

**TOWN OF VALDESE
TOWN COUNCIL REGULAR MEETING
APRIL 1, 2024**

The Town of Valdese Town Council met on Monday, April 1, 2024, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The Council meeting was live-streamed on YouTube @townofvaldese. The following were present: Mayor Charles Watts, Mayor Pro Tem Gary Ogle, Councilwoman Rexanna Lowman, Councilwoman Heather Ward, Councilman Glenn Harvey, and Councilman Paul Mears. Also present were: Interim Town Manager Bryan Steen, Fill in Town Attorney Terry Taylor, Town Clerk Jessica Lail, and various Department Heads.

Absent: Town Attorney Tim Swanson

A quorum was present.

Mayor Watts 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:

MICROPHONE – GEORGE HENNE, JR., 145 MAIN ST W APT. 4, VALDESE: Mr. Henne provided a copy of his public comments to the Clerk:

My name is George F. Henne Jr. and I live at 145 Main Street West, Apartment 4, here in Valdese.

I have a suggestion for our town council meetings that I hope would not be very expensive, but might be appreciated by some. I made this suggestion after the last town council meeting to one of my former students and he seemed positive about the suggestion.

I think it is great if the town council meetings are being live streamed, and having four large monitors to view presentations and let speakers know how much time they have left, is impressive. But I like to attend these meetings in person if I can, and usually I sit in the back.

The only problem I have, however, is that when we have a soft-spoken speaker here at the microphone, or if they stand too far away from the microphone, I can't hear what they have to say. And I want to hear what anyone has to say.

With all the technological ability we have in today's day and age, I was hoping that something could be economically done to install a couple small speakers to our system so that everyone's words might be projected out loud and clear into the audience.

I think that would be beneficial for many people, not just an old person like me. Thank you.

TAX RATE – KAREN CLARK – CAURSO, 805 MICOL AVE., VALDESE: Ms. Clark-Caruso provided a copy of her public comments to the Clerk:

I'm going to tell you something you probably don't hear too often. My husband and I have been telling people for years that we don't mind paying our Town of Valdese property taxes.

There's a good reason for that. We feel like we get great value for the services we receive that our tax dollars fund. Because of this, I have concerns about the 41.5 cents tax rate the majority of council pledged when campaigning for the seats you won. At the time we were told this rate was revenue neutral and that there would be no cuts to any services or jobs. Ten cents seems like a pretty drastic cut to me.

I am also concerned about going from a promise of no services cuts to no essential services cuts. If during your budget retreat you find cuts are necessary, I urge you to uphold part of your campaign promise – a revenue neutral tax rate – even if it means a rate that is higher than 41.5 cents. Please consider whatever the revenue neutral rate has to be with no cuts to services or jobs. Maybe that rate will be 45 cents, maybe 48.5 cents, maybe it will be 43 cents. You will still have cut the tax rate while maintaining services and jobs. My hope is that a year from now, we will still be feeling good about paying our Valdese property taxes. Thank you

THANKFULNESS – BROOKE HEAVNER, 207 FOREST DR, VALDESE: Mr. Heavner provided a copy of his public comments to the Clerk:

Thank you from Brooke

With the newly elected Town Council starting their 5 Month, I would like to share some words positivity and gratitude instead of negativities that have seemingly been constant at these meetings. After watching the past few town council meetings and reading numerous articles of "The Paper", I came to realize that some folks looking from afar must think things are awful in our great little town. However, I wanted to take the opportunity to share a few of the accomplishments in this short period of time and praise our town council for what they have achieved and are working towards. I, as well as many others, are extremely happy with the results thus far.

1. Implementation of livestream monthly meetings.
2. Old Rock School Repairs and Maintenance issues.
 - a. Agreed upon designs and funding- ready to start and finish this project hopefully by Festival.
3. Pool Bubble
 - a. Agreed to finance and fix this project hopefully by swim season in the fall.
4. Reduced taxes back to revenue neutral VS the 2022 Year.
5. Appointed interim town manager to help work through the budget year as well as hire a new police chief. (Congratulations Chief Sharpe)
6. Developed the Facilities Review Committee to work on getting our Public Safety Departments into a safe working environment, ASAP. Notes from this committee.
 - a. Received and Reviewed 8 new proposals and interviewed 3 of these firms for potential hire. Looking to hear more on this tonight.
7. Developed Efficiencies Task force.
 - a. This committee has agreed to set specific goals after the current budget is adopted to meet the town's needs for the coming year.
8. Drug and Homeless task force. (First meeting notes)
 - a. Working with law enforcement and to create more community watch groups.
 - b. Working to pull local Church groups together to help law enforcement with emergency resources for homelessness.

