

## Jim Palenick

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**From:** Jim Palenick [jpalenick@dallasnc.net]  
**Sent:** Friday, November 01, 2013 1:03 PM  
**To:** 'rddc18@charter.net'; 'ronniemorrow@att.net'; 'huggybarber@att.net'; 'hoylewithers@yahoo.com'; 'scott.martin@duke-energy.com'; 'JOHN BEATY'  
**Cc:** 'Maria Stroupe'; 'Gary Buckner'; 'Steve Lambert'; 'Doug Huffman'; 'David Kahler'; 'A. Martin'; 'Bill Trudnak'; 'J. Thomas Hunn'  
**Subject:** Town Manager's Weekly Report (#51)  
**Attachments:** An Ordinance to Amend Chapter 1.docx

Mayor & Board of Aldermen:

Please accept the following as the **Town Manager's Report for the Week-ended, Friday, November 1, 2013.**

- The Paving contractor installing the new parking lot surface at Town Hall did return this week and fully completed the addition of a new "top-course" of asphalt to cover over the application from last week which did not meet standards or specifications. The new surface was observed and accepted by the Town's Engineer and was finalised-out. Yesterday, following pavement completion, the striping contractor was in and fully completed the new parking space striping and arrow marking along with the re-installation of the concrete parking bumpers. As such, the Lot was re-opened to parking and is now fully finished. As of this writing, we are still awaiting the installation of the new hand-railings for the recently re-built, front entrance steps at Town Hall, but have received assurances from the contractor that all aspects of the step construction will be complete and in place prior to Tuesday's Election.
- Work on the improvement and re-location of the Town's Drop-off recycling center is going well. The new concrete pad has been put in place and the fencing is being installed. We have worked out an arrangement with the County to collect all of the recyclables at a lower cost than current, and, we will allow for a lot more co-mingling of recyclables by consumers who do the drop-offs since the County ships them to a processor who handles them in a comingled manner. Now that we understand the processing, we are ordering the new receptacles which will both meet the County's pick-up specifications and offer our residents more user-friendly and attractive options.
- This week we developed the vouchers for the two free CFL (compact fluorescent lights) bulbs that will be sent to each of the approximate 2,950 Town electric customers in celebration of the Town's 150 anniversary, and as a thank you to those customers for their continuing patronage. Once received, holders of the vouchers can turn them in at Town hall for the two free energy-efficient bulbs.
- Bill Trudnak and I met with City of Gastonia representatives and an Engineer from Robinson & Sawyer to begin the process of fully designing the sanitary sewer interconnect line between the Town of Dallas system and the Long Creek Wastewater treatment system operated by Two Rivers (Gastonia). Gastonia will be getting a draft agreement to us shortly which will memorialize the cost-sharing of the engineering design work, which will mirror the portions to be constructed in each respective jurisdiction – essentially 75% Dallas, 25% Gastonia. The Contract will be managed by Gastonia with Robinson Sawyer working for them and then Gastonia will invoice us for the appropriate percentage of the invoices as they come due. The expectation is that all design work can be fully completed prior to April 1<sup>st</sup>, 2014.
- Now that we are in position to move forward with our PARTF Grant Project for improvements at Jaggers Park, I have solicited a proposal to provide landscape architecture design and Grant administration support services from Site Solutions of Charlotte – the firm who provided our Landscape plan for the Town Square Plaza, and a firm with significant, successful experience with PARTF-Funded Park projects in North Carolina. Assuming the cost proposal proves acceptable, I will be bringing forward a request to engage Site Solutions for these services.
- The proposed amendment to the Town's current Sign Ordinance, as it pertains to Electronic Variable Message signs (EVM's), which will be necessary prior to operationalizing our sign along Trade Street in the Town Square, is attached herewith for your review. This, of course will first go to the Planning Board for their Review and recommendation and then will come before the Board of Aldermen – perhaps in December. You will note, that if

adopted, we will also have to develop a specific policy on advertising and use of the sign, while also talking about how it will impact our current banner policy, and if we wish to get out of the Banner installation business altogether, given the presence of the EVM Sign. A number of things will have to be considered as this discussion moves forward.

- There was a shooting incident last evening in Dallas which Chief Buckner, under separate e-mail is informing you about. Our Department responded immediately and handled it well.
- I attended the Gaston Chamber Annual Economic Summit at the Gastonia Conference Center This morning and heard Economist Dr. Marshall Yanda of Clemson update the audience on the current and projected future states of the local, regional, state and National Economy. There was also a panel discussion among Regional business leaders as a follow-up. The information was very useful and largely optimistic for the short and near-term.

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

## **An Ordinance to Amend Chapter 1, "Zoning", of the Compiled Code of Ordinances of the Town of Dallas, North Carolina**

**Whereas**, Following a properly-noticed public hearing before the Board of Aldermen, held on \_\_\_\_\_, and in consideration of the information and research materials received and reviewed,

**NOW, THEREFORE BE IT ORDAINED**, By the Board of Aldermen of the Town of Dallas, North Carolina, that the Compiled Code of Town Ordinances is Hereby Amended as follows:

**That**, Chapter 1, "Zoning"; Article V, Sign Regulations, Section 1-V-3, "Flashing, Moving, and Electronic Variable Message (EVM) Signs; Subsections (1) through (4), be Amended and/or Added to Read:

**"(1) EVM Signs shall be permitted only within those Zones which are classified as B-2 (Highway Business) and BC-1 (Shopping Center), or, in the case of EVM signs owned by, and located entirely on property of a subdivision of government, within the B-3 (Central Business) Zone, so long as the EVM sign is no closer than 1,000 feet from any other permitted EVM Sign and providing that the government operates such EVM Sign in service to the public.**

**(2) EVM Signs shall be located a minimum distance of twenty-five (25) feet from any street Right-of-Way within the B-2 (Highway Business) and BC-1 (Shopping Center) Zones; and a minimum distance of eight (8) feet from any street Right-of-Way within the B-3 (Central Business) Zone.**

**(3) EVM Signs shall be located a minimum distance of twenty-five feet from any street or highway intersection and a minimum distance of one-hundred-fifty (150) feet from any Residentially Zoned Area.**

**(4) EVM Signs permitted within the B-3 (Central Business) Zone as provided herein, may, in addition to providing for public information dissemination and community messaging, allow for "off-premise advertising", but only if the Board of Aldermen shall have first officially adopted a set of policies, guidelines, and pricing for such advertising which shall be non-discriminatory; reflective of community standards and values; and give defined preference to local and regional goods, products, and services."**

**YEAS:**

**NAYS:**

**Attest:** \_\_\_\_\_ **Signed:** \_\_\_\_\_