

**Town of Dallas**  
**Agenda**  
**September 12, 2023**  
**6:00 PM**  
**BOARD OF ALDERMEN**  
**Rick Coleman, Mayor**

**Sam Martin**

**Frank Milton**

**Darlene Morrow**

**Jerry Cearley, Mayor Pro-Tem**

**E. Hoyle Withers**

<b>ITEM</b>	<b>SUBJECT</b>	<b>Page</b>
<b>1.</b>	<b>Invocation and Pledge of Allegiance to the Flag</b>	
<b>2.</b>	<b>Approval of Agenda with Additions or Deletions</b>	
<b>3.</b>	<b>Approval of Minutes</b>	
A.	August 8 <sup>th</sup> Regular Meeting, August 22 <sup>nd</sup> Work Session, and August 25 <sup>th</sup> Special Meeting	2
<b>4.</b>	<b>Recognition of Citizens: Time set by Mayor</b>	
A.		
<b>5.</b>	<b>Consent Agenda (to be acted on collectively, unless removed for further discussion)</b>	
A.	Budget Amendment – Jagers Park Court Improvements	12
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C.	Request for Annexation Site Removal from Dallas Sphere of Influence	24
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<b>9.</b>	<b>Manager’s Report</b>	

## **MINUTES FOR BOARD OF ALDERMEN MEETING**

**August 8, 2023**

**6:00 PM**

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

The following Staff members were present: Maria Stroupe, Town Manager; Brian Finnegan, Development Services Director; Robbie Walls, Police Chief; Sarah Ballard, Town Clerk; Lanny Smith, Electric Director; Jonathan Newton, Finance Director; Bill Trudnak, Public Works Director; Landon Wright, Planner; David Lingafelt, Code Enforcement Officer; Matt Kanupp, Assistant Fire Chief; 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 Martin made a motion to approve the agenda with two additions, seconded by Alderman Cearley and carried unanimously.

### **Approval of Minutes:**

Alderman Milton motioned to approve the minutes from the July 9<sup>th</sup> regular meeting and the July 25<sup>th</sup> work session, seconded by Alderman Cearley and it was carried unanimously.

### **Recognition of Citizens:**

The Mayor opened the floor to the Recognition of Citizens.

Mike Fields of 1333 Philadelphia Church Road thanked the Police Department for all their hard work with a recent shooting and thanked Town Staff for their hard work during the two back to school events held recently.

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

Dennis Carrigan of 3039 Hereford Lane expressed his dislike of the recent tax increases from Gaston County and the Town keeping their tax rate the same.

Jeremiah Doster of 304 E. Trade Street, brought up the issue of no air conditioning in some of the Town vehicles to the Board.

## **Consent Agenda:**

### *Item 5A Budget Amendment-Economic Development Fund Budget*

In anticipation of the renovation of 208 N. Holland St., two approved sales of Town property, and potential expenditures within the Façade Grant program a budget amendment has been prepared to accept and appropriate funds in the Economic Development Fund. Attached is the budget amendment for approval (Exhibit 5A-1).

### *Item 5B Budget Amendment-Pump Station Project*

At the March 14, 2023 Board of Aldermen meeting a budget amendment was approved to proceed with construction of a new pump station on Dallas Stanley Highway. At that time, approximately 60% of project cost of \$1,245,235 was anticipated to be completed by June 30, 2023. The remainder of the cost (\$498,000) was budgeted in the FY 2023/24 budget year. Due to supply chain delays only \$195,405.50 was actually spent on the project in FY 2022/23. A budget amendment is required to appropriate the unspent amount of \$551,830 into the new FY 2023/24 budget. Attached is a budget amendment to appropriate funds for the completion of the Dallas Stanley Highway Pump Station project, currently in process (Exhibit 5B-1).

### *Item 5C Interlocal Agreement for Healthcare through NCLM*

As of July 1, 2023, employee healthcare transitioned to the North Carolina League of Municipalities (NCLM). This transition gives our employees access to the widest network of healthcare systems statewide. It also will provide more stability in the rate structure, as local governments across the state are pooled together. Attached is an interlocal agreement outlining healthcare administration under the Municipal Insurance Trust of North Carolina (Exhibit 5C, 1-10).

### *Item 5D Resolution Accepting Wastewater AIA Grant Funding*

In August 2022, the Town received a letter of intent from the Division of Water Infrastructure (DWI) to fund a Wastewater Asset Inventory and Assessment Grant in the amount of \$150,000, with no match or grant fee required. The Town has recently received the official notification of the offer and acceptance of our scope of work proposal. The scope of work will include the following:

- Full assessment of five (5) existing pump stations; including drawdown tests, electrical inspection, verification of control operations, and overall condition evaluation of pump station structure.
- Visually inspect approximately 660 sewer manholes to determine the existing condition, diameter and number/size of lines entering/leaving the manholes and GPS the manholes to provide improved digital sewer mapping.
- Acquisition of an Asset Management Software package that will provide access to the Town's system mapping and database to field work crews.
- Smoke test a portion of the Town's wastewater collection lines (if budget available).

- Cost opinions will be prepared and the identified projects will be prioritized and included in an updated Capital Improvement Plan based upon the investigation and assessment work.
- Update the Town's Asset Management Plan for their sanitary sewer system. This plan will meet the requirements of the "Water and Wastewater Utility Evaluation Guidance Document: Asset Inventory and Assessment, Capital Cost, and Operating Analysis" and include the information collected as part of the fieldwork.

This grant is funded by funds from the American Rescue Plan Act through the State of North Carolina. Therefore, attached is a resolution formally accepting these funds in the Town of Dallas, as required by the grant. The resolution outlines acceptance and procedures related to receiving and using the funds. Also included in the resolution is designation of authority to receive the funds (Exhibit 5D-1).

*Item 5E Water Supply MOU with the City of High Shoals*

As the potential water supply project with High Shoals continues to progress, a Memorandum of Understanding (MOU) needs to be adopted between the two municipalities. A draft MOU was reviewed and discussed at the July 25<sup>th</sup> Work Session. Attached is the Water Supply Memorandum of Understanding with High Shoals to be adopted (Exhibit 5E, 1-2).

*Item 5F Resolution to Purchase Through the NC Sheriff's Association*

The North Carolina Sheriff's Association is a procurement entity that local governments can use to purchase needed items. They hold hundreds of competitively solicited cooperative contracts ready for local governments to use in compliance with NCGS §160A-461. This speeds up the purchasing process for local governments. In order to use The NC Sheriff's Association, a resolution must be passed the Board of Aldermen to allow Dallas to participate in an Interlocal Cooperative Agreement. Attached is the Resolution for review (Exhibit 5F-1).

Alderman Martin made a motion to approve all six items on the consent agenda, seconded by Alderwoman Morrow and carried unanimously.

**Public Hearings:**

*Item 6A Text Amendment-Tree Trimmings/Yard Waste*

Alderman Milton made a motion to go into the Public Hearing, seconded by Alderwoman Morrow and carried unanimously. Due to changes in the County Landfill pricing, Staff proposes the following text amendment to Chapter 51 of the Town Code of Ordinances clarifying the difference yard waste and bulk garbage, and to add regulations that refuse in the two categories are piled separately for pickup. The proposed draft was presented at the July 25<sup>th</sup> work session and no changes have been made since then. This 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 a week for two successive calendar weeks on Friday, July 28<sup>th</sup> and Friday, August 4<sup>th</sup> (Exhibit 6A, 1-6).

The Town Manager presented the item to the Board.

Alderman Cearley made a motion to go out of the Public Hearing, seconded by Alderman Milton and carried unanimously.

Alderman Martin made a motion to approve the text amendment, seconded by Alderwoman Morrow and carried unanimously.

**Old Business:**

There was no old business at this time.

**New Business:**

*Item 8A Special Event Date Change Request-Rusty Rabbit Oktoberfest*

At the March 14, 2023 Board of Aldermen meeting, a special event request from the Rusty Rabbit to hold an Oktoberfest event on October 28, 2023 was approved. At the June 13, 2023 Board of Aldermen meeting, The Rusty Rabbit submitted a request to change the date from October 28 to October 21, which was approved by the Board of Aldermen. The Rusty Rabbit has submitted a new request to move the event back to the original date of October 28, 2023. This is the only change being requested to the event approval. The other aspects of the event will remain the same. Attached is the Special Event Application reflecting the date change requested (Exhibit 8A, 1-5).

The Town Manager went over the change request for the Board.

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

*Item 8B Special Event Request-Cotton Ginning Days Parade*

Jeff Hovis of the Gaston Agriculture, Mechanical, and Textile Restoration Association (GAMTRA) is requesting permission of the Annual Cotton Ginning Days Tractor Parade through Town on Friday, October 13, 2023. The parade would follow the same route as in previous years, beginning at 9:00 am at Dallas Park and ending at approximately 10:30 am back at Dallas Park. They are anticipating approximately 35 tractors in the parade (Exhibit 8B, 1-5).

The Town Manager presented the item to the Board for discussion.

Alderwoman Morrow made a motion approve the request, seconded by Alderman Martin and carried unanimously.

*Item 8C Award Contract for Leaf Trailer Purchase*

The current FY 2023/24 budget included provisions to purchase a Leaf Trailer for use in the Street/Sanitation departments. Attached is a quote from Carolina Industrial Equipment for this

equipment. Carolina Industrial Equipment is a vendor through The North Carolina Sheriff's Department. As such, the bidding process has been completed and the Town can award the purchase contract to this vendor. A total of \$126,000 was budgeted for the purchase, taxes, and tag. The quoted price falls within the amount budgeted, with provision for the tag and taxes. Staff recommends awarding the purchase contract for a leaf trailer to Carolina Industrial Equipment at the quoted price and specifications (Exhibit 8C-1).

The Town Manager presented the contract to the Board.

Alderman Martin made a motion to approve the contract, seconded by Alderman Cearley and carried unanimously.