I want to say a huge THANK YOU all for accomplishing these tasks and more to come. SO, with that I am going to leave everyone with a few words that I hung in my High School locker and that I have kept close ever since, courtesy of Theodore Roosevelt.

It is not the critic who counts; not the man who points out how the strong man stumbles, or where the doer of deeds could have done them better. The credit belongs to the man who is actually in the arena, whose face is marred by dust and sweat and blood; who strives valiantly; who errs, who comes short again and again, because there is no effort without error and shortcoming; but who does actually strive to do the deeds; who knows great enthusiasms, the great devotions; who spends himself in a worthy cause; who at the best knows in the end the triumph of high achievement, and who at the worst, if he fails, at least fails while daring greatly, so that his place shall never be with those cold and timid souls who neither know victory nor defeat."

TRANSPARANCY – KATIE STILLWELL, 3187 MONTANYA VIEW DR., VALDESE: Ms. Stillwell provided a copy of her public comments to the Clerk:

My name is Katie Gravel Stilwell, and I live at 3187 Montanya View Drive in Valdese. I grew up in this town. My dad, Jack Gravel, was a long time youth baseball coach in Valdese. My mom, Renee Gravel, worked for many years at the Valdese Recreation Center. My family considers Valdese a special place to call home.

I would like to speak about the issue of transparency. According to the dictionary, transparency is “a situation in which business and financial activities are done in an open way without secrets, so that people can trust that they are fair and honest.”

Transparency was a key buzz word throughout WHO’s campaign strategy. Accusations were made that the former town council was NOT always transparent - meaning that they were not open, fair, and honest. Many promises were made regarding WHO’s honest and open intentions. However, in just the few months since he has taken office, Councilman Harvey has been outed as being the opposite of transparent. He has sent emails from private accounts thinking they would not be a part of the public domain. He has hand delivered messages to the town hall thinking these messages would also remain private. And most recently, he has attempted to prevent the usual budget retreat for the entire council so that everyone’s input can be considered. Instead, he wanted to meet one on one with the town manager and each council member regarding the budget. Would this be legal? Yes, but once again, it seems suspicious and not having the appearance of transparency. Also, regarding the budget, Mr. Harvey has promised a tax cut and has also vowed not to cut services but has been evasive regarding what defines “essential services.”

Please do better, Mr. Harvey. The citizens of Valdese need and deserve your integrity and respect. They need transparency.

INFO – RICK MCCLURD – 408 GARROU AVE SE, VALDESE: Mr. McClurd noted that revenue neutral is around 41.5, and if everyone knocked on all the doors he knocked on during the election, you would see that many people cannot afford anything above 41.5. Mr. McClurd shared that anyone can give the Town a big check if they want to pay more in taxes. Mr. McClurd said that transparency works on both sides, and he is proud of the WHO group's work during the campaign. Mr. McClurd said we had a big vote turnout because they knocked on doors and got people interested. Mr. McClurd hopes we can do something to help the people in need.

SMALL BUSINESS WANTING TO EXPAND – MARKIE JAMES, 132 MAIN ST E, VALDESE: Ms. James owns Bark Side Pet Grooming and wants to expand her business in Town by taking on a partner, Brittany Buchanan, to open a boarding daycare, training, and grooming facility. She shared that they would like to host AKC sporting events, bringing in a lot of tourism. Ms. James noted they are trying to procure land and asked for the Council’s support.

BUDGET – JEAM-MARIE COLE, 705 BERTIS ST, VALDESE: Ms. Cole noticed that there is a budget retreat and was curious if there was a time they would give the public a review. Ms. Cole would like some feedback on the budget retreat. Ms. Cole said that she would be willing to take a little less than the 41.5 cent tax rate rather than giving up services. Ms. Cole owns two properties in Valdese and would like it to come down. Ms. Cole believes the Public Safety Building is necessary and thinks we should build a new one but cut it down from the big plan.

CONSENT AGENDA: (enacted by one motion)

APPROVED AGENDA REVIEW MEETING MINUTES OF FEBRUARY 26, 2024

APPROVED CLOSED SESSION MINUTES OF FEBRUARY 26, 2024

APPROVED REGULAR MEETING MINUTES OF MARCH 4, 2024

APPROVED CITIZENS BUDGET PRIORITIES MINUTES OF MARCH 18, 2024

APPROVED VALDESE ABC BOARD TRAVEL POLICY Valdese ABC Board Travel Policy for FY 24-25.



