

## Jim Palenick

---

**From:** Jim Palenick [jpalenick@dallasnc.net]  
**Sent:** Friday, February 28, 2014 1:08 PM  
**To:** 'Rick Coleman'; 'ronniemorrow@att.net'; 'huggybarber@att.net'; 'hoylewithers@yahoo.com'; 'jjerryc2@att.net'; 'jcmaker@gmail.com'  
**Cc:** 'MStroupe'; 'Gary Buckner'; 'Steve Lambert'; 'dhuffman@dallasnc.net'; 'dallasplanning@dallasnc.net'; 'Bill Trudnak'; 'amartin@dallasnc.net'; 'J. Thomas Hunn'  
**Subject:** Town Manager's Weekly Report (#65)

Mayor & Board of Aldermen(Women):

Please accept the following as the **Town Manager's Report for the Week-ended, Friday, February 28, 2014.**

- We held our first bi-weekly update and "payment-draw" meeting with our architect (Ellen Harris) and contractor (rehab Builders) for the courthouse building renovation on Thursday morning. Some information and updates which came from that meeting include: The unconditional building permit was received on Wednesday the 26<sup>th</sup> –allowing all efforts to proceed thereafter. Also, all the demolition is essentially now complete and they have cut the floor and begun digging the elevator pit. Work on the roof will commence next week with materials removals and underlayment replacement. The new metal roof installation is scheduled to begin the week of March 17<sup>th</sup>. We have added the cost of builders risk insurance (\$1416.00) as well as the building permit (\$4,100) to the contract price since neither had been specified or included in the original contract. We do expect other savings in allowances to make up for these additions.
- Site-plans for the proposed new Walmart "Neighborhood Market", a 41,000 sq. ft. grocery-only with drive-through pharmacy, to be constructed along the north-side of Dallas Cherryville Highway west of 321 , were approved this week, giving developers the go-ahead to commence construction once they receive final building-permit approval from the County as well as NCDOT permit approval. The understanding is that the new grocery store will be constructed and opened within 2014. Typically these locations have been hiring approximately 95 new employees to fully staff the facility.
- NCDOT has begun the resurfacing of the north and south-bound lanes of highway 321, from Grier Beam Boulevard to the Lincoln County Line, and this construction activity is expected to continue through at least mid-July. During this time, traffic is likely to be restricted to a single lane in either direction and congestion will be significantly magnified. In addition, a good deal more traffic will likely be routed through Dallas as a result and we will be seeing greater congestion and back-ups as well. Plan accordingly.
- The former drop-off recycling station across from the police Department is now entirely gone and we have switched over to the new facility approximately one-block west at the opposite end of the municipal parking lot. This new facility is being serviced by Gaston County weekly at a significantly lower cost than the previously-private-vendor-collected receptacles. The new Center is now accepting Corrugated cardboard for the first time and allows for co-mingling of all glass and metals.
- We are hopefully nearing the end of our process to solicit and select a provider and benefits plan for this year's (Beginning April 1<sup>st</sup>) employee health care coverage program and have been doing everything possible to avoid having to resign ourselves to a renewal with Blue-Cross/Blue-Shield at their proposed 32% yearly increase. It appears quite certain at this point that we will be switching carriers and some recent development have made us a little more optimistic that we can avoid such an outrageous increase while essentially maintaining an equal or similar benefits plan. We expect to be in position to make a final decision for approval at the march 11<sup>th</sup> Board Meeting.
- I have begun working on a grant application to possibly receive 80% funding toward the purchase and installation of two (2) electric car charging stations, as well as two electric vehicles for use by our meter-readers. The Grant is due to the NC Solar Center of NC State University by March 18<sup>th</sup>, and is part of a round of \$1Million available statewide through the "clean fuel advanced technology project". I expect our chances for receiving funding for the charging stations to be quite good, while the vehicle purchases will likely be a good deal more competitive and as a result, less likely.

Thank You,

James M. (Jim) Palenick  
Interim Dallas Town Manager  
210 N. Holland St.  
Dallas, NC 28034  
704-922-3176 office  
704-214-1031 cell  
[jpalenick@dallasnc.net](mailto:jpalenick@dallasnc.net)