

Town of Dallas
Agenda
January 9, 2024
6:30 PM
BOARD OF ALDERMEN
Hayley Beaty, Mayor

Alan Cloninger

Sam Martin

Frank Milton

Jerry Cearley, Mayor Pro-Tem

E. Hoyle Withers

ITEM	SUBJECT	Page
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2.	Approval of Agenda with Additions or Deletions	
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	A. Students of the Month – Carr Elementary	
5.	Consent Agenda (to be acted on collectively, unless removed for further discussion)	
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MINUTES FOR BOARD OF ALDERMEN MEETING

December 12, 2023

6:00 PM

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

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; Tom Hunn, Town Attorney; Earl Withers.III, Fire Chief; Lindsey Tysinger, Planner; David Lingafelt, Code Enforcement; Paul Gibson, Electric Supervisor; Dusty Haney, Assistant Fire Chief; Matt Kanupp, Assistant Fire Chief; Zack Foreman, Assistant Public Works Director; and Marcus Fleming, Police Captain.

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 Cearley made a motion to approve the agenda with no additions or deletions, seconded by Alderman Milton and carried unanimously.

Approval of Minutes:

Alderman Martin motioned to approve the minutes from the November 14th regular meeting and the November 28th work session, seconded by Alderwoman Morrow and it was carried unanimously.

Recognition of Citizens:

The Mayor opened the floor to the Recognition of Citizens.

Dr. Duncan, of Carr Elementary School, presented the Students of the Month.

Curtis Wilson of 438 S. Gaston Street, began by thanking Mayor Coleman and Alderwomen Morrow for their service to the Town for so many years. Mr. Wilson then read scripture on how to be guided as a public servant. He then closed with a prayer over the meeting.

Consent Agenda:

Item 5A Award Gym Floor Bid

Requests for Proposals were sent out for replacement of the gym floor at Dennis Franklin Gym. The bids were opened on November 22nd. Beckham's Floors was the only bidder, but due to the scope and threshold of the bid, the Town can award this bid without having to re-bid. The

replacement will include installing a 4" concrete slab and AccerBase Gym flooring per the specs. Attached is the bid sheet and recommendation letter to award the bid. Replacement of the gym floor was included in the current budget, but due to unanticipated costs related to the repairs a budget amendment is attached to appropriate funds for the difference between the budgeted amount and the additional costs (Exhibit 5A, 1-3).

Item 5B Response to Auditors Findings, Recommendations, and Fiscal Matters

As presented by Ms. Thompson of Martin Starnes and Associates, CPA's, P.A., at the Board of Aldermen meeting held on November 14, 2023, the Town had a prior period adjustment for a CDBG deferred revenue and two performance indicators of concern related to ratios in the Water/Sewer and Electric Funds. The first concern being the Water and Sewer Ratio is slightly less than the .50 limit. The second being the Electric Cash Flows are less than zero, which could mean that the Town's rates are not sufficient to cover operations. This item is being presented for consideration under consent. Approval would simply acknowledge the finding of the auditor that the Town of Dallas has two Financial Performance Indicator of Concerns and one prior period finding. Attached is a letter to be submitted to the Local Government Commission (LGC) outlining the response from the Town (Exhibit 5B, 1-11).

Alderman Withers made a motion to approve both Consent Agenda Items, seconded by Alderman Milton and carried unanimously.

Public Hearings:

No Public Hearings at this time.

Old Business:

Item 7A Little Long Creek Preliminary Plat

Urban Design Partners has submitted a preliminary plat application for the Little Long Creek Major Subdivision. Staff has reviewed both the civil sets and this plat submittal and it meets the standards of the code, as well as the conditions and allowances established in the Conditional District zoning approved on 11/9/2021. The Planning Board reviewed the preliminary plat application at their 11/16/2023 meeting and voted to send a recommendation to approve to the Board of Aldermen. No changes were made to the plat since the November 28th Work Session, where the plat was reviewed. Attached is supporting documentation, including the preliminary plat checklist and submitted plat (Exhibit 7A, 1-21).

The Development Services Director began by giving background information on this plat for Little Long Creek and stated as a recommendation from staff, they would approve this plat.

The question was asked to clarify how many homes this would be and the Director replied with 504 Homes. The Director also stated that this would be the final approval before final plat phase I.

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

Item 7B Summey Creek Preliminary Plat

Urban Design Partners has submitted a preliminary plat application for the Summey Creek Major Subdivision. Staff has reviewed both the civil sets and this plat submittal and it meets the standards of the Subdivision Code and Development Standards. The Planning Board reviewed the preliminary plat application at their 11/16/2023 meeting and voted to send a recommendation to approve to the Board of Aldermen. No changes were made to the plat since the November 28th Work Session, where the plat was reviewed. Attached is supporting documentation, including the preliminary plat checklist and submitted plat (Exhibit 7B, 1-10).

The Development Services Director began by giving background information on this plat. He stated this was 120 homes and the staff recommendation would be to approve this plat.

Alderman Cearley asked why this zoning was 6 ft setbacks but Long Creek was 8 ft?

The Director responded by saying how this (Summey Creek) would be an R6 and conventional rezoning. That is why there are different setbacks.

Alderman Martin mentions that the original approval of this zoning was done back in 2021 and there is nothing they can do to change this.

Alderman Milton makes a motion to approve, seconded by Alderman Martin and carried unanimously.

At this time, Alderman Cearley presented a plaque of gratitude to Mayor Coleman and Alderwoman Morrow and thanked them for their service.

Alderwoman Morrow thanked the Town for allowing her to serve them.

Mayor Rick Coleman gave a speech and thanked the Town citizens for allowing him to serve for 28 years. He also made mention of all the businesses, projects and infrastructure that has occurred while he was on the Board and then serving as Mayor.

Swearing In of Elected Officials

Item 8A Office of Mayor: Hayley Beaty

Hayley Beaty was sworn in by Judge Phillips.

After the swearing in, she thanked the citizens for their trust and support and gave her vision of how she will serve as Madame Mayor (Exhibit 8A-1).

Item 8B Office of Alderman: Alan Cloninger

Alan Cloninger was sworn in by Judge Phillips.

After the swearing in, he thanked the citizens for their trust and support and gave his vision of how he will serve as Alderman (Exhibit 8B-1).

Item 8C Office of Alderman: Hoyle Withers

Hoyle Withers was sworn in by Judge Phillips.

After the swearing in, he thanked the citizens for their trust and support and gave his vision of how he will remain serving as Alderman (Exhibit 8C-1).

Below is a list of the Elected Officials that were present for the Swearing in:

David Phillips-Senior Resident-Superior Court Judge
Chad Hawkins-Sheriff of Gaston County
Cathy Cloninger-County Commissioner-Gaston County
Travis Page-District Attorney for Gaston County
Brad Overcash-State Senate for Gaston County

There was a 10 Minute Recess at this time.

New Business:

Mayor Beaty invited Cameron Bryson to the podium to pray over the leadership and the meeting and had all of the public officials that were present, introduced.

Item 9A 2024 Meeting Schedules

Attached is the Board of Aldermen regular monthly meeting schedule, as well as the monthly work session schedule, for calendar year 2024. Upon approval, these schedules will be filed as required by NCGS §143-318.12 (Exhibit 9A, 1-2).

The Town Manager presented the dates to the Board for the up-coming year. The Board agreed to the dates and discussed changing the time and location of both monthly meetings. Alderman Cloninger made a motion to approve the changes, seconded by Alderman Martin and carried unanimously.

Item 9B FY 2024-2025 Budget Calendar

Each year the Town establishes a calendar for the preparation of the upcoming fiscal year's budget. Attached is a proposed calendar for the FY2024-25 budget process, including a Strategic Planning Meeting on Monday, January 22, 2024. The Planning Meeting would be held in the Community Room at the Fire Department beginning with lunch at 12:30 pm and then the meeting beginning at 1:00 pm. This meeting typically lasts 3-4 hours.

Two Budget Work Sessions are scheduled: 1) Tuesday, March 26, 2024 and 2) Tuesday, April 23, 2024. An additional Budget Work Session can be held in conjunction with the regularly

scheduled work session on May 28, 2024, if necessary. Attached is the proposed Budget Calendar for FY2024-25 (Exhibit 9B-1).

The Town Manager presented the calendar to the Board.

Alderman Cloninger made a motion to approve the new calendar, seconded by Alderman Martin and carried unanimously.

Item 9C Election of Mayor Pro Tempore

Based on N.C.G.S. §160A-70, "At the organizational meeting, the council shall elect from among its members a mayor pro tempore to serve at the pleasure of the council." The organizational meeting, according to §160A-68 can be at any date and time decided by the council as long as it is "not later than the date and time of the first regular meeting of the council in December after the results of the municipal election have been certified". In Dallas, the organizational meeting is held at the regular December Board of Alderman meeting. Currently, Alderman Jerry Cearley is serving as mayor pro tempore. Alderman Cearley may be re-elected to serve in this capacity, if he is willing; or another Board member may be elected (Exhibit 9C-1).

Alderman Milton made a motion to table the item until the next Board meeting, seconded by Alderman Cloninger and carried unanimously.

Item 9D Career Expo Sponsorship

Venture Church will be holding a Career Expo on January 31, 2024. The Town can participate in the Expo at a \$300 sponsorship level. Attached is a budget amendment appropriating funds for this sponsorship (Exhibit 9D-1).

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

Manager Report:

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

Below is a list of questions, concerns, and motions made by Board members after the Managers report:

Alderman Martin made mention of handing out the Towns quarterly newsletter to area businesses.

Alderman Cloninger began by asking/mentioning items that he would like addressed in the future and items he would like presented back to the board at the January 9th meeting:

Alderman Cloninger stated to the Town Attorney that online, our ordinance states that we have a "strong mayor and weak clerk", we are a manager-council form of government and that elected officials should not call and direct staff/department heads to do a job, but in turn, should call the manager and the manager delegate those requests.

Alderman Cloninger made a motion to pay the Town Attorney an hourly rate (to be determined), to review the Town's ordinances and personnel policy for both Town and Police employees and combine both policies as one. Once reviewed, give suggestions of changes to the Board. Alderman Martin seconds the motion, then carried unanimously.

Alderman Cloninger asked Town Staff to present to the board the cost it would take to update our water and sewer infrastructure. Also, how long until we are at full capacity at each plant.

Alderman Cloninger asked for a report of all contractors that the Town uses. How much we pay them, what the contractor does, etc for the last 3 years.

Alderman Cloninger asked the Town Manager to address the Board on what the state has said about the traffic lights on Trade Street.

Alderman Cloninger also stated that he would like the Police chief to give a presentation to the Board in regards to traffic control for speeding on Trade Street.

Alderman Cloninger asked that the Town Manager set up a meeting with the Board and the head of DOT so that they can ask questions regarding traffic control.

Alderman Cloninger made a statement that he thinks that all construction and expenses on the current building at 208 N Holland Street should stop. Alderman Martin asked what the latest update was on this building and the Manager stated that there has been no changes to this building, expenses or construction since the contractor's presentation in October. Alderman Cloninger suggested that the money that has been allocated for the remodel, be used to do a study to look at moving four employees to the bottom of the Dallas Courthouse to utilize the four offices there.

Alderman Cloninger asked questions concerning the fee schedule for the Courthouse and Alderman Martin responded to the questions.

Alderman Cloninger said that while reading last year's budget, we had 9 million in revenue. Based on a 3% increase. From January 2012 to December 2023, how much has Duke raised the rates to the Town in which we did not pass on to the consumer?

Alderman Cloninger asked about the True Up and what it means and asked if the generators are worth having for what they are currently being used for. The Electric Director answered the question about the True Up and explained how it works.

The Mayor asked if there was a Rep with Duke in which we could talk with to see the True Up numbers.

Alderman Cloninger said he would like information on increasing sales tax revenue and what those numbers are.

Alderman Cloninger said he would like to know how much is being charged to the food trucks to occupy a parking spot at the Court Square. The Town Manager responded that the charge is \$400 annually.

Alderman Cloninger said that he would like for the Town to provide the Board with how much Sammy's, the Pickle, Papa's Pizza, and the Country Kitchen spends yearly on property taxes and utilities.

Alderman Cloninger asked where the positions would be posted for the open Development Services Director position and the Town Manager position and about using an interim for the Town Manager position. The Town Manager said that the Development Services position will be posted through NC Works, the League of Municipalities, etc. The Manager said that it would be the Boards decision as how to proceed with the open Town Manager position, whether they would like to do the interview and hiring process in house or if they would like a third party company to do those for them.

Alderman Cloninger asked for a report on the Towns financials.

Alderman Martin made a motion to adjourn, seconded by Alderman Cloninger and carried unanimously (8:14pm).

Hayley Beaty, Mayor

Sarah Hamrick Ballard, Town Clerk

MEMORANDUM

Date: December 4, 2023

To: Maria Stroupe, Town Manager

Thru: Jonathan Newton, Director of Finance

From: Jonathan Newton, Director of Finance

Subject: Motion to award a contract to Beckham's Floors for gym installment at Dennis Franklin Gym. The RFP's were open at 3:00 PM on November 22nd, 2023. Only one bid was turned in, however; due to the threshold of this bid and the scope, the town can award to the one bidder without having to re-bid. Beckham's Floors will install a 4" concrete slab per specs of the RFP as well and install AccerBase Gym flooring.

Recommendations: We recommend that the Town Board award the contract to Beckham's in the amount of \$94,619.00


Jonathan Newton, Finance Director

Beckham's Floors
 P.O. Box 1682
 Gastonia, NC 28053 US
 greg@beckhamsfloors.com



Estimate

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

SHIP TO
 Town of Dallas 210 N.
 Holland St. NC 28034

ESTIMATE # 1045
DATE 08/30/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	AacerBase Gym System	Aacerbase gym system with 2 1/4 sd/btr MFMA maple floor installed and finish per spec	1	61,294.00	61,294.00T
11/22/2023	concrete	4" concrete slab install per spec	1	33,325.00	33,325.00T

SUBTOTAL	94,619.00
TAX	6,623.33
TOTAL	\$101,242.33

Accepted By

Accepted Date

Town of Dallas
Budget Amendment

Date: December 12, 2023
 Action: General Fund Amendment
 Purpose: To Appropriate Funds for Gym Floor Installation at Dennis Franklin Gym
 Number: REC-003

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	5700	7100	Capital Outlay Parks & Courts	\$107,000	\$140,800	\$33,800
10	3999	0000	Fund Balance Appropriated	\$535,172	\$568,972	\$33,800

 Approval Signature
 (Town Manager)



Town of Dallas

210 N HOLLAND STREET - DALLAS, NORTH CAROLINA 28034

To: Maria Stroupe

From: Jonathan Newton

Date: November 29, 2023

Subject: LGC Response for Financial Indicator of Concern for Fiscal Year
Ending June 30, 2023

Background:

State law requires that all municipal governments publish a complete set of financial statements presented in conformity with generally accepted accounting principles and those statements must be audited in accordance with generally accepted auditing standards. The completed audit report was submitted to the Local Government Commission of NC on October 12, 2023

Review and Comments:

Martin Starnes and Associates, CPA's, P.A. has audited the Town of Dallas' financial statements for the year ending June 30, 2023. The audit firm is required to inform the Governing Board of any financial indicators of concern and/or independent findings noted from the data input sheet submitted to the Local Government Commission along with the filing of the audit report. Ms. Thompson informed the Town's Board of Aldermen of the one prior period adjustment findings and two financial indicators identified in her presentation on November 14th, 2023. The Town of Dallas must submit a "Response to the Auditor's Findings, Recommendations and Fiscal Matters" to the LGC within 60 days of the audit presentation.

Recommendation:

The recommendation from staff is for the Board of Aldermen to acknowledge and sign the required response for fiscal year ending June 30, 2023 in the December 12, 2023 agenda and direct staff to submit the response to the Local Government Commission.

PERFORMANCE INDICATORS

The self-response information from your unit's audit report was used to generate the following trends and performance indicators. We have created this Performance Indicator tab to make these indicators available to auditors and local governments when your audit is conducted. If any unit's results are shaded red, the unit must submit a "Response to the Auditor's Findings, Recommendations, and Fiscal Matters" within 60 days from the auditor's board presentation. This response must address all performance indicators shaded in red.

Unit Name:	Dallas	Fiscal Year 2023	Explanation of Performance Indicator
Unit Number:	50100		

In the past, units of government have been grouped by population to evaluate ratios and benchmarking (including Fund Balance Available). Beginning with fiscal year 2020, we have grouped units by General Fund expenditures for purposes of evaluating the minimum amount of fund balance a unit needs to operate. A unit's General Fund expenditures proved to be a better correlation to the amount of funds balance needed to operate, especially for units with large higher education or tourism populations. Activity from Debt Service Funds (if applicable) is included in the calculation because these funds typically originate from the General Fund and are transferred to a Debt Service Fund. The table below lists the thresholds that are used in the analysis of your unit's fiscal health. These thresholds were determined based on an analysis of previous years general fund activity. These thresholds will be monitored and updated as applicable.

Municipalities	Median FBA as % of Expenditures without Powell Bill	Minimum Thresholds FBA as % of Expenditures	# of Months FBA using Annualized Expenditures
General Fund Expenditures below:			
\$100,000	260%	100%	12.00
\$100,000 to \$999,999	132%	71%	8.52
\$1,000,000 to \$9,999,999	65%	34%	4.08
Above \$10,000,000	46%	25%	3.00
Countries	Median FBA as % of Expenditures without Powell Bill	Minimum Thresholds FBA as % of Expenditures	# of Months FBA using Annualized Expenditures
General Fund Expenditures below:			
Below \$100,000,000	39%	20%	2.40
\$100,000,000 and above	32%	16%	1.92

Units of government are grouped by general fund expenditures for purposes of evaluating available fund balance as a percentage of expenditures (GF FBA%). Each grouping category has its own minimum threshold. If you are in the lower quartile year GF FBA% might be considered a performance indicator of concern and you might be asked to communicate to us. To the left are the minimum thresholds for Municipalities and Counties.

GENERAL FUNDS	Minimum Threshold	Unit Results
As of the publication date of this report, your unit's self-reported minimums may not be as calculated by the FGA. If you have contact with your state or local government to have the prior year's financial data reprocessed on this report, please include in email subject "Prior Year Financial Data."		

Unit Name: Unit Number:	Dallas 50100	Fiscal Year 2023	Explanation of Performance Indicator							
<p>1.</p> <p>Fund Balance Available as a % of Expenditures</p> <table border="1"> <caption>Fund Balance Available as a % of Expenditures</caption> <thead> <tr> <th>Year</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>53.95%</td> </tr> <tr> <td>2022</td> <td>63.00%</td> </tr> <tr> <td>2023</td> <td>78.95%</td> </tr> </tbody> </table>	Year	Percentage	2021	53.95%	2022	63.00%	2023	78.95%	<p>34% - Average of similar units is 63%</p>	<p>Fund balance available for appropriation is an important reserve for local governments to provide cash flow during periods of declining revenues and to be used for emergencies and unforeseen expenditures. The information to the left indicates the amount of available cash on hand. You will also see the average for units of your size. Note that 8.33% represents enough fund balance to cover only one month of expenditures. Normally, a unit has to either increase revenues or decrease expenditures to increase fund balance available.</p> <p>This calculation looks at fund balance available plus debt service fund balance (if applicable) less Powell Bill restricted fund balance. This number is then divided by the total of total expenditures plus transfers out less bond proceeds and less amount expended for Powell Bill Expenditures.</p>
Year	Percentage									
2021	53.95%									
2022	63.00%									
2023	78.95%									

	Unit Name: Unit Number:	Dallas 50100	Fiscal Year 2023		Explanation of Performance Indicator
			Minimum Threshold	Unit Results	
2.	GENERAL FUNDS There was appropriated fund balance for the General Fund in the 2023 budget AND your change in fund balance was negative. Please state if fund balance was used for operations or capital purposes in account 500 on the Unit Data from Audit Worksheet.		Positive Change in Fund Balance	N/A	If the General Fund has more expenditures than revenues because of operational issues and fund balance was appropriated to cover the loss, the continuation of this practice could result in deterioration of a unit's fund balance available.
3.	The General Fund had total fund balances less than zero - Fund Deficit		Positive Fund Balance	\$4,045,657	The General Fund has a fund deficit which means that the unit's revenues and other receipts are inadequate to support its operations. G.S. 139 19(b)(2) requires that the board fund the full amount of a prior fiscal year's deficit in the current fiscal year's budget. Therefore, this deficit should have been funded immediately after the June 30, fiscal year-end. The law requires such action be taken to stop any further deterioration of the overall financial condition of the fund. Please let us know if the deficit was funded in the budget, and what actions the unit plans to take to bring the general fund balance up to an acceptable level.