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TRAVEL POLICY

Proposed Date: March 19, 2024
Effective Date: July 1, 2024

Re: Adoption of Town of Valdeese Travel Policy
JULY 01, 2000, "Revised"

The following guidelines will be used as a travel policy for all employees traveling on Valdeese 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) 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-

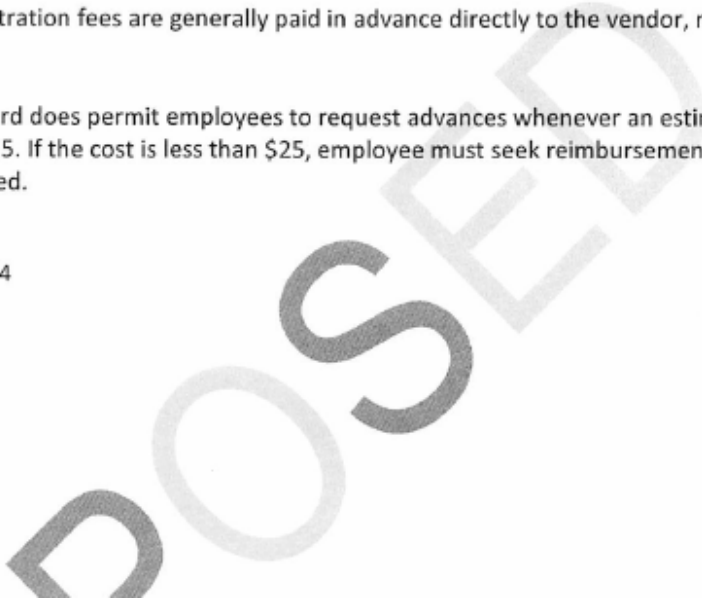
- Transportation: As a general rule, it is the Board’s policy that an employee is authorized to use a private vehicle and be reimbursed at the current standard mileage rate. The current standard rate shall be the same as paid by the Town of Valdese following the IRS rate.
- Registration: Registration 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 19th day of March, 2024

Chairman

Attest:

Secretary/Treasurer



APPROVED REQUEST FROM WALDENSIAN STYLE WINES TO SELL ALCOHOL Waldensian Style Wines has been authorized to sell wine at the Craft Market event on April 27, 2024, from 9:00 a.m. to 4:00 p.m., Independence Day Celebration on June 28, 2024, from 5:00 p.m. until 11:00 p.m., and the 49th Annual Waldensian Festival events on August 9, 2024, from 5:00 p.m. – 11:00 p.m. & April 10, 2024, from 9:00 a.m. to 5:00 p.m.

APPROVED REQUEST FROM AMERICAN LEGION LADIES AUXILIARY TO SELL ALCOHOL The Ladies Auxiliary has been authorized to sell beer at the Independence Day Celebration on June 28, 2024, from 5:00 p.m. until 11:00 p.m.

APPROVED REQUEST FROM BURKE SUNRISE ROTARY CLUB TO SELL ALCOHOL The Burke Sunrise Rotary has been authorized to sell beer at the 2024 Waldensian Festival events on August 9, 2024, from 5:00 p.m. until 11:00 p.m. and April 10, 2024, from 12:00 p.m. until 5:00 p.m.

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

End Consent Agenda

ITEMS REMOVED FROM CONSENT AGENDA: None

INTRODUCTION OF NEW EMPLOYEES Interim Town Manager Bryan Steen introduced Marc Sharpe, the new Police Chief. Parks & Recreation Director David Andersen introduced Chipper McGinnis, the new Athletic Supervisor.

PUBLIC HEARING FOR CDBG WATER PROJECT The Town Council for the Town of Valdese held a public hearing, for providing explanation and description of the FY 2023-2024 North Carolina Department of Environmental Quality (DEQ) Community Development Block – Infrastructure Grant (CDBG-I).

Sherry Long, Assistant Executive Director of Western Piedmont Council of Governments was present to discuss the purpose of the public hearing for the Town of Valdese's CDBG-I funding application. Ms. Long stated that the purpose of the public hearing was to obtain citizens' views and to respond to funding proposals and answer any questions posed by citizens. Ms. Long also stated that the public hearing must cover the Town's community development needs, development of the proposed activities, and a review of program compliance before the submission of the Town's CDBG-I funding application to the state of the North Carolina.

The Town proposes requesting funding from NCDEQ'S CDBG-I program for the Berrytown Waterline Project. The proposed project will meet the following community and housing needs of the Town by replacing aging and undersized water lines, replacing water service lines, and installing fire hydrants and other appurtenances along Berry School Avenue, Berrytown Avenue, Berrytown Street, Bost Johnson Avenue, Bost Johnson Avenue Extension, and CV Johnson Drive.

The purpose of the CDBG-I grant program is to improve the quality of life for low to moderate income people by providing a safe, clean environment and clean drinking water through water and sewer infrastructure improvements and extensions of service.

