

**TOWN OF VALDESE  
TOWN COUNCIL REGULAR MEETING  
JANUARY 4, 2021**

The Town of Valdese Town Council met electronically via Zoom on Monday, January 4, 2021, at 6:00 p.m. The following were present: Councilman Keith Ogle, Councilwoman Frances Hildebran, Councilwoman Susan Stevenson, Councilman J. Andrew Thompson, and Councilman Roy F. Sweezy. Also present were: Town Attorney Marc Mitchell, Town Manager Seth Eckard, Deputy Town Clerk Jessica Lail, and various department heads.

Absent: Mayor John F. "Chip" Black, Jr.

A quorum was present.

Mayor Pro Tem Susan Stevenson called the meeting to order at 6:00 p.m.

**OPEN FORUM/PUBLIC COMMENT:** None

**CONSENT AGENDA:** (enacted by one motion)

**APPROVED REGULAR MEETING MINUTES OF DECEMBER 7, 2020**

Councilman Ogle made a motion to approve the aforementioned item on the Consent Agenda, seconded by Councilman Thompson. The vote was unanimous.

***End Consent Agenda***

**ITEMS REMOVED FROM CONSENT AGENDA:** None

**AMI PROJECT BRIEFING & WATERSMART PROGRAM PRESENTATION:** Andy Honeycutt, MeterSYS President/Program Administrator, Mike Kimmelman, MeterSYS Project Manager, and Lisa Nguyen, Data Manager, briefed Council on the Advanced Metering Infrastructure (AMI) project and introduced the WaterSmart program portal. The following presentation was shared:

The image shows a presentation slide for the Town of Valdese AMI Project Briefing. The slide is divided into two main sections. The top section contains the title "Town of Valdese AMI Project Briefing" and the date "JANUARY 4, 2021". To the right of the title is the Town of Valdese logo, which features a stylized city skyline and the text "VALDESE NORTH CAROLINA". The bottom section of the slide is a blue box with the text "Project Objectives" and a list of nine bullet points. The MeterSYS logo is visible in the top right corner of the slide.

**Town of Valdese**  
**AMI Project Briefing**  
JANUARY 4, 2021

**VALDESE**  
NORTH CAROLINA

MeterSYS

**Project Objectives**

- High-performing AMI system that meets or exceeds system read-rate target of 98.5%
- Fully engaged project team
- Safety protocols observed with no recordable accidents
- Quality infrastructure installation with comprehensive field data management
- Proper integration and configuration of systems and applications
- Effective internal/external communications managed by a comprehensive plan
- Fully trained staff comfortable with the technology
- Maintenance of public trust and expanded public support of project

January 4, 2021, MB#31

## MeterSYS Project Management Services



- Served as Town's advocate for all aspects of implementation
- Provided network and system management oversight to maintain AMI 3-day reading window rate of 98.5%
- Provided financial oversight of Mueller credits, quotes, invoices, etc. and supported reimbursement requests to the State
- Managed install progression and alerts/alarms, and completed quality assurance audits
- Completed system interface and conducted routine system data checks for all billing files and Mi.Host
- WaterSmart interface completed on Dec. 15, 2020; soft roll-out to internal City staff and Council completed; Go live is today
- System and job specific/situational training for Customer Service/Billing and Field staff completed

## Communications Management Overview

- ✓ Developed communications plan for project and materials in coordination with Town team
  - ✓ Press Releases, AMI FAQs, Key Messages, Door Hangers, AMI project page
- ✓ Established customer hotline
- ✓ Install sub-team coordination of critical customers and large / commercial customers



## AMI Network and Management Overview

- ✓ Coordinated response for collector and repeater mitigation
- ✓ Re-routed meters for optimal network performance
- ✓ Established 3-day read window standard
- ✓ Coordinated daily troubleshooting of non-reporting meters

Device Summary Report

From: 12/24/2020 To: 12/27/2020 View

Total:

Expected Communications	Successful Communications	% Unsuccessful Communications	% Successful Communications
5432	5414	99.7%	18 0.3%

January 4, 2021, MB#31

## Utility Billing Systems Integration and Management Overview

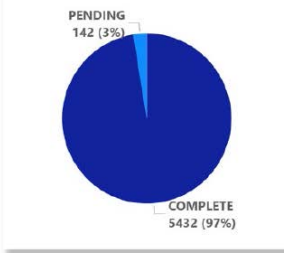


- ✓ Developed routine for status calls and timeline for interface
- ✓ Developed interface files
- ✓ Completed robust testing of all files
- ✓ Managed NOC requests and issue resolution
- ✓ Provided data quality audits and system and database cleanup support
- ✓ Reconfigured alerts to reduce number of unnecessary alerts being generated
- ✓ Cleared all non-reporting and old read meters
- ✓ Trained staff on billing process and data flow
- ✓ Created job aides for staff resources

## AMI Meter Installation Overview

**5432**  
INSTALLATIONS COMPLETE

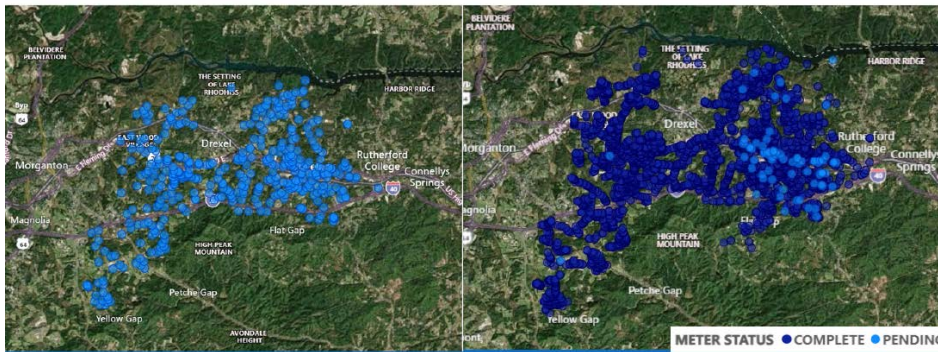
Meter Installation Status, Project-to-Date



The pending (3%) accounts are comprised of Vacant (Skips) and Do Not Install (DNI) accounts and Return to Utility (RTU) accounts that the Town will complete

METERSYS COMPLETED QA AUDIT LOCATIONS MAP

VALDESE METER INSTALL LOCATIONS MAP



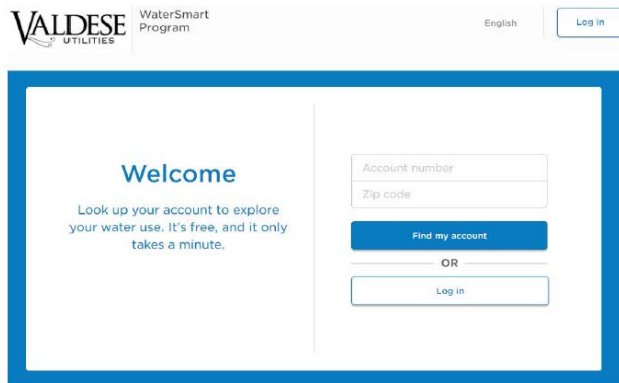
## Valdese AMI Meter Replacement Locations Map

## Next Steps

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### AMI Project Closeout Meeting with Town Project Team Tomorrow to Review:

- Financials and Project Documentation Deliverables
- Inventory and Equipment Ordering
- Training
- Network Infrastructure and Route Acceptance
- Mi.Net System Acceptance
- State Compliance Checklist
- Project Sign-off



### Your WaterSmart Customer Engagement Platform

### WaterSmart Program Objectives

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LEVERAGE  
AMI DATA



INCREASE  
DIGITAL  
ENGAGEMENT



IMPROVE  
WATER-USE  
EFFICIENCY

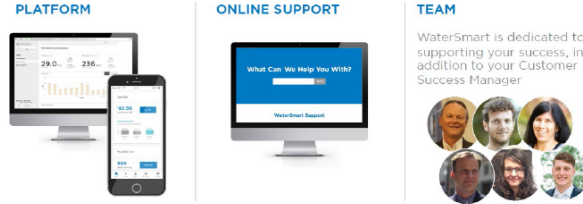


INCREASE  
SATISFACTION



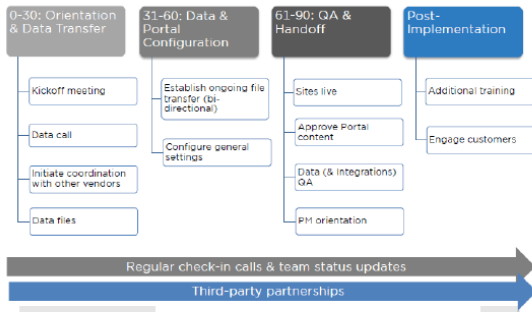
## WaterSmart Platform Features

- Online Customer Self-Service Portal
- Water Consumption Data Aggregation and Analytics
- Mass Customized Messaging
- Automated Alerts and Notifications
- Digital Forms and Automated Workflows
- Link to Online Bill Payment



## WaterSmart Interface Summary

### 30-60-90 Timeline



- ✓ Interface completed on Dec. 15, 2020
- ✓ Soft roll-out to City staff and Council members completed
- ✓ Utility staff has receiving training (in progress of scheduling job specific training on customer engagement analytics and communications in Jan. 2021)
- ✓ Go live date is today

Mayor Pro Tem Stevenson thanked everyone that worked on this project.

**APPROVED SPECIAL BONUS FOR 2020:** Finance Director Bo Weichel reminded Council that at the June 2020 Council meeting, the Town entered into an agreement with Burke County for access to an allocation of reimbursement funds under the CARES Act Funding to support our response to COVID-19 issues. Mr. Weichel also noted that the Town was eligible for \$124,380 in funds. One of the eligible expenses was Public Safety salaries, which was the route staff chose to go. These were unplanned revenues that were placed in Fund Balance. Mr. Weichel also reminded Council that we did not include any employee increases when the budget was adopted in 2020. Mr. Weichel suggested using this money to go towards a one-time bonus for each full-time employee in the amount of \$1,000 net-pay, and the Town would pay for the taxes. For 69 employees, this would make the total amount \$113,000.

Councilwoman Hildebran and Councilman Thompson asked if we were going to need the \$124,380 for anything else. Councilman Ogle asked for clarification on how the employee will pay for the taxes and has concerns that this money may be needed for the Police and Fire Safety building. Mr. Weichel explained that there is a set amount of 22% that the Town can pay on the taxes and the FICA taxes, which is 7.65%. Town Manager Seth Eckard feels that this is the best use for this money. Mr. Eckard stated that our essential workers have had to continue to work through the COVID-19 pandemic and feels it would be a morale booster. Councilman Sweezy noted that this is an ideal situation for using the funds since the funds have to be used for COVID-19 related items. Mr. Eckard shared that we were conservative when it came to revenue estimations, and fortunately, we have done a good job with revenues and keeping costs down.

Councilman Thompson made a motion to approve the special employee bonus for 2020, seconded by Councilwoman Hildebran. The vote was unanimous.

**APPROVED BUDGET AMENDMENTS:** Finance Director Bo Weichel presented the following Budget Amendments:

Valdese Town Council Meeting

Monday, January 4, 2021

Budget Amendment #

5

Subject: Amend debt service payment for 2018 Water Systems Improvement project

Description: Due to several approved change orders throughout the duration of the project, the original debt service payment of \$19,941 that is budgeted in the FY20-21 adopted budget, increases by \$1,714.

**Proposed Action:**

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2020:

**Section I:**

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
30.3990.000	Fund Balance Appropriated		1,714
Total		\$0	\$1,714

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
30.8120.910	Debt Service	1,714	
Total		\$1,714	\$0

**Section II:**

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilman Ogle made a motion to approve the aforementioned budget amendment, seconded by Councilman Thompson. The vote was unanimous.

Valdese Town Council Meeting

Monday, January 4, 2021

Budget Amendment #

6

Subject: Special bonus for 2020

Description: This amendment is for the special bonus given by Council to full time town employees for meeting the challenges of 2020 successfully. Due to unexpected revenues covering budgeted Police and Fire salaries, this appropriates the unplanned revenues for bonus pay.

**Proposed Action:**

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2020:

**Section I:**

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3350.030	Other Revenues		113,238
Total		\$0	\$113,238

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.4100.999	Contingency Expense	113,238	
Total		\$113,238	\$0

**Section II:**

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilwoman Hildebran made a motion to approve the aforementioned budget amendment, seconded by Councilman Sweezy. The vote was unanimous.

**MANAGER’S REPORT:** Town Manager Seth Eckard made the following announcements:

Town Offices will be closed on Monday, January 18, 2021 in Observance of Martin Luther King Day.

**MAYOR AND COUNCIL COMMENTS:** Councilwoman Stevenson shared that she has been approached by a Valdese citizen that wanted to know why we do not have Food Trucks in Valdese. Planning Director Larry Johnson explained that it would be on the Planning Boards agenda in the next few months for consideration.

**ADJOURNMENT:** At 6:44 p.m., there being no further business to come before Council, Mayor Pro Tem Stevenson asked for a motion to continue the meeting until Wednesday, January 13<sup>th</sup>, 2021, at 10:00 a.m. to discuss the Public Safety Building project electronically via Zoom. Councilman Ogle made a motion to continue, seconded by Councilman Sweezy. The vote was unanimous.

**CONTINUATION OF THE JANUARY 4, 2021 COUNCIL MEETING:** At 10:00 a.m. Mayor Black reconvened the January 4, 2021, Council Meeting to discuss the new Public Safety building. Town Manager Seth Eckard introduced the reason for the meeting to discuss the comparison of two potential sites for the building. Marty Beal, Architect, with CBSA Architects, RJ Mozeley, Project Manager, Doug Chapman, Principle/Office Manager, Matt Oetting, Project Manager, with McGill presented the following presentation:

**AGENDA**

- Serve the Public
- Functionality for Staff
- Cost Effective Site & Development
- Decision Matrix
- Review Site Layouts & Costs
- Pineburr Considerations
  - Demo
  - Re-use/Renovation
  - Purchase & Lease Logistics

**DECISION MATRIX**

- Accessibility & Function
  - On site
  - Out
- Cost
- Single Story
- Visibility
- No Off-Site Improvements
- No Site Demolition
- Donated Land

	On Site	Accessibility	Out	Cost	Single	Visibility	No Off-Site	No Site	Donated
Option 1									
Option 2									
Prepared									

**BUILDING COMPARISONS**

- 1-Story
- 2-Story
  - Fire Apparatus on Lower Level
  - Fire Operations on Lower Level
  - All Police Operations on Upper Level
  - Shared Facilities on Both Levels

RJ Mozeley started the presentation with an overview of what would be presented. Mr. Mozeley shared that we want to make sure that the site chosen is accessible and functional to meet the needs of the Fire and Police departments operations and be cost-effective. Mr. Mozeley shared that the cost we are talking about today are estimates in comparing just the two sites, it does not include the details, and the cost numbers will change some.

Marty Beal explained that on the Rostan property, we are looking at two options, with one being a 1-story building and one a 2-story building. Mr. Beal shared that the 1-story building is the most efficient use of space, and both Police and Fire Chiefs feel they would be better served with the 1-story.





Matt Oetting shared that the Rostan property is on 2.3 acres located at the intersection of Main St. and Eldred St., with Martinat Dr. adjoining it. This location is highly visible. It does have a level pad in the middle but has steep slopes on the left and right sides. Mr. Oetting showed the 1-story layout of the Rostan site. Both sites will include secured parking for the Police Department. Mr. Oetting shared to provide access to the facility, Martinat Dr. would have to be re-paved. The flat pad area is not large enough to accommodate all the uses needed, so to create a larger space, several retaining walls would have to be placed around the site. Mr. Oetting explained that there is no room to address stormwater drainage due to the parking lots needed, so it would have to be addressed underground. Typically it would be addressed aboveground, which would be a lower cost. Councilman Thompson asked if the Pascal property on Eldred St. could be purchased to use that space and Town Manager Seth Eckard said the owner was not interested in selling it. Councilman Ogle asked if a fire truck would fit on Eldred St. Mr. Beal shared that that is one of the problems with this property. Eldred St. will not allow a fire truck to go up the street to access Laurel St. efficiently, so the route would be traveling West on Main St. to turn onto Laurel St. Mr. Oetting explained that the Town would have to look at completing road improvements at Martinat Dr. and Main St. as well as adding a right turn lane at the intersection of Main St. and Laurel St. for the fire truck to make a right turn onto Laurel St. Mr. Eckard noted that in order to make these road changes, the money would have to come out of the Fund Balance.

Mr. Oetting explained that on the 2-story, the Fire Department would be on the lower level and not have drive-thru bays. The Police Department would be on the upper level. Mr. Beal shared a few pros and cons on the 2-story site. There will be added cost with having to add an elevator, two stairs, and structure cost. Mr. Beal said that there would be a decrease in less retaining walls and no underground stormwater drain.

### SITE LAYOUTS

**Rostan 1-Story**


1. Increased Retaining Walls Cost
2. Site is Tight
3. Underground Storm Water Retention Cost
4. Easier Adjacency to Admin Assist
5. Easier Common Public Access
6. Challenge-Fire Access To Main St.
7. Challenge-Fire Access to Laurel St.
8. Challenge-Mixed Fire & Public Traffic Patterns

### NORTH LAUREL ST ACCESS

**SITE LAYOUTS**

**Rostan 2-Story**

1. Elevator Cost
2. (2) Stairs Cost
3. Increased Area Cost
4. Increased Structure Cost
5. Decrease Site Impact
6. Less Retaining Walls & No Underground Stormwater
7. Challenge-Adjacency to Admin Assist
8. Challenge-Common Public Access
9. Challenge-Fire Access to Main St
10. Challenge-Fire Access to Laurel St



CBSA architects




Mr. Oetting moved to the next site option, located next to the Pineburr Mill, consisting of 18.4 acres, a 43,000 square foot mill facility, an electrical substation, an 8,500 square foot garage, and a 2,000 square foot storage building. The site's focus area is the 3 acres next to the mill facility where the building would be located. Mr. Oetting shared that this site is less visible. A 1-story building was only considered for this site with a combined public parking area and a separate secure police parking lot, and two entrances for the fire department vehicles. Mr. Oetting shared that the stormwater basin would be located above ground. The garage/shop facility could be used by other departments with possible removal of the other facilities located in the property. Councilwoman Stevenson asked if the fire bays were drive-thru. Mr. Beal answered that, yes, they were drive-thru bays, but with the amount and kinds of vehicles the Fire Department has, some of the bays would not be used as a drive-thru. Chief Stafford shared that neither site would allow for complete drive-thru bays. Councilman Ogle added that there is more property located on the parcel that is a wooded area. Mr. Mozeley shared that the wooded area does have steep terrains and would be difficult to develop. Councilman Sweezy asked if we could demo the Pineburr Mill to use that area for extra space. Mr. Eckard stated that purchasing this property comes with the Mill and outbuildings, and it would cost too much to demolish the building. Councilman Thompson asked how long the Mill had sat vacant and wondered if it was worth anything. Mr. Eckard shared that some of the building is being leased to business owners as storage. Public Services Director Greg Padgett explained that the Mill would be hard for Public Works to use as storage due to the layout and would take approximately \$50,000 minimal to clean out the basement. There would be a cost to maintaining the building going forward. Mr. Padgett believes it is not a good use for Town departments and suggests tearing it down. Councilman Ogle wondered if it would be a future site for a new Public Works building if it was torn down. Mr. Eckard said that could be an option at some point. Planning Director Larry Johnson shared that a developer looked at the facility, and his thoughts were it would take a significant amount of work. The developer has suggested completing a market study and assisting a developer with tax credits or using a type of incentive for development.

**SITE LAYOUTS**

**Pineburr 1-Story**

1. No Retaining Walls & No Underground Stormwater
2. Easier Adjacency to Admin Assist
3. Easier Common Public Access
4. Challenge-Adjacent Vacant Buildings



CBSA architects



Mr. Mozeley went over some of the pros; no retaining walls or underground stormwater needed. Since it would be on one level, it would have easier accommodations for common public access and the administrative assistant would be located between both departments. However, the con would be the adjacent vacant buildings that come with the purchase of the property. Mr. Eckard did not recommend demolition of the building, which would cost around \$450,000. This cost would come out of the Fund Balance. Mr. Eckard shared that the State does not have grant funds to demo the building at this time, but we would try again in the future if we go with this property.



**OPINION OF PRELIMINARY PROBABLE COSTS**  
Comparison

	Rostan Single Story	Rostan Two Story	Pineburr
Site Purchase	\$0	\$0	\$98,132
Building	\$4,440,000	\$4,910,000	\$4,440,000
Site Improvements	\$2,070,000	\$1,132,000	\$1,048,000
Demolition	\$0	\$0	\$450,000*
Main Street Access	\$104,000	\$104,000	\$0
Laurel Street Access	\$135,000	\$135,000	\$0
<b>Total</b>	<b>\$6,749,000</b>	<b>\$6,281,000</b>	<b>\$6,129,000</b>

**DECISION MATRIX**

	On Site Accessibility	Accessibility Out	Cost	Single Story	Visibility	No Off-Site Improvements	No Site Demo	Donated Land
Rostan 1	√			√	√		√	√
Rostan 2					√		√	√
Pineburr	√	√	√	√		√		

Councilwoman Hildebran shared that although she does not care for either site, the Pineburr site seems to be the best option. Councilwoman Hildebran asked to hear from the Police Chief and Fire Chief on how they feel about the sites. Fire Chief Stafford stated that our Town is limited with available parcels, and his priority is on the operation side first and visibility aspect second. Chief Stafford is in favor of the Pineburr site because it is more conducive to our operational needs. Councilman Sweezy would love for the building to be displayed on Main St. but feels that the Pineburr option is logistically the best. Councilman Ogle asked if staff has looked at all other properties in Town that could be used. Chief Stafford shared that they looked at the property behind the Rock Drug Store in October 2020, and two brothers own it and are not willing to sell for various reasons. Mr. Johnson stated that the ideal size for the new public safety building would be built on at least 4 acres, centrally located, which limits the number of parcels that would be available for development. Councilwoman Hildebran has a concern with there being another vacant building once Public Safety moves out. Councilwoman Hildebran asked again why we cannot close the street at the current Public Safety building and build onto what we currently have. Mr. Eckard does not feel like that option is feasible. Mr. Mozeley does not feel like these parcels sit on enough acres and would have to go with a 2-story building, would have stormwater challenges, and would be a tougher site to build on. Mr. Beal added that there are more boundary restrictions being in the downtown area. Councilman Ogle feels that we need to move forward with the Pineburr building site.

Mr. Eckard stated that he would like Council to agree on which location they recommended and if it was the Pineburr site to move into Closed Session to discuss the negotiation price for purchase of the property.

**CLOSED SESSION:** Mayor Black called for a motion to recess into Closed Session pursuant to NC General Statute 143-318.11 (a) (5) to establish, or instruct the public body’s staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

At 11:35 a.m., Councilman Sweezy made a motion to move into Closed Session pursuant to NC General Statute 143-318.11 (a) (5) to establish, or instruct the public body’s staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease. The motion was seconded by Councilman Ogle. The vote was unanimous.

At 11:48 a.m., Councilman Ogle made a motion to return to Open Session, seconded by Councilman Sweezy. The vote was unanimous.

**NEGOTIATION DISCUSSION OF THE PINEBURR MILL SITE:** Councilman Ogle made a motion to give the Town Manager the approval to negotiate the purchase price of the Pineburr Property for \$98,132, seconded by Councilman Sweezy. The vote was unanimous.

**ADJOURNMENT:** At 11:49 a.m., there being no further business to come before Council, Councilman Ogle made a motion to adjourn, seconded by Councilwoman Hildebran. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday, February 1, 2021, 6:00 p.m., Valdese Town Hall.

jl Town Clerk

Mayor

**TOWN OF VALDESE  
TOWN COUNCIL REGULAR MEETING  
February 1, 2021**

The Town of Valdese Town Council met electronically via Zoom on Monday, February 1, 2021, at 6:00 p.m. The following were present: Mayor John F. "Chip" Black, Jr., Councilman Keith Ogle, Councilwoman Frances Hildebran, Councilwoman Susan Stevenson, Councilman J. Andrew Thompson, and Councilman Roy F. Sweezy. Also present were: Town Attorney Marc Mitchell, Town Manager Seth Eckard, Deputy Town Clerk Jessica Lail, and various department heads.

Absent: None.

A quorum was present.

Mayor Black called the meeting to order at 6:00 p.m. Mayor Black encouraged Council to review the Reading Material regarding the Planning Boards discussion of a Food Truck Ordinance and provide feedback to Planning Director Larry Johnson.

**OPEN FORUM/PUBLIC COMMENT:** None

**CONSENT AGENDA:** (enacted by one motion)

**APPROVED REGULAR MEETING MINUTES OF JANUARY 4, 2021**

**APPROVED CASH SECURITY REQUEST FOR EDELWEISS SUBDIVISION:** Cold Creek Investments, LLC, requested cash security in the amount of \$46,800.00 for contract work to be completed for the Edelweiss Subdivision. The Performance Agreement that was approved at the August 2020 Council meeting allowed the developer to seek a return of the cash security deposited with the Town.

Councilman Ogle made a motion to approve the aforementioned items on the Consent Agenda, seconded by Councilman Sweezy. The vote was unanimous.

***End Consent Agenda***

**ITEMS REMOVED FROM CONSENT AGENDA:**

**APPROVED CLOSED SESSION MINUTES OF JANUARY 4, 2021:** Mayor Black explained that the reference as to why we had the Closed Session meeting needed to be corrected from NC General Statute 143-318.11 (a) (4) to NC General Statute 143-318.11 (a) (5) to establish, or instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

Councilman Ogle made a motion to correct the Closed Session minutes, seconded by Councilwoman Stevenson. The vote was unanimous.

**APPROVED WPCOG VALDESE LAKESIDE PARK GRANT ADMINISTRATION CONTRACT:** Parks & Recreation Director Doug Knight shared that he has been working with the WPCOG from the start of the Lakeside Park project. Mr. Knight explained that a contract had not been created, and when they realized it, they decided to produce a contract that would begin July 1, 2021. The contract is in the amount of \$10,000. The funds for this come from either grants or donations; no Town funds have been used.

February 1, 2021, MB#31

AGREEMENT BETWEEN THE WESTERN PIEDMONT COUNCIL OF GOVERNMENTS AND TOWN OF VALDESE FOR THE PROVISION OF TECHNICAL ASSISTANCE: VALDESE LAKESIDE PARK GRANT ADMINISTRATION JULY 31, 2021 – JUNE 30, 2022

This AGREEMENT, entered into on this the \_\_\_\_\_ day of \_\_\_\_\_, by and between the Western Piedmont Council of Governments (hereinafter referred to as the "Planning Agency") and Town of Valdese, North Carolina (hereinafter referred to as the "Local Government"); WITNESSETH THAT:

WHEREAS, the Planning Agency is empowered to provide technical assistance by the North Carolina General Statutes and by resolution passed by the Planning Agency on April 17, 1972. Technical assistance shall consist of the provision of services as described in Attachment A, which is herein made a part of this Contract;

WHEREAS, the Local Government has requested the Planning Agency to provide such technical assistance to the Local Government; and

WHEREAS, the Planning Agency desires to cooperate with the Local Government in every way possible to the end that the proposed activities are carried out in an efficient and professional manner;

NOW, THEREFORE, the parties hereto do mutually agree as follows:

- 1. Personnel. That during the period of this Contract, the Planning Agency will furnish the necessary trained personnel to the Local Government.
2. Travel/Printing. The Local Government will pay for expenses related to conferences, conventions, seminars, local travel, etc. of the personnel when the Local Government requests or approves travel related to the Local Government's planning program, or if it is beneficial to both parties, the costs will be shared on an agreed-upon ratio.
3. Compensation. The Local Government will pay the Planning Agency an amount not to exceed \$10,000 (ten thousand dollars) for the satisfactory performance of all services

person shall, on the basis of handicap be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity which receives or benefits from federal financial assistance.

- 10. Access to Records and Record Retainage. All official project records and documents must be maintained during the operation of this project and for a period of three years following closeout, in compliance with 15 NCAC 13L Rule .0911, Recordkeeping.
11. Liquidated Damages Clause. If the project fails to be carried out within the time frame outlined in the administrative proposal due to activities attributed to the Planning Agency, the Local Government may assess the Planning Agency a sum in the amount of \$100 per week for any subsequent weeks until completion.
12. Termination of Agreement for Cause. If, through any cause, the Planning Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or violate any of the covenants, conditions, or stipulations of this Agreement, the Local Government shall thereupon have the right to terminate this Agreement by giving written notice of such termination and specifying the effective date thereof. In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared under this Agreement shall, at the option of the Local Government, become its property, and the Planning Agency shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials in direct proportion to the extent of services actually completed.
13. Grantee Assurances. In the performance of this Agreement, the Planning Agency shall comply with all applicable federal rules and procedures outlined on the attached pages as E.O. 11246 Clause, the Section 3 Clause and Lobbying Clause (Attachments B,C and D).

related to administration of the project as defined in the attached Scope of Services. Planning Agency personnel will keep an accurate record of time spent, which will serve as the basis for the amount charged to the Local Government per month. The Local Government will reimburse the Planning Agency monthly at a rate per hour for each of the personnel involved, which includes the salary, fringe benefits, travel and indirect costs, plus travel and other approved expenses.

It is expressly understood and agreed that total compensation shall not exceed the maximum sum specified without prior approval of both agencies.

- 4. Termination/Modifications. The Local Government may terminate this Contract by giving the Planning Agency a thirty-day written notice. Furthermore, if there is a need to amend the proposal outlined in Attachment A, either party may do so with the written approval of the other.
5. Time of Performance. The Planning Agency shall ensure that all services required herein shall be completed and all required reports, maps, and documents submitted during the period beginning July 1, 2021, and ending June 30, 2022.
6. Interest of Members, Officers, or Employees of the Planning Agency, Members of the Local Government, or Other Public Officials. No member, officer, or employee of the Planning Agency or its agents; no member of the governing body of the locality in which the program is situated; and no other public official of such locality or localities who exercise any functions or responsibilities with respect to the program during his tenure or for one year thereafter, shall have any financial interest, either direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the program assisted under this Agreement. Immediate family members of said members, officers, employees, and officials are similarly barred from having any financial interest in the program. The Planning Agency shall incorporate, or cause to be incorporated, in all such contracts or subcontracts, a provision prohibiting such interest pursuant to the purpose of this section.
7. Nondiscrimination Clause. No person in the United States shall on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination with any program or activity funded in whole or in part with funds available under the Housing and Community Development Act of 1974, Section 109.
8. Age Discrimination Act of 1975, as amended. No qualified person shall on the basis of age be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity which receives or benefits from federal financial assistance.
9. Section 504, Rehabilitation Act of 1973, as amended. No qualified disabled

IN WITNESS WHEREOF, the Planning Agency and the Local Government have executed this Agreement as of the date first above written.

LOCAL GOVERNMENT: TOWN OF VALDESE PLANNING AGENCY: WESTERN PIEDMONT COUNCIL OF GOVTS.

By: \_\_\_\_\_ By: \_\_\_\_\_
Town Manager Executive Director

LOCAL GOVERNMENT: PLANNING AGENCY:
By: \_\_\_\_\_ By: \_\_\_\_\_
Mayor Chairman

Preaudit statement:

This instrument has been preaudited in the manner prescribed by the Local Government Budget and Fiscal Control Act.

By: \_\_\_\_\_
Local Government Finance Officer

ATTACHMENT A  
SCOPE OF SERVICES  
TOWN OF VALDESE  
GRANTS MANAGEMENT ASSISTANCE  
WORK PROGRAM/BUDGET  
JULY 1, 2021 – JUNE 30, 2022  
ATTACHMENT A  
SCOPE OF SERVICES

The following work program and budget are presented as descriptive of the work and dollar amounts requested in the Agreement concerning grant administration activities by the Western Piedmont Council of Governments for the Town of Valdese.

Erin Schotte, Community Development Administrator will be responsible for administering the PARTF and DWR (DEQ) grants for the Valdese Lakeside Park, Phase I development project.

Work Program

The activities to be completed include:

- Work with Town and granting agencies on any amendments needed to the contract(s) between PARTF and the Town and/or between DEQ and the Town
- Coordinate requests for reimbursement from PARTF and DEQ to the Town
- Work with Architect to assure grant compliance
- Complete As-Built site plan map for final closeout of grant
- Work with Town, as needed, to amend DEQ grant scope and/or apply for additional funding through the DWR program.

Time of Performance

The WPCOG will complete all activities involved in administration of this project in a 12-month period beginning July 1, 2021, and ending June 30, 2022.

Budget

The WPCOG will provide these administrative services for a fee not to exceed \$10,000. The budget is broken down as follows:

Salaries	\$ 4,625
Fringe Benefits	2,405
Travel	756
Indirect	<u>2,214</u>
Total	\$ 10,000

Assurances

Assurances are attached as a part of the Agreement.

Amendments

This scope of services and budget may be amended as desired by mutual consent of the Local Government and Planning Agency.

ASSURANCES OF COMPLIANCE

ATTACHMENT B

Executive Order 11246

During the performance of this Contract, the contractor agrees as follows:

- 1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, age, or national origin. Such action shall include, but not be limited to the following: recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
- 2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, or national origin.
- 3) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, notice advising the labor union or workers' representative of the contractor's commitments under section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- 4) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.
- 5) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- 6) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies involved as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

7) The contractor will include the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event the contractor becomes involved in, or threatened with, litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

ATTACHMENT C

Section 3 Clause

"Section 3" Compliance in the Provision of Training, Employment, and Business Opportunities

- a. The work to be performed under this contract is on a project assisted under a program providing direct federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 170h. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.
- b. The parties to this contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR 135, and all applicable rules and orders of the Department issued thereunder prior to the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.
- c. The contractor will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment and training.
- d. The contractor will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant or recipient of federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR Part 135. The contractor will not subcontract with any subcontractor where it has notice of knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.
- e. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Part 135, and all applicable rules and orders of the Department issued hereunder prior to the execution of the contract, shall be a condition of the federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors or assigns to those sanctions specified by the grant or loan agreement of contract through which federal assistance is provided, and to such sanctions as are specified by 24 CFR Part 135.

ATTACHMENT D

Lobbying Clause

No Federal appropriated funds have been paid or will be paid, by or on behalf of the Planning Agency or the Local Government, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative, agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

If any funds other than Federal appropriated funds have been paid or will be paid any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Planning Agency and/or the Local Government shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

Councilwoman Stevenson made a motion to approve the Administrative contract with WPCOG, seconded by Councilman Thompson. The vote was unanimous.

**CAPITAL PROJECT ORDINANCE AMENDMENT:** Finance Director Bo Weichel presented the following Capital Project Ordinance Amendment. This CPO will move funds for the WPCOG contract approved to the appropriate account.

Valdese Town Council Meeting Monday, February 1, 2021

Capital Project Ordinance Amendment # 2-34

Subject: Lakeside Park Phase I

Description: To amend capital project ordinance Fund 34  
The original CPO was approved at the November 4, 2019 meeting.  
This amendment moves funds from the construction account to pay for grant administration.

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the capital project ordinance for various capital projects funded from a variety of sources is hereby amended as follows.

Section I:

Amounts appropriated for capital projects are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
34.6200.760	Construction		10,000
	Total	\$0	\$10,000

Account	Description	Increase/ Debit	Decrease/ Credit
34.6200.040	Administration	10,000	
	Total	\$10,000	\$0

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilman Ogle made a motion to approve the aforementioned capital project ordinance amendment, seconded by Councilwoman Hildebran. The vote was unanimous.



**APPROVED BUDGET AMENDMENTS:** Finance Director Bo Weichel presented the following Budget Amendments:

Valdese Town Council Meeting

Monday, February 1, 2021

Budget Amendment #

7

Subject: Children's Park repairs

Description: Children's Park lost more than half the fencing around the baseball field from excessive flooding. This amendment is for repairing and installing new fencing to restore the fence for the baseball field.

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2021:

Section I:

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3990.000	Fund Balance Appropriated		5,820
	Total	\$0	\$5,820

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.6200.151	Park Repairs	5,820	
	Total	\$5,820	\$0

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Valdese Town Council Meeting

Monday, February 1, 2021

Budget Amendment #

8

Subject: McGalliard Falls repairs

Description: McGalliard Falls has two large washed out areas resulting from flooding. These are located next to the road going out to the bridge that crosses McGalliard Creek. This amendment will be used to fill the areas with an estimated 19 loads of dirt, packed, and reseeded. A tree that was damaged in the area will also be removed.

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2021:

Section I:

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3990.000	Fund Balance Appropriated		6,950
	Total	\$0	\$6,950

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.6200.151	Park Repairs	6,950	
	Total	\$6,950	\$0

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilwoman Stevenson asked if insurance covered any of the damage to the Parks, and Town Manager Seth Eckard said no. Mr. Weichel noted there was a possibility down the road that FEMA would cover it. Councilman Ogle asked if the money could come from somewhere else besides the Fund Balance. Mr. Eckard shared that the budget is tight, and there was nowhere else to pull it.

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Councilman Ogle made a motion to approve the aforementioned budget amendments, seconded by Councilwoman Stevenson. The vote was unanimous.

**MANAGER'S REPORT:** Town Manager Seth Eckard made the following announcements:

The next meeting is a regularly scheduled meeting on Monday March 1, 2021, 6:00 p.m.

**MAYOR AND COUNCIL COMMENTS:** Councilman Ogle asked if the Town would have to repave Main Street or contract it after the waterline project is completed. Mr. Eckard shared that what you see now after they installed the new line is a temporary repair. As part of the contract, after they complete everything, the contractor will come back and repair one side of the road with new asphalt that will be flush with the other side. Councilman Thompson asked when we last repaved Main Street. Mr. Eckard shared that DOT will repave HWY 70 every five to seven years, and it was paved around three years ago.

**ADJOURNMENT:** At 6:15 p.m., there being no further business to come before Council, Councilman Ogle made a motion to adjourn, seconded by Councilman Thompson. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday March 1, 2021, 6:00 p.m., via electronically via Zoom

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Town Clerk

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Mayor

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**TOWN OF VALDESE  
TOWN COUNCIL REGULAR MEETING  
MARCH 1, 2021**

The Town of Valdese Town Council met electronically via Zoom on Monday, March 1, 2021, at 6:00 p.m. The following were present: Mayor John F. "Chip" Black, Jr., Councilman Keith Ogle, Councilwoman Frances Hildebran, Councilwoman Susan Stevenson, Councilman J. Andrew Thompson, and Councilman Roy F. Sweezy. Also present were: Town Attorney Marc Mitchell, Town Manager Seth Eckard, Deputy Town Clerk Jessica Lail, and various department heads.

Absent: None.

A quorum was present.

Mayor Black called the meeting to order at 6:00 p.m.

**OPEN FORUM/PUBLIC COMMENT:**

**CONSENT AGENDA:** (enacted by one motion)

**APPROVED REGULAR MEETING MINUTES OF FEBRUARY 1, 2021**

**APPROVED SUNDAY, APRIL 11, 2021 AS TAX LIEN ADVERTISING DATE FOR REAL PROPERTY**

**APPROVED RENEWAL OF LEASE AGREEMENT AT THE OLD ROCK SCHOOL WITH DR. KYLE BARNES:** Lease agreement with Dr. Kyle Barnes for rental space at the Old Rock School, in the amount of \$50.00 per month.

**APPROVED REAPPOINTMENT TO VALDESE ABC BOARD:** WT Sorrell III was reappointed to the Valdese ABC Board for a second, full three-year-term which expires April 1, 2024.

**APPROVED REQUEST TO SELL WINE AT APRIL CRAFT MARKET:** Waldensian Style Wines will be selling wine at the April Craft Market on April 10, 2021.

Councilwoman Hildebran made a motion to approve the aforementioned items on the Consent Agenda, seconded by Councilwoman Stevenson. The vote was unanimous.

***End Consent Agenda***

**ITEMS REMOVED FROM CONSENT AGENDA:** None

**ARBOR DAY PROCLAMATION:** Mayor Black presented the following proclamation:

**ARBOR DAY 2021 PROCLAMATION**

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, 2021 is the 149<sup>th</sup> Anniversary of the holiday and Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut our heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and beautify our community; and

**March 1, 2021, MB#31**

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

WHEREAS, the Town of Valdese has received the prestigious Tree City USA award for the past 32 years.

NOW, THEREFORE, I, John F. Black, Jr., Mayor of the Town of Valdese, North Carolina, do hereby proclaim Friday, March 20, 2021, as the 149<sup>th</sup> Anniversary celebration of; and

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

This 1<sup>st</sup> day of March, 2021.

/s/ John F. Black, Jr., Mayor

Mayor Black shared that a tree had been planted at the Valdese Town Hall to celebrate Arbor Day.

**APPROVED REQUEST FOR FUNDS FOR WATERLINE REPLACEMENT – RODORET:** Public Service Director Greg Padgett explained that during the replacement of the current waterline project on Main Street, it was discovered that an additional area of aged and galvanized water line needed to be replaced on Rodoret Street. Mr. Padgett shared that the additional funds required would be in the amount of \$41,894.00 as a change order with the Main Street waterline project.

Councilman Ogle made a motion to approve the additional funds in the amount of \$41,894.00, seconded by Councilman Thompson. The vote was unanimous.

**APPROVED RESOLUTION AUTHORIZING THE USE OF SIGNATURE STAMPS:** Finance Director Bo Weichel presented the following resolution:

TOWN of VALDESE

RESOLUTION

Authorizing the Use of Signature Stamps

**WHEREAS**, G.S. 159-28.1 states that the governing board may provide by appropriate resolution for the use of signature stamps or other similar devices in signing checks or drafts, and the Town Council desires to authorize the use of those devices; and

**WHEREAS**, G.S. 159-28.1 also states that the governing board shall charge the finance officer or some other bonded officer or employee with the custody of the necessary signature stamps and other devices and that that person and the sureties on his official bond are liable for any illegal, improper, or unauthorized use of them;

**NOW, THEREFORE, BE IT RESOLVED**, by the Council of the Town of Valdese, North Carolina that:

**Section 1.** The use of signature stamps and similar devices by the Town Manager and Finance Director are authorized for use in the signing of checks, drafts, purchase orders, and pre-audits.

**Section 2.** The finance officer is charged with the custody of the necessary signature stamps and similar devices, and the finance officer and the sureties on his official bond are liable for any legal, improper, or unauthorized use of them.

THE FOREGOING RESOLUTION IS ADOPTED THIS 1<sup>st</sup> DAY OF MARCH, 2021.

/s/ John F. Black, Jr., Mayor

ATTEST:

/s/ Town Clerk

Mr. Weichel shared that the signature stamps would be locked up, and it would be a more convenient way to sign checks and purchase orders throughout the week. Mr. Weichel explained that signing checks require dual signatures. Councilwoman Hildebran asked if a Councilmember was not supposed to co-sign the checks. Mr. Weichel explained that Councilman Sweezy was co-signing until the COVID 19 pandemic

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began. Councilwoman Hildebran expressed her concern with two staff members signing the checks and feels that a Councilmember should be co-signing for the protection of our staff. Councilman Sweezy stated that he would resume signing checks this week.

Councilman Sweezy made a motion to approve the aforementioned resolution, seconded by Councilwoman Hildebran. The vote was unanimous.

**APPROVED RESOLUTION AUTHORIZING THE USE OF ELECTRONIC PAYMENTS:** Finance Director Bo Weichel presented the following resolution:

TOWN of VALDESE  
RESOLUTION  
Authorizing the Use of Electronic Payments

**WHEREAS**, it is the desire of the Town Council that the Town of Valdese is authorized to engage in electronic payments as defined by G.S. 159-28 or G.S. 115C-441; and

**WHEREAS**, it is the responsibility of the Finance Officer, who is appointed by and serves at the pleasure of the Town Council, to adopt a written policy outlining procedures for pre-auditing obligations that will be incurred by electronic payments as required by NC Administrative Code 20 NCAC 03.0409; and

**WHEREAS**, it is the responsibility of the Finance Officer, who is appointed by and serves at the pleasure of the Town Council, to adopt a written policy outlining procedures for disbursing public funds by electronic transaction as required by NC Administrative Code 20 NCAC 03.0410.

**NOW, THEREFORE, BE IT RESOLVED**, by the Council of the Town of Valdese, North Carolina that:

**Section 1.** Authorizes the Town of Valdese to engage in electronic payments as defined by G.S. 159-28 or G.S. 115C-441.

**Section 2.** Authorizes the Finance Officer to adopt a written policy outlining procedures for pre-auditing obligations that will be incurred by electronic payments as required by NC Administrative Code 20 NCAC 03.0409.

**Section 3.** Authorizes the Finance Officer to adopt a written policy outlining procedures for disbursing public funds by electronic transaction as required by NC Administrative Code 20 NCAC 03.0410.

**Section 4.** This resolution shall take effect immediately upon its passage.

THE FOREGOING RESOLUTION IS ADOPTED THIS 1<sup>st</sup> DAY OF MARCH, 2021.

/s/ John F. Black, Jr., Mayor

ATTEST:  
/s/ Town Clerk

Mr. Weichel explained passing this resolution will get us in line with the General Statues.

Councilman Ogle made a motion to approve the aforementioned resolution, seconded by Councilman Thompson. The vote was unanimous.

**APPROVED PURCHASE AGREEMENT FOR PINEBURR MILL PROPERTY:** Finance Director Bo Weichel presented the following:



March 1, 2021, MB#31

OFFER TO PURCHASE AND CONTRACT

**THE TOWN OF VALDESE** (a North Carolina municipality) as Buyer, hereby offers to purchase and **PINEBURR 408, LLC** (a North Carolina limited liability corporation), as Seller, upon acceptance of said offer, agrees to sell and convey, all of the three (3) parcels of land described below, together with all buildings and improvements thereon, if any (referred to as "the Property"), upon the following terms and conditions:

**1. PROPERTY:** Located in Burke County, North Carolina, being a portion of the property known as the former Alba-Waldensian Pineburr facility, and more particularly described as follows:  
Street Address: 650, 800 and 0 Pineburr Avenue SE, Valdese, North Carolina 28690  
Parcel ID Number(s): 2743137307, 2743135181, and 2743037173  
Deed Reference: A portion of property described in Deed Book 2383 Page 782, Burke County Registry. Reference is also made to Plat Book 5, Page 95, Burke County Registry.

Seller also agrees that all personal property belonging to the Seller, in or on the Property at the time of this Contract, shall be included in this sale.

**2. PURCHASE PRICE:** The purchase price is \$ **98,132.00** and shall be paid as follows:

(a) \$ **10,000.00** EARNEST MONEY DEPOSIT paid by certified check or wire transfer upon execution of this contract and held in Trust by Buyer's Attorney Mark Mitchell, Esq. to be applied as part payment of the Purchase Price of the Property at Closing or disbursed as agreed upon under the provisions of Section 8(b) herein.

(b) \$ **88,132.00** Remainder of the purchase price paid by certified check or wired funds due at closing.

**3. CONDITIONS:**

(a) There must be no restriction, easement, zoning or other governmental regulation that would prevent the reasonable use or subdivision of the real property for Buyer's purposes.

(b) The Property must be in substantially the same condition at closing as on the date of this offer, reasonable wear and tear excepted.

(c) All deeds of trust, liens and other charges against the Property, not assumed by Buyer, must be paid and satisfied by Seller prior to or at closing such that cancellation may be promptly obtained following closing. Seller shall remain obligated to obtain any such cancellations following closing.

(d) Title must be delivered at closing by SPECIAL WARRANTY DEED, and must be fee simple marketable title, free of all encumbrances except ad valorem taxes for the current year; utility easements, access easements, right of way and unviolated restrictive covenants; and such other encumbrances as may be assumed or specifically approved by Buyer. The Property must have legal access to a public right of way.

**4. PRORATIONS AND ADJUSTMENTS:** Unless otherwise provided, the following items shall be prorated and either adjusted between the parties or paid at closing: (a) Ad valorem taxes on real property shall be prorated on a calendar year basis up until the date of Closing (b) all utilities shall be paid by Seller through date of Closing (c) any lease payments credited to Seller through date of Closing.

**5. CLOSING EXPENSES:** Seller shall pay for preparation of a deed, and for excise tax (revenue stamps) required by law. Buyer shall pay for any new survey of the property, any costs of property inspections or appraisals, and recording of the deed. Seller and Buyer will pay for their respective legal fees, if any.

**6. EVIDENCE OF TITLE:** Seller agrees to use its best efforts to deliver to Buyer as soon as reasonably possible after the acceptance of this offer, a copy of any title insurance policy, survey, and deed relating to the Property in possession of or available to Seller.

