

**Town of Dallas
Budget Amendment**

Date: September 12, 2023

Action: Electric Fund Amendment

Purpose: To Appropriate Funds for Transformer Purchase for AIG Expansion

Number: EL-001

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
30	8500	7306	Capital Outlay: Transformers	\$359,000	\$555,292	\$196,292
30	3520	0000	Customer Billed Charges	\$675,853	\$872,145	\$196,292

Approval Signature
(Town Manager)



Proclamation Recognizing Mr. Kenneth B. Froneberger

WHEREAS, Mr. Kenneth B. Froneberger served W.C. Friday Junior High School from 1971 until 1981 as a Varsity Assistant Football Coach, a Varsity Head Basketball Coach, and Athletic Director; and

WHEREAS, Mr. Froneberger was instrumental in shaping the lives of hundreds of students and athletes in the Dallas community exemplifying professional and ethical attributes as an extraordinary teacher, leader, and mentor; and

WHEREAS, while Mr. Froneberger expected and demanded the best effort from every athlete, he also gave of himself by providing transportation home for student athletes after practice and providing a nurturing presence students could go to for sound advice; and

WHEREAS, Mr. Froneberger provided a positive role model for student athletes by setting high standards for student athletes to become gentlemen, setting high expectations for student athletes to conform to established rules of conduct, and setting high standards for student athletes to learn and give respect; and

WHEREAS, his positive, disciplined, respectful personal interactions with the athletes he coached, as well as students he taught, served as an example and helped lead to the improved quality of life of hundreds of students; and

WHEREAS, Mr. Kenneth B. Froneberger, affectionately known as “Coach” to this day, has the honor, respect, and love of his former players for W.C. Friday Junior High School.

NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF ALDERMEN OF THE TOWN OF DALLAS, that the Town of Dallas recognizes and appreciates the contributions of Mr. Kenneth B. “Coach” Froneberger in positively impacting the lives of students and athletes at W.C. Friday Junior High School and joins with his former students to honor his influence in the Dallas community and beyond.

Adopted this the 12th of September 2023 at Dallas, North Carolina.

Attested By:

Rick Coleman, Mayor

Sarah Ballard, Town Clerk

(SEAL)