Unit Name: Dallas		Fiscal Year 2023		Explanation of Performance Indicator												
Unit Number: 50100		Minimum Threshold	Unit Results													
<p>WATER SEWER FUNDS:</p> <p>As of the publication date of this workbook, prior year's reported numbers may not have been reviewed by the LGF staff. Please contact LGF staff at lgf@cityofdallas.com to have the prior year's financial data published on this workbook. Please include in email subject: "Prior Year Financials Data."</p>																
4.	<p>Quick Ratio-Water and Sewer</p> <table border="1"> <caption>Quick Ratio-Water and Sewer Data</caption> <thead> <tr> <th>Year</th> <th>Quick Ratio</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>7.24</td> </tr> <tr> <td>2022</td> <td>7.24</td> </tr> <tr> <td>2023</td> <td>7.24</td> </tr> </tbody> </table>	Year	Quick Ratio	2021	7.24	2022	7.24	2023	7.24	Equal or greater than 1	7.24	<p>Note: If more than one performance indicator is identified, one proposed solution may solve all water and sewer performance indicators.</p> <p>A Quick Ratio less than 1 indicates that the unit owes more for its current bills than what it has on hand in unrestricted cash and investments plus what is owed from customers (accounts receivable). This could indicate that the fund may have difficulty paying its current bills, if this pattern continues, the water and/or sewer system may not be sustainable.</p>				
Year	Quick Ratio															
2021	7.24															
2022	7.24															
2023	7.24															
<p>Cash Flow Indicators:</p> <table border="1"> <thead> <tr> <th></th> <th>2021</th> <th>2022</th> <th>2023</th> </tr> </thead> <tbody> <tr> <td>Operating Net Income (Loss) excluding depreciation, including debt service principal and interest</td> <td>\$415,945</td> <td>\$430,737</td> <td>\$309,119</td> </tr> <tr> <td>Unrestricted cash / total expenses excluding depreciation, including debt service principal</td> <td>82.85%</td> <td>86.26%</td> <td>98.52%</td> </tr> </tbody> </table>						2021	2022	2023	Operating Net Income (Loss) excluding depreciation, including debt service principal and interest	\$415,945	\$430,737	\$309,119	Unrestricted cash / total expenses excluding depreciation, including debt service principal	82.85%	86.26%	98.52%
	2021	2022	2023													
Operating Net Income (Loss) excluding depreciation, including debt service principal and interest	\$415,945	\$430,737	\$309,119													
Unrestricted cash / total expenses excluding depreciation, including debt service principal	82.85%	86.26%	98.52%													
5.	Operating Net Income (Loss) excluding depreciation, including debt service principal and interest	\$415,945	\$430,737	\$309,119	<p>This calculation subtracts operating expenses from operating revenues. Depreciation expense is not included in the calculation but debt principal and interest payments are included. A negative balance indicates that your rates are not covering your operating expenses and debt-service payments.</p>											
6.	Unrestricted cash / total expenses excluding depreciation, including debt service principal	82.85%	86.26%	98.52%	<p>This indicator calculates how many months' worth of expenses (including debt principal but not depreciation) a unit can pay based on the amount of unrestricted cash at year-end. The typical billing cycle is one month (3.33%) and one extra month usually gives a local government enough cash to handle unusual monthly expenses (16.66%). This 16% would be the bare minimum necessary to keep the fund from experiencing cash flow issues.</p>											
7.	It appears your Water Sewer Fund has transfers-in for the support of operations that are greater than 3% of the total of operating and non-operating expenses. Please discuss the purpose of such transfers-in and if you plan to continue these transfers-in.	No	No	No	<p>The rate structure of the Water and Sewer Fund should support the operating expenses of the fund without operating subsidies or transfers from other funds.</p>											
8.	Water and Sewer Capital Assets Condition Ratio	0.45	0.47	0.47	<p>This capital assets condition ratio formula calculates the remaining useful life of remaining useful asset value less than 0.50 may signal the need for assets in the near future.</p>											

Unit Name: Dallas		Fiscal Year 2023		Explanation of Performance Indicator								
Unit Number: 50100		Minimum Threshold	Unit Results									
9	<p>ELECTRIC FUND: As of the publication date of this workbook, prior year self-reported numbers may not have been received by the LSC staff. Please contact LSC staff in accordance with the instructions on the prior year's financial data population or this workbook. Please include in email subject "Prior Year Financial Data."</p> <p>Quick Ratio-Electric</p> <table border="1"> <caption>Quick Ratio-Electric Data</caption> <thead> <tr> <th>Year</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>5.58</td> </tr> <tr> <td>2022</td> <td>5.58</td> </tr> </tbody> </table>	Year	Value	2021	5.58	2022	5.58	Equal or greater than 1	5.58	Notes: If more than one performance indicator is identified, one proposed solution may solve all electric performance indicators. A Quick Ratio less than 1 indicates that the unit owes more for its current bills than what it has on hand in unrestricted cash and investments plus what is owed from customers (accounts receivable). This could indicate that the fund may have difficulty paying its current bills. If this pattern continues, the electric system may not be sustainable.		
Year	Value											
2021	5.58											
2022	5.58											
10	<p>Cash Flow Indicators</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Operating Net Income (Loss) excluding depreciation, including debt service principal and interest</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$2,057,419</td> </tr> <tr> <td>2022</td> <td>\$2,189,887</td> </tr> <tr> <td>2023</td> <td>(\$69,463)</td> </tr> </tbody> </table>	Year	Operating Net Income (Loss) excluding depreciation, including debt service principal and interest	2021	\$2,057,419	2022	\$2,189,887	2023	(\$69,463)	Minimum Threshold Greater than zero	Unit Results 53.14%	This calculation subtracts operating expenses from operating revenues. Depreciation expense is not included in the calculation but debt principal and interest payments are included. A negative balance indicates that your rates are not covering your operating expenses.
Year	Operating Net Income (Loss) excluding depreciation, including debt service principal and interest											
2021	\$2,057,419											
2022	\$2,189,887											
2023	(\$69,463)											
11	<table border="1"> <thead> <tr> <th>Year</th> <th>Unrestricted cash/local expenses excluding depreciation, including debt service principal</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>57.43%</td> </tr> <tr> <td>2022</td> <td>67.45%</td> </tr> <tr> <td>2023</td> <td>53.14%</td> </tr> </tbody> </table>	Year	Unrestricted cash/local expenses excluding depreciation, including debt service principal	2021	57.43%	2022	67.45%	2023	53.14%	Greater than 15% (2 months)	53.14%	This indicator calculates how many months' worth of expenses (including debt principal but not depreciation) a unit can pay based on the amount of unrestricted cash at year-end. The typical billing cycle is one month (3.33%) and one extra month usually gives a local government enough cash to handle unusual monthly expenses (16.66%). This 16% would be the bare minimum necessary to keep the fund from experiencing cash flow issues.
Year	Unrestricted cash/local expenses excluding depreciation, including debt service principal											
2021	57.43%											
2022	67.45%											
2023	53.14%											

Unit Name: Dallas		Fiscal Year 2023		Explanation of Performance Indicator
Unit Number: 50100		2023	Target	
GENERAL PERFORMANCE INDICATORS:				
12	What date was the audit report submitted to the LGC? (Note audit reports are due four months after fiscal year end regardless of the contract submission date.)	1/0/1900	Response Not Required	As stewards of the public's resources, the governing body is responsible for ensuring that the audited financial statements are available to the public in a timely manner. External groups such as the North Carolina General Assembly, Federal and State agencies that provide funding, and other public associations need current financial information about your local government as well.
13	The budgeted ad valorem tax (including motor vehicles) for the General Fund had more than 3% uncollected for the fiscal year audited. Decreases are shown by a negative percentage.	0.27%	Less than 3%	This indicator shows that the local government did not collect 3% (or more) of its budgeted ad valorem taxes. This could be an indicator of negative economic events, inaccurate budgeting, and/or issues with the collection process. Uncollected revenues at the 3% level represent several pennies of the tax rate.
14	You indicated that you expect a decrease in property value for your next property revaluation. In your FPIC response letter please discuss the magnitude of the drop in valuation, the overall cause of the drop and how you plan to recover the lost revenues.	N/A	Any estimated decrease	You indicated that you expect a decrease in property value for your next property revaluation which could result in lost tax revenue.
15	Did your audit disclose any budget violations at the adopted ordinance level? (Yes or No)	No	No over-expenditures	The unit has expenditures that exceed the legal budget ordinance. This indicates that the unit's purchase order system, contract approval process and / or payment process is not in compliance with North Carolina General Statute 159.
16	The Unit had material weaknesses, significant deficiencies, statutory violations and/or items identified on the TD Info Completed by Auditor tab that should be addressed in the FPIC Response Letter.	Yes	Yes	This indicator identifies whether the unit has any material weaknesses, significant deficiencies, management letter comments or items identified on the TD Info Completed by Auditor tab if 1053, 1056, 1058, 955 and 957, that require a response.
17	Did the unit have a board-appointed finance officer or board-appointed interim finance officer the entire fiscal year as required by G.S. 159-24 which provides that "each local government and public authority shall, at all times, have a finance officer appointed by the local government, public authority, or designated official to hold office at the pleasure of the appointing board or official" (Yes or No)	Yes	Yes	The indicator is to determine if any time during the fiscal year, the unit without a board-appointed finance officer.

Unit Name:		Dallas		Fiscal Year 2023		Explanation of Performance Indicator
Unit Number:						
18	50100	Was the finance officer or interim finance officer bonded pursuant to G.S. 159-29 which requires that the finance officer give a true accounting and faithful performance bond in an amount not less than the greater of (1) \$50,000 or (2) an amount equal to 1.0% of the unit's annually budgeted funds, up to \$1,000,000? (Yes or No)	Yes		Yes	The indicator is to determine if at any time during the fiscal year, the unit was without a bonded, board-appointed finance officer as required by G.S. 159-29.

Unit Name: Dallas		Fiscal Year 2023		Explanation of Performance Indicator
Unit Number: 50100		Target		
GENERAL PERFORMANCE INDICATORS:				
	2023	2023	Target	
19	No	No		This indicator advises whether or not the unit has issues with debt service payments or bond covenants.
20	No	No		This indicator advises if there were electric transfers in violation of G.S. 159B-39 or in violation of the unit's transfer policy.
21	No	No		This indicator advises if any other issues that the unit should address in the FPIC response letter.



Town of Dallas

210 N HOLLAND STREET - DALLAS, NORTH CAROLINA 28034

RESPONSE TO THE INDEPENDENT AUDITOR'S FINDINGS, RECOMMENDATIONS, AND FISCAL MATTERS

For Fiscal Year 6/30/2023, the Town of Dallas had one prior period adjustment finding and two (2) Financial Performance Indicators of Concern.

Audit Finding: Prior Period Adjustment-

Finding: 2023-01: Prior Period Adjustment- During the year ended June 30, 2023, management determined that the \$230,000 corpus of a CDBG loan program grant should not be deferred but should have been reported as revenue and included in fund balance under current GAAP guidance. A prior period adjustment was required to accurately report the fund balance/net position of the Town as of June 30, 2022.

Corrective Action: The Town will apply updated guidance as accounting standards and practices change. Staff involved in the oversight of the financial reporting process will continue to obtain training and education related to governmental accounting. To be completed immediately and ongoing

Financial Performance Indicators of Concern:

Water and Sewer Fund- Capital Asset Condition Ratio

Indicator: Water and Sewer Fund: Capital Asset Condition Ratio below .50

The Town of Dallas as completed an Asset Inventory project for our Water Lines two years ago and are currently in the process of an Asset Inventory for our Sewer Lines. Once this study is complete, the Town will put together a capital project plan to address older infrastructure needs as well and financing options for these projects.

Electric Fund: Cash Flow indicator

Indicator: Cash flow indicator for the Electric Fund

Condition: Operating Net Loss excluding depreciation, including debt service principal and interest

This calculation subtracts operating expenses from operating revenues. A negative balance indicates that rates are not sufficient for covering operating expenses and debt service

annual Duke True Up expense is shown in this calculation but not included the transfer from the Rate Stabilization fund in the amount of \$750,000 to a Duke True Up payment.

EXHIBIT 5B-11

We, the undersigned, are aware of the Financial Performance Indicators of Concern and the Prior Period Adjustment.

Mayor: Richard Coleman _____

Mayor Pro Tempore: Jerry Conley _____

Aldermen: Sam Martin _____

Aldermen: Darlene Morrow _____

Aldermen: Frank Milton _____

Aldermen: E. Hoyle Withers _____

Town Manager: Maria Stroupe _____

Director of Finance: Jonathan Newton _____

Date: _____

Subdivision Permit Application

EXHIBIT 7A-1

Permit

Subdivision Type		
<input type="checkbox"/> Exempt	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Major

Subdivision Details	
Total Area:	<u>170.56 ac</u> Lots Proposed: <u>520</u>

Applicant Name: <u>LGI Homes, Inc.</u>		Owner Name: <u>LGI Homes NC, LLC.</u>	
Mailing Address: <u>3087 Sherman Drive</u>		Mailing Address: <u>1450 Lake Robbins Drive, Ste 430</u>	
<u>Lancaster, SC 29720</u>		<u>The Woodlands, TX 77380</u> Phone	
No.: <u>704-634-0644</u>		Phone No.: <u>704-634-0644</u>	
Relationship of Applicant to Owner: <u>Property Developer</u> Contact Email: <u>mellisa.burklin@lghomes.com</u>			

Property Information – Additional information may be attached when more than one parcel.			
Location: <u>Dallas High Shoals Hwy, Town of Dallas</u> Tax Parcel ID No.: <u>306545</u>			
Existing Zoning: <u>R-5(CD)</u>	Water: <input type="checkbox"/> Well	<input checked="" type="checkbox"/> Public	
Lot Length: _____	Width: _____	Sewer: <input type="checkbox"/> Septic	<input checked="" type="checkbox"/> Public

Dimensional Requirements:		
	Required	Proposed
Lot Area:	<u>5,940 sf</u>	<u>5,940 sf</u>
Side Yard (L):	<u>8'</u>	<u>8'</u>
Side Yard (R):	<u>8'</u>	<u>8'</u>
Front Setback:	<u>25'</u>	<u>25'</u>
Rear Setback:	<u>25'</u>	<u>25'</u>
Width @ Bldg. Line:	<u>54' & 64'</u>	<u>54' & 64'</u>
Parking Spaces:	_____	_____
Building Height:	<u>35'</u>	<u>35'</u>

Comments:

<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Approved with Conditions
Development Services Director	DATE	

APPLICATION ATTACHMENTS

In order to be considered complete, the following must accompany

1. A Sketch Plan or Preliminary Plat showing proposed subdivision lines, easements, or additional changes proposed.
2. A non-refundable submittal fee (in cash or a check made payable) to the Town of Dallas - the following rates shall apply:

_____ \$110 (Minor/Exempt) _____ \$185+\$5/lot (2-50 lots)
 X \$8.00/lot (50+ lots)

Required after Staff Review and Comment for Approval:

A Final Plat prepared by a registered surveyor and drawn to scale not smaller than 100 feet equal to 1 inch, and be minimum of 18 inches by 24 inches in size unless each lot in the proposed subdivision is more than 3 acres in size (See additional requirements in Town of Dallas's Section 152, Subdivision Regulations).

A \$110 filing fee will also be collected at the time of final plat submission.

CERTIFICATIONS

1. I HEREBY CERTIFY THAT ALL OF THE INFORMATION PROVIDED FOR THIS APPLICATION IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.



 SIGNATURE OF APPLICANT

11-14-22

 DATE

2. I, LGI Homes NC, LLC, OWNER OF PROPERTY 306535
Owner Name Tax Map, Book, and Parcel Number

IN DALLAS, NORTH CAROLINA DO HEREBY AUTHORIZE LGI Homes, Inc.
Applicant's Name

TO SUBMIT THIS ZONING PERMIT APPLICATION TO THE TOWN OF DALLAS ON MY BEHALF.



 SIGNATURE OF PROPERTY OWNER

11-14-22

 DATE

Subdivision Permit Application

EXHIBIT 7A-3

APPLICATION ATTACHMENTS

In order to be considered complete, the following must accompany each application:

- 1. A Sketch Plan or Preliminary Plat showing proposed subdivision lines, easements, or additional changes proposed.
- 2. A non-refundable submittal fee (in cash or a check made payable) to the Town of Dallas - the following rates shall apply:

_____ \$100 (2-10 lots) _____ \$150 (11-50 lots) _____ \$150 (51-100 lots)
 _____ \$2/lot (101-200 lots) _____ \$4/ lot (201+ lots)

Required after Staff Review and Comment for Approval:

A Final Plat prepared by a registered surveyor and drawn to scale not smaller than 100 feet equal to 1 inch, and be minimum of 18 inches by 24 inches in size unless each lot in the proposed subdivision is more than 3 acres in size (See additional requirements in Town of Dallas's Section 152, Subdivision Regulations).

A \$100 filing fee will also be collected at the time of final plat submission.

CERTIFICATIONS

- 1. I HEREBY CERTIFY THAT ALL OF THE INFORMATION PROVIDED FOR THIS APPLICATION IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.



 SIGNATURE OF APPLICANT

02/17/2021

 DATE

Gail C Huss

- 2. I, Todd Michael Huss, OWNER OF PROPERTY 170071 & 170059
Owner Name Tax Map, Book, and Parcel Number
 IN DALLAS, NORTH CAROLINA DO HEREBY AUTHORIZE Shawn Santee
Applicant's Name

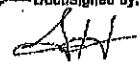
TO SUBMIT THIS ZONING PERMIT APPLICATION TO THE TOWN OF DALLAS ON MY BEHALF.

DocuSigned by:


 SIGNATURE OF PROPERTY OWNER

3/20/2021 | 9:16 AM PDT

 DATE

DocuSigned by:


EF0413AF4C1B421...

3/20/2021 | 9:08 AM PDT

EXHIBIT 7A-4

152.058 INFORMATION TO BE CONTAINED IN OR DEPICTED ON PRELIM.

Information	Preliminary Plat MAJOR SUBDIVISIONS ONLY	Final Plat	Shown?
Title block containing: -Subdivision name ✓ -Name of subdivider ✓ -Location (including township, block numbers as shown on the county index map, county and state) ✓ -Date or dates survey was conducted and plat prepared	Yes	Yes	✓
-A bar graph, scale and north arrow	Yes	Yes	✓
-Name, address, registration number and seal of the registered land surveyor and/or professional engineer who drew the plat	Yes	Yes	✓
-A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area	Yes	Yes	✓
-Corporate limits and subdivision jurisdiction lines if on the subdivision tract	Yes	Yes	✓
-The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented with all bearing and distances shown	Yes	No	✓
-The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands	No	Yes	N/A
-The names of owners of adjoining properties	Yes	Yes	✓
-The names of any adjoining subdivisions of record or proposed and under review	Yes	Yes	✓
-Minimum building setback lines	Yes	Yes	✓
-The zoning classifications, if any, of the tract to be subdivided and adjoining properties	Yes	Yes	✓
-Existing buildings, or other structures, watercourses, railroads, bridges, culverts, cemetery plots, storm drains, both on the land to be subdivided and land immediately adjoining	Yes	Yes	✓
-Proposed lot lines, lot and block numbers, and appropriate dimensions of each lot	Yes	Yes	✓
-The lots numbered consecutively throughout the subdivision with exact dimensions and areas	Yes	Yes	✓
- Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site	Yes	Yes	✓
-The exact location of any flood hazard area, floodway and floodway fringe areas from the county's FEMA maps, if applicable	Yes	Yes	✓
The following data concerning streets: -Proposed streets ✓ -Existing and platted streets on adjoining properties and in the proposed subdivision ✓ -Street rights-of-way, locations and dimensions ✓ -Pavement widths ✓ -Approximate grades -Design engineering data for all corners and curves ✓ -Typical road cross sections ✓ -Street names ✓	Yes	Yes	✓
-Type of streets dedication; all streets must be designated either "public" or "private". Where public streets are involved which will not be dedicated to the town, the subdivider must submit the following documents to the State Department of Transportation District Highway Office (NCDOT) for review: > a complete site layout, including any future expansion anticipated > horizontal alignment indicating general curve data on site layout plan > vertical alignment indicated by percent grade and vertical curve length on site plan layout > typical section indicating the pavement design and width and the slopes, widths and details for either the curb and gutter or the shoulder and ditch proposed > drainage facilities and drainage areas	Yes	Yes	✓
-Subdivision street disclosure statement indicating: if streets are public or private, and if private, who will maintain private streets in subdivision, and also that all lots will have right of access to any private street in the subdivision	No	Yes	N/A
-Where streets are dedicated to the public, but not accepted by NCDOT before lots are sold, a statement explaining the status of the street in accordance with § 152.074	No	Yes	N/A

EXHIBIT 7A-5

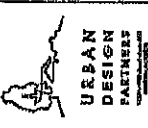
-If any road is proposed to intersect with a state-maintained road, the subdivider shall apply for driveway approval as required by NCDOT's <i>Manual on Driveway Regulations</i>	Yes	Yes	✓
The location and dimensions of all: -Utilities and other easements -Parks and recreation areas with specific type indicated -School sites (both existing and proposed) -Areas and/or lots to be used for purposes other than residential with the purpose of each stated -Street lights -Street trees	Yes	Yes	✓
-The future ownership (dedication or reservation for public use to governmental body, for owners to duly constituted homeowners' association, or for tenants remaining in subdivider's ownership) of recreation and open space lands	Yes	Yes	✓
Site calculations including: -Acreage in total tract to be subdivided and area in each lot -Total number of lots created -Linear feet of streets in subdivision	Yes	Yes	✓
-The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the U.S. Department of Interiors National Register of Historic Places	Yes	Yes	—
-Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, street line, lot line, right-of-way line, easement line and setback line, including dimensions, bearings or deflection angles, radii, central angles and tangent distance for the center line of curved property lines that are not the boundary lines of curved streets. All dimensions shall be measured to the nearest one hundredth of a foot and all angles to the nearest minute	No	Yes	N/A
-The accurate locations and descriptions of all survey monuments, markers and control points	No	Yes	N/A
-A copy of the erosion control plan submitted to the State Department of Natural Resources and Community Development for approval, (if applicable)	Yes	No	—
-A topographic map with contour intervals of no greater than five feet at a scale of no less than one inch equals 200 feet, (if applicable)	Yes	No	✓
-A copy of the County Health Department's Soil Site Evaluation of the subdivision, (if applicable)	Yes	No	—
-Any additional information required as a result of changes in federal, state or local ordinances	Yes	Yes	—
-Septic tank disclosure statement (per § 152.075)	No	Yes	N/A

Little Long Creek SF Preliminary Plat

8007 Dunes High School Blvd, Dunes, WA 98004

For Additional Data
 Lorraine, OR 97122

LGL/Horner, Inc.



