

## Jim Palenick

---

From: Jim Palenick [jpalenick@dallasnc.net]  
Sent: Friday, April 05, 2013 2:01 PM  
To: 'Rick Coleman'; 'ronniemorrow@att.net'; 'JOHN BEATY'; 'Martin, Scott'; 'huggybarber@att.net'; 'hoyle withers'  
Cc: 'MStroupe'; 'slambert@dallasnc.net'; 'btrudnak@dallasnc.net'; 'gbuckner@dallasnc.net'; 'David Kahler'; 'Doug Huffman'; 'A Martin'; 'J. Thomas Hunn'  
Subject: Town Manager's Weekly Report (#25)  
Attachments: Agenda - Amended.docx

Mayor & Board of Aldermen:

Please accept the following as the **Town Manager's Report for the Week-ended Friday, April 5, 2013.**

- Attached to this report is an Amended Agenda for the Tuesday, April 9<sup>th</sup> Board Meeting resulting from circumstances occurring following the distribution of packets on Wednesday. Specifically, We received two requests for inclusion under "Recognition of Citizens", being: Stacey Duff, who wishes to address the Board regarding Jagers Park Fees; and Mr. Charles Whitesides, the President of the Gaston County Chapter of the NAACP, who will be appearing at the invitation of Ms. Duff, to ostensibly speak about the same issue. Also, under "New Business", I have added item 10F, which will be a Resolution prepared by our Bond Counsel which will establish a Public Hearing for and introduce the details of the Planned \$3Million Water/Sewer Fund Revenue-Debt issuance financing the three-phase, water-line replacement project. I expect to receive the actual Resolution on Monday – which is likely to set the Public Hearing and action for the May 14<sup>th</sup> Board Meeting.
- One of the things under consideration on the water-line Debt financing, is to enhance the attractiveness of the issue by adding Town physical assets, other than the water-system itself, as "collateral". In essence, since this is a "Revenue Bond" to be backed by the revenues of the system, and not the Full faith and credit of the Town, the bond-holders, in the event of default, could seek to shut down the water system to achieve re=payment, but that would be politically and legally tricky because of the community "health and welfare" considerations to such an action. Because of this, the Bonds would likely carry a higher interest as a kind of "risk premium". However, if the Town added physical assets (which everyone knows we would never allow to be defaulted upon) like the Town Hall and Police Station, as collateral, the interest rates would, in turn, come down because the market would view the issue more like a "full-faith-and-credit" issue even though it isn't. Only General Obligation (GO) issues, which must be voted on by the public, are with "full faith and Credit".
- Also at the April 9<sup>th</sup> Board Meeting, under "Manager's Report, I will be requesting that the Board schedule a Special Meeting for later in April (Or, technically Recess the existing Meeting until a Date specific in later April) in Order to hold a Public Hearing and take action on the repeal of a series of obsolete or unnecessary Ordinances which remain on the books and are required to be eliminated as part of our New Ordinance Codification efforts. We would have had this item ready for April 9<sup>th</sup>, however Mr. Kahler's sudden and unexpected Health issues didn't allow him to complete the work on the schedule anticipated. The Repeals need to occur prior to May 1<sup>st</sup>.
- I have been going back and forth with T-mobile representatives this week regarding the terms of a possible 10-year extension to their cell-tower lease for the Water tower on Oakland St. As you might imagine, we are largely negotiating over lease fees, but there are some issue about possible changes to the actual on-site equipment so we are awaiting greater details as to the nature, size, and possible engineering constraints associated with the proposed new equipment. I will advise as we learn more, or come to tentatively acceptable terms. The current Lease expires in November.
- This week Bill Trudnak and I evaluated possible projects for submission to the Metro Transportation Planning Agency for so-called "CMAQ" Grant Funding. This is the "Congestion Mitigation/Air Quality" federal Grant program which assisted funding our Trade St sidewalk project last year, and will assist with the Dallas/ High Shoals Hwy sidewalk project later this year. We will likely again seek funding for sidewalk extension following our receipt of a preliminary estimate of costs to be produced by Town engineering consultant, Johnny Denton. If

granted, the program pays 80% of construction costs. Any final request will be crafted to be as competitive as possible given the requirements and resources of the program.

- The Year's tree-trimming is now, for the most part, complete. All that remains is a final, punch-list walk-through to determine any areas missed or left incomplete. If such are found, they will be reported to the Contractor in detail, in writing and with photographs, and required to be completed prior to release of the final 20% contract payment. We expect all of this will be finalized in the next week or two.

Thank You,

Jim Palenick  
Interim Town Manager

**Town of Dallas**  
**Agenda (AS AMENDED)**  
**April 9, 2013**  
**6:00 PM**  
**BOARD OF ALDERMEN**  
**Rick Coleman, Mayor**

**John L. Beaty**

**T. Scott Martin**

**Allen L. Huggins, Mayor Pro-Tem**

**E. Hoyle Withers**

**Darlene Morrow**

<b>ITEM</b>	<b>SUBJECT</b>	<b>Pages</b>
<b>1.</b>	<b>Invocation</b>	
<b>2.</b>	<b>Pledge of Allegiance to the Flag</b>	
<b>3.</b>	<b>Approval of Agenda with Additions Or Deletions</b>	
<b>4.</b>	<b>Approval of Minutes</b> <i>(copy of the minutes with exhibits have been emailed to the Board)</i>	
	A. February 26, 2013 Special Meeting.	1
	B. March 12, 2013 Regular Meeting.	3
<b>5.</b>	<b>Consent Agenda</b> (items to be acted on in the aggregate, unless removed for further discussion)	
	A. A Request to Approve the Annual Memorial Day Celebration, With Main Street Closure; Saturday, May 25 <sup>th</sup> , 2013.	20
<b>6.</b>	<b>Recognition of Citizens: Time set by Mayor</b>	
	A. Stacey Duff, 506 S. Willow St.; Jagers Park Fees	
	B. Charles Whiteside, Gaston County NAACP President, Charles Whitesides; Jagers Park Fees	
<b>7.</b>	<b>Employee Recognition</b>	
	A. Zachary Patterson; Police Officer: -- 5-Year Service Award.	21
<b>8.</b>	<b>Public Hearings</b>	
	A. A Public Hearing to Review the Request for Voluntary Annexation of Properties at 1502 Lower Dallas Highway; The MED Group LLC, applicant.	23
<b>9.</b>	<b>Old Business</b>	
	A. A Request to Adopt a Joint Use Pole Attachment Agreement with AT&T North Carolina.	30
	B. A Request to Approve a Budget Amendment to the FY2012-13 Electric Department Budget to Facilitate the Purchase of Emission Scrubbers for the Electric "Peak-Shaving" Generators.	49
<b>10.</b>	<b>New Business</b>	
	A. A Request to Set and Establish Budget Work Sessions for FY2013-14.	54
	B. A Resolution Officially Designating Maria E. Stroupe as Town Finance Officer.	55

- C. A Resolution Approving a Memorandum of Understanding with the CONNECT Consortium for Participation in the Regional Strategic Planning Process. 57
- D. A Request to Declare as Surplus and Offer for Public Sale, Vehicle #337 Currently Assigned to the Electric Department. 68
- E. A Request to Adopt a Pole Attachment Agreement with Charter Communications. 73
- F. **A Request to Adopt a Resolution establishing a Public Hearing for the Issuance of Water/Sewer Fund Revenue Debt to Finance the 3-Phase, Water-line replacement Project.**

**11. Manager's Report:**

- A. Department Issues and Updates
- B. Project and Program Updates
- C. New Items of Information

**12. Closed Session**