**7. LABOR AND MATERIAL:** Seller shall furnish at closing an affidavit and indemnification agreement in form satisfactory to Buyer's title insurance company showing that all labor and materials, if any, furnished to the Property within 120 days prior to the date of closing have been paid for and agreeing to indemnify Buyer and Buyer's title insurance company against all loss from any cause or claim arising therefrom.

**8. PROPERTY INSPECTIONS:**

(a) **Examination Period:** shall mean the period beginning on the first day after the Contract Date and extending through 11:59 pm **sixty (60) days starting the day after the Contract Date. TIME IS OF THE ESSENCE AS TO THE EXAMINATION PERIOD.**

(b) **Property Inspection:** Seller agrees to use best efforts to deliver to Buyer copies of all studies, reports, surveys and other information currently in Seller's possession, if any. Buyer shall have the option of inspecting or obtaining, at Buyer's expense, third party inspections to determine whether utilities, zoning, environmental matters, soil conditions, title and survey matters are suitable for Buyer's intended use. **IF BUYER CHOOSES NOT TO PURCHASE THE PROPERTY, FOR ANY REASON OR NO REASON, AND PROVIDES WRITTEN NOTICE TO SELLER THEREOF PRIOR TO THE EXPIRATION OF THE EXAMINATION PERIOD, THEN THIS AGREEMENT SHALL TERMINATE, AND BUYER SHALL RECEIVE A RETURN OF THE EARNEST MONEY.**

(c) **Acceptance: CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN AS IS/WHERE IS CONDITION.**

**The Property is being conveyed by Seller in AS IS/WHERE IS condition without representation or warranty, express or implied, as to the condition thereof, the merchantability thereof or the fitness thereof for any particular use or purpose, and Seller is under no obligation to repair any portion of the Property.**

**9. REASONABLE ACCESS:** Seller will provide reasonable access to Buyer or Buyer's representatives for the purposes of inspection and/or evaluation of the Property. Buyer will hold Seller harmless for its actions or the actions of its employees or agents.

**10. CLOSING:** Closing shall be defined as the date and time of recording of the deed. All parties agree to execute any and all documents and papers necessary in connection with closing and transfer of title on or before **Thirty (30) Days after the end of the Examination Period** at the office of Buyer's attorney, or as designated by Buyer. Seller may elect to close in escrow via overnight delivery of documents. The deed is to be made to Buyer or as directed by Buyer.

**11. POSSESSION:** Possession shall be delivered at Closing.

**12. BROKER:** Seller is represented by Robert J. Dunn with The Stump Corporation as Seller's Agent, and is the only Agent involved in the transaction. Seller shall be responsible to pay the commission due at Closing under the terms of a separate agreement with Seller's Agent.

**13. ASSIGNMENT:** Buyer may assign this contract only with the written consent of Seller, but if assigned, then this contract shall be binding on the assignee and his heirs and successors.

**14. PARTIES:** This contract shall be binding upon and shall inure to the benefit of the parties, Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.

**15. ENTIRE AGREEMENT:** This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties.

**16. EXECUTION:** This offer shall become a binding contract when signed by both Buyer and Seller. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party, and the parties adopt the word "SEAL" beside their signatures below. This offer remains open for acceptance by Seller for five (5) days after the date signed by Buyer, and the offer shall terminate if it is not so accepted. Seller shall promptly return to Buyer a signed counterpart of this contract after Seller signs it.

**March 1, 2021, MB#31**

**17. INDEMNITY:** The Buyer indemnifies and holds harmless the Seller and the Seller's heirs, assigns, successors, employees, officers, agents or any related party to Seller, from any and all actions, causes of action, suits, claims and losses of any nature relating to or from the operations or activities of Buyer subsequent to the closing date. The Buyer indemnifies and holds harmless the Seller and the Seller's heirs, assigns, successors, employees, officers, agents or any related party to Seller, from any and all actions, causes of action, suits, claims and losses of any nature relating to or from any and all conditions of the Property existing at the closing date.

**18. APPLICABLE LAW:** This Agreement shall be construed under the laws of the State of North Carolina

Seller: **PINEBURR 408, LLC**

Buyer: **TOWN OF VALDESE**

By: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_ (SEAL)

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Member/Manager \_\_\_\_\_

Title: \_\_\_\_\_

Address: Susie Hamrick Jones \_\_\_\_\_

Address: Seth Eckerd, Manager \_\_\_\_\_

Gresham Orrison \_\_\_\_\_

Town of Valdese \_\_\_\_\_

Post Office Box 816 \_\_\_\_\_

102 Massel Ave SW \_\_\_\_\_

Morganton, NC 28680 \_\_\_\_\_

Valdese, NC 28690 \_\_\_\_\_

Phone: 828-443-7076  
hamrickjones@gmail.com

Phone: 828-879-2120  
seckard@ci.valdese.nc.us

Date: \_\_\_\_\_, 2021

Date: \_\_\_\_\_, 2021

Mr. Weichel explained that this Purchase Agreement is for purchasing three parcels in the amount of \$92,132.00. Mr. Weichel shared that we have an examination period for property inspections sixty (60) days starting the day after the contract date. Town Manager Seth Eckard shared that we may consider not purchasing the property depending on what they find. Phase I of the environmental review has already started. Councilman Sweezy asked about the fourth lot on the property. Mr. Eckard explained that that would be in the form of a donation from the property owner. Town Attorney Marc Mitchell confirmed that the Town has sixty days to back out for any reason and increase the diligence period.

Councilman Ogle made a motion to approve the Purchase Agreement for the Alba-Waldensian Pineburr property, seconded by Councilman Sweezy. The vote was unanimous.

**APPROVED CAPITAL PROJECT ORDINANCE – MCGALLIARD CREEK BRIDGE:** Finance Director Bo Weichel presented the following:

TOWN OF VALDESE  
McGALLIARD CREEK BRIDGE  
CAPITAL PROJECT BUDGET ORDINANCE

Be it ordained by the Town Council of the Town of Valdese that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby adopted.

Section 1. The project authorized is the McGalliard Creek Bridge. Project proposes a suspension pedestrian bridge to connect McGalliard Park and Valdese Lakeside Park. The project is to be financed by private donations.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the terms of the program ordinance and the budget contained herein.

Section 3. The following revenues are anticipated to be available to contribute to this project:

<b>Source</b>	<b>Amount</b>	<b>Assigned Account Number</b>
Donations - Rostan	\$ 51,000	33.3970.001
	-----	
	\$ 51,000	
	=====	

Section 4. The following amounts are appropriated for the project:

<b>Source</b>	<b>Amount</b>	<b>Assigned Account Number</b>
Professional Services	\$ 43,000	33.6200.040
NCFMP Review Fee	8,000	33.6200.140
	-----	
	\$ 51,000	

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=====

Section 5. The finance officer is hereby directed to maintain within the Project Fund sufficient specific detailed accounting records to provide the accounting to town council required by the program procedures, loan agreement(s), grant agreement(s) and state regulations.

Section 6. Funds may be advanced from the General Fund for the purpose of making payments as due.

Section 7. The finance officer is directed to report quarterly on the financial status of each project element in Section 4 and on the total revenues received or claimed.

Section 8. The budget officer is directed to include a detailed analysis of the past and future cost and revenues on this project in every budget submission made to this board.

Section 9: Copies of this project ordinance shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 1st day of March, 2021.

/s/ John F. Black, Jr., Mayor

ATTEST:

/s/ Town Clerk

Mr. Weichel reminded Council that this Capital Project Ordinance is for the bridge suspension at the Lakeside Park, and the funds for this come from private donations. This amount of \$51,000.00 is for the environmental study that has to be completed before moving forward with the bridge project.

Councilwoman Hildebran made a motion to approve the Capital Budget Ordinance in the amount of \$51,000.00, seconded by Councilwoman Stevenson. The vote was unanimous.

**APPROVED CAPITAL PROJECT ORDINANCE AMENDMENT:** Finance Director Bo Weichel presented the following Capital Project Ordinance Amendments.

Valdese Town Council Meeting Monday, March 1, 2021

Capital Project Ordinance Amendment # **3-34**

Subject: **Lakeside Park Phase I**

Description: **To amend capital project ordinance Fund 34  
The original CPO was approved at the November 4, 2019 meeting.  
This amendment recognizes a pledge of reimbursable funds from the NCDOT**

Proposed Action:  
**BE IT ORDAINED** by the Council of the Town of Valdese that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the capital project ordinance for various capital projects funded from a variety of sources is hereby amended as follows.

Section I:  
 Amounts appropriated for capital projects are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
34.3970.003	Donations		\$1,000
Total		\$0	\$1,000

Account	Description	Increase/ Debit	Decrease/ Credit
34.3970.007	Grant-NCDOT	\$1,000	
Total		\$1,000	\$0

Section II:  
 Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

**March 1, 2021, MB#31**

Valdese Town Council Meeting

Monday, March 1, 2021

Capital Project Ordinance Amendment # 4-35

Subject: Public Safety building

Description: To amend capital project ordinance Fund 35  
Purchase of three parcels on Pineburr Avenue  
Civil engineer services for site selection and due diligence  
Phase I environmental testing and study

**Proposed Action:**

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the capital project ordinance for various capital projects funded from a variety of sources is hereby amended as follows.

**Section I:**

Revenues available to the Town to complete the projects are hereby amended as follows:

Account	Description	Decrease/ Debit	Increase/ Credit
35.3480.003	Future Loan		98,132
35.3480.003	Future Loan		20,000
Total		\$0	\$118,132

Amounts appropriated for capital projects are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
35.5300.150	Land Acquisition		98,132
35.5300.041	Professional Services	20,000	
Total		\$118,132	\$0

**Section II:**

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilwoman Hildebran made a motion to approve both aforementioned budget amendments, seconded by Councilwoman Stevenson. The vote was unanimous.

**APPROVED BUDGET AMENDMENT:** Finance Director Bo Weichel presented the following Budget Amendments:

Valdese Town Council Meeting

Monday, March 1, 2021

Budget Amendment # 9

Subject: Rodoret Street 2\* Waterline Replacement

Description: In conjunction with the Main St. Waterline Replacement project, this request removes approximately 450 linear feet of galvanized from service and replaces it with approximately 300 linear feet of PVC. (The goal is to have no galvanized in the system). This will include some sidewalk and asphalt removal and replacement.

**Proposed Action:**

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2020:

**Section I:**

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
30.3990.000	Fund Balance Appropriated		41,894
Total		\$0	\$41,894

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
30.8120.740	Capital Outlay	41,894	
Total		\$41,894	\$0

**Section II:**

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilman Ogle made a motion to approve the aforementioned budget amendment, seconded by Councilman Thompson. The vote was unanimous.

**MANAGER'S REPORT:** Town Manager Seth Eckard made the following announcements:

**March 1, 2021, MB#31**

The Lucky Leprechaun Hunt is scheduled for Wednesday, March 10 – March 17, 2021. Participants will search for Leprechauns hidden around Valdese. Prizes can only be redeemed during the Old Rock School hours, Mon-Fri 8:00am – 5:00pm.

Town Council's Annual Budget Retreat is scheduled for Tuesday, March 23, 2021, 9:00 a.m. – 5:00 p.m. in the Waldensian Room at Old Rock School.

Town Offices will be closed on Friday, April 2, 2021 for the Easter Holiday.

**MAYOR AND COUNCIL COMMENTS:** Councilman Ogle suggested that we do away with the WPCOG Code Enforcement contract due to all the violations around Town not being completed. Councilman Thompson agrees. Councilman Sweezy suggested that we wait until the budget meeting to discuss since we have a contract. Councilwoman Hildebran has been disappointed and agrees with the other Council members. Councilman Ogle suggests that the Town Manager tell WPCOG that we will not renew our contract next year. Mr. Eckard has already shared this with WPCOG.

Councilwoman Hildebran has a concern with the litter around Town. Councilman Sweezy shared that Friends of the Valdese Rec picked up litter last week. Mr. Eckard will meet with staff to come up with a strategy to help.

Mayor Black shared that he has made the decision not to run for Mayor at the November elections. Mayor Black hopes that our citizens, elected officials, and volunteers on our Boards will consider how they want to participate in our Municipal government.

**ADJOURNMENT:** At 6:35 p.m., there being no further business to come before Council, Councilwoman Stevenson made a motion to adjourn, seconded by Councilwoman Hildebran. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday, April 12, 2021, 6:00 p.m., Valdese Town Hall.

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Town Clerk

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Mayor

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**TOWN OF VALDESE  
ANNUAL COUNCIL/DEPARTMENT HEAD BUDGET RETREAT  
TUESDAY, MARCH 23, 2021**

The Valdese Town Council met on Tuesday, March 23, 2021, 9:00 a.m., for the Annual Budget Retreat, Old Rock School, Waldensian Room, 400 Main Street West, Valdese, North Carolina. The following members were present: Mayor John F. “Chip” Black, Jr., Councilwoman Frances Hildebran, Councilman Keith Ogle, Councilwoman Susan Stevenson, Councilman J. Andrew Thompson, and Councilman Roy Sweezy. Also present: Town Manager Seth Eckard, Deputy Town Clerk Jessica Lail, and all Department Heads.

Absent: None

A quorum was present.

**CALL TO ORDER** At 9:00 a.m., Mayor Black opened the meeting and welcomed everyone.

**APPROVED RESOLUTION OPPOSING SENATE BILL 288** Mayor Black presented the following Resolution:

**RESOLUTION OPPOSING SENATE BILL 288**

WHEREAS, the Town of Valdese has become aware, through telephone contacts from individuals not in the legislature, that a “local bill”, designated Senate Bill 288, has been filed in the North Carolina General Assembly by Senator Warren Daniel, who represents all of Burke County; and

WHEREAS, Senate Bill 288 would amend the Charter of the Town of Valdese and the Charters of most other municipalities in Burke County, and it would amend the statutory authority of the Burke County Board of Education, by moving local elections of those municipalities and elections for the Burke County Board of Education from odd-numbered years to even-numbered years, beginning in 2024; and

WHEREAS, neither before nor after filing the bill has Senator Daniel contacted any elected officials of the Town of Valdese to seek their opinions or input about the bill; and

WHEREAS, the Town Council is not aware of any public outcry or demand for a change in local election dates, whether through open meeting comments, correspondence, newspaper or radio reports, social media platforms or otherwise; and

WHEREAS, for reasons unknown to the Town Council, Senate Bill 288 does not apply to two other municipalities—Longview and Rhodhiss—both of which are located partly in Burke County, so that if this bill should become law, the Burke County Board of Elections would still be required to conduct elections in those two towns during odd-numbered years; and

WHEREAS, although Sen. Daniel represents a district that includes not only Burke County, but also Avery and Caldwell Counties, no bill has been filed to change the election schedule in any towns in those other two counties; and

WHEREAS, elections for the Town Council have been held during odd-numbered years for at least 40 years, and there have been no problems related to the conduct of those elections resulting from those elections having been held in odd-numbered years; and

WHEREAS, if non-partisan local elections were moved to even-numbered years, the inevitable result would be for the candidates for local offices to become overshadowed by partisan State and Federal election contests; and

WHEREAS, if local elections were moved to even-numbered years, candidates for those offices would face significantly higher costs when purchasing advertising and materials to support their campaigns because of the much greater demand for advertising and materials generated by the many better funded candidates for State and Federal offices; and

WHEREAS, the Town Council recognizes that it is already difficult to persuade qualified and capable people to run for local office, and the Town Council is concerned that moving Town elections to even-numbered years, concurrent with partisan State and Federal elections, would tend to discourage citizens from running for Town offices; and

**March 23, 2021, MB#31**

WHEREAS, those individuals elected to Town offices in 2019 and 2021 were elected to 4-year terms of office; and

WHEREAS, Senate Bill 288 would automatically extend the terms of those elected officials for one year in order to move to even-numbered year elections, so that the voters of the Town of Valdese would be forced to accept that those elected officials would serve terms longer than the people voted for; and

WHEREAS, the members of the Town Council believe that no local bill that directly and significantly changes the Town of Valdese's municipal elections should be adopted unless and until that bill gains support from this elected body; and

WHEREAS, this Town Council has never formally discussed moving the Town of Valdese's elections to even-numbered years, and the Town of Valdese has not requested such a move; and

WHEREAS, the Town Council desires that the Town of Valdese's elections remain in odd-numbered years, and that the terms of elected officials currently serving remain at the four years to which those officials were elected.

NOW, THEREFORE, for the reasons stated above, the Town Council of the Town of Valdese in the strongest terms opposes Senate Bill 288 and urges the General Assembly to reject this bill.

Adopted, this \_\_\_ day of March, 2021.

/s/ John F. Black, Jr., Mayor

ATTEST:

/s/ Town Clerk

Councilwoman Hildebran expressed her disappointment with not being informed about this from Senator Daniel and being rushed through. Mayor Black shared the process of when a local bill is introduced and explained that if Senator Daniel can get Representative Hugh Blackwell to support it, it will pass.

Councilwoman Hildebran made a motion to approve the aforementioned resolution, seconded by Councilman Ogle. The vote was unanimous.

**FINANCE DEPARTMENT** Finance Director Bo Weichel provided an overview of the Town's fund balance, major revenues and projections, debt services, and budget challenges. Mr. Weichel shared that the total fund balance for last year was \$4,528,437 and reminded Council that this is the committed fund balance. The unassigned fund balance was in the amount of \$3,524,437, with a 73% fund balance percentage. Mr. Weichel feels that this is a healthy percentage and thanked everyone for their hard work. Mr. Weichel shared impacts for the New Year and explained one effect: the USDA annual reserve increase from \$16,112 to \$137,459. Mr. Weichel explained that we received unplanned revenues from COVID-19 funds and will see a decrease in revenues from the low numbers of Recreation Department memberships and canceled events due to COVID-19. Mr. Weichel shared that on the Water & Sewer side, the unrestricted balance was \$1,265,793 with 24% of expenditures and stated that we would need to keep an eye on percentages since it was a decrease from the prior year. Mr. Weichel went over the major revenue sources, and there was a brief discussion on the Recreation Membership numbers due to COVID-19. The general fund's operating debt ratio is 4.33%, and in the utility fund, debt is 7.83%. Mr. Weichel identified challenges for the upcoming year, with one being the increase of the Town portion of retirement moving from 10.23% to 11.43% that is state-mandated. Mr. Weichel ended the presentation by sharing the proposed ten-year Capital Improvement Plan.

# FUND BALANCE

## PURPOSE OF FUND BALANCE

- PREVENT SHORT-TERM BORROWING
- RESERVE FOR EMERGENCIES, UNFORESEEN EVENTS, OR UNEXPECTED OPPORTUNITIES
- INCREASE AVAILABLE FUNDS FOR INVESTMENT
- AVOIDS LGC WARNING LETTERS  
(WARNING WHEN FB IS LESS THAN 50% OF AVERAGE FOR SIMILAR SIZED NC UNITS)

## GENERAL FUND

WHERE DID WE END LAST YEAR ON JUNE 30TH?

- TOTAL FUND BALANCE WAS \$ 4,528,437
- UNASSIGNED FUND BALANCE WAS \$ 3,524,437
- FUND BALANCE PERCENTAGE 73% OF EXPENDITURES
- INCREASE FROM PRIOR YEAR OF \$ 419,336 OR 13% OF EXPENDITURES

WHAT WILL IMPACT FUND BALANCE SO FAR THIS YEAR?

- USDA ANNUAL RESERVE INCREASE OF \$16,112 TO \$137,459 (COMMITTED)
- FUND BALANCE APPROPRIATIONS \$16,220 (RADAR SPEED SIGN & PARK REPAIRS)
- UNPLANNED REVENUE (COVID FUNDS, SALES TAX)
- UNREALIZED REVENUE (REC MEMBERSHIPS, EVENTS)

## WATER & SEWER FUND

WHERE DID WE END LAST YEAR ON JUNE 30TH?

- UNRESTRICTED WAS \$ 1,265,793
- FUND BALANCE PERCENTAGE 24% OF EXPENDITURES
- DECREASE FROM PRIOR YEAR \$ 56,702 OR 3%

WHAT WILL IMPACT FUND BALANCE SO FAR THIS YEAR?

- CAPITAL ITEMS/PROJECTS APPROVED IN CIP MODEL (FEE/MATCHES) \$ 20,911
- FUND BALANCE APPROPRIATIONS \$ 89,734 (PINEBURR CULVERT, RODERET LINE)

# REVENUES

# DEBT

TOWN OF VALDESE Major Revenue Sources (General Fund)					
	Current Budget	Actuals (67% of Year)	% Collected	FY 21-22 Projection	Projected Increase (Decrease)
Current Ad Valorem Tax	2,047,557	2,018,184	98.6%	2,046,729	0.0%
Motor Vehicle Tax	162,000	128,502	79.3%	180,000	11.1%
Utility Franchise Tax	457,000	221,962	48.6%	457,000	0.0%
Powell Bill	144,500	135,606	93.8%	144,500	0.0%
Sales & Use Tax	1,064,476	879,321	82.6%	1,225,000	15.1%
Refuse Collection Fee	202,000	137,355	68.0%	202,000	0.0%
Recycle Fee	44,200	29,979	67.8%	44,200	0.0%
Recreation Memberships	176,250	27,404	15.5%	141,000	-20.0%

TOWN OF VALDESE General Fund Debt			
	Annual Payment	Balance Remaining	Years Remaining
Fire Engine (USDA)	26,908	80,724	3
Fire Ladder Truck (USDA)	52,761	896,937	17
Trucks & Equip-Street (BB&T)	was 53,743	paid off	-
Trucks & Equip-Street (new)	53,743	268,715	5
Town Hall (USDA)	88,878	2,666,340	30
Splash Park (USDA)	19,483	720,871	37
Patrol Vehicles (BB&T)	18,471	73,880	4
<b>Total</b>	<b>260,244</b>	<b>4,707,467</b>	
<b>Operating Debt Ratio</b>	<b>4.33%</b>		



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TOWN OF VALDESE			
Utility Fund Debt			
	Annual Payment	Balance Remaining	Years Remaining
Triple Community Water (TD Bank)	was 36,855	paid off	-
Inflow & Infiltration (SRF)	15,009	200,894	15
Waste Water Plant Upgrades (NCDENR)	was 154,115	paid off	-
Settings - Water & Sewer (USDA)	67,050	1,793,465	27
St Germaine Water Line (SRF)	8,626	155,259	18
Water Meter AMI (SRF)	84,952	1,699,039	20
2018 Water System Improvements (SRF)	23,327	443,220	19
Main St. Waterline Replacement (SRF)	85,444	1,708,886	20
Bleach Conversion-Water Plant (SRF)	35,920	718,398	20
2022 Vehicles (new)	25,600	128,000	5
IA Building Rehab	31,000	155,000	5
<b>TOTAL</b>	<b>376,928</b>	<b>4,291,877</b>	
<b>Debt Ratio</b>	<b>7.83%</b>		

## 2020 BUDGET CHALLENGES FOR VALDESE:

# BUDGET CHALLENGES

- STATE MANDATED 1.20% INCREASE TOWN PORTION OF RETIREMENT (WILL BE 11.43%)
  - INCREASE OF \$26,231 EXPENSE IN **GENERAL FUND**
  - INCREASE OF \$13,497 EXPENSE IN **WATER SEWER FUND**
- COLA? (2% = \$47,198 IN GENERAL & \$25,413 WATER SEWER)
- HEALTH INSURANCE? EXPECTING 4% - 5% MORE FOR CURRENT BCBS PLAN.
- COVID RECOVERY RATE UNKNOWN...FULL OPERATIONS FOR REVENUE/EXPENSE?
- STANDARD PRICE INCREASES / CONSUMER PRICE INDEX INCREASES FROM VARIOUS VENDORS SUCH AS TRASH/RECYCLING, SOFTWARE/IT, SERVICES, & MATERIALS.

EXPENSES INCREASE (OUT OF OUR CONTROL) > INCREASE OF REVENUE

**POLICE DEPARTMENT** Police Chief Jack Moss shared Police Department accomplishments for FY 20-21 and identified objectives for FY 2021-2022. Chief Moss shared with Council the idea of a new position in the Police Department. This new position would be a pro-active Code Enforcement/Animal Control Officer. Chief Moss feels that 70% of the position would go towards Code Enforcement and 30% would go towards Animal Control. Town Manager Seth Eckard explained to Council that we are two months away from renewing our Code Enforcement contract with the WPCOG, which would be a good time to transition. Mr. Eckard recommends not renewing the WPCOG Code Enforcement and the Planning Technical Assistance contract. That money would go towards the salary for the full-time new position. Mr. Eckard identified the pros for making this change. Mr. Eckard would like to open this position up to a non-sworn or a sworn officer. Chief Moss prefers a sworn officer. Councilman Ogle suggests hiring a full-time Code Enforcement officer without Animal Control, at first, which reports to the Planning Department. Finance Director Bo Weichel shared that we do not have a second vehicle in the budget to support a Code Enforcement position and Animal Control separately. Councilwoman Hildebran asked how taking the WPCOG Technical Assistants away from the Planning Department would affect the service. Planning Director Larry Johnson explained that we have always had a relationship with WPCOG and feels a need for Code Enforcement and supports taking away the Technical Assistance contract.



## Budget Accomplishments 2020-2021

- Officer take-home patrol unit established for all officers.
- Stayed in the Top 10 safe cities.
- Initiated contract with Motorola to upgrade Police/Fire reporting and computer automated dispatch system.
- Purchased additional Mobile Data Computers (MDT's) for new patrol units.

## Accomplishments Continued:

- The department is at full staff and has been working extremely hard to rid our community of drugs and crime.
- Responded to 2284 calls for service (2,449 for 2019-2020)
- Initiated 10,036 CAD reported incidents (13,592 for 2019-2020)
- Traffic accidents as reported were 107, from March 1, 2020, to February 14, 2021. The previous year was 129.

## Budget needs 2021-2022:

- Animal Control/Code Enforcement has been asked to be moved under the supervision of the police department.
- This reallocated position will transition the employee from a reactive role to a proactive role.
- Breaking down the job duties regulates the Officer to spend an estimated 30% on animal control and 70% on code enforcement.
- These percentages will vary from year to year as many animal control concerns will be alleviated while on patrol.

## Budget needs continued:

- The officer will not be used as a shift officer. The only outside duties will be town-sponsored events.
- I believe within a year this officer could alleviate most of the general complaints issued.
- I will need direction from the Council and Manager as to how stringent we will be in enforcing abatement of property and removal of items from a property in violation of city codes.
- Officer will be required to attend monthly council meetings to address any concerns council members have.

## Accomplishments continued:

- Purchased new Traffic Radar for Laurel Rd.
- Initiated more community watch programs.
- Upgraded In-Car video systems.
- We have been fortunate that we have only had a few absentees due to the COVID 19 pandemic.
- We updated our two desktops and two laptops.

## Accomplishments Continued:

- Issued 22 written warnings (68 last year) and gave 206 verbal warnings (354 last year).
- 176 arrests (239 last year)
- Issued 305 traffic citations (603 last year)
- This budget year has seen many challenges for our department. Our personnel have taken on more responsibilities and met these challenges head-on and will continue to improve our community's safety.

## Budget needs continued:

- Proactive code enforcement will be the main focus of this position. (ex. Junk cars, lawn care issues, trash, general code violations)
- Considering the number of complaints in hand and new complaints issued, the officer will need time to prioritize the complaints and work towards solving the issues.
- The officer will work Monday – Friday, 8 am to 5 pm, with the ability to change his/her schedule as needed to fulfill their duties.

## Budget needs continued:

- Officer will be required to submit a weekly log of animal and code enforcement actions along with any updates from previous weeks.
- The animal control vehicle, currently at Public Works, will be transferred to the Police Department fleet for use as the Code/Animal Control patrol unit.
- This position would also overlap this current budget year by two months. This would allow for transition training for the new Officer to start the new budget year readily trained.
- Officer will be under the direct supervision of the Chief of Police.

## Budget Needs 2021-2022:

- One patrol unit will need replacing this year.
- Animal Control/Code Enforcement vehicle will need police equipment installed. (Viper radio, emergency lighting, computer, and decaling).
- With the loss of our install mechanic, we will be using a company out of Statesville. (Retired North Carolina Highway Patrol Officer)
- Salaries are very competitive with area departments. We need to continue to stay competitive.
- Replace 5 laptops and add an additional laptop if the Animal Control/Code Enforcement position is approved.

## Conclusion:

- Our department will continue to stress the benefits of training to better equip today's Officers in facing new challenges.
- We will continue to aggressively pursue criminals that commit crimes in our city and follow through with their criminal prosecutions. We will emphasize public awareness and public education to complement the enforcement of motor vehicle laws to make the streets of Valdese safer.
- I will continue to meet with the merchants and community organizations to hear their concerns, keep them informed as to how we may be of service, and provide them with information to help protect themselves and their property.
- Our objective is to be a department of more community-related Officers and make Valdese a safe place to raise a family and operate a business where law enforcement is seen as part of, and respected by, the community.
- Our desires are that the Town will respect its law enforcement Officers, as the Officers will respect and honor all citizens by protecting and serving them as we uphold our oaths of office.

**PLANNING DEPARTMENT** Planning Director Larry Johnson provided an overview of zoning permits, housing development updates, and items the Planning Board is currently working on. Mr. Johnson shared that he is currently working on a major recodification of Chapter 160D (Planning and Development), due by July 1, 2021. This is a requirement from the General Assembly.

### OVERVIEW

- Year 2020 Zoning Permits Overview
- Housing Development Updates
- Planning Board Agenda

- Accessory  
(11) \$93,500.00
- Boat Dock  
(6) \$162,900.00
- Commercial Addition  
(4) \$1,409,000.00
- Commercial  
(8) \$119,000.00
- Demolition  
(1) \$128,000.00

### Zoning Permits issued 2020

55

Permit Value  
\$4,800,390.00

- New Construction Site-Built  
(8) \$2,526,040.00
- Residential Addition  
(7) \$97,000.00
- Residential Renovation  
(4) \$222,000.00
- Signage  
(3) \$4,400.00



- Well/Wastewater/Septic Tank  
(8) \$3,250.00
- Other  
(2) \$300.00

### WARD BREAKDOWN

- Ward 1 26 Permits \$3,279,765.00  
(Thompson)
- Ward 2 16 Permits \$ 915,475.00  
(Stevenson)
- Ward 3 6 Permits \$ 502,300.00  
(Sweezy)
- Ward 4 5 Permits \$ 38,850.00  
(Hildebran)
- Ward 5 2 Permits \$ 64,000.00  
(Ogle)

### YEAR COMPARISON

<u>2019</u>		<u>2020</u>
41	Permits	55
\$5,263,571.00	Value	\$4,800,390.00
11	New Construction Residential	8

### HOUSING DEVELOPMENT UPDATES

### LAKE FRONT SUBDIVISIONS

- Lake Rhodhiss Estates
- Lake Vistas Phase I and 2
- Waterside
- McGalliard Pointe
- Island Pointe Shores

Lake Rhodhiss Estates  
(The Settings)  
2008

210 Lots  
2 Houses Occupied  
2 Houses under construction

**Lake Vistas Phase I & II  
2012**

72 Lots  
8 Homes Occupied

**Waterside  
2013**

124 Lots  
16 Houses Occupied  
1 House Under Construction  
5 - House Plans under Review

**McGalliard Pointe  
2015**

5 Lots  
1 House Occupied

**Island Pointe Shores at Lake Vistas  
2018**

48 Lots  
5 Houses Occupied  
1 House Under Consideration

**WATERFRONT TOTALS**

**459 Subdivision Lots**  
**36 House Occupied/Under  
Construction**  
  
2 Permits issued in 2021  
5 House Plans under review in Waterside

**HOUSING PROJECTS?**

- Pine Crossing (66 Unit Affordable Housing Plan Unit Development) Plans under review; land closing slated for March 24; Construction likely to begin in Summer 2021
- Edelweiss Subdivision (19 Lots) In final construction phase; street paving slated for April; Beginning construction of first model home within two months
- Williams Subdivision - Property to be annexed; propose to construction 1,100 to 1,300 sf homes on 21.46 parcel located on Laurel and Meytre.



o CDBG Scattered Site Program

- Award Fall 2019
- CDBG Funds Awarded \$350,000.00
- Town Commitment \$25,000.00
- Identified 12 Homes for Rehabilitation
- Total Expended or Committed \$312,150.00 (Inspections, lead Paint Testing, Administration, Rehabilitation)
- COVID
- Two original Applicants passed before assistance
- Building material and Labor Cost increases of 35 percent or higher

- 1 House Complete
- 2 Houses under Construction/Rehabilitation
- 3 Houses under contract for Construction/Rehabilitation  
Will not be able to complete Scattered Site Program with CDBG funding
- State rejected request for additional Funding
- Program Administrator Lisa Helton seeking additional funding sources for remaining applicants

## PLANNING BOARD 2021 AGENDA

### North Caroling G.S. Chapter 160D

General Assembly requiring ALL units of governments to comply with requirement of Chapter 160D (Planning and Development Regulations) by July 1, 2021.

Chapter 160D of the General Statutes is the first major recodification of City and County Planning and Development regulations in decades. The attempted impact through this effort is to provide clearer language, efficient regulations and structure to City and County regulations.

### 160D CONT.

Changes or amendments range from:

- > Definitions - No Conditional Use (Special)
- > Board Standards (conflict of Interest)
- > Land Use Administration (digital, paper maps retention)
- > Enforcement - procedures outlined for NOVs
- > Development Agreements - align Performance Guarantee requirements with statutory standards
- > Comprehensive or Land Use Plans adoption by July 1, 2022
- > Quasi-Judicial Decisions - must follow statutory requirements in decisions i.e. variances, special use permits, appeals
- > Town Council or BOA for Conditional or Special Permits?

## PLANNING BOARD 2021 AGENDA CONT.

### Food Trucks

To be submitted to Town Council following review of proposals by Town Attorney.

- > Recommendation to allow food trucks on private property
- > Not allowed in street right-of-way or town owned property
- > Town sponsored events exempted from policy

### Commercial Districts

- o Rewrite of permitted uses and standards in the B-1 Central Business and B-2 General Business commercial zoning districts, creating new district, DBC-Downtown Business Corridor

**PLANNING**

**BUDGET 2021-2022**

No expected increase from  
2020-2021 Fiscal Year

**FIRE DEPARTMENT** Fire Chief Greg Stafford shared departmental accomplishments, including acquiring a fire prevention replacement vehicle and the Junior Firefighter Program. There are currently four juniors between the ages 14-18 years old. Chief Stafford also provided an overview of calls and activities throughout FY 20-21 at the Fire Department. Chief Stafford discussed upcoming purchases for FY 21-22, including rescue equipment and a thermal imaging camera. Chief Stafford informed Council of all the existing programs the Fire Department is involved in.



**2020-2021 Accomplishments**



**Fire Prevention Replacement Vehicle**

**USES**

- Fire inspections and education
- Training
- Pull UTV and Safe Kids trailers
- Medical responses
- Mutual aid responses

**Fire Prevention Replacement Vehicle**

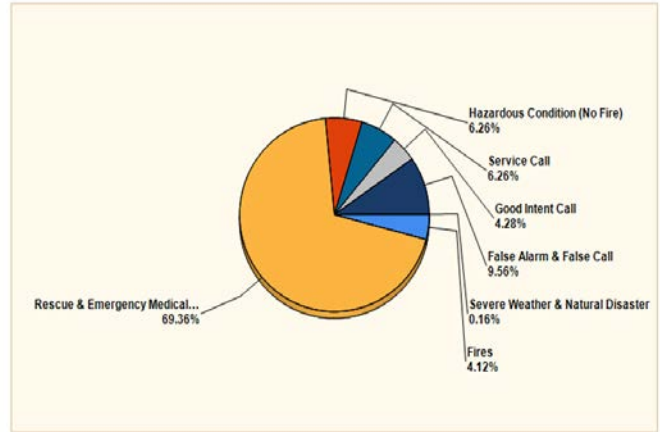


**Junior Firefighter Program**



- Total training hours: **2,996**
- Fire Inspections: **62** Violations: **644**
- Maintenance of all fire hydrants in the service district
- Total Fire Department Responses: **607**
  - **Fire – 183**
  - **Medical - 400**
  - **Fire and Medical – 24**

## Miscellaneous Accomplishments



- 17 requests to check detectors
- 32 detectors checked. 19 non-functional (59%)
- 25 new detectors installed

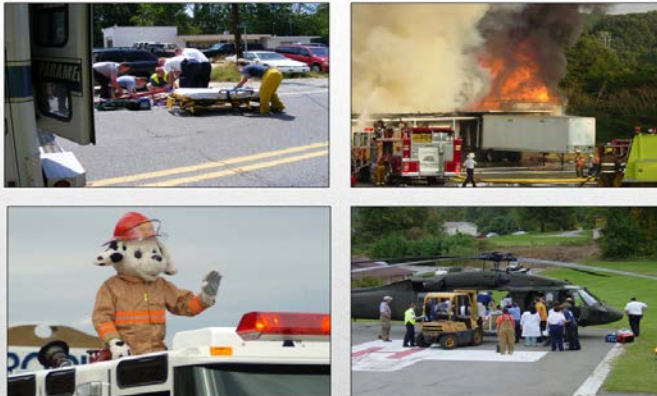


## Smoke Detector Program

- Registered Permanent Checking Station
- 57 child restraints checked at VFD in 2020
- Part of Safe Kids Burke County Coalition
- Assisted with 1 seat check event.
- 62 hours total hours



## Safe Kids Program



## 2021-2022 Objectives

- Rescue Cutter: \$9,000



- Rescue Spreader: \$10,000



- Rescue Ram: \$7,200



## Rescue

**EXISTING PROGRAMS**



- Assisting with DHS Fire Academy Program
- Junior Firefighter Program
- Maintenance of fire hydrants
- Safe Kids Program
- Smoke Detector Program
- Emergency Management/Hazard Mitigation
- Burke Co. Homeland Security Task Force
- Town of Valdese Workplace Safety Program

**Thermal Imaging Camera: \$6,000**

Councilwoman Hildebran thanked Chief Stafford on the great job he has done with taking over the role of Chief.

**PARKS & RECREATION** Parks and Recreation Director Doug Knight shared an overview of the revenues going back to FY15-16. Mr. Knight shared that the Recreation Department is above the national average. Mr. Knight explained that COVID-19 has affected revenues and feels encouraged that it will get better as the Governor opens up the state. Mr. Knight is hopeful that he will be able to open up the pool bubble this year. Mr. Knight shared budget highlights and CIP projects for FY21-22, including updating the gymnasium, resurfacing tennis courts, and replacing some pool equipment. Mr. Knight shared an idea of closing the Community Center on Sundays, except for scheduled pool parties. Council encouraged the Recreations communication to the public on all changes. Mr. Knight would like to increase the hourly rate for lifeguards to be more competitive, and the Council agreed due to their responsibilities. Mr. Knight ended with a brief discussion on the Lakeside Park progress.

* Revenues as a Percentage of Operating Expenditures (Cost Recovery)						
Budget Year	Budgeted Revenues	Budgeted Expenditures	% Ratio	Actual Revenues	Actual Expenditures	% Ratio
*21-22	\$266,305	\$804,308	33.1%			#DIV/0!
*20-21	\$324,350	\$852,030	38.1%	\$69,057	\$448,580	15.4%
*19-20	\$318,500	\$826,905	38.5%	\$229,006	\$785,818	29.1%
18-19	\$303,200	\$835,103	36.3%	\$315,664	\$925,914	34.1%
17-18	\$313,500	\$825,745	38.0%	\$305,326	\$1,118,661	27.3%
16-17	\$268,200	\$762,749	35.2%	\$289,956	\$980,888	29.6%
15-16	\$259,000	\$760,406	34.1%	\$251,658	\$842,877	29.9%
Budgeted Revenues compared to Budgeted Expenditures				Actual Revenues compared to Actual Expenditures		
*Budget number does not include CIP projects				*Projects and emergency spending included		

\*COVID affected budgets 19-20, 20-21, 21-22 (20-21 through 3/15/21)

\* Median for ALL Agencies - 25.9%

\* Median for Population of Less than 20,000 - 29.4%

## 21-22 Budget Highlights

- Reduced Expenditures & Revenues
- No Sunday Community Center hours, except for scheduled Pool Parties
- Close Center at 8:30 pm
- Adjust Lifeguard hourly rate to make us competitive with surrounding pools.

## 21-22 CIP Projects

- Gymnasium Project
- Pool Equipment Room
- Tennis Courts



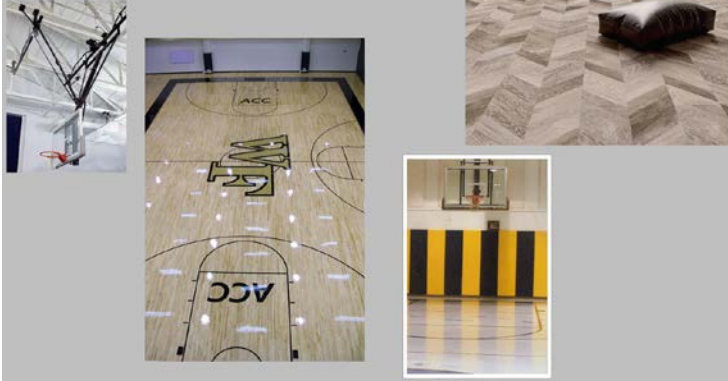
### Present Gymnasium & Lobby



### Gymnasium Remodeling Project in memory of Wayne Owens



### Replace Pumps and Piping in Pool Equipment Room



### Tennis Court Repair and Resurface



**LUNCH** At 12:15 pm, Mayor Black invited everyone to enjoy lunch by JD's Smokehouse. At 1:10 p.m., Mayor Black called the meeting back to order.

**COMMUNITY AFFAIRS** Community Affairs Director Morrissa Angi shared all the promotions, magazines, and guides created to promote Valdese. Ms. Angi shared the annual statistics showing a decline in events, visitors, and Old Rock School attendees due to COVID-19. Ms. Angi shared all the different virtual events and activities different this year due to the pandemic. Ms. Angi informed Council of the many projects and renovations that Community Affairs completed this year. Ms. Angi updated Council on Community Affairs CIP for the next three years. Ms. Angi finished her presentation by announcing that the Old Rock School will celebrate its 100<sup>th</sup> birthday in 2022-2023 and is already in the planning stages for special events in 2023. Ms. Angi shared an idea of creating a front lawn at the Old Rock School for future events. There was a brief discussion on financial support for the Old Colony Players, which will be discussed more in the future.

**Promotions**  
Community Affairs & Tourism  
Budget Retreat Presentation FY 2021-2022

- Blue Ridge Country
- Burke Navigator
- Our State Magazine
- Blue Ridge Towns & Trails
- Burke County Chamber
- Smoky Mountain Living
- WNC Magazine

**Promotions: Visitor Guide & Brochures**  
Community Affairs & Tourism  
Budget Retreat Presentation FY 2021-2022

**Promotions: \$10,000 Grant**  
Visit NC Marketing Credit Program  
Community Affairs & Tourism  
Budget Retreat Presentation FY 2021-2022

**Promotions: WRAL Segment – Out & About**  
Community Affairs & Tourism  
Budget Retreat Presentation FY 2021-2022

- 45,000 Raleigh area households
- 20 county market
- 300k website visits unique to the segment
- Only Google, Facebook, and YouTube draw more unique visitors in NC than WRAL.com
- Segment featured: Waldensian Heritage Museum, The Levee, Valdese Lakeside Park
- On TOV Facebook – 25,530 People Reached & 3,668 Engagements

**Community Support: Websites**  
Community Affairs & Tourism  
Budget Retreat Presentation FY 2021-2022

- downtownvaldese.com
  - Listing for each Valdese Business
  - Link to their websites/social media
  - Various shop local promotions
- oldcolonyplayers.com
  - Created content, design, format
  - Created shared access to the site for GM to make necessary edits & additions.
- waldensianheritagemuseum.com
  - Worked with museum director to create format, layouts, content, photography to showcase the museum digitally
  - Trained museum director on how to manage the site with minimal assistance

**2019**

Annual Town Sponsored Events - Downtown	63 Events in 2019
Estimated Event Attendees	48,900
Old Rock School Attendees & Events	Attendees: 32,866
Total events	425
Visitors	1,843

**2020**

Annual Town Sponsored Events - Downtown	8 Events in 2020
Estimated Event Attendees	3,000
Old Rock School Attendees & Events	Attendees: 8,012
Total events	184
Visitors	358

**Approximate Major Event Attendance -**

- Independence Day Celebration – Cancelled
- Waldensian Festival – Cancelled - Virtual Events
- Summer Concert Series – Cancelled
- Treats in the Streets – 600 – Drive Thru Event
- Concerts at the Rock – Postponed to 2021-2022
- Holiday Events – Cancelled – Drive Thru & Virtual Events

**Social Media -**

- Facebook – 11,786 | Reach 112,623
- Instagram Followers – 1,548
- Twitter – 669

**Annual Website Visits - 62,205**

- Top Areas for Website Hits – Morganton, Nashville, Charlotte
- Top Interests - Music Events, Recreation, Old Rock School

**E-Newsletter Subscribers – 5,722 (Increase of 5,086 since 2019)**  
Community Affairs & Tourism  
Budget Retreat Presentation FY 2021-2022

**DOWNTOWN EVENTS & OTHERS**

- Thank you video - COVID-19
- 3,783 Views & 566 engagements

**WALDENSIAN FESTIVAL VIRTUAL EVENTS**

- Glorious Return Shop Hop
- Where's Waldo Scavenger Hunt

**SMALL BUSINESS SATURDAY**

**HOLIDAY EVENTS**

- Furriocious Halloween Costume Contest (Pet)
- Treats Thru the Streets
- Santa Tour through town
- Santa Letters over 200 returned
- Home Decorating Contest
- Merchant Window Decorating Contest
- Virtual Story-time with Santa
- Valentine's Day Promotion Videos & Advertisements
  - Created Shop Local Promo = 6,773 People Reached
  - Created ads for more than 20 businesses
  - All ads were boosted through social media
- Lucky Leprechaun Hunt
  - 230 Created & Hidden – 230+ found!

**Events**  
Community Affairs & Tourism  
Budget Retreat Presentation FY 2021-2022

**Community Support & Outreach**  
Community Affairs & Tourism  
Budget Retreat Presentation FY 2021-2022

- Sanitation Calendars
- WaterSmart Program
- Rec Promotions
- Shop Small Promotions
- COVID-19 Resource Page
  - Business & Public



**March 23, 2021, MB#31**

**Completed CIP Projects: Teachers Cottage**  
Community Affairs & Tourism  
Budget Retreat Presentation FY 2021-2022

- Flooring Replaced – Luxury Vinyl Tile
- New Roof – Architectural Shingles
- Guttering Replaced
- Painted
- New Lockable Metal Cabinets for Meals on Wheels

**Renovation Projects: Waldensian Room**  
Community Affairs & Tourism  
Budget Retreat Presentation FY 2021-2022

Donations from Rostan Family Foundation: \$35,000

- Insulate ceiling to increase sound proofing between floors
- Remove drop ceiling & install drywall
- Create & install sound panels
- Wall repair & paint throughout
- Addition of electrical outlets to columns
- Photography Installation
- Custom Podium
- Ice machine
- Microwave
- New baseboard in kitchen
- Convert lobby into area meeting
- Replace lobby carpet with matching tile
- New furnishings & art installations

**Misc. Repair Projects: Operating Budget Funds**

- Humidistat Installed
- Rear soffit replaced & additional gutters installed to prevent future damage
- Teachers Cottage duct work repaired
- All public areas of the ORS painted by staff
  - Classrooms, Hallways, Lobby, Stairwells, Kitchen, Side Rooms
- ORS Main Lobby drop ceiling replaced
  - Removed Drop Ceiling from 80's
- Window casing replaced in front lobby by staff

**Rostan Family Foundation Donation: \$25,000**

- Installation of 8 additional security cameras with 32 channel system
- Entire ORS building rekeyed with new master lock system
- Side entrance door to be replaced with ADA opener

**Historic Valdese Foundation**

- Kiosk & Directory for Visitors - \$2,500 donation to Old Rock School

**Renovation & Repair Projects**  
Community Affairs & Tourism  
Budget Retreat Presentation FY 2020-2021

Capital Budget		Year 2		Year 3	
2021-2022		2022-2023		2023-2024	
Item	Amount	Item	Amount	Item	Amount
Replace Stage Lighting Phase One – June 2022	81,000	Replace Stage Lighting Phase Two – July 2022	55,000	Replace Clock Tower Controls	13,000
				Clock Tower Stucco Repairs	10,000

**CIP – 3 Year Plan**  
Community Affairs & Tourism  
Budget Retreat Presentation FY 2021-2022

**Stage Lighting System**

The current lighting system is over 30 years old and part of the system was in used condition when it was first installed. We are having numerous complications with the dimmer rack system. At this time, one dimmer rack is no longer functional – which limits the amount of lighting effects possible for productions.

