

**TOWN OF VALDESE  
TOWN COUNCIL REGULAR MEETING  
APRIL 7, 2025**

The Town of Valdese Town Council met on Monday, April 7, 2025, 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, Councilwoman Melinda Zimmerman, and Councilman Glenn Harvey. Also present were: Interim Town Manager Bo Weichel, Town Attorney Tim Swanson, Town Clerk Jessica Lail, and various Department Heads.

Absent:

A quorum was present.

Rev Matt Matthews from the Waldensian Presbyterian Church, Valdese, offered the invocation. Following the invocation, Mayor Watts led in the Pledge of Allegiance to the Flag.

**REGOGNITION OF THE DRAUGHN HIGH SCHOOL SWIM TEAM:** Coach Bret Watson thanked the Council for the opportunity to speak and recognized Co-Coach Stephanie Mull who was not present. He noted this was his first year coaching the team, which included 29 swimmers – one of the largest teams in recent years – with a mix of experienced and beginner swimmers. Despite challenges such as training at a pool without dive blocks and only 3.5 feet deep, the team had a highly successful season. Both the men's and women's teams won conference championships. Additionally, swimmers Saylor Watson and William Abernathy were named Conference Athletes of the Year. Fifteen swimmers qualified for regionals, with ten advancing to the state championships. The team also broke four school records during the season. Coach Watson expressed pride in the team's achievements and hopes for continued success, including access to a proper pool for training in the future.

**OPEN FORUM/PUBLIC COMMENT:** Mayor Pro Tem Gary Ogle read the following open forum/public comment guidelines: The Council shall provide at least one period for public comment per month during a regular meeting, unless no regular meeting is held that month. Any individual or group who wishes to address the Council shall inform the Town clerk, any time prior to the start of the meeting, and provide their name, address and subject matter about which they wish to speak. Person(s) must be present if they wish to address the Council. Comments should be limited to five minutes per speaker.

Open Forum is not intended to require Council or staff to answer impromptu questions. Speakers will address all comments to the entire Council as a whole and not one individual member. Discussions between speakers and the audience will not be permitted. Speakers will maintain decorum at all times. Speakers are expected to be courteous and respectful at all times regardless of who occupies the Council chairs. These guidelines will help ensure that a safe and productive meeting is held and all those wishing to address the Council will be afforded the opportunity.

**LETTER FROM COMMISSION – SCOTT COMPTON, 3247 HOLLY HILLS CIR., VALDESE:** Scott Compton read a letter on behalf of the Valdese Parks & Recreation Commission.

"Good evening members of the Town Council,

On behalf of the Valdese Parks and Recreation Commission, we would like to speak to last month's vote on the instillation of a bubble to meet the needs of Valdese swimmers year round. We would like to comment on the process of how the Town Council came to this decision.

We were puzzled by the speed in which this decision occurred given that we were led to believe that the Town Council wanted to first hear pricing information on the new police and fire building before making a decision on the pool structure. This was the reason given for the need for the Council to wait six months before a decision was made. Our concern parallels Councilwoman Lowman's question of "what has happened that changed the preferred timeline of six months to gather information". The response from Councilman Harvey was "we have all the information we need, we need to take a vote tonight". The movement away from "a need to wait" to a "need to hurry" seems intellectually dishonest as it undermines the Council's original mandate. The facts presented by Councilman Harvey, compounded by a newfound

sense of urgency from the Council seemed to fit Councilman Harvey's personal preference rather than a reliance on community input cited in the Parks and Recreation Comprehensive Plan and in collaboration with the Parks and Recreation Commission.

If the commission had been consulted, the concerns we had for the bubble design could have been communicated. Over the course of a fixed-aluminum structure's lifetime, we felt the operating cost savings would outweigh the up-front cost of the design build. Over the course of time, the commission felt the operating costs for a bubble would exceed those of a fixed aluminum structure. For example, the cost quoted to our Interim Town Manager from Yeadon of \$54,000 annually for the setup and removal of the bubble seems excessive. With recognition of that cost, we estimate that over the course of 25 years, the plan to disassemble and reassemble the bubble annually could add up to \$1.35 million to the project. That is, of course, if the bubble structure lasts as long as Councilman Harvey cited in the March 3rd presentation that Yeadon estimates. In addition to set up and tear down costs, is the high operating cost needed to inflate a bubble with continuous airflow. The department estimates that energy usage increases 38% during months when the bubble is installed. While the warranty of 20 years for the bubble's exterior membrane might meet the length of time our community desires, the 2 year warranty for the mechanical parts that make up the continuous airflow system is a cause for concern. These future costs, both potential and real, lead us to believe that comparison cost analysis could have been performed by the commission should the request had been made. All of this information was readily available but not requested during the March 3rd presentation.

In addition to the commission's concerns regarding the long-term cost of the bubble, the process in which the Town Council decided to move forward is concerning. The March Agenda stated "discussion of design build". Instead, the time allotted proved to be an opportunity for Councilman Harvey to initiate a presentation and call for a vote. When Councilwoman Lowman requested and Councilwoman Zimmerman repeated, for a delay of one month to get the Recreation Commission's opinion on the matter, Councilman Harvey rebuffed the idea stating, "I don't think any of them were pool construction experts but they have the Town's best interest at heart". Yes indeed this statement is true. However, the sentiment seems to be a vast departure from Councilman Harvey's original desire to involve the commission in the decision making process even though no commission members possessed construction or pool installation expertise at that time either. As a reminder, the Town Council had asked for our due diligence. The board seems inconsistent in that they requested community involvement yet seized the opportunity make a decision without the community's input. The commission had an opportunity to be a resource in the decision making process and it was overlooked. The lack of communication seems unhealthy and does not invoke confidence from the commission.

Initially, the commission recognized the increased expense the Town would have to incur with the approval of a fixed-aluminum pool structure. As commission members and as engaged citizens, we felt the responsibility to initiate and participate in a \$300,000 capital fund campaign in an effort to offset some of the costs. Given the change in circumstances and the lack of desire indicated by the Town Council to work alongside of and in a partnership with the volunteer members of Parks and Recreation Commission, we no longer wish to recommend the initiation of a capital fund campaign. The commission will continue to support the recreation facilities in the Town of Valdese, however, we wish to express our discontent with the process in which the Town Council arrived at their decision."

