

Jim Palenick

From: Jim Palenick <jpalenick@dallasnc.net>
ant: Friday, September 26, 2014 1:19 PM
To: 'rcdc18@charter.net'; 'ronniemorrow@att.net'; 'huggybarber@att.net';
'hoylewithers@yahoo.com'; 'jcmalker@gmail.com'; 'jjerryc2@att.net'
Cc: 'Maria Stroupe'; 'jkiser@dallasnc.net'; 'A Martin'; 'Bill Trudnak'; 'Doug Huffman';
'gbuckner@dallasnc.net'; 'Steve Lambert'; 'J. Thomas Hunn'
Subject: Town Manager's Weekly Report (#92)
Attachments: Letter to Summey -- follow-up offer.docx

Mayor & Board of Aldermen(Women):

Please accept the following as the **Town Manager's Weekly Report for the Week-ended, Friday, September 26, 2014.**

- Earlier this week, the Town received the direct-deposit transfer of the \$102,600.00 in Federal FEMA Grant funds for purchase of the 16 new self-contained-breathing apparatus (SCBA's) for the Fire Department. We only had to match 5% (\$5,400.00) toward the total \$108,000.00 purchase cost of these new SCBA's – which have now been actually delivered and are being put into use. The old units, save a few which will be kept for training, will be sold to private sector buyers, "as is", with funds returned to the General Fund. These old units are no longer certified and can't be employed by Fire Departments, hence our need to replace them.
- At our Work Session earlier in the week, the question was brought up as to, "is the Town Police Department issuing citations to violators of the barking dog ordinance, or, are we holding off pending adjudication in Gaston County District Court of the case involving the previously-cited defendant?". Specifically, the answer is that we are and will respond to, and issue, citations to anyone violating the ordinance. In the case of the same defendant who is facing court charges for previous violations, we also will respond and add (if determined as a new violation) to his existing case, to the extent the court will allow.
- This week we recorded and finalized some further sales of surplus equipment on the "govdeals" website. Specifically, we sold the 1995 Chevy, pick-up truck for \$ 2,377.77; while the 1992 Case IH tractor went to the high-bidder at \$ 12,800.00. In both cases, more than we had anticipated.
- We have received, and processed for payment, the third and fourth quarter contributions required towards our participation with the newly-reconstituted Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO) for the Fiscal-year-ended June 30, 2014. Our pro-rata local-match, paid to the City of Gastonia, who employs the GCLMPO transportation planning staff, was \$310.38 for the third quarter and \$318.40 for the fourth quarter. The first two quarterly payments had been \$192.90 and \$191.32 respectively. In total, we will now have paid \$1,013.00 for the year – which is consistent with the estimate we had first received when the new cost-sharing program was introduced and approved. These funds go toward the transportation planning services provided all member municipalities who participate with the MPO.
- Consistent with the approved FY2014-15 Town Budget, and in support of the move of the elections to the Courthouse building, we have now contracted with ZT Builders of Dallas to complete the remodel work at Town Hall which will better accommodate the addition of the Deputy Town Clerk/Administrative Assistant beginning January, 2015. Actual work is expected to begin in late October and take approximately three (3) weeks. In the meantime, permits are being pulled and materials acquired.
- This week we also received the final, Court-entered dismissal of the Navarro v. Town of Dallas lawsuit, along with the signed Settlement agreement which allowed for the dismissal. As such, all aspects of this matter are now concluded.
- It has been some time since we reported on the construction progress of the new Public Works/Electric Warehouse building being added at 700 E. Ferguson, so allow me to provide an update. Specifically, we have been somewhat stalled in moving the construction of the concrete slab and building erection forward because each of the bid estimates received to-date have been substantially over budget and entirely uncompetitive. As

such, we asked the building manufacturer to provide a recommendation as to a reputable erector that they have worked with and who provides consistently competitive pricing. We are in the process of getting a bid from such a firm and are hoping we can move forward soon as a result. We will provide updates as we learn more.

- Electric crews have now completed much of the installation of the poles and lights for one of the fields at Carr school and will be completing the next field in similar fashion. From there they will move on to complete the final installation –at Jagers Park. In the interim, the Jagers Park improvements are moving along well with all of the demolition complete and much of the earthwork done as well. On Monday, we will take delivery of the play structure addition as well as the picnic tables, trash receptacles, and outdoor grills for the Jagers Park project and hold them for installation by our contractors.
- The engineers for Walmart informed us that they now have secured the necessary easements for the sewer line connection, so any introduction or use of a septic-style holding tank system will be short-lived. They should have no difficulty meeting our requirements as discussed and agreed upon at the September Work Session.

Thank You,

James M. (Jim) Palenick
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September 26, 2014

Mr. Thomas Summey
P.O. Box 125
Cherryville, NC 28021-0125

Re: Your Properties PID #'s: 132158 & 132165

Dear Mr. Summey:

In a letter to your attention, dated July 17, 2014, you were provided notice from the Town of Dallas of a formal offer to purchase the fee simple title of your property (136 Trade St., Dallas; PID #132158; PIN #3557077446) for a cash payment of \$74,563.00. In addition, by way of that same correspondence, The Town of Dallas offered to further purchase the fee simple title to your adjacent property (111 West Wilkins St., Dallas; PID #132165; PIN #3557077576) for a cash payment of \$26,000. The Town expressed its desire to acquire these parcels in order to develop certain parking lot and streetscape improvements designed to enhance the Downtown Business District.

Since your receipt of this offer, you have provided no formal, written response, however, it is my understanding that you have deemed it insufficient. To that end, and in an effort to craft an offer which might better appeal to you yet still remain justifiable under the land acquisition requirements the Town must adhere to, please now accept the following as a replacement and follow-up offer to purchase:

The Town of Dallas hereby offers to purchase the fee simple title to all of PID #132165; PIN #3557077576; along with all of PID #132158; PIN #3557077446, excluding the primary building at 136 W. Trade St., but including the separately-demised and accessible (approximately-8-ft.-wide) building at 134 W. Trade, for a total cash payment of \$81,500.00. Our goal is to demolish and remove the 8-ft. building in order to create a walk-way/pass-through from Trade to the new, rear parking lot we plan to construct.

If you have any questions with regard to any of the details of this offer, or if you would like to discuss terms further, please don't hesitate to contact me at your convenience. Otherwise, the Town requests a formal written response to this offer.

I thank you for your gracious attention to this matter and I await your reply.

Sincerely,

James M. (Jim) Palenick
Interim Town Manager

Cc: Mayor & Board of Aldermen