- To benefit a residential area where at least 51% of the beneficiaries are low to moderate income as defined by the United States Department of Housing and Urban Development.
- To perform eligible activities.
- To minimize displacement, and
- Provide displacement assistance as necessary.

For the fiscal year of 2023 the CDBG-I funding available is expected to be \$18 Million, and each the maximum available grant is \$3 million over a 3-year period. Applications for funding are received by April 30, 2024.

The CDBG program is able to fund a wide variety of community development activities. The State of North Carolina has chosen to fund several activities: water and sewer infrastructure, neighborhood revitalization, COVID-19 related projects, and economic development projects that lead to job creation or retention. The infrastructure program, or CDBG-I program can fund a range of water and sewer infrastructure and economic development activities, including, but not limited to the, following:

Water:

- Projects that resolve water loss in distribution systems.
- Projects that extend public water to areas with contaminated wells.
- Projects that extend water lines to areas with dry wells.
- Projects that assist with low water pressure in public water systems.
- Projects that regionalize two or more water systems.
- Project that rehabilitate or replace a water treatment plant.

Wastewater:

- Projects that resolve inflow and infiltration to collection systems and surcharges from pumps stations and manholes.

- Projects that extent public sewer to areas with failed septic tanks.
- Projects that rehabilitate a wastewater treatment plant to allow for greater efficiency/compliance with regulations.

The Town/City/County is seeking an amount in CDBG-I funds not to exceed \$3 Million for the Berrytown Waterline Project. The purpose of the Town's request is to replace approximately 8,215 LF of aging and undersized water lines, replace water service lines, and install fire hydrants and other appurtenances along Berry School Avenue, Berrytown Avenue, Berrytown Street, Bost Johnson Avenue, Bost Johnson Avenue Extension, and CV Johnson Drive. The project will assist with low water pressure in the service area.

The project proposed by the Town of Valdese was identified in the Town's 10-year Capital Improvement Plan, updated and adopted in September 2023. Informal community meetings were held in the project area to inform citizens of the potential project, and get feedback from the residents.

A total of 100% of the CDBG-I funding will be used to benefit Low to Moderate Income (LMI) people. The project area in the Town of Valdese has been determined to have an income survey area LMI rate of 70.262%. The project area includes all homes located along Berry School Avenue, Berrytown Avenue, Berrytown Street, Bost Johnson Avenue, Bost Johnson Avenue Extension, and CV Johnson Drive.

The range of activities covered by the CDBG-I funds for the Berrytown Waterline Project includes:

- Construction
- Environmental Review
- Engineering Design
- Construction Administration and observation.
- Legal activities
- Surveying
- Grant Administration

If Town of Valdese is awarded a CDBG-I grant, the town is required to adhere to federal procurement requirements and other federal regulations which include:

- American with Disabilities Act/Section 504 Survey
- Davis-Bacon & Related Labor Acts
- Adoption/Submittal of a Citizen's Participation Plan
- Adoption/Submittal of an Equal Opportunity Plan
- Adoption/Submittal of a Fair Housing Plan
- Adoption/Submittal of a Language Access Plan
- Adoption/Submittal of a Relocation Assistance Plan
- Adoption/Submittal of a Section 3 Plan
- Excess Force Provision

The State of North Carolina requires that the if the Town of Valdese receives CDBG grant funding that the town will certify that they will comply with the requirements of the general displacement and relocation policy for CDBG grant funding. This policy assists low to moderate income people with costs associated with relocation or displacement, should such relocation become necessary due to the project activities. CDBG funds can be used for those costs, if necessary. If no displacement and relocation will occur as a result of the proposed CDBG grant activity, then the Town of Valdese confirms that during this public hearing.

In the past, the Town has applied for and received for the following completed CDBG project:

Meridian Yarns CDBG-ED Water Project – installed a generator, valve, and associated appurtenances at Valdese Water Treatment Plant

Valdese CDBG-NR Scattered Sites Housing Project – rehabilitated 12 homes for low-moderate-income residents

The Town will submit its CDBG-I application for the Berrytown Waterline Project on April 30, 2024. The CDBG-I application will be available for review during normal business hours in the Planning Department at Town Hall at 102 Massel Avenue SW in Valdese. Additional information is available from ljohnson@valdesenc.gov or 828-879-2124.

Should you have any complaints or grievances regarding the subject public hearing, they should be addressed to the addressee mentioned above within **fifteen (15)** business days or by April 22, 2024, and a written response to the written complaints and/or grievances will be sent by the Town/City/County within **fifteen (15)** business days, where practicable.

Motion was made by

(Members) to close the public hearing.

Motion was made by

(Members) to adjourn the meeting.

(Date)

Mayor/Board Member

Town/City/County Clerk

Mayor Watts opened the Public Hearing at 6:32 p.m.