Turn-key cost estimates have been generated from Barblizon Lighting Company who specializes in theatre lighting applications. With the replacement of our current system to an LED system, we will be able to cut auditorium electricity costs during productions by two-thirds. The system is used on average for 100 events each year.

Some of the fixtures are so outdated, that you can no longer get parts or have repairs made.

**Building Safety –**  
Existing quartz light fixtures can reach 200-300 degrees during operation. LED fixtures operate at a much lower temperature of 70-80 degrees.  
-We would also see a reduction in the use of the air condition system to cool backstage areas and the auditorium

Current fixtures – use 750 watts  
LED fixtures – use approximately 100 watts

**Employee Safety –**  
This system would also greatly reduce the time spent by employees on ladders changing, focusing and redirecting fixtures.

The new system will also reduce the number of fixtures necessary to create lighting effects. Currently there are 74 – the new system would reduce the number to 55.

**CIP – 3 Year Plan**  
Community Affairs & Tourism  
Budget Retreat Presentation FY 2020-2022

**Clock Tower Repairs**

- Replace Clock Timepieces & Bell Controller
- Repair Damage to stucco where birds have nested
- Paint Stucco

**CIP – 3 Year Plan**  
Community Affairs & Tourism  
Budget Retreat Presentation FY 2021-2022

- Capacity Restrictions with Events & COVID-19 – Event locations may need to change to accommodate larger crowds

- Old Rock School 100<sup>th</sup> Birthday Celebration Events - 2023
- Old Rock School Front Lawn for concerts?
- Creation of Valdese Tourism Website with VanToppen Marketing

**Future Projects & Ideas**  
Community Affairs & Tourism  
Budget Retreat Presentation FY 2021-2022

**UTILITY DEPARTMENTS** Public Services Director Greg Padgett provided a presentation on recent accomplishments and challenges at the Wastewater and Water Treatment Plants. Mr. Padgett identified various projects that have been completed. Mr. Padgett recapped the Watersmart project and wants to see an increase in users' number with the online app that will show usage. Currently, there are only 200 users. Mr. Padgett will propose in the future that we drop the app if it does not increase. Mayor Black shared that he has had several people ask how to locate the online link. Mayor Black encouraged staff to make it easier to find. Mr. Padgett explained that our industry revenue would be down this year.

### WATER PLANT



### WATER NUMBERS

- 5000 RESIDENTIAL METERS
- 188 COMMERCIAL METERS
- 27 INDUSTRIAL METERS
- 3 WHOLESALE CUSTOMERS BURKE COUNTY, ICARD WATER CORP., RUTHERFORD COLLEGE
- PERMITTED FLOW: 12 MGD
- CALENDAR YEAR 2019: AVERAGED 2.8 MGD
- CALENDAR YEAR 2020: AVERAGED 2.7 MGD

### ONGOING AND FUTURE PROJECTS

### MCC PROJECT

Motor Control Center:  
Located in finish pump house



### BLEACH PROJECT



### WASTEWATER PLANT



BUILT 1981,  
MINOR UPGRADE  
2001.

### WASTEWATER NUMBERS

- 1661 RESIDENTIAL CUSTOMERS
- 157 COMMERCIAL CUSTOMERS
- 12 INDUSTRIAL CUSTOMERS
- 3 WHOLESALE CUSTOMERS BURKE COUNTY, DREXEL, RUTHERFORD COLLEGE
- PERMITTED TO TREAT 7.5 MGD
- CALENDAR YEAR 2019: AVERAGED 2.1 MGD
- CALENDAR YEAR 2020: AVERAGED 2.4 MGD

### Ongoing and Current Projects



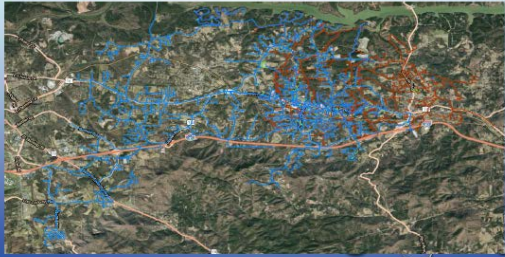
Replacement of Centrifuge backdrives



New backdrive in the foreground  
New controls in the background against the wall



## TOWN OF VALDESE COLLECTION AND DISTRIBUTION SYSTEM



## DISTRIBUTION AND COLLECTION NUMBERS

- 149 MILES OF WATER LINES
- SOME LINES NEAR 100 YEARS OLD
- 50 MILES OF SEWER LINES
- LINES 50+ YEARS OLD

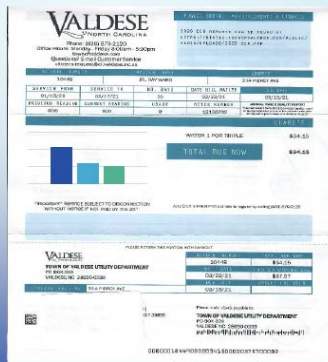
## Water Line Projects

- Water systems upgrade project: approximately 10,400 feet of new pipe
- Hill Drive
  - Logan Drive
  - Lakeview Acres Drive
- Main Street project: approximately 7,500 feet of new pipe
- Main Street: Eldred to Hoyle
  - Columbo St. NW
  - Rodoret St. S

## METER PROJECT

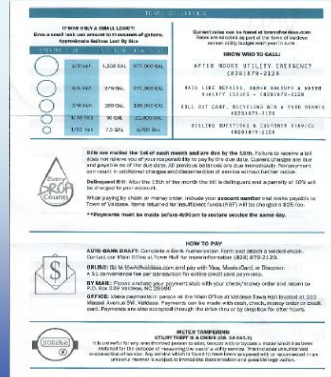
- THE TOWN HAS UPGRADED TO A FIXED AND REAL-TIME READING NETWORK, REFERRED TO AS ADVANCED METERING INFRASTRUCTURE (AMI).

Typical new utility bill: Front



Note: Graph >>>>

Utility bill: Back





### WATERSMART

- [HTTPS://ADMIN.VALDESENC.WATERSMART.COM/INDEX.PHP/DASHBOARD/DASHBOARDANALYTICS/CONSUMPTION](https://admin.valdesenc.watersmart.com/index.php/dashboard/dashboardanalytics/consumption)
- TOP CONSUMERS > FULL SCREEN > DIFFERENT METER CLASSES
- IPAD IN TOWN HALL FOR CUSTOMERS TO SIGN UP FOR WATERSMART

### UNC DASHBOARD

For anyone interested: Data of utilities across the state.

<https://efc.sog.unc.edu/resource/north-carolina-water-and-wastewater-rates-dash-board>

### PUTTING COST IN PERSPECTIVE FOR PRIORITIZATION

- COST OF TAP WATER TO VALDESE RESIDENTIAL CUSTOMERS
  - 3000 GALLONS = **.011 PER GALLON** AT CURRENT RATES (\$32.80 PER 3000 GALLONS)
  - PLUS AN ADDITIONAL **.002 PER GALLON** FOR THE SAME AMOUNT OF WASTEWATER.
  - TOTAL COST OF WATER AND SEWER FOR CUSTOMERS = **.013 PER GALLON**

**CAPITAL IMPROVEMENTS PLAN WATER & SEWER RATE STUDY** R.J. Mozeley with McGill Associates provided updates on recent accomplishments, current projects, upcoming projects and presented the Water and Sewer Utility Fund Capital Improvement Plan. Mr. Mozeley recapped the twelve projects that the Town was awarded funding. Mr. Mozeley explained to Council that the CIP list items are either for a regulatory requirement, viability as if the equipment will stay running, efficiency, and is their growth needing to expand. These are the four categories that everything on the CIP list has to fit in. Mr. Mozeley discussed a few highlights over the next ten years.

Dale Schepers with McGill Associates provided an overview of the Water and Sewer Utility Fund Summary Financial Analysis and Funding Awards Summary. Mr. Schepers noted a graph that shows projected debt services and cash financed CIP over the next several years, and the amounts continue to climb. Mr. Schepers explained that an increase in water and sewer rates would need to occur. Mayor Black asked what kind of impact COVID-19 will have with the revenues being down. Mr. Schepers reminded Council that the numbers are made on assumptions and adjustments would be made in the 10-year plan.

Mr. Mozeley shared the current and proposed water and sewer rates based on the projected numbers. Mr. Mozeley noted that residential and commercial rates compared are off. It is not intended for commercial to pay the same as residential. Mr. Mozeley shared that we need a 4% revenue growth for water and is recommending a 3% residential increase and an 8% increase for commercial and industrial increase for this coming year. The sewer increase would be 4% across the board.





Recent Accomplishments

- Triple Community District Water Line Replacements
- Hydraulic Model
- AMI Meter Replacement Project
- WWTP Centrifuge Controls Replacement



Centrifuge Controls Replacement  
Wastewater Treatment Plant

Projects in Progress

- WTP Electrical Upgrades
  - Raw Water PS
  - High Service PS
- WTP Disinfection Conversion
- Main Street Water Line Replacement
- Water Asset Inventory & Assessment Grant



Water Treatment Plant  
Motor Control Centers – High  
Service Pump Replacement

Funding Award Summary

No.	Project Name	Total Project Cost (\$)	Grant / Principal Forgiveness Amount (\$)	Loan Amount (\$)	Loan Rate (%)
1	Generator Addition at WTP	\$ 1,000,000	\$ 1,000,000	\$ -	-
2	24" Transmission Main Valve Replacement	\$ 61,000	\$ 61,000	\$ -	-
3	Grit System Replacement at WWTP	\$ 1,082,300	\$ 725,141	\$ 357,159	-
4	AMI Meter Replacement	\$ 2,265,386	\$ 566,347	\$ 1,699,039	0.00%
5	St. Germain Water Line Replacement	\$ 313,656	\$ 156,828	\$ 156,828	0.00%
6	MCC Replacements at WTP	\$ 842,770	\$ 210,692	\$ 632,078	0.00%
7	Water System Line Replacements	\$ 1,181,700	\$ 500,000	\$ 681,700	0.00%
8	Bleach Conversion Project at WTP	\$ 658,300	\$ 164,575	\$ 493,725	0.00%
9	Main Street Water Line Replacement	\$ 2,782,950	\$ 1,000,000	\$ 1,782,950	0.00%
10	Sewer System AA	\$ 150,000	\$ 150,000	\$ -	N/A
11	Water System AA	\$ 150,000	\$ 150,000	\$ -	N/A
12	Cline Avenue Basin & PS Improvements	\$ 1,176,000	\$ -	\$ 1,176,000	1.10%
<b>Totals</b>		<b>\$ 11,664,062</b>	<b>\$ 4,684,583</b>	<b>\$ 6,979,479</b>	

Town of Valdese Water and Sewer Utility Fund  
Capital Improvements Plan

Water Distribution/Sewer Collection Division

Project Number	Project Description	Cost	Year 1 FY22	Year 2 FY23	Year 3 FY24	Year 4 FY25	Year 5 FY26	Year 6 FY27	Year 7 FY28	Year 8 FY29	Year 9 FY30	Year 10 FY31	Years 11+
<b>Vehicles and Equipment</b>													
1	2019 F250 Service Truck	55,000	55,000										
2	2014 Cat 665 Tractor	80,000		80,000									
3	2019 Pike Hunter Jet in 2019	40,000					40,000						
4	2014 Ford F150 Meter Truck	27,000		27,000									
5	Trailer	15,000						15,000					
6	2002 4x4 Classic	28,000				28,000							
7	2011 Ford 4x4 F250	30,000			30,000								
8	1985 John Deere Backhoe	90,000		90,000									
9	2008 Chevy Dump Truck 1.5 Ton	50,000			50,000								
10	2013 F250 Service Truck	40,000						40,000					
11	2018 Ford F150 4x4	38,000					38,000						
<b>Subtotal Vehicles and Equipment</b>		<b>482,000</b>	<b>82,000</b>	<b>173,000</b>	<b>82,000</b>	<b>28,000</b>	<b>70,000</b>	<b>87,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Infrastructure Improvements</b>													
12	4x10 South Tank Project	0											2,026,800
13	12'x18 South Tank Inspection & Interior Cleaning (Logan St., Green St., Pine Ave.)	78,000	0	78,000				13,300	13,300	13,300	13,300		
14	Meter Replacements	105,000			10,000	15,000	15,000	15,000	15,000	15,000	15,000		
15	Reflow A/C Panel Rebuild	5,500		5,500									
16	North Branch P100 Sewer Station	1,388,000		2,500				3,000					
17	North Hill Sewer Station Extension	0								1,300,000			3,300,000
18	Blosswood 150 Loop	675,000			675,000								
19	85 Home - Havelock Loop	1,150,000						1,150,000					
20	10140 St. Water Line Replacement	400,000					400,000						
21	10140 St. Water Line Replacement	1,170,000	0	0	300,000	0	1,100,000	100,000	1,500,000	250,000			
22	Sewer Main Rehabilitation	1,170,000	0	600,000	300,000	300,000	0	100,000	1,500,000	250,000			
<b>Subtotal Infrastructure Improvements</b>		<b>8,214,400</b>	<b>0</b>	<b>628,500</b>	<b>980,000</b>	<b>215,000</b>	<b>1,815,000</b>	<b>1,378,300</b>	<b>1,531,300</b>	<b>278,300</b>	<b>1,578,000</b>	<b>0</b>	<b>5,326,800</b>
<b>Subtotal - Water Distribution/Sewer Collection</b>		<b>9,707,000</b>	<b>82,000</b>	<b>801,500</b>	<b>1,072,000</b>	<b>243,000</b>	<b>1,885,000</b>	<b>1,458,300</b>	<b>1,631,300</b>	<b>278,300</b>	<b>1,678,000</b>	<b>0</b>	<b>5,326,800</b>
Proposed Debt/Finance													

**March 23, 2021, MB#31**  
**Town of Valdese Water and Sewer Utility Fund**  
**Capital Improvements Plan**

Water Treatment Division													
Project Number	Project Description	Cost	Year 1 FY22	Year 2 FY23	Year 3 FY24	Year 4 FY25	Year 5 FY26	Year 6 FY27	Year 7 FY28	Year 8 FY29	Year 9 FY30	Year 10 FY31	Years 11+
1	2018 Explorer	30,000					30,000						
2	2017 Ford F-250	28,000				28,000							
3	2004 Ford F-150	27,000			27,000								
4	New 4 wheel Drive Lawnmower	10,000					10,000						
<b>Subtotal Vehicles and Equipment</b>		<b>95,000</b>	<b>0</b>	<b>0</b>	<b>27,000</b>	<b>28,000</b>	<b>40,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Plant Upgrades and Improvements</b>													
5	Roof Replacement - Main Building	50,000	50,000	0									
6	Roof Replacement - Raw Water PS	25,000		25,000									
7	Roof Replacement - Finished Water PS	20,000			20,000								
8	Replace Chemical Feed Pumps	17,500				5,000	5,000	5,000					
9	Raw Water Intake	0											8,000,000
10	Raw Water Pump Replacement	1,000,000			1,000,000								721,100
11	Replace Raw Water Control Valves	81,500			81,500								
12	Flow Meter for #2 and #3 PWF	67,000										67,000	
13	Basin Structure Assessments	610,000	10,000		600,000								
14	Renew Aio Flash Study	27,125		11,125					15,000				
15	SCADA Upgrade (incl #1 and #3 PWF)	20,000	20,000					15,000				15,000	
16	Flow Meter for #2 and #3 PWF	0		0									150,000
17	Flow Meter for #2 and #3 PWF	15,000		15,000									
18	#3 Finished Water Motor Replacement	30,000			30,000								
19	Pipe Tubidity Meters	30,000	0	0	30,000								
20	Tank Maintenance	185,000	0	30,000		20,000		0	175,000				
21	Water Treatment Plant Equipment Rehab & Replacement	105,000						30,000	75,000	75,000	75,000		
<b>Subtotal Plant Upgrades and Improvements</b>		<b>2,506,775</b>	<b>100,000</b>	<b>117,125</b>	<b>1,741,500</b>	<b>25,000</b>	<b>20,000</b>	<b>55,000</b>	<b>215,000</b>	<b>75,000</b>	<b>75,000</b>	<b>82,000</b>	<b>8,881,100</b>
<b>Subtotal - Water Treatment Division</b>		<b>2,601,775</b>	<b>100,000</b>	<b>117,125</b>	<b>1,768,500</b>	<b>25,000</b>	<b>20,000</b>	<b>55,000</b>	<b>215,000</b>	<b>75,000</b>	<b>75,000</b>	<b>82,000</b>	<b>8,881,100</b>
Proposed Debt-Financed													

**Town of Valdese Water and Sewer Utility Fund**  
**Capital Improvements Plan**

Wastewater Treatment Division													
Project Number	Project Description	Cost	Year 1 FY22	Year 2 FY23	Year 3 FY24	Year 4 FY25	Year 5 FY26	Year 6 FY27	Year 7 FY28	Year 8 FY29	Year 9 FY30	Year 10 FY31	Years 11+
1	2018 Excavator	50,000											
2	2018 Trailer	30,000		30,000									
3	2008 Compact Loader	150,000		150,000									
4	Pick Truck	30,000					30,000						
5	Mini Vehicle 2013	25,000	25,000										
6	Lab Truck	25,000							25,000				
7	Mowing Mower (2004)	20,000								10,100	10,100		10,100
<b>Subtotal Vehicles and Equipment</b>		<b>562,000</b>	<b>50,000</b>	<b>214,000</b>	<b>36,000</b>	<b>0</b>	<b>30,000</b>	<b>0</b>	<b>25,000</b>	<b>10,100</b>	<b>10,100</b>	<b>0</b>	<b>10,100</b>
<b>Plant Upgrades and Improvements</b>													
8	Well Replacement for Inflow Pump 163	13,000		0,000					7,000				13,000
9	Well Replacement for Inflow Pump 364	15,000					15,000						0,000
10	Well Replacement for Secondary Waste Pump	9,300		9,300									
11	Well Replacement for Sludge Recycle Pump	10,100				10,100							
12	Cartridge #2 Overhaul	50,000			50,000								
13	Cartridge #1 Overhaul	50,000			50,000								
14	Roof #20 Building	12,100		12,100									
15	Admin Building Roof	40,000					40,000						30,000
16	Sanitary Building Roof	80,000								80,000			35,000
17	Sludge Recycle PS Building Roof	30,000						30,000					20,000
18	Inflow PS Building Roof	0											20,000
19	Sludge Grinder #1	0											18,100
20	Sludge Grinder #2	0											18,100
21	Aeration Basin	1,174,500					1,174,500						
22	Spare Pump Close Street	5,000			5,000								
23	Close Street PS Modifications	1,200,000			1,200,000								
24	Spare Pump Morgan Trace	10,000	5,000			5,000							
25	Spare Pump High Meadows	10,000	5,000			5,000							
26	Spare Pump John Berry	0											80,000
27	Spare Pump Sells	0											40,000
28	Primary Clarifier #2 Drive & Sledge Replacement	85,000	85,000										
29	Secondary Clarifier #2 Painting	6,000							6,000				
30	Recycle Valve to Aeration Basin	80,000	80,000										
31	Thickener Slower #1	6,100			6,100								
32	Thickener Slower #2	6,500					6,500						
33	SCADA	30,000					30,000						
34	Renew Aio Flash Study	10,875		10,875					11,000			10,000	
35	Sanitary Building Drainage System	20,000		20,000									
36	#1 Compound Flow Meter	0							30,000	75,000	75,000		80,000
37	Wastewater Drying Equipment	5,875,000										5,875,000	
38	Conversion to Ultraviolet Disinfection	0											607,000
39	Concrete Work at Compost Pad	53,400	15,000		25,000					13,400			
40	#3 & #4 Inflow Valves & Check Valves	140,500	70,000	70,500									
41	Wastewater Treatment Plant Equipment Rehab & Replacement	275,000							30,000	75,000	75,000		
42	Chemical Meter	4,000	4,000										
43	Recycle Pump Motor / VFD Replace	280,000		280,000									
<b>Subtotal Plant Upgrades and Improvements</b>		<b>9,804,375</b>	<b>289,300</b>	<b>316,475</b>	<b>1,280,100</b>	<b>70,100</b>	<b>73,500</b>	<b>1,224,500</b>	<b>143,400</b>	<b>136,000</b>	<b>75,000</b>	<b>6,891,000</b>	<b>1,267,900</b>
<b>Subtotal - Wastewater Treatment Division</b>		<b>9,866,375</b>	<b>324,300</b>	<b>631,175</b>	<b>1,323,200</b>	<b>70,100</b>	<b>103,500</b>	<b>1,224,500</b>	<b>188,400</b>	<b>145,100</b>	<b>85,100</b>	<b>6,881,000</b>	<b>1,287,900</b>
Proposed Debt-Financed													
<b>Capital Improvements Plan Total</b>													
		<b>21,188,100</b>	<b>508,300</b>	<b>1,458,600</b>	<b>4,191,700</b>	<b>668,100</b>	<b>1,758,500</b>	<b>2,718,700</b>	<b>1,814,700</b>	<b>488,400</b>	<b>1,738,100</b>	<b>8,872,000</b>	<b>10,478,900</b>

March 23, 2021, MB#31

Valdese, NC

Financial Model Output Summary

Revenue Requirements Analysis

10-Year Planning Period

Combined Water and Sewer Revenue Requirements Output: Data Table

Description	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Cash Financed CIP	131,000	389,000	189,000	346,000	487,000	265,000	391,000	415,000	498,000	438,000	101,000
Projected Debt Service	-	-	71,070	235,979	235,979	360,721	509,831	606,052	606,052	693,433	1,088,190
Existing Debt Service	387,000	385,000	385,000	384,000	451,000	456,000	425,000	423,000	386,000	385,000	384,000
Operating Expenses	4,567,000	4,447,000	4,533,000	4,538,000	4,686,000	4,791,000	4,882,000	4,958,000	5,029,000	5,137,000	5,283,000
Operating Revenue Existing Rates	5,039,000	5,049,000	5,049,000	5,049,000	5,049,000	5,049,000	5,049,000	5,049,000	5,049,000	5,049,000	5,049,000
New Revenue (Cumulative Increase amount)	206,000	411,000	617,000	823,000	1,015,000	1,202,000	1,387,000	1,572,000	1,755,000	1,938,000	2,121,000
Projected Revenue	5,039,000	5,255,000	5,460,000	5,666,000	5,872,000	6,064,000	6,251,000	6,436,000	6,621,000	6,804,000	6,987,000

Percent Increase Applied

Revenue Adjustment Percentage	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
	4.1%	4.1%	4.1%	4.1%	3.8%	3.7%	3.7%	3.7%	3.6%	3.6%

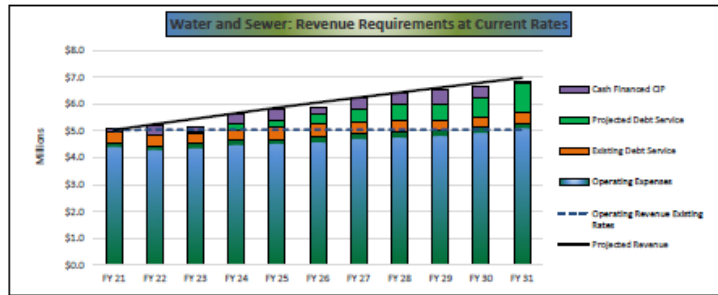
Outcomes and Effect on Customer Bill

Description	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Expenses to Cover	5,085,000	5,221,000	5,178,070	5,603,979	5,839,979	5,852,721	6,207,831	6,402,052	6,519,052	6,653,433	6,856,190
Difference / (Shortage)	34,000	281,930	62,021	32,021	201,279	43,169	43,169	33,948	101,948	150,567	130,810
Combined Residential Bill 3,000 gal	\$ 41.40	\$ 42.75	\$ 44.20	\$ 45.65	\$ 47.15	\$ 48.70	\$ 50.30	\$ 51.95	\$ 53.65	\$ 55.45	\$ 57.25
Monthly Combined Residential Bill Change	\$ -	\$ 1.35	\$ 1.45	\$ 1.45	\$ 1.50	\$ 1.55	\$ 1.60	\$ 1.65	\$ 1.70	\$ 1.80	\$ 1.80

Financial Indicator

Indicator	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Fund Balance Tracker	1,100,000	1,134,000	1,415,930	1,477,952	1,509,973	1,711,252	1,754,421	1,788,368	1,890,316	2,040,884	2,171,693
Fund Balance / Expenses to Cover	22%	22%	27%	26%	26%	29%	28%	28%	29%	31%	32%
Cumulative Increase (decrease)	-	34,000	315,930	377,952	409,973	611,252	654,421	688,368	790,316	940,884	1,071,693

Revenue Requirements Output: Summary Chart



Water Utility Capital Investment

Description	Total CIP	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Water Plant	2,610,000	100,000	117,125	1,768,500	53,900	66,850	55,900	215,000	75,000	75,000	82,600
Wastewater Plant	9,866,000	324,300	531,375	1,323,000	70,100	103,500	1,224,500	168,400	145,100	85,100	5,891,000
Water/Sewer Mains/System	8,707,000	82,000	802,100	1,072,000	343,000	1,585,000	1,435,300	1,531,300	278,300	1,579,000	-
Total Water/Sewer System CIP	21,183,000	506,300	1,450,600	4,163,500	466,900	1,755,350	2,715,700	1,914,700	498,400	1,739,100	5,973,600

Town of Valdese  
Water and Sewer Utility Fund

Current and Proposed Water Rates

Customer Class	Current Rate	Projected				
	FY21	FY22	FY23	FY24	FY25	FY26
<b>Inside Water Residential</b>						
Minimum 3,000 gallons	34.15	35.20	36.30	37.40	38.55	39.75
Volume Charge (per 1,000 gal); 3,001+ gallons	3.40	3.55	3.70	3.85	4.00	4.15
<b>Outside Water Residential</b>						
Minimum 3,000 gallons	53.20	54.80	56.45	58.15	59.90	61.70
Volume Charge (per 1,000 gal); 3,001+ gallons	6.30	6.50	6.20	6.35	6.50	6.65
<b>Inside Water Commercial</b>						
Minimum 3,000 gallons	34.45	37.25	40.25	43.50	47.00	50.30
Volume Charge (per 1,000 gal); 3,001+ gallons	3.45	3.75	4.05	4.40	4.80	5.15
<b>Outside Water Commercial</b>						
Minimum 3,000 gallons	68.95	74.50	80.50	86.95	93.95	100.55
Volume Charge (per 1,000 gal); 3,001+ gallons	6.75	7.30	7.90	8.55	9.25	9.90
<b>Inside Water Industrial</b>						
Minimum 3,000 gallons	13.40	14.50	15.70	17.00	18.40	19.55
Volume Charge (per 1,000 gal); 3,001 - 3,000,000 gallons	2.55	2.80	3.05	3.30	3.60	3.85
Volume Charge (per 1,000 gal); 3,000,000+ gal	1.25	1.35	1.50	1.65	1.80	1.95
<b>Outside Water Industrial</b>						
Minimum 3,000 gallons	26.70	28.85	31.20	33.70	36.40	38.60
Volume Charge (per 1,000 gal); 3,001 - 300,000 gallons	5.10	5.55	6.00	6.50	7.05	7.50
Volume Charge (per 1,000 gal); 300,000+ gal	2.35	2.55	2.80	3.05	3.30	3.50
<b>Burke County &amp; Rutherford College</b>						
Volume Charge (per 1,000 gal); 3,001+ gallons	3.85	4.05	4.25	4.45	4.65	4.85
<b>Icard</b>						
Minimum 10,000,000 gal	10,600.00	10,700.00	10,800.00	10,900.00	11,000.00	11,100.00
Volume Charge (per 1,000 gal) 10,000,000+ gal	1.36	volume charge not to exceed current Hickory Rate				

March 23, 2021, MB#31

**Town of Valdese**  
Water and Sewer Utility Fund

**Current and Proposed Sewer Rates**

Customer Class	Current Rate	Projected				
	FY21	FY22	FY23	FY24	FY25	FY26
<b>Inside Sewer Residential</b>						
Minimum 3,000 gallons	7.25	7.55	7.90	8.25	8.60	8.95
Volume Charge (per 1,000 gal); 3,001+ gallons	2.45	2.55	2.70	2.85	3.00	3.15
<b>Outside Sewer Residential</b>						
Minimum 3,000 gallons	13.55	14.10	14.70	15.30	15.95	16.60
Volume Charge (per 1,000 gal); 3,001+ gallons	4.60	4.80	5.00	5.20	5.45	5.70
<b>Inside Sewer Commercial</b>						
Minimum 3,000 gallons	7.65	8.00	8.35	8.70	9.05	9.45
Volume Charge (per 1,000 gal); 3,001+ gallons	2.60	2.75	2.90	3.05	3.20	3.35
<b>Outside Sewer Commercial</b>						
Minimum 3,000 gallons	15.20	15.85	16.50	17.20	17.90	18.65
Volume Charge (per 1,000 gal); 3,001+ gallons	5.15	5.40	5.65	5.90	6.15	6.40
<b>Inside Sewer Industrial</b>						
Minimum 0 gallons	7.35	7.65	8.00	8.35	8.70	9.05
Volume Charge (per 1,000 gal)	2.45	2.55	2.70	2.85	3.00	3.15
<b>Outside Sewer Industrial</b>						
Minimum 0 gallons	14.60	15.20	15.85	16.50	17.20	17.90
Volume Charge (per 1,000 gal)	4.90	5.10	5.35	5.60	5.85	6.10
<b>Burke County</b>						
Volume Charge (per 1,000 gal)	2.70	2.85	3.00	3.15	3.30	3.45
<b>Drexel</b>						
Volume Charge (per 1,000 gal)	2.70	2.85	3.00	3.15	3.30	3.45
<b>Rutherford College</b>						
Volume Charge (per 1,000 gal)	2.70	2.85	3.00	3.15	3.30	3.45

**Town of Valdese**  
Water and Sewer Utility Fund

**Current and Proposed Combined Water and Sewer Rates**

Customer Class	Current Rate	Projected				
	FY21	FY22	FY23	FY24	FY25	FY26
<b>Inside Combined Residential</b>						
Minimum 3,000 gallons	41.40	42.75	44.20	45.65	47.15	48.70
Volume Charge (per 1,000 gal); 3,001+ gallons	5.85	6.10	6.40	6.70	7.00	7.30
<b>Outside Combined Residential</b>						
Minimum 3,000 gallons	66.75	68.90	71.15	73.45	75.85	78.30
Volume Charge (per 1,000 gal); 3,001+ gallons	10.90	11.30	11.20	11.55	11.95	12.35
<b>Inside Combined Commercial</b>						
Minimum 3,000 gallons	42.10	45.25	48.60	52.20	56.05	59.75
Volume Charge (per 1,000 gal); 3,001+ gallons	6.05	6.50	6.95	7.45	8.00	8.50
<b>Outside Combined Commercial</b>						
Minimum 3,000 gallons	84.15	90.35	97.00	104.15	111.85	119.20
Volume Charge (per 1,000 gal); 3,001+ gallons	11.90	12.70	13.55	14.45	15.40	16.30
<b>Inside Combined Industrial</b>						
Water Minimum 3,000 Gallons, Sewer Minimum 0 gallons	20.75	22.15	23.70	25.35	27.10	28.60
Water Volume Charge (per 1,000 gal); 3,001 - 3,000,000 gallons	2.55	2.80	3.05	3.30	3.60	3.85
Water Volume Charge (per 1,000 gal); 3,000,000+ gallons	1.25	1.35	1.50	1.65	1.80	1.95
Sewer Volume Charge (per 1,000 gal)	2.45	2.55	2.70	2.85	3.00	3.15
<b>Outside Combined Industrial</b>						
Water Minimum 3,000 Gallons, Sewer Minimum 0 gallons	41.30	44.05	47.05	50.20	53.60	56.50
Water Volume Charge (per 1,000 gal); 3,001 - 3,000,000 gallons	5.10	5.55	6.00	6.50	7.05	7.50
Water Volume Charge (per 1,000 gal); 3,000,000+ gallons	2.35	2.55	2.80	3.05	3.30	3.50
Sewer Volume Charge (per 1,000 gal)	4.90	5.10	5.35	5.60	5.85	6.10
<b>Burke County</b>						
Water Volume Charge (per 1,000 gal); 3,001+ gallons	3.85	4.05	4.25	4.45	4.65	4.85
Sewer Volume Charge (per 1,000 gal)	2.70	2.85	3.00	3.15	3.30	3.45
<b>Rutherford College</b>						
Water Volume Charge (per 1,000 gal); 3,001+ gallons	3.85	4.05	4.25	4.45	4.65	4.85
Sewer Volume Charge (per 1,000 gal)	2.70	2.85	3.00	3.15	3.30	3.45
<b>Icard</b>						
Minimum 10,000,000 gal	10,600.00	10,700.00	10,800.00	10,900.00	11,000.00	11,100.00
Volume Charge (per 1,000 gal) 10,000,000+ gal	1.36	volume charge not to exceed current Hickory Rate				
<b>Drexel</b>						
Sewer Volume Charge (per 1,000 gal)	2.70	2.85	3.00	3.15	3.30	3.45



## 2022FY Rate Recommendations

### Water

- 3% Residential
- 8% Commercial & Industrial
- 4% Wholesale

### Sewer

- 4% All Classes

Percentage Increase	Monthly Residential Increase (3,000 gal)	Resulting 2021 Enterprise Fund Revenue
3%	\$1.35	\$206,000

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## Other Financial Benchmarks

Metric	2021 Value	Proposed 2022 Value	Benchmark
Operating Ratio	0.99	1.01	1.0 or greater
Days Working Capital	114 days	108 days	120 days or greater
Debt Service Coverage Ratio	2.49	2.84	1.2 or greater
Sufficiency of Revenue above Debt	8%	7%	20%-35% or less

## Recap / Conclusions

- 6<sup>th</sup> Year of CIP & Financial Model Planning Process
- CIP Guides Decision Making, Budgeting & Operations
- Balance Cash vs Debt vs Rate Increases
- Future Capital Needs
- Sustain a Healthy Enterprise Fund

11

**PUBLIC WORKS** Public Services Director Greg Padgett informed Council that Public Works' upcoming equipment needed would be a leaf machine and dump truck. Mr. Padgett shared the schedule change of leaf and brush pickup and has possible ideas for the future. Mr. Padgett went over the calls that Animal Control had this FY and shared with Council that he is comfortable with Animal Control possibly moving to the Police Department. The Animal Control employee would be used in all areas of the department. Mr. Padgett went over the FY20-21 street paving completed projects and shared the Public Works repaired 110 potholes and 40 patch cuts. Mr. Padgett recommended going forward to look at the existing water and sewer lines before paving another street to make sure there is not an aged line that needs to be replaced. Mr. Padgett is also recommending a fee increase for burial plots at the cemetery. In comparison to others in the area, Valdese is low. There are 60 spots left, and he feels that there needs to be an expansion in the near future. Mr. Padgett identified challenges within the department and provided Council with an overview of the possibilities of using the Industrial Arts Building. He believes that it would take approximately \$250K to get it usable for storage and create a blank slate upstairs. Councilman Ogle asked how much it would cost to demolish the building, and it is estimated to be around \$100,000. Mr. Padgett feels that he does not need it for Public Works storage. After a brief discussion, it was decided for Mr. Padgett to research past plans that have been proposed on the building and bring them back to Council. Councilwoman Hildebran thanked Greg Padgett and Assistant Public Works Director Allen Hudson for their hard work.

## PAST YEAR REVIEW GENERAL FUND

- VEHICLE AND EQUIPMENT CIP PROGRAM
- START OF NEW 5 YEAR LOAN CYCLE
- (NEXT CYCLE 2026/2027)

2003 LEAF MACHINE – \$175,328.02

1989 GMC DUMP TRUCK - \$108,000

## REPLACEMENT OF 2003 LEAF TRUCK






### REPLACEMENT OF 1989 GMC DUMP TRUCK



### ANIMAL CONTROL

- 43 CALLS THROUGH FIRST 8 MONTHS OF FISCAL YEAR.
- DOES NOT INCLUDE DEAD ANIMAL CLEAN UP

### FLEET MAINTENANCE



### FLEET MAINTENANCE



### PAVEMENT MAINTENANCE



Storm drain repair Louise Ave



Pothole repair Mical Ave

110 potholes repaired  
40 patch cut repairs

### STREET PAVING 2020- 2021 PROJECTS

### STREET PAVING

- SPRINGWOOD



### STREET PAVING

- BECKER AVE





## STREET PAVING

- ERVIN AVE



## SANITATION

- GARBAGE TRUCK



## SANITATION



- OLD BRUSH TRUCK — USED FOR ROUGH TRASH AND BACK UP FOR NEWER BRUSH TRUCK

### Year Round Services Provided



## TOWN TRASH PICKUP

- **256.10** TONS OF TRASH — JULY 1<sup>ST</sup> — FEB. 28<sup>TH</sup>

AVERAGE **32** TONS PER MONTH

THIS WAS THE TOTAL TONNAGE TOWN STAFF PICKED UP OVER THE FIRST 8 MONTH OF THIS YEAR.

## REPUBLIC SERVICES

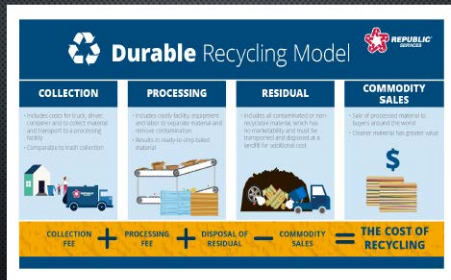
No Prices for next year yet. But, prices are based on Water/Sewer/Trash CPI for February that is around 3.5%

- TRASH **902.12** TONS THROUGH 8 MONTHS
  - AVERAGE **112.77** TONS PER MONTH
- RECYCLE **213.18** TONS THROUGH 8 MONTHS
  - AVERAGE **26.65** TONS PER MONTH

### HOW DOES THIS COMPARE TO LAST YEAR

- TRASH AVERAGE **109.1** TONS PER MONTH
- RECYCLE AVERAGE **22.7** TONS PER MONTH

## BUSINESS MODEL



The cost of a recycling program is the sum of fees for two services; the Collection Fee and the Net Processing Fee

## PUBLIC EDUCATION — CLEAN UP THE STREAM

NEW SIMPLIFIED EDUCATIONAL COLLATERAL THAT CAN BE DISTRIBUTED TO RESIDENTS AND BUSINESSES.





### CEMETERY

• CURRENT FEES

- INSIDE: \$300
- OUTSIDE: \$500

PROPOSED NEW RATES

- INSIDE: \$400
- OUTSIDE: \$800



### 2021 – 2022 CEMETERY EXPANSION



Approximately 60 spots left



### CEMETERY

Yellow highlighted area shows remaining spots including expansion area.



TOWER REMOVAL \$5200

PLUS APPROX. \$5000 SURVEY COST

### PREVIOUSLY IDENTIFIED CHALLENGES

- WORK LOAD WITHIN THE DEPARTMENT *MODIFIED THE WAY WE PROVIDE SERVICES.*
- HOW DO WE MAINTAIN OUR IMPROVEMENTS *WE HAVE A PLAN, CIP (LONGTERM VISION)*
- DEAL WITH AGING INFRASTRUCTURE *PART OF THE LONG TERM PLAN*
- HOW TO WE MAINTAIN CURRENT FACILITIES *GOOD QUESTION*

### INDUSTRIAL ARTS BUILDING

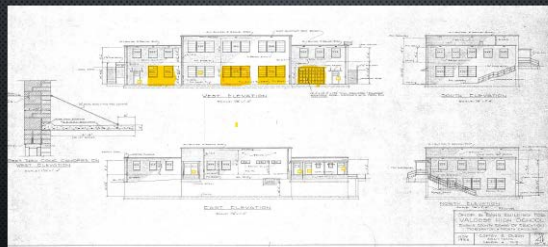


- APPROXIMATELY \$250K JUST TO MAKE DOWNSTAIRS USABLE AND CREATE A BLANK SLATE UPSTAIRS.

### WHAT DOES \$250K GET YOU



### IA BUILDING PLANS



**COUNCIL COMMENTS** Mayor Black thanked the staff for all their hard work on preparing for the budget retreat.

**ADJOURNMENT** – Mayor Black adjourned the meeting at 4:20 p.m.

The next meeting is a regularly scheduled meeting on Monday, April 12, 2021, 6:00 p.m., Valdese Town Hall.

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Town Clerk

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Mayor

jl

**TOWN OF VALDESE  
TOWN COUNCIL REGULAR MEETING  
APRIL 12, 2021**

The Town of Valdese Town Council met on Monday, April 12, 2021, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue, SW, Valdese, North Carolina. The following were present: Mayor John F. "Chip" Black, Jr., Councilman Keith Ogle, Councilwoman Frances Hildebran, Councilwoman Susan Stevenson, Councilman J. Andrew Thompson, and Councilman Roy F. Sweezy. Also present were: Town Attorney Marc Mitchell, Town Manager Seth Eckard, Deputy Town Clerk Jessica Lail, and various department heads.

Absent: None

A quorum was present.

Mayor Black called the meeting to order at 6:00 p.m.

**OPEN FORUM/PUBLIC COMMENT:**

**909 W MAIN ST- KAY DRAUGHN, 108 W END STREET SW., VALDESE:** Ms. Draughn read the following statement: For the record, my name is Kay Honeycutt Draughn and I reside at 108 W. End Street SW in Valdese with my husband, David. We are adjoining property owners to the 13-year public nuisance located at 909 W. Main Street which is on your agenda tonight for code enforcement action, hopefully for the last time. As the Town Council is fully aware, this property has been a huge safety issue, a public nuisance and a violation of the minimum housing ordinance for almost two decades. How much longer is the Town going to allow this condemned structure to remain standing? How much longer is the Town going to allow this condemned structure to deface, degrade and disparage the western entrance to Valdese? How much longer is the Town going to allow this condemned structure to remain a safety hazard? It is only a matter of time before someone gets hurt or dies. If this happens, the Town is just as guilty and liable as the property owners. How much longer is the Town going to allow this condemned structure to degrade our property values and our neighbor's property values? How much longer is the Town going to victimize its tax-paying, law-abiding residents by failing to resolve a 13-year problem? Not much longer, I hope.

Tonight, you have the opportunity to end 13 years of complaints. Tonight, you have the opportunity to do the right thing, the lawful thing, which is to approve the ordinance to demolish the public nuisance located at 909 W. Main St. and to approve the associated budget amendment.

Tonight, you have the opportunity to honor and fulfill the oaths you swore on the Bible which were to uphold the laws of the Town of Valdese, the laws of the State of NC and the laws of the United States to the best of your ability.

Tonight, you have the opportunity to remove slum and blight from the western entrance to the Town of Valdese. Tonight, you have the opportunity to send a strong and powerful message to other property owners that are violating the Town's ordinances—a message that says, "code violations will not be tolerated any longer so get your house in order". Tonight, you have an opportunity to abate a dangerous environment in our neighborhood before someone gets hurt.

Tonight, you will hear evidence from Mr. Todd Justice, the Town's own code enforcement officer hired to enforce its minimum housing ordinance. Mr. Justice is an expert in his field, he has followed all the statutes, procedures, and protocols. He has provided everything the TC needs to make a sound and legal decision. In fact, Mr. Justice has followed the general statues and the Town's ordinances on this property not once, not twice but three (3) times because of ownership changes. David and I, as well as our neighbors, have waited patiently every single time the 3-month mandatory abatement process started over. Finally, the clock ran out, the current owners, a resident of Virginia and Mr. Deal, a Morganton resident, failed to take the proper action as required by the condemnation order issued by Mr. Justice.

David and I have tried to talk to each TC member before the meeting to ask for your support once again. Let me take a moment to address some of the comments we heard:

1. The demolition cost is too high.
2. There are other homes on Main Street that look worse than this one.
3. That house is structurally sound and could be repaired.

First, the price of the demolition was competitively bid out and the lowest bid is \$25,000. If that cost is more than the Town can afford, have the Town's employees tear it down. The Town has all the expertise and equipment it needs to do the job at a fraction of the cost. However, based on market conditions, we believe this cost is reasonable and whatever costs are incurred, a lien for that amount will be placed on the property.

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The Town will eventually recoup any costs incurred. Code enforcement exists to preserve and enhance the safety, appearance and economic vitality of the Town. Any monies spent on code enforcement is a worthwhile long-term investment. While we're on the subject of money, let me remind you that several years ago the Town assessed Mr. Deal, a former owner who created this mess and still has a financial interest in the property, over \$12,000 in fines. What happened to the fines? The Town staff doesn't know, and they couldn't find any records indicating that Mr. Deal paid them. In addition, last year the Town assessed Mr. Deal \$600 in fines for yardwork that have not been paid as of April 9th. According to the documentation, these fines were supposed to become a tax lien on the property if the invoices were not paid within 15 days. Why weren't the liens filed? Further, according to the Burke Co. Tax Administrator, some of the 2020 property taxes have not been paid.

Regarding the second statement, it is irrelevant whether there are other structures on Main Street with violations. The only relevant item before the TC tonight is to approve the ordinance to demolish a structure that is unsafe and unfit for human habitation.

Regarding the third statement, the house is not structurally sound based on factual evidence set forth in the Notice of Violations submitted by the Town's code enforcement officer and the time to repair the property has long since expired. Again, the only relevant item before the TC tonight is to approve the ordinance to demolish a structure that is unsafe and unfit for human habitation.

Tonight, you have an opportunity to abate a serious safety hazard, to end a 13-year nightmare for surrounding law-abiding property owners and the opportunity to right numerous wrongs of the past. Do not give the current owners an opportunity to deceive you again with any last-minute plans to convert the condemned structure into a bed and breakfast. The time to rehabilitate the property has long since passed so why are they being granted an opportunity to present to the TC? They've been given ample opportunities to comply with the Town's ordinances and have failed each time. Don't feel sorry for the property owners. When given the chance to sell the property, several good purchase offers were recently refused.

As requested by the Town's professional staff, its code enforcement officer and the neighbors, please approve the ordinance to demolish a structure that is unsafe and unfit for human habitation as presented. It's easy to fulfill your duty and put an end to 13 years of aggravation. All you have to do is say "aye" or raise your hand in the affirmative and all this will be over. Thank you.

**909 W. MAIN ST. - STEVE HOLDEN, 3894 MALONEY AVE., GLENN ALPINE:** Mr. Holden, Chief Building Inspector for Burke County, shared with Council that he has been involved with this home since 2007 when a permit was issued. Mr. Holden shared that not much has changed. Mr. Holden explained that the permit never expired due to the crisis with the economy in 2008, where the State allowed owners not to have to complete work as long as they could show a receipt of materials being bought and a little work completed. Mr. Holden explained that next week, Burke County is going to put a notice on the home that says it is unsafe and asking the owner to attend a hearing. Mr. Holden feels that the house is in worse condition now.

**909 W. MAIN ST. – WILL MULLER 610 DIXIE AVE. NW, VALDESE:** Will Mueller submitted the following comment read by Deputy Town Clerk, Jessica Lail: Regarding the empty and, by all appearances, abandoned house and apartment located at 909 W. Main Street, way too much time and effort has been expended on abatement proceedings. According to the WPCOG code enforcement officer Justice, two bids have been submitted for demolition of these structures; company "A", \$25,000; and company "B", \$28,000. It is now time for the Town Council to issue an ordinance for abatement. Issue the ordinance! This town pays good money each year to WPCOG for the services of the code enforcement officer, so let the man do his job. Hopefully, this situation will have a better outcome than the Carver property on Bass St. That property, to all appearances, is still just as full of junk as it has been for at least the eleven years that my wife and I have lived in Valdese. If more can be done to clean up that property, please do it. In summation, two properties; 909 Main Street and Bass Street, are unsightly, do not represent Valdese or its values, and should be TOTALLY abated. Please act on this tonight. Signed: Will Mueller, town resident

Mayor Black reminded Council that in the Rules and Procedures, Section 5, Public Comment section, that any citizens that want to address the Council would sign up to speak with the Town Clerk. Mayor Black said normally, we ask citizens to appear in person to speak but since the COVID-19 pandemic, citizens have been allowed to submit written comments to be read. Mayor Black asked Council if they wanted to continue to allow written comments or if we would ask for the citizen to come in-person. Councilman Ogle suggested that we continue to allow written comments while we are still dealing with COVID-19. All other Council members agreed.