*Item 8D Rosewood Village Final Subdivision Plat*

Bryan Baire of Prestige Corporate Development has submitted a final recording plat for their property to be known as Rosewood Village. Approval of this plat will create 56 buildable lots. The property is identified as Gaston County Parcel #171850 and is located off Rosewood Drive on the east side of Dallas. The property is located within the corporate limits of Dallas and is zoned Conditional Zoning District R-6. The Board of Aldermen approved the preliminary subdivision plat by a unanimous vote on May 10, 2022. Town of Dallas Water, Sewer, Electric, and Solid Waste will serve the lots. The owners plan to post a bond for the public improvements not yet constructed or accepted by the Town. This final plat, or any portion of its recordation, is subject to the bond being reviewed and approved by Town Staff and the Town Attorney. No building permit will be issued until the bond is approved and final plat is recorded. The final subdivision plat is in substantial conformance with the plans as originally submitted and meets requirements of the Town of Dallas Subdivision Ordinance. Therefore, the provided resolution for approval of the plat is recommended for approval (Exhibit 8D, 1-2).

The Development Services Director presented the item to the Board. The Board asked questions concerning the Plat. The Director said if the Plat was approved, the Board would need to add the condition of language of "City of Belmont" be removed in the recording block when approved.

Alderman Milton made a motion to approve the resolution with the change of language in the recording, seconded by Alderman Cearley and carried unanimously.

*Item 8E 9/11 Event*

The Town Manager presented the item of a 9/11 ceremony on the Courthouse lawn to the Board (Exhibit 8E-1).

Alderwoman Morrow made a motion to approve the ceremony, seconded by Alderman Milton and carried unanimously.

*Item 8F V-DUB Event*

Jeremiah Doster of 304 E. Trade Street applied for a special event on October 7<sup>th</sup>. The name of the event is V-Dubs on the Square. Mr. Doster has submitted the proper paperwork for the event. (Exhibit 8F, 1-8).

Alderman Martin made a motion to approve the event, seconded by Alderwoman Morrow and carried unanimously.

**Manager Report:**

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

The Mayor brought the topic up of the street lights on Trade Street, and said he will contact the DOT concerning the on-going issues with the lights.

Alderman Cearley made a motion to adjourn, seconded by Alderwoman Morrow and carried unanimously (6:41).

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Rick Coleman, Mayor

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Sarah Hamrick Ballard, Town Clerk

**MINUTES FOR BOARD OF ALDERMEN WORK SESSION**

**August 22, 2023**

**5:00 PM**

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

The following Staff members were present: Maria Stroupe, Town Manager; Brian Finnegan, Development Services Director; Robbie Walls, Police Chief; Sarah Ballard, Town Clerk; Lanny Smith, Electric Director; Jonathan Newton, Finance Director; Nick Daniello, Parks and Rec Director; and Bill Trudnak, Public Works 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 additions or deletions to the agenda. Alderman Milton asked the Town Manager to add a proclamation to the next meeting for a previous Dallas coach. Alderman Withers made a motion to approve the agenda, seconded by Alderman Martin, and carried unanimously.

**New Business:**

*Item 3A AIG Presentation*

American Insulated Glass (AIG) is planning to install additional equipment at the plant that will require 2-2500 KVA transformers to supply the electrical needs. As per Town Policy, these additions are to be paid for by the property owner. Below is a breakdown of the costs they would be required to pay for these additions:

2 Transformers	\$196,292.00
Materials	\$ 24,064.05
Equipment	\$ 10,200.00
Advertising	\$ 1,000.00 (Actual Cost = \$676.20)
Labor	<u>\$ 10,572.00</u>
Total	\$242,128.05 (Adj. Total = \$241,804.25)

AIG is requesting relief from the policy requirement. This item was discussed at the July 25<sup>th</sup> Work Session.



Gaston County Economic Development Commission has been given the information and has reached out to AIG to discuss possible incentives for the project. Representatives from AIG plan to be in attendance to make a presentation for this item.

After discussion between the Board and the AIG representatives and Staff, the Board asked Staff to bring the item back for further discussion.

*Item 3B No Trucks allowed Text Amendment*

During the July 25<sup>th</sup> 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 propose 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. Attached is a draft of the proposed language recommended for adoption, as well as an area map showing which sections of the two streets would no longer be accessible to trucks (Exhibit 3B, 1-2).

The Development Services Director presented the amendment to the Board for discussion. The Board as staff to bring back for action at the September 12<sup>th</sup> meeting.

*Item 3C Jagers Park Improvements Cost Projections*

At the July 25<sup>th</sup> 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.

Two quotes were obtained for filling/sealing cracks in the basketball courts:

Clear-View, Inc. – \$6,522.00

Everline Coatings - \$5,874.00

We are in the process of obtaining two quotes for netting:

Gaston Fence Co. Inc. – \$38,138.92

Quality Fence - \$\_\_\_\_\_ (waiting on the quote)

This discussion will provide direction on how to move forward with these potential improvements (Exhibit 3C, 1-15).

The Town Manager presented the updates to the Board for the improvement quotes. The Board asked that the item be brought back to the September 12<sup>th</sup> meeting as a budget amendment.

*Item 3D Town Events Discussion*

Chief Rob Walls, Police Chief, and Recreation Director, Nick Daniello, would like to have a discussion on possible adjustments to some Town events that they believe would make the events run smoother. They will be bringing information to present at the Work Session.

Town Staff brought this item for discussion to the Board. The Board asked to bring the topic back as an action item at the September 12<sup>th</sup> meeting.

*Item 3E Service Territory with the City of Gastonia*

The City of Gastonia has reached out concerning parcels that have been annexed into the City for developments on Dallas Bessemer City Highway and Robinson Clemmer Road. Dallas has electric service lines in the area of both of these developments. Willie Smith and I have met with the Electric Committee with preliminary information. I have also been in contact with Gastonia's City Manager concerning options for the electric service in these developments. A discussion concerning options for the service of these developments will provide direction on how to proceed (Exhibit 3E, 1-2).

The Town Manager and the Electric Director presented the item to the Board for discussion. After discussion between the Board and Staff, the Board asked Staff to investigate the annexation and bring back for further discussion.

**Manager's Report:**

The Town Manager gave a report on up-coming events to the Board.

Alderman Cearley made a motion to adjourn, seconded by Alderman Withers and carried unanimously (6pm).

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Rick Coleman, Mayor

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Sarah Hamrick Ballard, Town Clerk

**MINUTES FOR BOARD OF ALDERMEN SPECIAL MEETING**

**August 25, 2023**

**4:00 PM**

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

The following Staff members were present: Maria Stroupe, Town Manager; Brian Finnegan, Development Services Director; Sarah Ballard, Town Clerk; Nick Daniello, Parks and Rec Director; and Katie Tomassoni, Assistant Parks and Rec Director.

Mayor Coleman called the meeting to order at 4:00 pm.

The Board members toured the Franklin Gym with the Recreation Director to look at the water and termite damage to the gym floor.

Alderman Milton made a motion to direct Staff to get bids on the removal of the wood floor to see what the next steps will be, seconded by Alderman Cearley and carried unanimously.

Alderman Cearley made a motion to adjourn, seconded by Alderman Martin and carried unanimously (4:39).

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Rick Coleman, Mayor

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Sarah Hamrick Ballard, Town Clerk

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendment – Jagers Park Basketball Court Improvements

AGENDA ITEM NO. 5A

MEETING DATE: 09/12/2023

### BACKGROUND INFORMATION:

At the August 22<sup>nd</sup> 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.

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MANAGER RECOMMENDATION: Approve the budget amendment appropriating funds to fill and seal cracks on the basketball courts at Jagers Parks, as presented.

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BOARD ACTION TAKEN:

**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)

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Chapter 75 Text Amendment – No Trucks Allowed

AGENDA ITEM NO. 6A

MEETING DATE: 09/12/2023

### BACKGROUND INFORMATION:

During the July 25<sup>th</sup> 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 22<sup>nd</sup> 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 25<sup>th</sup> and Friday, September 1<sup>st</sup>.

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**MANAGER RECOMMENDATION:** Approve the text amendment adding additional streets to Chapter 75 No Trucks Allowed ordinance, as presented.

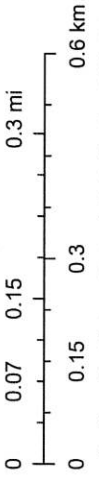
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**BOARD ACTION TAKEN:**

# No Truck TA Map



1:13,527



Esri, Community Maps Contributors, State of North Carolina DOT, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

8/28/2023

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**Garage sales**  
**Market**  
 neighborly deals.

**Garage Sales**  
 Belmont, Saturday August 26th 8:00 am until, 301 Sacco Street. Yard/estate sale with Furniture, Appliances, Electronics, Kitchen ware and more. Come on out from 8:00am until. Located next to the Reid Park in Belmont NC.