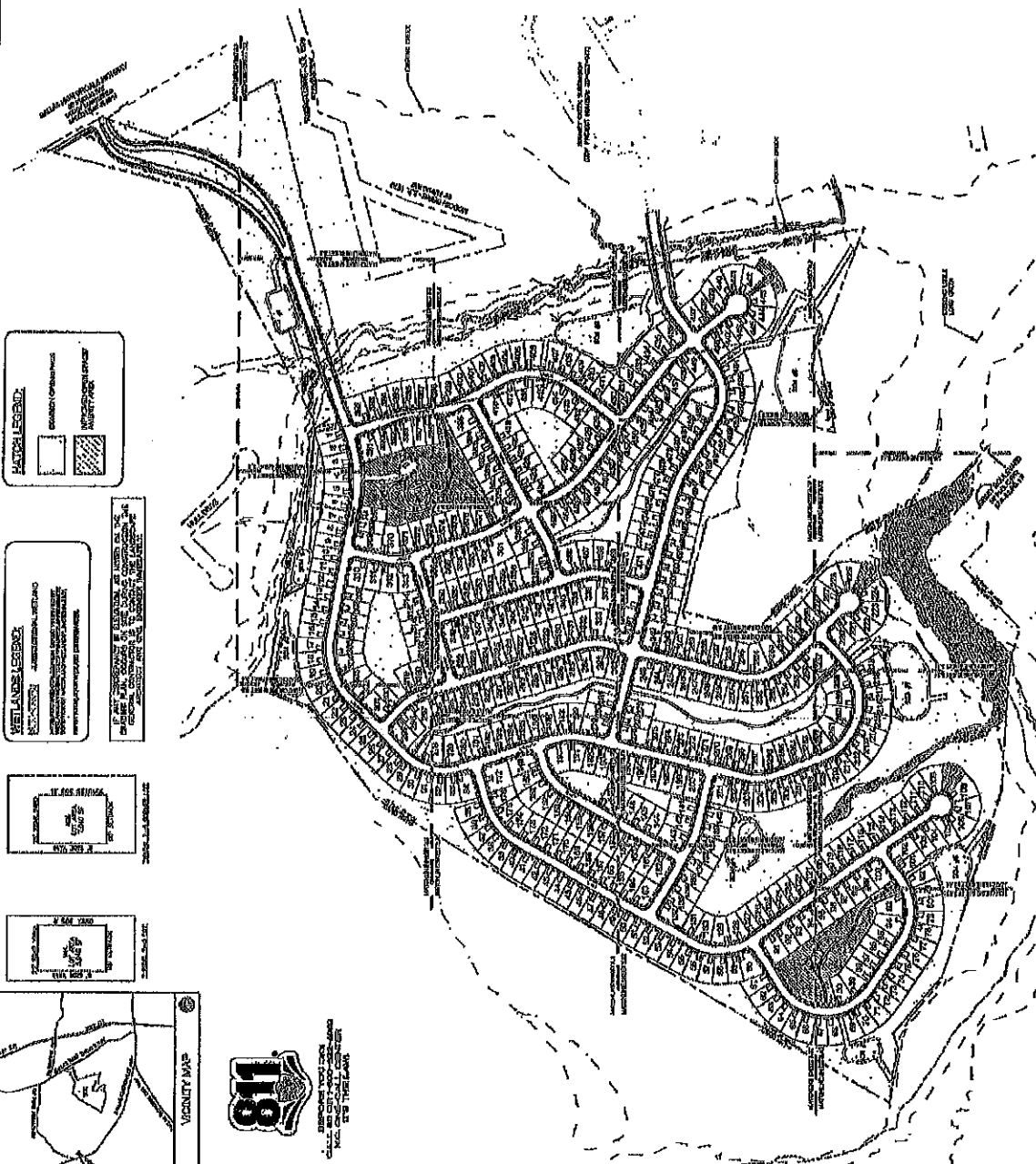
DEVELOPMENT SUMMARY

ACRES	10.00	PERMITTED DENSITY	10 UNITS PER ACRE
TOTAL UNITS	100	PERMITTED HEIGHT	35 FEET
STORIES	3	PERMITTED USE	RESIDENTIAL
TYPE OF DEVELOPMENT	APARTMENTS	PERMITTED PARKING	1.5 SPACES PER UNIT
TYPE OF UNIT	APARTMENT	PERMITTED SIGNAGE	SEE CITY CODE
TYPE OF FINISH	CONCRETE	PERMITTED ADVERTISING	SEE CITY CODE
TYPE OF FLOORING	CONCRETE	PERMITTED LIGHTING	SEE CITY CODE
TYPE OF WALLS	CONCRETE	PERMITTED SECURITY	SEE CITY CODE
TYPE OF ROOFING	CONCRETE	PERMITTED UTILITIES	SEE CITY CODE
TYPE OF EXTERIOR FINISH	CONCRETE	PERMITTED UTILITIES	SEE CITY CODE
TYPE OF INTERIOR FINISH	CONCRETE	PERMITTED UTILITIES	SEE CITY CODE
TYPE OF MECHANICAL	CONCRETE	PERMITTED UTILITIES	SEE CITY CODE
TYPE OF ELECTRICAL	CONCRETE	PERMITTED UTILITIES	SEE CITY CODE
TYPE OF PLUMBING	CONCRETE	PERMITTED UTILITIES	SEE CITY CODE
TYPE OF FIRE PROTECTION	CONCRETE	PERMITTED UTILITIES	SEE CITY CODE
TYPE OF SECURITY	CONCRETE	PERMITTED UTILITIES	SEE CITY CODE
TYPE OF LIGHTING	CONCRETE	PERMITTED UTILITIES	SEE CITY CODE
TYPE OF SIGNAGE	CONCRETE	PERMITTED UTILITIES	SEE CITY CODE
TYPE OF ADVERTISING	CONCRETE	PERMITTED UTILITIES	SEE CITY CODE
TYPE OF UTILITIES	CONCRETE	PERMITTED UTILITIES	SEE CITY CODE

NOTES

1. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DUNES UTILITIES DEPARTMENT SPECIFICATIONS.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DUNES UTILITIES DEPARTMENT SPECIFICATIONS.
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10. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DUNES UTILITIES DEPARTMENT SPECIFICATIONS.

PROPERTY MAPS SHALL BE SUBMITTED TO THE CITY OF DUNES UTILITIES DEPARTMENT FOR REVIEW AND APPROVAL. THE PROPERTY MAPS SHALL BE SUBMITTED TO THE CITY OF DUNES UTILITIES DEPARTMENT FOR REVIEW AND APPROVAL. THE PROPERTY MAPS SHALL BE SUBMITTED TO THE CITY OF DUNES UTILITIES DEPARTMENT FOR REVIEW AND APPROVAL.



MATERIAL LEGEND

- CONCRETE
- ASPHALT
- LANDSCAPING
- PAVING

WETLAND LEGEND

- WETLANDS
- WETLANDS
- WETLANDS
- WETLANDS

1:1000 SCALE

1:5000 SCALE

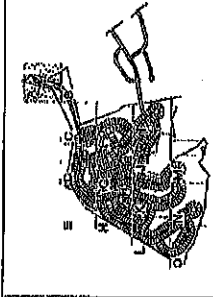
VELOCITY MAP



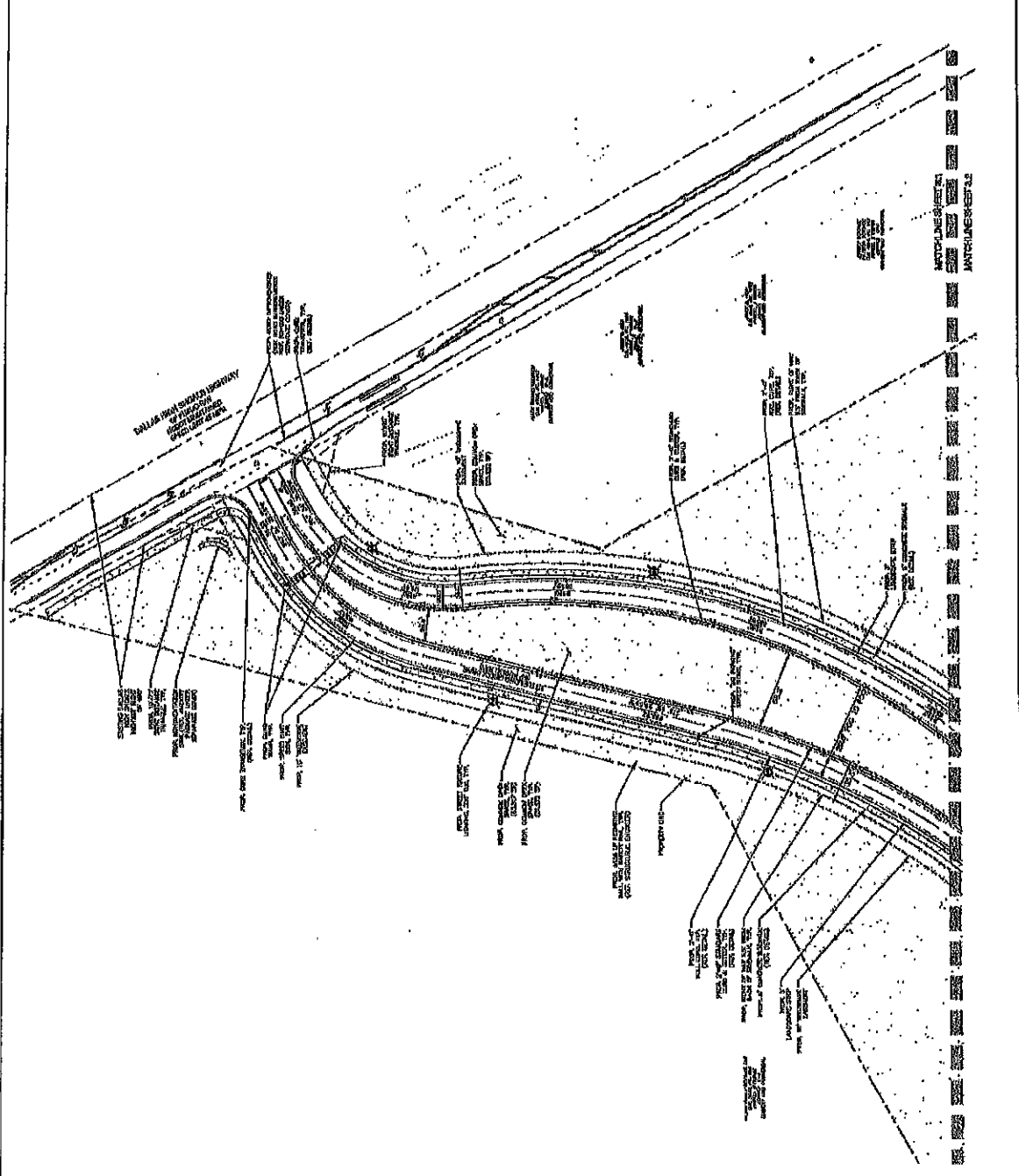
811
 CALL BEFORE YOU DIG
 FOR UTILITY LOCATIONS



Little Long Creek SF
 L01 Home, Mo.
 007 Shuman/Duke
 Looking, Coverts
 07 Duke High Road Hwy, Duke, MO 65034
 It's Plan - A

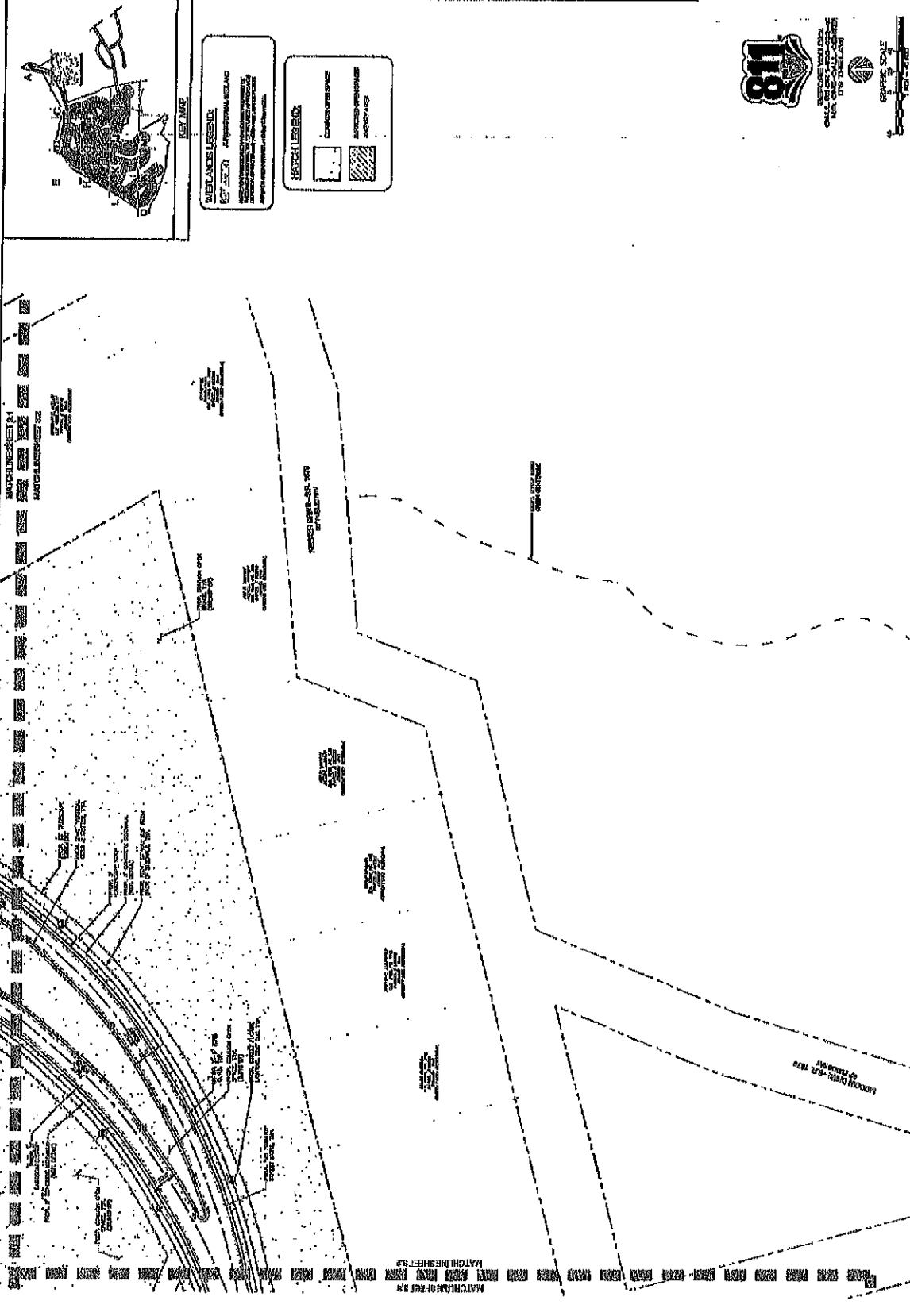


- VEGETATION LEGEND:**
 - EXISTING TREES
 - NEW TREES
 - WOODLANDS
 - MEADOWS
 - WETLANDS
 - WATERWAYS
- ROAD LEGEND:**
 - EXISTING ROADWAYS
 - NEW ROADWAYS
 - PROPOSED ROADWAYS
 - PROPOSED DRIVEWAYS
 - PROPOSED SIDEWALKS
 - PROPOSED BIKEWAYS





Site Plan - B
 0007 Dallas Risk Street Hwy. Dist. No 2008
 L&J HOMER, INC.
 1000 DALLAS RISK STREET
 DALLAS, TEXAS 75208



MATCHLINE SHEET 2A
 MATCHLINE SHEET 2B

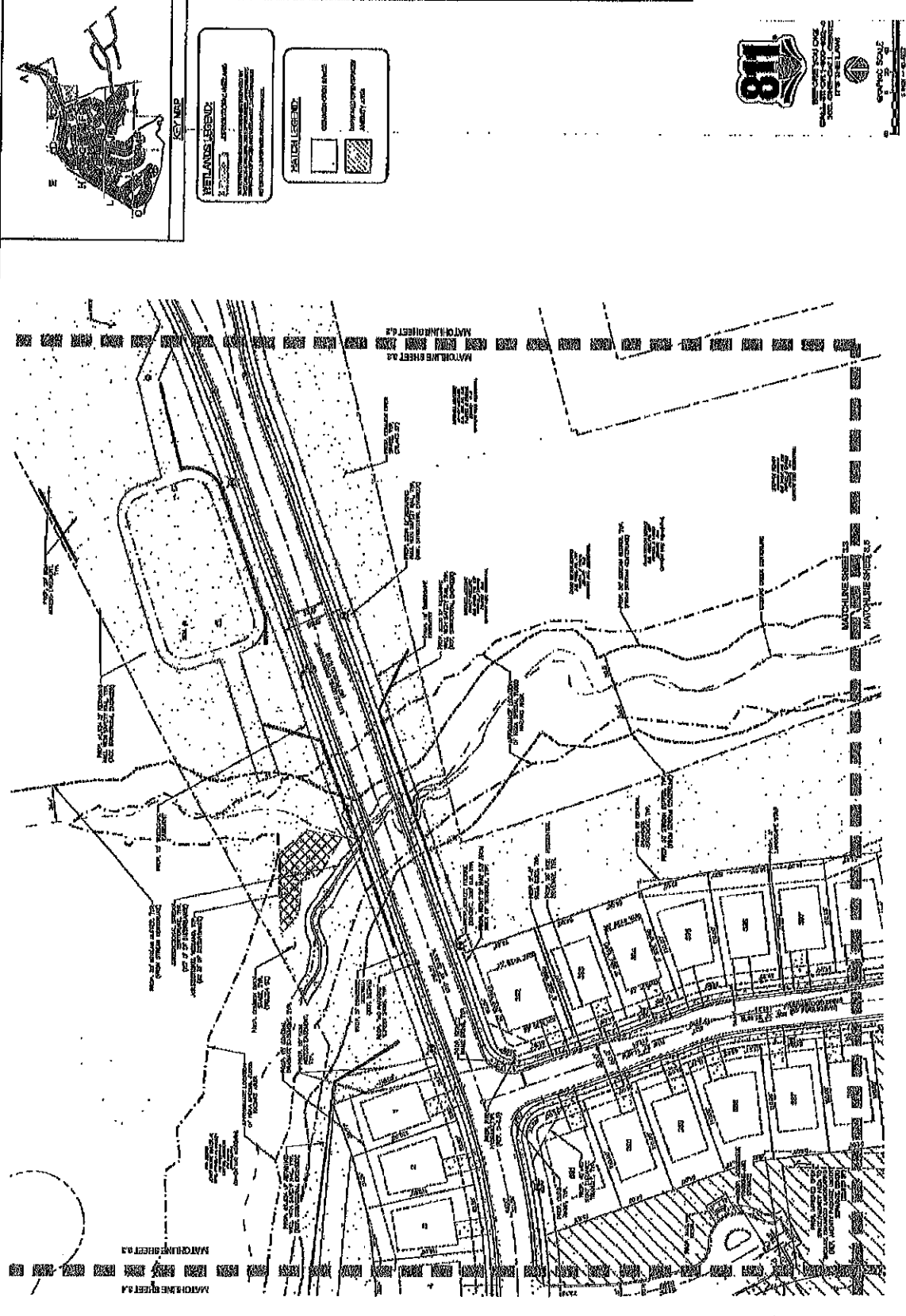
Little Long Creek SF

Sketch Plan - C

807 Delta High School Hwy, Ukiah, MO 64504

L&L Homes, Inc.

URBAN DESIGN PARTNERS



Site Plan - D
 9821 Dulles High Growth Hwy, Dulles, VA 22024

Little Long Creek SF

LGI HOMES, INC.

3037 McKinley Blvd
 Rockville, VA 20870

URBAN DESIGN PARTNERS





CREATING SCALE
 1" = 40' - 0" (1:1250)

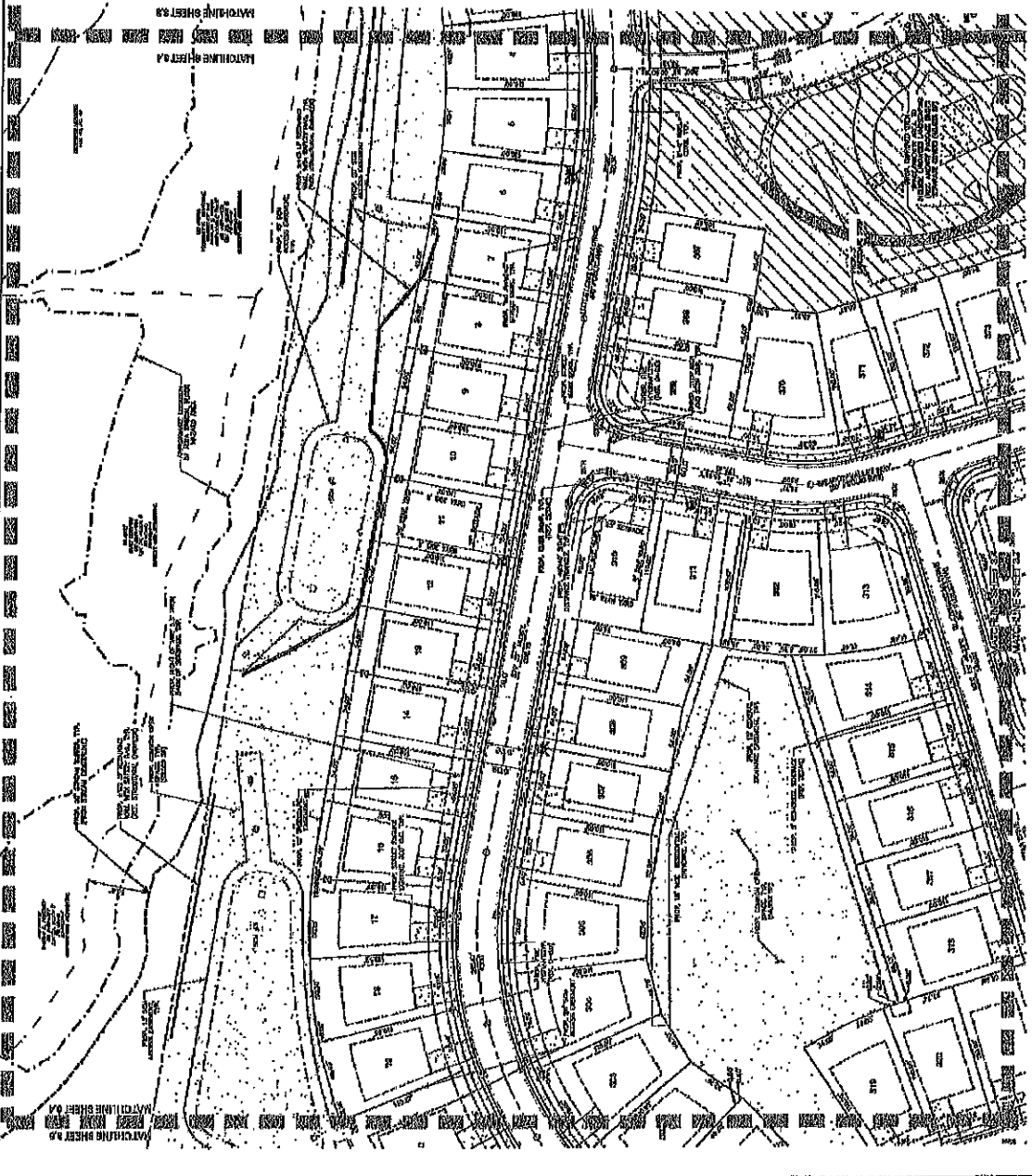


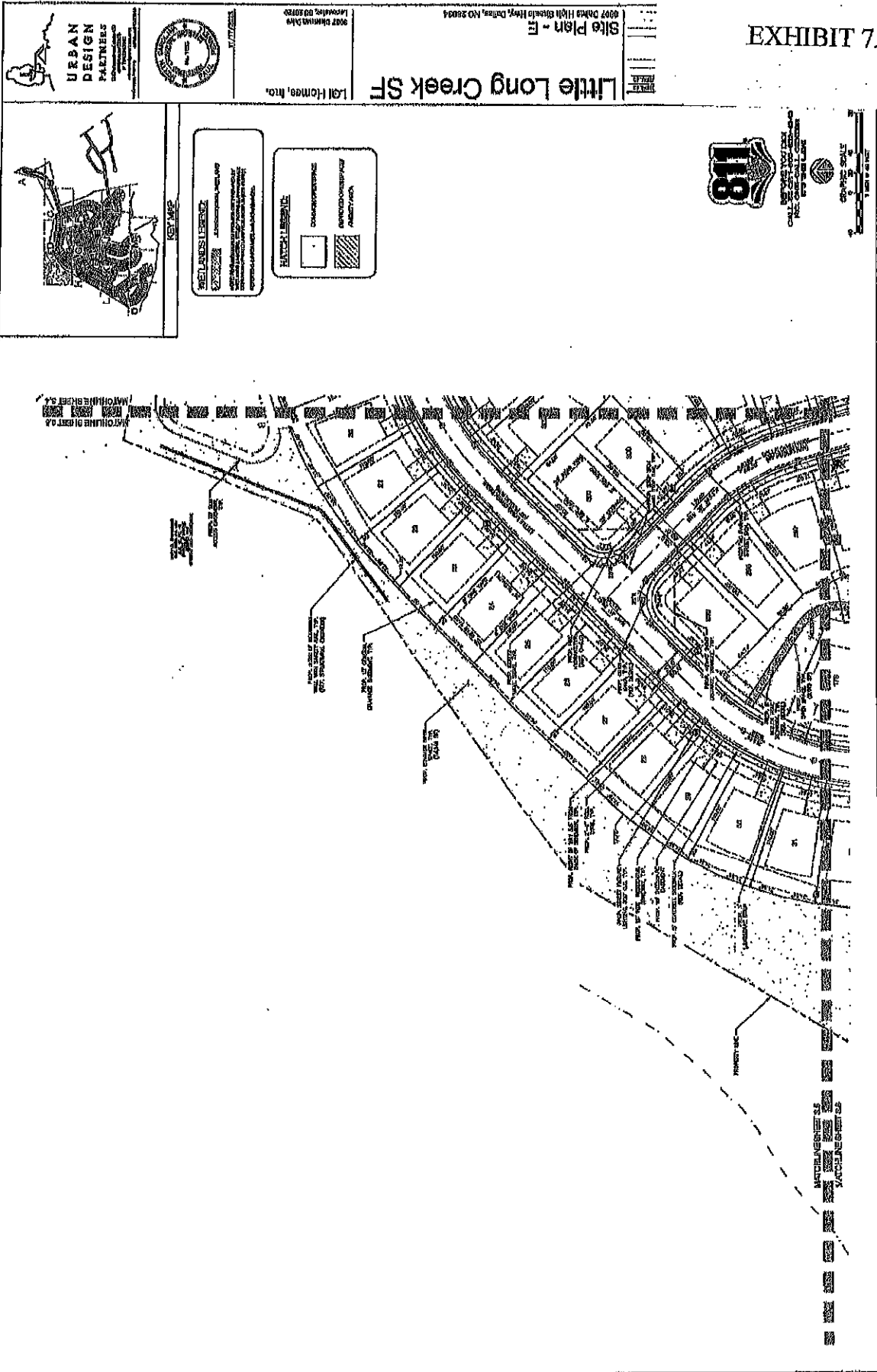
LAND USE

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE
- UTILITY
- ROADWAY
- WATERWAY

