

Jim Palenick

From: Jim Palenick <jpalenick@dallasnc.net>
Sent: Friday, January 30, 2015 2:23 PM
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Cc: 'mstroupe@dallasnc.net'; 'gbuckner@dallasnc.net'; 'Steve Lambert'; 'Bill Trudnak'; 'Doug Huffman'; 'A Martin'; 'J Kiser'; 'J. Thomas Hunn'
Subject: Town Manager's Weekly Report (#108)

Mayor & Board of Aldermen(Women):

Please accept the following as the **Town Manager's Weekly Report for the Week-ended, Friday, January 30, 2015.**

- Earlier this week the Town received the official (and final) NPDES Permit for operation of our Wastewater treatment plant, from the North Carolina Department of Environment and Natural Resources. It has a commencement date of February 1st, 2015 and extends for five (5) years. As indicated earlier when we received the Draft version of the permit, it no longer requires the Town to provide yearly reports as to efforts to eliminate the discharge into the South-fork of the Catawba (go out of business), so the possible leverage that Two Rivers Utility (Gastonia) might have felt they had previously seems to be dissipating with the NCDENR's clear acknowledgement that they no longer view the elimination of the Dallas plant as a priority.
- This last week also saw Ralph Hodge Construction energize the new water lines put in place with the Phase IV (CDBG) reconstruction project. They then tested the lines for pressure and bacteria and those tests passed. As a result, our engineers have submitted their certification form to the NCDENR, along with the Town's certification, and will await acceptance from Raleigh –which could be forthcoming within a week. Thereafter, Hodge' crews will begin hooking up all the individual house services to the new lines, which they will, in turn, fully complete in advance of the mandated close-out date of March 15th. At the same time, Ledbetter Grading (Phase I extended/Gaston Ave.), along with Advanced Development Concepts (Phases II and III), are finishing up the last of their project requirements as well.
- We have received the Audits and Management letters for the Year-ended June 30, 2014, from our contracted Auditing firm, Lowdermilk Church & Co., and will be distributing them with your Agenda packets which will go out mid-next-week. A summary of the results and highlights of the Audit will be formally presented by our Auditors at the February 10th Meeting. Please prepare any questions you might have so that you can direct them to the Auditors at that time. We also have received our Auditing Contract for the fiscal-year-ended June 30, 2015 and will be asking the Board to approve it at the February 10th Meeting. It is essentially the same in every respect as last year's contract, with the exception that the price has been adjusted upward by \$650.00 (2.8%) to account for inflation.
- Now that we have closed on the Summey property, we have arranged for the complete demolition and removal of the residential structure and outbuildings at 111 W. Wilkins and that should be occurring early next week. Following demolition, our tree crew will move in to remove the brush and trees.
- I have received the Agreement from the Gaston County Museum of Art and History for ongoing marketing and management of the Courthouse Community Center and Town Square Grounds as approved by the Museum Board and it seems to be in order as to the primary issues of contention that were discussed. That is, it has the 60/40% revenue split and the 20% fee discount for the first six months of operation. In addition, however, I found that it needs to still address the use of the building by the Town; as well as to have some language protecting the Town from possible negligence on the part of Museum employees and/or agents. To that end, I offered up some language additions and will be suggesting we approve the document with those minimal but important clarifications when we take action on the document at the February 10th Meeting. Hopefully, by then the Museum Board will have also ratified them.

- I am in the process of seeking quotes for production of construction design drawings and spec's for the Town Center Parking lot that we can, in turn, budget for within our upcoming FY2015-16 Town Budget while we do clean-up and acquire further necessary property. Then, assuming approval, we can contract for such work after July 1st and, once complete, have a much better handle on construction costs for the project. I am also seeking quotes for the production of similar design and specs for the Phase of the Courthouse Grounds work that would expand and enhance the gazebo area as a performing arts venue with plaza and walk additions. That can move forward more quickly because much of the construction costs have already been raised by the DHCF and are dedicated to the project.
- Next week I will be attending the Winter Institute of the North Carolina City/County Manager's Association from Wednesday afternoon through Friday evening at the Sheraton Conference Center in Durham. As a result, I will not be producing a weekly report next week, and I will get the Agenda packets completed and distributed prior to my departure. I will be available throughout by cell-phone should I need to be contacted.

Thank You,

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