**Your Source Public Notices**  
 for the latest...

**Notice To Creditors**  
**STATE OF NORTH CAROLINA**  
**GASTON COUNTY**  
**IN THE GENERAL COURT OF JUSTICE**  
**SUPERIOR COURT DIVISION**  
 2023 E-008925  
 Having qualified as Administrator of the Estate of Robert Lee Arrowood, deceased, late of Gaston, North Carolina, this is to notify all persons, firms and corporations having claims against the Estate of said Robert Lee Arrowood to present them to the undersigned on or before the 14th day of October, 2023 or some will be pleaded in bar of their recovery. All persons indebted to said Estate please make immediate payment.  
 This 11th day of August, 2023.  
 Peggy T. Arrowood C/O Stott, Hollowell, Windham & Stancil, PLLC  
 401 E. Franklin Blvd., Gastonia, NC 28054  
 Administrator of the Estate of Robert Lee Arrowood  
 August 11, 13, September 1, 2023 LVLAW0014037

**Notice To Creditors**  
**STATE OF NORTH CAROLINA**  
**GASTON COUNTY**  
**IN THE GENERAL COURT OF JUSTICE**  
**SUPERIOR COURT DIVISION**  
 2023 E-1109  
 Having qualified as Administrator of the Estate of Ernest Blanton Koone, deceased, late of Gaston, North Carolina, this is to notify all persons, firms and corporations having claims against the Estate of said Ernest Blanton Koone to present them to the undersigned on or before the 23rd day of November, 2023 or some will be pleaded in bar of their recovery. All persons indebted to said Estate please make immediate payment.  
 This 20th day of August, 2023.  
 David Blanton Koone C/O Stott, Hollowell, Windham & Stancil, PLLC  
 401 E. Franklin Blvd., Gastonia, NC 28054  
 Executor of the Estate of Ernest Blanton Koone  
 August 20, September 1, 13, 2023 LVLAW0016146

**Notice To Creditors**  
 lina, this is to notify all persons, firms and corporations having claims against the Estate of said Robert Lee Arrowood to present them to the undersigned on or before the 7th day of November, 2023 or some will be pleaded in bar of their recovery. All persons indebted to said Estate please make immediate payment.  
 This 11th day of August, 2023.  
 Peggy T. Arrowood C/O Stott, Hollowell, Windham & Stancil, PLLC  
 401 E. Franklin Blvd., Gastonia, NC 28054  
 Administrator of the Estate of Robert Lee Arrowood  
 August 11, 13, September 1, 2023 LVLAW0014037

**Notice To Creditors**  
**STATE OF NORTH CAROLINA**  
**GASTON COUNTY**  
**IN THE GENERAL COURT OF JUSTICE**  
**SUPERIOR COURT DIVISION**  
 2023 E-1109  
 Having qualified as Administrator of the Estate of Ernest Blanton Koone, deceased, late of Gaston, North Carolina, this is to notify all persons, firms and corporations having claims against the Estate of said Ernest Blanton Koone to present them to the undersigned on or before the 23rd day of November, 2023 or some will be pleaded in bar of their recovery. All persons indebted to said Estate please make immediate payment.  
 This 20th day of August, 2023.  
 David Blanton Koone C/O Stott, Hollowell, Windham & Stancil, PLLC  
 401 E. Franklin Blvd., Gastonia, NC 28054  
 Executor of the Estate of Ernest Blanton Koone  
 August 20, September 1, 13, 2023 LVLAW0016146

**Notice To Creditors**  
 ery. All persons indebted to said Estate please make immediate payment.  
 This 7th day of July, 2023.  
 Vicki Smith  
 301 Pruitt Rd Ste 511  
 Spruce TX77380  
 Executor of the Estate of Gladys Bryle Frankford  
 August 13, September 1, 4, 2023 LVLAW0016202

**Notice To Creditors**  
**STATE OF NORTH CAROLINA**  
**GASTON COUNTY**  
**IN THE GENERAL COURT OF JUSTICE**  
**SUPERIOR COURT DIVISION**  
 2023 E-1109  
 Having qualified as Administrator of the Estate of Ernest Blanton Koone, deceased, late of Gaston, North Carolina, this is to notify all persons, firms and corporations having claims against the Estate of said Ernest Blanton Koone to present them to the undersigned on or before the 23rd day of November, 2023 or some will be pleaded in bar of their recovery. All persons indebted to said Estate please make immediate payment.  
 This 20th day of August, 2023.  
 David Blanton Koone C/O Stott, Hollowell, Windham & Stancil, PLLC  
 401 E. Franklin Blvd., Gastonia, NC 28054  
 Executor of the Estate of Ernest Blanton Koone  
 August 20, September 1, 13, 2023 LVLAW0016146

**Notice To Creditors**  
 gite payment.  
 This 19th day of August, 2023.  
 John Carpenter  
 705 W 19th Ave  
 Gastonia, NC 28052  
 Administrator of the Estate of Roger Dale Carpenter  
 August 1, 2, September 1, 4, 2023 LVLAW0016202

**Notice To Creditors**  
**STATE OF NORTH CAROLINA**  
**GASTON COUNTY**  
**IN THE GENERAL COURT OF JUSTICE**  
**SUPERIOR COURT DIVISION**  
 2023 E-1109  
 Having qualified as Administrator of the Estate of Ernest Blanton Koone, deceased, late of Gaston, North Carolina, this is to notify all persons, firms and corporations having claims against the Estate of said Ernest Blanton Koone to present them to the undersigned on or before the 23rd day of November, 2023 or some will be pleaded in bar of their recovery. All persons indebted to said Estate please make immediate payment.  
 This 20th day of August, 2023.  
 David Blanton Koone C/O Stott, Hollowell, Windham & Stancil, PLLC  
 401 E. Franklin Blvd., Gastonia, NC 28054  
 Executor of the Estate of Ernest Blanton Koone  
 August 20, September 1, 13, 2023 LVLAW0016146

**Public Notices**  
 Single-Family Residential 6,000 Square Feet Zoning District. The applicant is Adalberto Pajardo. Please contact Sarah Penley at 704-263-4779 or spenley@gastongazette.com with questions or comments. 8/25/23 9201334

**Summons**  
**STATE OF NORTH CAROLINA**  
**IN THE GENERAL COURT OF JUSTICE**  
**COUNTY OF GASTON**  
**DISTRICT COURT DIVISION**  
 Juvenile  
 Sect. File # 21-JT-239  
 IN RE: )  
 ) Kaion Tristen-Ray Newton,  
 ) SUMMONS PROCESS  
 ) PUBLICATION  
 ) Pursuant  
 ) to 1A-1 Rule 4 & 7B-407,  
 ) DOB: October 29, 2021. )  
 )  
 ) TO: Cody Roberts and/or  
 ) Termination of Parental  
 ) Rights Notice 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 signed this Process  
 ) within forty (40) days follow-  
 ) ing the first date of publica-  
 ) tion 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 follow-  
 ) ing the first date of publica-  
 ) tion 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 Manks,  
 ) Attorney at Law, has been  
 ) appointed to represent the  
 ) Respondent/Father in this  
 ) matter. Mr. Manks can be  
 ) reached at 704-593-6831.  
 )  
 ) Any attorney appointed  
 ) previously will not represent  
 ) you in this proceeding unless  
 ) ordered to do so by the court.  
 )  
 ) This \_\_\_\_\_ day of \_\_\_\_\_  
 ) 2023.  
 )  
 ) Clerk of Superior Court  
 ) & Deputy of Superior Court  
 ) Gaston County District Court  
 ) Gaston County Courthouse  
 ) 333 Dr. Martin Luther King  
 ) Jr. Way  
 ) Gastonia, N.C. 28053  
 ) Telephone: (704) 852-3100  
 ) August 25, September 1, 4, 2023 LVLAW0016225

## Business & Service Directory

to advertise, email: [GastonGazetteBusSer@gannett.com](mailto:GastonGazetteBusSer@gannett.com)

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 • Sidewalks • Stops  
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 • Foundations  
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**ALL WORK GUARANTEED!**  
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 A company you can trust since 1976!  
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 Specializing in Property Maintenance and repairs!  
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 Build, Refinish & Repair Decks. FREE Estimates. Over 40 years exp.  
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**PRICES START AT:**  
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 Gravel 15 tons Crush n' Run \$450  
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 Dirt 15 Tons) starts at \$175  
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 New Septic Systems starts at \$500.  
 Call 704-922-5555

**Services**

**NOTICE OF PUBLIC HEARINGS:**  
 The Town of Stanley Planning Department has two (2) items scheduled for public hearing on Monday, September 11, 2023 at 6:00 PM, at Town of Stanley Council Chambers, 416 Highway 27 S, Stanley, NC. The Town of Stanley Town Council will review the following request:  
 (1) Z23-02 Zoning Map Change Request for parcels 307421 and 307422, located at 341 N. Main Street, Stanley, NC, from the (M-U) Mixed Use and (M-U) Manufacturing and Industrial Zoning Districts to the (R-MF) Residential Multi-Family Zoning District. The applicant is Financial Guaranty Corporation.  
 (2) SUP23-01 Special Use Permit Request for parcel 132798, located at 316 W. Chestnut Street, Stanley, NC, to place a double wide manufactured home in the (R-B)

**Public Notices**

**NOTICE OF PUBLIC HEARING - TEXT AMENDMENT TOWN OF DALLAS, NC**  
 Notice is hereby given that the Town of Dallas will hold a public hearing on the below stated 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 109 West Main St., Dallas, NC 28034.  
 The Board of Aldermen will consider a text amendment to add a portion of South College St. E. Carlton St. and a portion of E Holly St to Schedule VIII "No Trucks Allowed" of chapter 75 in the Town Code of Ordinances.  
 All 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 704-722-3176 at least 48 hours in advance. For more information, email: Brian Finnegan, Town Planner, at [blfinnegan@dallasnc.net](mailto:blfinnegan@dallasnc.net); 8/25/23, 9/1/23 9201612

**Public Notices**

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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><b>Street</b></i>	<i><b>From or To</b></i>	<i><b>To or From</b></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
<b>S. College</b>	<b>E. Webb</b>	<b>E. Jenkins</b>
<b>E. Carlton</b>	<b>S. Gaston</b>	<b>S. College</b>
<b>E. Holly</b>	<b>S. Rhyne</b>	<b>S. Davis</b>

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Trick or Treat at the Park

AGENDA ITEM NO. 8A

MEETING DATE: 09/12/2023

### BACKGROUND INFORMATION:

At the August 22<sup>nd</sup> 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 12<sup>th</sup> 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.

---

**MANAGER RECOMMENDATION:** After determining the desired layout and parameters, approve moving the Halloween Trick or Treat event to Cloninger Park under the name Trick or Treat at the Park.