NOTES

- SEE SHEET 7A-11 FOR SITE PLAN - C
- SEE SHEET 7A-12 FOR SITE PLAN - B
- SEE SHEET 7A-13 FOR SITE PLAN - A
- SEE SHEET 7A-14 FOR SITE PLAN - E
- SEE SHEET 7A-15 FOR SITE PLAN - F
- SEE SHEET 7A-16 FOR SITE PLAN - G
- SEE SHEET 7A-17 FOR SITE PLAN - H
- SEE SHEET 7A-18 FOR SITE PLAN - I
- SEE SHEET 7A-19 FOR SITE PLAN - J
- SEE SHEET 7A-20 FOR SITE PLAN - K
- SEE SHEET 7A-21 FOR SITE PLAN - L
- SEE SHEET 7A-22 FOR SITE PLAN - M
- SEE SHEET 7A-23 FOR SITE PLAN - N
- SEE SHEET 7A-24 FOR SITE PLAN - O
- SEE SHEET 7A-25 FOR SITE PLAN - P
- SEE SHEET 7A-26 FOR SITE PLAN - Q
- SEE SHEET 7A-27 FOR SITE PLAN - R
- SEE SHEET 7A-28 FOR SITE PLAN - S
- SEE SHEET 7A-29 FOR SITE PLAN - T
- SEE SHEET 7A-30 FOR SITE PLAN - U
- SEE SHEET 7A-31 FOR SITE PLAN - V
- SEE SHEET 7A-32 FOR SITE PLAN - W
- SEE SHEET 7A-33 FOR SITE PLAN - X
- SEE SHEET 7A-34 FOR SITE PLAN - Y
- SEE SHEET 7A-35 FOR SITE PLAN - Z

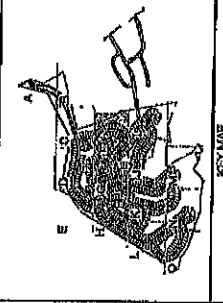




Little Long Creek SF
L91 Harris, Inc.
3807 Dulles Field Station (Tyva, Parkville, MO 64078)
802 Glenview Oaks
Lebanon, MO 64501

Site Plan - F

URBAN DESIGN PARTNERS



LEGEND

BOUNDARIES

- EXISTING
- PROPOSED
- ADJACENT
- PROPERTY
- BOUNDARY
- ADJACENT
- PROPERTY
- BOUNDARY

UTILITIES

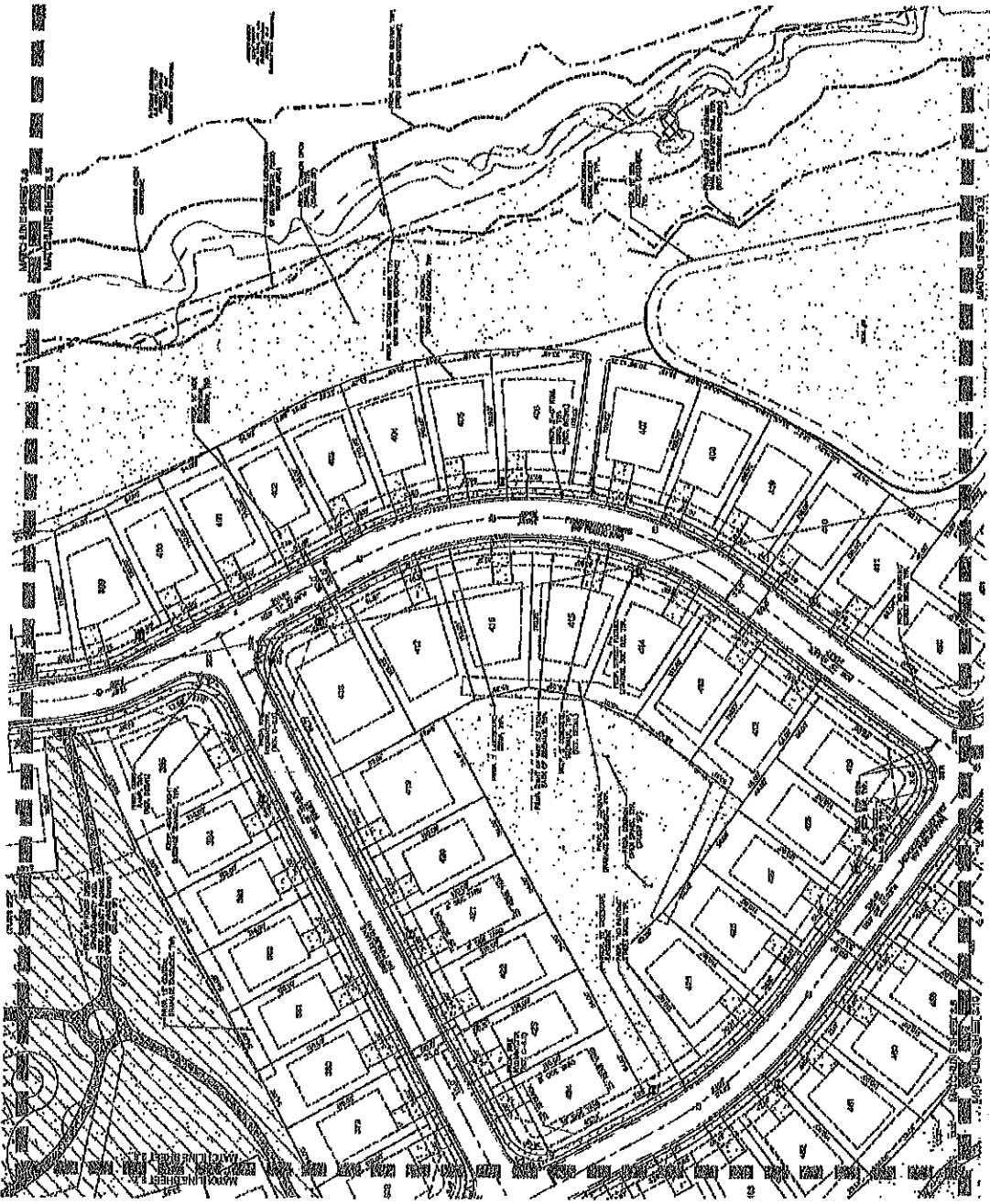
- EXISTING
- PROPOSED

ROADS

- EXISTING
- PROPOSED

LAND USE

- EXISTING
- PROPOSED



Little Long Creek SF

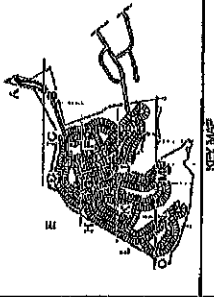
Littleton, CO

Plan - G

2022 Planning Dept



URBAN DESIGN PARTNERS



LEGEND

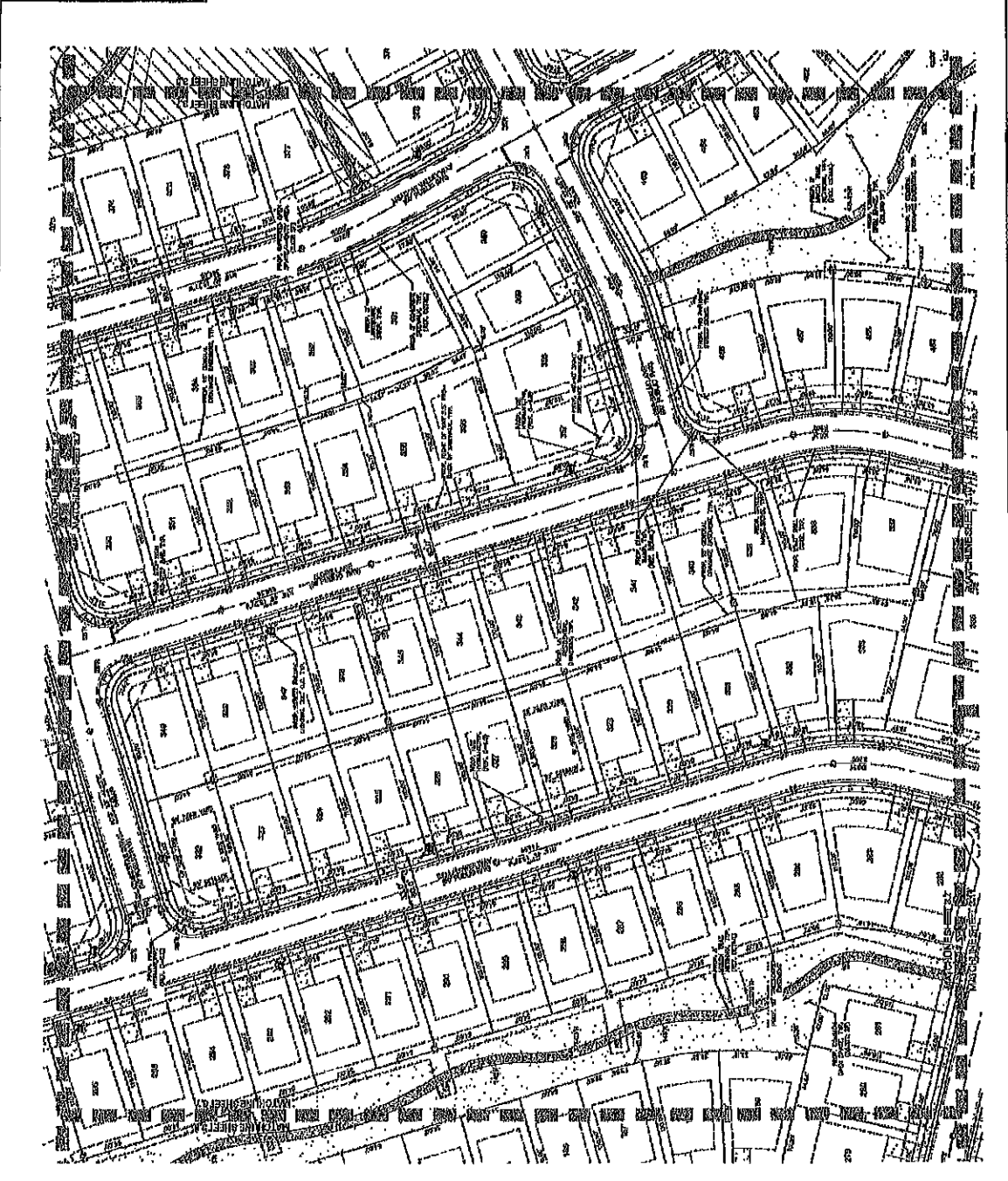
(Symbol)	EXISTING IMPROVEMENTS
(Symbol)	NEW IMPROVEMENTS
(Symbol)	ROADWAY IMPROVEMENTS
(Symbol)	LANDSCAPING
(Symbol)	UTILITY
(Symbol)	RETENTION WALL

PROJECT INFORMATION

PROJECT NAME: LITTLE LONG CREEK SF

PROJECT NUMBER: 2022-01

DATE: 2022-01

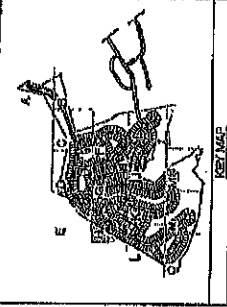




LEG HOMES, INC.
14000 N. 30TH AVENUE
DENVER, CO 80228

Little Long Creek SF
Site Plan - H
3007 PARKS HIGH DRIVE, DENVER, CO 80202

DATE	08/11/08
BY	...
FOR	...
PROJECT	...
SCALE	...
SHEET NO.	...
TOTAL SHEETS	...



WETLANDS LEGEND

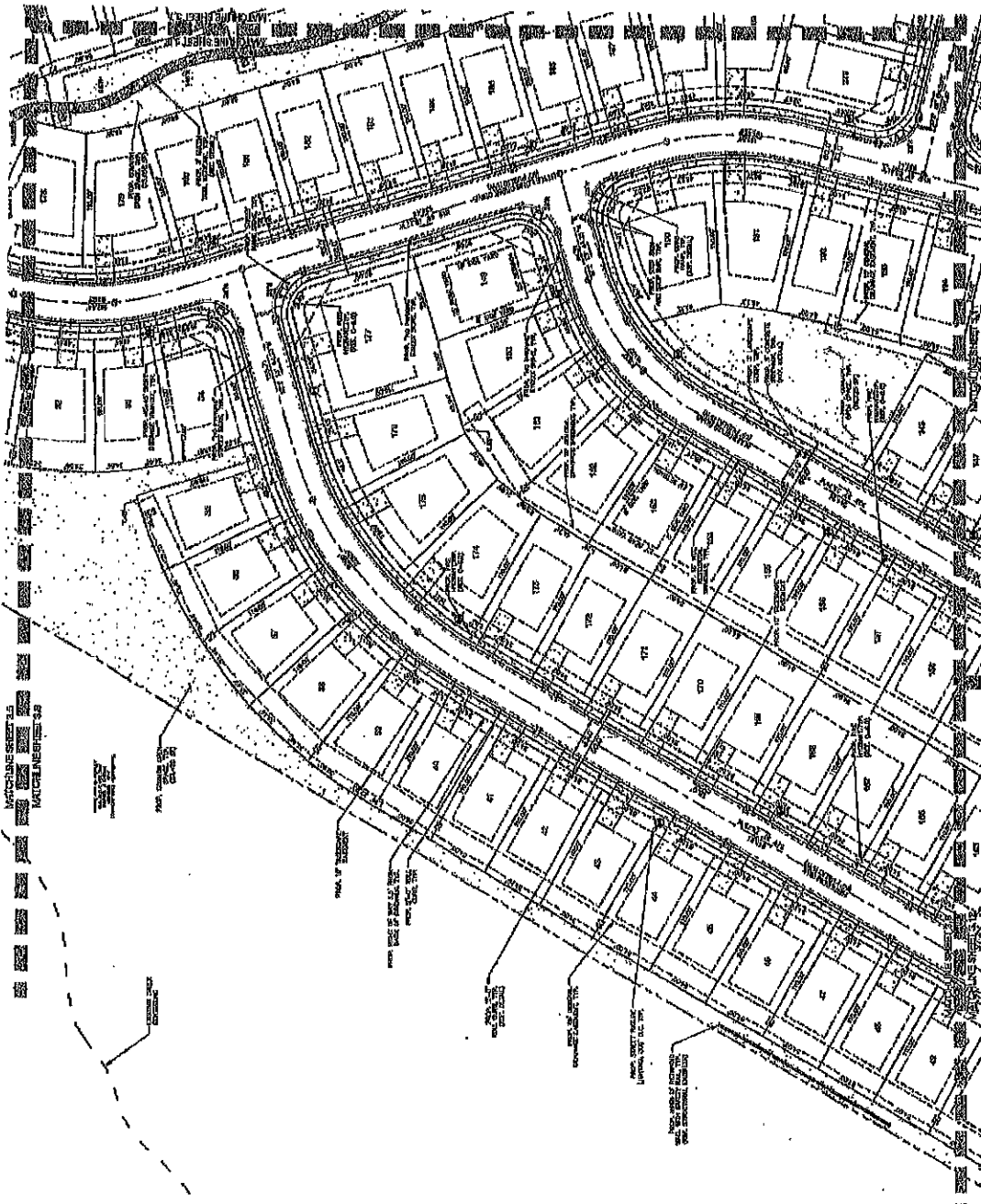
WETLANDS
WETLANDS WITH HIGH WATER TABLE
WETLANDS WITH PERMANENT WATER
WETLANDS WITH SEASONAL WATER
WETLANDS WITH PERMANENT WATER AND HIGH WATER TABLE

PATCH LEGEND

CONCRETE DRIVEWAY
ASPHALT DRIVEWAY
PAVED DRIVEWAY



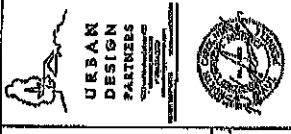
LIB
LAND INFORMATION BUREAU
1000 17TH AVENUE
DENVER, CO 80202
303.733.8000
WWW.LIB.GOV





Little Long Creek SF
Site Plan - I

LGI HOMES, INC.
2007 SHOWN LANE
LAWSON, SD 57030

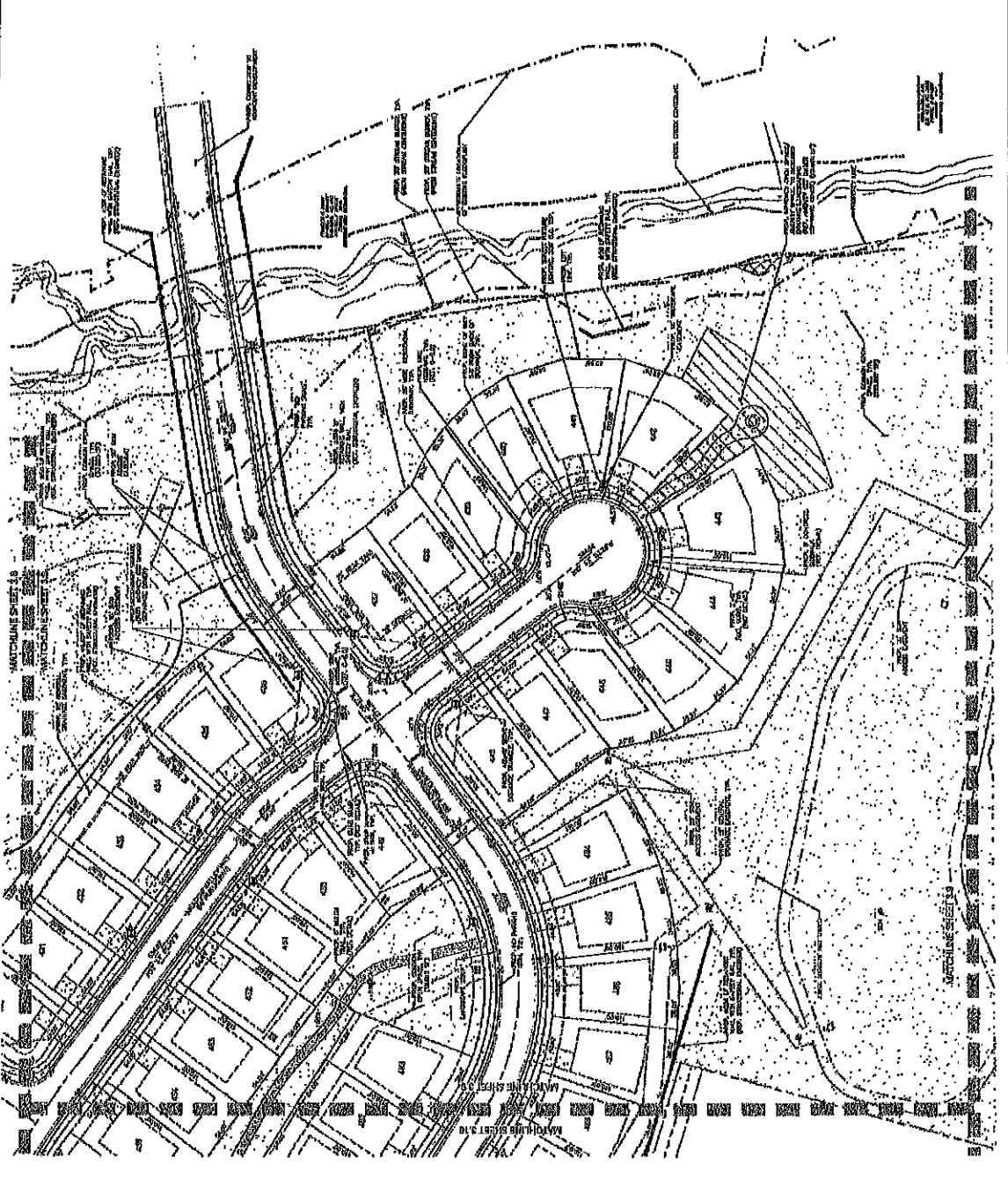


GENERAL LEGEND

- EXISTING
- PROPOSED
- CONSTRUCTION
- IMPROVEMENTS
- UTILITY

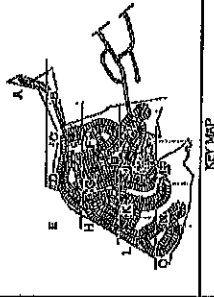
MATCH LEGEND

- CONCRETE
- ASPHALT
- GRAVEL
- GRAVEL



Little Long Creek SF
LGI Homes, Inc.
307 Sherman Drive
Lynchburg, VA 24504

Site Plan - J



SYMBOL LEGEND:

- PROPOSED IMPROVEMENTS
- EXISTING IMPROVEMENTS
- EXISTING UTILITIES
- EXISTING CONCRETE DRIVEWAYS
- EXISTING DRIVEWAYS

MATCH LINE LEGEND:

- CONCRETE DRIVEWAYS
- EXISTING DRIVEWAYS
- EXISTING UTILITIES
- EXISTING CONCRETE DRIVEWAYS
- EXISTING DRIVEWAYS



URS
CORPORATE SCALE
1" = 40'