Mayor Watts asked if anyone wished to speak. Hearing none, Mayor Watts closed the Public Hearing at 6:33 p.m.

Councilwoman Lowman made a motion to approve the CDBG Water project for the Berrytown community project as presented, seconded by Councilman Mears. The vote was unanimous.

APPROVED AUTHORIZING RESOLUTION TO SUBMIT AN APPLICATION FOR CDBG FUNDING FOR BERRYTOWN WATER PROJECT Sherry Long, Assistant Executive Director of Western Piedmont Council of Governments presented the following Resolution:

RESOLUTION BY GOVERNING BODY OF APPLICANT

WHEREAS, Title I of the Federal Housing and Community Development Act of 1974, as amended, has established the U.S. Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program, and has authorized the making of grants to aid eligible units

of government in funding the cost of construction, replacement, or rehabilitation of water and wastewater infrastructure, and that the North Carolina Department of Environmental Quality (NCDEQ) Division of Water Infrastructure (DWI) was delegated the authority by the state legislature to administer the water and wastewater infrastructure portion of the state grant monies received from the U.S. HUD Small Cities (States) CDBG program by Session Law 2013-360, Section 15.15(a) as amended by Section 5.3 of Session Law 2013-363, and

WHEREAS, The Town of Valdese has need for and intends to implement a construction project described as the replacement of aging and undersized water lines, replacement of water service lines, and installation of fire hydrants and other appurtenances along Berry School Avenue, Berrytown Avenue, Berrytown Street, Bost Johnson Avenue, Bost Johnson Avenue Extension, and CV Johnson Drive; and

WHEREAS, The Town of Valdese intends to request State grant assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF VALDESE:

That Town of Valdese, the **Applicant**, will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That Bryan Steen, Interim Town Manager, and Allen Hudson, Public Works Director, the **Authorized Officials**, and successors so titled, are hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a grant to aid in the construction of the project described above.

That the **Authorized Officials**, and successors so titled, are hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 1st of April, 2024, at Valdese Town Hall, North Carolina.

(Signature of Chief Executive Officer)

(Title)

CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting Town Clerk of the Town of Valdese does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Town Council duly held on the 1st day of April, 2024; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of April, 2024.

(Signature of Recording Officer)

(Title of Recording Officer)

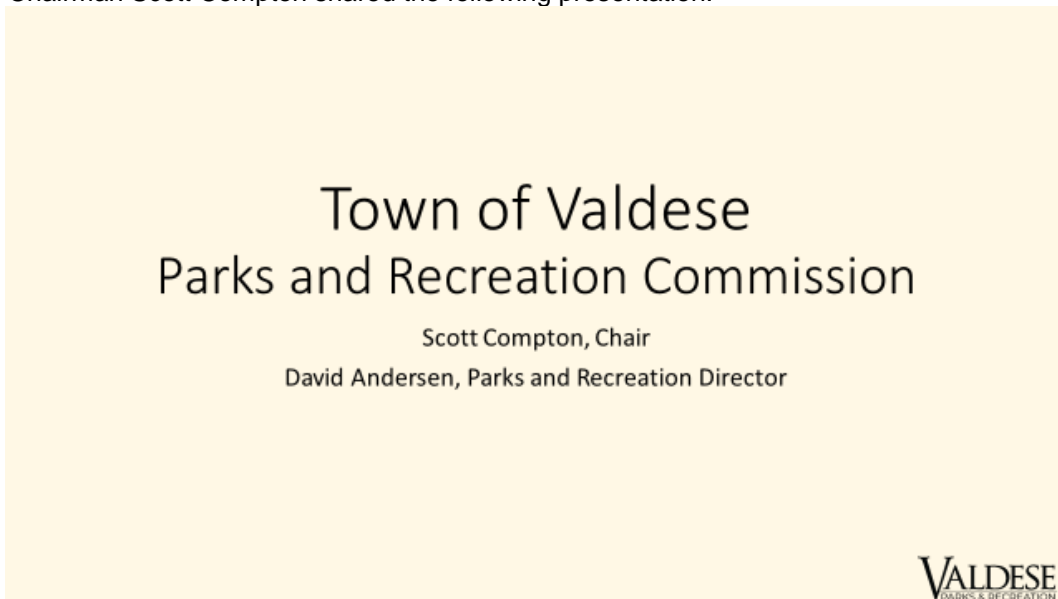
Councilman Mears made a motion to approve the Resolution to submit an application for CDBG funding for Berrytown Water project, seconded by Councilwoman Lowman. The vote was unanimous.

APPROVED REQUEST FOR QUALIFICATIONS (RFQ) FOR HOYLE CREEK Staff will submit an RFQ for the Hoyle Creek Restoration and Sidepath.

