

## Jim Palenick

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**From:** Jim Palenick <jpalenick@dallasnc.net>  
**Sent:** Friday, January 09, 2015 12:12 PM  
**To:** 'Rick Coleman'; 'ronniemorrow@att.net'; 'huggybarber@att.net';  
'hoylewithers@yahoo.com'; 'jcmalker@gmail.com'; 'jjerryc2@att.net'  
**Cc:** 'mstroupe@dallasnc.net'; 'gbuckner@dallasnc.net'; 'Steve Lambert'; 'Doug Huffman'; 'Bill Trudnak'; 'J Kiser'; 'A Martin'; 'J. Thomas Hunn'  
**Subject:** Town Manager's Weekly Report (#105)

Mayor & Board of Aldermen(Women):

Please accept the following as the **Town Manager's Weekly Report for the Week-ended Friday, January 9, 2015.**

- The application and request to site a new, monopole cell tower on vacant, industrially-zoned property along E. Church St., between S. College and S. Rhyne Streets, has been deferred by the applicant on an indefinite basis, while they look at the potential of alternative sites that might be less visually-obtrusive to the Downtown Historic Area. After working with our consultant and Town staff and hearing of concerns that would likely have been presented by the State Historic Preservation Office (SHPO), they have been receptive to such concerns and highly cooperative. In turn, we may yet have to adjust or re-write our Cell tower ordinance (like we found out with the last request) in a manner which will better serve Town interests while still allowing quality cell coverage for all competing carriers. For now, however, the Planning Board will not be hearing this matter in January, and, in turn, the Board will not take it up in February.
- I have been working with the "Brightfield" group out of Asheville to see if the Town of Dallas might be included in their Federal government and Nissan corporation grant-assisted project to construct super-fast electric car charging stations at strategic locations throughout North Carolina, and was able to conclude a highly-successful, on-site visit on Thursday resulting in a commitment from Brightfield to locate a Dallas station. Specifically, this means that the Town would provide a portion of the back-most parking lot next to Town Hall (about 4-5 spaces, that are currently seldom-used) for locating a charging unit that, instead of taking 4-8 hours to fully charge a plug-in electric car, will do so in 30 minutes. There would be a fee charged at the station (by credit/debit card like a gas pump) and if the Town, through its electric utility, provided the electricity and brought the appropriate 480v underground line to the site, we would share in all revenues on a 30/70 basis. There would be no cost to the Town and no grant-administration or monitoring requirements. But even better, if we put in the appropriate larger conduit and plan for it upfront, we will be the next in line (next grant cycle) to get the "full Brightfield location" – meaning the installation of a canopy covered in photo-voltaic panels where the electricity is largely generated as on-site solar, and an additional fast-charging station. We will be the first such location in our area joining current plans for installation in Asheville, Raleigh-Durham and the Charlotte airport area among early adopters. I will bring the lease agreement to the February Board Meeting for approval. The installation should be complete by March 15<sup>th</sup>.
- Following completion of the exterior shutter installation, we have now scheduled the final "punch-list" walk-through for the Courthouse renovation for Wednesday of next week. At that time we will be working through any final items which remain incomplete or unacceptable and pursuing any necessary financial negotiations as a result. We hope to wrap this up quickly so that we can close out the Contract with Rehab builders and take final possession of the building.
- The Building permit for the Town's New public Utilities/Electric Warehouse building was finally issued on Monday of this week and as a result we have given the go-ahead to the contractor who will be pouring the concrete slab and erecting the structure. We now hope that the work will be completed within the next two months. In the meantime, because of the permitting delays, we have had to extend our \$300/month storage space lease for up to an additional 6 months to accommodate the Town's Holiday decorations pending their move to the new building once completed.

- We just submitted our first, full quarterly grant report following the introduction of our electric plug-in vehicles and our results showed that in the three months-ended December 31, 2014, the two vehicles traveled a combined 4,031.6 miles and used a combined 95.24 gallons of gas – yielding a combined average mpg of 42.33. This compared to the two Chevy V-8 pick-up trucks they replaced, which averaged 8.59 and 7.95 mpg respectively. Meaning ultimately, that we saved a combined 391.63 gallons of gas in just the first three months of usage. This should result, even with falling gas prices, of fuel savings of at least \$4,000 per year on these two vehicles.
- The Mayor met earlier this week with representatives of the Carolina Opera Company who toured the Courthouse in possible preparation for conducting a limited, live performance there on February 20<sup>th</sup>. They came away quite impressed and it appears quite likely that such an event will be scheduled. The Mayor will have more information on the matter at the Tuesday Board Meeting.
- We were not able to get any alternative responses to our request for bids to pour the slab and erect the picnic shelter at Jagers Park by our deadline, so we have, effective today, awarded the work to Tarpon Construction who has been the primary contractor on the Park project, and who has submitted the only bid to-date. That work will now begin just as soon as the weather will allow.
- This week on Thursday Afternoon, following distribution of the Board Packets, I received a request from Jamie Shuford of the Heart & Rhythm Dance Studio on Trade Street, to conduct a porta-pit chicken dinner sale “fund-raiser” on January 30<sup>th</sup>, using the Town property behind Town Hall to locate the Porta-pit cooker on – They would then distribute the dinners from the dance studio. This has been a recurring event, multiple times per year in the recent past. Since it wasn’t in time for the packets, she is not listed on the Agenda. She does intend to speak under “recognition of Citizens”, and has fully filled out the special event application required by the Town and I will distribute it at the Meeting. It did not meet the 30-day advance submission requirement, but, that said, it is quite simple in that it does not request or require any in-kind Town services, but rather is limited to the single issue of using Town property to locate the cooker. Obviously it is the Board’s decision on how it wishes to handle this request, but it continues to be a bad precedent to allow the use of Town property for the purely private sales of goods or services ( chicken dinners) that don’t serve the general or common good, but rather a specific business. We had a recent private group who set up a similar cooker and dinner sale in the bank parking lot behind Town Hall and that was entirely appropriate because it was limited to private property. Please consider these issues as you make your decision on how to respond to this request.

Thank You,

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