

MINUTES FOR BOARD OF ALDERMEN MEETING

January 14th, 2014

6:00 PM

The following elected officials were present: Mayor Coleman, Alderman Cearley, Alderwoman Duff, Alderman Huggins, Alderwoman Morrow, and Alderman Withers.

The following staff members were present: Jim Palenick, Interim Town Manager; Maria Stroupe, Administrative Services Director; Gary Buckner, Police Chief; Bill Trudnak, Public Works Director; Steve Lambert, Fire Chief; Anne Martin, Recreation Director; Doug Huffman, Electric Director; David Kahler, Community Services Director; and Town Attorney, Thomas Hunn.

The Mayor Coleman called the meeting to order at 6:00 pm.

Mayor Coleman opened with the Invocation and the Pledge of Allegiance to the Flag.

Mayor Coleman asked if there were any additions or deletions to the agenda. Mayor Coleman informed the Board that Item 8C needed to be deleted, as the requested had been withdrawn. Item 8C was consideration of a preliminary plat approval for an 11-lot subdivision addition to Summey Knoll, by Elizabeth Wilson. Ms. Wilson withdrew the request for plat approval. Mr. Huggins made a motion to set the agenda, including the deletion; seconded by Ms. Duff, and carried unanimously.

Mr. Withers made a motion to approve the minutes from the December 10, 2013 regular meeting, seconded by Mr. Huggins, and carried unanimously.

Consent Agenda:

Item 5A was approval of the uncollectables for January 2014.

Mr. Withers made a motion to approve the consent agenda, seconded by Ms. Morrow, and carried unanimously.

Recognition of Citizens:

Mr. John Ferguson, 115 Quail Dr., requested that the Board approve closing the 300 block of W. Main St. from 9:00 am until 5:00 pm on Saturday, September 20, 2014. A festival is being planned to raise funds in connection with a foundation representing a terminal illness his 10 year old daughter has been diagnosed with. Mr. Withers made a motion to approve the street closing, seconded by Ms. Duff, and carried unanimously.

Mr. Burton Beasley, 601 Summey Farm Dr., spoke concerning a bee keeping ordinance adopted by the Board in July 2013. Mr. Beasley wanted to request changes to the ordinance. He would like to address the screening requirements and the \$5 per hive charge. Mayor Coleman suggested that he contact Mr. Palenick with his requests in time to place the item on the February agenda.

Mr. William Trainham, 313 Holstein Dr., asked if the plat approval request concerning additions to Summey Knoll would be rescheduled. Mayor Coleman stated that it would be up to the developer to bring back another request.

Recognition of Employees:

Four new Town of Dallas employees were introduced. Daniel Belcher, Arborist in the Electric Department; Robert Pruett, Landscaper Assistant in the Electric Department; Robert Falls, Equipment Operator in the Street/Solid Waste Department; and Robert Bennett, Maintenance Worker in the Water/Sewer Department.

Public Hearing:

Mr. Huggins made a motion to enter into a public hearing to consider an amendment to the Sphere of Influence Agreement with the City of Gastonia, seconded by Ms. Duff, and carried unanimously. This item was tabled from the December 10, 2013 meeting.

On May 11, 2010, the Town of Dallas entered into a "Sphere of Influence Agreement" with the City of Gastonia, in which both communities agreed on which areas of unincorporated Gaston County, adjacent to the two municipalities, could be annexed by either in the future. By signing such an agreement, the two communities effectively eliminated possible future disputes over annexation by agreeing, in advance, as to which areas might ultimately become part of either Dallas or Gastonia. At the time, annexations could occur either voluntarily, by the request of the property owner seeking annexation and the concurrence of the municipality; or, involuntarily, by the municipality unilaterally and against the will of the property owners. Recently, however, the State General Assembly has effectively all but eliminated the possibility for involuntary annexation; making the only likely future annexations those where the property owner is requesting the action. To that end, The MED Group, is seeking a voluntary annexation of three parcels of property along Lower Dallas Highway in order to combine them under the same jurisdiction (Town of Dallas) as is the lands containing the Dollar General store and Long Creek Apartments (also developed by their group). However, these parcels are contained within the City of Gastonia portion of the Sphere of Influence Agreement, meaning an amendment of such agreement would have to first occur prior to any annexation by the Town of Dallas. In order to allow the annexation, an amendment has been negotiated with the City of Gastonia to the Sphere of Influence Agreement (Exhibit A), which would in effect, "trade" the three parcels with MED Group owns into the Dallas Sphere, in exchange for three parcels on Dallas-Bessemer City Highway, near the exit to the Gastonia Tech. Park to Gastonia's Sphere. At the same time, a "clean up" of the Old Spencer Mountain Road right-of-way and the final phase of Spencer Mountain Village into the Dallas Sphere has been included in the amendment. This provides a clear net gain to Dallas overall. It is to be noted that the three parcels moving into Gastonia's Sphere cannot be annexed by Gastonia (in light of current legislation) until or unless the property owners request it voluntarily. The Gastonia City Council approved the amendment, as presented, at their meeting on December 3, 2013. It now requires the Dallas Board of Aldermen's approval to become effective. Mr. Cearley asked for affirmation that the properties moving to the Gastonia Sphere could not be annexed unless the property owners requested it. Mr. Palenick confirmed that was correct. Ms. Duff asked if the agreement was in effect for a certain time frame. Mr. Palenick and Mayor Coleman stated that the original agreement from 2010 carried an effective term of 10 years, so there is 7 more years under the current sphere agreement.

Mr. Withers made a motion to exit the public hearing, seconded by Mr. Cearley, and carried unanimously. Ms. Duff made a motion to approve the amendment as proposed to the Sphere of Influence Agreement with the City of Gastonia, seconded by Ms. Morrow, and carried unanimously.

Mr. Withers made a motion to enter into a public hearing to consider the possible adoption of the voluntary annexation of properties along Lower Dallas Highway, seconded by Mr. Cearley, and carried unanimously. This item was tabled from the December 10, 2013 meeting.

Upon approval of the amendment to the Sphere of Influence Agreement with the City of Gastonia, the Board must now consider the request for voluntary annexation of 4.061 acres of land located on Lower Dallas Highway, owned by the MED Group. (Exhibit B) The current combined property valuation for tax purposes, as established by Gaston County is \$8,450. Using the Town's current property tax rate of .38 per hundred, yearly property taxes to the Town, without further improvements, would total \$32.11. This property exists within the Spencer Mountain Road Volunteer Fire Department (SMRVFD) jurisdiction, and according to State Statute, if Dallas annexes the property

the Town will owe the SMRVFD \$.87 per year until 2026 as repayment on debt services held by the SMRVFD. This can be paid in one lump payment of \$22.26. Sewer services will be provided to these lots by the City of Gastonia and water services will be provided by the Town of Dallas. Duke Energy will provide the electric service.