**WATER & FUN FISH – JOEY LINDSAY, 819 FONTAINE AVE. NW, VALDESE:** Mr. Lindsay invited Council members to the upcoming Fun Fish event on May 10th, from 9:00 AM to 1:00 PM, and encouraged everyone to attend. He noted the event draws about 175 children and nearly 600 attendees in total, including parents and grandparents, from Valdese and surrounding areas like Drexel and Burke County. He also addressed ongoing water quality issues in his neighborhood, specifically discolored water coming from his line and a nearby fire hydrant. Mr. Lindsay shared a used water filter showing the poor water quality. He explained that despite a new water line being installed about 10 years ago, the problem persists and affects his plumbing and appliances. He recently replaced both his water and sewer lines at personal expense and expressed concern that nearby construction may have contributed to the sewer line damage. Mr. Lindsay requested the Council's attention to the issue and asked for a review of contractors' work and overall water line maintenance.

**PUBLIC SAFETY BUILDINGS – JEAN MARIE COLE – 705 BERTIS ST., VALDESE:** Ms. Cole addressed the Council regarding recent decisions on Town infrastructure projects. She expressed concern that the Council chose to move forward with a bubble for the pool rather than a permanent structure, despite survey

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results indicating public preference. She also encouraged the Council to reconsider previous plans for the Police Department to use the existing Main Street building. Ms. Cole noted that studies had shown the Massel Avenue property was better suited solely for a Fire Station, allowing for optimal emergency response access. The Town had already begun evaluating and preparing the Main Street building for police use, with Chief Sharp determining it to be functional and cost-effective. Ms. Cole emphasized that renovating the Main Street building would be less expensive than constructing a new facility, and its central location provides strong visibility for the Police Department. Ms. Cole suggested that savings from using the existing building could be redirected toward maintaining or lowering the tax rate, purchasing needed equipment, or increasing Officer salaries. She asked the Council to revisit this option as a practical and fiscally responsible solution.

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

**APPROVED PRE-AGENDA MEETING MINUTES OF FEBRUARY 24, 2025**

**APPROVED REGULAR MEETING MINUTES OF MARCH 3, 2025**

**APPROVED RESOLUTION ACCEPTING THE 2024 LOCAL WATER SUPPLY APPROVED PLAN**

Approved Resolution to accept the NCDEQ-approved 2024 Local Water Supply Plan. This is an annual requirement, and the Town is on schedule with this year's submission.

**RESOLUTION FOR APPROVING 2024 LOCAL WATER SUPPLY PLAN**

WHEREAS, North Carolina General Statute 143-355 (I) requires that each unit of local government that provides public water service or that plans to provide public water service and each large community water system shall, either individually or together with other units of local government and large community water systems, prepare and submit a Local Water Supply Plan; and

WHEREAS, as required by the statute and in the interests of sound local planning, a Local Water Supply Plan for Town of Valdese, has been developed and submitted to the Town Council of the Town of Valdese for approval; and

WHEREAS, the Town Council of the Town of Valdese finds that the Local Water Supply Plan is in accordance with the provisions of North Carolina General Statute 143-355 (I) and that it will provide appropriate guidance for the future management of water supplies for Town of Valdese Water System, as well as useful information to the Department of Environmental Quality for the development of a state water supply plan as required by statute;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Valdese that the Local Water Supply Plan entitled, Valdese LWSP dated 2024, is hereby approved and shall be submitted to the Department of Environmental Quality, Division of Water Resources; and

BE IT FURTHER RESOLVED that the Town Council of the Town of Valdese intends that this plan shall be revised to reflect changes in relevant data and projections at least once every five years or as otherwise requested by the Department, in accordance with the statute and sound planning practice.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Charles Watts, Mayor

\_\_\_\_\_  
Jessica Lail, Town Clerk

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

**End Consent Agenda**

**ITEMS REMOVED FROM CONSENT AGENDA:** None

**ADDED CLOSED SESSION:** Mayor Watts announced that the Council needed to add a Closed Session at the end of the meeting. Councilman Ogle made a motion to go into **Closed Session Pursuant to NC**

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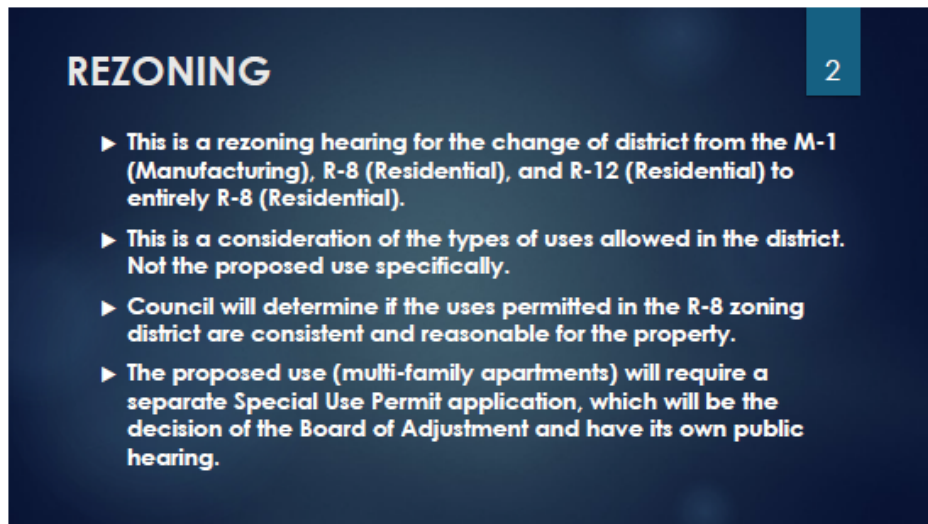
**General Statute 143-318.11(a)(6)** to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee and **Closed Session under NC General Statute 143-318.11(a)(3)** to consult with an attorney retained by the Town in order to preserve the attorney-client privilege between the Town attorney and the Town Council, which privilege is hereby acknowledged, seconded by Councilwoman Lowman. The vote was unanimous, and motion carried.

**DENIED PUBLIC HEARING – REZONING ON DIXIE AVE NW**

At 6:26 pm, Mayor Watts opened the Public Hearing.

