

## Jim Palenick

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**From:** Jim Palenick [jpalenick@dallasnc.net]  
**Sent:** Friday, July 19, 2013 11:32 AM  
**To:** 'rcdc18@charter.net'; 'ronniemorrow@att.net'; 'JOHN BEATY'; 'Martin, Scott'; 'huggybarber@att.net'; 'hoyle withers'  
**Cc:** 'Maria Stroupe'; 'Gary Buckner'; 'Steve Lambert'; 'David Kahler'; 'Doug Huffman'; 'A Martin'; 'Bill Trudnak'; 'J. Thomas Hunn'  
**Subject:** Town Manager's Weekly report (#39)  
**Attachments:** Letter to Gaston Tourism.docx; Gaston Tourism Letter page 2.docx

Mayor & Board of Aldermen:

Please accept the following as the Town Manager's Report for the Week-ended Friday, July 19, 2013.

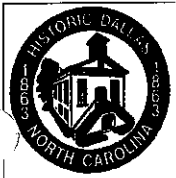
- A pre-construction meeting was held this week with representatives for Advanced Development Concepts, the selected underground contractor who will be completing both Phases II and III of the Water-line improvement project. Actual construction should begin the first week of August on both project phases and will continue concurrently throughout. Estimated total time for completion is six (6) months for Phase III and eight (8) months for Phase II.
- I am now comfortable that we have developed favorable and acceptable terms, with representatives of T-Mobile Communications, to agree to extend our cell-antennae lease agreement for the Oakland St. elevated water tank. Specifically, T-mobile has agreed to a 5-year extension at \$24,000 per-year, lump-sum, paid in advance; with a 5-year renewal at a 15% increase. This compares with the current Lease of \$1,880.00 a month, paid monthly, with no "escalator clause". We also are making certain the engineering specs are respectful to the integrity and operation of our tank, as well as that of the other antenna-lessees also in place. I expect to put the new contract extension on the August Board Meeting agenda for action.
- I have just completed a Grant Request application to the Gaston Community Foundation, on behalf of the Dallas Historic Courthouse Foundation, for funding of \$100,000 for the Courthouse renovation project. Following signature by Board president Charlotte Jenkins, we will deliver the full packet of application materials in advance of the July 31<sup>st</sup> deadline date. I have also prepared a formal letter of Request to the Gaston Tourism Development Authority and Gaston County Commission for \$250,000 (from freed-up Hotel Occupancy tax revenues which have been going to the Whitewater center in Mecklenburg county) which will appear for approval at both the Dallas Historic Courthouse Board of Directors Meeting in July, and the Board of Aldermen Meeting in August (see draft attached).
- The Job advertisements for the Utility Arborist/Forrester and Line Clearance Trimmer/Landscaper positions authorized in the FY2013-14 Budget have been prepared and submitted to the various media platforms and will begin to appear on Sunday. Applications will be accepted for approximately two weeks prior to commencement of the review and interview process.
- Financing for the newly-purchased Fire department pumper was formally approved this week locking in the interest rate and terms previously agreed to. We are trying to move forward rapidly with soliciting quotes on the budgeted new solid waste collection truck so we can implement that purchase and lock in financing rates as well, prior to the almost-certain rise in financing costs looming.
- Construction activities on the new Electric substation commenced this week with preliminary grading and prep. work. Efforts to order the large transformers are moving forward and should follow shortly.
- The August Board Meeting Agenda will also include an action item to award a contract to the low bidder for \$36,680.00 in storm water improvements at the Carr school baseball fields for much-needed improvements in storm-drainage infrastructure. Three formal bids were received by the deadline, and the low bid by S.C. Lovelace & Sons was well below the Engineers estimate of \$55,800.00.
- I have scheduled some vacation time beginning next week and extending into the week following. Specifically, I will be out of the office Friday, July 26<sup>th</sup> through mid-day, Thursday, August 1<sup>st</sup>, but then I will be traveling to

Ashville to attend the Electricities yearly Conference Thursday evening, Friday and Saturday morning. As a result, there will not be a Weekly report next week. In my absence, please contact Maria Stroupe for assistance.

- Ronnie Maynor of Hope 4 Gaston-Dallas will be meeting with me and several department Heads on Tuesday, July 23<sup>rd</sup>, at 4:00 p.m. at Town Hall to go over some planning issues for the event. If any Board Member wishes to attend as well, you are more than welcome to join us and participate.