Ms. Duff made a motion to exit the public hearing, seconded by Mr. Cearley, and carried unanimously. Mr. Cearley made a motion to approve the request for voluntary annexation as presented, seconded by Mr. Withers, and carried unanimously.

Item 8C was removed from the agenda.

Old Business:

Item 9A, was adoption of the 2014 Holiday Schedule. In 2009, the Town of Dallas adopted the North Carolina State Holiday Schedule as the standard for holidays. Each year in December, the Board formally adopts the schedule for the coming year, after which, each employee is provided a copy of the holiday schedule. (Exhibit C) This item came before the Board in December and was tabled until this meeting because there were some concerns over the three consecutive days for the Christmas Holiday. Mr. Cearley stated that this year seemed to go smoothly with three consecutive days for the Christmas Holiday by asking for volunteers to come in on the day after Christmas to run the trash route. Mr. Cearley made a motion to adopt the holiday schedule as presented, seconded by Ms. Morrow, and carried unanimously.

Item 9B, was discussion of a change-order to Phase I of the Water Line Reconstruction Project. The comprehensive, 4-phase reconstruction of the Town's underground water mains is currently budgeted at just over \$5 Million. It is the once-in-a-generation up-grade to infrastructure necessary to remedy the problems with both water quality and fire flow adequacy. It was designed and believed to be all-encompassing and complete. However, as Phase I is almost complete, it was realized that a major line running the length of Gaston St., from Trade St. to Robinson-Clemmer Road (a distance of approximately a mile), really should be constructed with an 8" line. To that end, Johnny Denton, Diamond Engineering, has produced a detailed cost estimate (Exhibit D) and map design revealing an estimated total cost of \$358,371.67. At the same time, Mr. Denton has conservatively estimated \$69,000 in savings over our budgeted contracts for Phases I-IV. In addition, the \$120,000 budgeted for Private Lateral Replacement Subsidy has had absolutely no interest to date, even though it has been widely disbursed and advertised. As such, it is likely that no more than \$10,000 will actually be used on this program, meaning a projected additional \$110,000 in budget savings. This would combine for a total projected savings of \$179,000. This is one half of the estimated added costs of completing the additional line on Gaston St. It is also believed that the estimates for construction of the CDBG portion of the project are high. With all of the combined projected savings, it is possible that only approximately \$100,000 will actually need to be added to complete the Gaston St. line. The master budget calls for \$648,560 in Water/Sewer Fund balance to be used for the Water Line Reconstruction Project. That number would increase to approximately \$750,000. The total current Water/Sewer Fund balance is \$1.56 Million. After completing the project, the Water/Sewer Fund should be left with approximately \$750,000, which is still an appropriate level considering that one of the primary projects the fund was designed to support will have been completed. Phase I contractor, Clark Ledbetter Grading, has agreed to complete this addition as a change-order to his Phase I contract, extending the unit prices already agreed to in the contract award, which are very competitive prices. Ms. Duff asked if the exclusion of this section of line was an oversight in the design of the project. Mr. Denton stated that the original design was based in part on the demographics of complaints and fire flow deficiencies. Under those criteria, this section of line did not present itself. Upon further and subsequent review, it was determined that short term repairs had been made along this line a number of years ago that had relieved some of the problems, but these repairs were not meant to be a long term solution. At that point, it was determined that replacing this segment of line, in conjunction with the current project, would be best for the Town. Mr. Withers made a motion to approve the change order as presented, seconded by Mr. Cearley, and carried by a vote of 4 – 1 as follows: Yays – Mr. Cearley, Mr. Huggins, Ms. Morrow, and Mr. Withers. Nays – Ms. Duff.

Item 9C, was a discussion of the recent Solid Waste collection and billing procedures. At the Strategic Planning Meeting on Saturday, the Board gave direction that any bulk trash left at the curb should be picked up within three, instead of seven days as originally determined. The amount of bulk trash being set at the curb has been steadily decreasing since the program was initiated. There are approximately 1700 trash customers in Dallas. The week after New Year's there were only 12 instances of bulk trash piles noted in Town. Staff will continue to monitor the procedures and changes can be made as warranted.

New Business:

Item 10A was award of the bid for the Courthouse Building Preservation and Reconstruction. In the Spring of 2012, the Dallas Historic Courthouse Foundation (DHCF) was created as a separate, 501(c)(3) tax-exempt charitable foundation for the sole purpose and mission of raising the necessary capital funds to fully restore, preserve, and renovate the Historic Courthouse and surrounding Town Square for use as a conference and community center. By late November 2013, the Foundation, with significant help from the Town of Dallas, achieved the goal of raising \$850,000, which in turn, allowed the Town to authorize our contracted Architects (Harris Architects) to bid out the comprehensive reconstruction project for the building. Such bidding process established 2:00 pm on January 10, 2014 as the bid opening day and time, and required eligible bidders to attend a pre-bid conference on-site on December 3, 2013. This allowed over 30 days to fully develop their bids. Sixteen separate firms attended the pre-bid conference, and from those five bidders submitted bids ranging from a high of \$1,220,000 to a low of \$914,884 as submitted by Rehab Builders, Inc. (Exhibit E) Mr. Palenick stated that although the lowest bid was higher than the \$850,000 original estimate, that there were items contained within the bids that could be value-engineered, with no detrimental effects on the project, in order to bring the low bid in line with the estimate. Rehab Builders, Inc. has extensive experience with rehab projects involving historic buildings. The projected timeline for the renovation is 150 days, which means the project could be accomplished by the Fourth of July Holiday. Ms. Charlotte Jenkins, President of the DHCF stated that the Foundation is continuing to focus on raising funds for furnishings and landscaping, not included in the construction bid. The Foundation is scheduled to participate in Run For The Money and continues to apply for grant monies, as the opportunities arise. Mr. Huggins made a motion to award the contract for the rehabilitation of the Historic Courthouse to Rehab Builders, Inc. and directed Town Staff to work with the builder and architect to value-engineer approximately \$55,000 in savings on the project to adhere to the \$850,000 budget, seconded by Ms. Duff, and carried unanimously.

Item 10B, was award of the bid for purchase of Substation transformers. The Town is well underway with the construction of the new Electric Substation, which when completed over its multi-year construction and development period, will cost an expected \$2.5 - \$3.0 Million. Of that total, a major component of cost is the purchase of the two, three-phase, 15/20/25 MVA power transformers, which are estimated as totaling a combined \$800,000. This purchase was recently bid out and a bid opening was held on Tuesday, December 17, 2013 at 10:00 am at Town Hall where five eligible bids were submitted and evaluated. The bids ranged from a low of \$618,462 to a high of \$757,290. (Exhibit F) The low responsive bidder was Pennsylvania Transformer Technology. The Town's engineering consultant, Bob Thomas, has closely reviewed the bid packages and recommends award to the low bidder, Pennsylvania Transformer Technology. Doug Huffman, Electric Director, and Jim Palenick, Interim Town Manager, concur with this opinion, especially since the cost will be so much less than estimated. Mr. Thomas is familiar with this firm and has experience working with their products and installation and can attest that their clients have been satisfied. Upon contract award, the expected delivery for the units is approximately 28 weeks. Mr. Withers made a motion to award the contract for purchase of two, three-phase, 15/20/25 MVA power transformers to Pennsylvania Transformer Technology at a bid of \$618,462; seconded by Mr. Cearley, and carried unanimously.

Mr. Palenick gave a Manager's Report, noting current projects.

Ms. Duff made a motion to adjourn, seconded by Mr. Huggins, and carried unanimously. (7:20)

Rick Coleman, Mayor

Maria Stroupe, Town Clerk

NORTH CAROLINA,

AMENDED ANNEXATION AGREEMENT

GASTON COUNTY.

THIS AMENDED AGREEMENT, to be effective as of the _____ day of _____, 2014, by and between the **CITY OF GASTONIA**, a North Carolina municipal corporation, hereinafter referred to as "Gastonia," and the **TOWN OF DALLAS**, a North Carolina municipal corporation, hereinafter referred to as "Dallas."

WITNESSETH:

WHEREAS, Gastonia and Dallas previously entered into an agreement dated May 11, 2010, concerning the annexation of areas adjacent to both municipalities, in order to facilitate efficient growth and land use planning (the "Agreement"); and

WHEREAS, Chapter 204 of the 1987 Session Laws of the North Carolina General Assembly, a copy of which is attached hereto marked "Exhibit A" and incorporated herein by reference, authorizes municipalities in Gaston County to enter into such agreements; and

WHEREAS, the parties wish to amend the Agreement by changing annexation boundary line as shown on Exhibit B to the Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, Gastonia and Dallas agree as follows:

1. The annexation boundary line as shown on Exhibit B to the Agreement shall be amended as shown in the map attached hereto as "Exhibit B". From and after the date of this amendment, the new annexation boundary line shown on Exhibit B shall determine the spheres of influence of the parties hereto.
2. All other terms and conditions of the Agreement not otherwise amended herein shall remain binding on the parties.

IN WITNESS WHEREOF, Gastonia and Dallas cause this Agreement to be signed by their duly authorized representatives the day and year first above written.

CITY OF GASTONIA

By: _____
John D. Bridgeman, Mayor

ATTEST:

(Deputy) City Clerk

APPROVED AS TO FORM:

Attorney

TOWN OF DALLAS

By: _____
Mayor

ATTEST:

Town Clerk

STATE OF NORTH CAROLINA
COUNTY OF GASTON

I, _____, a Notary Public of the aforesaid County and State, do hereby certify that _____ personally appeared before me this day and acknowledged that she is the (Deputy) City Clerk of the City of Gastonia and that by authority duly given and as the act of the municipal corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal and attested by her as its (Deputy) City Clerk.

WITNESS my hand and Notarial Seal, this the ____ day of _____, 2014.

Notary Public

My Commission Expires: _____

STATE OF NORTH CAROLINA
COUNTY OF GASTON

I, _____, a Notary Public of the aforesaid County and State, do hereby certify that _____ personally appeared before me this day and acknowledged that he/she is the Town Clerk of the Town of Dallas and that by authority duly given and as the act of the municipal corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal and attested by him/her as its Town Clerk.

WITNESS my hand and Notarial Seal, this the ____ day of _____, 2014.

Notary Public

My Commission Expires: _____

Agree1358

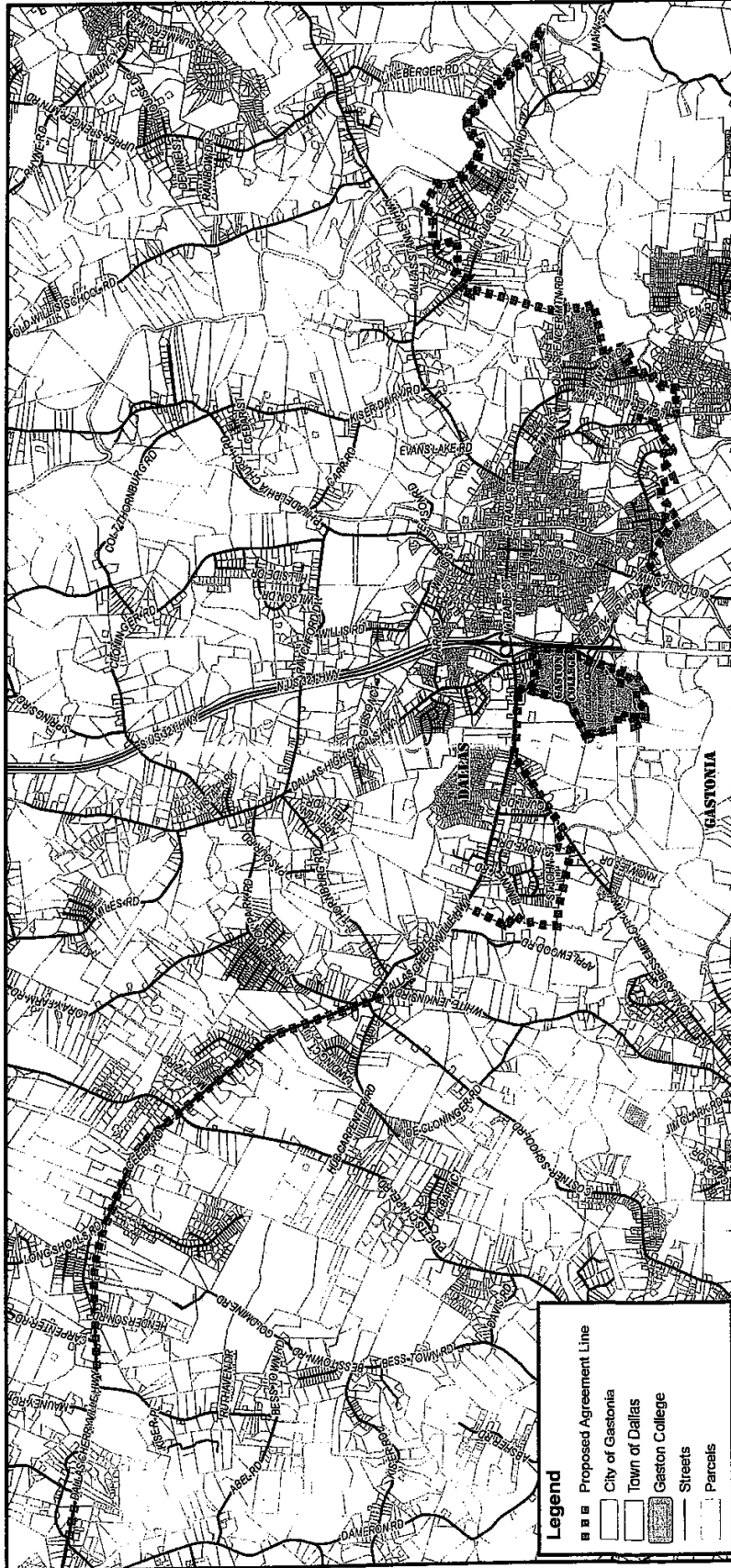


EXHIBIT B

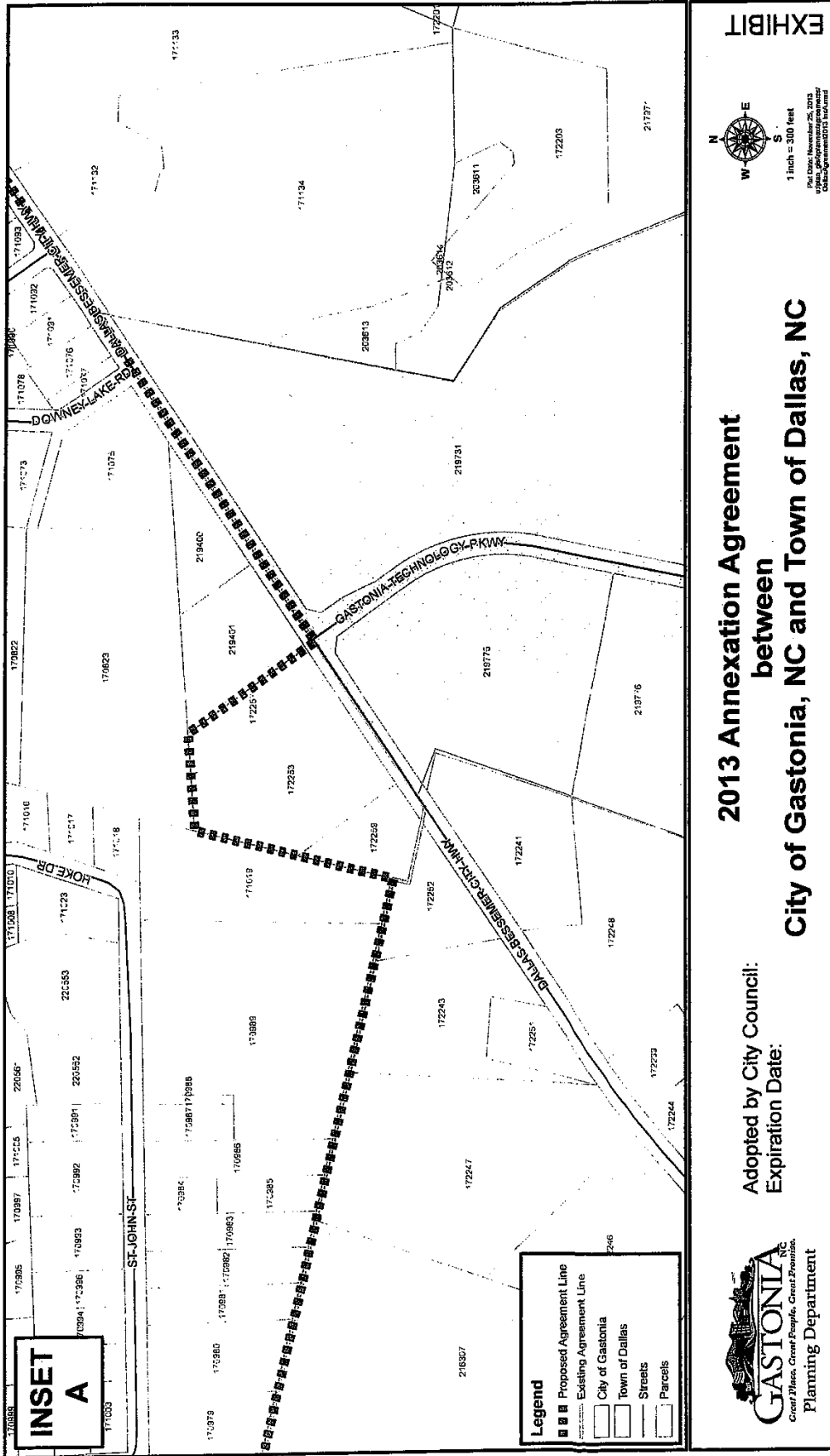


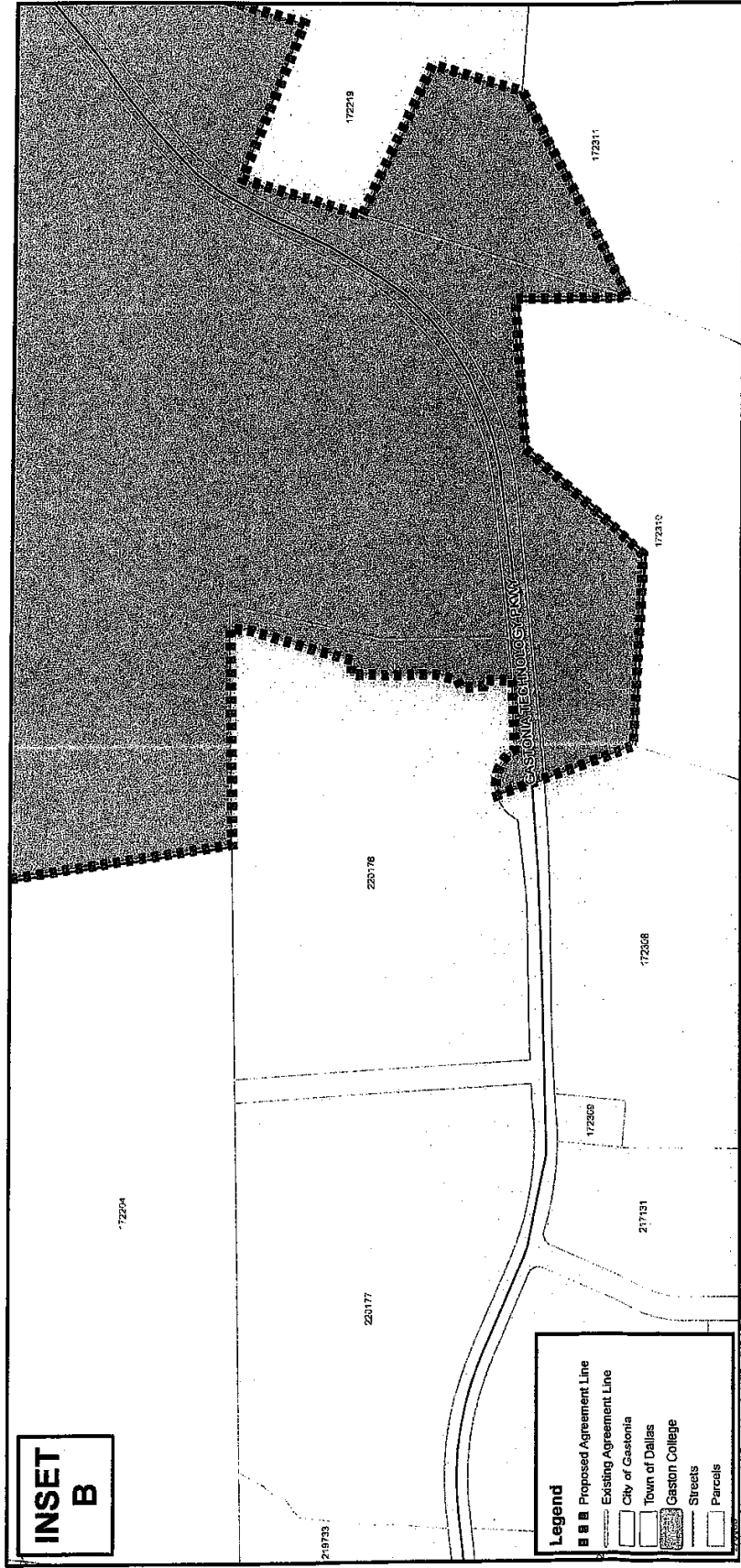
1 inch = 4,272 feet
 Per Date November 13, 2013
 City of Gastonia, NC
 Planning Department

**2013 Annexation Agreement
 between
 City of Gastonia, NC and Town of Dallas, NC**

Adopted by City Council:
 Expiration Date:







**INSET
B**

Legend

- ▣ Proposed Agreement Line
- ▣ Existing Agreement Line
- ▣ City of Gastonia
- ▣ Town of Dallas
- ▣ Gaston College
- ▣ Streets
- ▣ Parcels

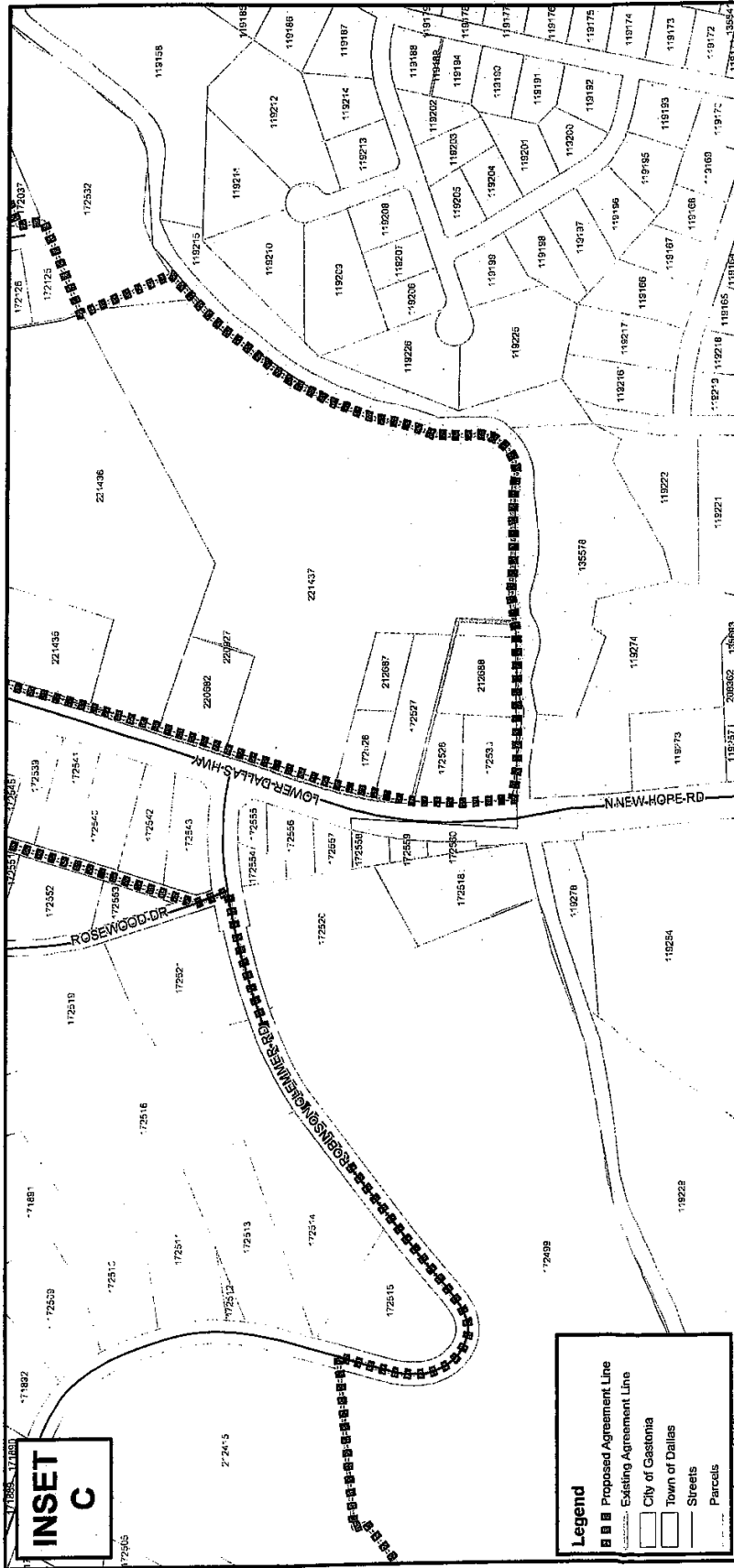
**2013 Annexation Agreement
between
City of Gastonia, NC and Town of Dallas, NC**

Adopted by City Council:
Expiration Date:



EXHIBIT

1 inch = 300 feet
File Date: November 14, 2013
Project: 2013 Annexation Agreement
City of Gastonia/2013



INSET C

**2013 Annexation Agreement
between
City of Gastonia, NC and Town of Dallas, NC**

Adopted by City Council:
Expiration Date:

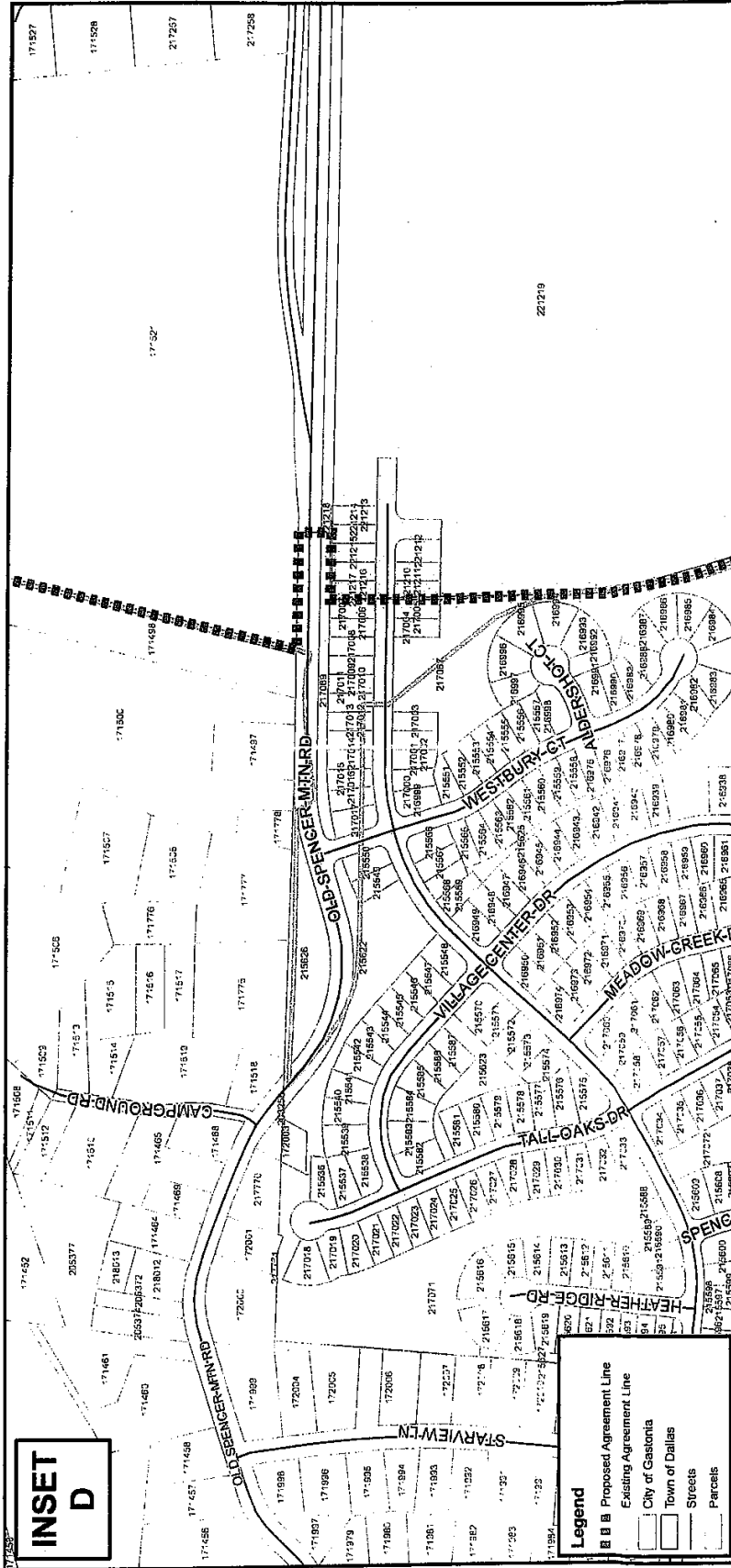


EXHIBIT

1 inch = 300 feet

For Dates November 20, 2013
and December 10, 2013
See Attachment 213-100-1

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2013 Annexation Agreement between City of Gastonia, NC and Town of Dallas, NC

Adopted by City Council:
Expiration Date:



EXHIBIT

1 inch = 300 feet
For Data, Number, etc. call
at (704) 792-7000 ext. 2200
or Gastonia@cityofgastonia.com

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF DALLAS, NORTH CAROLINA

WHEREAS, The Board of Aldermen has been petitioned under G.S. 160A-31 to annex the are described below; and

WHEREAS, The Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Town Hall at 6:00 pm on December 10, 2013, after due notice by publication on November 29, 2013; and

WHEREAS, the Board of Aldermen finds the petition meets the requirements of G.S. 160A-31;

NOW THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Dallas, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Dallas as of December 11, 2013:

Lying and being in the Dallas Township of Gaston County, North Carolina and being more particularly described as follows:

BEGINNING at an iron pin set marking the common front corner of DWH Management & Services Co., Inc. (Deed Book 4649 Page 2406) and Med Group, LLC (Deed Book 4187 Page 775) in the eastern margin of Lower Dallas Highway (NC Hwy #279), said iron pin set also South 78 degrees 47 minutes 20 seconds East 99.06 feet from a right of way monument and running thence with the southern line of Med Group South 74 degrees 58 minutes 53 seconds East, crossing an existing 2" pipe at 204.60 feet, a total distance of 404.36 feet to an existing 1/2" rebar; thence South 03 degrees 42 minutes 57 seconds West, crossing an existing 1/2" rebar at 205.17 feet, a total distance of 407.58 feet to a point in the centerline of Long Creek; thence along the centerline of Long Creek as it meanders the following courses and distances: (1) South 73 degrees 46 minutes 35 seconds West 24.94 feet, (2) North 71 degrees 14 minutes 15 seconds West 85.96 feet, (3) South 79 degrees 46 minutes 53 seconds West 76.87 feet, (4) North 86 degrees 26 minutes 33 seconds West 15.50 feet; thence leaving Long Creek and running North 04 degrees 19 minutes 43 seconds East 18.38 feet to a point; thence North 81 degrees 39 minutes 00 seconds West 116.91 feet to a point; thence North 22 degrees 30 minutes 59 seconds East 4.92 feet to a point; thence North 46 degrees 23 minutes 43 seconds West 90.51 feet to an iron pin set; thence North 02 degrees 43 minutes 54 seconds West 60.88 feet to an iron pin set; thence South 88 degrees 06 minutes 53 seconds West 36.09 feet to an iron pin set in the eastern margin of Lower Dallas Highway; thence with the eastern margin of Lower Dallas Highway a curve to the right having a radius 984.23 and an arc distance of 335.78 feet to a point in the eastern margin of Lower Dallas Highway (the

chord of this call is North 07 degrees 53 minutes 18 seconds East 334.16 feet); thence With the eastern margin of Lower Dallas Highway North 17 degrees 39 minutes 43 seconds East 11.13 feet to an iron pin set, said point of beginning.

The foregoing property described containing 4.061 acres more or less and being taken from a survey prepared by John Lineberger Surveying and Mapping on the 19 August, 2013 entitled "Survey Made at the Request of: Med Group, LLC & DWH Management & Services Co.

Section 2. Upon and after December 11, 2013, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Dallas and shall be entitled to the same privileges and benefits as other parts of Town of Dallas. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Dallas shall caused to be recorded in the office of the Register of Deeds of Gaston County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1

Adopted this 14th day of January, 2014

Mayor

ATTEST:

Clerk

APPROVED AS TO FORM:

Town Attorney

I hereby certify that the foregoing is a true copy of an ordinance that was duly adopted by the Board of Aldermen of the Town of Dallas, North Carolina at a regular meeting on the 9th day of April 2013.

Town Clerk



STATE OF NORTH CAROLINA
 OFFICE OF STATE PERSONNEL
 1331 MAIL SERVICE CENTER
 116 WEST JONES STREET
 RALEIGH, NC 27699-1331

BEVERLY EAVES PERDUE
 GOVERNOR

LINDA D. COLEMAN
 STATE PERSONNEL DIRECTOR

MEMORANDUM

TO: Agency Heads and Chancellors
 Human Resource Directors

FROM: Linda D. Coleman

DATE: March 14, 2011

SUBJECT: **2014 Holiday Schedule**

Listed below are the holidays that will be observed by State employees during 2014.

New Year's Day	January 1, 2014	Wednesday
Martin Luther King's Day	January 20, 2014	Monday
Good Friday	April 18, 2014	Friday
Memorial Day	May 26, 2014	Monday
Independence Day	July 4, 2014	Friday
Labor Day	September 1, 2014	Monday
Veteran's Day	November 11, 2014	Tuesday
Thanksgiving Day	November 27 & 28, 2014	Thursday & Friday
Christmas	December 24, 25, & 26, 2014	Wednesday, Thursday Friday

NOTE: The schedule shall be used by all State agencies operating under the policies, rules and regulation of the Office of State Personnel. Institutions of higher education and agencies requiring a twenty-four hour operation may adopt varying holiday schedules in keeping with operational needs, provided the employees are given the same number of holiday as approved by the State Personnel Commission. Such special holiday schedules must be filed with the Office of State Personnel.

It is recognized that some agencies may need to adopt an additional holiday schedule applicable to employees working in twenty-four hour operation; this schedule would designate as holidays the specific dates of the legal observances rather than the substitute weekdays when the observance occurs on Saturday or Sunday. This would be in keeping with the purpose of the holiday premium pay policy.

An Equal Opportunity Employer

TOWN OF DALLAS
WATER DISTRIBUTION SYSTEM IMPROVEMENT PROJECT
BUDGET
FY 2012-2013

Expenditures: (Non-CDBG)**Construction Cost:**

• Phase I:			
12" Waterline (4100 lf)	\$213,000		
8" Waterline (9300 lf)	390,600		
6" Waterline (15,500 lf)	496,000		
2" Waterline (2,500 lf)	55,000		
		<u>\$1,154,800</u>	<u>Actual Bid:</u> \$979,483
• Phase II:			
12" Waterline (3700 lf)	\$192,400		
8" Waterline (5900 lf)	247,800		
6" Waterline (11,200 lf)	358,400		
2" Waterline (135 lf)	2,970		
		<u>\$801,570</u>	<u>\$1,464,065</u>
• Phase III:			
12" Waterline (3800 lf)	\$197,600		
8" Waterline (4500 lf)	189,000		
6" Waterline (13,900 lf)	444,800		
2" Waterline (413 lf)	9,086		
		<u>\$840,486</u>	<u>\$ 872,210</u>
Construction Cost Total:		<u>\$2,796,856</u>	<u>\$3,315,758</u>

Engineering Cost:

- 10% of Construction Total: \$279,685

Surveying Cost:

- \$1.25 per linear foot of line replacement: \$93,685

Bond Counsel:

\$7,500

Financial Consultant:

\$25,000

Private Lateral Reimbursement Program:\$70,000

Non-CDBG Expenditure Total:

\$3,272,726 \$3,791,628

Revenues: (Non-CDBG)

<u>Proceeds of Debt Issuance:</u>	\$3,032,500	\$3,600,000
<u>Water/Sewer Fund Balance Allocation:</u>	\$240,226	\$ 191,628
Non-CDBG Revenue Total:	\$3,272,726	\$3,791,628

Expenditures: (CDBG Project)

Construction Cost:

<u>Low-to-mod Neighborhood:</u>			<u>Amended:</u>
8" Waterline (8700 lf)	\$365,400		
6" Waterline (7900 lf)	252,800		
2" Waterline (780 lf)	17,160		
		<hr/>	\$635,360 \$ 919,987

Engineering Cost:

• 10% of Construction Total:	\$63,536	\$ 137,445
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Surveying Cost:

• \$1.25 per linear foot of line replacement:	\$21,725	\$ 31,500
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Professional Services:

• Grant Writing:	\$7,000	\$ 7,000
• Grant Administration	\$68,000	\$ 68,000

Private Lateral Reimbursement Program:

	\$50,000	\$ 50,000
CDBG Expenditure Total:	\$845,621	\$1,213,932

Revenues: (CDBG Project)

<u>CDBG Grant Fund Proceeds:</u>	\$750,000	\$ 750,000
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Dallas Town Local Match Funds:

• Water/Sewer Prof. Services Budget:	\$7,000	\$ 7,000
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• Water/Sewer Fund Balance Allocation:	<u>\$88,621 \$ 456,932</u>
CDBG Revenue Total:	\$845,621 \$1,213,932
TOTAL CDBG & NON-CDBG EXPENDITURES:	\$4,118,347 \$5,005,560
TOTAL BUDGETED USE OF FUND BALANCE:	\$328,847 \$ 648,560

Jim Palenick

From: johnny denton [johnnydiamond1@hotmail.com]
Sent: Thursday, January 02, 2014 3:12 PM
To: Jim Palenick; bill trudnak

Estimated Savings for adding the Gaston Avenue Water line Replacement.

Phase 1 estimated savings = \$35,500.00

Phase 2 estimated savings = \$22,500.00

CDBG estimated savings = \$11,000.00

Total savings = \$69,000.00

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Town of Dallas Gaston Avenue Water Line Replacement

Phase I addition
Estimate

Clark Ledbetter
Grading, Inc.

DESCRIPTION	QTY.	UNITS	UNIT PRICE	AMOUNT
Clearing & Grubbing	0.67	AC	\$1.00	\$0.67
Rock Excavation	25	CY	\$50.00	\$1,250.00
8" Full Depth Asphalt Pavement Repair (2" S-9.5A with 6" I-19.0 B)	607	SY	\$50.00	\$30,350.00
Asphalt Pavement Driveway Repair	182	SY	\$45.00	\$8,190.00
Concrete Pavement Driveway Repair (6" Deep)	345	SY	\$43.00	\$14,835.00
Gravel Driveway Repair (4" ABC Stone Base)	14	SY	\$2.00	\$28.00
Class 57 Washed Stone	10	TNS	\$25.00	\$250.00
Incidental Stone Base	10	TNS	\$25.00	\$250.00
Permanent Grassing (Seed, Mulch, & Tack)	20	MSF	\$45.00	\$900.00
Silt Fence (Complete in Place)	4500	LF	\$0.50	\$2,250.00
Inlet Protection (Complete in Place)	13	EA	\$10.00	\$130.00
NAG SC-150 Erosion Control Netting	250	SY	\$1.00	\$250.00
Concrete Sidewalk Replacement	75	SY	\$25.00	\$1,875.00
Curb & Gutter Replacement	100	LF	\$30.00	\$3,000.00
Dip Fittings	4,500	LBS	\$1.75	\$7,875.00
8" C-900 PVC SR14 Water Line (Complete in Place)	5,443.00	LF	\$16.00	\$87,088.00
6" C-900 PVC SR14 Water Line (Complete in Place)	200	LF	\$11.00	\$2,200.00
2" SDR 13.5 PVC Water Line (Complete in Place)	50	LF	\$6.00	\$300.00
2" Tapping Saddle (Complete in Place)	1	EA	\$150.00	\$150.00
8" Gate Valve & Box (Complete in Place)	31	EA	\$900.00	\$27,900.00
Fire Hydrant Assembly (Complete in Place)	13	EA	\$2,700.00	\$35,100.00
3/4" Water Service Connection (Short Side)	42	EA	\$350.00	\$14,700.00
3/4" Water Service Connection (Long Side Bore)	38	EA	\$650.00	\$24,700.00
Traffic Control	1	LS	\$10,000.00	\$10,000.00
8" bore	320	LF	\$165.00	\$52,800.00
Contingency	1	LS	\$32,000.00	\$32,000.00
				\$358,371.67

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HISTORIC GASTON COUNTY COURTHOUSE (DALLAS COURTHOUSE)


January 10, 2014

2:00 PM

Harris Architects PLLC

BID TABULATION

General Contractor	Addenda	Base Bid Amount	Time to complete (days)	Unit Prices		Bid Security	Qualifications
				#1: Brick Restoration	#2: Stucco		
1 Rehab Builders Inc	1,2,3,4	\$ 914,884.00	150	\$ 30.00	\$ 5.00	✓	✓
2 Beam Construction	1,2,3,4	\$ 957,400.00	180	\$ 10.00	\$ 5.00	✓	✓
3 Edison Foard	1,2,3,4	\$ 1,075,000.00	150	\$ 10.00	\$ 5.00	✓	✓
4 Progressive Contracting	1,2,3	\$ 1,083,000.00	240	\$ 15.25	\$ 12.15	✓	✓
5 Midwest Maintenance	1,2,3,4	\$ 1,220,000.00	180	\$ 15.00	\$ 15.00	✓	✓

Certified: 
1.13.14

Ellen Pratt Harris AIA
Harris Architects PLLC

TOWN OF DALLAS, NORTH CAROLINA - BID TABULATION

POWER TRANSFORMERS

BID DATE: 10:00 AM TUESDAY, DECEMBER 17, 2013

BIDDER:	WEG Electric Group	Pennsylvania Transformer Technology	Delta Star, Inc.	SPX Waukesha	GE Protec Transformers
BID BOND	5%	5%	5%	5%	5%
<u>SECTION I</u>					
Two *(2) Three Phase, 15/20/25 MVA Power Transformers, as specified	\$733,800.00	\$618,462.00	\$697,558.00	\$713,496.00	\$757,290.00
<u>LOSSES:</u>					
No Load (Watts)	11,300	14,000	20,500	11,900	13,000
Load (Watts)	47,500	51,500	51,005	47,800	57,000
EVALUATED COST	\$889,370.00	\$796,137.00	\$907,693.25	\$872,771.00	\$941,090.00
MANUFACTURER:	WEG Electric Group	PA Transformer	Delta Star, Inc.	SPX Waukesha	GE Protec Transformers
DELIVERY:	26 Weeks ARO	28 Weeks	24 Weeks ARO	22 Weeks	28 Weeks
APPLICABLE PRICE TERMS:	60 Days	Net 30	Net 30	30/30/30/10 Progress Payments	Net 30
EXCEPTIONS/CLARIFICATIONS	n/a	*See proposal	*See Quotation	*See SPX Quote	*See proposal

EXHIBIT F