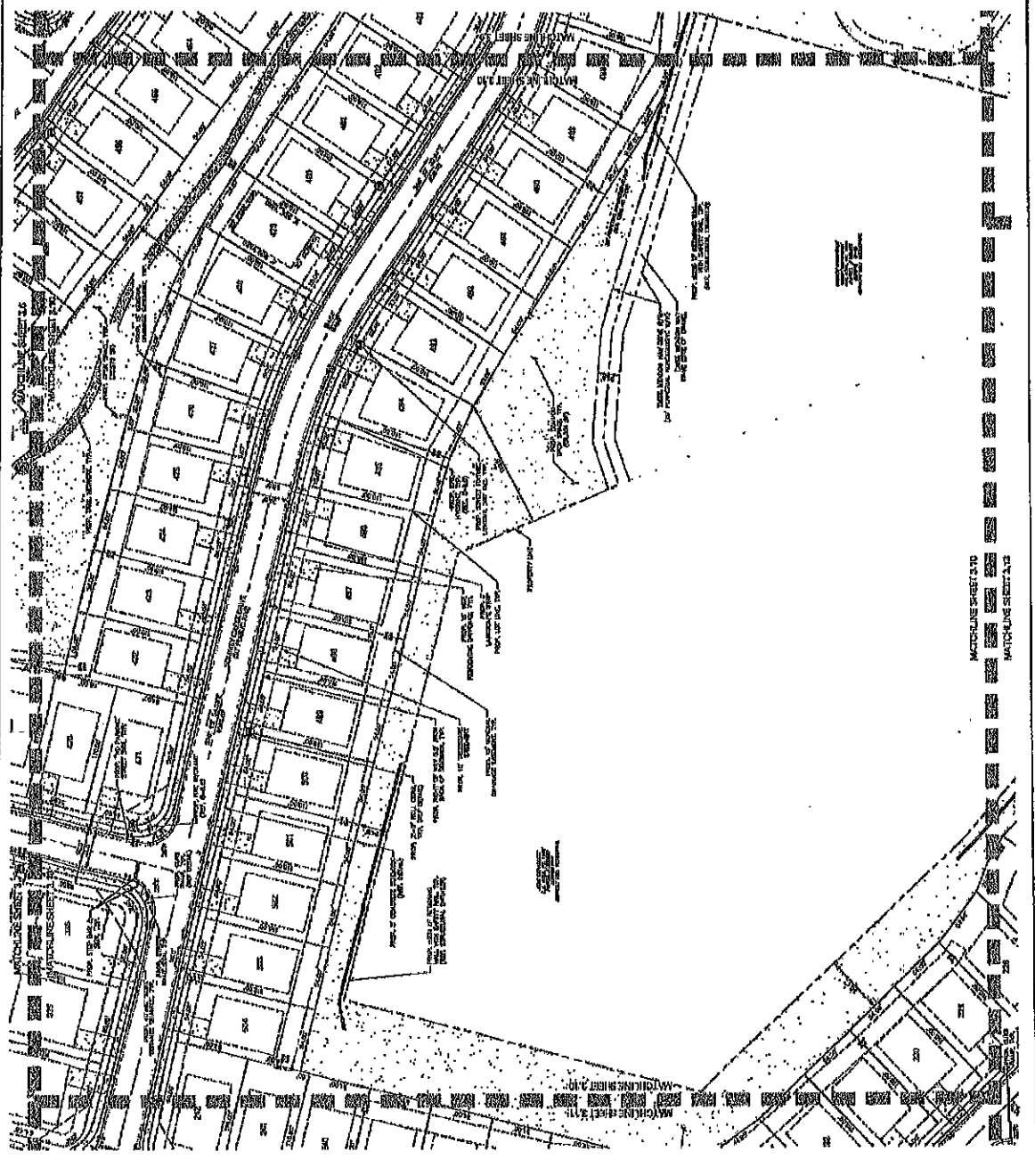


EXHIBIT 7A-17

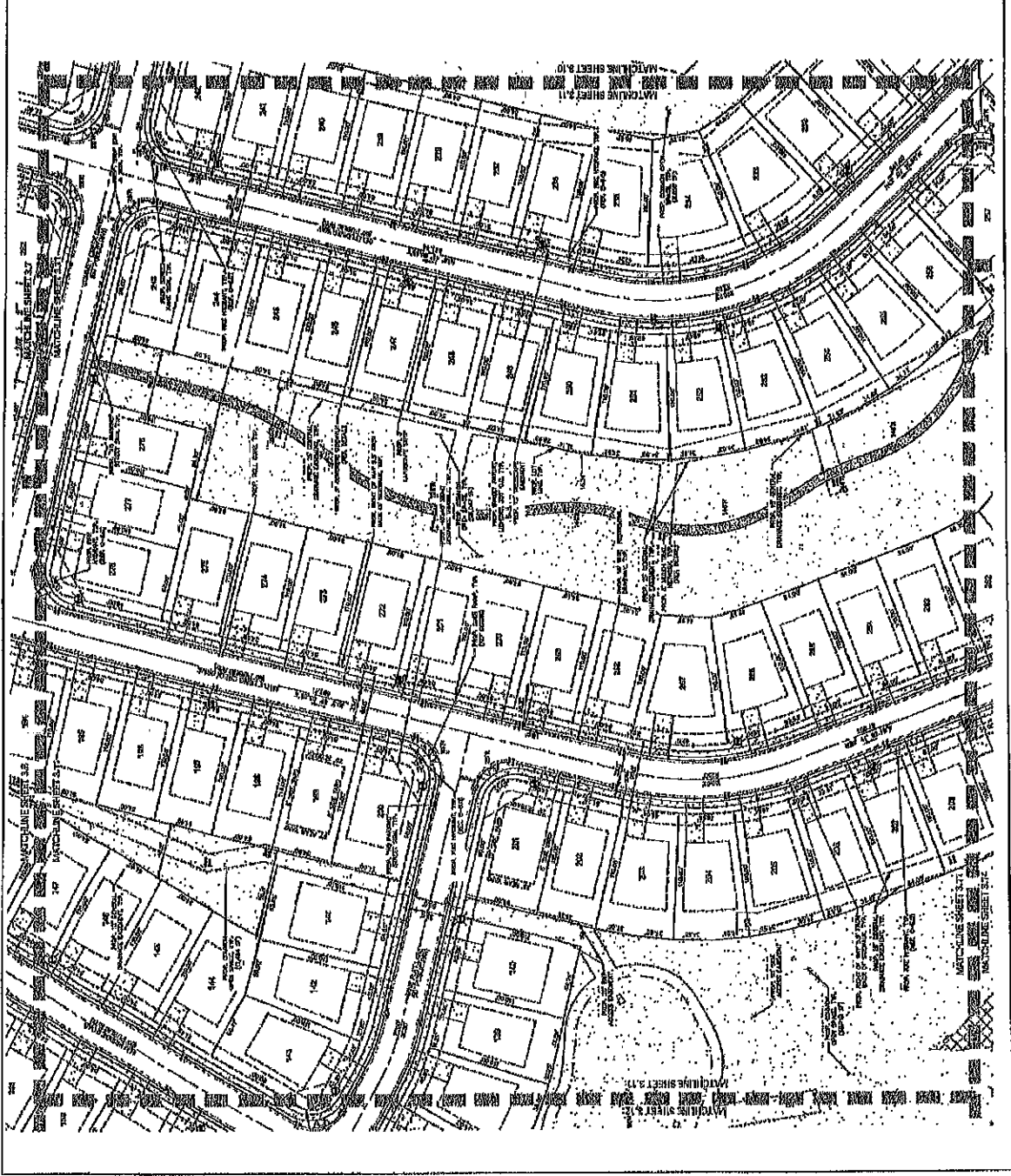
Site Plan - K
 Little Long Creek SF
 L&L Homes, Inc.
 3033 S. Highway 101A, Raleigh, NC 27604
 URBAN DESIGN PARTNERS
 1000 W. ...



WETLANDS LEGEND
 1. ...
 2. ...
 3. ...

SWATCH LEGEND
 1. ...
 2. ...
 3. ...

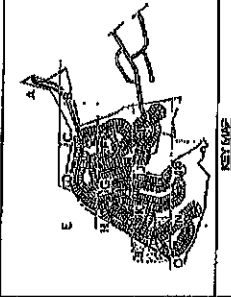
LIB
 ...
 GRAPHIC SCALE
 1" = 40' = 13.1m



Little Long Creek SF
 LLI Homes, Inc.
 2017 Business Blvd
 Ellicott City, MD 21039

Site Plan - L
 3007 Calles High Shoals Hwy, Dithers, MD 20834

URBAN DESIGN FACTREES

LEGEND

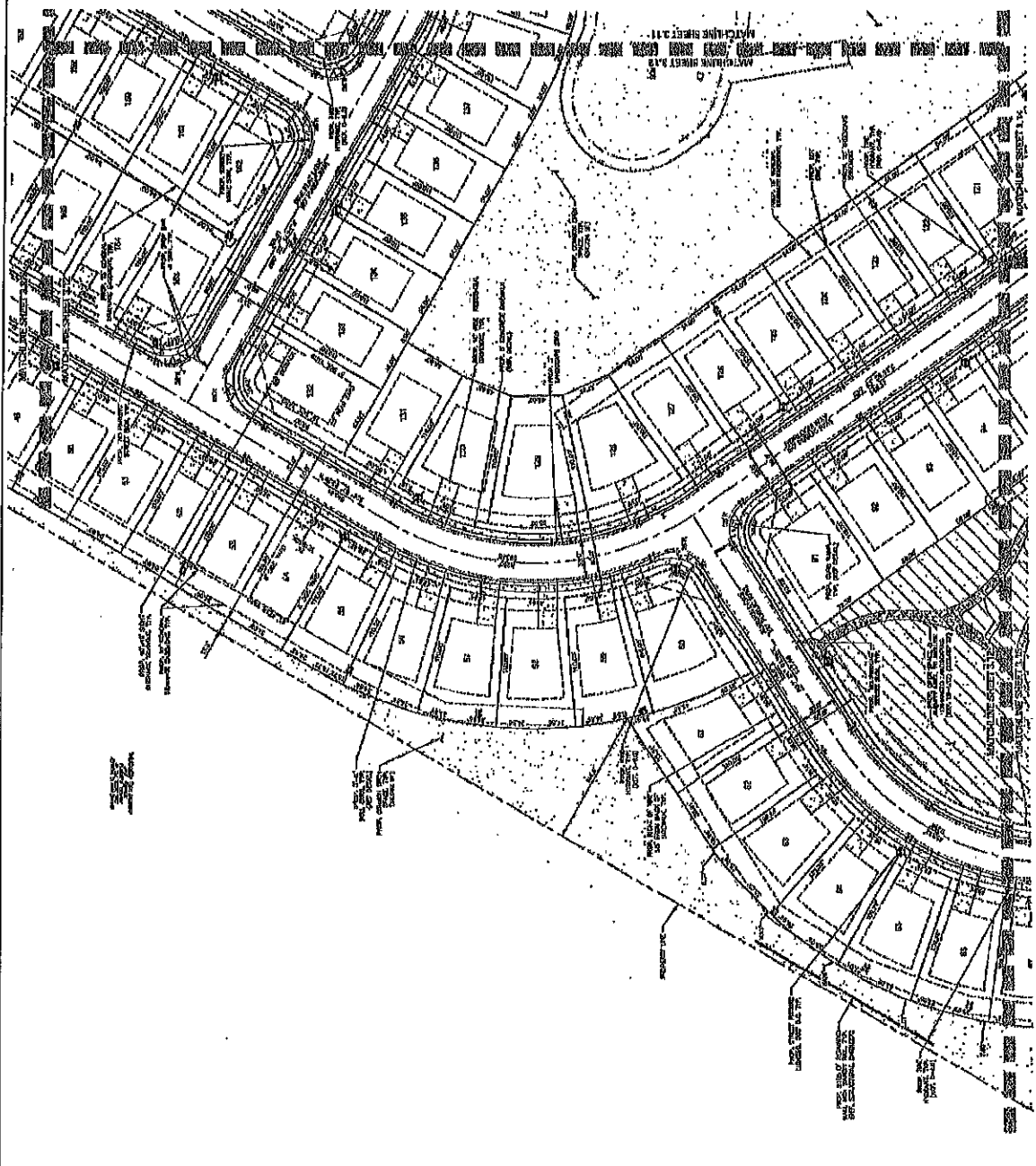
REVISIONS:

- 01/20/18: PRELIMINARY PLAN
- 02/20/18: PRELIMINARY PLAN
- 03/20/18: PRELIMINARY PLAN
- 04/20/18: PRELIMINARY PLAN
- 05/20/18: PRELIMINARY PLAN
- 06/20/18: PRELIMINARY PLAN
- 07/20/18: PRELIMINARY PLAN
- 08/20/18: PRELIMINARY PLAN
- 09/20/18: PRELIMINARY PLAN
- 10/20/18: PRELIMINARY PLAN
- 11/20/18: PRELIMINARY PLAN
- 12/20/18: PRELIMINARY PLAN

PARTICLE LEGEND:

- CONCRETE DRIVEWAY
- CONCRETE DRIVEWAY
- CONCRETE DRIVEWAY

118
 THE COMMONS AT ELICOTT CITY



Little Long Creek SF
 Site Plan - M
 3027 Middle Road, Suite 100, Cary, NC 27513
 LGI Homes, Inc.
 URBAN DESIGN PARTNERS
 10000 Old Forest Road, Suite 100, Raleigh, NC 27615
 3027 Middle Road, Suite 100, Cary, NC 27513

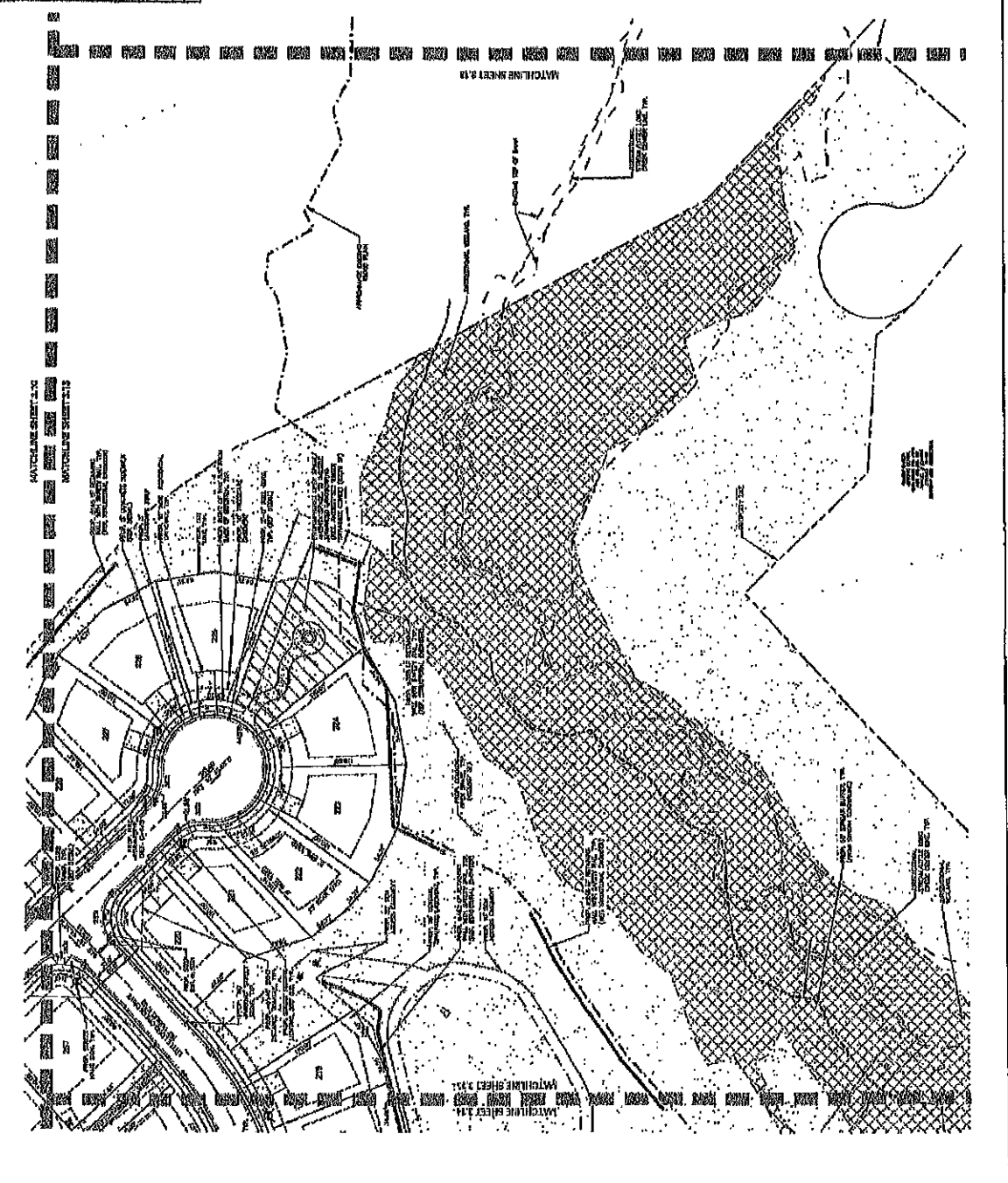


SETBACKS LEGEND

EXISTING SETBACKS
 PROPOSED SETBACKS
 PROPOSED SETBACKS WITH 10' BUFFER

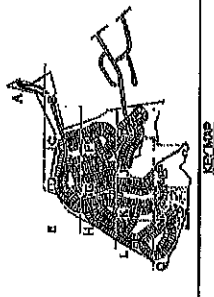
UTILITIES LEGEND

CHANGING UTILITY
 EXISTING UTILITY
 PROPOSED UTILITY



Little Long Creek SF
Site Plan - N

1801 Horton, Inc.
3877 Burton Drive
Lynchburg, VA 24090

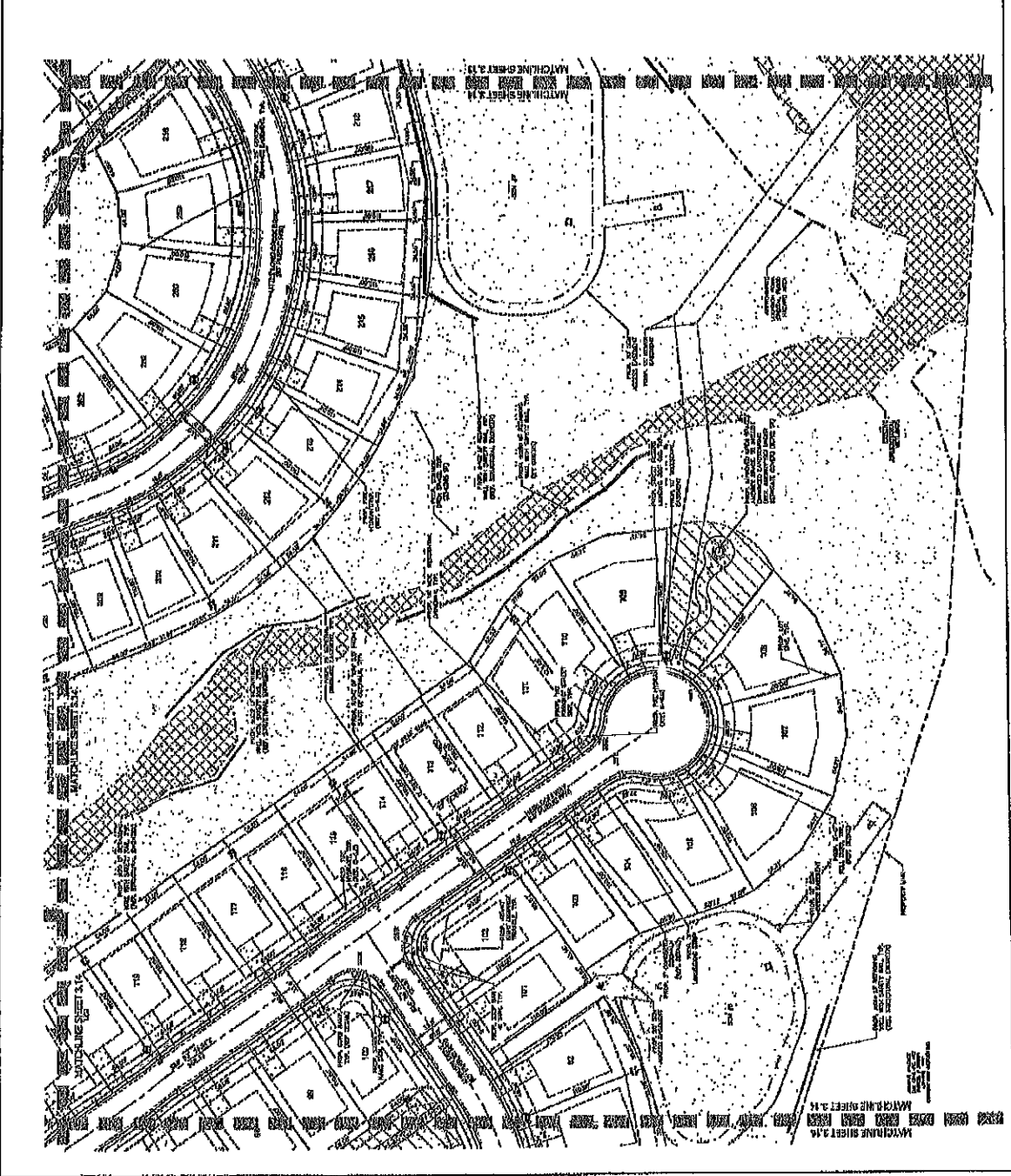


WETLANDS LEGEND:

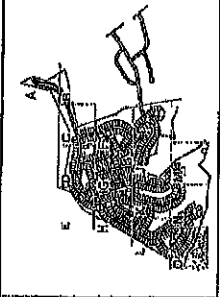
- WETLANDS
- WETLANDS WITH SPECIAL MANAGEMENT NEEDS
- WETLANDS WITH SPECIAL MANAGEMENT NEEDS - HIGH PRIORITY
- WETLANDS WITH SPECIAL MANAGEMENT NEEDS - LOW PRIORITY

SETBACK LEGEND:

- 30' SETBACK
- 10' SETBACK
- 5' SETBACK



Site Plan - 0
8807 Rockledge High School Hwy, Omaha, NE 68134
Little Long Creek SF
LOI Horrey, Inc.
URBAN DESIGN PARTNERS
1118
1118