Councilman Harvey inquired why the minutes from the Planning Board meeting regarding the application under consideration were not included in the packet. Ashley Young, Interim Planner from WPCOG, explained that the minutes have not yet been approved by the Planning Board, as approval typically occurs at the following month's meeting. Councilman Harvey noted difficulty in understanding the audio recording provided, specifically regarding who chaired the meeting, who made and seconded the motion, and who voted in favor. Ms. Young clarified that Chairman Mr. Carlton chaired the meeting and the motion was made by the Vice Chair. Councilman Harvey requested that the Chairman of the Planning Board be allowed to address the Council directly to explain how the meeting was conducted and how the Planning Board reached its unanimous recommendation. Attorney Tim Swanson suggested that Ms. Young present her information and then we can hear from the Planning Board Chairman.

Ashley Young, Interim Planner from WPCOG, presented a rezoning request submitted by Mark Morgan of Morgan and Associates, LC—the same developer behind Tron's Place.



## BACKGROUND

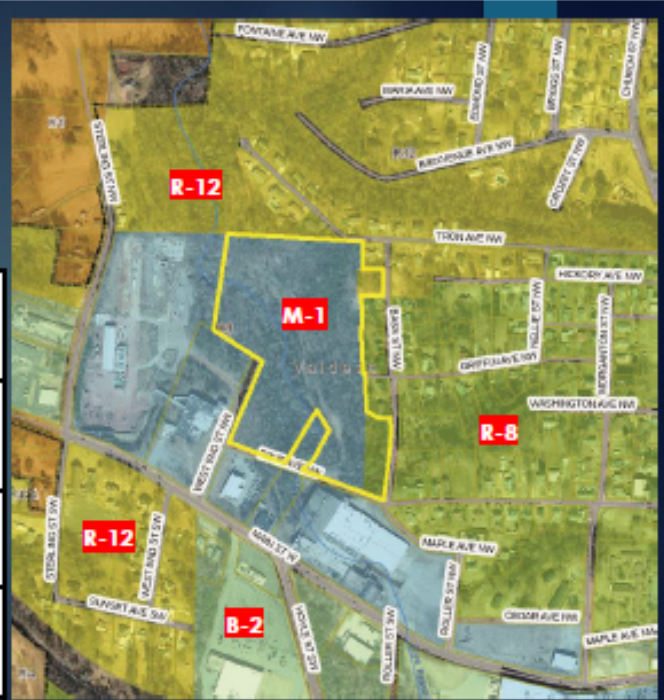
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- ▶ **ACREAGE:** 15.82 acres
- ▶ **REQUESTED ACTION:** Rezone property from M-1, R-12, & R-8 to R-8
- ▶ **EXISTING USE:** Vacant
- ▶ **PROPERTY OWNER:** Hayne Hens Farm Inc.
- ▶ **APPLICANT:** MC Morgan & Associates Inc.
- ▶ **PROPOSED USE:** Multi-family apartments
  - ▶ Multi-family requires a Special Use Permit issued by the Board of Adjustment
  - ▶ Proposed 48-units between two (2) 3-story buildings. Consisting of 1-, 2-, and 3-bedroom units; sidewalks, clubhouse, playground, picnic area, outdoor seating areas, on-site dumpster and recycling.

## REVIEW CRITERIA

### 1. Zoning and existing land uses in the general vicinity of the subject's property:

<b>North</b>	The properties are zoned R-12 Residential and contain single-family homes.
<b>South</b>	The properties are zoned M-1 Manufacturing and contain commercial and warehousing uses.
<b>East</b>	The properties are zoned R-8 and contain single-family homes.
<b>West</b>	The properties are zoned M-1 Manufacturing and contain manufacturing/warehouse uses.





## 2. Zoning Criteria of Proposed District 5

### ► UDO Zoning District Description

#### ► 3.2.3 RESIDENTIAL DISTRICT (R-8)

- Intent: The district shall provide for town-scaled residential development within walking distance (generally one-fourth (1/4) mile) of services. Streets shall be interconnected and a range of lot sizes is encouraged. The Neighborhood Residential District is to permit the completion and conformity of residential subdivisions.

## 2. Zoning Criteria of Proposed District 6

- The zoning of the adjacent neighborhood to the property is currently zoned R-8, therefore, the proposed rezoning to R-8 would be consistent with the surrounding districts.
- To further continue with the proposed multi-family apartments, Special Use Permit approval will be needed by the BOA.
  - In that application, the applicant will need to show that they meet the landscaping, parking, and built-upon area requirements of the UDO.

		Zoning Districts								Conditional Zoning District	Conditional Zoning District	Conditional Zoning District	Conditional Zoning District
		RA	R11.6	R12	R15.1	R1.1P	R1.2P	CLP1	ML1				
Use Category	Use												
Agricultural and animal uses	Agricultural uses, including general farming, pasture, growing, outdoor plant nurseries, horticulture, silviculture, breeding, and raising, and wild crop harvesting but not agricultural industry												
	Animal keeping			UD									A.2.3
	Bona fide farms but not agricultural industry			UD									
	Farm-to-market					P	P						A.3.1a
	Greenhouse						UD		UD				
	Open air markets, retail only					P	P		P	P			
	Equine stables	P	P	P					P	P	P		
	Veterinary hospital or clinic						P	P	P				
Residential Uses	Single-family houses	P	P	P		P	UD	UD					RA (R15.1)
	Two-family houses (duplexes)	P	P			UD	UD	UD	UD				
	Triplexes	P	P			UD	UD	UD	UD				
	Manufactured homes, Class A												A.3.1b
	Manufactured homes, Class B												A.3.1c
	Manufactured home-parks (RVs)												A.3.1d
	Modular homes	P	P	P		P	UD	P					
	Multi-family buildings	UD	UD			UD	UD	UD	UD				

### 3. Traffic

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- ▶ The property has access on both Dixie Ave NW, Griffen Ave NW, and Bass St NW.
- ▶ The proposed apartment complex currently only has one proposed entrance using Dixie Ave NW.
- ▶ The street network in this area is gridded, making for multiple options for ingress and egress along Dixie Ave NW to West End St SW, Bass St NW, or Morganton St NW to access the main throughfare Main St W (Hwy 70) or the secondary throughfare Church St NW.
- ▶ The NCDOT 2023 Average Daily Traffic along Main St W was recorded at 8,200 trips per day. The Average Daily Traffic along Church St NW was 2,400 trips per day. The neighborhood street do not have any traffic count data associated with them.
- ▶ There are no funded improvements to Main St W or Church St NW in the 2024-2033 NCDOT State Transportation Improvement Plan (STIP).

