

Jim Palenick

From: Jim Palenick [jpalenick@dallasnc.net]
Sent: Friday, July 18, 2014 4:11 PM
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Cc: 'Maria Stroupe'; 'Bill Trudnak'; 'Gary Buckner'; 'Doug Huffman'; 'Steve Lambert'; 'A. Martin'; 'Jack Kiser'; 'jthomashunn@aol.com'
Subject: Town Manager's Weekly Report (#83)

Mayor & Board of Aldermen(Women):

Please accept the following as the **Town Manager's Weekly Report for the Week-ended, Friday, July 18, 2014.**

- On Thursday, July 17th, I sent out certified letters of "Formal Offer to Purchase" the four parcels of property North of Trade St. and South of East Wilkins necessary for acquisition by the Town if we are to construct the public parking lot contemplated in the recently-adopted Town Center Plan, and supported in the FY2014-15 Budget. Two of the properties are owned by Lamar Stroupe, while the other two are owned by Thomas Summey. In total, the properties contain 4 buildings/structures – three of which have little of any value and must be demolished. Only the 4th –Mr. Summey's building along Trade St. has opportunity for redevelopment as part of the Town Center Commercial Core. We will now await formal responses from the owners as to our Offer(s).
- The Courthouse Civic Center Project continues to move forward. All of the windows have now been replaced and all of the drywall has been installed and is now getting final finishing prior to paint. The HVAC ductwork is now also virtually complete. The elevator and stairs will be going in soon and following receipt and installation of the doors, painting will commence as well. I have all the spec's for the kitchen appliances and will, in combination with the new units budgeted for the civic Building, be purchasing them together to achieve some volume discounts and avoid paying any contractor overhead. All told, we remain slightly under budget, but, as we learned this week our schedule for completion has been pushed out a little bit – now estimated at mid October. This delay occurred because of a delay in the ability to acquire and install the proper air return system which, in turn delayed the drywall work.
- Jack Kiser, who we had contracted with to complete the comprehensive update to the Town's Master Land Use Plan, has formally agreed to become the Town's new Development Services Director, replacing David Kahler, and will work "part-time" under flexibly-scheduled hours which will average 19 hours per-week. He will begin August 4th, 2014 and will set his office hours for each upcoming week by no later than 11:00 a.m. on each Friday preceding that week. Mr. Kiser will complete the Master Plan update under the terms of his part-time employment rather than at the contracted rate of \$100/hour – thus saving the Town over 50% of the anticipated costs of the effort. Also, Jack will take on all duties of the Development Service Position except the routine code enforcement duties which have been added to Patrick McSwain's job responsibilities; and much of the storm-water improvement functions which are transitioning to Bill Trudnak in his role as Public Utilities Director. Taken together, this reorganization of duties and functions will fall entirely within the approved FY2014-15 Budget and should result in what I believe will be enhanced services and results.
- The Planning Board held their first Meeting since March on Thursday evening (July 17th) and took up to two separate petitions for Re-zoning. To that end, they unanimously recommended that the Board Re-zone the 3.5 acre Cloninger property at West trade and Walnut Streets from R-12, Single family residential to B-3 Central Business. Conversely, they were also unanimous in their recommendation that the Board deny the request to Re-zone the 10.65 acre North New Hope Holdings property along lower Dallas Highway, behind the Dollar General and adjacent to the Long Creek Apartments, from B-1 Neighborhood Business, to BC-1, Shopping Center, and instead recommended that the Board approve a Zoning Code Text Amendment to allow cell towers in the B-1 District with proper safeguards. As such, the Board will have three Public Hearings at the Meeting in March. The first to address the Cloninger property re-zoning; the second to address the North New Hope property re-zoning; and the third, to address the Text amendment to allow for cell towers in B-1 zones. The

Planning Board also elected a new Chair and Vice-Chair, being Curtis Wilson and Dr. Beth Heywood respectively; and received a presentation on the process to update the Comprehensive land use Master Plan.

Thank you,

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