**CONSENT AGENDA:** (enacted by one motion)



**APPROVED REGULAR MEETING MINUTES OF MARCH 1, 2021**

**APPROVED BUDGET RETREAT MINUTES OF MARCH 23, 2021**

**SPRING LITTER SWEEP, APRIL 10-24, 2021**

**APPROVED ORDINANCE DECLARING ROAD CLOSURES FOR THE TOWN OF VALDESE ANNUAL EVENTS:**

**AN ORDINANCE DECLARING  
ROAD CLOSURE FOR TOWN  
OF VALDESE SPECIAL EVENTS**

WHEREAS, the Town of Valdese desires to schedule an Independence Day Celebration, Annual Waldensian Festival; Treats in the Streets; and the Annual Valdese Christmas Parade; and

WHEREAS, part of US 70/Main Street in Valdese will need to be closed for each of these special events; and

WHEREAS, G.S. 20-169 provides that local authorities shall have power to provide by ordinance for the regulation of the use of highways by processions or assemblages;

NOW, THEREFORE, be it ordained by the Town Council of the Town of Valdese pursuant to G.S. 20-169 that the following portion of the State Highway System be closed during the times set forth below:

2021 Independence Day Celebration (*Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St*) on July 2, 2021 from 5:00 PM until 11:00 PM.

2021 Waldensian Festival Kickoff Celebration (*Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St*) on August 13, 2021 from 5:00 PM until 11:00 PM.

2021 Waldensian Festival Celebration (*Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St*) on August 14, 2021 from 5:30 AM until 11:00 PM.

2021 Valdese Treats in the Streets (*Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St*) on October 31, 2021 from 3:30 PM until 6:30 PM.

2021 Valdese Christmas Parade (*Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St*) on December 4, 2021 from 9:30 AM until 12 Noon.

Signs shall be erected giving notice of the limits and times of these street closures as required by G.S. 20-169. THIS, the 12<sup>th</sup> day of April, 2021.

/s/ John F. Black, Jr., Mayor

ATTEST:

/s/ Town Clerk

**APPROVED REQUEST FROM WALDENSIAN STYLE WINES TO SELL WINE AT ANNUAL EVENTS:**

Waldensian Style Wines has been authorized to sell wine at the Craft Market event on May 22, 2021, from 9:00 a.m. to 4:00 p.m., Independence Day Celebration on July 2, 2021, from 5:00 p.m. until 11:00 p.m., and the 46<sup>th</sup> Annual Waldensian Festival events on August 13 & 14, 2021.

**APPROVED REQUEST FROM OLD COLONY PLAYERS TO SELL ALCOHOL AT ANNUAL EVENTS:**

Old Colony Players has been authorized to sell beer at the Family Friday nights summer concert series kickoff on May 28, 2021, from 6:00 p.m. to 10:00 p.m., Independence Day Celebration on July 1, 2021, from 5:00 p.m. to 11:00 p.m., and Family Friday nights summer concert series finale on September 3, 2021, from 6:00 p.m. – 10:00 p.m.

Councilman Ogle made a motion to approve the aforementioned items on the Consent Agenda, seconded by Councilwoman Stevenson. The vote was unanimous.

***End Consent Agenda***

**ITEMS REMOVED FROM CONSENT AGENDA:** None

**INTRODUCTION OF NEW EMPLOYEES:** Due to a scheduling conflict, no employees were present to be introduced.

**PRESENTATION & APPROVAL OF ORDINANCE TO DEMOLISH PROPERTY (909 MAIN ST):** WPCOG Code Enforcement Officer Todd Justice began by calling the property owner of 909 Main St., Ms. Judy Kuniba. Mr. Justice recapped the high points of the violations served and the history within the last year when Mr. Justice was assigned the Town of Valdese. An Order to Demolish was sent to Ms. Kuniba with a 90-day deadline which expired last month. Mr. Justice explained that since he had issued the Order to Demolish, Ms. Kuniba has hired an Engineer and an Architect to do an assessment of the property to see what it would take to renovate the house fully. Mr. Justice recommends the Town give her more time to complete the assessment. Mr. Justice shared a few things that need to be completed immediately to make the property safe and not dangerous to the public. The home needs to have deadlocks installed to secure anyone from entering. Mr. Justice also shared that the concrete privacy fence at the back of the house is starting to fall over and needs to be addressed.

Ms. Kuniba explained to the Council the history of how she became the home owner after her brother passed away. Due to executor issues, finding documents, COVID-19, and being out of Town, it has taken some time to get where she is today. Ms. Kuniba apologized to Council for the delay. She will get the items completed that were deemed unsafe and wants the structural engineer and architect to see what it would take to renovate.

Mayor Black asked Ms. Kuniba what reasons there are for Council not to proceed with the Order to Demolish. Mayor Black asked the architect to explain what he is planning on doing with the residence. Mike Robbins, the architect, surveyed the home this past December and took some plan dimensions to develop a plan. Mr. Robbins said that the engineer would start working on the house to stabilize the home to meet the Code Enforcements criteria. Mr. Robbins shared that Richard Deal and Judy Kuniba do have a long-term plan, and Ms. Kuniba wants to make a change. Mr. Robbins explained that right now, the most pressing issue is stabilizing the home. Mr. Justice shared that this will take a lot of time and money to get the house stabilized. Councilman Ogle asked Mr. Robbins if he felt the house was salvageable. Mr. Robbins shared that there are unknowns, and right now, they are focused on getting the property safe and work on a long-term plan. Mr. Justice recommends giving it another 90 days.

Councilwoman Hildebran addressed Ms. Kuniba and expressed her sympathy for her brother's passing. Councilwoman Hildebran is concerned that Richard Deal is still involved and shared that he has not been truthful with the Council for the last ten years. Councilwoman Hildebran expressed her reservations in moving forward with this and needs to see more than what Ms. Kuniba is proposing. Councilwoman Hildebran asked Town Attorney Marc Mitchell if we give Ms. Kuniba a timeline would we have to start this process over again. Town Attorney Marc Mitchell said no, based on the Ordinance, Council can defer action. Councilman Sweezy would need to see something completed within the 90 days. Councilwoman Stevenson has concerns with Mr. Deal's involvement but would like to see the home restored.

After a brief discussion it was determined that Mr. Justice would give Council an update in 30 days and it would be placed on the June 28, 2021 Council meeting for reconsideration. Councilman Ogle asked if the garage was included and Mr. Justice shared that it was not because it is not considered a part of the dwelling and not covered in the General Statute.

Councilman Ogle made a motion to continue the consideration of the ordinance for 90 days, seconded by Councilwoman Stevenson. The vote was unanimous.

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**APPROVED TENTATIVE AWARD OF CONTRACT – MCC PROJECT:** Public Services Director Greg Padgett presented a Resolution for a tentative award of contract for the MCC project. The lowest bidder was Smart Electric Company, Inc., in the amount of \$839,400, and after negotiations, the amount ended at \$789,957. (Other bids: Connelly Springs Electric, Inc., - \$848,195, Lake Electric Company, Inc. - \$962,637, Page Power Systems, Inc., - \$979,471, and ITAC - \$1,012,783)

Councilman Ogle made a motion to award the contract to Smart Electric Company, Inc., in the amount of \$789,957, seconded by Councilman Thompson. The vote was unanimous.

**APPROVED OFFER & ACCEPTANCE OF FUNDS FOR MCC PROJECT:** Public Services Director Greg Padgett presented a Resolution and an offer and acceptance of funds from the State. Mr. Padgett explained that we will receive \$210,692 in grant money that we will not have to pay back and an \$884,022 loan with zero percent interest to pay back over a 20 year period.

Councilman Ogle made a motion to approve the Offer & Acceptance of Funds, seconded by Councilwoman Hildebran. The vote was unanimous.

**APPROVED ENGINEERING CONTRACT FOR CLINE AVE. BASIN & PUMP STATION UPGRADES:** Public Services Director Greg Padgett presented an Agreement for Engineering Services with McGill Associates, P.A. for Cline Ave. Basin & Pump Station Upgrades Project. Mr. Padgett explained that this project had been approved. Councilman Ogle stated we had to have an engineering contract to complete the project.

Councilman Ogle made a motion to approve the Engineering Contract for the Cline Ave. Basin & Pump Station Upgrades, seconded by Councilwoman Hildebran. The vote was unanimous.

**INDUSTRIAL ARTS BUILDING DISCUSSION:** This item was deferred, no discussion.

**APPROVED RESOLUTION REPEALING SECTION 2-2010 OF THE TOWN ORDINANCES (APPOINTMENT OF TOWN CLERK):** Town Manager Seth Eckard presented the following Resolution:

**RESOLUTION REPEALING SECTION 2-2010  
(APPOINTMENT OF TOWN CLERK)  
OF THE CODE OF ORDINANCES**

WHEREAS, Section 2-2010 of the Code of Ordinances provides that the town council shall appoint a town clerk; and

WHEREAS, G.S. 160A-148(1) provides that all city officers and employees not elected by the people whose appointment is not otherwise provided for by law shall be appointed by the town manager; and

WHEREAS, the council has determined that it would be in the best interest of the town if the town manager, as opposed to the town council, appointed the town clerk; and

WHEREAS, upon repeal of Section 2-2010, it would become the town manager's responsibility to appoint the town clerk as provided in G.S. 160A-148(1);

IT IS THEREFORE RESOLVED that Section 2-2010 (Appointment of Town Clerk) of the Code of Ordinances is hereby repealed. This ordinance repeal shall take effect upon adoption.

THIS, the 12<sup>th</sup> day of April, 2021.

/s/ John F. Black, Jr., Mayor

ATTEST:  
/s/ Town Clerk

Councilman Ogle asked if the Council would still appoint the Town Clerk. Mr. Eckard explained that the Town Manager would be the person to hire and fire this position just like any other Department Head. Councilwoman Hildebran said that the Town Clerk worked for the Council and asked if the Council would

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not be involved in selecting the Clerk. Mayor Black disagreed with that statement. The Council hires and fires the Town Manager and the Town Attorney. Mr. Eckard explained there are some legal issues with the way it is laid out currently. Councilwoman Hildebran does not have an issue with this Resolution because the Deputy Town Clerk does all the work. Mr. Eckard will consult with Council, as he has been when hiring a Town Clerk.

Councilman Ogle made a motion to approve the aforementioned Resolution, seconded by Councilman Sweezy. The vote was unanimous.

**APPROVED UPDATE TO THE SALARY & POSITION GRADE SCHEDULE:** Chief of Police Jack Moss presented Council with an updated Salary & Position Grade Schedule that includes the recommendation of a new position, Code Enforcement/Animal Control Officer. Chief Moss shared that staff met again to discuss the details and all agreed that this position would report to the Chief of Police and would be advertised as a Sworn or Non-sworn Officer. Chief Moss explained that the current Animal Control vehicle would now go to the Police Department for the Officer to use.

Councilman Ogle made a motion to approve the Code Enforcement/Animal Control Officer position in the updated Salary & Position Grade Schedule, seconded by Councilman Thompson. The vote was unanimous.

**CAPITAL RESERVE ORDINANCE – AMERICAN RESCUE PLAN:** Finance Director Bo Weichel presented the following capital reserve ordinance and explained that this comes from the US Department of Treasurer to help the Town with COVID-19 recovery. Mr. Weichel shared that there are guidelines on how you can use the money. Mr. Weichel explained that Council would see some of the money in the budget they will be approving for next FY. Town Manager Seth Eckard said that we have to report to the Department of Treasurer what we are using the funds for.

**TOWN OF VALDESE  
AMERICAN RESCUE PLAN  
CAPITAL RESERVE ORDINANCE**

Be it ordained by the Town Council of the Town of Valdese that pursuant to Section 18 of Chapter 159 of the General Statutes of North Carolina, the following capital reserve ordinance is hereby adopted.

Section 1. The purpose of this reserve fund is to recognize and distribute funding from the American Rescue Plan according to the US Department of Treasury guidelines on eligible items. Eligible items these funds may be used for include replacement of lost revenue due to the pandemic, eligible expenses under the CARES Act, and utility infrastructure. Funds will be fully accumulated by the end of FY 21-22 and must be used by December 31<sup>st</sup>, 2024.

Section 2. The officers of this unit are hereby directed to proceed with the capital reserve within the terms of the program ordinance and the budget contained herein.

Section 3. The following revenues are anticipated to be available to contribute to this fund:

<u>Source</u>	<u>Amount</u>	<u>Account Number</u>
Proceeds for General	\$ 390,000	77.3970.001
Proceeds for Utilities	900,000	77.3970.002
	-----	
	\$ 1,290,000	
	=====	

Section 4. The following amounts are appropriated for the project:

<u>Source</u>	<u>Amount</u>	<u>Account Number</u>
Transfer to General	\$ 390,000	77.4200.740
Transfer to Utilities	900,000	77.8120.740
	-----	
	\$ 1,290,000	
	=====	

Section 5. The finance officer is hereby directed to maintain within the Capital Reserve Fund sufficient



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specific detailed accounting records to provide the accounting to town council required by the program procedures, loan agreement(s), grant agreement(s) and state regulations.

Section 6. The finance officer is directed to report quarterly on the financial status of each project element in Section 4 and on the total revenues received or claimed.

Section 7. The budget officer is directed to include a detailed analysis of the past and future cost and revenues on this project in every budget submission made to this board.

Section 8: Copies of this ordinance shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 12th day of April, 2021.

/s/ John F. Black, Jr., Mayor

ATTEST:

/s/ Town Clerk

Councilman Ogle made a motion to approve the aforementioned Capital Reserve Ordinance, seconded by Councilman Sweezy. The vote was unanimous.

**CAPITAL PROJECT BUDGET ORDINANCE – CLINE AVE. BASIN & PUMP STATION UPGRADES:**

Finance Director Bo Weichel presented the following capital project budget ordinance:

**TOWN OF VALDESE  
CLINE AVE. BASIN & PUMP STATION UPGRADES  
CAPITAL PROJECT BUDGET ORDINANCE**

Be it ordained by the Town Council of the Town of Valdese that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby adopted.

Section 1. The project authorized is **Cline Ave. Basin and Pump Station Upgrades**. Project proposes replacement of aged pipelines and manholes and an aged pump station and force main in the Town of Valdese wastewater collection system. This project proposes to replace approximately 2,200 LF of 8" gravity sewer lines and associated gravity sewer manholes beginning at the existing Cline Avenue Pump Station and extending upstream to Milton Avenue. The project also includes the upgrade of the existing pump station mechanical equipment, discharge piping in the station and approximately 1,575 LF of 8" force main.

The project is to be financed by Division of Water Infrastructure SRP loan of 1.10% interest rate.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the terms of the program ordinance and the budget contained herein.

Section 3. The following revenues are anticipated to be available to contribute to this project:

<b>Source</b>	<b>Amount</b>	<b>Assigned Account Number</b>
Utility Fund Contribution	\$ 23,520	50.3000.001
SRP Loan	1,176,000	50.3000.002
	-----	
	\$ 1,199,520	
	=====	

Section 4. The following amounts are appropriated for the project:

<b>Source</b>	<b>Amount</b>	<b>Assigned Account Number</b>
Engineering Report	\$ 22,000	50.8110.100
Design	89,000	50.8110.200
Bidding & Award	7,000	50.8110.300
Construction Admin	72,000	50.8110.400
Planning & Funding Admin	20,000	50.8110.500
Loan Closing Fee	23,520	50.8110.600

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Legal/Admin	5,000	50.8110.700
Construction	961,000	50.8110.800
	-----	
	\$ 1,199,520	
	=====	

Section 5. The finance officer is hereby directed to maintain within the Project Fund sufficient specific detailed accounting records to provide the accounting to town council required by the program procedures, loan agreement(s), grant agreement(s) and state regulations.

Section 6. Funds may be advanced from the General Fund for the purpose of making payments as due.

Section 7. The finance officer is directed to report quarterly on the financial status of each project element in Section 4 and on the total revenues received or claimed.

Section 8. The budget officer is directed to include a detailed analysis of the past and future cost and revenues on this project in every budget submission made to this board.

Section 9: Copies of this project ordinance shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 12th day of April, 2021.

/s/ John F. Black, Jr., Mayor

ATTEST:  
/s/ Town Clerk

Councilman Ogle made a motion to approve the aforementioned capital project budget ordinance, seconded by Councilwoman Stevenson. The vote was unanimous.

**APPROVED CAPITAL PROJECT ORDINANCE AMENDMENTS** Finance Director Bo Weichel presented the following capital project ordinance amendments:

Valdese Town Council Meeting	Monday, April 12, 2021
Capital Project Ordinance Amendment #	5-35
Subject:	Public Safety building
Description:	To amend capital project ordinance Fund 35 Phase II environmental site assessment Preparation and submittal of Environmental Report for USDA

Proposed Action:  
BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the capital project ordinance for various capital projects funded from a variety of sources is hereby amended as follows.

Section I:  
Revenues available to the Town to complete the projects are hereby amended as follows:

Account	Description	Decrease/ Debit	Increase/ Credit
35.3480.001	Distributions		17,204
	Total	\$0	\$17,204

Amounts appropriated for capital projects are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
35.5300.041	Professional Services	17,204	
	Total	\$17,204	\$0

Section II:  
Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilman Ogle made a motion to approve the aforementioned Capital Project Ordinance Amendment, seconded by Councilman Sweezy. The vote was unanimous.

April 12, 2021, MB#31

Valdese Town Council Meeting

Monday, April 12, 2021

Capital Project Ordinance Amendment # 1-54

Subject: Water Plant Upgrades (MCC)

Description: To amend capital project ordinance Fund 54  
The original CPO was approved at the August 2018 council meeting. In accordance with the amended offer and acceptance, this will increase the loan amount over the original project ordinance.

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the capital project ordinance for various capital projects funded from a variety of sources is hereby amended as follows.

Section I:

Revenues available to the Town to complete the projects are hereby amended as follows:

Account	Description	Decrease/ Debit	Increase/ Credit
54.3970.000	Transfer from Utility Fund	16,000	
54.3480.002	State Reserve Loan (0% interest)		251,944
	Total	\$16,000	\$251,944

Amounts appropriated for capital projects are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
54.8120.045	ER/EID Prep	16,224	
54.8120.041	Loan Admin Fee	4,841	
54.8120.760	Construction	171,086	
54.8120.900	Contingency	43,793	
	Total	\$235,944	\$0

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilwoman Hildebran made a motion to approve the aforementioned Capital Project Ordinance Amendment, seconded by Councilwoman Stevenson. The vote was unanimous.

**MANAGER'S REPORT:** Town Manager Seth Eckard made the following announcements:

Town Council & Staff Spring Litter Sweep volunteer day is scheduled for Saturday, April 17, 2021, 9:00 a.m. – 12:00 noon. A rain date is scheduled for Saturday, April 24, 2021, 9:00 a.m. – 12:00 noon. Due to the part-time employee helping pick up litter, there may not be a need for this day. Council will be notified if this is canceled.

Town Council Budget Workshop Dinner Meeting, Monday, April 19, 2021, Old Rock School, Waldensian Room, 6:00 p.m.

Old Colony Players Presents: The Wizard of Oz, April 23-24, 29-30, 2021 & May 1, 6-8, 2021 at the Fred B. Cranford Amphitheatre, visit oldcolonyplayers.com for tickets.

**MAYOR AND COUNCIL COMMENTS:** Mayor Black thanked Council and staff for working so hard on this agenda.

Councilman Ogle referred back to Ms. Kay Draughn's public comment on the Town staff not having record of Mr. Deal's fines being waived. Councilman Ogle remembers that Council did waive the fines and feels it is in the minutes. Town Manager said that staff could not find it.

**ADJOURNMENT:** At 7:16 p.m., there being no further business to come before Council, Councilman Ogle made a motion to adjourn, seconded by Councilman Thompson. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday, May 3, 2021, 6:00 p.m.

Town Clerk

Mayor

**TOWN OF VALDESE  
TOWN COUNCIL MEETING - BUDGET WORKSHOP  
APRIL 19, 2021**

The Town of Valdese Town Council met on Monday, April 19, 2021, at 6:00 p.m., in the Waldensian Room, Old Rock School, 400 Main Street West, Valdese, North Carolina. The following were present: Mayor John F. "Chip" Black, Jr., Councilwoman Susan Stevenson, Councilman J. Andrew Thompson, and Councilman Roy F. Sweezy. Also present were Town Clerk Jessica Lail, Town Manager Seth Eckard, Finance Director Bo Weichel, and Public Services Director Greg Padgett.

Absent: Councilwoman Frances Hildebran, Councilman Keith Ogle

A quorum was present.

Others present: Jeff Blalock, Greenway Transportation Finance Director, Brian Horton, WPCOG Transportation Planning Manager, Dwayne Wilson of Dwayne Wilson Insurance & Financial Services, RJ Mozeley, McGill Associates, P.A.

Mayor Black called the meeting to order at 6:00 p.m., and invited members of Council to enjoy dinner catered by Myra's.

**GREENWAY PUBLIC TRANSPORTATION** Mr. Horton and Mr. Blalock provided Council with an overview of the Public Greenway Transportation. Mr. Horton shared that the ridership numbers for the Valdese route is lower than wanted, but COVID-19 has affected it. Greenway proposes that Valdese's contribution of \$10,000 remain the same for the next two fiscal years. Mr. Horton suggested in year three, the grant funding ends, and the local government will need to pay more to keep the service going or enact changes to the service. Mr. Horton shared instead of having four routes, it may change to two routes. Mr. Blalock mentioned that as fuel prices go up, ridership goes up. Councilwoman Stevenson suggested more marketing, and Mayor Black suggested placing it on our Town's website. The Council will see if the ridership numbers improve over the next two years and reevaluate the program.

**EMPLOYEE HEALTH INSURANCE UPDATE** Mr. Wilson discussed Blue Cross Blue Shield's first renewal quote, which showed an increase of 32.4% to our premiums if we keep the same plan. Mr. Wilson informed Council that this is very early in the process, and he is working on getting that number lowered and shopping out other providers as well. Mr. Wilson will update staff as soon as updated quotes are received.

**VALDESE CEMETARY EXPANSION** Mr. Padgett asked Council what direction they want to go with on the cemetery expansion, which would cost around \$11,000. Mr. Padgett shared that J&M Memorials approached the Town to purchase a mausoleum. Mr. Padgett feels it would be an expensive endeavor but it could be an option in the future. Council discussed the possibility of developing an ordinance/resolution that reserved the remaining unpurchased plots for family members of existing plot owners. Council recommended at this time not to expand and revisit for consideration in the future.

**SIGNAGE AT VALDESE PUBLIC LIBRARY** Mr. Eckard shared with Council that in his negotiations with donating money to the Burke County Library, one of the agreements in giving money would be that "Valdese" would be placed on the building. Mr. Weichel showed Council three options and shared the cost of each. After a brief discussion, Council recommended that we not pay Burke County to put "Valdese Branch" on the building.

**FY 21-22 PROPOSED BUDGET AND HIGHLIGHTS** Mr. Eckard and Mr. Weichel presented the proposed budget for FY 21-22. They reviewed the General and Utility Funds Revenues and Expenditures.

**FY 21-22 PROPOSED RATE STRUCTURE & FEE SCHEDULES** Mr. Weichel briefly reviewed the proposed rate structure, which was also presented at the budget retreat. Mr. Weichel shared that the cemetery plots would be increased. Mr. Mozeley shared that there would be a 5% increase to industrial and commercial utility customers and a 3% increase to residential utility customers. The proposed residential rate increase equates to a \$1.35 increase for minimum users each month.

**ADJOURNMENT** At 8:00 p.m., there being no further business to come before Council, Mayor Black adjourned the meeting.

The next meeting is a regularly scheduled meeting on Monday, May 3, 2021, 6:00 p.m., Valdese Town Hall.

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Town Clerk

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Mayor



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**TOWN OF VALDESE  
TOWN COUNCIL REGULAR MEETING  
May 3, 2021**

The Town of Valdese Town Council met on Monday, May 3, 2021, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue, SW, Valdese, North Carolina. The following were present: Councilwoman Frances Hildebran, Councilwoman Susan Stevenson, Councilman J. Andrew Thompson, and Councilman Roy F. Sweezy. Also present were: Town Attorney Marc Mitchell, Town Manager Seth Eckard, and various department heads.

Absent: Mayor John F. "Chip" Black, Jr., Councilman Keith Ogle, Town Clerk Jessica Lail

A quorum was present.

Mayor Pro Tem Susan Stevenson called the meeting to order at 6:00 p.m. She offered the invocation and led in the Pledge of Allegiance to the flag.

**OPEN FORUM/PUBLIC COMMENT:**

**LIGHTING AT ORS – GINA WALKER, 213 COLOMBO ST NW, VALDESE:** Ms Walker submitted the following comment: We are in desperate need of lighting near and around the backside of the Old Rock School and the track. This is a critical issue from a safety standpoint for our citizens.

**GUARD RAIL/GRAVEL UPKEEP – ERIC ASHBAUGH, 4628 CARSWELL ROAD, VALDESE:** Mr. Ashbaugh submitted the following comment: Two items - 1. I would like to see if a guard rail can be installed on the sharp bend coming down Flat Gap Road. This a huge drop off on the inside of the bend, if a car was to go off that side it could be fatal. 2. I would like to see if there is any possibility of getting some financial support for the gravel upkeep of Carswell Road. The residents there have been maintaining it themselves for quite a few years. Even if it was a once a year expenditure, it would be appreciated.

Town Manager Seth Eckard noted that Flat Gap Road is not in the Town limits and is maintained by DOT. Mr. Eckard shared that Carswell Road is part of a private subdivision, and the Town would not be responsible for that. Staff has already contacted DOT to make them aware of the request. Mr. Eckard also shared that staff is looking into Ms. Walker's request.

**CONSENT AGENDA:** (enacted by one motion)

**APPROVED REGULAR MEETING MINUTES OF APRIL 12, 2021**

**APPROVED BUDGET WORKSHOP MINUTES OF APRIL 19, 2021**

**REVISED VALDESE TOWN COUNCIL RULES OF PROCEDURES** The Valdese Town Council Rules of Procedures adopted March 7, 2016, have been revised to change the "Deputy Town Clerk" language to "Town Clerk," which was approved at the April 12, 2021, regular meeting. A copy can be found on the Town of Valdese website or in the Clerk's office.

**SET PUBLIC HEARING DATE FOR CONDITIONAL USE PERMIT APPLICATION #1-4-21** Staff requests Monday, June 7, 2021, as the date to hold a public hearing for Conditional Use Permit Application #1-4-21.

**SET PUBLIC HEARING DATE FOR 160D PLANNING AND DEVELOPMENT REGULATIONS** Staff requests Monday, June 28, 2021, as the date to hold a public hearing for 160 D Planning and Development Regulations

**APPROVED VALDESE ABC BOARD TRAVEL POLICY**

May 3, 2021, MB#31

**VALDESE ABC BOARD**

1018 MAIN STREET WEST • VALDESE, NC 28690 • PHONE 828-879-2227 • FAX 828-874-0332

**TRAVEL POLICY**

Proposed Date: April 20, 2021  
Effective Date: July 1, 2021  
Re: Adoption of Town of Valdese Travel Policy  
JULY 01, 2000, "Revised"

The following guidelines will be used as a travel policy for all employees traveling on Valdese ABC Board business:

1. Reimbursement of travel expenses-  

Meals will be covered on a per day rate. (Based on the current Federal Per Diem Rate) The Federal Per Diem Rates listing (found online at [www.gsa.gov](http://www.gsa.gov)) is updated on an annual basis in October. If the traveler's destination is not listed on the website, the standard rate is used.

When traveling to attend a conference, where some meals are provided by the conference, remaining meals not provided by the conference will be eligible for reimbursement on a reasonable and actual basis (receipts required).

When on a trip not involving an over-night stay, expenses (i.e. mileage, meals) will be eligible for reimbursement on a reasonable and actual basis (receipts required).

Lodging will be covered for reasonable and actual cost (receipt required). Unless attending a conference, the Federal Per Diem Listing should be used as a guideline in determining reasonable cost.
  2. Board credit cards may be used to reserve lodging. Travel related cost however, should not be charged to the credit cards. All travel expenses will be covered through travel advances and / or reimbursements.
  3. It is the responsibility of the General Manager to determine which meal allowances are eligible for reimbursement to employees for partial day travel. Reimbursement will be for reasonable and actual cost (receipt required).
- 
4. All requests for travel expense reimbursement (i.e. meals, lodging, mileage, etc.) must be accompanied by a travel expense report.
  5. Other issues-
    - Transportation: As a general rule, it is the Board's policy that an employee is authorized to use a private vehicle and be reimbursed at the current standard mileage rate. The current standard rate shall be the same as paid by the Town of Valdese following the IRS rate.
    - Telephone: Any employee traveling out of town and staying overnight will be allowed a personal telephone call up to \$4 per night. Board business related calls will be paid by the Board.
    - Registration: Registration fees are generally paid in advance directly to the vendor, not from travel advance.
    - Advances: The Board does permit employees to request advances whenever an estimated trip cost exceed \$25. If the cost is less than \$25, employee must seek reimbursement when the trip is completed.

Adopted this the 20th day of April, 2021

  
Chairman

Attest:  
  
Secretary/Treasurer

Councilwoman Hildebran made a motion to approve the aforementioned items on the Consent Agenda, seconded by Councilman Thompson. The vote was unanimous.

**End Consent Agenda**

**ITEMS REMOVED FROM CONSENT AGENDA** None

**INTRODUCTION OF NEW EMPLOYEES** Finance Director Bo Weichel introduced Customer Services Representative, Emily Fore.

May 3, 2021, MB#31

**APPROVED ACCEPTANCE OF BUILDING DONATION LOCATED AT 408 PINEBURR AVE. SW** Town Manager Seth Eckard explained that we have already purchased the three parcels on the Pineburr Mill Site that will eventually be the new Public Safety Building home. Mr. Eckard shared that this is a donation of a fourth parcel that has the building on it. This donation is 100% free to the Town.

RESOLUTION  
(Gift of Pineburr Property)

WHEREAS, Pineburr 408, LLC (the Donor) has offered to donate to the Town of Valdese that property identified as REID 33227 by the Burke County Tax Office; and

WHEREAS, the Donor has provided to the Town a Donor Letter of Intent (the Donor Letter) outlining the terms of this proposed donation; and

WHEREAS, the Town desires to develop this offered property in connection with the construction of a new public safety complex for the Town; and

WHEREAS, the Town Council is therefore of the opinion that the acceptance of this donation would be in the best interest of the Town;

IT IS THEREFORE RESOLVED AS FOLLOWS:

1. The Town of Valdese agrees to accept the donation of real property as outlined in the Donor Letter.
2. The Town Manager is authorized to execute the Donor Letter on behalf of the Town.

THIS 3<sup>RD</sup> DAY OF MAY, 2021

/s/ Susan Stevenson, Mayor Pro Tem

ATTEST:  
/s/ Town Clerk

DONOR LETTER OF INTENT

Name of Donor: Pineburr 408, LLC, a North Carolina limited liability company  
Address: P. O. Box 816, Morganton, NC 28680

To: The Town of Valdese  
Attention: Seth Eckard, Town Manager and Members of the Town Council  
P.O. Box 339  
Valdese NC 28690

Date: April 7, 2021

Dear Mr. Eckard and Members of the Town Council:

On behalf of Pineburr 408, LLC, I am pleased to submit this letter of intent to gift the real property located at 408 Pineburr Avenue, SE (the "Property"), to the Town of Valdese. The Property is identified by the Burke County Tax Office as PIN 2743-03-8327 (REID 33227) and is a portion of the property shown in Plat Book 5, Page 95, of the Burke County Registry.

It is my understanding that the Town is interested in acquiring and developing this Property for the purpose of constructing a new public safety complex to serve the Town. I am pleased to be able to donate the Property to the Town and to have a role in helping the Town to achieve its goal of developing a new facility to serve the community in the coming years.

The gift will be a voluntary donation of the Property to the Town for use for public purposes, and the Donor does not expect to receive any payment or other compensation.

The Donor will execute a **Special Warranty Deed** to the Town for the Property within thirty (30) days of the Town's acceptance of this Letter of Intent, unless otherwise agreed by the Parties. The Donor will convey fee simple marketable title, subject to ad valorem taxes for the current year (which will be prorated), utility easements, access easements, rights of way, and other matters of record.

**The Property will be conveyed by the Donor to the Donee in AS IS/WHERE IS condition without representation or warranty, express or implied, as to the condition thereof, the merchantability thereof or the fitness thereof for any particular use or purpose, and Donor is under no obligation to repair any portion of the Property.**

By agreeing to accept the donation of this Property, the Donee agrees to cooperate with the Donor in reporting the donation to the Internal Revenue Service and NC Department of Revenue, upon the request of the Donor.



May 3, 2021, MB#31

This the \_\_\_ day of \_\_\_\_\_, 2021.

Donor: PINEBURR 408, LLC

By: \_\_\_\_\_  
W. Gresham Orrison, Member/Manager

ACCEPTANCE:

Donee: The Town of Valdese, a municipal corporation

By: \_\_\_\_\_  
Printed name and title: \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF BURKE

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, certify that W. Gresham Orrison personally came before me this day and acknowledged that he is the Member/Manager of PINEBURR 408, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp, this \_\_\_ day of April, 2021.

(NOTARY STAMP-SEAL)

\_\_\_\_\_  
Notary Public (Signature)  
\_\_\_\_\_  
Printed Name  
My Commission Expires: \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF BURKE

I, the undersigned Notary Public, do hereby certify that \_\_\_\_\_ personally came before me this date and acknowledged that he/she is the \_\_\_\_\_ of the TOWN OF VALDESE, a local government of the State of North Carolina, and that by authority duly given and as the act of the Town of Valdese, the foregoing document was signed in its name by \_\_\_\_\_, its authorized representative.

Witness my hand and official stamp or seal, this the \_\_\_ day of April, 2021.

(NOTARY STAMP-SEAL)

\_\_\_\_\_, Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Councilman Sweezy made a motion to approve the Resolution accepting the building donation and authorizing the Town Manager to execute the letter of intent, seconded by Councilman Thompson. The vote was unanimous.

**RESOLUTION AMENDING SECTION 9-1085 (B) (MINIMUM HOUSING ENFORCEMENT)** Planning Director Larry Johnson shared with Council that Town Attorney Marc Mitchell found language within Section 9-1085(b) that needed to be changed after a recent code enforcement action. Mr. Johnson explained that what is presented are two items: one allowing the code enforcement office to order a repair for a deteriorated building, and the second being the filing of the code enforcement actions. Town Attorney Marc Mitchell explained that the old language gives the homeowner a choice whether or not to repair a deteriorated building, now the code enforcement officer has the option. The second change is filing a notice of lis pendens that would be filed in the Clerk’s office. If the enforcement is filed, you will not have to start over with enforcement. Councilwoman Hildebran asked if this would affect the property on 909 Main St. W and Mr. Mitchell said no, but we could file a lis pendens in the future if it meets the requirements.

RESOLUTION AMENDING SECTION 9-1085(b)  
OF THE TOWN OF VALDESE CODE OF ORDINANCES

WHEREAS, the minimum housing code statutes for the State of North Carolina (formerly G.S. 160A-441 et. seq., now G.S. 160D-1201 et. seq.) allowed a municipal ordinance to provide in the case of deteriorated dwellings that the owner of the unfit dwelling could be ordered “to repair, alter or improve or to vacate and close” the unfit structure; and

WHEREAS, the minimum housing code statutes were subsequently amended to allow a municipal ordinance to provide that instead of the owner being given a choice as to whether to repair, alter or improve or to vacate and close, the owner could be ordered “to repair, alter or improve the dwelling in order to render it fit for human habitation”; and

**May 3, 2021, MB#31**

WHEREAS, the town council desires to amend the town's minimum housing code ordinance as now allowed so that owners of a deteriorated dwelling will no longer be given a choice as to whether to repair, alter or improve the dwelling, or to vacate and close it; and

WHEREAS, to avoid having to reinstitute enforcement proceedings when there is a change of ownership, the town council desires to provide for the filing of a notice of lis pendens to notify property owners that minimum housing code enforcement actions are being taken;

IT IS THEREFORE RESOLVED that Section 9-1085(b) is amended to read as follows:

“(b) If after such notice and hearing the code enforcement officer determines that the dwelling under consideration is unfit for human habitation, the code enforcement officer shall state in writing the findings of fact in support of such determination and shall issue and cause to be served upon the owners an order as follows:

(1) If the repair, alteration or improvement of the dwelling can be made at a cost not to exceed fifty percent (50%) of the value of the dwelling, requiring the owner to repair, alter and improve such dwelling to comply with the minimum standards of fitness established by this chapter within a specified period of time, not to exceed ninety (90) days. Such order may also direct and require the owner to vacate and close such dwelling until such repairs, alterations and improvements have been made. Upon application by the owner of a dwelling within the specified time, the code enforcement officer may grant extensions of up to one (1) year if such dwelling is occupied by its owner, or up to 180 days if the dwelling is not occupied by its owner, for good cause shown.

(2) Within ten (10) days from the date of an order determining that a building is dilapidated, the owner may notify the code enforcement officer in writing of his intent to make such repairs or alterations to the place of habitation so as to comply with the minimum standards of fitness. Upon receipt of an owner's written intent to repair the place of habitation within the time provided in this subsection, the code enforcement officer shall issue a supplemental order directing the owner to commence and complete the repairs or alterations necessary to comply with the minimum standards of fitness. The code enforcement officer shall allow a reasonable time for the owner to make such repairs or alterations, but in no event shall the period of time allow for such repairs or alterations be less than 30 days nor more than 90 days unless an extension of up to 90 days is granted by the code enforcement officer for good cause. Upon application by the owner within the specified period of time, the code enforcement officer may grant extensions of up to one (1) year for an owner-occupied dwelling, or up to 180 days for all other places of habitation for good cause shown.

(3) The code enforcement officer may cause the complaint and notice issued under subsection (a) and the findings of fact and order issued under this subsection along with a notice of lis pendens to be filed in the office of the Clerk of Superior Court of Burke County. From the date and time of indexing by the clerk of court, the complaint and notice of hearing or findings of fact and order shall be binding upon the successors and assigns of the owners of and parties in interest in the place of habitation. A copy of the notice of lis pendens shall be served upon the owners and parties in interest in the place of habitation at the time of filing. The notice of lis pendens shall remain in full force and effect until it is canceled. The code enforcement officer shall have the authority to notify the clerk of court to cancel the notice of lis pendens when the code enforcement officer determine that there no longer is a need for that notice to remain in effect.

(4) The code enforcement officer is authorized to fix the reasonable value of any housing and to estimate the cost of repairs, alterations or improvements for the purposes of this section.

(5) If the owner fails to comply with an order to repair, alter or improve or to vacate and close the dwelling, the code enforcement officer may cause such to be repaired, altered or improved or to be vacated and closed, and may cause to be posted on the main entrance of any dwelling so closed a placard with the following words: “This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful.” Occupation of a building or posted shall constitute a misdemeanor.

(6) If the owner fails to comply with an order to remove or demolish the dwelling, the code enforcement officer may cause such dwelling to be removed or demolished;” provided, however, that the powers of the code

**May 3, 2021, MB#31**

enforcement officer set forth in subsection (d) and this subsection shall not be exercised until the Town Council has, by ordinance, ordered the code enforcement officer to proceed to effectuate the purpose of this article with respect to the particular property or properties, which the code enforcement officer has found to be unfit for human habitation and which shall be described in the ordinance. No such ordinance shall be adopted to require demolition of a dwelling until the owner has first been given a reasonable opportunity to bring it into conformity with the housing code. Such ordinance shall be recorded in the office of the register of deeds of the county and shall be indexed in the name of the property owner in the grantor index.

(7) The amount of the cost of such repairs, alterations or improvements, or vacating and closing, or removal or demolition by the code enforcement officer, shall be a lien against the real property upon which the cost was incurred, which lien shall be filed, have the same priority, and be collected as the lien for special assessment provided in G.S. § Ch. 160A, art. 10. If the dwelling is removed or demolished by the code enforcement officer, he shall sell the materials of such dwelling, any personal property, fixtures or appurtenances found in or attached to the dwelling, and shall credit the proceeds of such sale against the cost of the removal or demolition and any balance remaining shall be deposited in the superior court by the code enforcement officer, shall be secured in such manner as may be directed by the court, and shall be disbursed by the court to the persons found to be entitled thereto by final order or decree of the court.

(8) If any occupant fails to comply with an order to vacate a dwelling, the code enforcement officer may file a civil action in the name of the Town to remove such occupant. The action to vacate the dwelling shall be in the nature of summary ejectment and shall be commenced by filing a complaint naming as parties-defendant any person occupying such dwelling. The clerk of superior court shall issue a summons requiring the defendant to appear before a magistrate at a certain time, date and place not to exceed ten (10) days from the issuance of the summons to answer the complaint. The summons and complaint shall be served as provided in G.S. § 42-29. The summons shall be returned according to its tenor, and if on its return it appears to have been duly served, and if at the hearing the code enforcement officer produces a certified copy of an ordinance adopted by the governing body pursuant to subdivision (e), authorizing the code enforcement officer to proceed to vacate the occupied dwelling, the magistrate shall enter judgment ordering that the premises be vacated and that all persons be removed. The judgment ordering that the dwelling be vacated shall be enforced in the same manner as the judgment for summary ejectment entered under G.S. § 42-30. An appeal from any judgment entered hereunder by the magistrate may be taken as provided in G.S. § 7A-228, and the execution of such judgment may be stayed as provided in G.S. 7A-227. An action to remove an occupant of a dwelling who is a tenant of the owner may not be in the nature of a summary ejectment proceeding pursuant to this paragraph unless such occupant was served with notice at least thirty (30) days before the filing of the summary ejectment proceeding that the governing body has ordered the code enforcement officer to proceed to exercise duties under paragraphs (d) and (e) of this section to vacate and close or remove and demolish the dwelling.

(9) Any violation of this section shall additionally subject the offender to a civil penalty to be recovered by the Town pursuant to section 1-7.

ADOPTED THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

/s/ John F. Black, Jr., Mayor

ATTEST:  
/s/ Town Clerk

Councilman Sweezy made a motion to approve Resolution to amend the Section 9-1085(b), seconded by Councilwoman Hildebran. The vote was unanimous.

**FAMILY FRIDAY NIGHT CONCERT LOCATION** (This item was added at the beginning of the meeting.) Community Affairs Director, Morrissa Angi shared a presentation on the Family Friday Nights Summer Concert Series location. Ms Angi went over the two locations' pros and cons: the current Wells Fargo parking lot and the possible new location on the Old Rock School football field. Ms Angi explained that it would not include the Independence Day Celebration and Festival if the location changes to the ORS field. Ms Angi feels that due to COVID-19 restrictions and Morganton and Lenoir not holding their Friday night music we will have a large crowd and wants to be able to spread out and accommodate the crowd.

**VALDESE**  
**SUMMER**  
**CONCERT**  
**SERIES**

2021 FREE VARIETY MUSIC

7PM  
TO  
10PM

DOWNTOWN VALDESE  
NORTH CAROLINA  
[VISITVALDESE.COM](http://VISITVALDESE.COM)



Town Council Meeting – Monday, May 3<sup>rd</sup>, 2021  
Concert Series Location Discussion

### Town Parking Lot at Wells Fargo

#### Pros

- No crowd limit in June - *Hopefully*
- Proximity to merchants
- Known Location
- On Main Street = Visibility

#### Challenges

- **18,000 sq.ft.** = 324 people allowed in May
- Asphalt is extremely hot in summer temps
- Packed area in 2019 = no room to grow event or social distance
- Parking can be a challenge
- Location is on a hill
- Little to no band visibility with dancers
- Traffic to ATM with pedestrians coming to the event – until 6pm
- Keeping emergency access road behind stage clear



Current Layout at  
Town Parking Lot

- STAGE
- CONCESSIONS
- RESTROOMS
- EVENT AREA
- BAND LOAD IN
- DANCE AREA



**Field behind the Old Rock School**

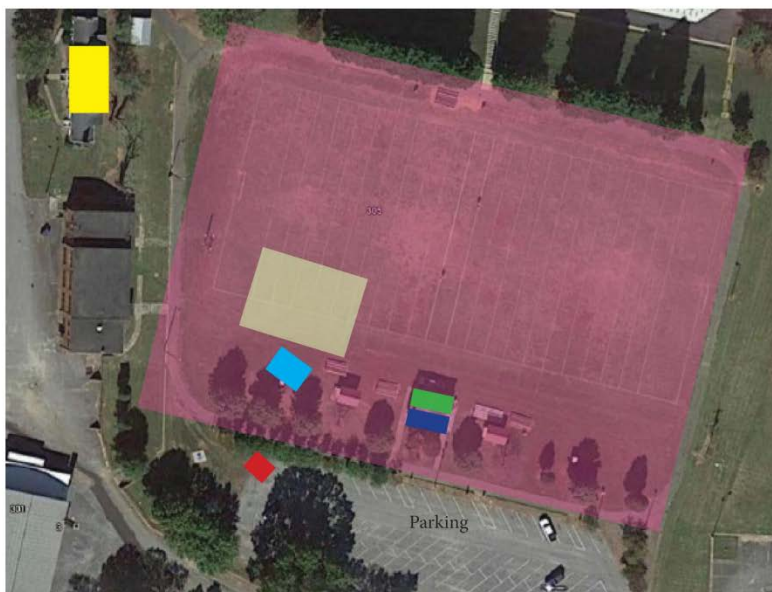
**Pros**

- **108,000 sq.ft.** = 1,944 people allowed in May
- No crowd limit in June - *Hopefully*
- Permanent Concession Stand
- Grass - Level Area - Cooler
- Permanent Restrooms = Cost Savings
- Off Main Street = Safer for Families with young children
- Parking proximity
- Utilize Teachers Cottage for Band dressing area
- Easier for families to join - grassy area, picnics, blankets
- Room for the event to grow & expand
- Safer for children - away from traffic

**Challenges**

- Proximity to merchants
- Dance Floor – possible need to purchase
- Off Main Street Visibility
- Possibility for "bass" to be heard at the outdoor drama

*July 16-August 14 (Fridays Only = 5 shows) - Cast now has headmics - OCP is aware that music may be heard*



**Temporary Move Plan  
At Football Field**

- STAGE
- BAND AREA
- CONCESSIONS
- RESTROOMS
- EVENT AREA
- BAND LOAD IN
- DANCE AREA

- Use electric hookup at field house



**Permanent Move Plan  
At Football Field**

- STAGE
- BAND AREA
- CONCESSIONS
- RESTROOMS
- EVENT AREA
- BAND LOAD IN
- DANCE AREA

- Electric service installed by Duke min \$20 per month - no cost for install
- Sound directed away from amphitheater



2019 FFN Concert Series

- Would public perception be better/safer in regards to COVID-19 if we moved locations to a much larger venue this season?
- Could the event attendance be drastically increased due to the lack of events in 2020?
- Would the event have a larger crowd size due to Morganton's Courthouse Square construction and their concerts beginning in late August?
- Is this the proper time to make a change to the football field permanently due to the increase in crowd size that was seen in 2019? **Not including Independence Day & Festival.**
- Would the new location spur new excitement for the concert series that would encourage even more attendees?

**Options to consider:**

- A. No change – All held in the Town Parking Lot as before
- B. Host Kickoff Celebration on the Football Field – Rest at the Town Parking Lot
- C. Host Kickoff Celebration & Concerts through June 25 on the Football Field
  - Staff would hand out dining/shopping guides to attendees and would promote the event with proper signage on Main Street.
  - By following this recommendation, the change will not impact any of the major events nor OCP's production - but in our opinion, would help to alleviate public concerns surrounding COVID-19.
- D. Move entire Concert Series to Football Field (*not including Independence Day & Festival*)



Ms Angi shared that she would like Council's feedback and has four options for consideration. 1. No change 2. Just host the kickoff celebration at the football field and then move the rest back downtown like normal. 3. Host the kickoff and concerts through June 25, 2021. 4. Consider moving the entire series to the football field. Town Manager Seth Eckard feels that this will be a huge event due to Morganton and Lenoir not hosting Friday night events. Councilman Thompson is concerned about moving away from the merchants and the visibility and feels item three would be best. Councilwoman Hildebran agrees and is worried about the residential area. Councilwoman Hildebran feels item three would be best. Mr. Eckard said staff would communicate with the residents in that area. Ms Angi's recommendation would be item three as well.

Councilwoman Hildebran made a motion to start the FFN concerts behind the Old Rock School through June 25, 2021, seconded by Councilman Thompson. The vote was unanimous.

**MANAGER'S REPORT:** Town Manager Seth Eckard made the following announcements:

The Craft Market is scheduled for Saturday, May 22, 2021, from 9:00 a.m. – 4:00 p.m. at the Old Rock School Field.

The Town Council Budget Workshop is scheduled for Monday, May 24, 2021, at 6:00 p.m.