### 4. Public Services

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- ▶ These public services include water and sewer, police, and fire protection.
- ▶ The proposed apartment complex would require water/sewer taps on the site. Water and sewer are located in that area. Since the property is presently vacant, the development of the apartment complex would require additional police and fire protection.

## 5. Environment & Watershed

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- ▶ The property consists of a large flood hazard zone that runs along Dye Branch, which flows through the center of the property. The proposed development of the property would not take part in the flood hazard areas and would not require any floodplain permitting.
- ▶ The property is located within the WS-IV Protected Area, which limits the allowable built-upon area.

Table 8.5.3: Watershed Table of Allowable Uses

WATER SUPPLY CLASSIFICATION	LOCATION IN THE WATERSHED	MAXIMUM ALLOWABLE PROJECT DENSITY OR MINIMUM LOT SIZE		
		Low Density Development		High Density Development
		Single-family detached residential	Non-residential and all other residential	All types
WS-IV	Critical Area	1 dwelling unit (d.u.) per one-half acre or 1 d.u. per 20,000 square foot lot excluding roadway right-of-way or 24% built-upon area	24% built-upon area	24 to 50% built-upon area
	Protected Area	1 d.u. per one-half acre or 1 d.u. per 20,000 square foot lot excluding roadway right-of-way or 24% built-upon; or 3 d.u.s per acre or 36% built-upon area without curb and gutter street system	24% built-upon area; or 36% built-upon area without curb and gutter street system	24 to 70% built-upon area

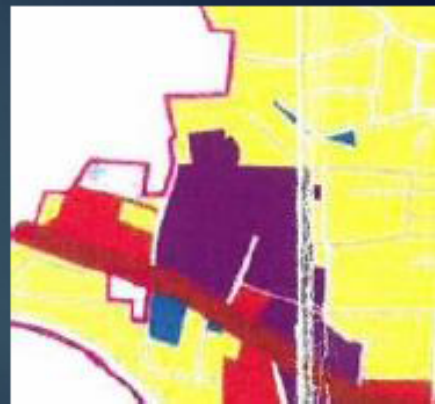
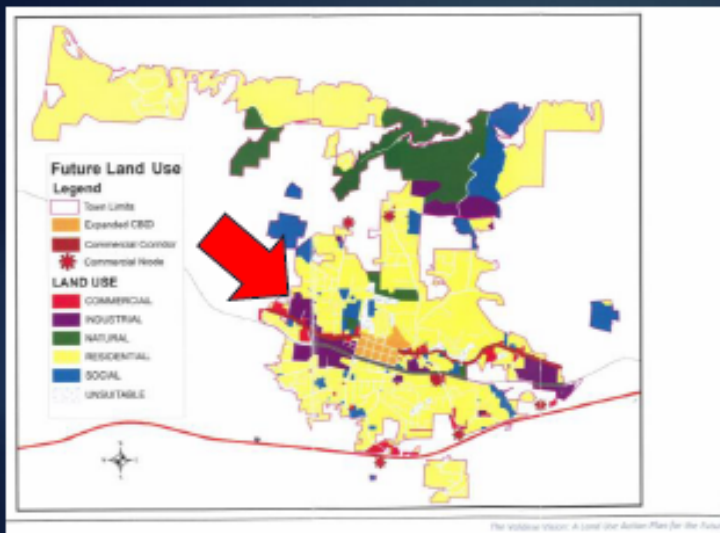


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## 6. Consistency of the proposed zoning with the Valdese Vision: A Land Use Action Plan

- The Valdese Vision: A Land Use Action Plan shows the future designation of the property as manufacturing. Therefore, the proposed zoning designation of R-8 Residential is not compatible with the future land use of “manufacturing” in the Valdese Vision adopted by the Valdese Town Council in 2014.



- While the property is identified as manufacturing in the future land use map, the Vision Plan does identify the need for housing and housing diversity. Below are priority recommendations from the Vision Plan for both industrial and residential uses.

#### 6.3.2 Priority 2: Industrial Development (ID)

- ID 2.1: Continue to provide developers with incentives for the adaptive reuse of vacant industrial sites.
- ID 2.2: Collaborate on a continuing basis with officials from WPCOG, Burke County, and other municipalities to remain informed and have input on developments that will affect Valdese.
- ID 2.3: Keep an up to date inventory of industrial sites in and around Valdese that are available for development or redevelopment.
- ID 2.4: Determine whether adequate efforts and resources are being dedicated to industrial recruitment to the Town of Valdese, and where shortcomings are found, identify additional measures to improve recruitment efforts.
- ID 2.5: Work with the local school systems, community college, and workforce development agencies to ensure Valdese will provide new and existing industries with a skilled workforce.

#### 6.3.4 Priority 4: Residential Development (RD)

- RD 4.1: Evaluate the Town's development ordinances for areas that will help promote a diversity of housing choices.
- RD 4.2: Require site design standards for land uses adjacent to residential zoning districts that protect the overall character and general welfare of existing neighborhoods.
- RD 4.3: Encourage the preservation of older homes in the community to help strengthen a sense of place and historical context.
- RD 4.4: Amend Subdivision Regulations to require that all new roads be designed and constructed to meet NCDOT standards and be dedicated to the public upon completion.
- RD 4.5: Encourage residential subdivisions that incorporate conservation subdivision design.
- RD 4.6: Work with community development and affordable housing agencies to identify the best ways to provide and maintain sufficient housing options throughout town.
- RD 4.7: Encourage the development of mixed-use and multi-family housing in appropriate zoning districts.