Councilwoman Lowman made a motion to authorize the Request for Qualifications for the Hoyle Creek project, seconded by Councilman Ogle. The vote was unanimous.

REPORTS FROM COMMITTEES:

- i. **Recommendation from the Parks & Recreation Commission** Parks & Recreation Commission Chairman Scott Compton shared the following presentation:



Special Meeting March 11, 2024

- To prepare and provide requested recommendations for town council
- 4 of 6 voting members present
- Councilman Ogle and Director Andersen present as non-voting members
- Discussion of funding options
 - Grant funding, private donations, town funds
- Discussion of the different types of structures members had visited
 - Pros/Cons of each structure
 - How each structure might meet our specific needs?
 - Cost comparisons



Recommendations from Special Meeting

The Parks and Recreation Commission has recommended that:

1. The town seek the Accessible Parks Grant to offset cost of the pool structure.
2. The town install a fixed aluminum frame structure with removable sides.



Recommendation 1:

- The Town seek the Accessible Parks Grant to offset total cost
 - This grant will provide up to \$500,000 with a \$100,000 match from the town.*
 - The grant will increase access to community center amenities.
 - A ramp will be constructed for tennis court from the existing pool deck.
 - A ramp will be constructed to the front of gym and a semi-automatic door to the lobby will be installed.
 - Remaining funds will be assigned to the cost of the pool structure, including design fees.
- The Local Governing Body (Town Council) must pass a motion supporting the project as a part of the application.
 - The application is being written and will be completed prior to the May 1, 2024 due date.

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Recommendation 2:

- The town should install a fixed aluminum frame structure with removable sides to meet the needs of year-round pool access.
 - Commissioners visited several of these structures in the Charlotte, Raleigh, and Greenville, South Carolina
 - The facility operators currently using these structures are very satisfied with the structural function and integrity of this design.
 - This design provides the versatility needed to meet the programming requests of our patrons, as well as providing opportunities for additional programming in the future.
 - The design will allow us to keep the pool open year around with features of removable sides and radiant heating.
 - The facility will allow us to continue to serve schools, Aquacise classes, provide swim lessons without interruptions, and meet the needs of competition programs such as Masters, Xcell Aquatics, and Special Olympics.
 - The facility operators will be able to remove the side panels during the summer months.
 - This will provide access to an increased deck space that meets patron requests for both shade and sunlight at the pool.
 - This will also reduce chemical costs, as it is easier to maintain a desired water temperature as less UV exposure will minimize chlorine loss.
 - We would also likely see fewer heat related illnesses in summer.

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Recommendation 2 - Continued:

- We believe this design will present minimal construction disruption to programming.
- The structure is engineered to meet and exceed the required wind and snow loads of 15lbs of snow and 115 mile per hour winds.
- The structure is made with architectural fabric over an aluminum frame with stainless steel hardware, which are materials ideal for an aquatic environment.
 - The side panels come with a 7 year warranty, but evidence shows they have a much longer lifespan of 10-15 years.
 - The roof membrane comes with a 15 year warranty, and an estimated 20-25 year lifespan, which is on par with other commercial roof system warranties.
- As of March 26, 2024, the manufacturer is estimating a cost of \$559,020 (\$42/sq.ft. at 13,310 sq.ft.).
 - This structure remains an economically feasible option.
 - This cost does not include site preparation work or required design services such as foundation work, electrical and natural gas
 - There is currently no estimate on site preparation costs yet as design services are required to finalize construction costs.
 - The RFQ responses for this design service were due Thursday, March 28. We received several responses and will begin reviewing and interviewing in April.



Fixed Aluminum Structure Examples

Images from structure approx. 10 years in age owned and operated by Marlins of Raleigh Swim Team at Silverton.



Interior Ceiling



Exterior Day Time



Exterior Night Time



Fixed Aluminum Structure Examples

Images from a pool structure approx. 10 years in age:
Mecklenburg Swim Association (one of two such structures they own)



Clear Panels from Interior



Exterior Roof Panels



Interior



Exterior Aluminum Footing



Exterior View

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Fixed Aluminum Structure Examples

Images from three pool structures approx. 10 years in age: Raleigh Swim Association



Recently Replaced
Clear "Café" Panel



Deep/Dividing Pool at RSA



Radiant Heaters Above Deck

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Councilman Ogle made a motion to support the Parks and Recreation grant application, seconded by Councilwoman Lowman. The vote was unanimous.