Thank You,

Jim Palenick  
Interim Town Manager



**Mayor**  
Rick Coleman

**Aldermen**  
John Beaty  
Allen Huggins  
Scott Martin  
Darlene Morrow  
Hoyle Withers

**Town Manager**  
Jim Palenick

**Town Clerk**  
Maria Stroupe

**Town Attorney**  
J. Thomas Hunn

**Public Works**  
Bill Trudnak

**Electrical**  
Doug Huffman

**Police Chief**  
Gary Buckner

**Planning**  
David Kahler

**Fire Chief**  
Steve Lambert

**Recreation**  
Anne Martin

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August 14, 2013

Mr. Ronnie Loftis, Board Chair  
Gaston County Tourism Development Authority  
620 N. Main St.  
Belmont, NC 28012

Re: Dallas Historic Courthouse Foundation.

Dear Chairman Loftis and Tourism Development Authority Board Members:

The Dallas Historic Courthouse Foundation (DHCF) is a 501(c)(3), Tax-exempt organization chartered by the Town of Dallas, and governed by an independent, 9-member Board of Directors, whose singular mission is the preservation, renovation, and improvement of the historic (1848), Nationally-Registered Courthouse Building and Town Square Plaza in Dallas, NC in the heart of Gaston County. To that end, the DHCF is currently undertaking a major capital fund-raising campaign so that this iconic Gaston County edifice might be reborn as a quality, publicly-accessible, meeting, gathering, conference, training and banquet facility in order to further economic development, aid in cultural tourism, and bring visitors to local hotels and lodging facilities..

This enduring symbol for and cultural heart of the Town of Dallas is arguably the most significant historic structure in the County -- actually pre-dating the 150-year history of the Town of Dallas, and serving as the original Gaston County Courthouse and center of Gaston County government from 1848-1911. Through the expenditure of an estimated \$985,000.00, the DHCF, in cooperation with the Town of Dallas, aims to preserve and enhance this idyllic, postcard-like cornerstone of Gaston County history so that it might stand for many more generations in service to our community. We believe that Gaston County, and the Gaston County Tourism Development Authority can significantly aid this effort and, in fact make the difference in assuring its success. Allow us to explain:

Of the total estimated project budget of \$985,000.00, the Town of Dallas has already committed some \$520,000.00; and early fund-raising requests and events have added another \$27,925.00. Further, a grant award of \$12,500.00 has been received from the Marion Stedman Covington Foundation; an application for \$100,000.00 has been submitted to the Gaston Community Foundation; and multiple other corporate and Foundation grant applications have been written and submitted. **The final piece to the funding puzzle ..... a contribution of \$250,000.00 (paid out as two, yearly installments of \$125,000.00 each) can be put into place by Gaston County and without any burden to County citizens or tax-payers and without cuts or decreases to any services.** How can this be accomplished, you ask? We believe, by understanding, approving, and proceeding with action consistent with the following facts.

**Gaston County Contribution to U.S. National Whitewater Center**

- Contractual commitment of \$1,000,000.00
- Being Paid from Yearly Collections of Hotel Occupancy Tax (H.O.T.)
- Payments of **\$142,857.14/year** for Seven (7) years
- Last Payment to be Made: 2013



- **Beginning 2014, Gaston County Will Free Up \$142,857.14 Per Year in Hotel Occupancy Tax Revenue That Had Been Going to Subsidize the Whitewater Center in Mecklenburg County.**

**As such, the Tourism Development Authority Could:**

- **Allocate \$125,000.00 in 2014 H.O.T. Revenues (\$17,857.14 of "Freed-Up Funds" Still Available to Other Tourism Programs).**
- **Allocate \$125,000.00 in 2015 H.O.T. Revenues (\$17,857.14 of "Freed-Up Funds" Still Available to Other Tourism Programs).**

**Beginning 2016: All \$142,857.14 in Freed-Up Whitewater Funds Available.**

We therefore, on behalf of both the Mayor & Board of Aldermen of the Town of Dallas as well as the President and Board of Directors of the Dallas Historic Courthouse Foundation, respectfully request that the Gaston County Tourism Development Authority and the Gaston County Board of Commissioners authorize and approve the contribution of \$125,000.00 in 2014 Hotel Occupancy Tax Revenues; and \$125,000.00 in 2015 Hotel Occupancy Tax Revenues to the Dallas Historic Courthouse Foundation in support of the capital campaign to fully preserve, renovate, and enhance the Nationally-Registered (1848), historic courthouse building in Downtown Dallas for ongoing future use as a meeting, gathering, conference, training and banquet facility. Further, that said funding honor and memorialize the local, regional, and state-wide contributions to higher-education embodied in the lifetime of service offered by Dallas and Gaston County's favorite and most-honored son, the late Dr. William C. Friday, by naming the renovated facility, the "**Dr. William C. Friday Memorial Conference Center**".

Thank you all for your gracious and thoughtful consideration. Please don't hesitate to contact us with any questions, or if you desire additional information or documentation.

Sincerely,

Rick Coleman  
Mayor

Charlotte Jenkins  
President, DHCF

Cc: Gaston County Commissioners  
Dallas Board of Aldermen  
Board of Directors, DHCF