# APPLICANT MATERIALS

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**PRELIMINARY CONCEPT (HAS NOT BEEN THROUGH TECHNICAL REVIEW)**



**REZONING APPROVAL IS FOR PERMITTED USES DISTRICT WIDE.**

**APPROVAL OF MULTI-FAMILY APARTMENTS REQUIRES SUP APPROVAL BY BOARD OF ADJUSTMENT. SITE SPECIFIC REQUIREMENTS ARE MADE AT THAT TIME.**





## 7. PLANNING BOARD RECOMMENDATION:

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- ▶ The Planning Board reviewed the application, staff report, and applicant's proposal during their March 17th, 2025 meeting.
- ▶ Planning Board recommended approval of Rezoning 2025-01 by Town Council as inconsistent with the Future Land Use Map, but consistent with the Residential Development (RD) Priority Recommendation made by the The Valdese Vision: A Land Use Action Plan based on the need of housing diversification.
- ▶ The Planning Board voted to recommend approval of rezoning request 2025-01 of 0 Griffen Ave NW from M-I Manufacturing to R-8 Residential as consistent with the surrounding zoning district and providing diversification of housing.
- ▶ This vote passed 5-0.

## 8. RECOMMENDED ACTION:

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- ▶ Staff finds Rezoning Petition 01-2025 Dixie Ave NW to be considered inconsistent with the Valdese Vision: A Land Use Action Plan, Future Land Use Map in that the request is for residential and the Future Land Use Map designates industrial use; however, staff does consider the proposal for diversification in housing to be consistent with the priority recommendations made by the Vision Plan.
- ▶ The future land use map is a guidance document for town officials to use in rezoning decisions. Officials may decide to modify the future land use map when there is a rezoning request that they find consistent with the surrounding area and supports other areas of the plan recommendations in association with the Future Land Use Map.

Planning Board Chairman Carlton Caruso confirmed that the Planning Board unanimously recommended approval of the rezoning request. He clarified that the Board considered the rezoning only, and if approved by Council, the Board of Adjustment would later consider a Special Use Permit for the proposed development. The Council does not play a role in the Special Use Permit process.

Councilman Harvey questioned whether the applicant had legal standing to file the rezoning petition, noting that the application was submitted by a developer rather than the property owner and lacked the property owner's signature or documentation of authorization. Ms. Young confirmed that the applicant holds an option to purchase the property, but she did not have a copy of the contract or written verification from the property owner. Attorney Swanson advised that a petition may be filed by the property owner or



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someone with a contractual right to acquire the property. However, without documentation confirming that right, the validity of the petition may be in question. The Council was advised they could either proceed with the public hearing or table the matter until further documentation was provided.

Council members expressed concern about proceeding without proper documentation but agreed to continue the hearing to allow citizens who were present the opportunity to speak. Additional concerns were raised about traffic and safety on the road where the development is proposed, including poor road conditions and limited infrastructure.

Mayor Watts asked if anyone wished to speak for or against the Public Hearing.

Ms. Young and the Council members received this petition from citizens prior to the meeting.

MAR. 3 2025  
APR 1 2025

TOWN OF VALDESE  
P.O. Box 339  
VALDESE, NC 28690

RE: 15 ACRES PROPERTY ABUTTING DIXIE AVE  
BASS STREET, TRON AVE.

WE, RESIDENCE OF DIXIE, BASS & TRON  
STRONGLY OPPOSE CHANGING THE ZONING OF  
THIS PROPERTY SO THAT IT MAY BE  
PURCHASED TO BUILD MULTIPLE AFFORDABLE  
HOUSING UNITS.

ON THE WEST SIDE OF TOWN, ESPECIALLY  
IN THIS AREA, WE HAVE LONG APARTMENTS  
CHURCH ST. APARTMENTS,  
AGAPE, SECTION 8 HOUSING ON CHURCH ST,  
APARTMENTS BEING BUILT ON CORNER OF  
MAIN & PRALTY. MULTIPLE HOUSING  
SHOULD BE SPREAD THROUGHOUT THE TOWN.

Patricia Smith 809 Tron Ave NW Valdese  
Mark A. Smith 815 TRON AVE. NW Valdese  
Mark Brane 730 Dixie Ave NW Valdese  
Minny Ball 725 Tron Ave NW Valdese  
Glenn Harrison 801 Tron Ave NW Valdese  
Kathleen Radford 816 Tron Ave. NW, Valdese  
Richard Radford 816 TRON AVE. NW Valdese

ZONING

RE: 15 ACRES PROPERTY ABUTTING, DIXIE AVE  
BASS STREET, TRON AVE.

Bobby R. Burns - 824 Tron Ave.

Cathy Burns - 824 Tron Ave.

Brian Roberts 825 TRON AVE.

~~Brian Roberts~~

Anna Isobel Loyada 817 Tron Ave

Edward Ray Horton 720 Tron Ave.

Tom Horton 720 Tron Ave

Nancy Horton 720 Tron Ave.

David Wakefield 721 Tron Ave NW.

Patty Presnell 729 Tron Ave N.W.

Billie Presnell 729 Tron Ave NW

Michelle Casse 800 Tron Ave NW

~~El Cas~~ 800 Tron Ave NW

T.D. Williams 804 Tron Ave NW.

Gina Humes 801 Tron Ave NW

Heana Green 500 Bass St NW

Maria Green 500 Bass St NW

Amity Wilson 504 Bass St NW

Maria Wilson 512 Bass St NW

Mabel Bell 813 TRON AVE NW

THIS WAY, TO MANY UNITS AND WE  
ARE ALL OPPOSED TO IT.

SIGNATURE	ADDRESS
<i>W. T. Mullen</i>	610 DIXIE AVE. NW, VALDESE
Rose T. Mullen	610 Dixie Ave NW Valdeese
Randell Buhl	613 Dixie Ave NW valdeese
<i>Ray 2 Inc</i>	613 Dixie Ave NW valdeese
<i>Ray 2 Inc</i>	705 DIXIE AVE NW VALDESE
<i>Joe Chapman</i>	720 MAPLE AVE NW VALDESE
<i>Joe Chapman</i>	720 Maple Ave NW Valdeese
<i>San Feleator</i>	705 Dixie Ave
<i>Debbie Perry</i>	719 Maple Ave NW
<i>Blair Perry</i>	Valdeese, N.C
<i>Betty Ralston</i>	302 Morganton NW Valdeese NC
<i>Connie Rodgers</i>	302 Morganton St Valdeese NC
<i>William Barnes</i>	609 Dixie Ave
<i>Bradley Murphy</i>	304 Morganton St NW
<i>George Jurgens</i>	4100 Morganton St 88 502 8884
<i>Jerry W. Buzz</i>	617 Washington Ave, N.W.