The Family Friday Night Kickoff Celebration is scheduled for Friday, May 28, 2021, from 7:00 p.m. – 10:00 p.m. Concerts will continue every Friday until September 3, 2021.

**May 3, 2021, MB#31**

Town Offices will be closed Monday, May 31, 2021, in observance of Memorial Day.

**MAYOR AND COUNCIL COMMENTS:** Councilwoman Hildebran thanked those that attended the Little Library ribbon cutting at Corner Stone Baptist Church.

Councilman Sweezy reminded Council that Rutherford College has a groundbreaking ceremony for their Greenway on May 6 2021. Councilman Sweezy also shared the K&L Dunrite Roofing & Restoration has a ribbon cutting on May 13, 2021. Councilman Sweezy is excited that the Craft Market event has sold all the booths.

Councilwoman Stevenson reminded Council that the Old Colony Players, The Wizard of Oz, has one more weekend of shows and shared how wonderful it was.

**ADJOURNMENT:** At 6:31 p.m., there being no further business to come before Council, Councilwoman Hildebran made a motion to adjourn, seconded by Councilman Sweezy. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday, June 7, 2021, 6:00 p.m.

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Town Clerk

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Mayor

jl

**TOWN OF VALDESE  
TOWN COUNCIL MEETING - BUDGET WORKSHOP #2  
APRIL 24, 2021**

The Town of Valdese Town Council met on Monday, May 24, 2021, at 6:00 p.m., in the Community Room at Town Hall, 102 Massel Avenue, SW, Valdese, North Carolina. The following were present: Mayor John F. "Chip" Black, Jr., Councilwoman Susan Stevenson, Councilwoman Frances Hildebran, Councilman Keith Ogle, and Councilman Roy F. Sweezy. Also present were Town Clerk Jessica Lail, Town Manager Seth Eckard, and Finance Director Bo Weichel

Absent: Councilman J. Andrew Thompson

A quorum was present.

Others present: Dwayne Wilson of Dwayne Wilson Insurance & Financial Services

Mayor Black called the meeting to order at 6:00 p.m.

**EMPLOYEE HEALTH INSURANCE UPDATE** Mr. Wilson presented an update on the most recent insurance quotes through Blue Cross Blue Shield. Mr. Wilson reviewed a few options one including spousal carveout. Mr. Wilson explained if we carved out spouses, our percentage would decrease even more. After a brief discussion, Council felt it was a good idea to carve out spouses, being that there are only two currently on our insurance. Mr. Wilson will talk with the employees and offer a different plan for them.

Town of Valdese  
Medical Rates Only  
Renewal Effective Date: July 1, 2021



		<b>Current</b> Quote# 353869 <i>Blue Options HSA</i>	<b>Original Renewal</b> Quote # 374238 <i>Blue Options HSA</i>	<b>Revised Renewal **</b> Quote # 374238 <i>Blue Options HSA</i>	<b>Revised Renewal with Spousal Carveout</b> Quote # 377507 <i>Blue Options HSA</i>
<b>In-Network Deductible</b>					
Employee Only		\$2,000	\$2,000	\$2,000	\$2,000
Family Member		\$4,000	\$4,000	\$4,000	\$4,000
Family Total		\$4,000	\$4,000	\$4,000	\$4,000
<b>In-Network Out of Pocket Maximum</b>					
Employee Only OOP Limit		\$4,000	\$4,000	\$4,000	\$4,000
Family Member OOP Limit		\$6,650	\$7,000	\$7,000	\$7,000
Family Total OOP Limit		\$8,000	\$8,000	\$8,000	\$8,000
<b>In-Network Coinsurance</b>					
Inpatient Hospital Services		20% after ded	20% after ded	20% after ded	20% after ded
Outpatient Hospital Services		20% after ded	20% after ded	20% after ded	20% after ded
<b>Physician Office Visit</b>					
In-Network Primary Care Visit		20% after ded	20% after ded	20% after ded	20% after ded
In-Network Specialist Visit		20% after ded	20% after ded	20% after ded	20% after ded
Telehealth Visit		\$45 copayment	\$45 copayment	\$45 copayment	\$45 copayment
Preventive Care		No Charge	No Charge	No Charge	No Charge
Urgent Care		20% after ded	20% after ded	20% after ded	20% after ded
Emergency Room Care		20% after ded	20% after ded	20% after ded	20% after ded
<b>Prescription Drugs</b>					
Tier 1 Drugs		20% after ded	20% after ded	20% after ded	20% after ded
Tier 2 Drugs		20% after ded	20% after ded	20% after ded	20% after ded
Tier 3 Drugs		20% after ded	20% after ded	20% after ded	20% after ded
Tier 4 Drugs		20% after ded	20% after ded	20% after ded	20% after ded
Employee Only	73	\$556.22	\$736.21	\$634.09	\$617.46
Employee + Spouse	2	\$1,142.32	\$1,512.26	\$1,302.24	\$900.56
Employee + Child(ren)	3	\$812.74	\$1,075.60	\$926.52	\$1,183.72
Family	0	\$1,572.94	\$2,082.10	\$1,793.15	
<b>Total Monthly Premium</b>	<b>78</b>	<b>\$45,326.92</b>	<b>\$59,994.65</b>	<b>\$51,672.69</b>	<b>\$49,860.66</b>
			<i>32.4%</i>	<i>14.0%</i>	<i>10.0%</i>



Town of Valdese  
 Medical Rates Only  
 Renewal Effective Date: July 1, 2021



		<b>Current</b> Quote# 353869 Blue Options HSA	<b>Original Renewal</b> Quote # 374238 Blue Options HSA	<b>Revised Renewal with Spousal Carveout</b> Quote # 377507 Blue Options HSA	<b>Option #1 with Spousal Carveout</b> Quote #377808 Blue Options HSA	<b>Option #2 with Spousal Carveout</b> Quote #377807 Blue Options HSA
<b>In-Network Deductible</b>						
Employee Only		\$2,000	\$2,000	\$2,000	\$2,000	\$2,500
Family Member		\$4,000	\$4,000	\$4,000	\$4,000	\$5,000
Family Total		\$4,000	\$4,000	\$4,000	\$4,000	\$5,000
<b>In-Network Out of Pocket Maximum</b>						
Employee Only OOP Limit		\$4,000	\$4,000	\$4,000	\$4,000	\$5,000
Family Member OOP Limit		\$6,650	\$7,000	\$7,000	\$7,000	\$7,000
Family Total OOP Limit		\$8,000	\$8,000	\$8,000	\$8,000	\$10,000
<b>In-Network Coinsurance</b>						
Inpatient Hospital Services		20% after ded	20% after ded	20% after ded	30% after ded	30% after ded
Outpatient Hospital Services		20% after ded	20% after ded	20% after ded	30% after ded	30% after ded
<b>Physician Office Visit</b>						
In-Network Primary Care Visit		20% after ded	20% after ded	20% after ded	30% after ded	30% after ded
In-Network Specialist Visit		20% after ded	20% after ded	20% after ded	30% after ded	30% after ded
Telehealth Visit		\$45 copayment	\$45 copayment	\$45 copayment	\$45 copayment	\$45 copayment
Preventive Care		No Charge	No Charge	No Charge	No Charge	No Charge
Urgent Care		20% after ded	20% after ded	20% after ded	30% after ded	30% after ded
Emergency Room Care		20% after ded	20% after ded	20% after ded	30% after ded	30% after ded
<b>Prescription Drugs</b>						
Tier 1 Drugs		20% after ded	20% after ded	20% after ded	30% after ded	30% after ded
Tier 2 Drugs		20% after ded	20% after ded	20% after ded	30% after ded	30% after ded
Tier 3 Drugs		20% after ded	20% after ded	20% after ded	30% after ded	30% after ded
Tier 4 Drugs		20% after ded	20% after ded	20% after ded	30% after ded	30% after ded
Employee Only	75	\$556.22	\$736.21	\$617.46	\$604.14	\$560.78
Employee + Child	0	\$812.74	\$1,075.60	\$900.56	\$880.88	\$817.66
Employee + Child(ren)	3	\$812.74	\$1,075.60	\$1,183.72	\$1,158.14	\$1,075.04
<b>Total Monthly Premium</b>	<b>78</b>	<b>\$45,326.92</b>	<b>\$59,994.65</b>	<b>\$49,860.66</b>	<b>\$48,784.92</b>	<b>\$45,283.62</b>
			32.4%	10.0%	7.6%	-0.1%

**FY 21-22 PROPOSED BUDGET AND HIGHLIGHTS** Mr. Eckard and Mr. Weichel reviewed highlights from the proposed FY 21-22 budget. Mr. Weichel noted that Council should receive their final proposed budget by the end of the week.

**FY 21-22 PROPOSED RATE STRUCTURE & FEE SCHEDULES** Mr. Weichel shared that there would be a 5% increase to industrial and commercial utility customers and a 3% increase to residential utility customers. The proposed residential rate increase equates to a \$1.35 increase for minimum users each month.

**ADJOURNMENT** At 7:13 p.m., there being no further business to come before Council, Mayor Black adjourned the meeting.

The next meeting is a regularly scheduled meeting on Monday, June 7, 2021, 6:00 p.m., Valdese Town Hall.

\_\_\_\_\_  
 Town Clerk

\_\_\_\_\_  
 Mayor

jl

**TOWN OF VALDESE  
TOWN COUNCIL REGULAR MEETING  
JUNE 7, 2021**

The Town of Valdese Town Council met on Monday, June 7, 2021, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue, SW, Valdese, North Carolina. The following were present: Mayor John F. "Chip" Black, Jr., Councilman Keith Ogle, Councilwoman Frances Hildebran, Councilwoman Susan Stevenson, Councilman J. Andrew Thompson, and Councilman Roy F. Sweezy. Also present were: Town Attorney Marc Mitchell, Town Manager Seth Eckard, Town Clerk Jessica Lail, and various department heads.

Absent: None

A quorum was present.

Mayor Black called the meeting to order at 6:00 p.m. He offered the invocation and led in the Pledge of Allegiance to the Flag.

**OPEN FORUM/PUBLIC COMMENT:**

**GARDIOL – RANDY RUTENBECK, 805 GARDIOL AVE NE, VALDESE:** Mr. Rutenbeck expressed his concern with the number of cars speeding on Gardiol Ave. Mr. Rutenbeck would like to ride his bicycle with his grandchildren but said he would never be able to with the traffic. He feels that an effort needs to be made to make it safer.

**CONSENT AGENDA:** (enacted by one motion)

**APPROVED REGULAR MEETING MINUTES OF MAY 3, 2021**

**APPROVED BUDGET WORKSHOP MINUTES OF MAY 24, 2021**

**APPROVAL OF LEASE AGREEMENTS AT THE OLD ROCK SCHOOL WITH DREAM CONNECTIONS AND STILL WATERS COUNSELING, INC.** Lease agreements for rental space at the Old Rock School. The Dream Connections Lease in the amount of \$1,045 per month and the Still Waters Counseling Lease in the amount of \$305 per month.

Councilwoman Stevenson made a motion to approve the aforementioned items on the Consent Agenda, seconded by Councilman Ogle. The vote was unanimous.

***End Consent Agenda***

**ITEMS REMOVED FROM CONSENT AGENDA:** Item C removed by Councilwoman Hildebran.

**APPROVED VEDIC BOARD OF DIRECTORS APPOINTMENTS** The VEDIC Board of Directors recommended the re-appointment of Councilman Keith Ogle and the appointment of Kylie Gera to the VEDIC Board. The three-year terms will expire on July 1, 2024. Councilwoman Hildebran asked that in the future, a biography be presented when recommending a new appointee.

Councilwoman Hildebran made a motion to approve the recommended appointments to the VEDIC Board, seconded by Councilwoman Stevenson. The vote was unanimous.

**PRESENTATION OF LIFESAVER AWARDS** Fire Chief Greg Stafford shared a story from three years ago where an employee at Food Lion in Valdese, suffered a cardiac arrest while at work and survived the event. The patient's son, who works for the Town of Valdese was on that call. Chief Stafford shared that this type of call outside of a medical facility, the patient has a 9% chance of survival. Chief Stafford shared that this past Christmas Eve 2020, the same Food Lion employee suffered another cardiac arrest event in the parking lot. After the lifesaving crew revived him that included his son again, he was transported and

survived a second time. Chief Stafford introduced Major Nikki Hudson, who helped present the awards. Major Hudson expressed her gratefulness for the Valdese Fire Department. Major Hudson presented the lifesaver awards to the following percipients: Present - Matthew Chapman, James Deal(EMS), Aubrey Hendricks, Assistant Chief Truman Walton, Charlie Watts. Not present – Steve Kiddy, Tom Oxentine, Abby Hendricks, Tyler Keller(EMS), Lieutenant Mike Brown.

**INTRODUCTION OF NEW EMPLOYEES** Fire Chief Greg Stafford introduced Fire Engineer John Burnett. Police Chief Jack Moss introduced Police Officers Matthew Smith and Gregg Woody. Parks & Rec Director Doug Knight introduced Maintenance Worker Brett Crump.

**PRESENTATION OF FY 2021-2022 PROPOSED BUDGET AND SCHEDULING OF PUBLIC HEARING FOR MONDAY, JUNE 28, 2021** The proposed budget was submitted to the Valdese Town Council on Thursday, May 27, 2021.

Town Manager Seth Eckard said, “In accordance with the North Carolina Local Government Fiscal Control Act, the recommended budget for fiscal year 2021-2022 is presented for your consideration. The budget document represents balanced revenues and expenditures. Continuing to reinvest in our Town in ways that support our vision and implement our Masterplans for the betterment of Valdese requires leadership. Each Town department contributes to the whole and is vital to the team. The capital budgets include equipment replacements, facility improvements, and substantial utility system investments.

The proposed combined fiscal year 2021-2022 operating and capital budget is \$12,030,352. This includes a total General Fund budget of \$6,713,722 and a total Utility Fund budget of \$5,316,630. The proposed budget maintains a property tax rate of 54.5 cents per \$100 valuation.

#### **North Carolina Local Government Pension System**

The Board of Trustees of the Local Government Employees’ Retirement System (LGERS) voted to approve its planned 1.18 percent increase to the system’s employer contribution rate for fiscal year 2021-22 – keeping with their January 2019 decision to amend the Employer Contribution Rate Stabilization Policy (ECRSP) to keep the system well-funded.

It is important to remember these rates are not a pay increase to employees; it is a mandatory expenditure imposed by the State.

#### **General Fund**

In accordance with the Local Government Budget & Fiscal Control Act (G.S. chapter 159), the budget ordinance includes both capital and operating expenditures as opposed to amending the budget ordinance throughout the year for each approved capital item. This shift in the way we budget accounts for the increase of size for the general fund budget from prior years.

The proposed budget includes a two percent cost of living adjustment increase for full-time employees. Republic Services contractually increases their solid-waste and recycling contract with the Town each year based on the annual consumer price index. This increase translates into a \$17,000 increase to our Republic Services contract. The proposed budget includes a seven percent increase for health insurance premiums.

The Town’s finance department has done an outstanding job over the past few years collecting back taxes and increasing our annual tax collection rate from 95 percent to 98 percent. We anticipate an increase in residential real property tax value; however, we also expect a decrease in industry’s personal property value. The reduction of the value of the industry’s personal property is due to the depreciation schedule of Meridian’s manufacturing equipment in their new facility. The net result is a projected \$22,000 decrease in the Town’s property tax revenue.

The percentage of the General Fund’s annual operating budget used to service existing debt is 4.33 percent.

#### **ABC Distributions**

Fiscal Year 2021 – 2022 will mark the final debt payment to the Town of Valdese from the Valdese ABC Store. We project that the ABC Store will distribute \$100, 0000 to the Town of Valdese in 2021 - 2022. ABC funds will be placed in the Town's public safety building capital reserve account.

**Burke County Library**

The proposed budget includes a \$40,000 donation to the Burke County Library.

**Public Safety Building**

The Town secured the services of CBSA Architects out of Hickory to design our new public safety building that is to be constructed at the old Pineburr Alba Mill site. We anticipate going out for bid in early 2022.

**General Fund Capital Projects:**

The General Fund Budget reflects expenditures of \$635,200 in capital projects across multiple departments. Highlights include:

**Fire Department**

- Hydraulic rescue spreader
- Hydraulic rescue cutter
- Thermal imaging camera
- Hydraulic rescue ram

**Community Affairs**

- Replace stage lighting system in the Old Rock School

**Police Department**

- Patrol Vehicle and equipment

**Public Works**

- Resurface public works parking lot
- Replace leaf collection truck
- Replace dump truck

**Parks and Recreation**

- Tennis court resurfacing
- Replace pool pumps
- Replace pool variable frequency drives
- Gym floor replacement

**Administration**

- Planning department computer

**Utility Fund**

The Utility Fund budget for Fiscal Year 2021-2022 is \$5,316,630.

In the Fiscal Year 2015-2016 budget, the Town conducted a comprehensive capital improvement plan for the utility system. The study revealed that the Town has pressing needs, which should be addressed to ensure high-quality water and wastewater treatment for our capital needs. This budget proposes a three percent increase in residential utility rates to cover our aging infrastructure needs.



Utility Fund Capital Projects:

Water Plant

- Roof replacement on the main building
- Flowmeter for #2 and #3 FWP
- SCADA upgrades
- Basin structural assessments
- #3 Finished Water Motor Replacement
- Tank Maintenance

Waste Water Plant

- Maintenance vehicle replacement
- Seal replacement for influent pumps 1 & 2
- Seal replacement for secondary waste pumps
- Spare pump (Morgan Trace)
- Spare pump (High Meadows)
- Primary clarifier #2 drive & bridge replacement
- Replace valve to the aeration basin
- Concrete work at compost pad
- Replacement #3 or #4 influent valves
- Replace chlorine meter

Water Distribution and Wastewater Collection System

- Replace service truck
- Various waterline upgrades

At this time I will take any questions that Council may have.”

Councilman Ogle made a motion to set the public hearing for the FY 2021-2022 budget on Monday, June 28, 2021, at 6:00 p.m., Valdese Town Hall, seconded by Councilwoman Hildebran. The vote was unanimous.

**INDUSTRIAL ARTS BUILDING DISCUSSION** Public Services Director Greg Padgett presented two quotes for the demolition of the IA Building, located on the West end of the Old Rock School football field. Mr. Padgett gave a brief overview of the previous discussions with Council on the IA building options. Mr. Padgett reminded Council that to remodel the downstairs the price would be approximately \$250,000.00 with a blank slate upstairs. Mr. Padgett reached out to five companies to get quotes for the demolition, and only two companies submitted quotes. The lowest bidder was DH Griffin Wrecking Co., Inc., in the amount of \$134,050. (Other bid: NEO Corporation - \$201,900) After the demolition is complete, there would be a grassy slope from the top of the field to the parking lot. The concrete stairs on either side would remain. Councilwoman Stevenson reminded everyone that this has been discussed many times and that this is not something that just came up. Town Manager Seth Eckard said that this project would be completed before school starts back. Mr. Padgett explained that the money would come from proceeds generated from the sale of the Crowhill Park and the Triple Community properties.

Councilman Ogle made a motion to demolish the IA building and award the bid to DH Griffin Wrecking Co., Inc., seconded by Councilman Thompson. All Council members voted aye except for Councilman Sweezy, who opposed.

**PUBLIC HEARING FOR CONDITIONAL USE PERMIT APPLICATION #1-4-21** Mayor Black introduced the Conditional Use Hearing and reminded Council that they would sit as a Quasi-Judicial board, verbatim minutes will be prepared, and anyone that wishes to speak will need to be sworn in. The applicant must

present competent, sufficient evidence and the application must meet the standards of our Ordinance. Mayor Black reminded Council that if they determine that the applicant has submitted substantial evidence and the standards are met, the permit must be issued. If there is opposition, the person speaking must present competent material evidence that the standards have not been met, keeping in mind that opinions are not evidence. The decision made should be based on factual evidence. Mayor Black asked if anyone wished to speak either for or against to come forward and be sworn in by Town Clerk Jessica Lail. Ms. Lail administered oaths.

Mayor Black declared the public hearing open at 6:42 p.m.

Planning Director Larry Johnson briefly reviewed highlights of the following report:

Conditional Use Permit #1-4-21 in M-1 Manufacturing District

**APPLICANT:**

Carolina Residential Services, Inc.

**PROPERTY OWNER:**

Marjorie V. Rist and Jules C. Rist

**REQUEST:**

On April 7, 2021, the applicant requested a Conditional Use Permit to allow a Psychosocial Rehabilitation (PSR) Service to operate in the M-1 Manufacturing Zoning District. The applicant currently has an option to purchase if CUP is approved.

**Background:** Psychosocial Rehabilitation (PSR) service is designed to help adults with psychiatric disabilities to increase to their functioning so that they can be successful and satisfied in the environments of their choice with the least amount of ongoing professional intervention. According to the applicant, PSR focuses on skill and resource development related to life in the community and increasing the participant's ability to live as independently as possible, manage their illness and their lives with as little professional intervention as possible, and participate in community opportunities related to functional, social, educational and vocational goals.

The facility normally operates Monday-Friday between the hours of 8 am - 4 pm. Clients are supervised at all times at a 1:8 staff to client ratio. There are 30-35 clients on the roster at the current location; however, normally there will be 30 in attendance at any given time. Currently, Carolina Residential Services employs a staff of four (4).

Plans were to possibly utilize the house as a transitional residence for clients in need of a place to reside on a short-term basis. **Since the submittal of this application, Residential Care Services has withdrawn the proposed use of the house as transitional housing.**

**LOCATION:**

The parcel address is 813, 815 and 817 Kathy Drive NE, Valdese. The parcel is currently owned by Marjorie V. and Jules C. Rist.

**LAND USE AND ZONING:**

Consisting of 1.42 acres, the property contains three buildings, two of which are vacant and were used in a hosiery mill operation and one of which is a house. There is one tenant who occupies the residential structure on the property.

The parcel is zoned M-1 Manufacturing. The M-1 manufacturing District is intended to establish and preserve the area for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of commercial uses that are most appropriately located as neighbors of industrial uses or that are necessary to service the immediate needs of people in these areas.

**SURROUNDING ZONING:**

North: M-1 Manufacturing  
South: R-2 Residential (Burke County/Rutherford College)  
East: R-15 Residential (Rutherford College)  
West: R-8 Residential

**SURROUNDING LAND USES:**

Adjacent properties are developed and are a mixture of site-built and manufactured homes located in WS-IV Critical Area.

**TRANSPORTATION:**

Egress and Ingress to the property is by way of Kathy Drive NE connecting to Lovelady Road Roundabout and Kathy Drive Extension NE. Kathy Drive is identified as a local residential street. Due to the nature of existing development and the number of structures, a traffic count was not conducted.

**UTILITIES:**

The Town of Valdese has the capacity and will provide water and sewer services. This area is being served with a 6-inch water line and an 8-inch sewer line. Additionally, Valdese Public Works Department will not be responsible for any garbage pick-up because of the nonresidential use of the property.

**LAND USE PLAN:**

The Valdese Vision – A Land Use Action Plan for the Future identifies the future use of this property as Industrial.

**CONDITIONAL USE REQUEST HISTORY:**

There is no conditional use history on the parcels.

**APPLICABLE CODE SECTIONS:**

**Section 9-3058 Manufacturing Zoning District (M-1)**

- 1) Intent: This district is intended to establish and preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of commercial uses which are most appropriately located as neighbors of industrial uses or which are necessary to service the immediate needs of people in these areas...

**Uses Permitted by Right:**

- (1) Automotive Body Repair
- (2) Automotive Repair
- (3) Automotive Service Station
- (4) Essential Services - Class 1
- (5) Essential Services - Class 2
- (6) Essential Services - Class 3
- (7) Industrial/commercial trade school
- (8) Precision instrument manufacturing
- (9) Recycling Center
- (10) Recycling Collection Points
- (11) Recycling Plant
- (12) Secondary Schools
- (13) The manufacturing, processing, fabricating, and/or wholesaling of the following products: bedding, carpets, and pillows; clothing, including hosiery; electric and electronic products; foods and food products, not including slaughterhouses; glass; household appliances; ice; leather goods, not including the processing or storage of rawhides; machine tools; metals and metal products; paints; paper products, not including the manufacturing or processing of paper; plastics; rubber products, not including the manufacturing or processing of rubber; textiles; wood and wood products, furniture, milk distribution (non-bottling) facilities.
- (14) Truck Terminal
- (15) Upholstery shops
- (16) Veterinary Hospital or Clinic

- (17) Wholesale and warehousing establishments, but excluding the storage of hazardous or offensive materials such as uncured hides, explosives, and nuclear waste products
- (18) Large Breweries
- (19) Winery

**Psychosocial Rehabilitation Service (PSR) is not listed as a use permitted by right. However, uses permitted with a Conditional Use Permit include:**

- (1) Agriculture Uses
- (2) Any lawful retail, **service**, repair, or wholesale use *not specifically referred to in this section, provided no use shall be dangerous or detrimental to the health, safety, welfare, or general character of this zone or the Town of Valdese*
- (3) Automotive wrecking yards and scrap metal dealers, provided the premises are enclosed by a buffer
- (4) **Business Office type**
- (5) Essential Services 3
- (6) Flea markets
- (7) Landfill
- (8) Lumberyards
- (9) Mobile/manufactured home sales lots
- (10) Marinas
- (11) Mixing plants for concrete or paving materials
- (12) Stone crushing, cutting, and polishing
- (13) Planned Unit Development – Business
- (14) The manufacturing, processing, fabricating, and/or wholesaling of the following products: animal feeds; building materials; gasoline, oil, or fuel storage; pottery, porcelain, and vitreous china; soap, detergent, and washing compounds.
- (15) Tobacco processing and storage

**Section 9-3074 Schedule of Parking Spaces**

Off-street parking spaces shall be provided and permanently maintained by the owners and occupants of the following types of property uses as follows:

<u>Use Classification</u>	<u>Parking Space Requirement</u>
Residential	2 spaces for each dwelling unit
Commercial	1 space for every 500 square feet of gross floor area
Industrial	1 space for every 500 square feet of gross floor area
Office	1 space for every 500 square feet of gross floor area
Warehouse	1 space for every 4,000 square feet of gross floor area

The building to be used for the (PSR) contains approximately 5,000 square feet of gross floor area. A minimum of 10 parking spaces shall be provided. **The applicant shall comply.**

**Section 9-3076 Parking Lot Design Requirements**

Off-street parking areas should be designed to create a safe and comfortable passage for pedestrians. All off-street parking lots, including exits, entrances, drives, and parking areas shall:



- (1) Be designed to allow for traffic movement in accordance with generally accepted geometric design principles
- (2) Have physical access to a public street
- (3) Be so designed that storm water runoff from the parking area does not create erosion, flooding, or other nuisance condition or hazard, on the parking area property or on adjoining properties or roadways. Wherever practicable, a runoff shall be directed into existing storm water conveyances, such as ditches, curbs, and storm sewers. In no case shall runoff be directed onto adjoining properties in locations that previously did not receive runoff.
- (4) **Off-street parking areas, loading, egress and ingress, and maneuvering space shall be paved with asphalt or concrete.** Any parking area not paved at the time of adoption of this ordinance shall be allowed to continue as such until an expansion of the building or parking area occurs. At such time, the parking area must be paved and meet current landscaping requirements
- (5) **Be maintained as long as the use, which it serves exists. Each parking space shall be marked and maintained.**
- (6) Unless otherwise required by these regulations, all off-street parking with more than 10 automotive vehicles that adjoins any plot zoned or used for single-family residential purposes, shall be screened with landscaped devices in accordance with 9-3077.5 to protect residences from light, glare, noise, and fumes.  
**Applicant Shall Comply.**

#### Section 9-3147 Conditional Uses

The Valdese Town Council shall grant in particular cases and subject to appropriate conditions and safeguards, permits for conditional uses as authorized by this Valdese Zoning Ordinance and set forth as Conditional Uses under various use districts.

*If the Town Council finds that in the particular case in question, the use for which the Conditional Use Permit is sought will not adversely affect the health, or safety of persons residing or working in the neighborhood of the proposed use, and will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood, Town Council may grant such a permit and may designate such conditions in connection therewith as will, in its opinion, assure that the proposed use will conform to the requirements and spirit of this Ordinance.*

If at any time after a conditional use permit has been issued the Town Council finds that the conditions imposed and agreements made have not been or are not being fulfilled by the holder of a conditional use permit, the permit shall be terminated, and the operation of such use discontinued. If a conditional use permit is terminated for any reason, it may be reinstated only after a public hearing is held.

**POSSIBLE FINDINGS AS RELATED TO THE GENERAL STANDARDS FOUND IN SECTION 9-3147**

- 1) The use will not adversely affect the health, or safety of persons residing or working in the neighborhood of the proposed use.
  - The applicant will be operating as an adult rehabilitation service as allowed as a conditional use under the M-1 Manufacturing District. The service includes teaching clients with mental illness elements of independent living. Typical hours of operation will be Monday-Friday 8 am-4 pm. Staffing will always be on-site when there are clients present. The proposed facility will be operating as a service to a specific population and will operate as not to disturb properties in the surrounding area.
  - PSR's require certification to operate from the Division of Health Services Regulation (facility license).
  - All services will be conducted indoors, except for scheduled field trips.
- 2) The use will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood.
  - The proposed development will renovate and improve a current under-utilized and mostly vacant property.
- 3) The use, which is listed as a conditional use in the district in which it is proposed to be located, will need to comply with all required zoning standards.
  - The applicant is operating a **Service** as defined in the zoning ordinance with relevant conditions applied to ensure the overall use does not have negative impacts on the surrounding properties and community.

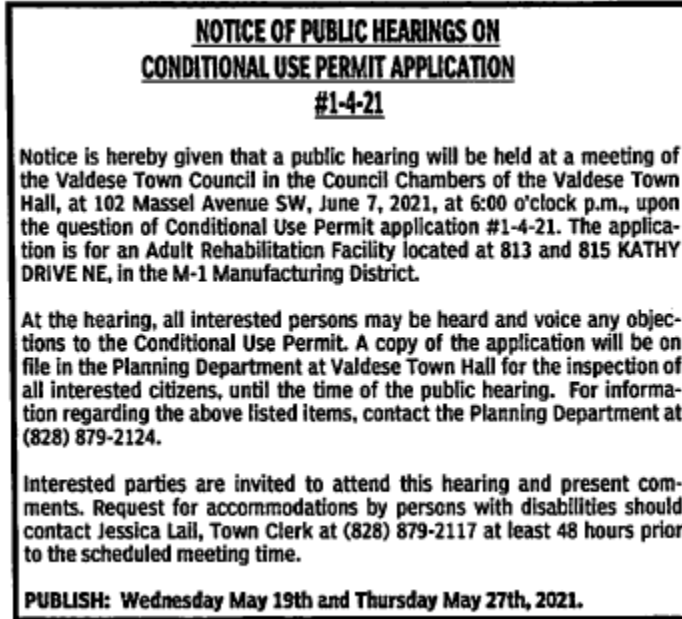
**REVIEW/DISCUSSION:**

The Valdese Town Council is required to make findings based upon substantial evidence presented at the hearing. The Town Council may refer to staff's report to aid in its deliberations. It is the responsibility of the applicant to present such evidence in the form of testimony, exhibits, documents, models, plans, and the like that applicant desires to present in support of the application for a conditional use permit.

1. On April 7, 2021, Carolina Residential Services, Inc. submitted an application for a Condition Use Permit for Psychosocial Rehabilitation Services in the M-1 manufacturing District.
2. The subject property is a 1.42-acre tract of land located along Kathy Drive NE, further identified as parcel identification number 2744517324.
3. The Valdese Town Council has heard sworn testimony by the applicant, staff and other interested persons.
4. The proposed use is not listed in the Uses Permitted by Right; however, a Conditional Use Permit may be granted for any lawful "service" not specifically referred to in the M-1 use section, provided the use is not dangerous or detrimental to the health, safety, welfare, or general character of the M-1 Zoning District or the Town of Valdese.
5. Parking spaces must be provided and paved. The number of spaces is based upon the gross floor area of the building(s) used. The current projection is that a minimum of 10 spaces shall be provided.
6. A traffic count was not conducted.
7. The applicant must meet or agree to meet the specific standards.
8. The Valdese Planning Board is recommending approval with the following condition:

**June 7, 2021, MB#31**

- a. Planning Board approved transitional housing contingent upon staff being present at all times during all operations. Since the Planning Board meeting, Carolina Residential Services has removed the transitional housing component of the PSR service from its application. Therefore, the Planning Board's condition of approval for transitional housing no longer applies.
9. Adjacent property owners were notified by mail and the property was posted along Kathy Drive NE and Kathy Drive Extension NE. (Note: a first-class letter was sent to all adjoining property owners identifying the date of the public hearing. This mailing was certified by the Valdese Town Clerk.
10. Notice of public hearing by Town Council duly advertised.



11. If Town Council determines that the request meets the general standards for a Conditional Use Permit under Section 9-3147.4, the request should be approved.

**Possible Conditions to Consider**

1. Standard hours of operation shall not extend beyond Monday through Friday 8 am - 4 pm.
2. Staff shall be present at all times during hours of operation.
3. The applicant shall provide appropriate security protocols and notify the Valdese Police Department of security issues and suspicions of any threats to clients, staff, or the community.
4. Valdese Public Works Department shall not be responsible for any garbage pick-up.
5. The applicant shall comply with all parking requirements including the requirements outlined in Section 9-3074 and the requirements outlined in Section 9-3076.
6. All services will be conducted indoors, except for scheduled field trips

**PLANNING BOARD RECOMMENDATION:**

The Planning Board reviewed the Conditional Use Permit Application on Monday, May 17, 2021, and recommended approval of the application with a condition for transitional residential housing. Planning Board approved transitional housing contingent upon staff being present at all times during all operations. Since the Planning Board meeting, Carolina Residential Services has removed the transitional housing component of the PSR service from its application. Therefore, the Planning Board's condition of approval for transitional housing no longer applies.

Mayor Black asked if there were additional comments from the applicant or if anyone wished to speak either for or against the conditional use hearing.

**SUSAN KINCAID:** "I am Susan Kincaid, owner of Carolina Residential services, and I have Shane Ferguson, which is our director, and Ryan Whittington, which is a manager of our PSR that's currently in Caldwell County. Shane's going to present a little bit more about the program and what we do. I know Mr. Ogle is familiar with it because he worked with it when he was at Foothills. It is normally open 8:00 a.m. – 4:00 p.m., but sometimes staff would be there past 4:00 p.m., just working on notes and planning of events. The other thing I want to clarify is when you say all activities are normally indoor, they may be having a smoke break or something that would be outdoors in a covered area. So I did want to clarify that from what's been presented, but I'll let Mr. Ferguson and Mr. Whittington answer any questions or concerns that you may have."

**SHANE FERGUSON:** "Mayor and Council, thank you for your time. I do have some pictures of the current PSRs just to give you a general idea of what they look like and the proposal for the property on Kathy Drive. I am Shane Ferguson and have been blessed to be in this field of work for almost 30 years. I have served this population for a long time. I think a lot of times when you hear acronyms from the state and things like that, it's a little hard to understand. We serve individuals that have emotional, intellectual, and physical disabilities. Some individuals have had jobs. At Carolina Residential, we have residential group homes. We also PSR day programs which is what we are looking at today. Individuals will come in and work on education, computer literacy, money management; they certainly work on socialization with peers and with one another. They work at transitional employment. We try to impress on the participants to understand the importance of giving back to the community. So we had volunteer opportunities pre-COVID at the soup kitchen and volunteer at the humane societies. We have continued to do Meals on Wheels and have been blessed to be able to continue that through COVID. This was a non-contact delivery which some of the guys did not like because most guys are very friendly; they love talking to people. It is important to give them opportunities - one of the things that Mr. Johnson said about security. We ensure security for all folks as we have security systems that we turn on at night and we keep the doors locked. We always have staff present the entire time. We are regulated by the DHHR, and we cannot leave anyone unsupervised. We also have a manager on staff as well as a clinical professional. We do try to have a relationship with our local law enforcement officers. We have been fortunate not to have to call law enforcement. We do extensive screening on applicants before we take them. Our staff is well trained. They are trained in de-escalation training, CPR first aid; we have to do supervision contracts with a clinical professional. We do a background check on staff and one with DHHR to make sure they have not been charged in abuse. We are monitored by the state."

**MAYOR BLACK:** "I think what our Council is looking for here is also the information about what's going to be done with respect to the paving and parking spaces. Also, where's the money coming from for the updating of the buildings, and how are you going to meet the requirements that are set in our ordinance."

**SUSAN KINCAID:** "Carolina Residential Services has the funds set aside to renovate the building, and our contractor is actually the one that sent me the proposed building structure. There won't be as much renovations on the inside as the outside. Hopefully, it will look a lot better than the building does currently. We did meet with Asphalt Roads, and they have given a proposal on what it would be to pave. They will also do some of the demolition of the loading dock. We were waiting for tonight's vote before we proceed. He is also going to do some grading and water management-type things. I wanted to point out one thing Mr. Johnson said about the transportation of vehicles."

We do have four agency vans that are used for that facility to transport. There are four staff currently for that location, and the transportation will be used for individuals that may be at their private homes. We currently have about 25 to 30 clients. The program that we are relocating from Morganton, has been doing virtual services. The one in Lenoir has been operational since June 2020. We anticipate that most of the clients will come back, but because of a change in location, we may lose some but pick up a few more in the new location. We're moving our location, the current location is a leased facility, and it is also up for sale. Honestly, there's not a lot of buildings out there that's available, and this manufacturing application gives us the best location. We have never had anything violent going on or people making threats. In the event our staff did have something like that, we would seek out assistance from our local police department. Some clients come from group homes, and some come from private homes that can drive to the facility."

Mayor Black asked if there were additional comments or if anyone wished to speak either for or against the conditional use hearing with factual information to please come forward.



**LORI HARPER – 816 KATHY DRIVE NE, CONNELLY SPRINGS:** “What I like to say is, I have been to the Burke County Tax office in the last couple of weeks because all my taxes will be changed because they say I moved from Valdese to Connelly Springs, and I didn't. I just changed my driver's license. I moved, and I'm a neighbor there and run a business at the Burke Jules, and his business is down in there. Is something going to be done about the road coming down? We're going to have more traffic coming in there, and the pavement and everything on that road is really torn up, and every time I come to the Town about it, you know, we're on the outskirts.”

Mayor Black asked Ms. Harper if she had any factual evidence to present for this case.

Ms. Harper continues, “I'm just saying, all the neighbors just felt that they hadn't gotten all the information. And so I told them I would come and address the issues that they are feeling, they are uncomfortable, as far as something moving into our neighborhood. We feel like we're the Rutherford College/Valdese line where we don't know who to call. Half the time, you have to call the County, or you call Valdese.

Mayor Black stated we needed factual issues that are relevant to this hearing and asked if anyone else wished to speak.

**MATTHEW POARCH – KATHY DRIVE EXT NE, CONNELLY SPRINGS:** “As far as factual, I know what I see. At the office of the Unemployment Security Commission in Morganton, they walk the streets back and forth. I can't see how anyone could see this being at a school zone. That is beside me. You can get factual records at the Morganton Police Station.”

Mayor Black asked if there was anyone else that had factual evidence that is relevant to this public hearing. There being no one wishing to speak, Mayor Black closed the public hearing at 7:20 p.m.

Councilman Ogle made a motion to approve the Conditional Use Permit with the proposed conditions that staff proposed and that both conditions had been met, seconded by Councilman Thompson. All Council members voted aye except for Councilwoman Stevenson, who opposed.

**MANAGER’S REPORT:** Town Manager Seth Eckard made the following announcements:

Mr. Eckard shared that there was a story on the new housing project in Town in the News-Herald with a completion date of 2024 that includes a 60-unit apartment complex in the old Houston Hosiery Building on Main Street. Mr. Eckard stated that it would be a 12.3 million dollar investment.

**MAYOR AND COUNCIL COMMENTS:**

Councilman Ogle feels that the Family Friday Nights is working out well on the Old Rock School football field. The only issue Mr. Ogle could see would be the sound interfering with the Old Colony Players. Town Manager Seth Eckard shared that it would be on the June 28<sup>th</sup> Council agenda for more discussion. Councilwoman Hildebran has received positive comments on the location.

**ADJOURNMENT:** At 7:24 p.m., there being no further business to come before Council, Councilman Ogle made a motion to adjourn, seconded by Councilwoman Hildebran. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday, June 28, 2021, 6:00 p.m., Valdese Town Hall.

\_\_\_\_\_  
Town Clerk  
jl

\_\_\_\_\_  
Mayor

**TOWN OF VALDESE  
TOWN COUNCIL REGULAR MEETING  
JUNE 28, 2021**

The Town of Valdese Town Council met on Monday, June 28, 2021, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The following were present: Mayor John F. "Chip" Black, Jr., Councilman Keith Ogle, Councilwoman Frances Hildebran, Councilwoman Susan Stevenson, Councilman Roy F. Sweezy, and Councilman J. Andrew Thompson. Also present were: Town Attorney Marc Mitchell, Town Manager Seth Eckard, Town Clerk Jessica Lail, and various department heads.

Absent: None

A quorum was present.

Mayor Black called the meeting to order at 6:00 p.m. He offered the invocation and led in the Pledge of Allegiance to the Flag.

**OPEN FORUM/PUBLIC COMMENT:**

**909 W MAIN ST - KAY DRAUGHN, 108 WEST END ST SW, VALDESE:** Ms. Draughn presented the following statement and pictures to Council:

To: The Valdese Town Council, Town Manager, Planning Director, Chief Moss, Code Enforcement (WPCOG), Burke Co. Chief Building Inspector  
From: Kay Draughn (828.443.7187)  
Re: 909 W. Main Street – Min. Housing Violation Update  
Date: June 28, 2021

The following photo was taken yesterday, June 27, 2021. As you can see, hardly anything has changed since the Town's unanimous decision in early April to grant the property owners additional time to come into compliance.



For easy comparison, I've provided the June 1<sup>st</sup> photograph. (See below.)



Additionally, property taxes remain outstanding, and no building permits have been pulled as of June 28th. Since the April decision, complaints to properly secure the structure and to cut the grass had to be submitted to staff. For these reasons and for failing to make substantial renovation progress, I respectfully request that the Town Council adopt the ordinance to demolish the dwelling at 909 W. Main Street and appropriate funds for the debris removal as soon as possible.

Best regards,

**CONSENT AGENDA:** (enacted by one motion)

**APPROVED REGULAR MEETING MINUTES OF JUNE 7, 2021**

Councilwoman Stevenson made a motion to approve the aforementioned item on the Consent Agenda, seconded by Councilman Ogle. The vote was unanimous.

**End Consent Agenda**

**ITEMS REMOVED FROM CONSENT AGENDA:** None

**INTRODUCTION OF NEW EMPLOYEES:** Public Services Director Greg Padgett introduced the following new employees: Terry Stillwell – Plant Maintenance Mechanic (Waste Water Plant), Zachary Absher & Joshua Evans – Utility Field Techs (Public Works)

**CODE ENFORCMENT UPDATE:** WPCOG Code Enforcement Officer Todd Justice shared with Council an update on the progress of 909 W Main St. The property owner has until July 19<sup>th</sup>, 2021, to reach her 90 days and has been working with a structural engineer to develop a plan for renovating the house. Mr.

Justice explained that she had acquired a zoning permit from the Town to begin construction. The property owner has been advised that the next step would be to get a permit from Burke County. Mr. Justice shared that she has complied with securing the home and removed items around the house that were a concern. Mr. Justice recommends that after the 90 days expires next month, as long as she has a building permit, the Town considers the matter closed and will continue to receive updates from the Town Manager. Town Manager Seth Eckard said he would provide updates as they come.

**FY 2021-2022 BUDGET PUBLIC HEARING & ORDINANCE ADOPTION:** Mayor Black provided Public Hearing instructions to members of Council and those that wish to speak. Mayor Black opened the Public Hearing at 6:09 p.m. Mayor Black asked Town Manager Seth Eckard if there had been any changes since the June 7<sup>th</sup>, 2021, Council meeting. Mr. Eckard said there were no changes.

Mayor Black asked if anyone wished to speak either for or against the proposed budget.

**WILLIE PASCAL – 909 GARDIOL AVE, VALDESE:** Mr. Pascal said he noticed a debt service amount of \$342,000.00 for the Capital Operating Budget. Mr. Pascal only sees a debt service that is placed under Administration for \$88,000.00. Mr. Pascal would like a better idea of where the debt service is being repaid and from what fund. Town Manager shared that the admin operational budget has a Town Hall debt of \$88,878.00. Finance Director Bo Weichel explained that each department has its own debt service, and you have to add them all together. Mayor Black recommended Mr. Pascal look at our annual audit located on the website.

There being no one else wishing to speak, Mayor Black closed the public hearing at 6:13 p.m.

Mayor Black informed Council that the FY 2021-2022 Fee Schedule, FY 2021-2022 General Fund Capital Improvement Plan, FY 2021-2022 Utility Capital Improvements Plan, and the FY 2021-2022 Budget Ordinance could be voted on separately or together.

TOWN OF VALDESE BUDGET ORDINANCE  
FISCAL YEAR 2021-2022

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF VALDESE, NORTH CAROLINA, THAT:

Section 1: The following amounts are hereby appropriated to the fund set forth for the operation of the town government and its activities for the fiscal year beginning July 1, 2021, and ending June 30, 2022, in accordance with the chart of accounts heretofore established for this town:

GENERAL FUND - OPERATIONS		\$	6,078,522
Governing Body	\$	70,846	
Administration		1,043,162	
Public Works		237,388	
Maintenance & Grounds		234,828	
Planning		65,673	
Police		1,123,965	
Fire		934,819	
Street		412,189	
Powell Bill		144,500	
Sanitation		321,720	
Recreation		929,973	
Tourism/Community Affairs		559,459	
GENERAL FUND - CAPITAL OUTLAY		\$	635,200
Governing Body	\$	-	
Administration		10,000	
Public Works		50,000	
Maintenance & Grounds		-	
Planning		2,000	
Police		45,000	
Fire		32,200	
Street		277,000	
Powell Bill		-	
Sanitation		-	
Recreation		138,000	
Tourism/Community Affairs		81,000	
WATER SEWER FUND - OPERATIONS		\$	4,795,330
Water	\$	1,871,061	
Wastewater		1,689,112	
Water & Sewer Construction		1,235,157	
WATER SEWER FUND - CAPITAL OUTLAY		\$	521,300
Water	\$	165,000	
Wastewater		274,300	
Water & Sewer Construction		82,000	
TOTAL BUDGET		\$	12,030,352

TOWN OF VALDESE BUDGET ORDINANCE  
FISCAL YEAR 2021-2022

Section 2: It is estimated, and therefore appropriated, that the following revenues will be made available to the respective funds for the fiscal year beginning July 1, 2021 as follows:

GENERAL FUND	\$	6,713,722
UTILITY FUND		5,316,630
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>12,030,352</b>

Section 3: There is hereby levied an ad valorem tax at the rate of fifty-four and one half cents (\$0.545) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2021, for the purpose of raising a portion of the revenue listed in the General Fund appropriation in Section II of this ordinance. This rate, based upon an estimated total valuation of \$383,312,295 will generate a levy of \$2,040,795 with an estimated collection rate of 97.69%.

Section 4: As set forth in the Utility Fund Debt Service Section of the FY 2021-2022 budget document, the amount of \$352,251 is appropriated for the purpose of debt service and that this amount is sufficient for the complete and proper payment of all bond principal, bond interest and commissions on the outstanding debt of the town relating thereto for the fiscal year beginning July 1, 2021, and ending June 30, 2022.

Section 5: As set forth in the General Fund Debt Service Section of the FY 2021-2022 budget document, the amount of \$260,244 is appropriated for the purpose of debt service and that this amount is sufficient for the complete and proper payment of all bond principal, bond interest and commissions on the outstanding debt of the town relating thereto for the fiscal year beginning July 1, 2021, and ending June 30, 2022.

Section 6: The operating funds encumbered on the financial records of June 30, 2021 are hereby reappropriated into this budget.

Section 7: The corresponding "Fiscal Year 2021-2022 Rate and Fee Schedule" is approved with the adoption of this Annual Budget Ordinance.

Section 8: The Budget Officer is hereby authorized to transfer appropriations within a fund as contained herein under the following conditions:

- a. He may transfer amounts between line-item expenditures within a department without limitation and without a report being required.
- b. He may transfer amounts of \$10,000 between departments of the same fund with an official report on such transfer at the next regular meeting of the Town Council.
- c. He may not transfer any amounts between funds or from any contingency appropriation within any fund without approval of the Town Council.