---

**BOARD ACTION TAKEN:**



S. Oakland Street

~~Chained Vehicle Entrance~~

Trees

Trees

Trees

Trees

Trees

Trees

Trees

Walking Track

Power Pole

Parking

Parking

Picnic

Play Ground

Trees

Trees

Trees

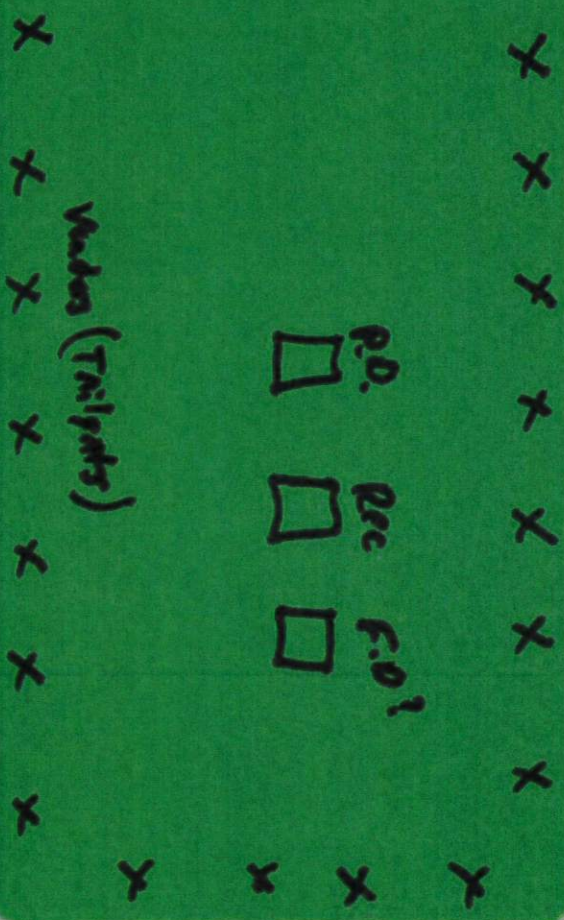
Trees

Trees

Trees

Trees

Trees



# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Netting Installation at Jagers Park

AGENDA ITEM NO. 8B

MEETING DATE: 09/12/2023

### BACKGROUND INFORMATION:

At the July 25<sup>th</sup> 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 22<sup>nd</sup> 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.

---

**MANAGER RECOMMENDATION:** Approve the budget amendment to extend netting down the first base side of the baseball field at Jagers Park, as presented.

---

**BOARD ACTION TAKEN:**





3275 Bessemer City Rd  
Bessemer City, N.C. 28016  
Office Phone: 980-533-8086

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

CONTRACT/PROPOSAL

**CUSTOMER**

TOWN OF DALLAS  
JAGGERS PARK  
NICK DANIELLO  
704-386-0530  
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**

**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)

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

**DESCRIPTION:** Request for Annexation Site Removal from Dallas' Sphere of Influence

**AGENDA ITEM NO. 8C**

**MEETING DATE: 09/12/2023**

### BACKGROUND INFORMATION:

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.

---

**MANAGER RECOMMENDATION:** Approve the Resolution releasing parcels from the sphere of influence to Gastonia, as presented.

---

**BOARD ACTION TAKEN:**



August 30, 2023

JCarmichael@robinsonbradshaw.com  
704.377.8341 : Direct Phone

**VIA FEDERAL EXPRESS AND E-MAIL** ([mstroupe@dallasnc.net](mailto: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.

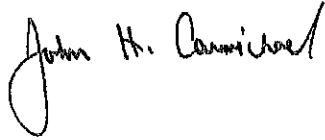
We respectfully request that this matter be placed on the Board of Aldermen's September 12, 2023 agenda for consideration. Thank you for your assistance and please let me know if you have any questions or need additional information.

Ms. Maria Stroupe  
August 30, 2023  
Page 2

---

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

A handwritten signature in black ink that reads "John H. Carmichael". The signature is written in a cursive style with a large, looped initial "J".

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)

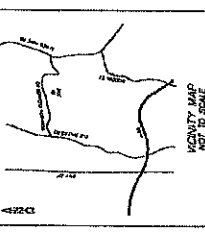
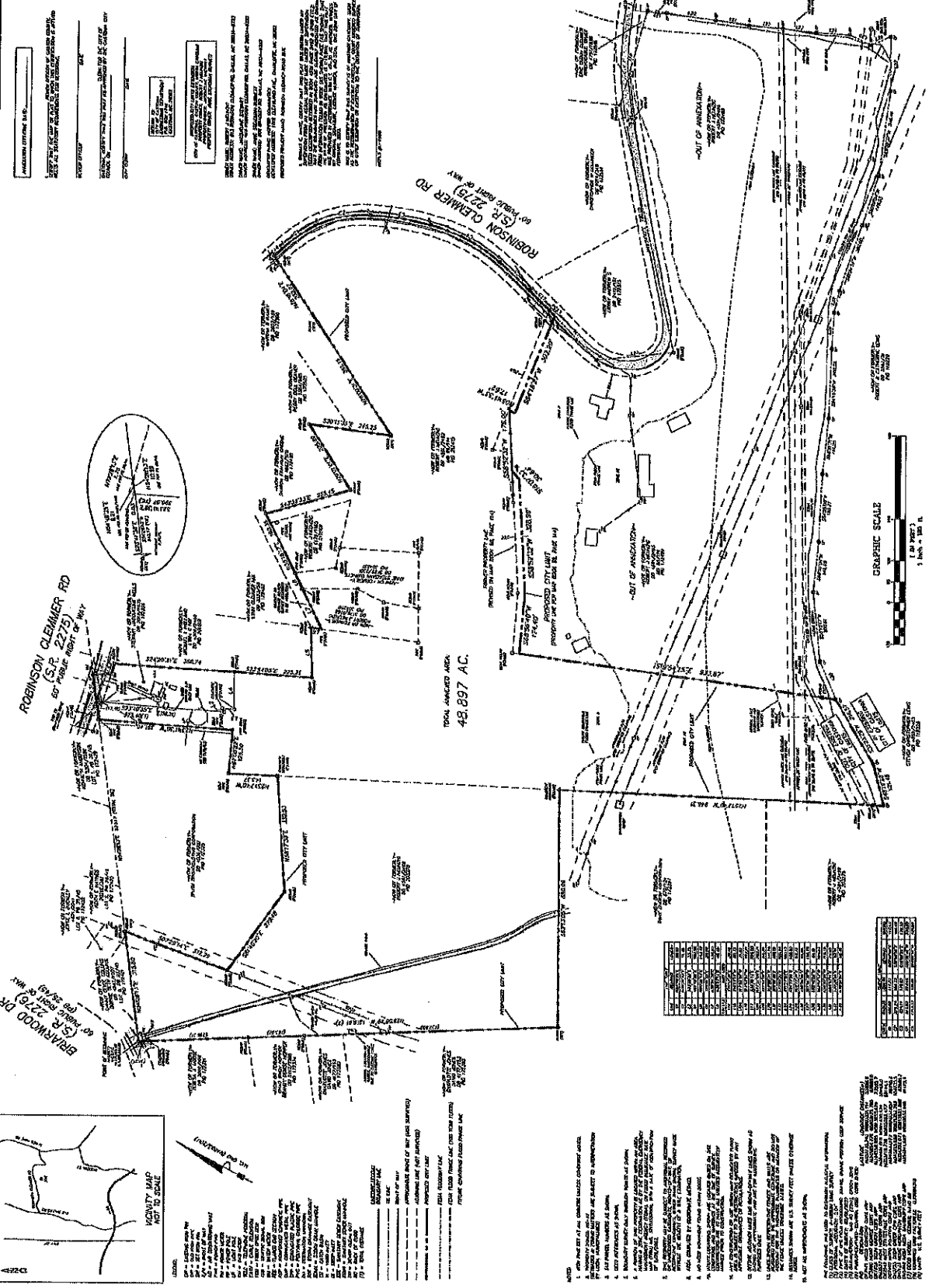
BEGINNING at a nail set in the pavement of Briarwood Drive (SR 2276) as situated in the Dallas Township of Gaston County, North Carolina, said nail having the North Carolina State Plane Coordinates of: North 571415.42 and East 1351937.90 (NAD83) and being the North Western most corner of the tract herein; 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

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	PROJECT NO.	22013
SCALE	1" = 100'	PROJECT NAME	AVENUE FROM HIGHWAY
PROJECT	8/2/22	DESIGNED BY	22013
APPROVED BY		PROJECT NO.	22013
PROJECT		PROJECT NAME	AVENUE FROM HIGHWAY
PROJECT		PROJECT NO.	22013
PROJECT		PROJECT NAME	AVENUE FROM HIGHWAY
PROJECT		PROJECT NO.	22013
PROJECT		PROJECT NAME	AVENUE FROM HIGHWAY
PROJECT		PROJECT NO.	22013

CAROLINA SURVEYS, INC.  
 1500 S. GREENWAY, SUITE 200  
 RALEIGH, NC 27607  
 TEL: 919.877.4444  
 FAX: 919.877.4444

ROBINSON CLEMMER RD.  
 SURVEY FOR HOPPER QUANTITIES  
 TOTAL LENGTH: 48,897.42'  
 DATE SURVEYED: 08/02/22



NOTED:  
 1. THIS PROJECT IS A CONTRACTOR'S SURVEY. THE SURVEYOR HAS NOT CONDUCTED ANY INVESTIGATION TO DETERMINE THE ACCURACY OF THE SURVEY DATA. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY DATA.  
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEY AREA AND HAS FOUND NO EVIDENCE OF ANY OBSTRUCTIONS TO THE SURVEY.  
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEY AREA AND HAS FOUND NO EVIDENCE OF ANY OBSTRUCTIONS TO THE SURVEY.  
 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEY AREA AND HAS FOUND NO EVIDENCE OF ANY OBSTRUCTIONS TO THE SURVEY.  
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 9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEY AREA AND HAS FOUND NO EVIDENCE OF ANY OBSTRUCTIONS TO THE SURVEY.  
 10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEY AREA AND HAS FOUND NO EVIDENCE OF ANY OBSTRUCTIONS TO THE SURVEY.