**TRACI WAKEFIELD, 721 TRON AVE, NW, VALDESE:** Ms. Wakefield thanked the Council for its careful and deliberate approach in considering decisions without rushing. As a resident of Tron Street, she shared her appreciation that a longstanding foot traffic issue had recently been resolved, improving the area significantly. She expressed concern about the potential for increased vehicle traffic through her neighborhood, particularly on Tron, Dixie, and Bass Streets, noting that these roads are not designed to handle high volumes and lack centerline markings. Ms. Wakefield emphasized the safety risks posed to residents and neighborhood children and stated that the added traffic would create a dangerous situation, especially without increased police presence. She urged the Council to fully consider all available options and community input before moving forward with any changes and thanked them for their ongoing efforts and attention to public concerns.

**GINA WALKER, 213 COLOMBO ST NW, VALDESE:** Ms. Walker addressed the Council to express concerns about increased foot traffic and public safety near her home, which is surrounded by City property. She cited issues such as drug use, theft, and loitering in her area and near the Old Rock School and connected these concerns to the potential impacts of additional low-income housing. Ms. Walker urged the Council to consider alternative housing options, such as moderately priced single-family homes, which she believes would better support property values and attract higher-end businesses. She also questioned the Town's ability to provide adequate infrastructure and public safety support for more housing development. Additionally, she requested that if permanent recreation structures like the pool bubble are being considered, other amenities—such as an enclosed year-round tennis court—should also be explored.

**BELINDA ICARD, 409 PINEBURR AVE SW, VALDESE:** Ms. Icard, a resident near the Pine Crossings low-income housing development, spoke from personal experience about the negative impacts it has had on her neighborhood. She described ongoing issues such as theft, trespassing, and disturbances at all hours, including a recent incident where individuals entered her garage and stole items while she was trying

to secure her damaged home. She expressed frustration that residents near the development have been forced to install privacy fencing and endure excessive noise and traffic. Ms. Icard urged the Council not to bring similar development to Ward 5, stating that the burden of additional services and declining neighborhood conditions should not fall on taxpayers. She described the condition of roads in the area as poor and traffic as dangerous, despite speed bumps, and asked the Council to consider the lived experiences of current residents before approving any further low-income housing projects.

**MARK SMITH, 815 TRON AVE NW, VALDESE:** Mr. Smith expressed concerns about the potential development of low-income housing near his property, particularly along Tron Avenue. He enjoys the natural beauty of the area, including the wildlife and trees, but fears that the construction of a three-story building would destroy the landscape and negatively affect his property. He also worries that low-income housing could bring increased crime, as it may attract unwanted activity to the area. Mr. Smith noted the financial strain of rising taxes and insurance and expressed concern that a decrease in property values would further harm his situation. He urged the Council to consider preserving the area's current state and maintaining its integrity.

**JENNY HUDSON, 412 FAET ST NW, VALDESE:** Ms. Hudson, a real estate broker and chief relationship officer for a property management company, spoke against changing the zoning to allow more income-based housing. She emphasized the importance of being strategic about the type of housing the Town needs, warning that an imbalance could occur with a concentration of low-income housing in Ward 5. Ms. Hudson encouraged the Council to consider incentivizing local investors who care about the Town's future, rather than allowing large corporations to come in and profit without investment in the community. She also shared her personal experience living across from a large construction project, noting the negative impact it had on her property, including increased traffic and environmental changes. She expressed concern about the developers' lack of long-term commitment to the Town and urged the Council to carefully consider the future of the Town's housing development and its residents' needs.

**WILL MUELLER, 610 DIXIE AVE NW, VALDESE:** Mr. Mueller spoke about traffic concerns on Dixie Avenue. He measured the width of the road at various points, noting that at the intersection with Church Street, the road is only 28 feet wide, and parking on both sides reduces the available space to 14 feet. Further down the street, near Morgan Street, the road narrows to 23.5 feet, with parking allowed only on one side, leaving 16 feet for cars to pass. Mr. Mueller expressed concerns about the safety of pedestrians, particularly children and pets, who often play in the street. He also highlighted the poor condition of the road, with potholes and cracks. He warned that adding 75 to 100 more cars from the proposed 48-unit apartment building would increase traffic issues, making the street unsafe for current residents.

**ROSE MUELLER, 610 DIXIE AVE NW, VALDESE:** Ms. Mueller raised concerns about the proposed project and questioned how it reached the Planning Board. She inquired whether the Planning Board members had visited the site, considering issues with floodplain areas. She expressed disbelief at the possibility of building large structures in a floodplain, especially as water levels seem to have changed. Ms. Mueller emphasized the importance of the Town Council and Planning Board considering the impact on the community, urging them to listen to the residents and taxpayers. She referenced a past survey that showed a preference for market-value housing over low-income housing. Ms. Mueller strongly encouraged the Council to act on behalf of the citizens and not delay decisions, urging them to prioritize the needs and concerns of the people who fund the Town's services.

**RICK MCCLURD, 408 GARROU AVE SE, VALDESE:** Mr. McClurd expressed concerns about the influence of the Council of Governments (COG) on local planning. He questioned the role of the COG, particularly its involvement in low-income housing projects, and suggested that the Town may have allowed the COG too much control over its planning decisions. He proposed that the Town hire its own planning staff and only consult the COG when necessary. Mr. McClurd highlighted that the current planning does not align with the priorities identified in the Town's plans from the previous year, which did not mention additional low-income housing. He urged the Council to review the COG's role and activities, particularly its connections to HUD-funded projects, and reconsider outsourcing planning decisions.

**MARK MORGAN, MC MORGAN DEVELOPER:** Mr. Morgan, owner and representing the development company behind the petition, provided an overview of the project and the challenges involved in the development site. Mr. Morgan noted that he did have the contract from the property owner. He thanked local legislators for their support during the development process, particularly with Tron's Place, which is set to open in early 2026. Mr. Morgan explained that the petition seeks a rezoning of a portion of the



property, which is already partially zoned, to extend the zoning across the full 15-acre site. He assured that the project would meet or exceed all buffer requirements as outlined in the UDO. He highlighted the importance of the project in addressing housing needs and the challenges posed by the site's topography and stormwater issues. He also mentioned that multiple access points are available to the site, and road challenges would be addressed with the city. Mr. Morgan concluded by requesting the Council's support for the rezoning and asked for additional time to clarify or rebut any points that may arise during the meeting.