Section 9: The Budget Officer is hereby authorized to execute agreements, within funds included in the Budget Ordinance or other actions by the Governing Body, for the following purposes:

- a. Form grant agreements to public and non-profit organizations
- b. Leases of routine business equipment
- c. Consultant, professional, or maintenance service agreements
- d. Purchase of supplies, materials, or equipment where formal bids are not required by law
- e. Applications for and agreements for acceptance of grant funds from federal, state, public, and non-profit organizations, and other funds from other governmental units, for services to be rendered which have been previously approved by the Governing Body
- f. Construction or repair projects
- g. Liability, health, life, disability, casualty, property, or other insurance or performance bonds
- h. Other administrative contracts which include agreements adopted in accordance with the directives of the Governing Body.

TOWN OF VALDESE BUDGET ORDINANCE  
FISCAL YEAR 2021-2022

Section 10: Copies of this budget ordinance and accompanying documents shall be furnished to the finance office, budget officer, and other department heads of the Town of Valdese to be kept on file by them for their direction in the disbursement of funds.

Upon introduction by Town Manager Seth B. Eckard, motion to adopt by

Council \_\_\_\_\_, and seconded by Council \_\_\_\_\_, the vote was \_\_\_\_\_.

This ordinance is adopted on this the 28<sup>th</sup> day June, 2021.

\_\_\_\_\_  
John F. "Chip" Black, Jr., Mayor

Attest: \_\_\_\_\_  
Town Clerk

Councilman Sweezy made a motion to adopt the FY 2021-2022 Fee Schedule, FY 2021-2022 General Fund Capital Improvement Plan, FY 2021-2022 Utility Capital Improvements Plan, and the FY 2021-2022 Budget Ordinance, seconded by Councilwoman Hildebran. The vote was unanimous.

**FAMILY FRIDAY NIGHT LOCATION:** Community Affairs Director Morrissa Angi presented the following presentation:





Town Council Meeting – Monday, June 28, 2021  
Concert Series Location Discussion



May 28: Kickoff = 700 attendees  
Beach & Variety Music  
80s & Sunny with little storm chances



June 5 = 650 attendees  
Dance & Variety Music  
80s & Sunny with no rain chances



June 11 = 350 attendees  
Classic Rock & Variety  
Storm Chances High – Rain all around Valdeese



June 18 = 400 attendees  
Bluegrass & Swing  
80s & Sunny with no rain chances



June 25 = 500 attendees  
Classic Rock & Variety  
80s & Sunny with no rain chances

**Town Parking Lot at Wells Fargo**

**Pros**

- Proximity to merchants
- On Main Street = Visibility

**Challenges**

- 18,000 sq.ft.
- Asphalt is extremely hot in summer temps
  - 40-60 degrees hotter than the air temp
- Packed area in 2019 = no room to grow event
- Parking can be a challenge
- Location is on a hill
- Little to no band visibility with dancers
- Traffic to ATM with pedestrians coming to the event – until 6pm
- Keeping emergency access road behind stage clear
- Hard to hear music over loud cars and traffic on Main Street
- No area for children to play safely

**Field behind the Old Rock School**

**Pros**

- 108,000 sq.ft.
- Permanent Concession Stand
- Grass - Level Area – Cooler during summer heat
- Permanent Restrooms = Slight Cost Savings
- Off Main Street = Safer for Families with young children
- Parking proximity and amount of parking available
- Handicaps accessible
- Utilize Teachers Cottage for Band dressing area
- Easier for families to join - grassy area, picnics, blankets
- Room for the event to grow & expand
- Safer for children - away from traffic
- Game area for children

**Challenges**

- Proximity to merchants
- Expand Dance Floor Area
- Bass impacting Outdoor Drama – being addressed with sound company and speaker orientation



**Current Layout at Town Parking Lot**

- STAGE
- CONCESSIONS
- RESTROOMS
- EVENT AREA
- BAND LOAD-IN
- DANCE AREA



**Permanent Move Plan At Football Field**

- STAGE
- BAND AREA
- CONCESSIONS
- RESTROOMS
- EVENT AREA
- BAND LOAD-IN
- DANCE AREA

• Sound directed away from amphitheater

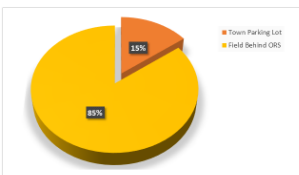


**Permanent Move Plan At Football Field**

- STAGE
- BAND AREA
- CONCESSIONS
- RESTROOMS
- ATTENDEES
- BAND LOAD-IN
- DANCE AREA

• Sound directed away from amphitheater

**Attendee Survey Results:**



**Survey Results for Merchants that are open after 5pm Friday nights:**

**No Preference:**

1. Jack B Quick
2. Los Compadres
3. Dollar Tree
4. AutoZone
5. McDonald's

**Town Parking Lot**

1. The Levee
2. Self's Treasures
3. Myra's & Little Italy – "It brings people into the downtown area."

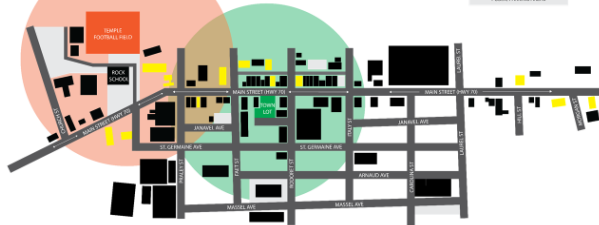
**Field at Old Rock School:**

1. One Stop – "Helps the business a lot – Please keep them forever in the field – Thank you!!"
2. Twin Brothers Pizza
3. 100 Main – "I have mixed thoughts, but believe the field brings more people to Valdeese overall"

**11 Businesses Open Fridays | Of the 11, 6 are locally owned**

1. Dollar Tree
2. One Stop
3. AutoZone
4. McDonald's
5. Myra's & Little Italy
6. The Levee
7. 100 Main
8. Los Compadres
9. Twin Brothers Pizza
10. Jack B Quick
11. Self's Treasures

\*\*One More Reg – Open 24hrs for Members



**What about the merchants?**

- Take out options & dining cards shared with all attendees
- Many merchants remark that they have increased business when events are held at the Old Rock School ex. craft shows
- Concert start time allows for dining and shopping prior to the start (7pm)
- Opportunities for merchants to set up booths, trucks etc. at the field – Examples include:
  - Vine & Prosperity – crafts and produce sales
  - Picnic Basket – lemonade & dessert sales
  - The Levee – for beer sales (potential for an agreement to be made with BCPS)
  - Ice Cream Truck – Myra's (once staffing permits)
  - Spagy Chicks – set up booth 6/25
  - Twin Brothers Pizza – offers delivery

**What about the Outdoor Drama?**

Statement from General Manager, Edyth Potter:

I believe the field behind the Old Rock School is a far superior venue for the Friday night concerts. There is more room for parking, the town can accommodate many more guests (as evidenced by the larger crowds already seen), and sitting on grass is much cooler for the guests than sitting on the asphalt in the parking lot. My only concern is to work out the sound issues, not only with the sound from the concerts, but also the sound (gunshots) from the production.

We plan to work with Morrissa to alleviate these concerns. There are many options to try that will address the needs of both events.

**0.2 Miles = 4 minute walk**

From Field at Old Rock School to Town Parking Lot @ former Wells Fargo



**Performers:**

**Shakedown Band:** Less traffic noise, ability to spread out – better location for concerts.

**SkateRink Jukebox:** Much cooler, easier to load in and the location allows for larger crowds of families to join.

**Whitewater Bluegrass Company:** Really enjoyed playing at the Old Rock School venue. It was crowd friendly and had great facilities. It was great seeing all the chairs and blankets in the grass. Perfect for a concert and dance.

**Attendees:**

Ken Adams: Enjoyed my first night at the concert behind the Rock School. I was surprised at the tremendous turnout. The new setup was great.

Maggie Morgan: I like how happy the crowd was. There was a lot more room to dance and have fun.

Emily Coulter: The concert was good. I like the field.

Mattison Telfeiler: I like how much open space there is on the football field. The view is also a lot better as it's flat and you're not looking straight up! Also, it's a lot more inviting than the parking lot.

Cynthia Jamigan: I live out of state but have family in the Morganton area and have attended several of the summer concert series in the past few years. This year was by far the best concert I have attended, simply because of the new location. It is family friendly and I loved watching the children dance and play. Thank you to those who were instrumental in moving the concerts to the grassy field.

Samantha Ferris: The field is more open and I enjoy seeing all the kids running around playing together.

Anonymous: My family has lived here for 5 years and we never came until now. We have young kids and this is much better for them.

Jen Svinger: There is more room to spread out! Bring your chairs and a blanket for the kids - great place to spend a family evening! It feels like community!

Marchalle Woody Causby: Loved it - over in Lakeview, nice to hear music coming through the trees on a nice evening.

Tammy Williams Sevett: I absolutely love the new location.

Ely Ball: Love the field for the family friendliness that it offers! Great to see kids playing and enjoying the event.

Renae Townsend: Very good location for the concert enjoyed it very much seeing all my friends love to dance so I brought it back thank you Valdeese!

Molly Wetman (Preps): Great location for FFN!

Randy Billings: First time love the new venue from Lenoir. Thanks to the town of Valdeese and all the sponsors.

Barbara Winkler: Great place for FFN! Good job Valdeese!

Gary Nance: Excellent location for the concert!

Dianna Pruitt: Great music! We are very fortunate to have these free events in our wonderful little town!

Rhonda Turner: Sure do enjoy having it at the ball field, than at the parking lot.

Cathy Davis: I love having the music on the field, lots more room and closer to restrooms.

Karen Pitman: I like the football field better because it is much more spacious, children have a place to play. The concession stand area is larger, and there are tables to eat food brought at the various restaurants in town.

Mayor Black reminded Council that they voted to have the Family Friday Nights Concert Series at the Old Rock School field through the end of June, and then Council would re-evaluate. Mayor Black stated that we are now looking at whether we want to continue the FFN series through September with the expectation of the Independence Day celebration and the Festival. Councilwoman Hildebran shared that she had attended the event and did not hear one negative comment. She also shared that she has heard positive comments on the Police force being present. Councilwoman Stevenson shared that her only concern is with the Outdoor Drama hearing the music. Ms. Angi explained that the sound engineer is working on steps to take to mask the sound as much as they can.

Councilwoman Hildebran made a motion to keep the FFN Series behind the Old Rock School for the rest of this year, seconded by Councilman Sweezy. The vote was unanimous.

**APPROVED AMERICAN RESCUE PLAN CAPITAL RESERVE ORDINANCE AMENDMENT:** Finance Director Bo Weichel shared that we have received updates from the US Department of Treasury on spending the American Rescue Plan money. The US Department of Treasurer does not want the funds in a Capital Reserve, so this amendment will have to be deleted. Mayor Black asked Mr. Weichel to explain the next step. Mr. Weichel explained that the next step would be to approve a Resolution to approve the funds coming in. Then, the LGC recommends putting the funds in a grant project ordinance rather than the Capital Reserve ordinance. Mr. Weichel shared that the two biggest things we can use the money for are COVID response, such as public safety equipment, and the second is water and sewer infrastructure. Town Manager Seth Eckard shared that we specifically looked to see if we could use the money for streets and or facility improvements, but we cannot from the guidance we received. Mr. Eckard said that items we currently have in the budget, we can use these funds on. Councilman Ogle asked what would happen to the funds currently in the budget if we received this grant money. Mr. Weichel explained that it was built into the budget already in anticipation of receiving the money. Mr. Weichel shared a list of items the grant money would go to: Waste Water Plant - Primary clarifier #2 drive and bridge replacement, recycle valve to the aeration basin, #3 or #4 influent valves and check valves replacement, and from Water Plant - #3 Finish Water Motor replacement and tank maintenance.

TOWN OF VALDESE  
AMERICAN RESCUE PLAN  
CAPITAL RESERVE ORDINANCE AMENDMENT

Be it ordained by the Town Council of the Town of Valdese that pursuant to Section 19 of Chapter 159 of the General Statutes of North Carolina, the following capital reserve ordinance is hereby amended.

Section 1. The purpose of the reserve fund was to recognize and distribute funding from the American Rescue Plan (ARP) according to the US Department of Treasury guidelines on eligible items. Due to updated guidance by the U.S. Department of the Treasury along with the Local Government Commission, the ARP funding will need to be accounted for utilizing a different financing mechanism other than the Capital Reserve Fund to be in compliance with the grant requirements.

Section 2. The officers of this unit are hereby directed to amend the capital reserve fund and to delete the fund within the terms of the program ordinance and the budget contained herein.

Section 3. No revenues have been or are anticipated to be available to contribute to this fund:

Section 4. No appropriations have been made or obligated from this fund.

Section 5: Copies of this ordinance shall be made available to the budget officer and the finance officer for direction in carrying out this amendment to delete the fund.

Adopted this 28th day of June, 2021.

/s/ John F. Black, Jr., Mayor

ATTEST:  
/s/ Town Clerk

Councilman Sweezy made a motion to approve the American Rescue Plan Capital Reserve Ordinance Amendment, seconded by Councilwoman Stevenson. The vote was unanimous.

**APPROVED RESOLUTION APPROVING ACCEPTANCE OF ARP FUNDS:** Finance Director Bo Weichel presented the following Resolution:

TOWN of VALDESE  
RESOLUTION  
American Rescue Plan (ARP) Funding

**WHEREAS**, the American Rescue Plan Act has appropriated approximately \$1,290,000 to be distributed to the Town of Valdese;

**WHEREAS**, funds will be distributed through the State of North Carolina in two tranches, half of the funding in 2021 and the remainder in 2022;

**WHEREAS**, only authorized expenditures outlined in the Interim Final Rule published by the U.S. Department of the Treasury will be eligible;

**WHEREAS**, funds will remain available through December 31, 2024;

**WHEREAS**, in accordance with NCGS 160A-17.1, it is the desire of the Town Council to accept these funds;

**NOW, THEREFORE, BE IT RESOLVED**, the Council of the Town of Valdese, North Carolina accepts to receive reimbursement, delegating the responsibility to execute any necessary agreements on behalf of the board to the Town Manager, and in so doing, obligates the Town to all rules and restrictions placed on the funds, such as repayment of any reimbursement of expenditures from the funds later found to have been spent for an unauthorized purpose(s).

THE FOREGOING RESOLUTION IS ADOPTED THIS 28th DAY OF JUNE, 2021.

/s/ John F. Black, Jr., Mayor

ATTEST:  
/s/ Town Clerk

Councilwoman Hildebran made a motion to approve the Resolution to accept the American Rescue Plan funds, seconded by Councilman Thompson. The vote was unanimous.

**APPROVED AMERICAN RESCUE PLAN – GRANT PROJECT ORDINANCE:** Finance Director Bo Weichel presented the following Grant Project Ordinance:

TOWN OF VALDESE  
AMERICAN RESCUE PLAN  
GRANT PROJECT ORDINANCE

Be it ordained by the Town Council of the Town of Valdese that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

Section 1. This ordinance is to establish a budget to recognize funding by the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (CSLRF) and distribute these funds according to the US Department of Treasury guidelines on eligible items. The Town anticipates receiving \$1,290,000 in two tranches. The Town Council authorizes the use of these funds for eligible items under the U.S. Department of the Treasury Interim Final Rule. This can include replacement of lost revenue due to the pandemic, eligible expenses under the CARES Act, and utility infrastructure/capital expenses. Funds will be fully accumulated by the end of FY 21-22 and must be used by December 31<sup>st</sup>, 2024.

Section 2. The officers of this unit are hereby directed to proceed with the grant funds within the terms of the program ordinance and the budget contained herein.

Section 3. The following revenues are anticipated to be available to contribute to this fund:

<u>Source</u>	<u>Amount</u>	<u>Account Number</u>
Proceeds for General	\$ 390,000	77.3970.001
Proceeds for Utilities	900,000	77.3970.002
	-----	
	\$ 1,290,000	
	=====	

Section 4. The following amounts are appropriated for the project:

<u>Source</u>	<u>Amount</u>	<u>Account Number</u>
General Capital Outlay	\$ 390,000	77.4200.740
Utility Capital Outlay	900,000	77.8120.740
	-----	
	\$ 1,290,000	
	=====	

Section 5. The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements.

Section 6. The finance officer is directed to report quarterly on the financial status of each project element in Section 4 and on the total revenues received or claimed.

Section 7. This grant project ordinance expires on December 31, 2026, or when all the CSLRF funds have been obligated and expended by the town, whichever occurs sooner.

Section 8: Copies of this ordinance shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 28th day of June, 2021.

/s/ John F. Black, Jr., Mayor

ATTEST:

/s/ Town Clerk

Councilwoman Stevenson made a motion to approve the American Rescue Plan Grant Project Ordinance, seconded by Councilman Sweezy. The vote was unanimous.

**APPROVED CAPITAL PROJECT ORDINANCE AMENDMENT:** Town Manager Seth Eckard shared that we received excellent news from NC DEQ where they would give us an additional \$58,945 to go towards Phase I of the Lakeside Park. Finance Director Bo Weichel presented the following Capital Project Ordinance Amendment:

Valdeese Town Council Meeting

Monday, June 28, 2021

Capital Project Ordinance Amendment # 4-34

Subject: Lakeside Park Phase I

Description: To amend capital project ordinance Fund 34  
The original CPO was approved at the November 4, 2019 meeting.  
This amendment recognizes additional pledge of reimbursable funds from NC DEQ in addition to the original \$200,000 pledge

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdeese that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the capital project ordinance for various capital projects funded from a variety of sources is hereby amended as follows.

Section I:

Amounts appropriated for capital projects are hereby amended as follows:

Section I:

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
34.3970.005	Grant - NC DEQ		58,945
Total		\$0	\$58,945

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
34.6200.760	Construction	58,945	
Total		\$58,945	\$0


Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.


Councilman Sweezy made a motion to approve the Capital Project Ordinance Amendment, seconded by Councilwoman Stevenson. The vote was unanimous.

**PUBLIC HEARING FOR 160D CODE AMENDMENTS:** Mayor Black opened the Public Hearing at 6:48 p.m. Planning Director Larry Johnson presented the following presentation:

**Town of Valdeese**  
Planning Director Report




**Ordinance Updates  
to Comply with Chapter 160D**  
(June 28, 2021)



**Overview of Chapter 160D**

- Legislation passed by N.C. General Assembly in 2019 creates Chapter 160D
- Consolidates N.C land use statutes
- Updates and clarifies a number of provisions
- Makes planning and development statutes easier to use
- Local governments have until July 1, 2021 to update their local ordinances
- All Amendments are a result of Chapter 160D Requirements




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**General Notes on 160D Review**

Key 160D Revisions

A. Article B – Fire Prevention and Protection Code.


B. Part 9, Chapter 1 Minimum Housing Standards




**General Notes on 160D Review**

Key 160D Revisions for Zoning and Subdivisions Regulations  
All Amendments are a result of Chapter 160D Requirements. Contracted with Nealon Planning PLLC (School of Governments recommended) to assure compliance.

A. Definitions	G. Variances
B. Vested Rights	H. Third-party Down Zonings
C. Permit Choice	I. Telecommunications facilities
D. Conflict of Interest	J. Performance guarantees
E. Quasi-judicial procedures	
F. Appeals	



General Notes on 160D Review	Question & Answer
<p><u>Key Other Revisions</u></p> <ul style="list-style-type: none"><li>A. Signs – Non-commercial speech; political signs in NCDOT rights of way</li><li>B. Temporary health care structures</li><li>C. Manufactured homes</li></ul> 	 

Mr. Johnson shared that Fire Chief Greg Stafford worked on the Fire and Protection Code and WPCOG Todd Justice worked on the Minimum Housing Standards. Mr. Johnson shared that 160D was created and passed by N.C. General Assembly in 2019 to consolidate land use statutes. Local governments across the state are required to update their local ordinances by July 1, 2021. Mr. Johnson shared that the Planning Board has reviewed the changes and others from the School of Government. (Changes can be found on the Town of Valdese website or filed in the Clerk's office.)

AN ORDINANCE TO AMEND VARIOUS PROVISIONS OF THE TOWN OF VALDESE ZONING AND SUBDIVISION ORDINANCES, FIRE PREVENTION ORDINANCE, AND MINIMUM HOUSING STANDARDS ORDINANCE TO COMPLY WITH CHAPTER 160D OF THE NORTH CAROLINA GENERAL STATUTES

WHEREAS, the town council of the Town of Valdese desires to amend certain provisions of the Town of Valdese Zoning Ordinance, the Fire Prevention Ordinance, and the Minimum Housing Standards Ordinance to bring those ordinances into compliance with the requirements of NCGS Chapter 160D; and

WHEREAS, the town council has determined that the proposed ordinance amendments are reasonable and necessary to bring the Town of Valdese ordinances into compliance with applicable North Carolina law; and

WHEREAS, the planning board has considered the Zoning Ordinance amendments and the planning board recommends that those amendments be adopted;

NOW, THEREFORE, BE IT ORDAINED that the Town of Valdese Zoning Ordinance, the Fire Prevention Ordinance (Part 3, Article B – Fire Prevention and Hazards), and the Minimum Housing Standards Ordinance (Part 9, chapter 1, Article D – Minimum Housing Standards) are amended to make the deletions (strikethroughs) and the additions (underlining) that have been presented to the town council for its consideration.

Adopted this 28<sup>th</sup> day of June 2021.

/s/ John F. Black, Jr., Mayor

ATTEST:

/s/ Town Clerk

Mayor Black asked if anyone wished to speak either for or against the proposed amendments.

**WILLIE PASCAL – 909 GARDIOL AVE, VALDESE:** Mr. Pascal noticed that the document came from the Planning Board/Department with no representation from the Public Safety. Mr. Pascal asked if he could hear from the Fire Chief. Fire Chief Greg Stafford explained a minor change in the Fire Prevention/Protection code that simply changed G.S.160A-411 to 160D-1102.

There being no one else wishing to speak, Mayor Black closed the public hearing at 7:12 p.m.

Mayor Black expressed his gratitude for the work that the Planning Board/Department did on this project. Councilwoman Hildebran expressed her concern that she hears many times that Council receives a document on Friday and only has the weekend to review. Councilwoman Hildebran stated that she wanted our citizens to know that Council was familiar with this from back in May and she has personally called Mr. Johnson to ask questions. Councilwoman Hildebran shared that this was a routine thing that we usually do with documents to update them when the State requires it.

Councilwoman Hildebran made a motion to approve the Ordinance to amend the provisions regarding the Fire Prevention Ordinance, Minimum Housing Standards Ordinance, and the Valdese Zoning Ordinance in compliance with 160D, seconded by Councilwoman Stevenson. The vote was unanimous.



**MANAGER'S REPORT:** Town Manager Seth Eckard made the following announcements:

The Independence Day Celebration is scheduled for Friday, July 2, 2021, at 7:00 p.m.

Town Offices will be closed on Monday, July 5, 2021, in observance of Independence Day.

**MAYOR AND COUNCIL COMMENTS:**

Councilman Ogle shared that a house on Becker Street is in bad shape. The homeowner is three years past due in taxes, with the Town has cut the grass for two years. Councilman Ogle shared that the Town Manager said Burke County was going to foreclose on the house over a year ago, and the owner cannot be found. Councilman Ogle asked since it was an abandoned house, what are our options. Town Attorney Marc Mitchell explained that the statute says you have to make reasonable efforts to find the person, and if you cannot, you can serve the person by publication. Mr. Mitchell explained that the problem when you do that is, you mess up the title to the real estate. Mr. Mitchell said it would be difficult to sell. Town Manager Seth Eckard shared that the Tax Collector is working on this and has a few options to explore first.

Councilwoman Stevenson shared that she has had positive feedback from the Police "Boots on the Ground" initiative.

**CLOSED SESSION:** Mayor Black called for a motion to recess into Closed Session pursuant to NC General Statute 143-318.11 (a) (6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee.

At 7:10 p.m., Councilwoman Stevenson made a motion to recess into Closed Session pursuant to NC General Statute 143-318.11 (a) (6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee. Councilwoman Hildebran seconded the motion. The vote was unanimous.

At 7:28 p.m., Councilman Ogle made a motion to return to Open Session, seconded by Councilwoman Hildebran. The vote was unanimous.

**TOWN MANAGER'S CONTRACT ADJUSTMENT:** Councilman Sweezy made a motion to increase the Town Manager's salary by 3%, seconded by Councilwoman Stevenson. The vote was unanimous.

**ADJOURNMENT:** At 7:30 p.m., there being no further business to come before Council, Councilman Ogle made a motion to adjourn, seconded by Councilwoman Hildebran. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday, August 2, 2021, at 6:00 p.m., Valdese Town Hall.

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Town Clerk

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Mayor

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**TOWN OF VALDESE  
TOWN COUNCIL REGULAR MEETING  
AUGUST 2, 2021**

The Town of Valdese Town Council met on Monday, August 2, 2021, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The following were present: Mayor John F. "Chip" Black, Jr., Councilman Keith Ogle, Councilwoman Frances Hildebran, Councilwoman Susan Stevenson, Councilman J. Andrew Thompson, and Councilman Roy F. Sweezy. Also present were: Town Attorney Marc Mitchell, Town Manager Seth Eckard, Town Clerk Jessica Lail, and various department heads.

Absent: None

A quorum was present.

Mayor Black called the meeting to order at 6:00 p.m. He offered the invocation and led in the Pledge of Allegiance to the Flag.

**OPEN FORUM/PUBLIC COMMENT:**

**Food Trucks – Jordan Greene, 909 Mountain View Ave SW, Valdese:** Mr. Greene shared his thoughts about allowing food trucks in Valdese. Mr. Greene shared that he has two young children, making it hard to go to a sit-down restaurant. Mr. Greene's will go to Asheville, Charlotte, and Boone to visit food trucks as well as meeting friends at breweries. The food truck experience makes it easier with children. Mr. Greene asked the Council to consider the opportunities that food trucks can bring.

**Public Safety Building/Food Trucks – Jim Jacumin, 207 Walsh Dr. SW, Valdese:** Mr. Jacumin has spoken to several citizens concerned with building a new Public Safety Building. Mr. Jacumin feels that the Public Safety Building should stay where it is due to the response rate of emergencies. Mr. Jacumin shared that the foundation problem with the current building could be fixed, giving it another 75 years. Mr. Jacumin requested to put this project on hold for more investigation. Mr. Jacumin shared on the food truck matter that we should talk to our restaurant owners first to see if they want to invest in it.

**Drugs/Trash - Pam Deloach, 2963 Flat Gap, Valdese:** Ms. Deloach feels that Valdese is wonderful with nice buildings. Ms. Deloach explained that she has two Airbnb's that stay rented, but there is a problem. On Barus Pond Loop, there are people using drugs that walkthrough and yards need to be cleaned up. Town Manager Seth Eckard shared that Barus Pond Loop was not within the city limits but could pass that information on to the appropriate person.

**Food Trucks – Tony Pizzelanti, 149 Main St. W, Valdese:** Mr. Pizzelanti feels that with all the increase in costs, most restaurants are running in the red, with some having to close. Mr. Pizzelanti pays thousands of dollars in sales, property, and equipment tax to Valdese, not fifty dollars. Food Trucks owners do not pay these revenues. Mr. Pizzelanti welcomes all brick and mortar restaurants but feels food trucks would be bad for Valdese. Mr. Pizzelanti shared that it took him \$50,000 to get his restaurant back up and running after closing for a period. Mr. Pizzelanti asked Council to consider what they are doing if they vote to have food trucks in Valdese.

**CONSENT AGENDA:** (enacted by one motion)

**APPROVED REGULAR MEETING AND CLOSED SESSION MINUTES OF JUNE 28, 2021**

Councilman Ogle made a motion to approve the aforementioned items on the Consent Agenda, seconded by Councilwoman Stevenson. The vote was unanimous.

***End Consent Agenda***

**ITEMS REMOVED FROM CONSENT AGENDA:** None

**INTRODUCTION OF NEW EMPLOYEE:** Police Chief Jack Moss introduced new Code Enforcement/Animal Control Officer Michael Dylan Hicks.

**FOUNDATION FORWARD EDUCATIONAL PARK SIDEWALK PROPOSAL PRESENTATION:** Public Services Director Greg Padgett shared that in the Main Street Water Project process, some of the sidewalks were removed and replaced as needed. Perry Snider, Operations Manager for Foundation Forward, Inc., presented the following presentation:

**FOUNDATION FORWARD EDUCATIONAL PARK SIDEWALK PROPOSAL**

**SITUATION:** During Calendar year 2021, the Town of Valdese executed a water main replacement that ran the length of Main Street (Hwy 70). At the end of the project the sidewalk that runs from the East Corner of 225/227 Main Street and runs West to the corner of Faet & Main Street was left with patchwork concrete and paver repair while the remainder of the sidewalks were poured totally new or new pavers installed.

With the addition of a Million Dollar park being installed at the corner of Faet & Hwy 70 this sidewalk will detract from the aesthetics of the rest of the town as well as the park.

Foundation Forward solicited 4 bids, of which the lowest priced was Tim & Sons Concrete out of Morganton and was \$5800.00 to remove existing sidewalk and paver and pour a new solid concrete sidewalk and install pavers in front of our building and the park in keeping with the town theme.



Looking West from Corner of our building to Foothills



Front of Old World Bakery across from Faet St



Front of our Building facing East



Old Pavers



Front of WSVM facing East



Park Front from Corner of Faet St

PROPOSAL ONE

Propose the Town of Valdese fund the replacement in full to enhance the appearance of both Historic Valdese's Main Street and the new park.

PROPOSAL TWO

Propose that the Town and Foundation Forward split the costs which would have each entity pay \$2900.00. Foundation Forward would pay the contractor and the Town would reimburse Foundation Forward their share.

PROPOSAL THREE

Propose that the Town use their Public Works department to remove the existing sidewalk and pavers and Foundation Forward would pay contractor to level, form, pour sidewalks as well as install new pavers.



Mr. Perry feels that the contractor piece-milled the sidewalk, and with the amount of money they are spending, it should look better. Mr. Perry received four bids to restore the sidewalk and presented Council with three proposal options. Town Manager Seth Eckard recommended addressing this.

Councilman Sweezy made a motion to approve proposal one, to pay the project in full, in the amount of \$5,800.00, seconded by Councilman Thompson. The vote was unanimous.

**APPROVED FAÇADE GRANT REQUEST (THOMPSON REALITY):** Community Affairs Director Morrissa Angi presented a request from Thompson Reality for a Façade Grant in the amount of \$2,500.00. Grant funds will be used to assist in replacing the original front glass and front door with a mail drop. The estimated cost of the project is \$5,324.32. The Main Street Design Committee has reviewed this request. Ms. Angi shared that she feels this is a request that is needed.

Councilman Ogle made a motion to approve the aforementioned Façade Grant in the amount of \$2,500.00, seconded by Councilwoman Hildebran. The vote was unanimous.

**APPROVED CONTRACT FOR LIGHTING AT THE OLD ROCK SCHOOL AUDITORIUM:** Community Affairs Director Morrissa Angi explained that this Old Rock School lighting project is in the CIP plan. Ms. Angi shared that the Old Rock School has recently experienced issues with the dimmer rack system where one of the systems has failed that was installed in the 1986 original renovation. Ms. Angi said that this project would replace the lighting system in the auditorium with an LED system. This will cut the electricity costs during production by two thirds and be safer for staff. Ms. Angi reached out to three different companies for quotes on the project. Illuminated Integration LLC declined, Bradfield Lighting Co. did not respond, and Barbizon Lighting Company submitted a quote. Jeff Montgomerie from Barbizon explained the scope of work to Council. Councilwoman Hildebran asked Ms. Angi to explain how the funding for this project would work. Ms. Angi stated that we would secure the contract for purchasing the equipment this budget year, it would be purchased in June 2022, and the installation will take place in July of FY 22-23. Town Manager Seth Eckard said the money was in the budget. Mr. Montgomerie explained to Council that he can hold the quote through next year if he can secure the contract now.



Quotation

Barbizon Charlotte  
1016 McClelland Court  
Charlotte, NC 28206  
704-372-2122

To: Old Rock School  
Attn: Morrissa W. Angi  
Phone: 828-879-2129  
Email: [mangi@valdesenc.gov](mailto:mangi@valdesenc.gov)  
Terms: To Be Determined

Project Name: LED Lighting Upfit  
Quote Number: QN20010.2  
Quoted By: Jeff Montgomerie  
Date: 4/22/2021

Thank you for giving us the opportunity to provide this proposal.

Section I - Power and Control

- Furnish DMX controlled relay panel to control theatrical fixture power, to replace portable dimmer packs.
- Furnish dimmer module option for 7 relay circuits to dim house lights, to replace wall dimmers.
- Furnish lighting data distribution equipment, including a network inlet for the console location and DMX outlets for the catwalk, 4 house torm pipes, 3 stage electrics, and offstage left and right at floor level.
- Furnish architectural lighting preset control stations consisting of and 8 button station and a keyed lockout in the booth, 4 button with fader station backstage, 2 button station at the back of the house, and a Bluetooth interface module allowing users to control presets wirelessly within 30 feet of the station, via user-provided Android or iOS devices.
- Furnish theatrical lighting controller with touch-screen monitor, capable of controlling multi-attribute fixtures like color changing LEDs and moving lights.
- Furnish 19 LED White Light Engines to upgrade existing Source Four ellipsoidal fixtures.
- Furnish a selection of LED color changing ellipsoidals, pars, and cyc fixtures for color-mixing stage lighting.
- Includes listed materials and technical services only. Does not include any physical installation, conduit, enclosures, or wire not listed in this quotation.

Section II - Installation

- Physical and electrical installation of equipment furnished in Section I



Quotation

Barbizon Charlotte  
1016 McClelland Court  
Charlotte, NC 28206  
704-372-2122

Item	Qty	Description
1.35		Section I continued
1.36	7	Catwalk LED Color Changing Fixtures
1.37	7	ETC ColorSource Spot Engine with black finish, shutter barrel, c-clamp, soft-focus diffuser in an A-size pattern holder
1.38	7	Safety Cable, black
1.39	7	ETC Source Four Standard Lens Tube with color frame, lens 10 degree
1.40	7	10' DMX Control Cable
1.41		House Side Bars (2 fixtures per position)
1.42	4	ETC ColorSource Spot Engine with black finish, shutter barrel, c-clamp, soft-focus diffuser in an A-size pattern holder
1.43	4	Safety Cable, black
1.44	4	ETC Source Four Standard Lens Tube with color frame, lens 10 degree
1.45	4	10' DMX Control Cable
1.46		1st Electric Fixtures
1.47	9	ETC Color Source Par with black finish
1.48	9	Safety Cable, black
1.49	9	C-clamp
1.50	9	10' DMX Control Cable
1.51	9	Secondary Lenses 7.5 TBD
1.52		2st Electric Fixtures
1.53	9	ETC Color Source Par with black finish
1.54	9	Safety Cable, black
1.55	9	C-clamp
1.56	9	10' DMX Control Cable
1.57	9	Secondary Lenses 7.5 TBD
1.58		3rd Electric Fixtures
1.59	7	ETC ColorSource CYC with black finish
1.60	7	Safety Cable, black
1.61	7	10' DMX Control Cable
1.62		Barbizon Services
1.63	1	Project Management
1.64		Freight



Quotation

Barbizon Charlotte  
1016 McClelland Court  
Charlotte, NC 28206  
704-372-2122

Item	Qty	Description
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Section I - Power and Control	Subtotal	\$	75,609.00
	Sales Tax	\$	5,103.61
	<b>Total</b>	\$	<b>80,712.61</b>

Section II - Installation

2.0	1	Installation
2.1		Removal of existing dimmers
2.2		Installation of new Relay/Dimmer panel
2.3		Relocation of House lighting power and control to new panel
2.4		Installation of new DMX infrastructure to include network inlet at console and DMX outlets at existing lighting positions
2.5		Removal of existing fixtures
2.6		Upgrade 19 existing Source Four fixtures with Source 4WRD II LED upgrade unit
2.7		Installation of new/updated fixtures
2.8		Electrical installation work including electrical permit
2.50		Technical Services
2.51	1	Lighting System Control Wire Terminations
2.52	1	Lighting System Configuration and System Start Up
2.53	1	User Training - 4 hours
2.70		Barbizon Services
2.71		Project Management

Section II - Installation	Subtotal	\$	64,513.00
	Sales Tax	\$	4,354.63
	<b>Total</b>	\$	<b>68,867.63</b>



Quotation

Barbizon Charlotte  
1016 McClelland Court  
Charlotte, NC 28206  
704-372-2122

Item	Qty	Description
------	-----	-------------

Standard Terms and Exclusions

Services included in this quote, unless indicated above:

Project management and coordination.  
Submittals for approval within 6-weeks of receipt of executed contract or purchase order acceptance.  
Production requires 8 to 12 weeks for delivery of equipment after receipt of written approval and release.  
Services of a factory engineer to test and energize system and instruct user personnel included as noted.  
Equipment warranties, as provided by the manufacturer(s).  
Complete set of as-built drawings and operation manuals.  
Ground freight allowed to the job site. Expedited freight is not included.  
Barbizon's standard general liability insurance policy.

Services NOT included in this quote, unless indicated above:

Contents of any General Conditions, drawings and specifications not specifically stated in the quote.  
Conduit and wire not specifically stated in the quote.  
Installation or configuration of equipment not specifically stated in the quote.  
Bonding, taxes, fees and permits.  
3D coordination drawings.  
Structural steel, blocking steel, unistrut and bridging.  
Engineers stamp or engineering of existing structure.  
Cutting, patching and painting.  
Dumpsters and debris removal.  
Floor protection.  
Asbestos or lead paint abatement or remediation.  
OCIP or OCP enrollment.

Qualifications:

Price assumes adequate access to jobsite.  
Price assumes existing structure is suitable for proposed system(s).  
Price assumes use of temporary light and power.  
All work required 21 days notice. Work completed Monday - Friday, during normal business hours.

The prices quoted herein are valid for thirty (30) days, except all prices are subject to change due to changes in duties, tariffs, border adjustment taxes, and fees whether foreign or domestic at any time following the date of this Quote. In addition to the prices quoted herein, your company shall be responsible for and shall pay for all applicable federal, state and local sales, use, property, excise and other taxes, duties, tariffs, or governmental charges imposed on or with respect to any items quoted herein, except taxes levied on Barbizon's net income. The attached quotation assumes that any deliveries or installation shall occur during normal business hours (M-F 8am-6pm) unless indicated. Assumes on-site parking for installation and delivery vehicles at no charge. Unless indicated, quote is based upon unrestricted "at grade" access to work site and use of temporary light and power at no charge. Assumes that the existing structure is suitable for any equipment to be mounted or suspended





Quotation

Barbizon Charlotte  
1016 McClelland Court  
Charlotte, NC 28206  
704-372-2122

Item	Qty	Description
<b>Section I - Power and Control</b>		
1.0		<b>Power Controls</b>
1.1	1	Echo Relay Panel - 120/208V 3 phase MLO includes 24 1-pole 20A relays and breakers
1.2	1	Flush Mount Door KIT for 120V enclosure
1.3	7	ERP 120V 300W Dimmer (house lights)
1.4		
1.5		<b>Lighting Data Distribution</b>
1.6	1	Response 4-port DIN-rail Gateway
1.7	1	Response DMX/RDM Opto-Splitter, 8 port
1.8	1	DIN rail enclosure
1.9	1	5 Port PoE+ Industrial DIN Rail Switch
1.10	1	Echo DIN rail-mount Station Power Supply with Auxiliary Power
1.11	1	RJ-45 Patch Bay
1.12	1	Echo DMX Scene Controller
1.13	1	ECPB; NET Plug-in station (1 gang)
1.14	10	ECPB; DMX Output Plug-In Station (1 gang)
1.15	11	ETC 1-gang, 2.5" deep back box, surface mount
1.16	8	U-Bolt Kit for ECPB Plug-in station
1.17	1	Installation wire
1.18		
1.19		<b>Button Stations and Wireless access point</b>
1.20	1	4 button with fader Inspire station, black (backstage)
1.21	1	8 button Inspire station, black (booth)
1.22	1	Echo Keyswitch Station, Black (booth)
1.23	1	2 button Inspire station, black (back of audience)
1.24	1	EchoAccess Interface, Black (backstage)
1.25		
1.26		<b>Lighting Console</b>
1.27	1	Element 2 Console - 1024 Outputs
1.28	1	24" TouchScreen Monitor
1.29	1	10' Network cable
1.30		
1.31		<b>Replacement LED light engine for existing Source four Spotlights (Catwalk and Side Bars)</b>
1.32	19	Source 4WRD II, retrofit kit, black, w/Stage Pin
1.33	19	10' RJ-45 Data Cable
1.34		

Councilman Ogle made a motion to approve the contract as presented, seconded by Councilman Thompson. The vote was unanimous.

**APPROVED RESOLUTION APPROVING FINANCING TERMS PUBLIC WORKS VEHICLE & EQUIPMENT:** Finance Director Bo Weichel presented a resolution to accept the funding and the payment terms for vehicles and equipment purchased for the Street Department. Mr. Weichel explained that this had been a revolving loan, with one loan being paid off last FY. This is a five-year loan with a 1.41% interest rate. Councilman Ogle asked if we could use the COVID money for this loan and Town Manager Seth Eckard said it would not apply to Public Works. The money is going towards a new leaf truck, a Caterpillar excavator, F150, and F350 Ford. Councilwoman Hildebran asked what we are replacing. Mr. Padgett shared that the old leaf truck would be repurposed where a bed can be rolled on and off. Mr. Padgett shared not to put rocks in the leaf piles on the side of the road because it is hard on the trucks. The new Caterpillar excavator will be used in the Street Department only so the departments won't have to share and be more efficient. Councilman Sweezy stated that this has already been approved during the budget process, and we are just approving the financing terms. Councilman Ogle asked what we were replacing with the new Fords. Mr. Padgett explained that we were replacing a 1999 F150 and an old service truck repurposed to the Street Department who currently does not have a service truck. Mr. Weichel shared that there is no new debt to the Town.

Resolution Approving Financing Terms

*WHEREAS:* The Town of Valdese, NC ("Borrower") has previously determined to undertake a project for the financing of various vehicles & equipment (the "Project"), and the Finance Officer has now presented a proposal for the financing of such Project.

**BE IT THEREFORE RESOLVED**, as follows:

1. The Borrower hereby determines to finance the Project through Truist Bank ("Lender") in accordance with the proposal dated June 22, 2021. The amount financed shall not exceed \$332,000.00, the annual interest rate (in the absence of default or change in tax status) shall not exceed 1.41%, and the financing term shall not exceed five (5) years from closing.

2. All financing contracts and all related documents for the closing of the financing (the "Financing Documents") shall be consistent with the foregoing terms. All officers and employees of the Borrower are hereby authorized and directed to execute and deliver any Financing Documents, and to take all such further action as they may consider necessary or desirable, to carry out the financing of the Project as contemplated by the proposal and this resolution.

3. The Finance Officer is hereby authorized and directed to hold executed copies of the Financing Documents until the conditions for the delivery of the Financing Documents have been completed to such officer's satisfaction. The Finance Officer is authorized to approve changes to any Financing Documents previously signed by Borrower officers or employees, provided that such changes shall not substantially alter the intent of such documents or certificates from the intent expressed in the forms executed by such officers. The Financing Documents shall be in such final forms as the Finance Officer shall approve, with the Finance Officer's release of any Financing Document for delivery constituting conclusive evidence of such officer's final approval of the Document's final form.

4. The Borrower shall not take or omit to take any action the taking or omission of which shall cause its interest payments on this financing to be includable in the gross income for federal income tax purposes of the registered owners of the interest payment obligations. The Borrower hereby designates its obligations to make principal and interest payments under the Financing Documents as "qualified tax-exempt obligations" for the purpose of Internal Revenue Code Section 265(b)(3).

5. The Borrower intends that the adoption of this resolution will be a declaration of the Borrower's official intent to reimburse expenditures for the Project that are to be financed from the proceeds of the Lender financing described above. The Borrower intends that funds that have been advanced, or that may be advanced, from the Borrower's general fund or any other Borrower fund related to the Project, for project costs may be reimbursed from the financing proceeds.

6. All prior actions of Borrower officers in furtherance of the purposes of this resolution are hereby ratified, approved and confirmed. All other resolutions (or parts thereof) in conflict with this resolution are hereby repealed, to the extent of the conflict. This resolution shall take effect immediately.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Councilman Ogle made a motion to approve the resolution for financing terms but wants to see a list of all the town vehicles, seconded by Councilwoman Stevenson. The vote was unanimous.

**APPROVED BUDGET AMENDMENTS:** Finance Director Bo Weichel presented the following budget amendments to Council:

Valdese Town Council Meeting

Monday, August 2, 2021

Budget Amendment # **1**

Subject: **IA Building Demolition**

Description: **In accordance with the amount approved at the June 7, 2021 meeting, this amends the budget to use proceeds from sale of the Triple and Crowhill properties for the demolition work.**

**Proposed Action:**

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2022:

**Section I:**

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
30.3990.000	Utility Fund Balance Appropriated		65,247
10.3990.000	General Fund Balance Appropriated		8,703
Total		\$0	\$73,950

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
30.8120.740	Capital Outlay	65,247	
10.4100.740	Capital Outlay	8,703	
Total		\$73,950	\$0

**Section II:**

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilwoman Stevenson reminded everyone that the IA building had been discussed many times before.

Councilman Ogle made a motion to approve the aforementioned budget amendment, seconded by Councilwoman Stevenson. The vote was unanimous.

Valdese Town Council Meeting

Monday, August 2, 2021

Budget Amendment # 2

Subject: Capital outlay adjustment

Description: At the June 28th meeting, a Grant Ordinance was adopted for ARP funds. Several capital outlay items that were originally approved within the General and Utility operating budgets will now be expensed from the new Grant Ordinance to be in compliance with the grant requirements. This amendment will decrease the operating budget.

**Proposed Action:**

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2022:

**Section I:**

The following revenues available to the Town will be decreased:

Account	Description	Decrease/ Debit	Increase/ Credit
30.3970.700	Transfer from Capital Reserve	260,000	
10.3970.930	Transfer from Capital Reserve	60,000	
Total		\$320,000	\$0

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
30.8100.740	Capital Outlay		65,000
30.8110.740	Capital Outlay		195,000
10.6200.151	Capital Outlay		60,000
Total		\$0	\$320,000

**Section II:**

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilman Ogle made a motion to approve the aforementioned budget amendment, seconded by Councilwoman Hildebran. The vote was unanimous.

Valdese Town Council Meeting

Monday, August 2, 2021

Budget Amendment #

3

Subject: Medical insurance premium adjustment

Description: The adopted budget included Option #1 rates from the insurance quotes. After the budget was printed and presented, a different renewal rate was chosen. The amends the budget to account for the increased rate from 604.14 per employee per month to 617.46

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section I:

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
30.3990.000	Utility Fund Balance Appropriated		4,476
10.3990.000	General Fund Balance Appropriated		8,792
Total		\$0	\$13,268

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.4100.060	Group Insurance	800	
10.4200.060	Group Insurance	959	
10.4250.060	Group Insurance	479	
10.4350.060	Group Insurance	479	
10.5100.060	Group Insurance	2,238	
10.5300.060	Group Insurance	1,439	
10.5600.060	Group Insurance	639	
10.5800.060	Group Insurance	160	
10.6200.060	Group Insurance	1,119	
10.6250.060	Group Insurance	480	
30.8100.060	Group Insurance	1,439	
30.8110.060	Group Insurance	1,439	
30.8120.060	Group Insurance	1,598	
Total		\$13,268	\$0

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilwoman Hildebran made a motion to approve the aforementioned budget amendment, seconded by Councilman Thompson. The vote was unanimous.



Valdese Town Council Meeting

Monday, August 2, 2021

Budget Amendment # 4

Subject: Remove and replace engine for Police Dodge Charger

Description: Diagnostics were done on the motor after having issues with the motor. Metal was found in the oil and oil control valve. This vehicle is used daily and the motor needs to be replaced. The rest of the vehicle is in good condition and we can extend the life of this vehicle as compared to spending funds to replace the entire unit.

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section I:

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3990.000	General Fund Balance Appropriated		6,727
Total		\$0	\$6,727

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.5100.740	Capital Outlay	6,727	
Total		\$6,727	\$0

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilman Sweezy made a motion to approve the aforementioned budget amendment, seconded by Councilwoman Stevenson. The vote was as follows: Thompson - Nay, Hildebran - Aye, Sweezy - Aye, Stevenson - Aye, and Ogle – Nay.