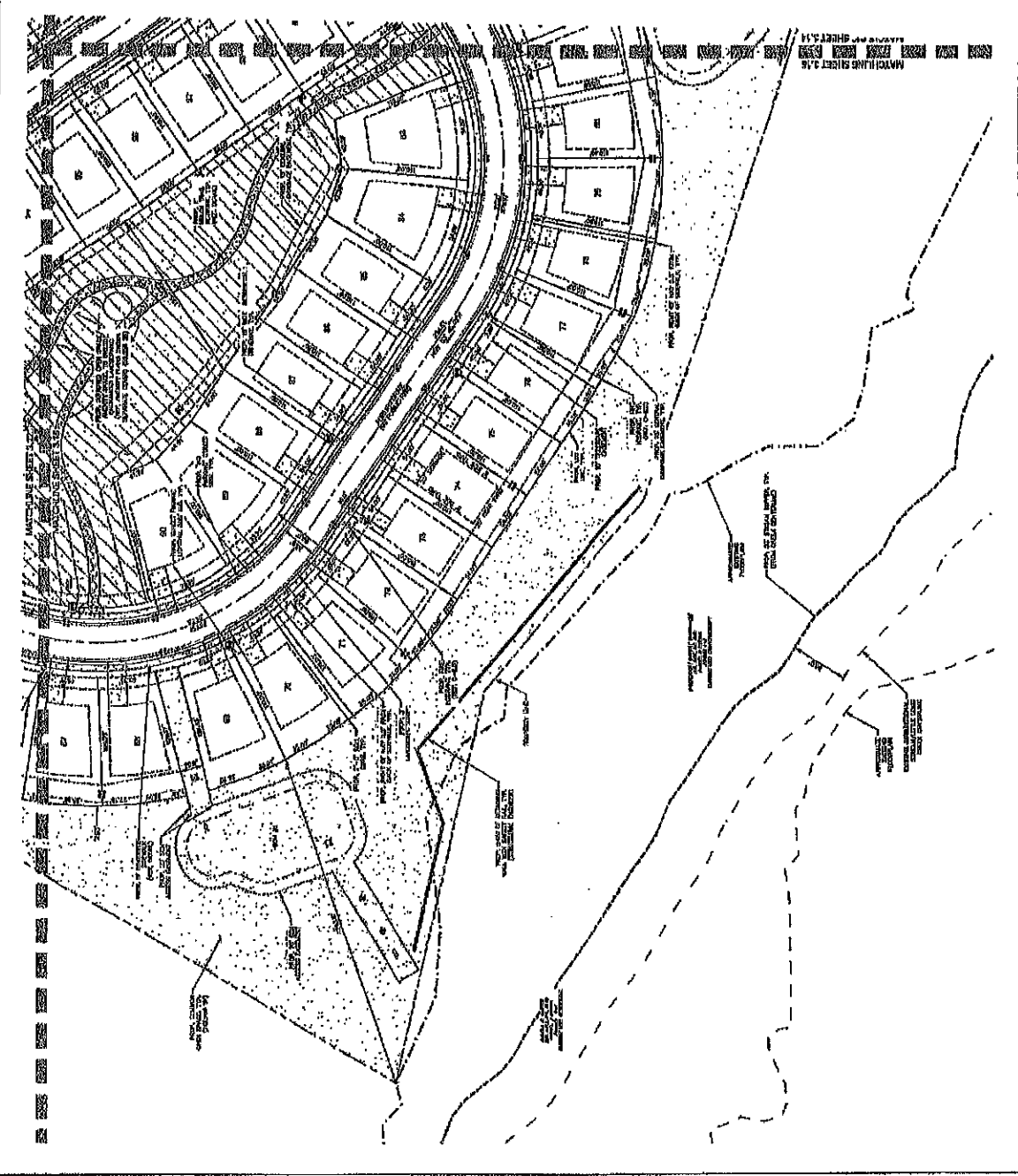
KEY LEGEND

- CONCRETE DRIVEWAY
- ASPHALT DRIVEWAY
- GRAVEL DRIVEWAY
- PAVEMENT AREA

NOTES

1. ALL DRIVEWAYS SHALL BE CONCRETE OR ASPHALT UNLESS OTHERWISE NOTED.

2. ALL DRIVEWAYS SHALL BE 12' WIDE UNLESS OTHERWISE NOTED.



Subdivision Permit Application

EXHIBIT 7B-1

Permit

Subdivision Type
 Exempt Minor Major

Subdivision Details
 Total Area: 35.84 per GIS Lots Proposed: 128

Applicant Name: <u>Shawn Santee</u>	Owner Name: <u>Frances S Kirby & Samuel T Summey</u>
Mailing Address: <u>11535 Carmel Commons Boulevard, Suite 101, Charlotte, NC 28226</u>	Mailing Address: <u>212 Whiteoaks Circle Bluffton, SC 29910</u>
Phone No.: <u>704-400-4282</u>	Phone No.: _____
Relationship of Applicant to Owner: <u>Property Developer</u>	Contact Email: <u>shawn@santeelandgroup.com</u>

Property Information - Additional Information may be attached when more than one parcel.
 Location: Dallas Shoals Highway, Town of Dallas Tax Parcel ID No.: 3548314566, 3548413268, 3548412915, & 3548421028
 Existing Zoning: R-1 & R-5 Water: Well Public
 Lot Length: _____ Width: _____ Sewer: Septic Public

Dimensional Requirements:

	Required	Proposed
Lot Area:	<u>5,500 Min.</u>	<u>5,500 Min.</u>
Side Yard (L):	<u>6'</u>	<u>6'</u>
Side Yard (R):	<u>6'</u>	<u>6'</u>
Front Setback:	<u>25'</u>	<u>25'</u>
Rear Setback:	<u>25'</u>	<u>25'</u>
Width @Bldg. Line:	<u>38'</u>	<u>38'</u>
Parking Spaces:	_____	_____
Building Height:	<u>35'</u>	<u>35' Max.</u>

Comments:

Approved Denied Approved with Conditions

Development Services Director DATE

Subdivision Permit Application

EXHIBIT 7B-2

APPLICATION ATTACHMENTS

In order to be considered complete, the following must accompany each application:

1. A Sketch Plan or Preliminary Plat showing proposed subdivision lines, easements, or additional changes proposed.
2. A non-refundable submittal fee (In cash or a check made payable) to the Town of Dallas - the following rates shall apply:

_____ \$100 (2-10 lots) _____ \$150 (11-50 lots) _____ \$150 (51-100 lots)
 _____ \$2/lot (101-200 lots) _____ \$4/lot (201+ lots)

Required after Staff Review and Comment for Approval:

A Final Plat prepared by a registered surveyor and drawn to scale not smaller than 100 feet equal to 1 inch, and be minimum of 18 inches by 24 inches in size unless each lot in the proposed subdivision is more than 3 acres in size (See additional requirements in Town of Dallas's Section 152, Subdivision Regulations).

A \$100 filing fee will also be collected at the time of final plat submission.

CERTIFICATIONS

1. I HEREBY CERTIFY THAT ALL OF THE INFORMATION PROVIDED FOR THIS APPLICATION IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.



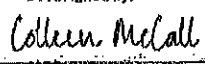
 SIGNATURE OF APPLICANT

02/17/2021

 DATE

2. I, Colleen T McCall, OWNER OF PROPERTY 170097
Owner Name Tax Map, Book, and Parcel Number
 IN DALLAS, NORTH CAROLINA DO HEREBY AUTHORIZE Shawn Santee
Applicant's Name

TO SUBMIT THIS ZONING PERMIT APPLICATION TO THE TOWN OF DALLAS ON MY BEHALF.

DocuSigned by:


 SIGNATURE OF PROPERTY OWNER

2/19/2021 | 7:50 AM PST

 DATE

152.058 INFORMATION TO BE CONTAINED IN OR DEPICTED ON PRELIMINARY

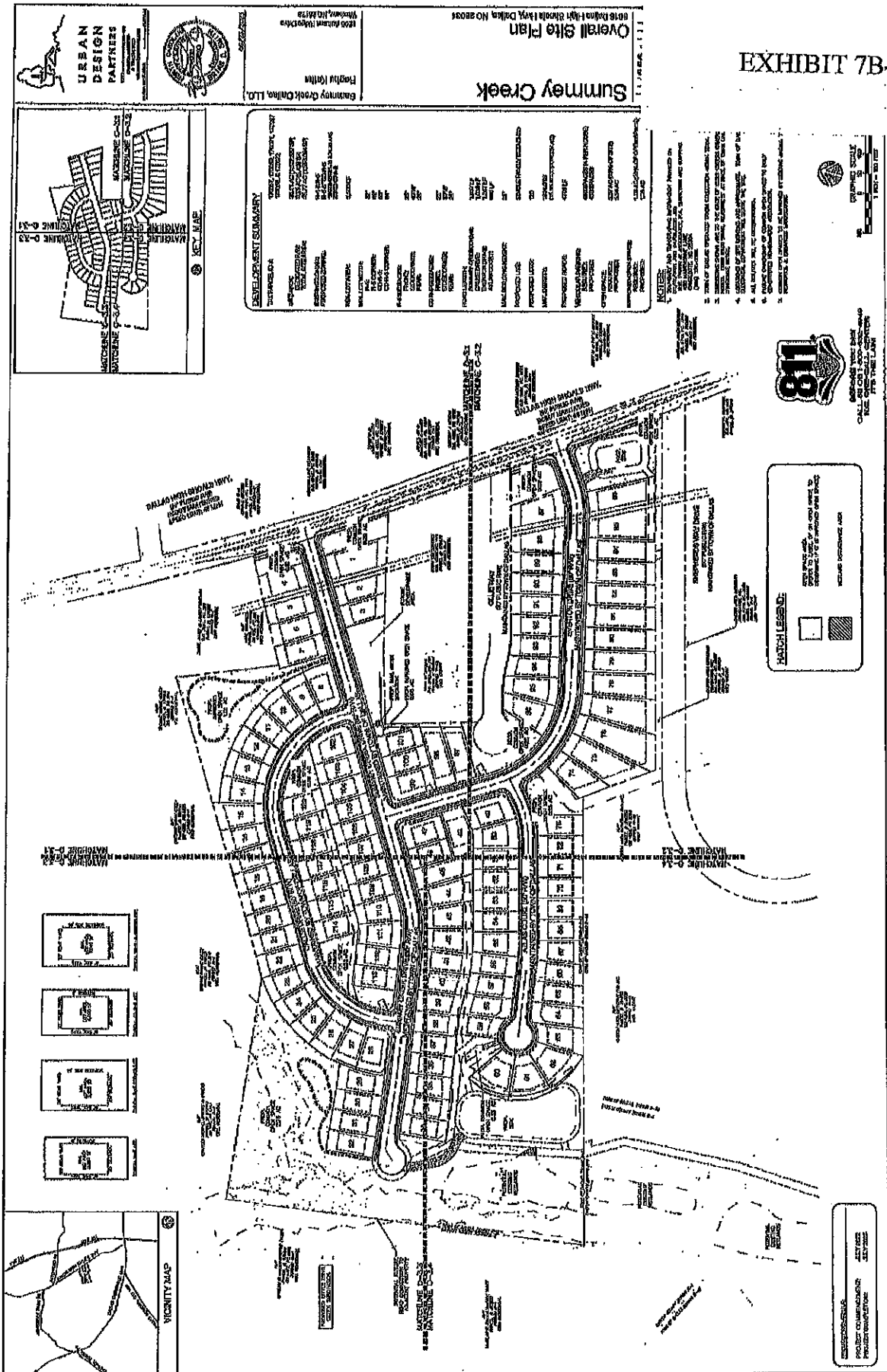
EXHIBIT 7B-3

Information	MAJOR SUBDIVISIONS ONLY		
Title block containing: -Subdivision name ✓ -Name of subdivider ✓ -Location (including township, block numbers as shown on the county index map, county and state) ✓ -Date or dates survey was conducted and plat prepared	Yes	Yes	✓
-A bar graph, scale and north arrow	Yes	Yes	✓
-Name, address, registration number and seal of the registered land surveyor and/or professional engineer who drew the plat	Yes	Yes	✓
-A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area	Yes	Yes	✓
-Corporate limits and subdivision jurisdiction lines if on the subdivision tract	Yes	Yes	✓
-The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented with all bearing and distances shown	Yes	No	✓
-The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands	No	Yes	N/A
-The names of owners of adjoining properties	Yes	Yes	✓
-The names of any adjoining subdivisions of record or proposed and under review	Yes	Yes	✓
-Minimum building setback lines	Yes	Yes	✓
-The zoning classifications, if any, of the tract to be subdivided and adjoining properties	Yes	Yes	✓
-Existing buildings, or other structures, watercourses, railroads, bridges, culverts, cemetery plots, storm drains, both on the land to be subdivided and land immediately adjoining	Yes	Yes	✓
-Proposed lot lines, lot and block numbers, and appropriate dimensions of each lot	Yes	Yes	✓
-The lots numbered consecutively throughout the subdivision with exact dimensions and areas	Yes	Yes	✓
-Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site	Yes	Yes	✓
-The exact location of any flood hazard area, floodway and floodway fringe areas from the county's FEMA maps, if applicable	Yes	Yes	✓
The following data concerning streets: -Proposed streets ✓ -Existing and platted streets on adjoining properties and in the proposed subdivision ✓ -Street rights-of-way, locations and dimensions ✓ -Pavement widths ✓ -Approximate grades -Design engineering data for all corners and curves ✓ -Typical road cross sections ✓ -Street names ✓	Yes	Yes	✓
-Type of streets dedication; all streets must be designated either "public" or "private". Where public streets are involved which will not be dedicated to the town, the subdivider must submit the following documents to the State Department of Transportation District Highway Office (NCDOT) for review: > a complete site layout, including any future expansion anticipated > horizontal alignment indicating general curve data on site layout plan > vertical alignment indicated by percent grade and vertical curve length on site plan layout > typical section indicating the pavement design and width and the slopes, widths and details for either the curb and gutter or the shoulder and ditch proposed > drainage facilities and drainage areas	Yes	Yes	✓
-Subdivision street disclosure statement indicating: if streets are public or private, and if private, who will maintain private streets in subdivision, and also that all lots will have right of access to any private street in the subdivision	No	Yes	N/A
-Where streets are dedicated to the public, but not accepted by NCDOT before lots are sold, a statement explaining the status of the street in accordance with § 152.074	No	Yes	N/A

EXHIBIT 7B-4

-If any road is proposed to intersect with a state-maintained road, the subdivider shall apply for driveway approval as required by NCDOT's <i>Manual on Driveway Regulations</i>			
The location and dimensions of all: -Utilities and other easements -Parks and recreation areas with specific type indicated -School sites (both existing and proposed) -Areas and/or lots to be used for purposes other than residential with the purpose of each stated -Street lights -Street trees	Yes	Yes	✓
-The future ownership (dedication or reservation for public use to governmental body, for owners to duly constituted homeowners' association, or for tenants remaining in subdivider's ownership) of recreation and open space lands	Yes	Yes	✓
Site calculations including: -Acreage in total tract to be subdivided and area in each lot -Total number of lots created -Linear feet of streets in subdivision	Yes	Yes	✓
-The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the U.S. Department of Interiors National Register of Historic Places	Yes	Yes	—
-Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, street line, lot line, right-of-way line, easement line and setback line, including dimensions, bearings or deflection angles, radii, central angles and tangent distance for the center line of curved property lines that are not the boundary lines of curved streets. All dimensions shall be measured to the nearest one hundredth of a foot and all angles to the nearest minute	No	Yes	N/A
-The accurate locations and descriptions of all survey monuments, markers and control points	No	Yes	N/A
-A copy of the erosion control plan submitted to the State Department of Natural Resources and Community Development for approval, (if applicable)	Yes	No	—
-A topographic map with contour intervals of no greater than five feet at a scale of no less than one inch equals 200 feet, (if applicable)	Yes	No	✓
-A copy of the County Health Department's Soil Site Evaluation of the subdivision, (if applicable)	Yes	No	—
-Any additional information required as a result of changes in federal, state or local ordinances	Yes	Yes	—
-Septic tank disclosure statement (per § 152.075)	No	Yes	N/A

EXHIBIT 7B-5

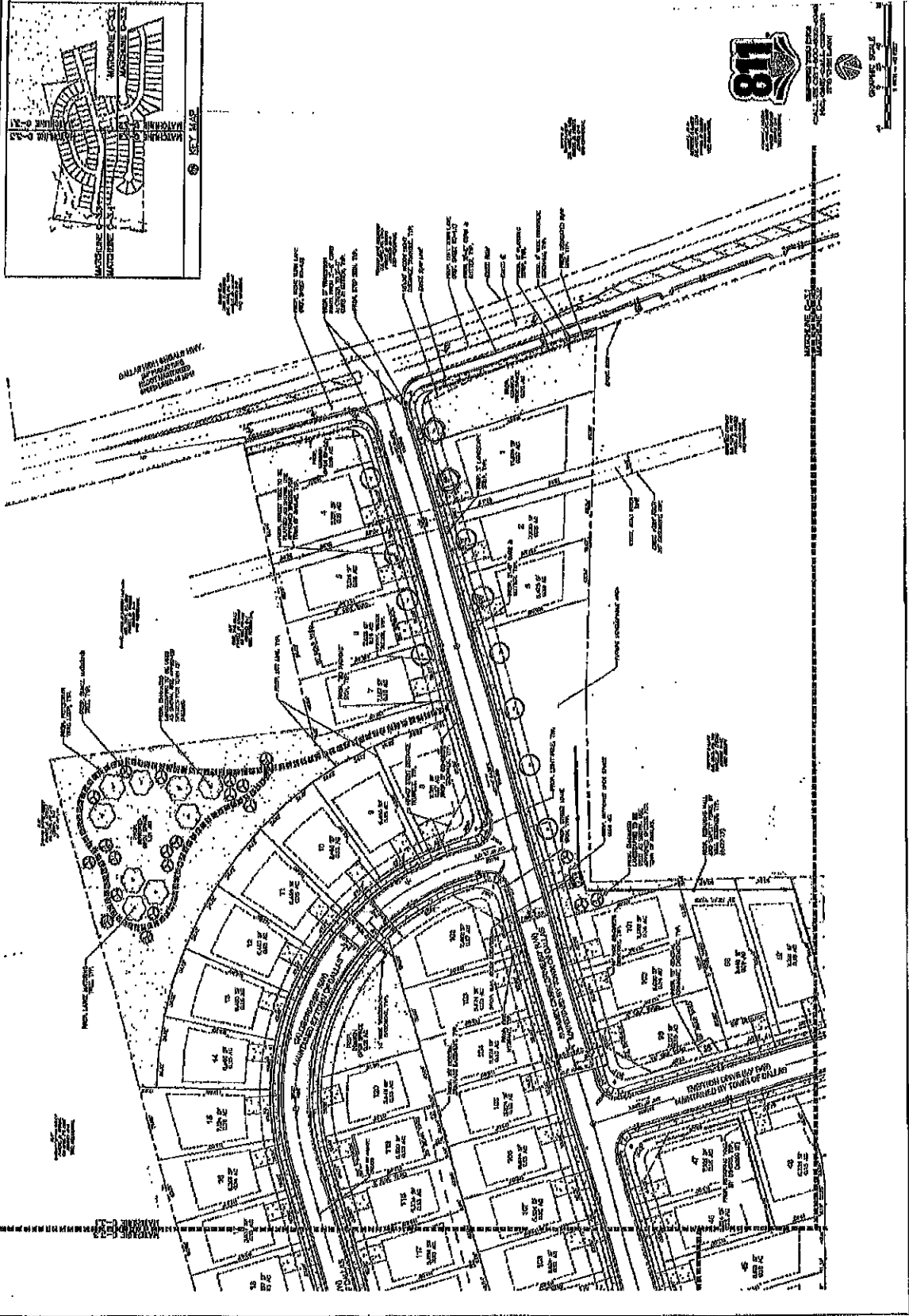


Summey Creek
 Site Plan Enlargement
 8018 Davis (Evan Roads) Hwy, Davis, MO 64004

Demmy Creek Park, LLC
 10001 Kellie
 10001 Kellie
 10001 Kellie

URBAN DESIGN PARTNERS




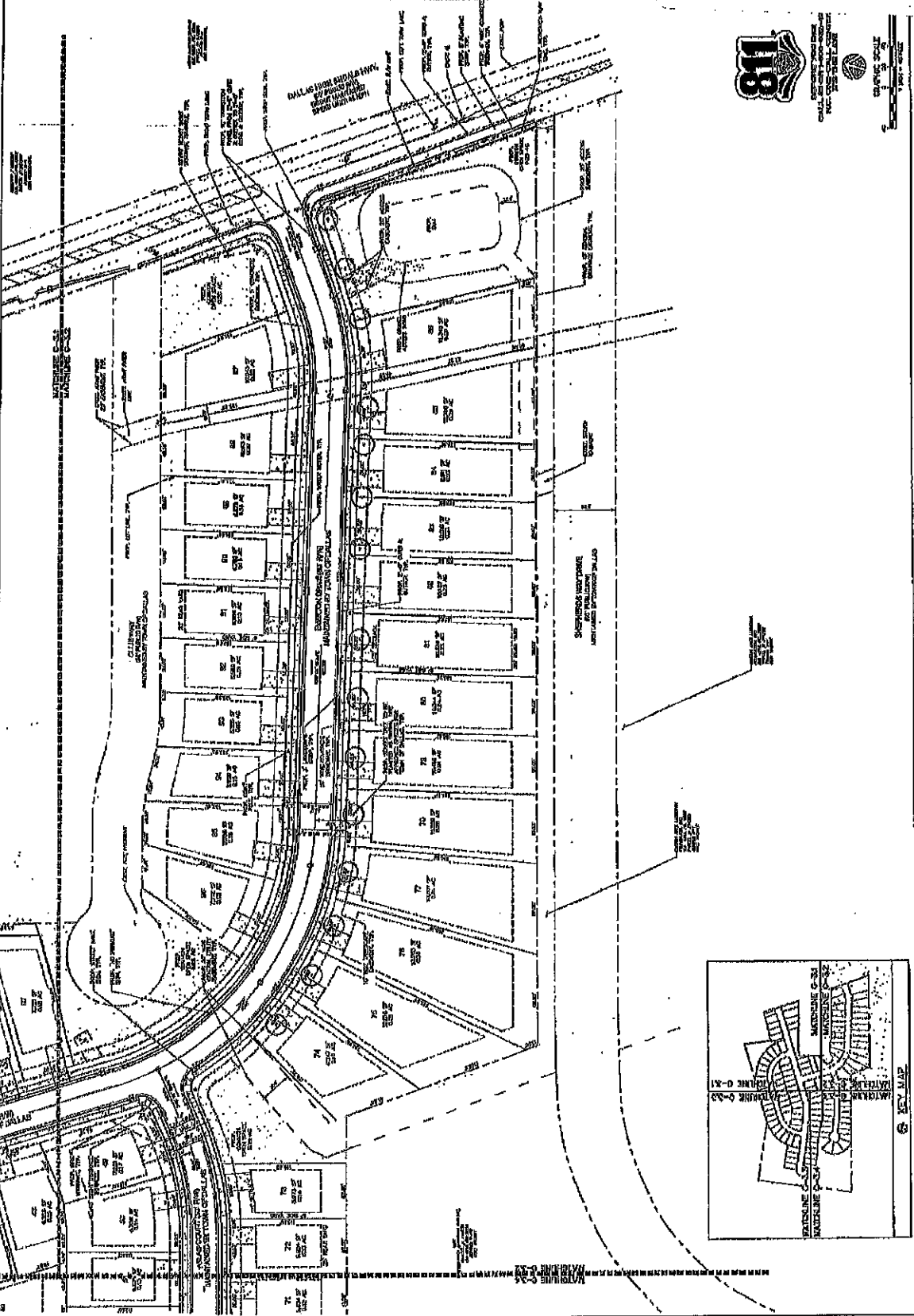


Site Plan Enlargement
 6025 Dallas High Shoals Hwy, Dallas, TX 75244

Garrett Creek Dallas, LLC
 Jerald Kohn

Professional Design Firm
 Working No. 02174

URBAN DESIGN PARTNERS

IRB
 10000 North Central Expressway
 Suite 200
 Dallas, Texas 75243
 (214) 343-8800
 www.irb.com

