

Jim Palenick

From: Jim Palenick <jpalenick@dallasnc.net>
Sent: Friday, April 17, 2015 3:17 PM
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Cc: 'Maria'; 'Gary Buckner'; 'Steve Lambert'; 'Doug Huffman'; 'Bill Trudnak'; 'A Martin'; 'J Kiser'; 'J. Thomas Hunn'; 'kcarter@dallasnc.net'
Subject: Town Manager's Weekly Report (#117)

Mayor & Board of Aldermen(Women):

The Town Manager's Weekly Report for the Week-Ended, Friday, April 17, 2015 is as follows:

- On Monday, April 13th, The Town received a letter signed by property owners, Steve and Maria Mason, formally requesting that the Town voluntarily annex their 41-acre parcel of undeveloped land along Ratchford Road into the jurisdictional boundaries of the Town. You may recall that the same property owner approached the Town in 2013 for this annexation (albeit a slightly smaller total property at the time – then totaling 28 acres) and following a Public Hearing held on October 8, 2013 before the Board of Aldermen, a motion to approve was made by then-aldermen Beaty, but the motion died for lack of a Second. At that Hearing, Mr. Mason the property owner stated that he wanted to develop the property for use as a drag-strip style racetrack. In the latest request, the Masons state that, "At this time my wife and I are undecided on how the property will be developed. We are looking to have the property annexed in order to have access to city sewer and water if and when the property is developed." The Staff will begin to process the request according to State Statute.
- Barring further delay or postponement due to weather, the Town's paving contractor is scheduled to be in Town and to commence this year's re-paving projects on Monday, April 20th and continuing through next week. It is further likely that this same contractor, once in Town, will also be doing the re-paving of Gaston Avenue throughout Town limits, under the contract with the NCDOT. We have also learned this week, that included in NCDOT's 2015 contracted paving work will be NC279 (New Hope/Lower Dallas Highway) within Dallas, from the intersection with Dallas-Stanley Highway south to the bridge at the Town Limit line. So, given the Town's \$267,000+ contracted re-paving along with the two, lengthy stretches of NCDOT work, a lot of paving will occur in Dallas this year.
- The Town's newest Police Officer, John Stamey, of Cramerton, was officially sworn in and began his duties today following the Town finally receiving the go-ahead on his paper-work from the State of North Carolina. This has been a continuing source of frustration for our Department (and frankly, most others in the State) whenever we hire a new Officer. It seems to take an inexorably long time (with no apparent reason or justification beyond bureaucratic inertia) to simply get final back-ground checks and approvals processed through Raleigh.
- I will be getting a packet of information out late next week in preparation for the April 28th Work Session which will focus on a look at the FY2015-16 Budget Draft. I will actually be able to give you the now-completed draft (short of any narrative explanations) , along with a summary of high-lights I will prepare as well as a comparison of some property and sales tax information and analysis covering Dallas in relation to other similarly-sized and developed communities within Gaston County.
- Also received this week was a request by the "Lutheran Services for the Aging of the Carolinas" to have the Town formally approve allowing their management subsidiary (LSA Management Inc.) to step into the place of

Managing Partner, William Farris, as one of the co-owners of the Dallas High School Apartments. Doing so will not alter the Town's agreement with the developers for ultimate repayment of their \$230,000 promissory note, it will simply change the ownership liability and rights from Farris to LSA. Based on the background provided, it looks as though there would be no reason to object to this transfer of ownership. Expect to see it on the May 12th Board Agenda.

Thank You,

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