STATION	DESCRIPTION	LENGTH	AREA
0+00	START OF PROJECT	0.00	0.00
1+00	...	100.00	...
2+00	...	200.00	...
...	...	...	...
48+89.74	END OF PROJECT	48899.74	...

STATION	DESCRIPTION	LENGTH	AREA
...	...	...	...
...	...	...	...
...	...	...	...
...	...	...	...
...	...	...	...



**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

**ROBINSON CLEMMER RD**  
**SURVEYED FOR HOPPER COMMUNITIES**  
 TOTAL ANNEXED AREA 47,994 AC  
 GUILF COUNTY, NORTH CAROLINA

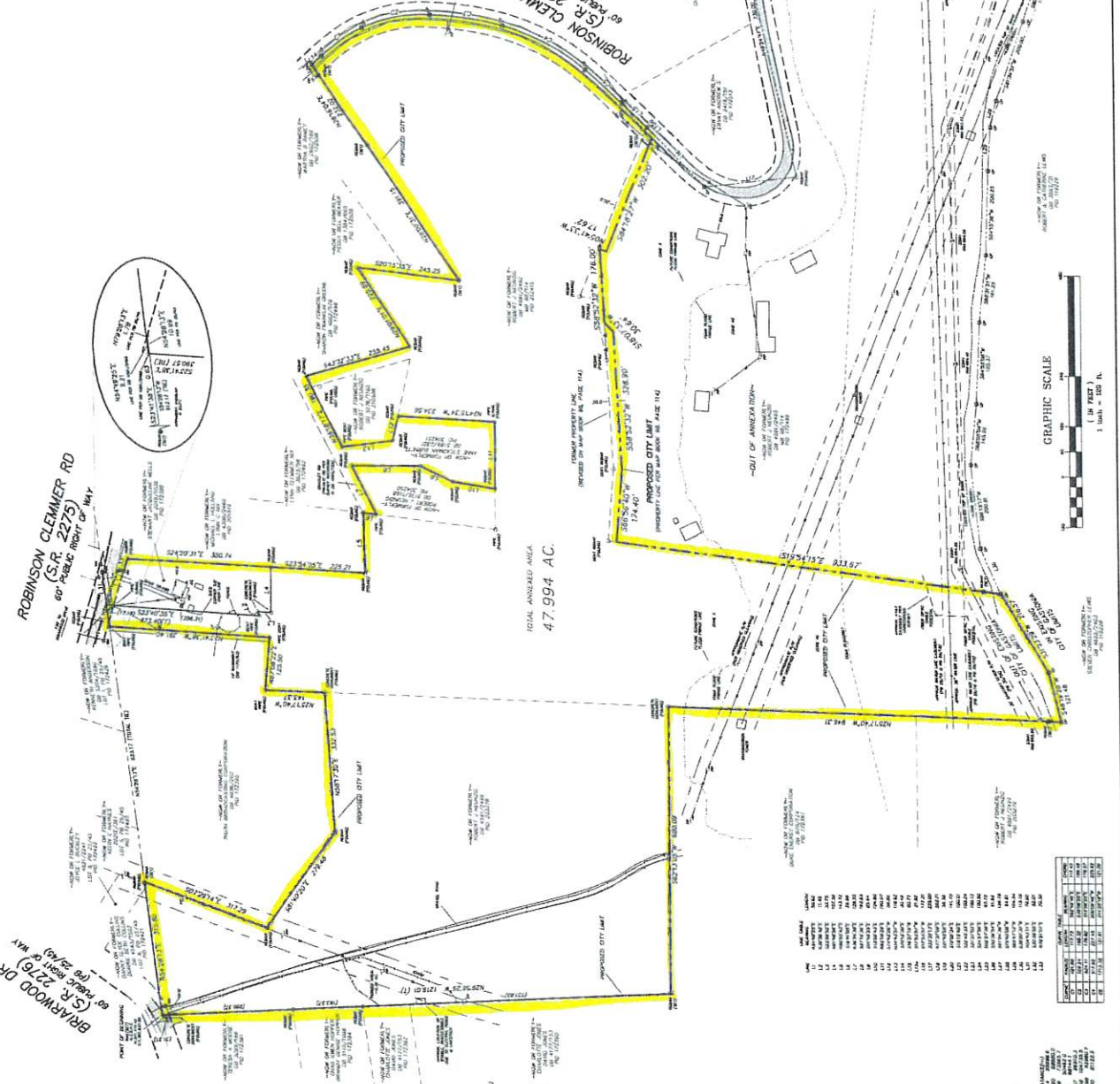
**CAROLINA SURVEYORS, INC**  
 415 WEST 25th STREET, P.O. BOX 2114  
 CHARLOTTE, NORTH CAROLINA 28216-0211  
 LICENSE NO. 3521

DATE	11/17/22
PROJECT	21-0643
DRAWN BY	BS/WM
CHECKED BY	
SCALE	1" = 100'
ANNEAISON PLAN	
REVISIONS	
CADD	2022/11/17/22/Robinson Clemmer Rd

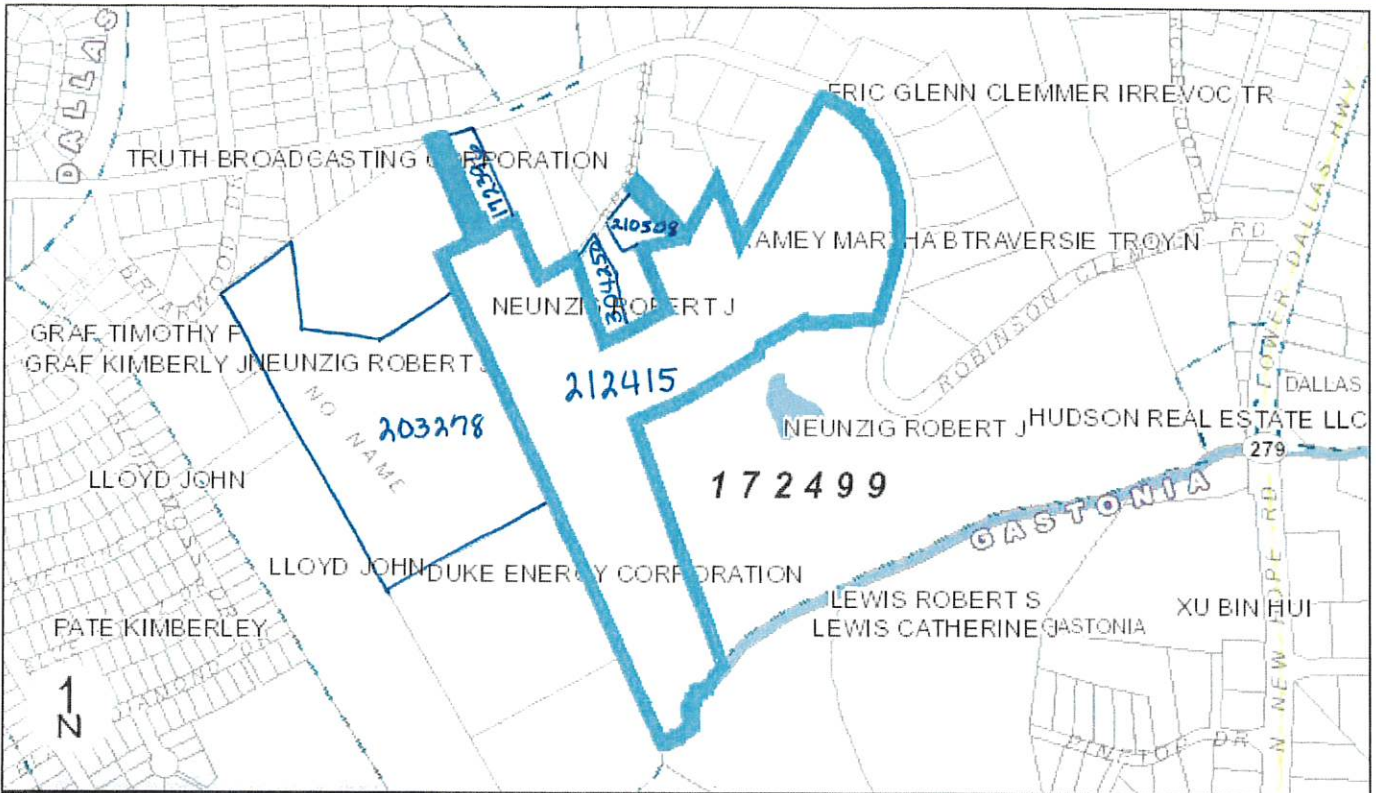
**NOTICE**  
 I, the undersigned, being a duly licensed Professional Surveyor in the State of North Carolina, do hereby certify that I am the author of the foregoing and that I am a duly licensed Professional Surveyor in the State of North Carolina and that the foregoing is a true and correct copy of the original as the same appears in my office.

**NOTICE TO THE PUBLIC**  
 THE STATE OF NORTH CAROLINA HAS THE HONOR OF BEING THE FIRST TO ESTABLISH A PROFESSION OF SURVEYORS. THE PROFESSION OF SURVEYORS IS AN ESSENTIAL SERVICE TO THE PUBLIC AND THE STATE. THE PROFESSION OF SURVEYORS IS A REGULATED PROFESSION AND THE PUBLIC IS ADVISED TO EMPLOY A LICENSED PROFESSIONAL SURVEYOR FOR ALL SURVEYING WORK. THE PUBLIC IS ADVISED THAT THE STATE OF NORTH CAROLINA DOES NOT RECOGNIZE ANY OTHER TYPE OF SURVEYOR.

**NOTICE TO THE PUBLIC**  
 THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NORTH CAROLINA. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NORTH CAROLINA. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NORTH CAROLINA.