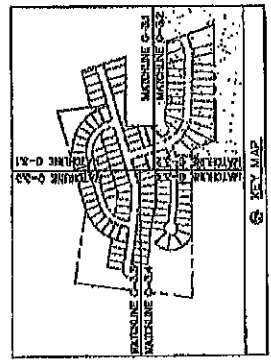




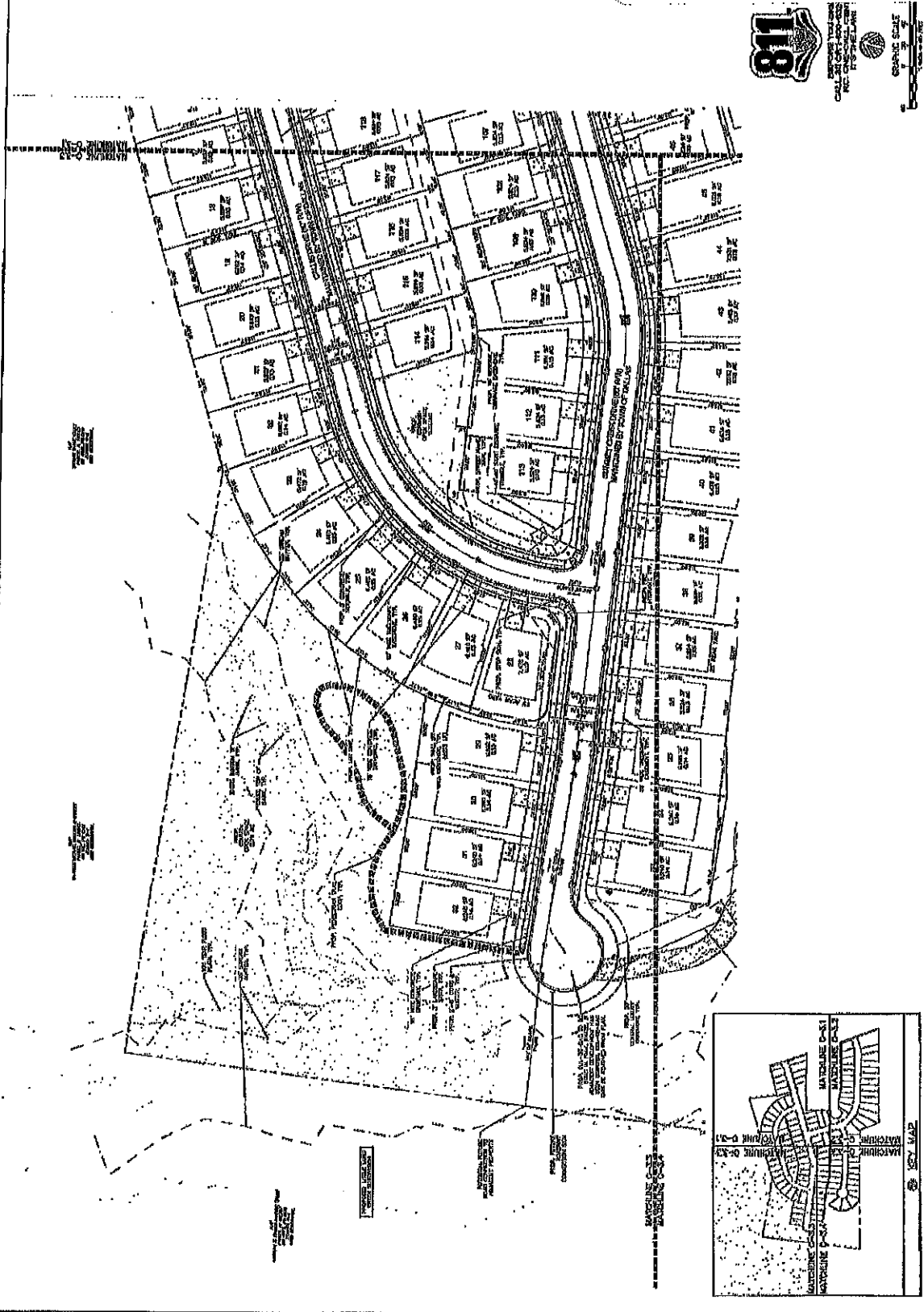
EXHIBIT 7B-8


**BREAN
DESIGN
PARTNERS**
 ARCHITECTS & ENGINEERS
 1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 (405) 521-1100


 BREAN, JAMES R.
 PROFESSIONAL ENGINEER
 No. 10000
 State of Oklahoma

1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 (405) 521-1100

1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 (405) 521-1100

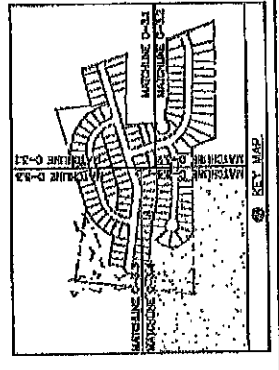
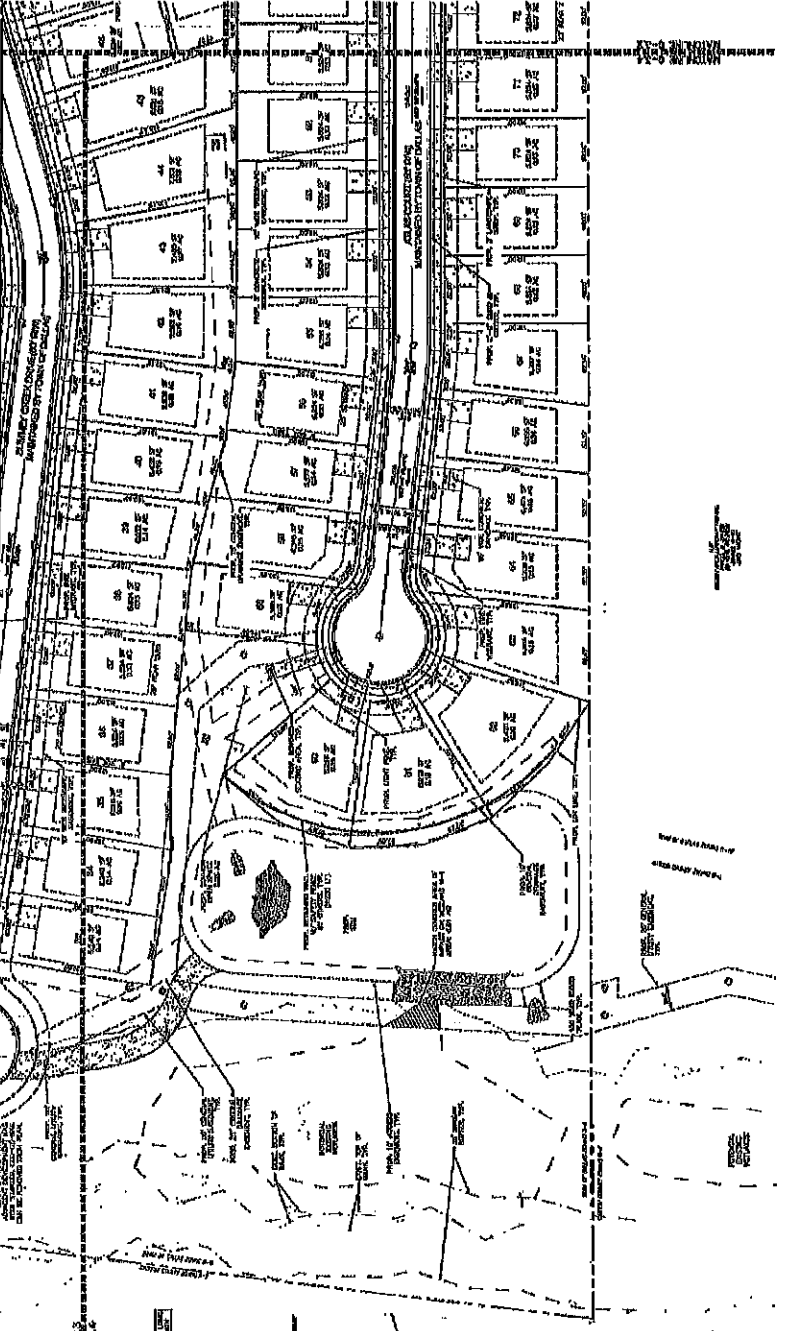



Plan Enticement
 1185 High Street, Raleigh, NC 27603

imney Creek
 Raleigh, NC 27603

URBAN DESIGN PARTNERS
 1185 High Street, Raleigh, NC 27603

118
 1185 High Street, Raleigh, NC 27603




URBAN DESIGN PARTNERS
 107 Ashton Place Drive
 Raleigh, NC 27617
 Phone: (919) 873-4444
 Fax: (919) 873-4445
 www.urbandesignpartners.com

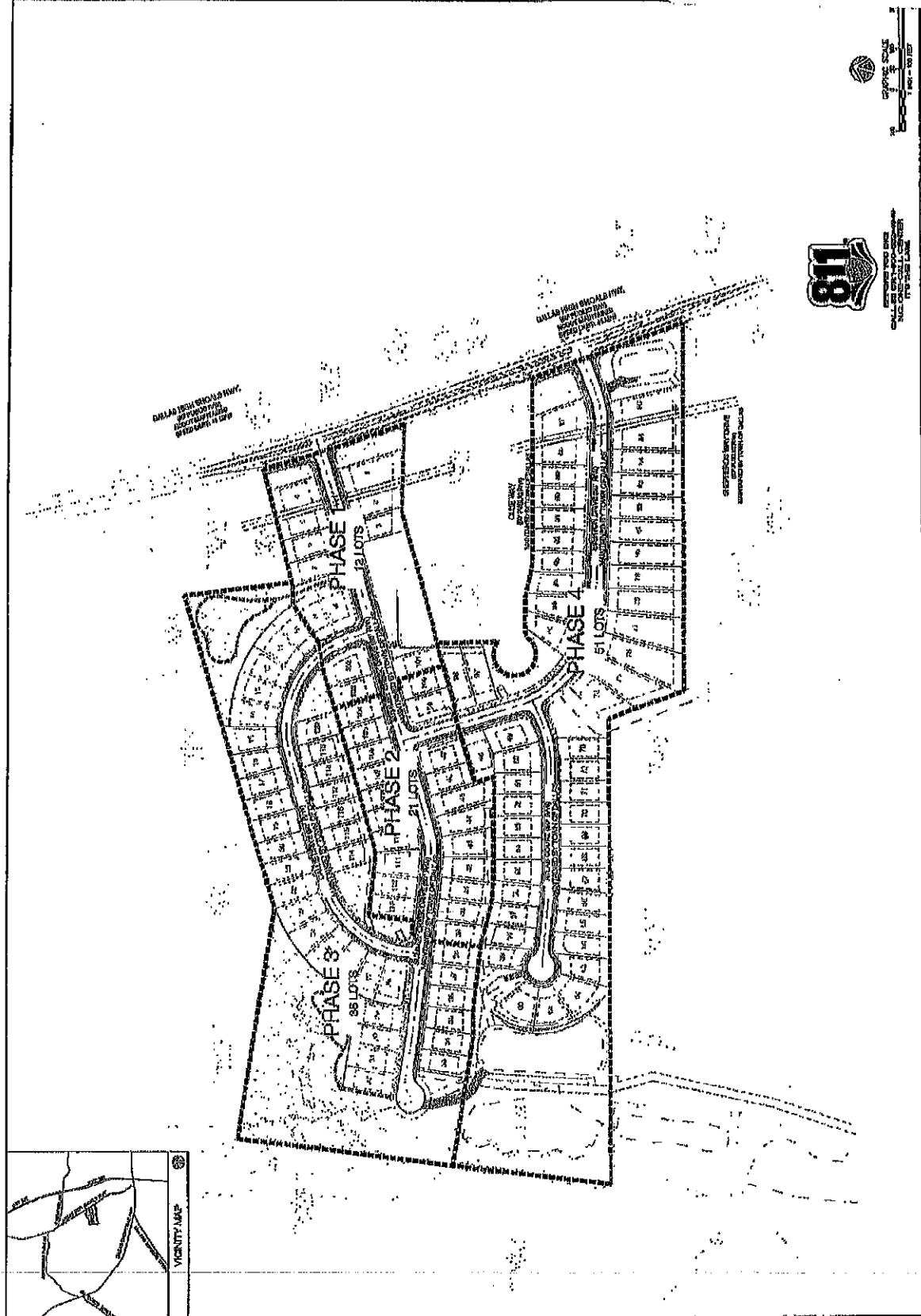
Summit Creek Durham, LLC
 107 Ashton Place Drive
 Raleigh, NC 27617
 Phone: (919) 873-4444
 Fax: (919) 873-4445
 www.summitcreekdurham.com

Phasing Plan
 107 Ashton Place Drive, Raleigh, NC 27617





L18
 10700 WOOD BRIDGE DRIVE
 RALEIGH, NC 27617
 TEL: (919) 873-4444
 WWW.L18.COM



**OATH OF OFFICE
FOR
MAYOR BEATY**

I, Hayley Beaty, do solemnly swear that I will support and maintain the Constitution and Laws of the United States and the Constitution and Laws of North Carolina not inconsistent therewith, and that I will, in all respect, observe the provisions of the Charter and the Ordinances of the Town of Dallas, and will faithfully discharge the duties of my office as **MAYOR**, so help me God.

Swore to and subscribed before me,
this 12th day of December, 2023.

David Phillips, Superior Court Judge

Attested: _____
Sarah Ballard, Town Clerk

**OATH OF OFFICE
FOR
ALDERMAN WITHERS**

I, Hoyle Withers, do solemnly swear that I will support and maintain the Constitution and Laws of the United States and the Constitution and Laws of North Carolina not inconsistent therewith, and that I will, in all respect, observe the provisions of the Charter and the Ordinances of the Town of Dallas, and will faithfully discharge the duties of my office as **ALDERMAN**, so help me God.

Swore to and subscribed before me,
this 12th day of December, 2023.

David Phillips, Superior Court Judge

Attested: _____
Sarah Ballard, Town Clerk

**OATH OF OFFICE
FOR
ALDERMAN CLONINGER**

I, Alan Cloninger, do solemnly swear that I will support and maintain the Constitution and Laws of the United States and the Constitution and Laws of North Carolina not inconsistent therewith, and that I will, in all respect, observe the provisions of the Charter and the Ordinances of the Town of Dallas, and will faithfully discharge the duties of my office as **ALDERMAN**, so help me God.

Swore to and subscribed before me,
this 12th day of December, 2023.

David Phillips, Superior Court Judge

Attested: _____
Sarah Ballard, Town Clerk

Town of Dallas
Board of Aldermen 2024 Meeting

EXHIBIT 9A-1

Tuesday, January 9, 2024	6:00 pm	Community Room
Tuesday, February 13, 2024	6:00 pm	Community Room
Tuesday, March 12, 2024	6:00 pm	Community Room
Tuesday, April 9, 2024	6:00 pm	Community Room
Tuesday, May 14, 2024	6:00 pm	Community Room
Tuesday, June 11, 2024	6:00 pm	Community Room
Tuesday, July 9, 2024	6:00 pm	Community Room
Tuesday, August 13, 2024	6:00 pm	Community Room
Tuesday, September 10, 2024	6:00 pm	Community Room
Tuesday, October 8, 2024	6:00 pm	Community Room
Tuesday, November 12, 2024	6:00 pm	Community Room
Tuesday, December 10, 2024	6:00 pm	Community Room

Town of Dallas
Board of Aldermen 2024 Work Session Schedule

Monday, January 22, 2024 (Strategic Planning)	1:00 pm	Community Room
Tuesday, January 23, 2024	5:00 pm	Community Room
Tuesday, February, 27, 2024	5:00 pm	Community Room
Tuesday, March 26, 2024	5:00 pm	Community Room
Tuesday, April 23, 2024	5:00 pm	Community Room
Tuesday, May 28, 2024	5:00 pm	Community Room
Tuesday, June 25, 2024	5:00 pm	Community Room
Tuesday, July 23, 2024	5:00 pm	Community Room
Tuesday, August 27, 2024	5:00 pm	Community Room
Tuesday, September 24, 2024	5:00 pm	Community Room
Tuesday, October 22, 2024	5:00 pm	Community Room
Tuesday, November 26, 2024	5:00 pm	Community Room
Tuesday, December 24, 2024	No Work Session Scheduled	

Town of Dallas FY 2025 Budget Calendar	
Date	Description
January 11, 2024	Budget Forms to Department Heads
January 22, 2024	Strategic Planning Meeting to Discuss Goals
February 2, 2024	Department Heads forward Proposed Budget Requests to Town Manager and Finance Officer
February 12 - February 15, 2024	Department Meetings on Proposed Budget Requests
March 26, 2024	Budget Worksession
April 8 - April 11, 2024	Department Meetings on Proposed Budget Requests (if necessary)
April 23, 2024	Budget Worksession
May 17, 2024	Draft Budget Submitted to Board
June 11, 2024	Adoption of Budget Ordinance
June 30, 2024	End of FY24

§ 160A-70. Mayor pro tempore; disability of mayor.

At the organizational meeting, the council shall elect from among its members a mayor pro tempore to serve at the pleasure of the council. A councilman serving as mayor pro tempore shall be entitled to vote on all matters and shall be considered a councilman for all purposes, including the determination of whether a quorum is present. During the absence of the mayor, the council may confer upon the mayor pro tempore any of the powers and duties of the mayor. If the mayor should become physically or mentally incapable of performing the duties of his office, the council may by unanimous vote declare that he is incapacitated and confer any of his powers and duties on the mayor pro tempore. Upon the mayor's declaration that he is no longer incapacitated, and with the concurrence of a majority of the council, the mayor shall resume the exercise of his powers and duties. In the event both the mayor and the mayor pro tempore are absent from a meeting, the council may elect from its members a temporary chairman to preside in such absence. (1971, c. 698, s. 1; 1979, 2nd Sess., c. 1247, s. 4.)

**Town of Dallas
Budget Amendment**

EXHIBIT 9D-1

Date: December 12, 2023

Action: General Fund Amendment

Purpose: To Appropriate Funds for Career Expo Sponsorship

Number: REC-004

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	5700	4722	Town Sponsored Events	\$51,700	\$52,000	\$300
10	3999	0000	Fund Balance Appropriated	\$568,972	\$569,272	\$300

Approval Signature
(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Budget Amendment – To Accept and Appropriate Donation from Never Forget 911 Foundation for K-9 Supplies

AGENDA ITEM NO. 5A

MEETING DATE: 01/09/2024

BACKGROUND INFORMATION:

Dallas has received a donation from the Never Forget 911 Foundation in the amount of \$3,270 toward supplies to support the Town's Police K-9 Unit. Attached is a budget amendment accepting that donation and appropriating the funds.

MANAGER RECOMMENDATION: Approve the budget amendment accepting and appropriating a donation from the Never Forget 911 Foundation, as presented.

BOARD ACTION TAKEN:

**Town of Dallas
Budget Amendment**

Date: January 9, 2024

Action: General Fund Amendment

Purpose: To Accept and Appropriate Never forget 911 Foundation Donation

Number: PD-003

Fund	Dept	Line Item	Item Description	Original Amount	Amended Amount	Difference
10	3500	0000	Miscellaneous	\$8,500	\$11,770	\$3,270
10	5100	3315	K9 Supplies	\$12,950	\$16,220	\$3,270

Approval Signature

(Town Manager)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Election of Mayor Pro Tempore

AGENDA ITEM NO. 7A

MEETING DATE: 01/09/2024

BACKGROUND INFORMATION:

This item was tabled at the December 12, 2023 meeting.

Based on N.C.G.S. §160A-70, "At the organizational meeting, the council shall elect from among its members a mayor pro tempore to serve at the pleasure of the council." The organizational meeting, according to §160A-68 can be at any date and time decided by the council as long as it is "not later than the date and time of the first regular meeting of the council in December after the results of the municipal election have been certified". In Dallas, the organizational meeting is held at the regular December Board of Alderman meeting.

Currently, Alderman Jerry Cearley is serving as mayor pro tempore. Alderman Cearley may be re-elected to serve in this capacity, if he is willing; or another Board member may be elected.

MANAGER RECOMMENDATION: Elect a Board member to serve as mayor pro tempore for the next two years, pursuant to the statutes referenced above.

BOARD ACTION TAKEN:

§ 160A-70. Mayor pro tempore; disability of mayor.

At the organizational meeting, the council shall elect from among its members a mayor pro tempore to serve at the pleasure of the council. A councilman serving as mayor pro tempore shall be entitled to vote on all matters and shall be considered a councilman for all purposes, including the determination of whether a quorum is present. During the absence of the mayor, the council may confer upon the mayor pro tempore any of the powers and duties of the mayor. If the mayor should become physically or mentally incapable of performing the duties of his office, the council may by unanimous vote declare that he is incapacitated and confer any of his powers and duties on the mayor pro tempore. Upon the mayor's declaration that he is no longer incapacitated, and with the concurrence of a majority of the council, the mayor shall resume the exercise of his powers and duties. In the event both the mayor and the mayor pro tempore are absent from a meeting, the council may elect from its members a temporary chairman to preside in such absence. (1971, c. 698, s. 1; 1979, 2nd Sess., c. 1247, s. 4.)

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Annexation Request – Parcel ID#214259 Shepherd's Way

AGENDA ITEM NO. 7B

MEETING DATE: 01/09/2024

BACKGROUND INFORMATION:

This item was tabled at the November 14, 2023 meeting.

Spencer McNab of BGE, Inc., along with Adam Morman of Smith Douglas Homes, on behalf of Gaston Area Lutheran Fund, Inc., property owner, submitted a voluntary annexation petition on 6/12/2023. The petition was for voluntary contiguous annexation of a portion of Gaston County Parcel #214259 into the Town of Dallas in order to develop the entire property for single family residential.

This application was submitted along with rezoning petition Z-2023-02 requesting the Residential R-5 Zoning District. The entire 18.61-acre parcel is highlighted for new residential development in the 2030 Future Land Use Plan.