- ii. **Drug and Homeless Task Force** Councilwoman Ward shared that the task force met on March 26, 2024, and the committee would like to recommend amending the current resolution to allow a minimum of five members to bring more expertise to the committee. Councilwoman Ward said that would be on the agenda in May. Councilwoman Ward shared that the committee is considering creating more community watch groups. Pastor Josh Lail will work with local churches to help with different needs in the community and apprise the Police Department. Councilwoman Ward said they have spoken to the WPCOG and will set up a public meeting with them.

TAX COLLECTION UPDATE Assistant Town Manager/CFO Bo Weichel updated Council that through the month of February the County has collected 2.64 million in taxes.

Councilman Harvey made a motion that the \$407,000 being set aside each year for the Public Safety Building account and related debt, instead be allocated to street repaving in Fiscal Year 2024-25.

Attorney Terry Taylor said that the budget resolution would need to come before this and be properly prepared. Attorney Taylor said that staff could take the suggestion and add it in the budget if funds are available at the Public Hearing.

Councilman Harvey stated, "Given the condition of so many miles of the town's streets at a repaving cost that has been running about \$300,000 per mile, and that "Street Repaving" is the only strategic high-priority item that is yet to be addressed, it would be fiscally responsible to allocate this \$407,000 that will not be needed for the public safety building in Fiscal Year 2024-25 to extend the 2023 repaving plan another year. Thus, not placing an unnecessary tax burden on Valdese property owners, as follows:

1. One year ago, Burke County did a countywide reassessment that raised the assessed value of Valdese residences by an average of over 43%.
2. In June 2023 – the council adopted an ad valorem tax rate of 51.5 cents, 24% higher than the State-mandated calculation of 41.5 cents; creating severe hardship on hundreds of Valdese owners of the smaller, older homes.
3. In December 2023, the council unanimously terminated the architectural contract and a \$7.2 million, USDA provisional public safety building loan.
4. On March 4, 2024 – the council unanimously set the 2024 tax rate at 41.5 cents.
5. Citizens who do not need the tax reduction, can contribute the amount to the town for ORS renovation, pool structure, etc.
6. Since 2019, our town management and councils have been setting aside several revenue and savings items, providing \$407,000 annually towards the public safety facility construction and debt service.
7. That account now stands at nearly \$1.5 million due to four factors:
 - a. The annual \$407,000 budget contributions;
 - b. \$500,000 received from the State for this purpose;
 - c. \$120,000 proceeds from the sale of the old Pineburr mill;
 - d. \$225,000 saved with the December termination of the architectural firm.
8. In February 2023, Councilmen Mears and Harvey and Manager Steen met with the Speaker of the NC House, Tim Moore. As a result, Representative Hugh Blackwell is pursuing an active request for public safety building funding, the outcome of which will not be known until next year.
9. Since it will be at least one more year before we know the cost and funding needs for a public safety building resolution, it would be an unnecessary burden on Valdese taxpayers to again raise taxes to seek \$400,000 of new revenue for repaving streets, when this \$407,000 carry forward carve-out, will not be needed for the public safety facilities or related debt service in Fiscal Year 24-25."

Councilman Harvey said that this Council unanimously adopted the budget guidelines last month, and for everybody who does not need that, you can contribute money to the Town for the Old Rock School, pool structure, Public Safety Building, or whatever you would like.

Councilwoman Lowman asked Councilman Harvey why we would not need any money for the Public Safety building during FY 24-25. Councilman Harvey said that we may need some money but we are sitting on a fund for 1.5 million for the Public Safety Building and it would take a lot of time to get an architectural firm hired, and a plan designed.

Councilman Harvey withdrew his motion.

APPROVED AUTHORIZING UPSET BID PROCESS FOR THE SALE OF TOWN-OWNED PROPERTY-104 ROLLER ST SW Assistant Town Manager/CFO Bo Weichel said we received an offer in the amount of \$35,000.00 for this property and reviewed the upset bid process.

RESOLUTION AUTHORIZING UPSET BID PROCESS

Sale of 2.09 Acre Tract at 104 Roller Street SW, Valdese, NC (REID: 30985)

WHEREAS, the Town of Valdese (the "Town") is the owner of that certain tract or parcel of real property (the "Property") situated in Lovelady Township, Valdese, North Carolina commonly known as 104 Roller Street SW, Valdese, North Carolina, PIN: 2733654336, REID: 30985, which Property is more particularly described in Deed Book 2078, Pages 494, Burke County Registry as follows:

BEING ALL of Tract 3, containing 2.730 acres, more or less, as shown on that certain plat entitled "Property to be conveyed to Solely DG, LLC", prepared by Douglas A. Garber, PLS, dated October 27, 2011, as recorded in Plat Book 41, Page 234, Burke County Registry;

WHEREAS, North Carolina General Statute §160A-269 permits the Town to sell property by upset bid, after receipt of an offer for the property;

WHEREAS, on or about March 13, 2024, the Town received an offer to purchase the Property from Barktopia Stay & Play Pet Resort & Daycamp, LLC for \$35,000.00; and

WHEREAS, Barktopia Stay & Play Pet Resort & Daycamp, LLC has deposited five percent (5%) of its bid with the town clerk.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF VALDESE RESOLVES THAT:

1. The Town Council authorizes sale of the Property 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 \$1,000.00 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;
 - (b) the buyer must pay the purchase price in certified funds at the time of closing;
 - (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; and
 - (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 this _____ day of _____, 2024.