**GRANT PROJECT ORDINANCE AMENDMENT:** Finance Director Bo Weichel presented the following grant project ordinance amendment to Council:

Valdese Town Council Meeting

Monday, August 2, 2021

Budget Amendment # 1-77

Subject: ARP Funding estimate

Description: On July 15th, staff was informed by the NC Office of State Budget and Management that the original allocation estimate to Valdese has been increased from the original estimated amount. This amendment accounts for the increased estimate and updates the grant ordinance to reflect the new estimate.

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the grant ordinance for the fiscal year ending June 30, 2022:

Section I:

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
77.3970.001	Proceeds for General		118,643
	Total	\$0	\$118,643

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
77.4200.740	General Capital Outlay	118,643	
	Total	\$118,643	\$0

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilman Ogle made a motion to approve the aforementioned grant project ordinance amendment, seconded by Councilwoman Stevenson. The vote was unanimous.

**CAPITAL PROJECT ORDINANCE AMENDMENT:** Finance Director Bo Weichel presented the following capital project ordinance amendment to Council:

Valdese Town Council Meeting

Monday, August 2, 2021

Capital Project Ordinance Amendment # 6-35

Subject: Public Safety building

Description: To amend capital project ordinance Fund 35  
 Additional survey costs for the Pineburr site selection.  
 Survey costs included in the contract with CBSA was based on a  
 different and smaller parcel of land.  
 This accounts for an increase in contract amount for additional survey.

**Proposed Action:**

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the capital project ordinance for various capital projects funded from a variety of sources is hereby amended as follows.

**Section I:**

Revenues available to the Town to complete the projects are hereby amended as follows:

Account		Description	Decrease/ Debit	Increase/ Credit
35.3480.001		Distributions		7,250
Total			\$0	\$7,250

Amounts appropriated for capital projects are hereby amended as follows:

Account		Description	Increase/ Debit	Decrease/ Credit
35.5300.040		Architect Contract	7,250	
Total			\$7,250	\$0

**Section II:**

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilman Sweezy made a motion to approve the aforementioned capital project ordinance amendment, seconded by Councilwoman Hildebran. The vote was unanimous.

**FOOD TRUCKS:** Mayor Black reminded Council that food trucks are not about competition but is about change. Mayor Black shared it's not about us but about the people who visit Valdese and hopefully choose to live here. There are many opportunities in our County, like the School for Math & Science, leading people to Valdese.

Planning Director Larry Johnson shared a timeline with Council showing that the discussion of food trucks started in May of 2019.

**Food Truck Timeline**

- May 2019 - Town Manager request Planning Board place item on their agenda
- May 2019 - Following discussion, Planning Board consensus not to recommend food truck amendment
- October 2019 - Planning Board asked to revisit food trucks

- December 2019 - Planning Board formulates recommendations with input from Town Council and administration
- February 2020 - Planning Board votes NOT to send food truck amendments to Town Council, until after approval of a new zoning district for downtown area – *Downtown Business Corridor District*
- January 2021 - Town Council request Planning Board revisit food truck position and provide recommendation
- February 2021- Manager speaks during Planning Board meeting on merits of Food Trucks. Planning Board tables the topic to March meeting.
- March 2021- Staff presents Planning Board with updated recommendations from December 2019
- April 2021- Food Truck recommendations given to Town Council for review and consideration

Mr. Johnson presented the following food truck ordinance as a recommendation from the Planning Board:

### **TOWN OF VALDESE FOOD TRUCK ORDINANCE**

**Sec. \_\_\_\_\_ . Findings and Intent.**

- A. The town council of the Town of Valdese finds that allowing food truck businesses to operate in Valdese would promote diversification of the Town's economy and provide employment opportunities.
- B. Food Truck businesses bring benefits to communities, but they also bring unique regulation challenges.
- C. North Carolina General Statute 160A-74 grants towns the power by ordinance to define, prohibit, and regulate acts, omissions, or conditions detrimental to the health, safety, and welfare of its citizens.

**Sec. \_\_\_\_\_ . Definitions.** The following definitions apply to this Article:

- A. Food Truck: A readily movable trailer or motorized wheeled vehicle that is temporarily used for the sale of food to the general public.
- B. Permit Fee: A fee assessed to cover the cost of regulating food truck activity.

**Sec. \_\_\_\_\_ . Authorized locations and location restrictions for food truck sales.**

- A. Food trucks may conduct business only on privately owned non-residential property in the following zones: B-1 Central Business, B-2 General Business, O-I Industrial, and M-1 Manufacturing. Food trucks may be operated only with approval of the owner of the property on which the food truck is being operated, and the operator of the food truck must provide proof of this permission. Food truck operation is prohibited within the public street right of way and sidewalks or on town owned property.
- B. The property on which the food truck is operated must have a principal use. A food truck may not be operated on a vacant lot.
- C. The food truck shall not block drive aisles, other access to loading/service areas, or emergency access and fire lanes. The food truck must be positioned at least 10 feet away from fire hydrants, any fire department connection, driveway entrances, alleys, and handicapped parking spaces, and the food truck shall not interfere with access to buildings or with pedestrians or vehicle traffic.
- D. This article and its requirements, rights and privileges shall not apply in any respect to food trucks at any festival or other event sponsored by the town or to private events where food is not sold.

- E. No more than two (2) food trucks are allowed on a parcel at the same time.
- F. Food trucks must be positioned a minimum of 20 feet from any structure and must be spaced at least 20 feet from any other food truck on the property.

**Sec. \_\_\_\_\_ . Public Safety and Nuisance Prevention.**

- A. Food truck operators shall provide documentation of approval from the health department.
- B. Temporary connections to potable water are prohibited. All plumbing and electrical connections shall be in accordance with the State Building Code.
- C. A food truck operator shall not operate the food truck as a drive-in window.
- D. The food truck operator shall provide sufficient trash receptacles for its customers. Proper disposal of waste and trash associated with the operation of the food truck is the responsibility of the food truck operator and the owner of the property on which the food truck is being operated. Town of Valdese receptacles shall not be used for disposal of food truck waste and trash.
- E. Food truck hours of operation shall be between 8:00 a.m. and 10:00 p.m.
- F. No signage shall be allowed other than signs permanently attached to the food truck and a portable menu sign with no more than 20 square feet of display area. The portable menu sign must remain within a 10-foot radius of the food truck. Flag signs are not allowed.
- G. Food trucks may not remain onsite overnight.
- H. The food truck operator is required to general carry liability insurance in an amount of not less than \$500,000. The policy shall name the Town of Valdese as an additional insured. Proof of that insurance shall be attached to the permit application.
- I. No liquid, grease, or solid wastes may be discarded from the food truck. No waste may be disposed of in the town's storm drains, sanitary sewer system, or public streets.

**Sec. \_\_\_\_\_ . Permitting.**

- A. A food truck operator will be subject to an annual permit fee that will be assessed to cover the costs associated with regulation of food truck businesses. The amount of the permit fee will be reviewed and adjusted as necessary on an annual basis.
- B. The town food truck permit and the county health permit must be displayed during the food truck's hours of operation. The property owner permission to operate shall be kept in the food truck and made available for inspection during the hours of operation.

**Sec. \_\_\_\_\_ . Suspension and Revocation of Permit.**

- A. The permit issued for the food truck business may be revoked if the operator violates any of the provisions contained in this article.
- B. The town manager or the town manager's designee may revoke a food truck permit if he or she determines that the food truck operator's operations are causing parking, traffic congestion, or litter problems either on or off the property where the food truck is located or that the food truck operator's



operations are otherwise creating a danger to the public health or safety.

- C. The town manager reserves the right to temporarily suspend food truck permits during times of town sponsored events.

**Sec. \_\_\_\_\_ . Penalties and enforcement.**

- A. Any violation of this article shall constitute a civil violation and subject the violator to a civil penalty in the amount of fifty dollars (\$50.00). Each day that a violation continues uncorrected shall constitute a separate violation. In addition, these violations subject the operator to permit revocation as outlined in this article.
- B. The town manager and the town manager's designee(s) are authorized to determine the existence of the violations and to assess the civil penalties established by this article by issuing a citation to the person determined to be in violation. Any citation shall state the nature of the violation.
- C. Any penalty not paid within thirty (30) days assessment may be recovered by the town in a civil action in the nature of the debt. In addition to the penalties and remedies provided by this section, the town manager may institute any appropriate action or proceedings to prevent, restrain, correct, or abate a violation of this article.

Councilwoman Hildebran asked if the new zoning district for downtown had been approved since it was noted in the timeline. Mr. Johnson said it had not been approved yet, but Council requested to see a recommendation again. Councilwoman Hildebran stated that she was not opposed to food trucks but feels that this is not good timing due to the pandemic.

Councilwoman Stevenson shared that she was interested in food trucks and thinks the ordinance looks great but worries that this is not good timing. Councilwoman Stevenson recommends tabling it for six months.

Councilman Ogle agrees with Tony Pizzaloni's comments and knows that our restaurants have struggled.

Mr. Johnson suggested not to focus on the approval of the Downtown Business Corridor District, and he would be comfortable with moving forward with what Council chooses.

Councilwoman Stevenson made a motion to table the ordinance for six months, seconded by Councilman Thompson. The vote was unanimous.

**MANAGER'S REPORT:** Town Manager Seth Eckard made the following announcements:

Town offices will be closed on Monday, September 6, 2021, in Observance of Labor Day.

Mr. Eckard received information from Republic and wanted to report that Valdese Citizens do a great job at recycling. Valdese has the highest participation rate of any of Republics' customers in the four-county area. 93% of our citizens recycle.

Thursday, August 5, 2021, is the first Coffee with the Police Chief at Old World Bakery from 8:45 am – 9:45 am.

The 46<sup>th</sup> Annual Waldensian Festival and Footrace will be held on August 13 & 14, 2021.

**MAYOR AND COUNCIL COMMENTS:** Mayor Black shared that the "From This Day Forward" play will be on Friday and Saturday nights through the festival weekend. Mayor Black encouraged everyone to attend.

Councilwoman Hildebran was impressed with the Boots on the Ground report in the agenda packet and appreciated Chief Moss and the department for their work. Councilwoman Hildebran also shared that work was being completed at 909 Main St. W., Valdese.

**CLOSED SESSION:** Mayor Black called for a motion to recess into Closed Session pursuant to NC General Statute 143-318.11 (a) (4) to discuss matters related to the location or expansion of industries, including economic development incentives that may be offered.

At 7:15 p.m., Councilman Ogle made a motion to recess into Closed Session pursuant to NC General Statute 143-318.11 (a) (4) to discuss matters related to the location or expansion of industries, including economic development incentives that may be offered. Councilwoman Stevenson seconded the motion. The vote was unanimous.

At 7:36 p.m., Councilman Ogle made a motion to return to Open Session, seconded by Councilwoman Hildebran. The vote was unanimous.

**ADJOURNMENT:** At 7:37 p.m., there being no further business to come before Council, Councilman Ogle made a motion to adjourn, seconded by Councilwoman Stevenson. The vote was unanimous.

The next regular Council meeting scheduled for Tuesday, September 7, 2021, 6 p.m., due to Labor Day Holiday.

\_\_\_\_\_  
Town Clerk

jl

\_\_\_\_\_  
Mayor

**TOWN OF VALDESE  
TOWN COUNCIL REGULAR MEETING  
SEPTEMBER 7, 2021**

The Town of Valdese Town Council met on Tuesday, September 7, 2021, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The following were present: Mayor John F. "Chip" Black, Jr., Councilman Keith Ogle, Councilwoman Frances Hildebran, Councilwoman Susan Stevenson, Councilman J. Andrew Thompson, and Councilman Roy F. Sweezy. Also present were: Town Attorney Marc Mitchell, Town Manager Seth Eckard, Town Clerk Jessica Lail, and various department heads.

Absent: None

A quorum was present.

Mayor Black called the meeting to order at 6:00 p.m. He offered the invocation and led in the Pledge of Allegiance to the Flag.

**OPEN FORUM/PUBLIC COMMENT:**

**TRANSPARENCY – SUSAN BOTTAFUOCO, 605 CAROLINA ST SE, VALDESE:** Ms. Bottafuoco shared a story with Council on how her family chose Valdese as their home. Ms. Bottafuoco attended her first Council meeting last month and has heard throughout the Town that there is a severe lack of communication among the Town Council, paid Administration, and staff. Ms. Bottafuoco stated that she received that same impression of the Board from last month's meeting. Ms. Bottafuoco would like to address transparency and accountability and know more about the Town's vehicles. Ms. Bottafuoco feels that no Town employee unless it's a Police or Fireman, should have a take-home vehicle. Ms. Bottafuoco also has concerns with the plans for the new Police and Fire Station.

**CONSENT AGENDA:** (enacted by one motion)

**APPROVED REGULAR MEETING AND CLOSED SESSION MINUTES OF AUGUST 2, 2021**

**APPROVED LEASE AGREEMENT AT OLD ROCK SCHOOL WITH P&W RAILROAD CLUB:** Annual Lease Agreement at the Old Rock School with P & W Railroad Club in the amount of \$230 per month.

**APPROVED LEASE AGREEMENT AT OLD ROCK SCHOOL WITH David Harmon Studios, LLC:** Annual Lease Agreement at the Old Rock School with David Harmon Studios, LLC in the amount of \$350 per month.

**APPROVED APPOINTMENT TO VALDESE HOUSING AUTHORITY:** Mr. Dan Hoyle was reappointed to a five-year term. The term will expire on October 31, 2026.

Councilwoman Hildebran made a motion to approve the aforementioned items on the Consent Agenda, seconded by Councilwoman Stevenson. The vote was unanimous.

***End Consent Agenda***

**ITEMS REMOVED FROM CONSENT AGENDA:** None

**NEW EMPLOYEE INTRODUCTION:** Public Service Director Greg Padgett introduced Eric Wilson, Water Plant Operator.

**ANNUAL PROPERTY TAX COLLECTION REPORT:** Finance Director Bo Weichel presented the following report:

**Tax Year 2020  
Property Tax Statement Annual Settlement**

<b>Property Valuations</b>	
Real Estate	299,530,742
Personal	88,184,908
Senior Citizen Exemptions	<u>(5,204,474)</u>
Total Property Valuation Subject to Tax Rate	382,511,176
<b>Levy</b>	2,044,267
Discoveries	68,784
Late List Penalties	<u>640</u>
Total Levy	2,113,691
Less Collected as of 6/30/2021	2,061,537
Releases	1,585
Uncollected 2020	52,686
Ratio of Taxes Collected to Total Levy	97.61%
<b>Motor Vehicle</b>	
Levy	212,358
2020 Collection by Burke County	210,983
Collection Costs	8,316

Councilman Ogle was concerned with how many homes were not being collected because we are behind. Mr. Weichel shared the steps to collecting back taxes.

**PRESENTATION OF TOWN WEBSITE:** Community Affairs Director Morrissa Angi shared with Council two different websites, one being a new tourism website and an update to the Town of Valdese website. Ms. Angi showed highlights of each. Ms. Angi shared that citizens who may not have social media can view posts on the website. (You can visit both websites by going to [www.townofvaldese.com](http://www.townofvaldese.com).)

**PRESENTATION OF SAFETY AWARDS:** Safety Director Truman Walton presented the North Carolina Department of Labor Safety Awards for 2020. Mr. Walton presented the following Safety awards: Administration – 33<sup>rd</sup> consecutive year, Community Affairs – 10<sup>th</sup> consecutive year, Fire Department – 6<sup>th</sup> consecutive year, Recreation Department – 10<sup>th</sup> consecutive year, Public Works – 3<sup>rd</sup> consecutive year, Water Department – 4<sup>th</sup> consecutive year, and Waste Water Department – 5<sup>th</sup> consecutive year.

**PRESENTATION OF TOWN VEHICLES & EQUIPMENT:** Public Services Director Greg Padgett presented Council with a PowerPoint presentation on all the rolling stock the Town owns. Mr. Padgett went through each piece of equipment and vehicle, giving the use, year, mileage, and why it is important to have. Mr. Padgett also highlighted the services provided specifically in the Public Works department. Mr. Padgett shared that Public Works has a new leaf truck, with the old one still in use, but has been damaged by rocks and debris within the leaf piles. The old leaf truck is also used to put sand out in the winter for inclement weather. Mr. Padgett explained the large area of Valdese and within Burke County that the Town services waterlines. Town Manager Seth Eckard shared that the Town has four take-home vehicles in Public Works other than the Police Officers. Mayor Black asked why the Water Plant has mowers instead of Public Works mowing. Mr. Padgett explained that Public Works has so many other tasks that they don't have time. Several of the departments mow and take care of their lawns. Mr. Padgett also pointed out that several of the departments get hand-me-down vehicles. Councilwoman Hildebran shared that in talking to citizens, they like our services and she would only be in favor surplus vehicles if they start saying they no longer want the services. (A copy of the PowerPoint presentation can be obtained by contacting the Clerk's office.)

**APPROVED RESOLUTION FOR OFFER TO PURCHASE TOWN-OWNED PROPERTY LOCATED AT 4250 RALPH PATTON RD.:** Planning Director Larry Johnson presented the following resolution:

RESOLUTION AUTHORIZING UPSET BID PROCESS

(Sale of 4250 Ralph Patton Road, Morganton NC)

WHEREAS, the Town of Valdese owns certain property located at 4250 Ralph Patton Road in Morganton, NC, which is described as follows:

BEGINNING on an iron pipe on northwest edge of Scenic Drive (now Browning Street), the southwest corner of the house lot and runs with the edge of Scenic Drive, South 62° 02' West 73.74 feet to an iron pipe, corner of Lot 157; thence with the line of Lot 157 North 37° 47' West 114.66 feet to an iron pipe, corner of Lots 161 and 154; thence with the line of Lot 154, North 63° 25' East 81.60 feet to an iron pipe, the northwest corner of the house lot; thence with a new line South 34° East 111.64 feet to the BEGINNING corner and being approximately one-half of lots 155 and 156 as shown on Map of Sunny Side Development (Plat Book 2, page 48) (Ben Snipes Estate).

BACK REFERENCE: Book 1735, page 650 and Parcel 2 of Book 1735, page 641, Burke County Registry. See also Book 264, page 658; part of Book 222, page 691; and part of 214, page 360, Burke County Registry.

REID NO.: 38216, PIN NO.: 2711174572

WHEREAS, North Carolina General Statute §160A-269 permits the town to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the town has received an offer to purchase the property described above, in the amount of \$7,500, submitted by Nathaniel Saunders; and

WHEREAS, Nathaniel Saunders has paid the required five percent (5%) deposit of his offer;

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF VALDESE RESOLVES THAT:

1. The town council authorizes sale of the property described above through the upset bid procedure of North Carolina General Statute §160A-269.

2. The town clerk shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer and shall state the terms under which the offer may be upset.

3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the town clerk within ten (10) days after the notice of sale is published. At the conclusion of the 10-day period, the town clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

4. If a qualifying higher bid is received, the town clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the town council.

5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000 of that offer and five percent (5%) of the remainder of that offer.

6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid. The deposit may be made by cashier's check or by certified check. The town will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The town will return the deposit of the final high bidder at closing.

7. The terms of the final sale are that:

(a) the town council must approve the final high offer before the sale is closed, which it will do within thirty (30) days after the final upset bid period has passed, and



- (b) the buyer must pay the purchase price in certified funds at the time of closing; and
- (c) the property shall be sold “as is” and subject to all existing easements.
- (d) the town will reserve easements for all town utility lines located on or under the property.
- (e) the property shall be conveyed by special warranty deed.

8. The town reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject all bids at any time .

THIS RESOLUTION IS ADOPTED SEPTEMBER 7<sup>th</sup>, 2021.

TOWN OF VALDESE

/s/ John F. Black, Jr., Mayor

ATTEST: /s/ Town Clerk

Mr. Johnson shared that the Town acquired this property with the acquisition of Triple Community. The property had a water tank on it that was removed; however, the pillars are still there. Mr. Saunders who has requested to purchase the property, has been maintaining it. Mr. Johnson explained that if Council voted to approve this resolution, we would proceed in advertising for upset bids.

Councilman Ogle made a motion to approve the aforementioned resolution, seconded by Councilman Sweezy. The vote was unanimous.

**APPROVED BUDGET AMENDMENT:** Finance Director Bo Weichel presented the following Budget Amendment:

Valdease Town Council Meeting Tuesday, September 7, 2021

Budget Amendment # 5

Subject: Emergency repair of HVAC unit for women's locker room area

Description: The 23 year old unit stopped working completely. This unit is on the CIP to be replaced in a future year, however it do not make it that long. Three companies came to diagnose the situation and repair options. Each evaluation said that the unit needs to be replaced considering the age and parts. The lowest of three quotes was from Hickory Sheet Metal, Co. for \$7,400.

Proposed Action:  
 BE IT ORDAINED by the Council of the Town of Valdease that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section I:  
 The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3990.000	General Fund Balance Appropriated		7,400
Total		\$0	\$7,400

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.6200.740	Capital Outlay	7,400	
Total		\$7,400	\$0

Section II:  
 Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilwoman Hildebran asked where the money would be coming from. Town Manager Seth Eckard stated the Fund Balance. Mr. Weichel shared that this was on the current CIP, that it would just be moved up.

Councilwoman Hildebran made a motion to approve the aforementioned budget amendment, seconded by Councilman Ogle. The vote was unanimous.

**MANAGER'S REPORT:** Town Manager Seth Eckard made the following announcements:

There will be a Ribbon Cutting at the Valdese Lakeside Park on November 22<sup>nd</sup>, 2021, at 1:30 pm.

2020 Census information is in, and it is excellent news for the Town of Valdese. The WPCOG provided the following information.

- Overall, Burke County's population decreased 3.7% (or by 3,342 people between 2010 and 2020)
- Connelly Springs, Rutherford College, Rhodhiss, Drexel, and Hildebrand all saw their population decrease.
- Glen Alpine grew by 0.08%, Morganton grew by 3.3%
- Long View grew by 4.5%, but the majority of its growth took place in Catawba County
- The Town of Valdese experienced the highest population growth rate in Burke County, with a 4.4% increase in population. This brings our population up to 4,689. The number of housing units in Valdese increased by 10.8% during that same period.

Population growth is important because of the way sales tax is allocated in Burke County. Sales tax is distributed to municipalities based on their population percentage of Burke County's overall population. The growth in our percentage share of Burke County's population means Valdese will see more sales tax revenue beginning next year.

The three recently announced multifamily housing developments (Pine Crossing, Alba Waldensian on Main Street, and Tron Place), totaling approximately 200 new units and 30 - 35 million dollars of new tax base, are even better news. These three developments will be coming online within the next four years.

In addition to that, we can only guess how many of the hundreds of undeveloped lakeside subdivision lots will be built-out over the next ten years.

It's exciting to see that people are choosing to invest and live in Valdese!

**MAYOR AND COUNCIL COMMENTS:**

Councilman Sweezy expressed his appreciation for the different departments and the services they provide.

Councilwoman Stevenson thanked our new Code Enforcement/Animal Control Officer Dylan Hicks for helping her neighbor with an Animal Control issue.

Councilwoman Hildebran shared that she also received praise from a citizen for Officer Hicks and is impressed with the Polices, Boots on the Ground initiative.

Mayor Black noted the impressive VEDIC report in the Communication Notes on how many loans they have made over the years.

**ADJOURNMENT:** At 7:16 p.m., there being no further business to come before Council, Councilman Ogle made a motion to adjourn, seconded by Councilwoman Hildebran. The vote was unanimous.

The next regular Council meeting is scheduled for Monday, October 4, 2021, at 6:00 p.m.

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Town Clerk  
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Mayor

**TOWN OF VALDESE  
TOWN COUNCIL REGULAR MEETING  
OCTOBER 4, 2021**

The Town of Valdese Town Council met on Monday, October 4, 2021, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The following were present: Mayor John F. "Chip" Black, Jr., Councilman Keith Ogle, Councilwoman Frances Hildebran, Councilwoman Susan Stevenson, Councilman J. Andrew Thompson, and Councilman Roy F. Sweezy. Also present were: Town Attorney Marc Mitchell, Town Clerk Jessica Lail, and various department heads.

Absent: Town Manager Seth Eckard

A quorum was present.

Mayor Black called the meeting to order at 6:00 p.m. He offered the invocation and led in the Pledge of Allegiance to the Flag.

**OPEN FORUM/PUBLIC COMMENT:**

**RECOGNIZING POLICE & FIRE DEPARTMENT, CINDY STEVENS – 505 PINEBURR AVE., VALDESE:**

Ms. Stevens shared a story about a car accident she was involved in. She said the Valdese Police Department was very professional and responded quickly. Ms. Stevens also shared her appreciation to the Fire Department, especially Keshia, who kept her calm. Ms. Stevens thanked both the Fire and Police Department.

**PROCLAMATION FOR BURKE COUNTY, NC NONPROFIT DAY (AKA 1BURKEGIVES):** Jean VanNoppen, VP of Marketing and Communications with Burke County United Way and Mayor Black presented the following Proclamation:

**Proclamation  
Burke County, NC Nonprofit Day  
(aka 1BurkeGives)**

**Whereas**, charitable nonprofit organizations throughout Burke County save taxpayers thousands of dollars through their services and contribute significantly to the high quality of life for all citizens; and

**Whereas**, these organizations are committed to serving the educational, cultural, civic, health, religious, human and animal services, recreational, philanthropic, environmental, and other diverse needs of Burke County; and

**Whereas**, the staff and volunteers of all Burke County nonprofit organizations are dedicated to upholding the highest standards of community service, donating their time and effort to making a difference in the lives of others; and

**Whereas**, Tuesday, November 30, 2021 observance of "Burke County, NC Nonprofit Day" (aka 1BurkeGives) provides a unique opportunity for the citizens of Burke County to join together in appreciation and support of the many contributions made by nonprofit organizations to our continued wellbeing while boosting awareness for continued growth.

**Now, therefore**, I, Mayor Black, Mayor, do hereby proclaim Tuesday, November 30, 2021 as Burke County, NC Nonprofit Day (aka 1BurkeGives) and encourage all citizens to recognize the positive impact nonprofit organizations have on the quality of life of the citizens of Burke County.

/s/ John F. Black, Jr., Mayor

**CONSENT AGENDA:** (enacted by one motion)

**APPROVED REGULAR MEETING MINUTES OF SEPTEMBER 7, 2021**

**APPROVED ORDINANCE DECLARING ROAD CLOSURE FOR THE TOWN OF VALDESE ANNUAL EVENT:**

**October 4, 2021, MB#31**  
**AN ORDINANCE DECLARING ROAD CLOSURE**  
**FOR TOWN OF VALDESE SPECIAL EVENTS**

WHEREAS, for many years the Town of Valdese has sponsored the Draughn High School Homecoming Parade; and

WHEREAS, the Town of Valdese desires to schedule the Draughn High School Parade on Tuesday, October 12, 2021; and

WHEREAS, part of US 70/Main Street in Valdese will need to be closed for the parade; and

WHEREAS, G.S. 20-169 provides that local authorities shall have power to provide by ordinance for the regulation of the use of highways by processions or assemblages;

NOW, THEREFORE, be it ordained by the Town Council of the Town of Valdese pursuant to G.S. 20-169 that the following portion of the State Highway System be closed during the times set forth below:

**DRAUGHN HIGH SCHOOL HOMECOMING PARADE**

Date: October 12, 2021

Time: 6:30pm to 7:30pm

Route: Main Street (US 70) from Hoyle Street to Eldred Street

Signs shall be erected giving notice of the limits and times of these street closures as required by G.S. 20-169.

This ordinance shall take effect upon adoption.

THIS, the 4<sup>th</sup> day of October, 2021.

/s/ John F. Black, Jr., Mayor

ATTEST: /s/ Town Clerk

**APPROVED REQUEST FROM OLD COLONY PLAYERS TO SELL ALCOHOL AT ANNUAL EVENT:**

Request from Old Colony Players to sell alcohol at the *The Rocky Horror Show* on the nights of October 15<sup>th</sup>, 16<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, 28<sup>th</sup>, 29<sup>th</sup>, and 30<sup>th</sup> at the Fred B. Cranford Amphitheatre.

Councilman Ogle made a motion to approve the aforementioned items on the Consent Agenda, seconded by Councilwoman Hildebran. The vote was unanimous.

***End Consent Agenda***

**ITEMS REMOVED FROM CONSENT AGENDA:** None

Mayor Black asked the Town Attorney to speak to a few items under New Business. Town Attorney Marc Mitchell stated that items B (Discontinued Benefits for Council) and C (Stipend Adjustments for Council) could not be voted on tonight. Mr. Mitchell referenced G.S. 160A-64, which states, *the council may fix its own compensation and the compensation of the mayor and any other elected officers of the city by adoption of the annual budget ordinance.....* Therefore, whatever the compensation is now will have to remain the same until the next adoption of the annual budget year.

Councilman Sweezy made a motion to remove items B and C from the agenda, Councilwoman Hildebran seconded. The vote was unanimous.

**INTRODUCTION OF NEW EMPLOYEES:** Parks & Recreation Director Doug Knight introduced new Athletic Supervisor Connor Taylor. Police Chief Jack Moss introduced Administrative Assistant to the Police Department Harley Chesek-Brown.

**REMOVED - DISCONTINUED BENEFITS FOR COUNCIL**

**REMOVED - STIPEND ADJUSTMENTS FOR COUNCIL**

**APPROVED RESOLUTION FOR SALE OF PROPERTY, 4250 RALPH PATTON RD.:** Finance Director Bo Weichel presented the following Resolution:

**RESOLUTION**  
(Sale of 4250 Ralph Patton Road Property)

WHEREAS, Nathaniel Saunders (Saunders) offered to purchase from the Town of Valdese for the sum of \$7,500 that parcel located at 4250 Ralph Patton Road in Morganton, North Carolina, which has been assigned REID No. 38216 and PIN 2711174572 by the Burke County Tax Office, said property being Parcel 2, Book 1735, page 641, Burke County Registry (the Property); and

WHEREAS, at its September 7, 2021, regular meeting, the town council adopted a resolution proposing to accept this offer; and

WHEREAS, as required by G.S. 160A-269, the town council directed town representatives to publish notice of the town's intent to accept the offer and notice that persons could raise the bid, and that notice was published; and

WHEREAS, more than ten (10) days expired without there being an upset bid, and the \$7,500 offer made by Saunders is the last and highest bid for the Property; and

WHEREAS, the town does not need the Property, and the town therefore desires to accept the offer made by Saunders and sell the Property to him upon the terms hereafter set forth;

IT IS THEREFORE RESOLVED pursuant to G.S. 160A-269 that the sale of the Property to Saunders for the purchase price of \$7,500 is approved; that the Property shall be sold "as is" and subject to all existing easements; and that the town shall reserve easements for all town utility lines located on or under the property, if any. The town manager is authorized and directed to deliver to Saunders a special warranty deed for the Property upon receipt of the purchase price.

THIS, THE 4<sup>TH</sup> DAY OF OCTOBER, 2021.

/s/ John F. Black, Jr., Mayor

ATTEST: /s/ Town Clerk

Morganton News Herald  
Advertising Affidavit

Account Number: 366478

PO Box 968  
Hickory, NC 28603

Date: September 19, 2021

TOWN OF VALDESE  
ATTN: CHERYL DAVE  
PO BOX 339  
VALDESE, NC 28690

Date	Category	Description	Ad Number	Ad Size
09/19/2021	Legal Notices	TOWN OF VALDESE PUBLIC NOTICE The public will take no:	000741511	2 x 27 L

**Publisher of Morganton News Herald**  
Burke County

Before the undersigned, a Notary Public duly commissioned, qualified, and authorized by law to administer oaths, personally appeared the Publisher's Representative who by being duly sworn deposes and says that before is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a copy of which is attached hereto, was published in the News Herald on the following date:

09/19/2021

and that the said newspaper in which such notice, paper document, or legal advertisement was published, was at the time of each and every such publication, a newspaper meeting all the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina.

*Jessica Lail*  
Billing Representative

Newspaper reference: 000741511

Sworn to and subscribed before me, this 19th day of September, 2021.

*Ruby Kay Harris*  
Notary Public

State of Virginia  
County of Hanover  
My commission expires: \_\_\_\_\_

currently Kay Harris  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. No. 256753  
Commission Exp. Jan. 31, 2025

**TOWN OF VALDESE**  
**PUBLIC NOTICE**

The public will take notice that the town council of the Town of Valdese has received and proposes to accept an offer to purchase from the Town of Valdese for the sum of \$7,500 that parcel of land located at 4250 Ralph Patton Road, Morganton (REID No. 38216 and PIN 2711174572), which contains approximately 0.18 acres.

Any person may, within ten (10) days from the publication of this notice, increase this bid by submitting in writing to the Town Clerk at 102 Massei Avenue SW, Valdese, North Carolina 28690, an offer increasing the amount of the bid being considered by at least 10% of the first \$1,000 and 5% of the remainder, accompanied by a bid deposit in the amount of 5% of the increased bid.

Upon receiving a timely increased bid accompanied by the required deposit, the clerk will readvertise that offer for raised bids as required by G.S. 160A-269.

Jessica Lail, Clerk

**PUBLISH: September 19, 2021**

THIS IS NOT A BILL. PLEASE PAY FROM INVOICE. THANK YOU

Mr. Weichel explained that this was published for an upset bid process, and no other bids came in.

Councilman Ogle made a motion to adopt the aforementioned resolution, seconded by Councilman Thompson. The vote was unanimous.



**APPROVED NEW LEASE AGREEMENT AT OLD ROCK SCHOOL WITH TRANQUILITY DAY SPA:**

Community Affairs Director Morrissa Angi presented Council with a new lease agreement for Tranquility Day Spa. Ms. Angi shared that a long-term tenant passed away, and now there is an opening for the space. Ms. Angi shared the information on the proposed new tenant, Tammy Benfield, a medical esthetician who offers a variety of facials and services. The Lease is in the amount of \$350.00.

Councilman Ogle made a motion to approve the lease agreement for Tranquility Day Spa as presented, seconded by Councilwoman Stevenson. The vote was unanimous.

**MANAGER’S REPORT:** Mayor Black made the following announcements:

Bluegrass at the Rock: *Lonesome River Band* is October 9<sup>th</sup>, 2021, at 7:30 p.m. Visit [www.townofvaldese.com](http://www.townofvaldese.com) for ticket information.

Treats in the Streets is scheduled for Friday, October 29<sup>th</sup>, 2021, from 4:00-6:00 p.m.

**MAYOR AND COUNCIL COMMENTS:**

Councilwoman Hildebran asked if we are taking the proper protocol for social distancing at the Old Rock School during concerts. Ms. Angi explained that we are not limiting the number of tickets because we are not under a mandate at this time. The Old Rock School is encouraging attendees to wear face masks.

Councilman Ogle shared that in talking to citizens they want to see the new public safety building drawings. Councilman Ogle stated that we were not building anything or have not approved anything yet. Councilman Ogle wants to stop those rumors. Councilman Ogle would like to see the posters of the layout in the Town Hall. Councilwoman Hildebran also stated that the Council is not hiding anything and are being as transparent as we can be. Councilwoman Hildebran said we are holding off on the plans because we are waiting for it to be designed. Ms. Hildebran feels that this Town is in a good place and does not appreciate all the false things being said. Councilwoman Stevenson agrees that we are transparent. Councilman Thompson thinks that if it would make the citizens feel better to see the plans, we should provide them. Councilman Sweezy expressed his concerns with all that is being said with the new public safety building and feels citizens should get the facts before sharing.

**ADJOURNMENT:** At 6:25 p.m., there being no further business to come before Council, Councilman Ogle made a motion to adjourn, seconded by Councilwoman Stevenson. The vote was unanimous.

The next regular Council meeting is scheduled for Monday, November 1, 2021.

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Town Clerk

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Mayor

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**TOWN OF VALDESE  
TOWN COUNCIL REGULAR MEETING  
NOVEMBER 1, 2021**

The Town of Valdese Town Council met on Monday, November 1, 2021, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The following were present: Mayor John F. "Chip" Black, Jr., Councilwoman Susan Stevenson, Councilman Keith Ogle, Councilwoman Frances Hildebran, Councilman J. Andrew Thompson, and Councilman Roy F. Sweezy. Also present were: Town Attorney Marc Mitchell, Town Manager Seth Eckard, Town Clerk Jessica Lail, and various Department Heads.

Absent:

A quorum was present.

Mayor Black called the meeting to order at 6:00 p.m. He offered the invocation and led in the Pledge of Allegiance to the Flag.

**OPEN FORUM/PUBLIC COMMENT:**

**VALDESE LAKESIDE PARK RIBBON CUTTING – BETH HEILE, 5291 MINERAL SPRINGS MTN AVE., VALDESE:** Ms. Heile invited all to the Valdese Lakeside Park Ribbon Cutting for the Phase I Construction Project. The Ceremony will take place on Tuesday, November 23<sup>rd</sup>, 2021, at 1:15 p.m. gathering time, 1:30 p.m. start time. Ms. Heile thanked the Council for helping make this project happen.

**DATA-BASED DECISION-MAKING – GLENN HARVEY, 801 MICOL AVE NE, VALDESE:** Mr. Harvey thanked the Council for their service to the Town. Mr. Harvey addressed the incoming Council members and talked about Data-based decision-making common in business and local governments that can be used for strategic planning, surveys, etc. Mr. Harvey recalls three controversial topics: Food Trucks, Public Safety Building, and the Friday Night Concert Series location that could be used in data-based decision-making. Mr. Harvey feels the Town could save money and time if it would require solid data and justification coming before the Council.

**APPRECIATION TO TOWN – CARLA BERRY, 204 COLOMBO ST. NW, VALDESE:** Ms. Berry thanked the Council for all their hard work and knows that it is not easy. Ms. Berry said she has confidence in the Council and the decisions they make. Ms. Berry also shared that she will be refreshing the benches in Town.

**RESOLUTION OF APPRECIATION FOR MARC MITCHELL:** Mayor Black shared that this was Town Attorney Marc Mitchell's last meeting due to his retirement. Mayor Black presented the following Resolution of Appreciation to Town Attorney Marc Mitchell:

**WHEREAS**, Marc Mitchell began his service as Town Attorney to the Town Council on April 6, 1987; and

**WHEREAS**, for the past 34 years Marc Mitchell has served the Town of Valdese with distinction as a committed and dedicated Town Attorney; and throughout those years the Council and staff have relied on his knowledge and wisdom to guide us through complicated legal issues and preserve our democratic process; and

**WHEREAS**, his services as Town Attorney were complimented by his exemplary dedication to the community, working tirelessly for the betterment of its cultural and aesthetic development, including his involvement in the Valdese Public Art Commission; and

**WHEREAS**, Marc Mitchell has demonstrated high ethical standards, professionalism, attention to detail and thorough preparation in his role as Town Attorney, and has earned the admiration, respect and affection of his fellow public servants, who are proud to call him "friend."

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Valdese as we take this occasion to express honor, respect, and admiration to **Marc Mitchell** for his outstanding contributions to the Council, Staff and Citizens of Valdese.

**BE IT FURTHER RESOLVED**, that the Town Council of the Town of Valdese, North Carolina, hereby expresses its sincere appreciation and gratitude to Marc Mitchell for his leadership and guidance to the Town of Valdese during the past 34 years as its Town Attorney and extends congratulations and best wishes as he begins a new chapter in his life.

Adopted this the 1 day of November, 2021.

/s/ John F. Black, Jr., Mayor

ATTEST: /s/ Town Clerk

**CONSENT AGENDA:** (enacted by one motion)

**APPROVED REGULAR MEETING MINUTES OF OCTOBER 4, 2021**

**APPROVED REQUEST TO SELL ALCOHOL DURING TOWN EVENT AT THE OLD ROCK SCHOOL:**

Request from Waldensian Style Wines to sell wine at the Christmas in November Craft & Gift Show event on Friday, November 12<sup>th</sup>, 2021, from 4:00 p.m. to 8:00 p.m. and Saturday, November 13<sup>th</sup>, 2021, from 9:00 a.m. to 2:00 p.m., Waldensian Room at the Old Rock School.

Councilman Ogle made a motion to approve the aforementioned items on the Consent Agenda, seconded by Councilwoman Hildebran. The vote was unanimous.

***End Consent Agenda***

**ITEMS REMOVED FROM CONSENT AGENDA:** None

**APPROVED APPOINTMENT OF NEW TOWN ATTORNEY:** Mayor Black shared that he appointed a committee to look at several attorneys appropriate for the Town. Mayor Black shared that the committee chose Timothy Swanson with Young, Morphis, Bach & Taylor, LLP. Councilman Ogle explained that it was a hard decision because three of them had a lot of experience working with Local Governments.

**YOUNG, MORPHIS, BACH & TAYLOR, LLP**

ATTORNEYS AT LAW

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♦ CERTIFIED MEDIATOR  
♦ BOARD CERTIFIED SPECIALIST IN  
REAL PROPERTY LAW-RESIDENTIAL,  
BUSINESS, COMMERCIAL &  
INDUSTRIAL TRANSACTIONS

October 4, 2021

**VIA U.S. MAIL AND E-MAIL**

Town of Valdese  
c/o Seth Eckard, Town Manager  
102 Massel Avenue SW  
Valdese, NC 28690  
E-mail: [seckard@valdesenc.com](mailto:seckard@valdesenc.com)

RE: Engagement Letter

Dear Mr. Eckard:

I am pleased to have the opportunity to serve as the Town of Valdese's attorney. At the outset of any engagement it is appropriate to confirm in writing the nature of the engagement and the terms of representation, and that is the purpose of this letter. Should you have any questions about this letter or any of its provisions, please do not hesitate to call me. Otherwise, this letter will represent the terms of our attorney-client agreement.

My objective is to provide high quality legal services to my clients at a fair and reasonable cost. The attorney-client relationship is one of mutual trust and confidence. Should you have any questions at all concerning the terms of this engagement or our ongoing representation of the Town, I invite your inquiries.

Let me take a moment to address the professional ethics that will govern my representation. As a matter of professional responsibility, I am generally required to preserve the confidences and secrets of my clients. This professional obligation and the legal privilege for attorney-client communications exist to encourage candid and complete communication between a client and his/her lawyer. I can perform truly beneficial services for the Town only if I am aware of all information that might be relevant to my representation. Consequently, I trust that my attorney-client relationship with the Town will be based on mutual confidence and unrestricted communication that will facilitate my proper representation of the Town.

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Letter to Town of Valdese  
October 4, 2021  
Page 2

In addition, the Town representatives should be aware that my attorney-client relationship will be with the Town and not with its individual representatives. Thus, with respect to work performed under this Engagement Letter, my professional responsibilities will be owed to the Town. Of course, I can and will be happy to represent individual representatives of the Town and members of the community in matters that do not conflict with the interests of the Town.

Our firm will bill the Town of Valdese monthly for legal services rendered and out-of-pocket costs incurred on the Town's behalf during the immediately preceding month. Payment is due within thirty (30) days of its mailing date. The statements shall include the amount, rate, basis of calculation or other method of determination of the fees and costs, which costs will be clearly identified by item and amount. Each monthly statement will include an itemized description of out-of-pocket costs advanced by our firm on behalf of the Town. The costs and expenses commonly include postage, photocopying and other reproduction costs, travel costs including parking, mileage, transportation, meals and hotel costs, filing fees, litigation expenses, investigation expenses, consultants' fees, professional, mediator, arbitrator and/or special master fees and other similar items. All costs and expenses will be charged at our firm's actual cost. We endeavor to provide as much billing information as required and in the form desired, and are willing to discuss any particular billing format that suits the Town's needs.

For purposes of determining our firm's fees, we periodically assign to each lawyer in our firm an hourly rate, based upon his or her ability, experience, and reputation. Our firm's base billing rates range from \$250.00 to \$350.00 per hour for partners, \$150.00 to \$200.00 per hour for associates, and \$85.00 to \$125.00 per hour for law clerks, legal assistants and paralegals. I will have primary responsibility in the representation of the Town. My normal billing rate is \$300.00 per hour, but I have agreed to bill at a reduced hourly rate of \$235.00 per hour for all work performed under this Engagement Letter. My paralegal, Kayla Wallace, bills at \$125.00 per hour. All time is charged in units of one-tenth (.10) of an hour. We invite the Town to freely discuss with us any questions it has concerning our fee structure or any particular fees charged for matters handled for the Town under this Engagement Letter. We want the Town to be completely satisfied with both the quality of our legal work and the reasonableness of the fees we charge for those services.

We are grateful for the opportunity to work with the Town and look forward to a mutually satisfactory relationship. If the foregoing terms of engagement are acceptable, please return an executed copy of this Engagement Letter for our file. Should you have any questions or concerns regarding the foregoing, please do not hesitate to contact me.

Very truly yours,

YOUNG, MORPHIS, BACH & TAYLOR, LLP

Timothy D. Swanson

268451-1



Letter to Town of Valdese  
October 4, 2021  
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**ACCEPTANCE**

Accepted by the Town Council for and on behalf of the Town of Valdese, North Carolina, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**THE TOWN OF VALDESE,**  
a North Carolina Municipal Corporation

**ATTEST:**

(SEAL)

\_\_\_\_\_  
John F. Black, Jr., Mayor

\_\_\_\_\_  
Jessica Lail, Town Clerk

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_ a Notary Public of said county and state, certify that Jessica Lail personally came before me this day and acknowledged that she is Town Clerk of the Town of Valdese, a North Carolina municipal corporation, and that by authority duly given and as the act of the Town Council of the Town of Valdese, the foregoing instrument was signed in its name and by its Mayor, John F. Black, Jr., sealed with its corporate seal and attested by her as its Town Clerk.

WITNESS my hand and Notarial Seal, this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_  
☞ NOTARY SEAL

\_\_\_\_\_  
Councilman Ogle made a motion to appoint Timothy Swanson as the new Town Attorney, seconded by Frances Hildebran. The vote was unanimous.

**APPROVED FAMILY FRIDAY NIGHTS – PERMANENT STAGE LOCATION:** Community Affairs Director Morrissa Angi presented the following:



Town Council Meeting 11.1.21  
Concert Series Location & Permanent Stage

November 1, 2021, MB#31



**Record attendee numbers – on average 500 each Friday night**  
**Crowds of all ages – families**  
**15 volunteer groups – profited between \$400-\$500**

**Concession Profits & 50/50 Raffle – ALL TO THE VALDESE COMMUNITY!**  
Heritage Middle School PTO, DHS Athletic Boosters, Boy Scouts, Rank School Arts Foundation, Old Colony Players, local church groups, Pilot Club, Historic Valdese Foundation and others

**Games were offered – Cornhole, Bowling, Connect 4, Giant Jenga**

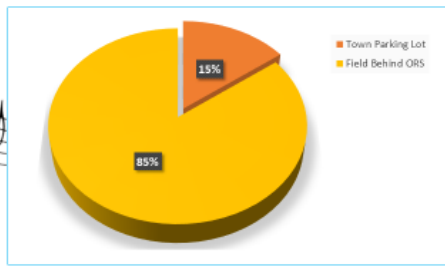
**Attendee Feedback – (comments to staff, survey responses, comments to volunteers)**



- "Perfect location to spread out. Love seeing the children play. Much safer!"*
- "We moved here 2 years ago and have never come before. Love this location! We will be back every Friday."*
- "We come most Fridays from Brevard – love the new location! We are looking to move here."*
- "Love that you can spread out! Plenty of room for the crowd!"*
- "You can enjoy the music so much more without the road noise of Main Street."*
- "So much cooler than the pavement. And there is parking!"*
- "Should have made this move along time ago. Much better location."*



Attendee Survey Results:



Survey Results for Merchants that are **open after 5pm** Friday nights:

**No Preference:**

1. Jack B Quick
2. Los Compadres
3. Dollar Tree
4. AutoZone
5. McDonald's

**Town Parking Lot**

1. Self's Treasures (Now Rusty's)
2. Myra's & Little Italy – "it brings people into the downtown area."

**Field at Old Rock School:**

1. One Stop – "Helped the business a lot – Please keep them forever in the field – Thank you all."
2. Twin Brothers Pizza
3. 100 Main – "I have mixed thoughts, but believe the field brings more people to Valdese overall."
4. The Levee – "helps increase parking availability for businesses" – Message to Morrissa Angi – Week of 6/28

**What about the Outdoor Drama?**

*Statement from General Manager, Edyth Potter:*

The summer concert series worked very well on the field behind the Old Rock School. Morrissa Angi and the Town of Valdese Employees went above and beyond to ensure that the sound from the concert series would not affect the outdoor drama. At the box office, patrons could hear the music (which was actually nice), but once in the seating area, the music interference was negligible. Every once in a while, we could hear just a little bleed through. The sound interference was much LESS than it had been in the past with the concert series downtown and Myra's car show. I appreciate Morrissa's dedication to making things work for everyone concerned. She is an asset to the Town of Valdese.