**JEAN MARIE COLE, 705 BERTIS ST, VALDESE:** Ms. Cole, a resident of the neighborhood bordering the recent apartment complex, shared her concerns about the impact of new developments on the area. She described how the quiet neighborhood, which she moved into 31 years ago, has changed with the construction of the apartment complex. The noise and loss of trees have affected the quality of life, and she expressed sympathy for those living near the new development. She also highlighted the potential consequences of further development in the area, noting that once the remaining trees are removed, the neighborhood could face increased noise and traffic. Ms. Cole urged the Council to consider the broader impact on the neighborhood, emphasizing the disruption caused to both residents and wildlife.

**GERALD CASSESSE, 800 TRON AVE NW, VALDESE:** Mr. Cassesse expressed concerns about the increased traffic in the neighborhood, particularly around Pineburr, where his grandmother lives. He mentioned that people have been walking through her yard to access the nearby apartment complex, which he finds undesirable. While traffic on Tron Avenue has decreased, he noted that if the neighborhood sees more development, the roads may need to be widened to accommodate the additional vehicles, as current traffic already requires drivers to stop on the side of the road to let others pass. He concluded by adding his voice to the concerns already raised by others.

At 7:26 pm, Mayor Watts closed the Public Hearing.

**Motion:** Councilman Harvey made a motion to deny the rezoning recommendation as inconsistent with the vision plan future land use map adopted in 2014, seconded by Councilwoman Ward.

**Discussion:** Councilman Harvey expressed strong opposition to the proposed rezoning. He noted that the Council had received a petition with approximately 40 signatures from residents who opposed additional low-income housing in Valdese. He stated there was no indication that the Planning Board considered demographic, or population data related to the existing amount of low-income housing in the Town. He also raised questions about the potential tax revenue impact of the proposed development, pointing out that Pinecrossing does not contribute tax revenue and that it is unclear whether the proposed project would. He emphasized that the Council had no involvement in the approval of the Tron Place development and only had a role in Pinecrossing because the Council had previously sold the property for that use. Councilman Harvey stressed that the Council's only authority in this matter is whether or not to approve the rezoning. If approved, the Special Use Permit process would be handled solely by the Planning Board. He expressed concern that there was no data provided on the number or percentage of existing low-income housing units in the Town. He concluded by stating his support for denying the rezoning request, adding that since the developer appears to have a valid contract for the property, the Council has enough information to proceed with a decision and does not need to delay the matter.

Councilwoman Ward expressed a desire to see the Town pursue industrial development with the same level of effort as residential growth. Referring to the land use map, she noted that there is significantly less area designated for industrial use compared to residential. She emphasized the importance of attracting industry to help relieve the financial burden on citizens, recalling that industry once contributed significantly to the Town's utility and tax revenue. She encouraged the Council to support future leadership, including the incoming Town Manager, in prioritizing industrial recruitment and revitalization efforts, stating that bringing industry back to Valdese would benefit the community and restore pride in the Town's manufacturing roots.

**Vote:** The vote was unanimous, and motion carried.

**APPROVED CONTRACT PROPOSALS FOR ENGINEERING SERVICES FOR BERRYTOWN WATERLINE CDBG-I PROJECT** Paul Teague, Community & Economic Development Administrator with WPCOG, reported that a request for qualifications was issued for engineering services related to the BerryTown CDBG Infrastructure and Neighborhood Revitalization projects. McGill Associates was selected and submitted a contract in the amount of \$423,500. The contract covers engineering services, bidding and

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award phase, and construction observation and administration. All associated costs will be funded through CDBG grants. He noted that the Town Attorney had a few clarifying points with McGill, but they did not impact the total contract amount. Mr. Teague requested Council approval of the contract, pending final approval by the Town Attorney and McGill Associates.

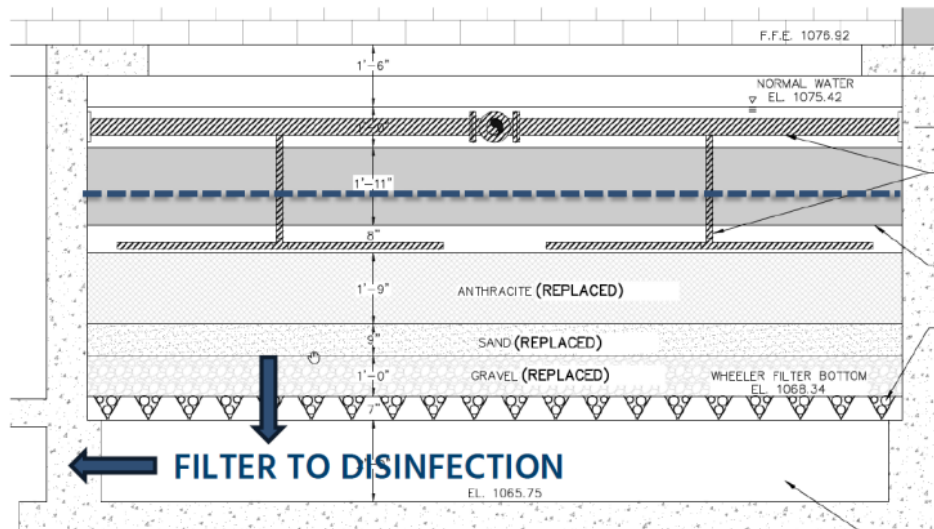
Councilman Ogle made a motion to approve the contract proposals for engineering services for BerryTown projects subject to the Attorney's edits and designate the Mayor to execute said contract, seconded by Councilwoman Lowman. The vote was unanimous, and motion carried.

(The contract is available for review by contacting the Town Clerk's office.)

**APPROVED BUDGET AMENDMENT – WATER PLANT FILTER INSPECTION & REHAB** Interim Town Manager Bo Weichel presented a proposed budget amendment of up to \$115,000 for inspection and rehabilitation of the Water Plant's six filters.