- 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 2. THE SURVEY WAS MADE FROM A MONUMENTARY POINT.
- 3. THE POINT OF BEGINNING IS AT THE INTERSECTION OF THE CENTER LINES OF ROBINSON CLEMMER RD AND BRAXTON DR.
- 4. THE TOTAL AREA OF THE ANNEXED AREA IS 47,994 AC.
- 5. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER.
- 6. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NORTH CAROLINA.
- 7. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NORTH CAROLINA.
- 8. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NORTH CAROLINA.
- 9. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NORTH CAROLINA.
- 10. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NORTH CAROLINA.
- 11. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NORTH CAROLINA.
- 12. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NORTH CAROLINA.
- 13. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NORTH CAROLINA.
- 14. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NORTH CAROLINA.
- 15. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NORTH CAROLINA.
- 16. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NORTH CAROLINA.
- 17. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NORTH CAROLINA.
- 18. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NORTH CAROLINA.
- 19. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NORTH CAROLINA.
- 20. THE SURVEYOR'S OFFICE IS LICENSED BY THE STATE OF NORTH CAROLINA.



**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:** 4591 **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**

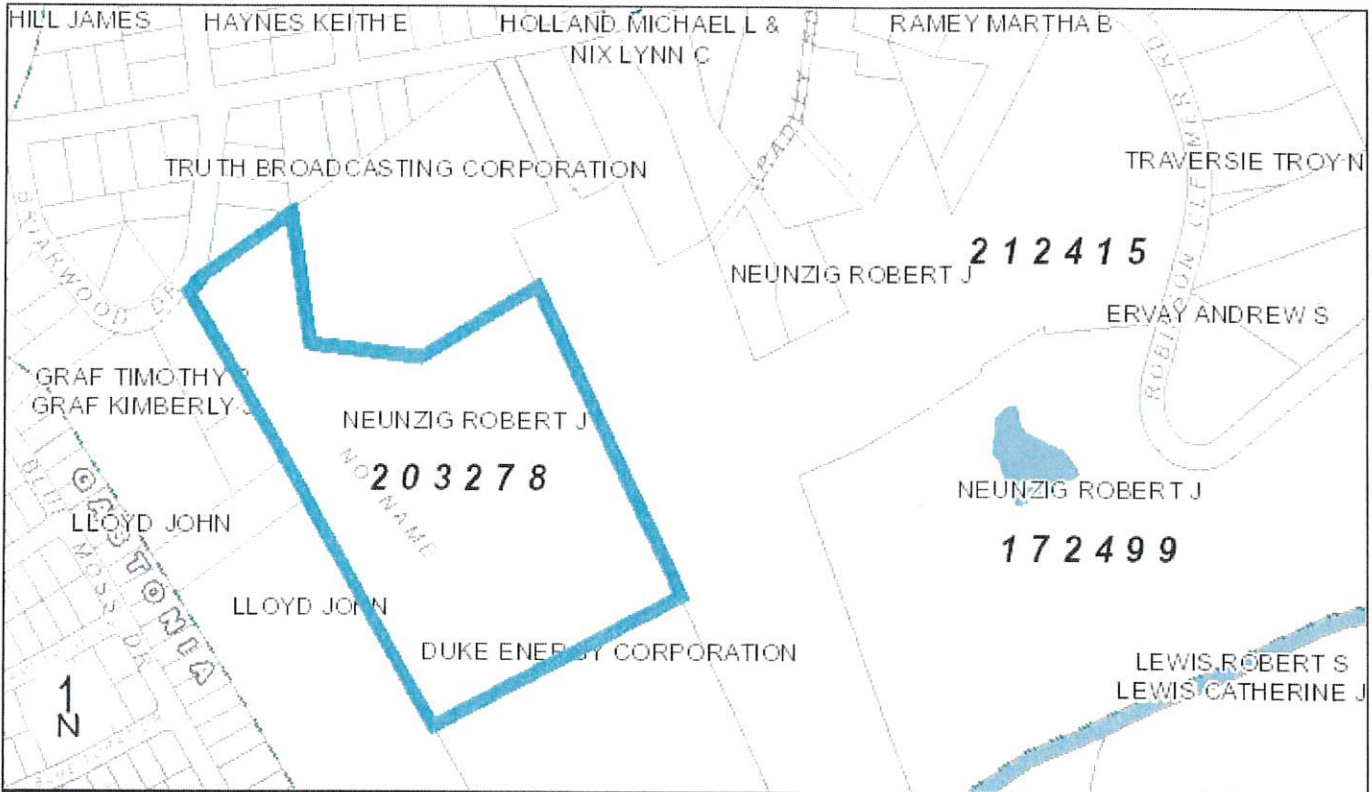
**MARKET LAND VALUE:** \$127,880  
**MARKET IMPR. VALUE:** \$0  
**MARKET VALUE:** \$127,880  
**FARM DISCOUNT:** YES  
**EXEMPTION:** NO  
**TAXABLE VALUE:** \$14,120

**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:** 314.01,309.02

**Disclaimer:** The information provided is not to be considered as a legal document or description. The map & parcel data is believed to be accurate, but Gaston County does not guarantee its accuracy. **Values shown are as of January 1, 2019.** - Document created for printing on 1/3/2023





**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**

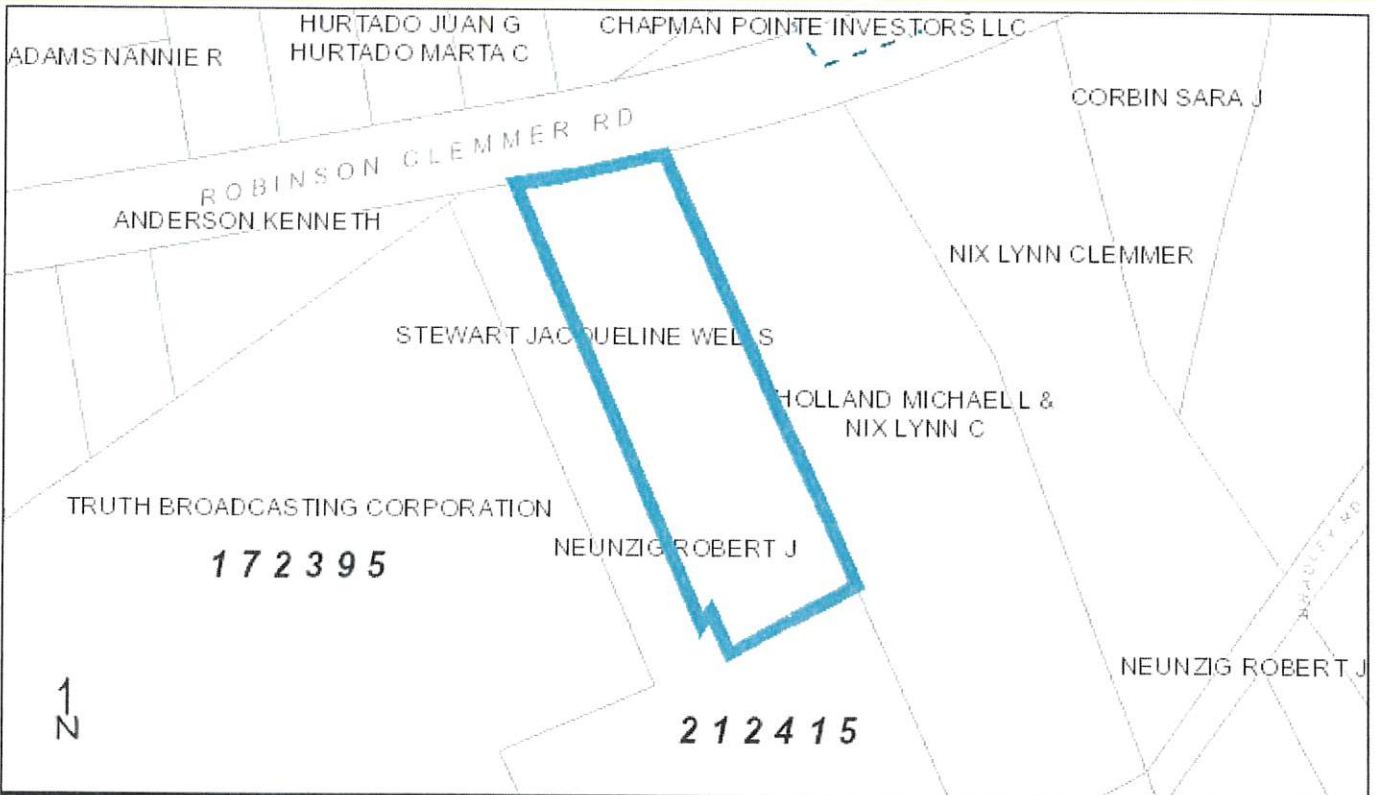
MARKET LAND VALUE: \$86,800  
 MARKET IMPR. VALUE: \$0  
 MARKET VALUE: \$86,800  
 FARM DISCOUNT: YES  
 EXEMPTION: NO  
 TAXABLE VALUE: \$7,910

**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

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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

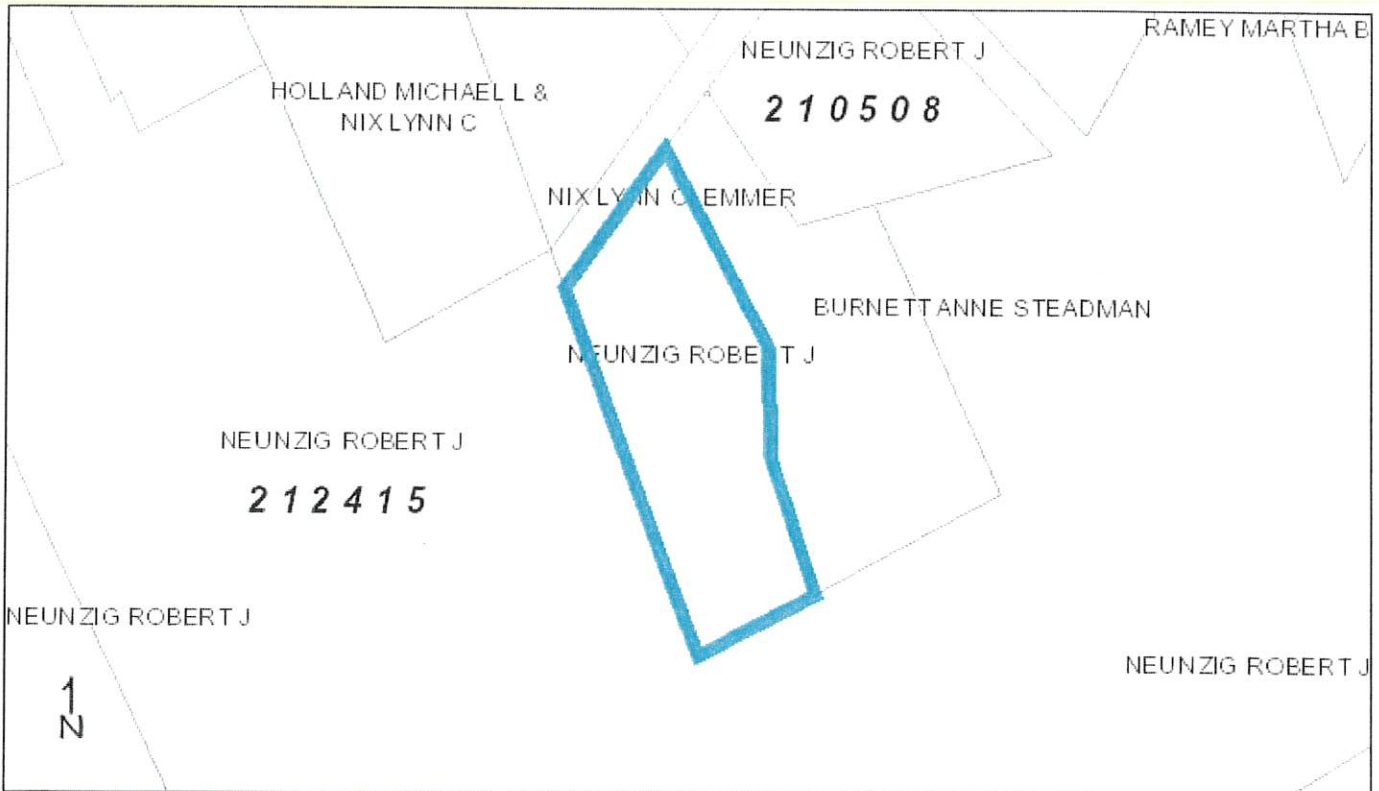
**Tax Values**

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

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**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**

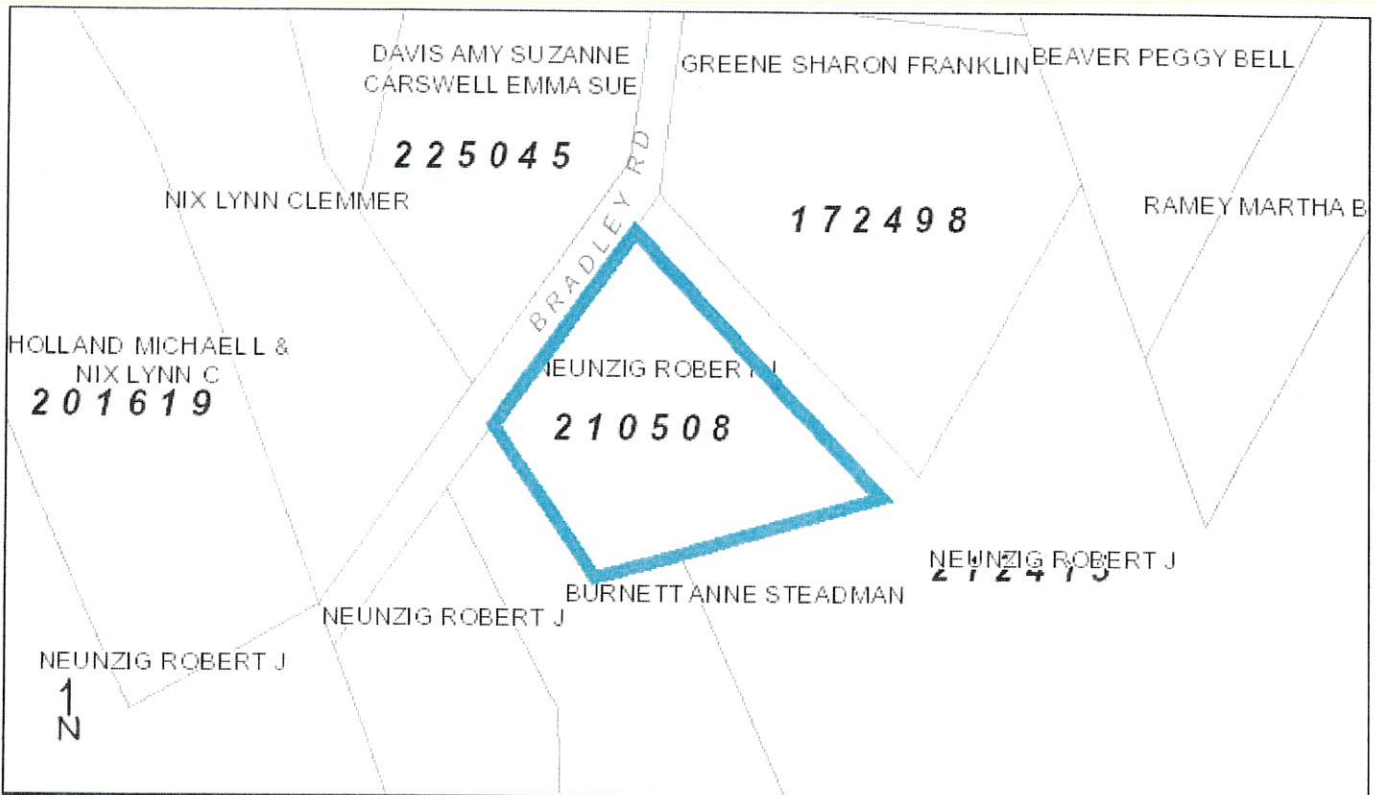
MARKET LAND VALUE: \$3,800  
 MARKET IMPR. VALUE: \$0  
 MARKET VALUE: \$3,800  
 FARM DISCOUNT: YES  
 EXEMPTION: NO  
 TAXABLE VALUE: \$410

**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

4

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**Primary Property Address**

802 BRADLEY RD DALLAS, NC 28034

**Tax Information**

PARCEL #: 210508  
 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

5

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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, 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 Stroup  
Town Clerk

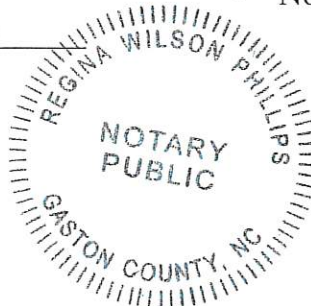
STATE OF NORTH CAROLINA  
COUNTY OF GASTON

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 22<sup>nd</sup> day of January, 2014.

Regina Wilson Phillips  
Notary Public

My Commission Expires: 3-11-2018



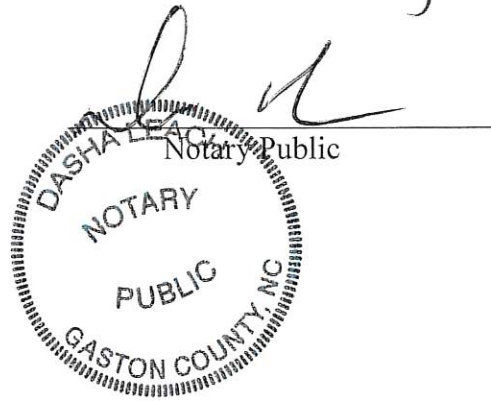
STATE OF NORTH CAROLINA  
COUNTY OF GASTON

I, Dasha Leach, a Notary Public of the aforesaid County and State, do hereby certify that Mana Stroupe 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 30<sup>th</sup> 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, however, that the agreement may provide for a waiver of this time period by the notified municipality.

(6) Include any other necessary or proper matter.

(b) The written notice required by subdivision (a)(5) of this section shall 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

160A of the General Statutes, as the same exists now or is hereafter amended, for amendment of the boundaries, or for such other action as is necessary, to conform to the provisions of this act and the agreement.

- (2) Declare any annexation begun pursuant to any other applicable law to 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.

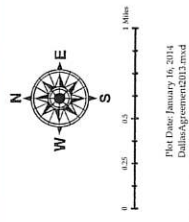
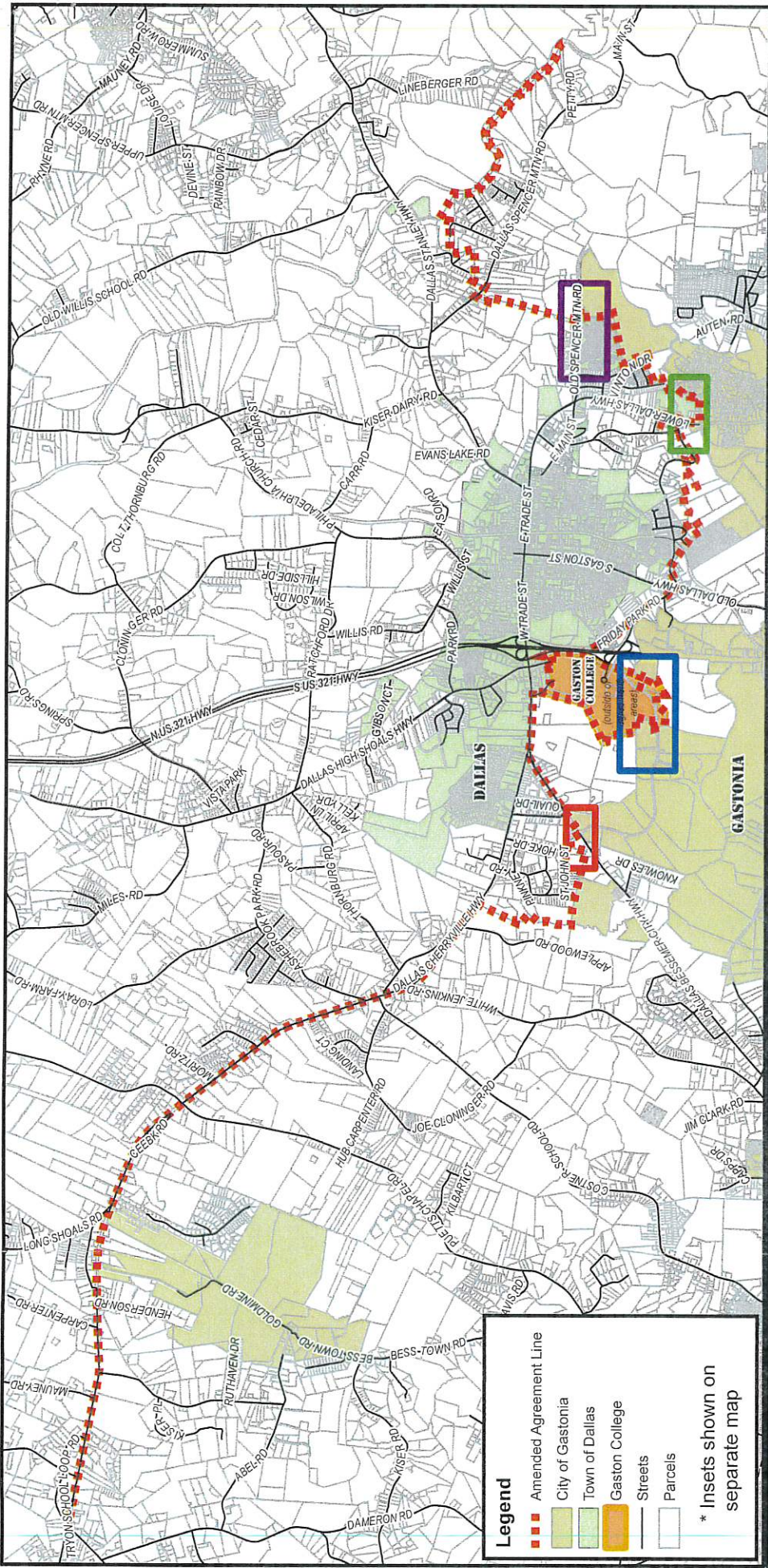
(g) If part or all of the area annexed under the terms of a challenged annexation ordinance is the subject of an appeal to the Superior Court or appellate division on the effective date of the ordinance, then the ordinance shall be deemed amended to make the effective date with respect to such area the 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.

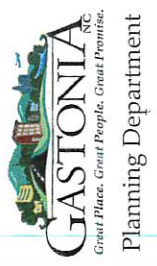
In the General Assembly read three times and ratified this the 18th day of May, 1987.

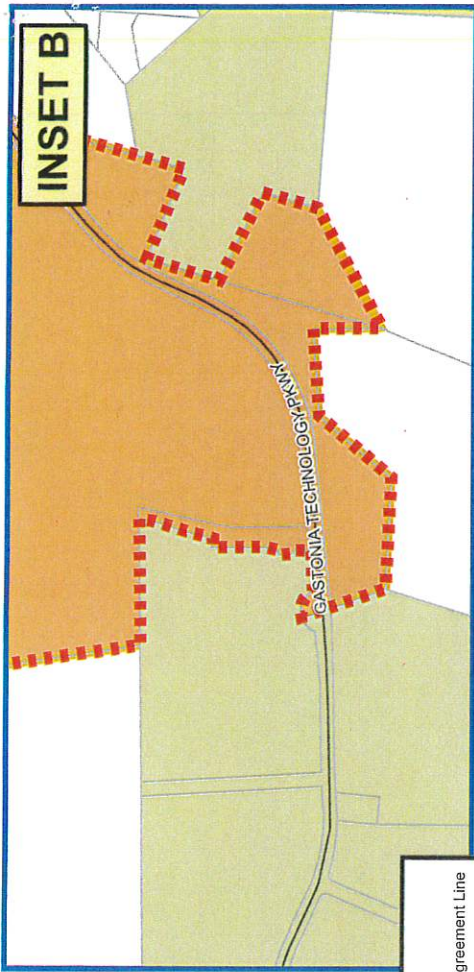


Plot Date: January 16, 2014  
DallasAgreement031.mxd

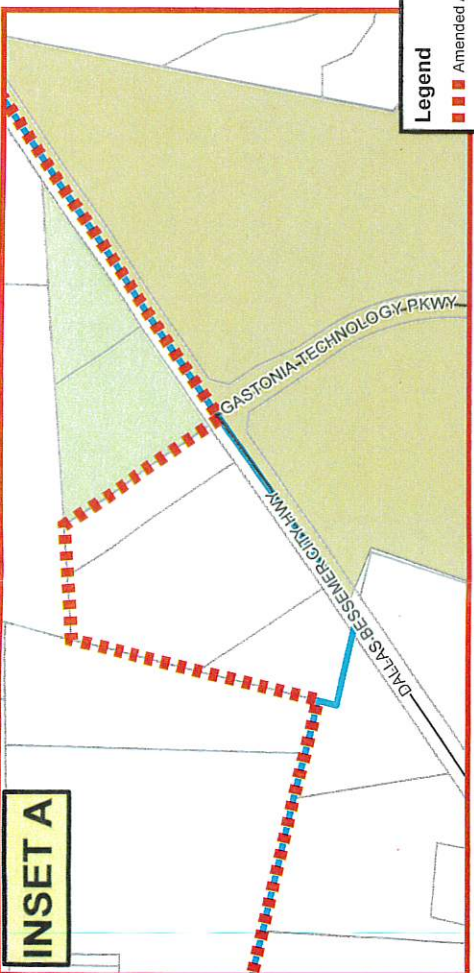
# Amended Annexation Agreement between City of Gastonia, NC and Town of Dallas, NC

## Expiration Date: May 11, 2020





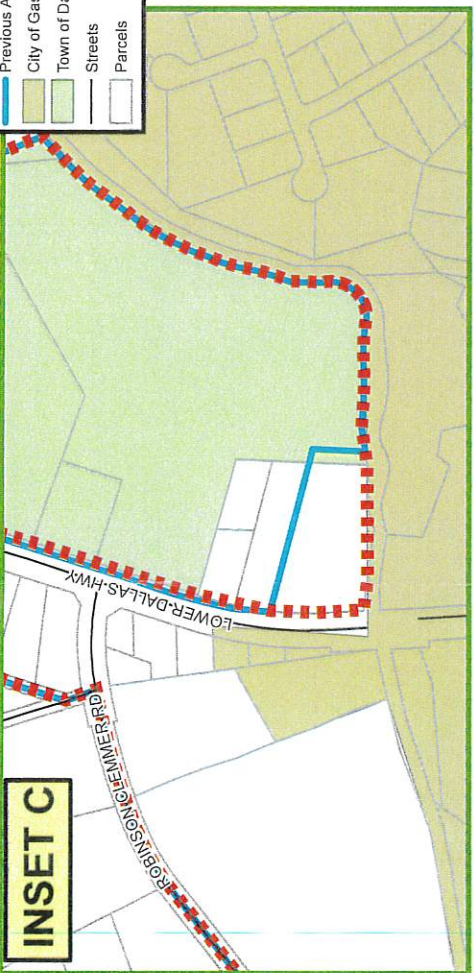
**INSET B**



**INSET A**



**INSET D**



**INSET C**

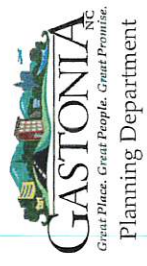
**Legend**

- - - Amended Agreement Line
- Previous Agreement Line
- City of Gastonia
- Town of Dallas
- Streets
- Parcels

File Path: \\server1\5\_2014  
Dallas-Agreement2013InsetA.mxd

## 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 48.987 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 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> day of September, 2023.

\_\_\_\_\_  
Sarah Ballard, Town Clerk

(SEAL)

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Bid Award for Transformer Purchase

AGENDA ITEM NO. 8D

MEETING DATE: 09/12/2023

### BACKGROUND INFORMATION:

Requests for Proposals were sent out for the purchase of transformers for upcoming expansion at American Insulated Glass were opened on August 31<sup>st</sup>. 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.

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**MANAGER RECOMMENDATION:** Award the bid to Sunbelt Solomon Solutions for purchase of transformers for upcoming expansion at AIG and approve the accompanying budget amendment, as presented.

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**BOARD ACTION TAKEN:**

**MEMORANDUM**

Date: September 6, 2023

To: Maria Stroupe, Town Manager


Thru: Willie Smith, Electric Director

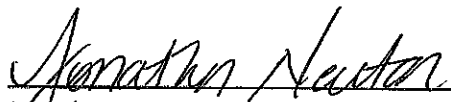
From: Jonathan Newton, Finance Director

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](mailto: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

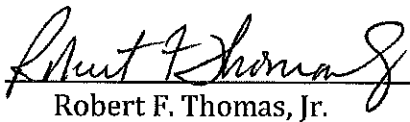
Gentlemen:

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	Sunbelt Solomon		Price Each	Total	Price Each	Total	Price Each	Total
<b>Bid Bond</b>	Ck#078131		\$9,814.60					
<b>Section 1</b>	<b>Qty</b>	<b>Price Each</b>	<b>Total</b>	<b>Price Each</b>	<b>Total</b>	<b>Price Each</b>	<b>Total</b>	
2500 kVA Three-Phase Padmounted Distribution Transformers	2	\$ 98,146.00	\$ 196,292.00	\$	\$	\$	\$	
<b>Bid Total</b>		\$	196,292.00	\$	\$	\$	\$	
<b>Manufacturer</b>	Sunbelt Solomon							
<b>Delivery</b>	48 Weeks ARO							
<b>Terms</b>	Net 30							
<b>Exceptions</b>	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

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Approval Signature  
(Town Manager)