Staff was directed to investigate the sufficiency of the petition to determine if it meets the standards of 160A-31 at the Board of Aldermen Regular Meeting on July 11, 2023. The petition has been deemed sufficient and the Board of Aldermen shall set a public hearing for the annexation of the property, per NCGS §160A-31(c). A rezoning public hearing for the subject property would occur after the property has been annexed.

Supporting documentation, including the Certificate of Sufficiency, is attached.

MANAGER RECOMMENDATION: Set a public hearing to discuss annexation of portions of Parcel #214259, as presented.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

PETITION FOR ANNEXATION

PETITION NUMBER: _____

Contiguous

Non-Contiguous

DATE: _____

FEE: \$550.00

Current Property Use: Vacant / Wooded Requested Zoning: R-5

Planned Property Use: Single-Family Residential

To the Board of Aldermen of the Town of Dallas:

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

0 Shepherds Way Drive, DALLAS, NC 28034, further identified as **a portion of**
parcel ID #s 214259 and 214260, be annexed to the Town of Dallas.

Print owner name(s) and information:

Gaston Area Lutheran Fund, Inc

Name Representative: Graham Bell Phone 704-922-8124

Address 916 S. Marietta St. Gastonia, NC 28054

Name _____ Phone _____

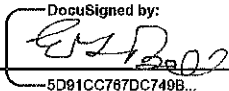
Address _____

Name _____ Phone _____

Address _____

Attachments included with Petition:

1. Legal description (as noted in property deed)
2. Letter outlining reasons for annexation request
3. List of Abutting Property Owners
4. Survey or Plat suitable for recordation
5. \$550 Fee

Owner's Signature:  Date: 7/26/2023

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Received By: _____ Date: _____

August 30, 2023

Town of Dallas Development Services
210 N. Holland St
Dallas, NC 28034-1625

RE: Shepherds Way Subdivision
0 Shepherds Way Drive
PID #s 214259, 212567, 214260

Dear Town of Dallas Development Services,

I George Rhyne representative of Gaston Area Lutheran Foundation Inc. (Property owners of parcel #s 214259, 212567, and 214260), would like to submit this letter as permission for Smith Douglas Homes (dba; SDH Charlotte, LLC) to submit the above referenced project for annexation, rezoning, subdivision, and land disturbance on our behalf as Petitioner / Representative to the Town of Dallas, NCDOT, and NCDEQ.

Sincerely,

DocuSigned by:



E304E3FEA49F4D4
Representative, Gaston Area Lutheran Foundation, Inc.

Name: George Rhyne

Date: 8/30/2023

Doc ID: 011095370004 Type: CRP
Recorded: 05/03/2006 at 04:20:14 PM
Fee Amt: \$692.00 Page 1 of 4
Excise Tax: \$669.00
Instr# 20060000797
Gaston, NC
Susan S. Lockridge Register of Deeds
BK 4218 PG 2058-2061

RECORDING FEE 230
EXCISE TAX PAID 669.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 669.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee @ 435 Collier Street, Gastonia, NC 28054

This instrument was prepared by: Richard D. Laws

Brief description for the Index: _____

THIS DEED made this 27th day of April, 2006, by and between

GRANTOR	GRANTEE
Hope Lutheran School, Inc.	Gaston Area Lutheran Foundation, Inc.

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

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

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

see attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3396 page 323.

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

EXHIBIT A

BEGINNING at an iron at the western terminus of the northern margin of Gaston Way, and running thence South 36-00-00 East 31.57 feet to a point in the center line of a 60-foot easement described in Book 4128 at Page 1995; and running thence with the northern line of the property conveyed to Hospice of Gaston County, Inc., by deed recorded in Book 4128 at Page 1979, Gaston County Registry, South 76-31-32 West 1,350.09 feet to a point in the eastern line of W. Summey as described in Book 1946 at Page 708; thence North 01-53-07 West 516.00 feet to an iron; thence South 88-38-45 West 311.10 feet to a poplar tree, corner with the property of P. Summey (Book 1388 at Page 98); thence with P. Summey's line North 09-50-21 West 366.80 feet to an iron in the line of G. F. Summey (Book 11 at Page 287); thence with the line of G. F. Summey, North 73-10-21 East 1,113.68 feet to an iron, corner with the property of B. Kinley as described in Book 388 at Page 249; thence South 36-00-00 East 1,053.18 feet to the point and place of Beginning, and containing 26.76 acres, more or less. The foregoing description is taken from plat of survey made by David W. Dickson, Registered Surveyor, dated February 21, 1996, and is the northern portion of that property conveyed to Hope Lutheran School, Inc., by deed recorded in Book 3396 at Page 323, Gaston County Registry.

This conveyance is subject to an easement for ingress, egress and regress to Gaston Way as described in instrument recorded in Book 4128 at Page 1995, Gaston County Registry.

By the execution of this deed, the Grantor certifies that it has complied with all provisions of that certain Agreement recorded in Book 4128 at Page 1983, Gaston County Registry, and is authorized to make this conveyance.

UNRECORDED

EXHIBIT B

This property is conveyed subject to the following conditions:

- (1) In the event that Gaston Area Lutheran Foundation, Inc., determines that it is willing to sell, exchange, assign, transfer or otherwise alienate all or any portion of the property to a buyer who intends to use the Property for any purpose other than religious, church or worship activities or by a church affiliated agency in accordance with the terms of a bona fide written offer made to or by Gaston Area Lutheran Foundation, Inc., or Hope Lutheran School, Inc., then Gaston Area Lutheran Foundation, Inc., shall provide Hospice of Gaston County, Inc., with a complete and legible copy of such offer within ten (10) business days of Gaston Area Lutheran Foundation, Inc.'s making or receipt of same. Upon delivering written notice by Gaston Area Lutheran Foundation, Inc., to Hospice of Gaston County, Inc., within a period of thirty (30) days thereafter, Hospice of Gaston County, Inc., shall have the right to acquire from Gaston Area Lutheran Foundation, Inc., the Property (or applicable portion thereof) on the exact material, terms and conditions (including the price and/or other consideration and including the property description) set forth in such bona fide offer. Failure of Hospice of Gaston County, Inc., to exercise its Right of First Refusal within thirty (30) days after receiving such bona fide written offer from Gaston Area Lutheran Foundation, Inc., shall waive such Right of First Refusal, and Gaston Area Lutheran Foundation, Inc., shall be free to convey the Property to said bona fide offeror on the exact material terms and conditions of said offer.
- (2) Gaston Area Lutheran Foundation, Inc., by the acceptance of this deed, grants to Hope Lutheran School, Inc., the right, at any time within three (3) years following the date of this deed, to repurchase up to six (6) acres of the above described property at the same price per acre as was conveyed herein by this deed; PROVIDED THAT, Gaston Area Lutheran Foundation, Inc., shall determine, in its sole discretion, the location of such tract (up to six acres) within the above described property, and the said tract to be reconveyed to Hope Lutheran School, Inc., shall be one contiguous parcel.

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

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- Rights set out in Exhibit B attached hereto.
- Easements, restrictions and rights of way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

HOPE LUTHERAN SCHOOL, INC. (SEAL)
(Entity Name)

By: George H. Rogers Sr. (SEAL)
 Title: Chairman
 George H. Rogers, Sr., Chairman of the Board

By: _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____

USE BLACK INK ONLY

SEAL-STAMP

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

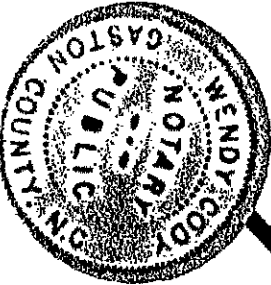
SEAL-STAMP

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that George H. Rogers, Sr. personally came before me this day and acknowledged that he is the Chairman of Board of Hope Lutheran School, Inc. a North Carolina or _____ corporation/limited liability company/general partnership/limited liability partnership (delete through the inapplicable), and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 2nd day of April, 2008.

My Commission Expires: 2-2-08

Wendy Cody
Notary Public



SEAL-STAMP

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. _____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

LEGAL DESCRIPTION

TRACT 1

ALL THAT REAL PROPERTY LYING IN THE COUNTY OF GASTON, ALL IN THE TOWNSHIP OF DALLAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT AN EXISTING NGS MONUMENT GAS 5 (PID FA1495) HAVING A NORTH CAROLINA GRID ~ NAD 83(2011) COORDINATES OF N= 579,951.27 FEET, E= 1,345,922.28 FEET;

THENCE N 73° 46' 57" W, A GROUND DISTANCE OF 1,469.44 FEET (GRID DISTANCE OF 1,469.21 FEET, COMBINED GRID FACTOR = 0.99984337) TO A SET #5 REBAR WITH CAP, AT THE NORTHEASTERLY CORNER OF THE LANDS OF HOSPICE OF GASTON COUNTY (DEED BOOK 4128, PAGE 1979 GASTON COUNTY REGISTRY), HAVING A LOCAL GROUND COORDINATE OF N = 580,361.664 FEET AND E = 1,344,511.308 FEET;

THENCE N 35° 49' 03" W, A DISTANCE OF 31.20 FEET, TO AN EXISTING #4 REBAR;

THENCE N 32° 55' 37" W, A DISTANCE OF 1.14 FEET, TO AN EXISTING #4 REBAR AT THE SOUTHWEST CORNER OF THE LANDS OF UNNIKRISHNAN P. VASUDEVANNAIR (DEED BOOK 5051, PAGE 2267, BEING LOT 17 OF PLAT BOOK 27 PAGE 50, GASTON COUNTY REGISTRY);

THENCE N 35° 50' 33" W, AND WITH THE WEST LINE OF THE LANDS OF UNNIKRISHNAN P. VASUDEVANNAIR, A DISTANCE OF 152.10 FEET, TO AN EXISTING NAIL AT BASE OF AN EXISTING 1 INCH BENT PIPE, AT THE SOUTHWESTERLY CORNER OF THE LANDS OF LANNY NEIL SMITH (DEED BOOK 525 PAGE 2412, GASTON COUNTY REGISTRY);

THENCE N 35° 44' 21" W, AND WITH THE WESTERLY LINE OF THE LANDS OF LANNY NEIL SMITH, A DISTANCE OF 99.69 FEET, TO AN EXISTING 1 INCH BENT IRON PIPE;

THENCE N 35° 42' 33" W, AND CONTINUING WITH THE WESTERLY LINE OF THE LANDS OF LANNY NEIL SMITH, A DISTANCE OF 99.90 FEET, TO A SET NAIL AT THE BASE OF AN EXISTING 1/2 INCH BENT IRON PIPE, AT THE SOUTHWESTERLY CORNER OF THE LANDS OF ROBERT M. HOLLAND (DEED BOOK 2289 PAGE 109, GASTON COUNTY REGISTRY);

THENCE N 35° 46' 14" W, WITH THE WESTERLY LINE OF THE LANDS OF ROBERT M. HOLLAND (DEED BOOK 2289 PAGE 109, AND THE LANDS OF GREGORY PUETT DEED BOOK 5384 PAGE 888 BOTH OF GASTON COUNTY REGISTRY), PASSING A SET #5 REBAR WITH CAP AT **194.99 FEET**, AND CONTINUING **ANOTHER 5.00 FEET** TO A COMPUTED POINT INSIDE A TREE, AND CONTINUING **ANOTHER 7.00 FEET** TO A SET #5 REBAR WITH CAP AND CONTINUING **ANOTHER 192.99 FEET** FOR A **TOTAL DISTANCE OF 399.98**

FEET, TO AN EXISTING AXLE, SAID EXISTING AXLE BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 35° 45' 35" W, AND WITH THE WESTERLY LINE OF LOT 5, PLAT BOOK 5 PAGE 92 GASTON COUNTY REGISTRY, PASSING A SET #5 REBAR WITH CAP AT **18.35 FEET**, AND CONTINUING **ANOTHER 63.53 FEET** TO A SET #5 REBAR WITH CAP, AND CONTINUING **ANOTHER 18.35 FEET**, FOR A **TOTAL DISTANCE OF 100.23 FEET** TO A 1 INCH PINCHED IRON PIPE WITH WITNESS POST AT THE SOUTHWESTERLY CORNER OF THE LANDS OF SAMMEY CREEK DALLAS, LLC (DEED BOOK 5388 PAGE 1904, PLAT BOOK 99 PAGE 5);

THENCE N 73° 27' 08" E, WITH THE SOUTHERLY LINE OF SAMMEY CREEK DALLAS, LLC (DEED BOOK 5388 PAGE 1904 PLAT BOOK 99 PAGE 5), A DISTANCE OF 294.81 TO AN EXISTING 3/4 INCH IRON ROD;

THENCE N 73° 27' 08" E, AND CONTINUING WITH THE SOUTHERLY LINE OF SAMMEY CREEK DALLAS, LLC., A DISTANCE OF 198.12 FEET TO AN EXISTING 1-1/2 INCH IRON PIPE;

THENCE N 73° 24' 09" E, AND CONTINUING WITH THE SOUTHERLY LINE OF SAMMEY CREEK DALLAS, LLC., A DISTANCE OF 393.25 FEET, TO A SET NAIL AT THE BASE OF AN EXISTING BENT #4 REBAR IN THE WESTERLY LINE OF DALLAS-HIGH SHOALS HIGHWAY (NC HIGHWAY #155) AS SHOWN IN PLAT BOOK 74 PAGES 58-59 GASTON COUNTY REGISTRY;

THENCE S 35° 39' 36" E, AND WITH THE WESTERLY LINE OF DALLAS-HIGH SHOALS HIGHWAY (NC HIGHWAY #155), PASSING AN EXISTING CONCRETE MONUMENT AT **18.20 FEET**, AND CONTINUING **ANOTHER 63.44 FEET** TO AN EXISTING CONCRETE MONUMENT, AND CONTINUING **ANOTHER 18.24 FEET**, FOR A **TOTAL DISTANCE OF 99.88 FEET**, TO A SET NAIL AT THE BASE OF AN EXISTING BENT #4 REBAR;

THENCE S 72° 46' 53" W, AND WITH THE NORTHERLY LINE OF THE LANDS GREGORY PUETT (DEED BOOK 5384 PAGE 885) OF A DISTANCE OF 148.63 FEET, TO A SET NAIL AT BASE OF EXISTING 1-1/2 INCH BENT IRON PIPE;

THENCE S 73° 32' 24" W, AND WITH THE NORTHERLY LINE OF THE LANDS GREGORY PUETT (DEED BOOK 5384 PAGE 888 GASTON COUNTY REGISTRY), A DISTANCE OF 737.29 FEET TO AN EXISTING AXLE, SAID EXISTING AXLE BEING THE **TRUE POINT OF BEGINNING**;

THE ABOVE DESCRIBED LOT CONTAINS 1.937 ACRES AND IS SHOWN IN A PLAT TITLED "ALTA/NSPS LAND TITLE LOCATION & BOUNDARY SURVEY OF: GASTON AREA LUTHERAN FOUNDATION, INC. DB 4218 PG 2058, AND DB 4633 PG 377", AND LABELED AS ANNEXATION AREA 1, BY CESI, CESI JOB NUMBER 230364.000

LEGAL DESCRIPTION

TRACT 2

ALL THAT REAL PROPERTY LYING IN THE COUNTY OF GASTON, ALL IN THE TOWNSHIP OF DALLAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT AN EXISTING NGS MONUMENT GAS 5 (PID FA1495) HAVING A NORTH CAROLINA GRID ~ NAD 83(2011) COORDINATES OF N= 579,951.27 FEET, E= 1,345,922.28 FEET;

THENCE N 73° 46' 57" W, A GROUND DISTANCE OF 1,469.44 FEET (GRID DISTANCE OF 1,469.21 FEET, COMBINED GRID FACTOR = 0.99984337) TO A SET #5 REBAR WITH CAP, AT THE NORTHEASTERLY CORNER OF THE LANDS OF HOSPICE OF GASTON COUNTY (DEED BOOK 4128, PAGE 1979 GASTON COUNTY REGISTRY), HAVING A LOCAL GROUND COORDINATE OF N = 580,361.664 FEET AND E = 1,344,511.308 FEET;

THENCE S 76° 45' 12" W, AND WITH THE NORTHERLY LINE OF HOSPICE OF GASTON COUNTY (DEED BOOK 4128, PAGE 1979 GASTON COUNTY REGISTRY), A DISTANCE OF 1,350.06 FEET, TO A SET #5 REBAR WITH CAP, IN THE LINE OF GASTON AREA LUTHERAN FOUNDATION, INC. (DEED BOOK 4633 PAGE 377 GASTON COUNTY REGISTRY);

THENCE N 01° 37' 55" W, AND WITH THE LINE OF GASTON AREA LUTHERAN FOUNDATION, INC. (DEED BOOK 4633 PAGE 377 GASTON COUNTY REGISTRY), PASSING AN EXISTING #4 REBAR AT **30.63 FEET**, AND CONTINUING ANOTHER **485.29 FEET**, FOR A **TOTAL DISTANCE OF 515.92 FEET**, TO AN EXISTING #4 REBAR BESIDE A BOLLARD; SAID EXISTING #4 REBAR BESIDE A BOLLARD BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 89° 05' 43" W, AND CONTINUING WITH THE LINE OF GASTON AREA LUTHERAN FOUNDATION, INC. (DEED BOOK 4633 PAGE 377 GASTON COUNTY REGISTRY), PASSING A SET #5 REBAR WITH CAP AT A DISTANCE OF **307.10 FEET**, AND CONTINUING ANOTHER **5.00 FEET**, FOR A **TOTAL DISTANCE OF 312.10 FEET**, TO A COMPUTED POINT INSIDE A 25 INCH OAK TREE;

THENCE N 09° 30' 18" W, AND WITH THE LINE OF LGI HOMES-NC LLC (DEED BOOK 5298 PAGE 2157 GASTON COUNTY REGISTRY), PASSING A SET #5 REBAR WITH CAP AT **5.00 FEET**, AND CONTINUE ANOTHER **360.20 FEET**, FOR A **TOTAL DISTANCE OF 365.20 FEET**, TO AN EXISTING 1-1/2 INCH IRON PIPE WITH A CENTER NAIL PLUG, SAID EXISTING 1-1/2 INCH IRON PIPE WITH A CENTER NAIL PLUG BEING N 75° 46' 46" E, AND DISTANT 48.58 FEET FROM AN EXISTING #4 REBAR, AND ALSO BEING S 09° 16' 43" E, AND DISTANT 34.31 FEET FROM A 3/4 INCH IRON ROD;

THENCE N 73° 22' 36" E, AND WITH THE SOUTHERLY LINE OF SAMMEY CREEK DALLAS LLC (DEED BOOK 5388 PAGE 1888 GASTON COUNTY REGISTRY), A DISTANCE OF 350.22 FEET, TO A SET #5 REBAR WITH CAP;

THENCE S 04° 36' 59" E, AND INTO THE LANDS OF GASTON AREA LUTHERAN FOUNDATION, INC. (DEED BOOK 4633 PAGE 377 GASTON COUNTY REGISTRY), A DISTANCE OF 456.93 FEET, TO AN EXISTING #4 REBAR BESIDE A BOLLARD, SAID EXISTING #4 REBAR BESIDE A BOLLARD BEING THE **TRUE POINT OF BEGINNING;**

THE ABOVE DESCRIBED LOT CONTAINS 3.090 ACRES AND IS SHOWN IN A PLAT TITLED "ALTA/NSPS LAND TITLE LOCATION & BOUNDARY SURVEY OF: GASTON AREA LUTHERAN FOUNDATION, INC. DB 4218 PG 2058, AND DB 4633 PG 377", AND LABELED AS ANNEXATION AREA 2, BY CESI , CESI JOB NUMBER 230364.000

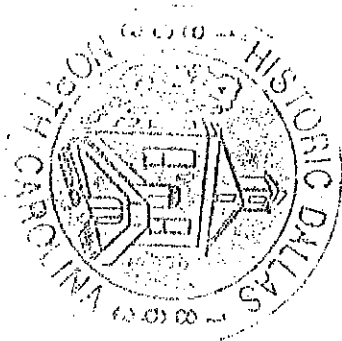
CERTIFICATE OF SUFFICIENCY

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

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

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Dallas, this 16 Day of October 2023.

SEAL



Sarah H Ballard
Town Clerk

Re: Shepherd's Way Annexation- PIDs 214259, 214260

Adjacent Property Owners

GASTON AREA LUTHERAN FND INC
916 S MARIETTA ST
GASTONIA, NC 28054

VASUDEVANNAIR UNNIKRISHNAN P
5807 FALLS RIDGE LN
CHARLOTTE, NC 28269-5152

HUFFMAN JAMES BENJAMIN
9021 MEREDITH LEIGH LN
CHERRYVILLE, NC 28021

HOLLAND ROBERT M
102 PAULA CIRCLE
SOUTHPORT, NC 28465-6019

CAMPBELL HARRIETT P LIFE ESTATE
3551 DALLAS HIGH SHOALS RD
DALLAS, NC 28034

SMITH LANNY NEIL
3535 DALLAS HIGH SHOALS HWY
DALLAS, NC 28034

LGI HOMES NC LLC
1450 LAKE ROBBINS DRIVE SUITE 430
THE WOODLANDS, TX 77380

SAMMEY CREEK DALLAS LLC
1205 AUTUMN RIDGE DRIVE
WAXHAW, NC 28173

BROOKS JERRY M, BROOKS PAT E
PO BOX 980
DALLAS, NC 28034-0980

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Re-appointment of Glenn Bratton to Planning Board/Board of Adjustment

AGENDA ITEM NO. 8A

MEETING DATE: 01/09/2024

BACKGROUND INFORMATION:

Planning Board Member Glenn Bratton's term on the Planning Board has expired. Mr. Bratton is interested in continuing in this role for the Town of Dallas.

He has requested to be re-appointed to the Planning Board/Board of Adjustment for another three-year term.

Mr. Bratton has been an engaged member of the Planning Board and Board of Adjustment. Staff is recommending that Mr. Bratton be re-appointed to the Planning Board/Board of Adjustment.

MANAGER RECOMMENDATION: Approve the recommendation from Staff to re-appoint Mr. Glenn Bratton to the Planning Board/Board of Adjustment for another three-year term.

BOARD ACTION TAKEN:

TOWN OF DALLAS, NORTH CAROLINA

REQUEST FOR BOARD ACTION

DESCRIPTION: Re-appointment of Reid Simms to Planning Board/Board of Adjustment

AGENDA ITEM NO. 8B

MEETING DATE: 01/09/2024

BACKGROUND INFORMATION:

Planning Board Member Reid Simms' term on the Planning Board has expired. Mr. Simms is interested in continuing in this role for the Town of Dallas.

He has requested to be re-appointed to the Planning Board/Board of Adjustment for another three-year term.

Mr. Simms has been an engaged member of the Planning Board and Board of Adjustment. Staff is recommending that Mr. Simms be re-appointed to the Planning Board/Board of Adjustment.

MANAGER RECOMMENDATION: Approve the recommendation from Staff to re-appoint Mr. Reid Simms to the Planning Board/Board of Adjustment for another three-year term.

BOARD ACTION TAKEN: