

Jim Palenick

From: Jim Palenick [jpalenick@dallasnc.net]
Sent: Friday, January 18, 2013 10:44 AM
To: 'Rick Coleman'; 'ronniemorrow@att.net'; 'huggybarber@att.net'; 'hoylewithers@yahoo.com'; 'Martin, Scott'; 'JOHN BEATY'
Cc: 'Maria Stroupe'; 'gbuckner'; 'slambert@dallasnc.net'; 'A Martin'; 'Doug Huffman'; 'Bill Trudnak'; 'David Kahler'; 'J. Thomas Hunn'
Subject: Town Manager's Weekly Report (#15)

Mayor & Board of Aldermen:

Please accept the following as the **Town Manager's Report for the Week-ended Friday, January 18, 2013.**

- Public Work's crews spent much of the week completing the interior demolition, as specified and requested by our Architect, at the historic Courthouse building. I personally reviewed the building's interior following all of the removals and the exposure of the old brick-and-mortar walls, and I must admit that the condition of the referenced brick-and-mortar appears to be very poor – with places where the mortar (and brick as well) seems to be deteriorating. It causes me some concern over the overall structure and how it might affect our total estimate for cost of the Courthouse renovation. We will advise the architect to review it now that everything is exposed to determine if it is substantive cause for concern moving forward.
- In discussions this week with Charter communications regarding a new "pole-attachment" agreement, we received tentative approval of our new, Ordinance-imposed \$15.00 attachment fee and are now reviewing a "template" agreement as provided by Charter. In addition, we have agreed that each party will assign a field person to jointly do a physical count of the Charter attachments so that we might begin with a precise inventory that both parties have signed off on. At this point we believe that there are approximately 1,000 such attachments.
- Doug Huffman, Bob Thomas (Progressive Engineering) and I, met with Dave Johnson of Duke Energy on Wednesday morning to go over a number of issues of mutual interest. In the process, we were provided greater details regarding this year's "true-up" as well as some post-merger accounting cost adjustments. Specifically, the "true-up" is likely to result in a positive total adjustment to the Town of \$300,000 (with approx. \$240,000 coming as a result of "demand" adjustments; and \$60,000 due to "energy" adjustments). The positive "true-up" will be offset by some negative accounting adjustments from past years, resulting from the Duke/Progress Merger Agreement, in the approximate total of \$21,600. So, in the end, the Town Electric Utility Fund should see an approximate "net" refund of \$275,000 to be paid July 1st. Mr. Johnson did not have anything positive to report as to Duke's desire or inclination to contribute to the Dallas Historic Courthouse Foundation. I, in turn, informed him that the Town will be asking to reduce our current 20-year wholesale power purchase agreement to 10 years as part of any Duke request to have us formally adopt/accept their Merger agreement.....let the negotiations begin.
- At approximately 6:00 p.m. last evening (Thursday) the Town's electric crews were called out to a major power outage at the Eden Glen subdivision. Apparently. A very large, old oak tree (on private property) came down in the storm and took out a so-called "3-phase drop pole" which serves the Dallas-Cherryville Highway circuit.. As a result, the crews remained working on site until after 1:00 a.m. until power was fully restored. During that time, the main entrance to the subdivision was blocked by the debris and the crews and equipment. We have actually had to have some employees return today in order to appropriately clear all of the resultant debris.
- It is our plan to distribute the 2012 "W-2" Income tax forms to Town employees late next week.
- Please note that Monday, January 21st is celebrated in honor of Martin Luther King Jr., and all Town facilities will be closed in recognition of the Holiday. Of course, police, emergency, and stand-by employees will be on-duty and/or assigned as on any typical Holiday.
- David Kahler is currently completing the PARTF Grant application for improvements at Jaggars Park and will be getting it out by Friday of next week, in advance of the deadline for submission.

- I will be out of the office beginning at 11:00 a.m. on Tuesday, January 22nd, and not returning until Tuesday, January 29th. My Father is gravely ill and I need to fly to Michigan to be with family. As a result, I will not be able to attend the monthly Board Meeting of the Dallas Historic Courthouse Foundation, but I will make certain that the Board Packet and any supporting materials go out in advance, and that David Kahler is there to take minutes and to update the Board on the status of the various funding requests.

Thank You,

Jim Palenick
Interim Town Manager