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

/s/ Charles Watts, Mayor

ATTEST:
/s/ Town Clerk

Councilman Harvey made a motion to accept the offer and undertake the upset bid process and include that the proceeds be allocated to the account # 35 Public Safety Account, if that is appropriate. Attorney Taylor said that would not be appropriate, it is appropriate to start the upset bid process but reallocating funds is changing a budget item.

Councilman Harvey made a motion to proceed with the upset bid process, seconded by Councilwoman Lowman.

Discussion: Councilman Harvey asked that Town Manager when staff brings items to the agenda that they inform the Council what it is all about.

The vote was unanimous.

Assistant Town Manager/CFO Bo Weichel shared that at the May meeting, Council will see three more offers for separate parcels.

BUDGET AMENDMENTS: Assistant Town Manager/CFO Bo Weichel presented the following budget amendment to cover extra Recreation concession sales:

Valdese Town Council Meeting

Monday, April 1, 2024

Budget Amendment # 12-10

Subject: Parks and Recreation sales of concessions

Description: Parks and Recreation primary concession stand is closing in on the revenue target for the current budget year. This means we will also expend more than planned for concession supplies. The sales revenue is a direct correlation to the amount of items sold. This amendment increases the sales revenue and expense line for more supplies.

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, 2024:

Section I:

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3970.031	Recreation Concession Sales		6,500
Total		\$0	\$6,500

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.6200.481	Concession Supplies	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.

Councilwoman Lowman made a motion to approve the budget amendment as presented, seconded by Councilman Mears. The vote was unanimous.

Assistant Town Manager/CFO Bo Weichel presented the following budget amendment to cover extra Town Attorney fees:

Valdese Town Council Meeting

Monday, April 1, 2024

Budget Amendment # 13-10

Subject: Attorney Fees

Description: Attorney fees included in the budget are based on historical need of services billed on an hourly basis. The last few months have had triple the amount of use and associated fees. This results in shortage of funds to pay the Attorney for the final three months of this fiscal year.

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, 2024:

Section I:

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3990.000	General Fund Balance Appr.		30,000
Total		\$0	\$30,000

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.4200.040	Professional Services	30,000	
Total		\$30,000	\$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.

Council did not make a motion so the budget amendment will be carried over to the May 6, 2024 agenda.

INTERIM MANAGER'S REPORT: Interim Town Manager Bryan Steen made the following announcements:

Annual Budget Retreat is scheduled for April 15 & 16, 2024, 9:00 a.m. – 5:00 p.m. at the Council Chambers, Valdese Town Hall

Council Meeting – Council Budget Review, scheduled Monday, April 22, 2024, 6:00 p.m., Council Chambers, Valdese Town Hall

OCP Production: Jimmy Buffett's Escape to Margaritaville, Show Dates April 25, 26 & 27 and May 2, 3 & 4, 2024, 7:30 p.m.; visit www.oldcolonyplayers.com for more information and to purchase tickets.

Spring Craft Market, Saturday, April 27, 2024, ORS Temple Field, 9:00 a.m. – 4:00 p.m.

Next Agenda Review Council meeting is scheduled for Monday, April 29, 2024, 6:00 p.m., Council Chambers, Valdese Town Hall

MAYOR AND COUNCIL COMMENTS: Councilman Mears appreciates the Town committees and the hard work everyone is doing.

Councilwoman Ward said, "Go Wolfpack."

Councilman Ogle said that the Parks & Recreation Commission has worked hard and appreciates their work.

Mayor Watts also appreciates everyone and believes that the Strategic Plan will be a guideline as to what the citizens want.

Councilman Harvey complimented Scott Compton on his great presentation and echoed everything. Councilman Harvey encouraged everyone to come out to the budget workshops, and if anyone has suggestions, please make those.

Councilwoman Lowman thanked the committees and welcomed Chief Marc Sharpe to Valdese as our Police Chief.

ADJOURNMENT: At 7:27 p.m., there being no further business to come before Council, Councilwoman Lowman made a motion to adjourn, seconded by Councilman Mears. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday, May 6, 2024, 6:00 p.m., Valdese Town Hall.

Town Clerk

Mayor

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