**Town Parking Lot at Wells Fargo**

**Pros**

- Proximity to merchants
- On Main Street = Visibility

**Challenges**

- 18,000 sq.ft.
- Asphalt is extremely hot in summer temps
  - 40-60 degrees hotter than the air temp
- Packed area in 2019 = no room to grow event
- Parking can be a challenge
- Location is on a hill
- Little to no band visibility with dancers
- Traffic to ATM with pedestrians coming to the event – until 6pm
- Keeping emergency access road behind stage clear
- Hard to hear music over loud cars and traffic on Main Street
- No area for children to play safely

**Field behind the Old Rock School**

**Pros**

- 108,000 sq.ft.
- Permanent Concession Stand
- Grass - Level Area – Cooler during summer heat
- Permanent Restrooms = Slight Cost Savings
- Off Main Street = Safer for Families with young children
- Parking proximity and amount of parking available
- Handicap accessible
- Utilize Teachers Cottage for Band dressing area
- Easier for families to join - grassy area, picnics, blankets
- Room for the event to grow & expand
- Game area for children
- Sunsets

**Challenges**

- Proximity to merchants

### Proposed Location

- |   |  |
|---|--|
|  STAGE       |  RESTROOMS  |
|  BAND AREA   |  GAME AREA  |
|  CONCESSIONS |  DANCE AREA |

Located partially on BCPS property:

- TOV under 10 year lease agreement from BCPS renewed in 2016
- Board of Education unanimously in favor of this project
- BCPS – attorney drafting MOU for use of the field by TOV for FFN purposes
- BCPS – excited for possible uses for VES



West View



South View



Sample roof structures & uprights

- Angled metal roof 14' tall in the front – sloped to 10' in the back
- Recommended design per sound engineer





---



## Financials

Installation of a permanent stage would **save approximately \$4,000** per year  
Construction of a permanent stage would be paid for through private donations and sponsorships – Pledges already made

- Anticipated costs range from \$15-20,000 depending on the level of finishes ex. Waldensian rock work
  - Stage Dimensions 20' deep by 30' wide by 2' tall
  - Site prepped by Public Works
  - Knee wall along rear side
  - Ramp for accessibility
  - Slanted metal roof with timber framing
  - Waldensian style rock work to surround concrete foundation and halfway up 4 supporting columns
  - Electrical – power service to site, lighting, outdoor ceiling fans
  - Landscaping
  - 16' x 40' Dance Floor – Poured concrete – ground level – adjacent to the track
- Additional improvements/amenities could be planned for in phases if original budget doesn't allow  
Examples: Enhancing the structure with lighting, outdoor sound system, landscaping etc.



- Requesting Approval to move FFN to Temple Field permanently starting with the 2022 season
- Requesting Approval for staff to proceed with estimates & fundraising for a permanent stage

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Ms. Angi shared an overview of the FFN Temple Field location's success brought from concessions sales, how many people came out, games, and feedback from merchants and participants. Ms. Angi reviewed the pros and cons and, at this point, did not feel like we would fit in the Wells Fargo parking lot. Temple Field is six times larger and allows us to grow the event. Ms. Angi stated that after the successful 2021 season the idea of a permanent stage came since the Industrial Arts Building was demolished. Ms. Angi shared that she met with Burke County Public School System, and they were excited about the idea of the permanent stage. Ms. Angi also met with the Sound Engineer to ensure that the location would be ok with sound projection. Ms. Angi talked briefly about what the stage would possibly look like and the financials of the project. Private donations and sponsorships would pay for the cost of the construction. The



anticipated cost range would be around \$15 - \$20K. Ms. Angi asked for Council’s consideration on moving the FFN series to the Temple Field starting in 2022 and proceeding with the estimates and fundraising for the permanent stage.

Councilwoman Hildebran made a motion to approve the change of venue and the construction of the permeant stage at Temple Field, seconded by Councilman Sweezy.

Discussion: Councilman Ogle asked when it went from Valdese Merchants being a part of the Family Friday Nights to Valdese running it. Ms. Angi shared that the Valdese Merchants Association did not hire the entertainers; they did the concession stand. Ms. Angi stated that the volunteerism is gone, and many of our Merchants don’t have the staffing to help. Ms. Angi would welcome the Merchants to come set up booths.

The vote was unanimous.

**APPROVED BUDGET AMENDMENTS:** Finance Director Bo Weichel presented the following Budget Amendments:

Valdese Town Council Meeting Monday, November 1, 2021

Budget Amendment # 6

Subject: Foundation Forward Educational Park sidewalk replacement

Description: At the August Council meeting, a proposal was presented by Foundation Forward, Inc. with three options to replace sidewalk in front of the new park. Council voted to pay the replacement in full. This amends the budget to allow for that expense.

Proposed Action:  
 BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section I:  
 The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3990.000	General Fund Balance Appropriated		5,800
Total		\$0	\$5,800

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.4350.150	Maintenace Buildings & Grounds	5,800	
Total		\$5,800	\$0

Section II:  
 Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilman Ogle made a motion to approve the aforementioned budget amendment, seconded by Councilwoman Hildebran. The vote was unanimous.

**November 1, 2021, MB#31**

Valdese Town Council Meeting

Monday, November 1, 2021

Budget Amendment # **7**

Subject: **Repairs to exterior rock at Town Hall**

Description: **Several areas of rock are dislodging and falling from the exterior walls. This exposes the wall to water damage and poses a safety risk with rock falling from the building. This amends the budget to allow for unplanned repairs to the building.**

**Proposed Action:**

**BE IT ORDAINED** by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2022:

**Section I:**

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3990.000	General Fund Balance Appropriated		6,500
Total		\$0	\$6,500

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.4200.150	Maintenace Buildings & Grounds	6,500	
Total		\$6,500	\$0

**Section II:**

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilman Ogle asked who was going to do the work. Town Manager Seth Eckard said that Jeff McGee would be doing it, and we would look at ways to create a permanent solution so rocks wouldn't fall in the future.

Councilman Ogle made a motion to approve the aforementioned budget amendment, seconded by Councilman Sweezy. The vote was unanimous.

Capital Project Ordinance Amendment # 3-41

Subject:

To amend capital project ordinance Fund 41: PUBLIC ART

This recognizes a recent Rostan donation for public art and accounting functions to balance the fund's accounts.

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the capital project ordinance for various capital projects funded from a variety of sources is hereby amended as follows.

Section I:

Revenues available to the Town to complete the projects are hereby amended as follows:

Account	Description	Decrease/ Debit	Increase/ Credit
41.3970.003	Rostan Donation		10,000
41.3970.002	Gifts	3,524	
Total		\$3,524	\$10,000

Amounts appropriated for capital projects are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
41.4350.740	Public Art	13,959	
41.4350.150	Display		7,483
Total		\$13,959	\$7,483

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilwoman Hildebran asked where the Public Art was located. Community Affairs Director Morrissa Angi stated it was a part of the Public Arts Commission projects.

Councilwoman Hildebran made a motion to approve the aforementioned budget amendment, seconded by Councilman Ogle. The vote was unanimous.

**APPROVED CAPITAL PROJECT ORDINANCE:** Finance Director Bo Weichel presented the following Capital Project Ordinance:

TOWN OF VALDESE  
COMMUNITY CENTER GYMNASIUM RENOVATION  
CAPITAL PROJECT ORDINANCE

Be it ordained by the Town Council of the Town of Valdese that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby adopted.

Section 1. The project authorized is the Community Center Gymnasium Renovation. Project proposes replacing the gym floor along with other upgrades to gym features such as bleachers, scoreboards, basketball goals, wall padding, and lobby renovation. The project is to be financed by private donations and a Town match budgeted in the FY 2021-22 CIP.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the terms of the program ordinance and the budget contained herein.

Section 3. The following revenues are anticipated to be available to contribute to this project:

Source	Amount	Assigned Account Number
Donations	\$ 50,000	37.3970.001
Town Match	50,000	37.3970.002
	-----	
	\$ 100,000	

=====

Section 4. The following amounts are appropriated for the project:

<u>Source</u>	<u>Amount</u>	<u>Assigned Account Number</u>
Renovations	\$ 100,000	37.6200.150
	-----	
	\$ 100,000	
	=====	

Section 5. The finance officer is hereby directed to maintain within the Project Fund sufficient specific detailed accounting records to provide the accounting to town council required by the program procedures, loan agreement(s), grant agreement(s) and state regulations.

Section 6. Funds may be advanced from the General Fund for the purpose of making payments as due.

Section 7. The finance officer is directed to report quarterly on the financial status of each project element in Section 4 and on the total revenues received or claimed.

Section 8. The budget officer is directed to include a detailed analysis of the past and future cost and revenues on this project in every budget submission made to this board.

Section 9: Copies of this project ordinance shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 1st day of November 2021.

/s/ John F. Black, Jr., Mayor

ATTEST: /s/ Town Clerk

Councilman Ogle made a motion to approve the aforementioned capital project ordinance, seconded by Councilwoman Stevenson. The vote was unanimous.

**MANAGER’S REPORT:** Town Manager Seth Eckard made the following announcements:

Bluegrass at the Rock: *Doyle Lawson & Quicksilver* is November 6<sup>th</sup>, 2021, at 7:30 p.m. Visit [www.townofvaldese.com](http://www.townofvaldese.com) for ticket information.

Christmas in November Craft & Gift Show at the Old Rock School is scheduled for Friday, November 12<sup>th</sup>, 2021, 4:00 p.m. – 8:00 p.m. & Saturday, November 13<sup>th</sup>, 2021, 9:00 a.m. – 2:00 p.m.

Town Offices will be closed on November 11<sup>th</sup>, 2021, in observance of Veterans Day, and November 25<sup>th</sup> and 26<sup>th</sup>, 2021, in observance of Thanksgiving.

Saturday, December 4<sup>th</sup>, 2021, Valdese Christmas Parade, 10:00 a.m.

Bluegrass at the Rock: *Sister Sadie* is December 4<sup>th</sup>, 2021, at 7:30 p.m. Visit [www.townofvaldese.com](http://www.townofvaldese.com) for ticket information.

**MAYOR AND COUNCIL COMMENTS:** Councilwoman Hildebran thanked the Police Department for the 672 public safety events completed in October. Councilman Hildebran also thanked Officer Dylan Hicks for the Code Enforcement report and what he is doing for our Town.

**ADJOURNMENT:** At 6:51 p.m., there being no further business to come before Council, Councilman Ogle made a motion to adjourn, seconded by Councilwoman Stevenson. The vote was unanimous.

The next regular Council meeting is scheduled for Monday, December 6<sup>th</sup>, 2021.

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Mayor

jl

**TOWN OF VALDESE  
TOWN COUNCIL REGULAR MEETING  
DECEMBER 6, 2021**

The Town of Valdese Town Council met on Monday, December 6, 2021, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The following were present: Mayor John F. "Chip" Black, Jr., Councilwoman Susan Stevenson, Councilwoman Frances Hildebran, Councilman J. Andrew Thompson, and Councilman Roy F. Sweezy. Also present were: Town Attorney Tim Swanson, Town Manager Seth Eckard, Town Clerk Jessica Lail, and various Department Heads.

Absent: Councilman Keith Ogle

A quorum was present.

Mayor Black called the meeting to order at 6:00 p.m. He offered the invocation and led in the Pledge of Allegiance to the Flag.

**OPEN FORUM/PUBLIC COMMENT:**

**OBSERVATIONS – JIM JACUMIN, NO ADDRESS NOTED:** Mr. Jacumin thanked the people of this Town and those who have served the Town. Mr. Jacumin shared several observations that he has made. Mr. Jacumin shared that the citizens would like the Town to celebrate Independence Day on the 4<sup>th</sup> of July, send the Council agendas out earlier, and allow citizens to give their input. Mr. Jacumin also shared that our citizens don't want a tax increase. Mr. Jacumin believes we need to do something to have more vibrant and healthy downtown business district. Mr. Jacumin suggested that the Council visit Hendersonville, who has a vibrant and healthy downtown business district.

**APPRECIATION TO TOWN – CARLA BERRY, 204 COLOMBO ST. NW, VALDESE:** Ms. Berry shared that she would love to see citizens come to the Council meeting to learn more about the Town. Ms. Berry thanked the Council for all they have done and is grateful to call Valdese her home.

**INTRODUCTION OF NEW ATTORNEY TIM SWANSON:** Mayor Black welcomed and introduced the Town Council's new attorney Tim Swanson, Partner with Young, Morphis, Bach & Taylor, LLP.

**MAYOR BLACK PRESENTED THE FOLLOWING RESOLUTION OF APPRECIATION FOR RETIREE PARKS & RECREATION DIRECTOR DOUG KNIGHT:**

**WHEREAS**, Doug Knight, for the past 18 years, has served the Town of Valdese with distinction as a public servant with the Parks & Recreation Department; and

**WHEREAS**, these 18 years of service have been marked with outstanding dedication and devotion to the Town of Valdese as he has worked as an Athletic Supervisor, Assistant Parks & Recreation Director, and the last ten years as Parks & Recreation Director; and

**WHEREAS**, Doug Knight has served the Parks & Recreation Department by increasing recreation offerings for seniors in the community, offering youth parks to play in, a Splash Pad to cool off in, and recreations to enhance their skills and abilities; and

**WHEREAS**, Doug Knight has enthusiastically worked closely with the Friends of the Valdese Recreation group to assist in fundraising and writing grants for the Valdese Lakeside Park; and,

**WHEREAS**, Doug Knight has expanded the Fitness Center and worked to upgrade facilities to increase efficiency and infrastructure longevity in the Parks and Recreation Department.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Council of the Town of Valdese, North Carolina, hereby expresses its sincere appreciation and gratitude to Doug Knight for his guidance, leadership, and outstanding contributions to the Parks & Recreation Department staff and citizens of Valdese for the past 18 years with the Parks & Recreation Department, and we extend congratulations and best wishes upon his retirement.



December 6, 2021, MB#31

**IN WITNESS WHEREOF**, I do hereby set my hand and cause the Seal of the Town of Valdese to be affixed, this the 6<sup>th</sup> day of December 2021.

/s/ John F. Black, Jr., Mayor

**MAYOR BLACK PRESENTED THE FOLLOWING RESOLUTION OF APPRECIATION FOR COUNCILMAN ROY SWEETZ:**

**WHEREAS**, Roy F. Sweetz began his service as Councilman for Ward 3 on March 2<sup>nd</sup>, 2015; and

**WHEREAS**, Roy F. Sweetz, for the past 6 1/2 years, has served the Town of Valdese with distinction as a committed and dedicated Councilmember; and

**WHEREAS**, these 6 1/2 years of service have been marked by exemplary dedication to the best interests of the community as he has worked constantly for the betterment of its cultural and aesthetic development; and

**WHEREAS**, Roy F. Sweetz served on numerous boards and commissions, including the Planning Board as Chairman, WPCOG Policy Board Alternate, Agape Board of Directors, and Library Board; and

**WHEREAS**, Roy F. Sweetz has faithfully served as the Town Council's Treasurer for several years, overseeing the Town's finances and reviewing weekly expenditures; and

**WHEREAS**, Roy F. Sweetz during his tenure has been involved in the development of the Valdese Family Splash Park and Valdese Lakeside Park where not only did he support staff and Friends of the Valdese Recreation, he physically worked to clean up trash, clear trails, and many other hands-on tasks ; and

**WHEREAS**, Roy F. Sweetz has served the citizens of Valdese with respect, dignity and integrity and is considered a true and loyal friend of Valdese.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Valdese as we take this occasion to express honor, respect, and admiration to **Roy F. Sweetz** for his outstanding contributions to the Council, Staff and Citizens of Valdese.

**BE IT FURTHER RESOLVED**, that the Town Council of the Town of Valdese, North Carolina, hereby expresses its sincere appreciation and gratitude to Roy F. Sweetz for his leadership and guidance to the Town of Valdese during the past 6 1/2 years as its Ward 3 Councilmember and extends congratulations and best wishes as he begins a new chapter in his life.

Adopted this 6<sup>th</sup> day of December, 2021.

/s/ John F. Black, Jr., Mayor

**MAYOR BLACK PRESENTED THE FOLLOWING RESOLUTION OF APPRECIATION FOR COUNCILWOMAN SUSAN STEVENSON:**

**WHEREAS**, Susan T. Stevenson began her service as Councilwoman for Ward 2 on January 10<sup>th</sup>, 2000; and

**WHEREAS**, Susan T. Stevenson for the past 21 years has served the Town of Valdese with distinction as a committed and dedicated Councilmember; and

**WHEREAS**, these 11 years of service have been marked by exemplary dedication to the best interests of the community as she has worked constantly for the betterment of its cultural and aesthetic development; and

**WHEREAS**, Susan T. Stevenson served on numerous boards and commissions, including the WPCOG Metropolitan Planning Organization, Railroad Committee, and Old Colony Players Exploratory Committee; and

**WHEREAS**, Susan T. Stevenson served with commitment as Mayor Pro Tem and Assistant Treasurer to the Town Council for many years; and

December 6, 2021, MB#31

**WHEREAS**, Susan T. Stevenson was a part of the development and planning of the New Town Hall building, Valdese Family Splash Park, and the Valdese Lakeside Park; and

**WHEREAS**, Susan T. Stevenson has earned the admiration and high regard of those with whom she has encountered and she also earned the affection of her fellow public servants.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Valdese as we take this occasion to express honor, respect, and admiration to **Susan T. Stevenson** for her outstanding contributions to the Council, Staff and Citizens of Valdese.

**BE IT FURTHER RESOLVED**, that the Town Council of the Town of Valdese, North Carolina, hereby expresses its sincere appreciation and gratitude to Susan T. Stevenson for her leadership and guidance to the Town of Valdese during the past 21 years as its Ward 2 Councilmember and extends congratulations and best wishes as she begins a new chapter in her life.

Adopted this 6<sup>th</sup> day of December, 2021.

/s/ John F. Black, Jr., Mayor

**COUNCILWOMAN SUSAN STEVENSON PRESENTED MAYOR BLACK WITH THE ORDER OF THE LONG LEAF PINE AWARD FROM NORTH CAROLINA GOVERNOR ROY COOPER:**

# State of North Carolina



*Roy Cooper*  
Governor

*Reposing special confidence in the integrity, learning and zeal of*

**John F. "Chip" Black, Jr.**

*I do by these presents confer*

**The Order of the Long Leaf Pine**

*with the rank of Ambassador Extraordinary privileged to enjoy fully all rights granted to members of this exalted order, among which is the special privilege to propose the following*

*North Carolina Toast in select company anywhere in the free world.*

*Here's to the land of the long leaf pine,*

*The summer land where the sun doth shine,*

*Where the weak grow strong and the strong grow great,*

*Here's to "down home," the Old North State!*

*Roy Cooper*  
Governor



December 6, 2021

Date

**December 6, 2021, MB#31**

**OATHS OF OFFICE:** Burke County Clerk of Superior Court Mabel H. Lowman administered Oaths of Office to Councilman Andy Thompson Ward 1, Councilman Paul Mears Ward 2, Councilwoman Rexanna Lowman Ward 3, and Mayor Charlie Watts.

**WELCOME BY NEWLY ELECTED MAYOR WATTS:** Mayor Watts addressed the outgoing Council, “On behalf of the Town of Valdese and our citizens, I extend a heartfelt thank you to our outgoing Council and Mayor. Through the years, I have witnessed your selfless dedication to serving Valdese and her citizens. Your desire to do what was best for Valdese never wavered. You will surely be missed. Thank you.”

Mayor Watts addressed the newly seated Council, “Congratulations! I applaud you for your willingness and desire to serve our wonderful Town and its citizens. Thank you! I look forward to serving beside you. We will accomplish great things together. I want to thank our families; because without their support and love, we would never be successful in life. Family is our foundation.”

Mayor Watts addressed our citizens, “Thank you for attending tonight’s Town of Valdese Council meeting. It’s encouraging to see our citizens showing an interest in our Town and wanting to learn the true facts of how their Town government works for them. Thank you for being here.”

**CONSENT AGENDA:** (enacted by one motion)

**APPROVED REGULAR MEETING MINUTES OF NOVEMBER 1, 2021**

**APPROVED RESOLUTION ADOPTING 2022 TOWN COUNCIL MEETING SCHEDULE:**

**TOWN OF VALDESE**

**RESOLUTION ADOPTING 2022 TOWN COUNCIL MEETING SCHEDULE**

WHEREAS, pursuant to Section 2-1011 of the Town of Valdese Code of Ordinances, there shall be a regular meeting of the council at the town hall, on the first Monday in each month, at 6:00 p.m., unless another place, date or time shall be designated.

NOW, THEREFORE, BE IT RESOLVED that the Town of Valdese Town Council adopts the following Meeting Schedule for 2022:

<b>January 3, 2022</b>	
<b>January 13, 2022</b>	Employee Insurance Workshop Town Hall – Community Room, 10:00 a.m.
<b>February 7, 2022</b>	
<b>February 15, 2022</b>	Public Safety Building Workshop – Old Rock School Auditorium, 6:00 p.m.
<b>March 7, 2022</b>	
<b>March 23, 2022</b>	Annual Budget Retreat - Old Rock School - Waldensian Room Day 1: 9:00 a.m.
<b>March 24, 2022</b>	Annual Budget Retreat - Old Rock School - Waldensian Room Day 2: 9:00 a.m.
<b>April 4, 2022</b>	
<b>April 14, 2022</b>	Council Budget Workshop 1 Dinner Old Rock School – Waldensian Room, 6:00 p.m.
<b>April 25, 2022</b>	Council Budget Workshop 2 (If needed) Old Rock School – Waldensian Room, 6:00 p.m.
<b>May 2, 2022</b>	
<b>June 6, 2022</b>	Budget Public Hearing
<b>July 11, 2022</b>	
<b>August 1, 2022</b>	
<b>September 6, 2022</b>	Tuesday, due to Labor Day Holiday

October 3, 2022	
November 7, 2022	
November 15, 2022	Tuesday, Annual Dinner Meeting with Valdese Merchants Association
December 5, 2022	

This 6<sup>th</sup> day of December, 2021.

/s/ Leonard "Charlie" Watts, Mayor

ATTEST: /s/ Town Clerk

**APPROVED APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS:**

**2022 Board and Commission Appointments/Reappointments**

**Parks and Recreation Commission (3-year terms)**

Reappointment of Nancy Tucker

Appointment of Scott Compton – See Bio attached

**Planning Board & Board of Adjustment (4-year terms)**

Reappointment of Roy Sweezy

Reappointment of Paul Mears

Reappointment of Libby Braswell

**Public Art Commission (3-year terms)**

Reappointment Greg Mastin

**APPROVED CASH SECURITY REQUEST FOR EDELWEISS SUBDIVISION:** Cold Creek Investments, LLC, requested cash security in the amount of \$53,400.00 for contract work to be completed for the Edelweiss Subdivision. The Performance Agreement that was approved at the August 2020 Council meeting allowed the developer to seek a return of the cash security deposited with the Town.

Councilman Thompson made a motion to approve the aforementioned items on the Consent Agenda, seconded by Councilwoman Hildebran. The vote was unanimous.

***End Consent Agenda***

**ITEMS REMOVED FROM CONSENT AGENDA:** None

**COUNCIL ORGANIZATIONAL MEETING:** Mayor Watts asked for a motion to appoint a Mayor Pro Tem, Treasurer, and Alternate Treasurer.

Councilwoman Lowman made a motion to appoint Councilwoman Hildebran as Mayor Pro Tem, seconded by Councilman Thompson. The vote was unanimous.

Councilwoman Hildebran made a motion to appoint Councilwoman Lowman as Treasurer and Councilman Mears as Alternate Treasurer, seconded by Councilman Thompson. The vote was unanimous.

Mayor Watts presented the proposed Council appointments to various Boards and Commissions:

December 6, 2021, MB#31  
2022 Board and Commission Council Appointments

**Mayor Charlie Watts:**

WPCOG Policy Board Delegate  
BDI Board  
Street Paving Committee

**Ward 1 Councilman Andy Thompson:**

Public Are Commission  
Street Paving Committee

**Ward 2 Councilman Paul Mears:**

Planning Board  
Main Street Committee

**Ward 3 Councilwoman Rexanna Lowman:**

WPCOG Policy Board Alternate  
WPCOG Metropolitan Planning Organization

**Ward 4 Councilwoman Frances Hildebran:**

Citizens for Affordable Housing  
Street Paving Committee  
Library Board

**Ward 5 Councilman Keith Ogle:**

Parks & Recreation Commission  
VEDIC Board



December 6, 2021, MB#31

VALDESE TOWN COUNCIL ORGANIZATIONAL PLAN

Mayor Leonard “Charlie” Watts  
Elected 11/02/2021: Term 12/06/21 - 12/04/25

Retired Fire Chief  
NC Fire Chiefs Association Lifetime Member  
LPDA Member  
WPCOG Policy Board Delegate  
BDI Board  
Street Paving Committee

Ward 1 Andy Thompson  
Appointed by Council 10/01/2018  
Reelected 11/05/19: Term 12/02/19 – 12/06/21  
Reelected 11/02/21: Term 12/06/21 – 12/04/25

Heritage Funeral Home Owner  
Public Art Commission  
Street Paving Committee

Ward 2 Paul Mears  
Elected 11/02/2021: Term 12/06/21 - 12/04/25

Nationwide Insurance  
Valdese Rotary Club President  
Planning Board Member  
Main Street Committee  
Alternate Treasurer

Ward 3 Rexanna Lowman  
Elected 11/02/2021: Term 12/06/21 - 12/04/25

Retired BC Public Schools-Director of Secondary Edu  
ASU Supervisor of Students Teachers  
Alpha Nu Chapter of Delta Kappa Gamma  
Burke Women’s Fund  
WPCOG Policy Board Alternate  
WPCOG Metropolitan Planning Organization  
Treasurer

Ward 4 Frances M. Hildebran  
Elected 11/08/11: Term 12/05/11 – 12/07/15  
Reelected 11/03/15: Term 12/07/15 – 12/02/19  
Reelected 11/05/19: Term 12/02/19 – 12/04/23

Blue Ridge HealthCare, Executive Assistant  
Former Town Clerk  
Retired Local Government  
Citizens for Affordable Housing  
Street Paving Committee  
BC Library Board Member Dec. 2011 - Dec. 2019 –  
Reappointed 12/06/2021  
Mayor Pro Tem

Ward 5 B. Keith Ogle  
Elected 11/04/03: Term 12/01/03 – 12/03/07  
Reelected 11/06/07: Term 12/03/07 – 12/05/11  
Reelected 11/08/11: Term 12/05/11 – 12/07/15  
Reelected 11/03/15: Term 12/07/15 – 12/02/19  
Reelected 11/05/19: Term 12/02/19 – 12/04/23

Retired Military  
Downtown Revitalization  
Former WPCOG MPO and Policy Board Alt.  
Parks & Recreation Commission  
VEDIC Board Member  
Street Paving Committee

Town Manager Seth Eckard  
Assistant Town Manager 06/18/15 – 06/30/15  
Appointed Town Manager: 07/01/2015

Catawba-Wateree Water Management Group  
WPCOG Water Resources Committee  
VEDIC Member  
Valdese ABC Board – Chairman  
Valdese Tourism  
BDI Board  
Valdese Rotary  
LPDA Member

Town Attorney Timothy Swanson

Young, Morphis, Bach & Taylor, LLP

Councilwoman Hildebran made a motion to adopt the Council Board and Commission appointments, seconded by Councilman Mears. The vote was unanimous.

**APPROVED LICENSES AGREEMENT WITH BURKE COUNTY BOARD OF EDUCATION & TOWN OF VALDESE:** Town Attorney Tim Swanson shared that he had worked with the Burke County Board of Education’s attorney on a draft licenses agreement. Mr. Swanson explained that after some negotiations,

the Town could expand the license agreement significantly. The new agreement includes the construction of the permanent stage. Mr. Swanson noted a few highlights that were added that included the use of the football field, press box, fieldhouse, etc., for any town events and athletic programs. The proposed term was extended, maintenance of the field was addressed, and an indemnification agreement added.

**STATE OF NORTH CAROLINA**

**LICENSE AGREEMENT**

**COUNTY OF BURKE**

**THIS LICENSE AGREEMENT** (hereinafter "Agreement") is made as of the 1<sup>st</sup> day of November, 2021, by and between the **BURKE COUNTY BOARD OF EDUCATION**, a body politic and corporate and local educational agency of the State of North Carolina, the licensor (hereinafter referred to as the "Board") and the **TOWN OF VALDESE**, a body politic and corporate of the State of North Carolina, the licensee (hereinafter referred to as the "Town"), (collectively the "Parties").

**WHEREAS**, the Board is owner of that land described in a deed dated the 5<sup>th</sup> day of October, 1939, from Albert Tron and wife Adele Tron and recorded in Deed Book 37 at page 447 of the Burke County Public Registry, to which reference is hereby made for a more complete and accurate description, which property comprises the field, football field, press box, field house, concession and storage buildings, picnic shelters, and parking lot located to the south of Valdese Elementary School (hereinafter collectively referred to as the "Football Field Property");

**WHEREAS**, the Town has been a valued partner of the Board in its educational mission, having, among other things, previously provided for construction of the press box located upon the Football Field Property; and

**WHEREAS**, the Town owns the property to the west of the Football Field Property, site of the former "Teachers' Cottage," and has utilized the Football Field Property over the past several months for its activities, and now desires to use a portion of the Football Field Property for public events and athletic programs, and to facilitate the same by constructing a stage on the western end of the Football Field Property, and the Board consents to such use, subject to the terms and conditions of this Agreement;

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree to the following terms and conditions:

1. **GRANT OF LICENSE.** The Board hereby grants and conveys to the Town a non-exclusive license to access and use of the Football Field Property for construction of a stage and for public Town-sponsored events and athletic programs during the term of this Agreement, including any renewals thereof, on the terms and conditions set forth herein

2. **TERM.** The Term of this Agreement shall begin on the date first written above and shall end at midnight on December 31, 2026 (the "Initial Term"). At the end of the Initial Term, this Agreement shall automatically renew for additional successive renewal terms of two (2) years each.

3. **COMPENSATION.** The Town shall pay to the Board the sum of ONE DOLLAR AND NO/100 (\$1.00) on or before the execution of this Agreement as compensation for the use of the Board's property.

**4. OBLIGATIONS OF THE PARTIES.**

- A. The Board's obligations shall be as follows:
- i. Permit the Town to use a portion of the Football Field Property to install and maintain a stage structure on the western side thereof, subject to the review and approval of the Board's Superintendent as to the location of the stage structure, which approval shall not be unreasonably withheld.
  - ii. Permit the Town to access and use the Football Field Property for purposes of Town-sponsored events and athletic programs that are open to the public, during non-school hours unless specifically permitted in writing by the Board or other designated school representative.
  - iii. Use reasonable efforts to notify the Town in advance, in the event that the Board's operations require temporary suspension or termination of the Town's use of the Football Field Property. The Parties will use best efforts to avoid scheduling conflicts concerning use of the Football Field Property. In the event of a scheduling conflict, the Board shall have first priority of use and the Town shall have second priority of use.
- B. The Town's obligations shall be as follows:
- i. Use the portion of the Football Field Property that is approved for construction of the stage structure for the purpose of constructing and maintaining the same; provided, however, that the license granted herein shall also include the right to enter onto the property for purposes of maintaining, repairing, and replacing the stage structure. The Town shall use best efforts to diligently and adequately maintain and repair the stage structure during the term of this Agreement; provided, however, that the Town shall only be obligated to provide for such maintenance and repairs resulting from ordinary wear and tear or damage necessitated by the Town's use.
  - ii. The Town shall also use best efforts to diligently and adequately maintain and repair the parking lot and other improvements located on the Football Field Property during the term of this Agreement; provided, however, that the Town shall only be obligated to provide for such maintenance and repairs resulting from ordinary wear and tear or damage arising from the Town's use.
  - iii. Cause the stage structure to be constructed using good materials and workmanship, and to be responsible for the safe upkeep and appearance of the structure. All permits for construction of the stage structure shall be the Town's sole responsibility and expense. The stage structure shall be constructed in such a manner as to block

- students and others from accessing it when not in use, except for any events for which such use is specifically agreed to by the Parties.
- iv. Permit the Board to use the stage structure during school hours for school activities, and at other times by prior permission of the Town Manager.
  - v. Use reasonable efforts to limit its activities to construct and maintain the stage structure to non-school hours.
  - vi. Town events utilizing the Football Field Property shall be restricted to non-school hours, unless specifically permitted by the Board or designated school representative as described above.
  - v. Use reasonable efforts, including signage and painting, as agreed upon by the Board's Superintendent, to direct the general public attending Town events to the Football Field Property, and to promptly provide for the repair of damages caused to any Board property by such use, reasonable wear and tear excepted.
  - vi. Consult with the Superintendent before changing the location or dimensions of the stage structure, after it is initially constructed.

**5. RELATION OF THE PARTIES.** Nothing in this Agreement or otherwise creates or shall be construed such that an employment, agency, subcontractor, joint venture, or partnership relationship exists between the Board and Town.

**6. INDEMNIFICATION.** To the extent permitted by applicable law and covered by applicable insurance, the Town hereby agrees to indemnify and hold harmless the Board and its members, employees, volunteers, agents and their successors and assigns, from any and all causes of action, claims, demands, losses and costs, including attorneys' fees, of any nature whatever arising out of or in any way relating to this Agreement, including any such claims which allege negligent acts or omissions of the Board and its board members, employees, volunteers, agents and their successors and assigns. The Town shall further include the Football Field Property on any commercial general liability policy that it maintains, shall provide for special event insurance for specific events upon the property, and shall require any sublicensees to purchase special event insurance.

**7. TERMINATION.** Notwithstanding anything in this Agreement to the contrary, either party may terminate this Agreement, including all rights and obligations set forth herein, if the other party fails to cure a material breach within thirty (30) days receipt of written notice of such breach from the non-breaching party or without cause upon twelve (12) months written notice prior to the end of any contract term.

**8. MISCELLANEOUS PROVISIONS.**

- A. **Governing Law.** This Agreement shall be controlled by the laws of the State of North Carolina and proper venue for any claim hereunder shall be Superior Court, Burke County.

- B. **Amendment.** This Agreement may only be modified or amended if the modification is made in writing and signed by both Parties.
- C. **Entire Agreement.** This Agreement contains the entire agreement between the Parties regarding the subject matter of this Agreement and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements or representations between the Parties.
- D. **Severability.** If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforcement with full effect.
- E. **Authority.** The signatories to this Agreement are fully vested with the authority to sign this Agreement on behalf of their respected entities.
- F. **Successors.** This Agreement shall be binding upon the successors and/or assigns of the Parties until this Agreement is terminated pursuant to its terms.
- G. **Notices.** Any notice, submittal or communication required or permitted to be served on a party to this Agreement shall be in writing and shall be deemed given if delivered in person or mailed by certified mail addressed as follows:

To the Board:           Burke County Board of Education  
                                  Attn: Dr. Mike Swan  
                                  Superintendent  
                                  PO Drawer 989  
                                  Morganton, NC 28680

To the Town:           Town of Valdese  
                                  Attn: Seth Eckard  
                                  Town Manager  
                                  P.O. Box 339  
                                  Valdese, NC 28690

**IN WITNESS WHEREOF**, the Parties hereto have caused this Agreement to be duly executed on the date first written above.

**THE TOWN OF VALDESE**

**BURKE COUNTY BOARD OF EDUCATION**

\_\_\_\_\_  
Seth Eckard  
Town Manager

\_\_\_\_\_  
  
Dr. Mike Swan  
Superintendent

Councilwoman Lowman made a motion to approve the Licenses Agreement, seconded by Councilman Thompson. The vote was unanimous.

**CONTRACT AMENDMENT WITH CBSA FOR PUBLIC SAFETY BUILDING:** Finance Director Bo Weichel explained that this contract provides the Town with a comprehensive assessment of the existing Public



December 6, 2021, MB#31

Safety Building facility to bring it up to industry standards and building codes. The scope of work would include architectural, structural, and civil engineering assessments and the cost of repairs for long-term options. Mr. Weichel shared that the cost for this would be \$25,500.00. Mr. Weichel introduced Marty Beal, Architect with CBSA, to answer Council's questions. Mr. Beal explained that he would be doing a separate assessment of the existing facility, investigating repair and code enhancement requirements. Mr. Beal said that this report should be ready before the community meeting in February. Mr. Beal will be using McGill & Associates for the civil side, Taylor & Viola for structural engineering, and Brittain Engineering for mechanical. Mr. Beal shared that there will be a written report that will include drawings.



November 16, 2021

Mr. Seth Eckard, Town Manager  
Town of Valdese  
113 West Main Street  
Maiden, NC 28650

Re: Town of Valdese  
Existing Public Safety Building Assessment  
Architectural Services Proposal

Dear Mr. Eckard:

Please find the following Scope of Work explaining each phase of service proposed to review and assess the condition of the existing Public Safety Building. The fee proposal follows the Scope of Work.

We propose this work to be added as an amendment to the existing Owner Architect Agreement AIA B101-2017 and dated September 8, 2020.

**A. SCOPE OF WORK**

**Base Services**

**Architectural Assessment:**

This assessment includes site visits, consultation with building code officials, town staff, design consultants, review of published reports, drawings, and other documentation related to the review of existing conditions of the existing Public Safety Building. The 2018 Edition of the North Carolina Existing Building Code, 2018 Edition of North Carolina Building Code, and ICC A117.1-2017 will be reviewed and applied to the existing building for long term repair and various levels of alteration and accessibility. A phasing plan will be developed to address possible structural repair, interior alterations and required building code upgrades for life safety and accessibility. An opinion of probable cost of construction will be developed to address the identified phases of work. A comparison will be presented to identify program requirements which may be addressed as well as program requirements which are not addressed in a potential interior alteration project.

**Structural Engineering Assessment:**

This assessment includes site visits, consultation, review of published reports, drawings, and other documentation related to the review of existing conditions of the existing Public Safety Building. The 2018 Edition of the North Carolina Existing Building Code, Chapter 16, and Chapter 19 of the International Building Code will be reviewed and applied to develop a plan of action for repair of the damaged structural components.

**Civil Engineering Assessment**

This assessment includes site visits, consultation, review of published reports, drawings, and other documentation related to the review of existing conditions of the existing storm drain system located below the existing building. The interior of the underground drainpipe will be inspected

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with the use of CCTV. The existing pipe and drainage structures will be reviewed, and an assessment prepared by our civil engineer to determine current conditions and offer an evaluation of potential improvements. The proposed service fee includes the cost of CCTV camera work in the amount of \$5,500.00. Client may choose to contract with the camera work provider used for other town services. If this is the case the cost of camera work will be omitted from this proposal.

**B. PROFESSIONAL FEE**

1. We propose the following Base Service Fee for the before mentioned scope of work. All fees are fixed fees. The fees shall be adjusted according to any required adjustment in the scope of work. Any such adjustment shall be agreed in writing by both Client and CBSA Architects.

<b>Base Service</b>	
Architectural Assessment	\$12,500.00
Structural Assessment	\$ 2,500.00
<u>Civil Engineering</u>	<u>\$10,500.00</u>
<b>Total Base Service Building Assessment</b>	<b>\$25,500.00</b>

2. Compensation to CBSA Architects for additional services requested by Client beyond the described Scope of Services will be negotiated, or an additional fee will be based on our current hourly rates which are as follows.

Architect – Principal/Project Manager	\$135.00
Architect – Principal/Project Architect	\$135.00
Architect – Consultant	\$130.00
Interior Designer	\$100.00
Senior CAD Technician	\$ 85.00
Graphic Designer	\$ 80.00
CAD Technician	\$ 75.00
Administrative Assistant	\$ 60.00

3. Compensation to CBSA Architects for additional services beyond the described Scope of Services provided by our Consulting Engineers will be billed at a rate of 1.10 times the amount invoiced to CBSA Architects.
4. Fees exclude normal reimbursable expenses such as document reproduction costs, promotional materials, postage, and overnight deliveries as directed by Client. Expenses for mileage are waived for travel to and from project site. Any other long-distance travel outside of Catawba and Burke Counties as required by Client will be billed as a reimbursable expense. Reimbursement for long distance travel mileage shall be billed at the current legal IRS rate. Other reimbursable expenses shall be billed at a rate of 1.10 times the expense.
5. Any plan review fees not paid by Client and required to facilitate approval for permit by AHJ may be paid by CBSA and will be billed as a reimbursable expense at a rate of 1.10 times the expense.
6. Permit fees and other fees required to facilitate actual construction will not be paid by CBSA.
7. In consideration of performance of the services described in the Scope of Services, Client will pay CBSA Architects in accordance with the agreement, and CBSA Architects shall charge the

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Owner only in accordance with those same rates. Client will pay CBSA Architects following submission of deliverables, as per agreement, and accompanying invoice.

- 8. If services are terminated prior to completion an invoice will be submitted to reflect the portion of services completed. Client will pay CBSA Architects following submission of partially completed deliverables and accompanying invoice.
- 9. Invoices shall be submitted for payment upon completion of each phase of work. Invoices are due upon receipt. Invoices not paid within 30 days from the date of receipt by Owner will be considered past due. Interest will be assessed against past due balances at the rate of one percent (1.5%) per month.

**C. WHY CBSA?**

Our design team includes McGill Associates (Civil Engineers) and Taylor & Viola Structural Engineers. These consultants along with CBSA Architects are key contributors to this assessment.

- 1. We are currently under contract with the Town of Valdese for the proposed new Public Safety Facility. We have developed the new building program and can offer firsthand knowledge of the current and future needs of the police and fire departments.
- 2. The Town of Valdese has selected CBSA Architects from a large field of architectural firms from other parts of our state including Charlotte. Therefore, we are qualified.
- 3. Our design team has the personnel and resources to assess the existing building based upon previous experience with similar projects.
- 4. We are a local firm with a team of local consultants.
- 5. We are experienced working with local municipalities.
- 6. We have a local vested interest to provide a service within the best interest of our client.
- 7. We will provide a fair assessment and offer an objective opinion.

Thank you for the opportunity to provide a proposal for this project. If you are in agreement with this proposal, please sign below and return a copy to our office. Please call with any questions or misunderstandings I may have presented within this proposal.

CBSA Architects

Client: Town of Valdese



Marty A. Beal, AIA, LEED AP BD+C  
Principal

\_\_\_\_\_  
Signature

Seth Eckard

\_\_\_\_\_  
Printed Name

Town Manager

\_\_\_\_\_  
Printed Title

12/07/2021

\_\_\_\_\_  
Date

cc: File

Councilman Thompson made a motion to approve the Contract Amendment with CBSA as presented, seconded by Councilwoman Hildebran. The vote was unanimous.

**BUDGET AMENDMENTS:** Finance Director Bo Weichel presented the following Budget Amendments:

Valdese Town Council Meeting

Monday, December 6, 2021

Budget Amendment #

8

Subject:

Adjustment to capital outlay for Gym Renovations

Description:

The adopted CIP for the general fund included expenses for the Gym Renovations. This project was transitioned to a Capital Project Ordinance at the November Council meeting. This amendment will reduce the budgeted amount in the capital outlay budget as it is now included with the Capital Project Ordinance.

**Proposed Action:**

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2022:

**Section I:**

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3350.000	Donations	50,000	0
Total		\$50,000	\$0

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.6200.740	Capital Outlay		50,000
Total		\$0	\$50,000

**Section II:**

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

---

Councilwoman Hildebran made a motion to approve the aforementioned budget amendment, seconded by Councilman Thompson. The vote was unanimous.

Budget Amendment # 9

Subject: Utility fund capital outlay adjustment

Description: Several capital items were identified in the budget process last fiscal year to be paid for using a portion of the Americal Rescue Plan funding. Due to the lack of guidance of allowable expenditures at this point of the budget year, this amendment will transfer reserve utility funds to be used for these captial expenditures in the utility CIP.

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section I:

The following revenues available to the Town will be decreased:

Account	Description	Decrease/ Debit	Increase/ Credit
30.3970.700	Transfer from Capital Reserve		260,000
Total		\$0	\$260,000

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
30.8100.740	#3 Finished Water Motor Replacement	25,000	
30.8100.740	Tank Maintenance	40,000	
30.8110.740	Primary Clarifier #2 Drive & Bridge	85,000	
30.8110.740	Recycle Valve to Aeration Basin	40,000	
30.8110.740	#3 influent valves and check valves	70,000	
Total		\$260,000	\$0

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilman Mears made a motion to approve the aforementioned budget amendment, seconded by Councilwoman Lowman. The vote was unanimous.



**PROJECT ORDINANCE AMENDMENT:** Finance Director Bo Weichel presented the following Project Ordinance Amendments:

Valdese Town Council Meeting

Monday, December 6, 2021

Capital Project Ordinance Amendment # 7-35

Subject: Public Safety building

Description: To amend capital project ordinance Fund 35  
Assessment of existing Public Safety facility added to existing contract with CBSA.

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the capital project ordinance for various capital projects funded from a variety of sources is hereby amended as follows.

Section I:

Revenues available to the Town to complete the projects are hereby amended as follows:

Account	Description	Decrease/ Debit	Increase/ Credit
35.3480.001	Distributions		25,500
	Total	\$0	\$25,500

Amounts appropriated for capital projects are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
35.5300.039	Existing Facility Assessment	25,500	
	Total	\$25,500	\$0

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Capital Project Ordinance Amendment #

8-35

Subject: Public Safety building

Description: To amend capital project ordinance Fund 35  
Preparation and submittal of environmental report for USDA

**Proposed Action:**

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the capital project ordinance for various capital projects funded from a variety of sources is hereby amended as follows.

**Section I:**

Revenues available to the Town to complete the projects are hereby amended as follows:

Account	Description	Decrease/ Debit	Increase/ Credit
35.3480.001	Distributions		1,820
Total		\$0	\$1,820

Amounts appropriated for capital projects are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
35.5300.041	Professional Services	1,820	
Total		\$1,820	\$0

**Section II:**

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilwoman Hildebran made a motion to approve the aforementioned project ordinance amendments, seconded by Councilman Thompson. The vote was unanimous.

**MANAGER'S REPORT:** Town Manager Seth Eckard made the following announcements:

Trail of Lights displays at the Trail of Faith, November 23 – December 24, 6:00 p.m. – 9:00 p.m.

Letters to Santa can be placed in the mailbox at the Old Rock School.

Submissions for the Home Holiday Decorating contest are due by Monday, December 6, 2021. Winners will be announced on Monday, December 13, 2021.

Christmas in Valdese, Tree-Lighting and Christmas Carols by the Old Colony Players at the Old Rock School, Hot Chocolate & Santa Visits, Friday, December 10, 2021 at 6:00 p.m.

OCP Production Elf, The Musical, Show Dates December 10-12 and 16-19, 2021; visit [www.oldcolonyplayers.com](http://www.oldcolonyplayers.com) for more information and to purchase tickets.

**December 6, 2021, MB#31**

Christmas Shop Hop, December 13–18, 2021; Visit participating shops for a stamp. Winners will be announced Monday, December 20, 2021.

Movies at the Rock: Polar Express & Photos with Santa, Tuesday, December 14, 2021, at the Old Rock School; Tickets \$2.00 per person.

Story Time with Special Guests will be held on the Town of Valdese Facebook, Dates TBA.

Town Offices Will Be Closed December 23, 24 & 27, 2021, in Observance of Christmas and December 31, 2021, for New Year's Day.

Coffee with the Police Chief will begin again on January 13, 2021, at 9:00 a.m. at the Old World Baking Company and continue the second Thursday of every month.

**MAYOR AND COUNCIL COMMENTS:** Councilman Thompson and Councilwoman Hildebran welcomed the new Council members and the Mayor.

Mayor Watts shared that he sees good things for the Town and our Citizens for upcoming projects with housing developments and a lakefront development.

Mayor Watts reminded Council of a few dates:

The School of Government Classes will be in Asheville on January 6 & 7, 2021.

The Public Safety Building meeting at the Rock School will be held on February 15, 2021, at 6:00 p.m.

The Budget Retreat will be held on March 23 & 24, 2021.

Mayor Watts thanked Community Affairs Director Morrissa Angi and her staff for all their work on the events and fundraising efforts that bring many people to Valdese. Mayor Watts also recognized the Fire Chief Greg Stafford and the Assistant Fire Chief Truman Walton, and the Fire Department, who was called to a search and rescue operation on November 12, 2021, for a 2-year old boy that was lost. They located the boy, and he was returned safely to his parents. Mayor Watts thanked all of our staff for the services and efforts they give to our citizens and the Town of Valdese.

**ADJOURNMENT:** At 7:08 p.m., there being no further business to come before Council, Councilwoman Hildebran made a motion to adjourn, seconded by Councilman Thompson. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday, January 3, 2022, 6:00 p.m., Valdese Town Hall.

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Town Clerk

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Mayor

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