RJ Mozeley with McGill Associates provided an update related to the Town's \$7 million Water Treatment Plant improvement project, funded through a state appropriation. The project is largely tied to a planned interconnection with the City of Lenoir, which will allow Valdese to sell up to 4 million gallons of water per day and receive water in emergencies. As part of the preliminary design phase, the Town needs more detailed information about the plant's filter system, which was originally constructed in the 1950s and modified several times since. Because the filters include a media of equipment and construction types, a contractor will be hired to open and assess each filter to document existing conditions. This will help ensure more accurate bidding and reduce the risk of costly change orders. Mr. Mozeley also explained the filter operation and backwash cycle and noted that some surface sweep systems at the plant will be repaired ahead of the larger project.

**DUAL-MEDIA  
FILTER  
SECTION VIEW  
(EXAMPLE)**





Ex. Drained Filter Basin  
(Drained, & Unbalanced  
Surface Wash )



Ex. Underdrain  
System



Filter  
Backwash  
Cycle

Budget Amendment #

2-30

Subject: Water Plant Filter Inspection and Rehab

Description: See attached Memo

**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, 2025:

**Section I:**

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
30.3990.000	Utility Fund Balance Appr.		115,000
Total		\$0	\$115,000

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
30.8100.570	Capital Outlay	115,000	
Total		\$115,000	\$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 Harvey made a motion to approve the budget amendment for the Water Plant inspection rehab, seconded by Councilwoman Zimmerman. The vote was unanimous, and motion carried.

**APPROVED CAPITAL PROJECT ORDINANCE AMENDMENT – POOL STRUCTURE** Mr. Weichel explained that the budget amendment totaling \$767,308 is related to the pool dome structure project, following Council's approval of the contract with Yeadon Dome. The amendment allocates funds to begin the project and covers the Yeadon contract, labor for installation, ADA improvements (contracted with Houck), and site work including demolition, new concrete, and the anchoring system (through Moss Marlow). Additional funds are included for a storage building to house the dome on site—helping to extend its lifespan—and a small contingency amount.

Councilwoman Lowman stated that while she plans to support the budget amendment in order to restore indoor swimming in Valdese, she remains concerned about the long-term cost-effectiveness of the dome structure. She expressed that an alternate structure may have been more economical over a 20–25 year period, noting ongoing annual costs of approximately \$55,000–\$57,000 for installation and removal of the dome, limited warranty coverage, and anticipated future cost increases. Despite these concerns, she supports moving forward at this time for the benefit of the community.

Councilman Ogle inquired whether the annual cost of installing and removing the dome could be negotiated with the vendor. Mr. Weichel responded that discussions had occurred, and the current cost reflects industry standards, especially considering the vendor assumes labor and equipment risk. Councilman Ogle acknowledged the benefit of experienced installers in preserving the dome's longevity. He also emphasized the importance of long-term planning, suggesting the Town begin setting aside funds annually—potentially \$100,000 to \$200,000—to be prepared for future replacement of the dome or construction of a permanent structure.



Capital Project Ordinance Amendment # 1-31

Subject: Pool Structure

Description: This amendment to the project budget is to account for the revenue and expenditure associated with installation and construction of a dome.

**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
31.3970.000	Transfer from General Fund		767,308
31.3970.001	NC Grant		
31.3970.002	Private Donor Grant Match		
31.3970.003	Capital Campaign		
Total		\$0	\$767,308

Amounts appropriated for capital projects are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
31.6200.740	Construction	767,308	
Total		\$767,308	\$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 Capital Project Ordinance Amendment for the pool structure, seconded by Councilwoman Zimmerman. The vote was unanimous, and motion carried.

**APPROVED RESOLUTION AUTHORIZING UPSET BID PROCESS FOR THE SALE OF TOWN-OWNED PROPERTY – 341 RODORET ST N** Mr. Weichel presented a Resolution to initiate the upset bid process for the sale of Town-owned property located at 341 Rodoret Street North. The parcel is approximately 0.82 acres in size. An offer of \$7,500 has been received, compared to the appraised value of \$7,697. If approved, the Resolution would begin a 10-day advertisement period. If no qualifying upset bids are received, a resolution for the sale could be considered at the May meeting.

RESOLUTION AUTHORIZING UPSET BID PROCESS ON  
341 RODORET STREET N, VALDESE, NC

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 341 Rodoret Street N, Valdese, North Carolina, PIN: 2733968485, REID: 12132;

WHEREAS, pursuant to N.C. Gen. Stat. §160A-269 a city or town may receive, solicit, or negotiate an offer to purchase property and advertise it for upset bid. When the offer is made and council proposes to accept it, the council shall require the offeror to deposit five percent (5%) of his bid with the city clerk, and shall publish a notice of the offer. The notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within ten (10) days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder. When a bid is raised, the bidder shall deposit with the city clerk five percent (5%) of the increased bid, and the clerk shall re-advertise the offer at the increased bid. This procedure shall be repeated until no further qualifying upset bids are received, at which time the council may accept the offer and sell the property to the highest bidder. The council may at any time reject any and all offers;

WHEREAS, on March 5, 2025, Aaron Berry offered to purchase the Property from the Town for seven thousand five hundred and 00/100 Dollars (\$7,500.00) and deposited three hundred seventy-five and 00/100 Dollars (\$375.00), or five percent (5%) of his bid, with the Town Clerk.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Town Council authorizes sale of the Property through the upset bid procedure of N.C. Gen. Stat. §160A-269. The Town Clerk shall cause a notice of the proposed sale to be published. The notice shall contain a general description of the Property, the amount and terms of the offer, and a notice that within ten (10) days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder.

2. Persons wishing to upset the offer that have 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.

3. 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. 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.

4. 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.

5. 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, restrictions, utility easements and right of ways of record;
- (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.

6. 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 \_\_\_\_\_, 2025.

THE TOWN OF VALDESE,  
a North Carolina Municipal Corporation

[SEAL]

ATTEST:

By: \_\_\_\_\_  
Charles Watts, Mayor

\_\_\_\_\_  
Jessica Lail, Town Clerk

Councilwoman Lowman made a motion to approve the Resolution authorizing the upset bid process for the property located at 341 Rodoret Street North, seconded by Councilwoman Zimmerman. The vote was unanimous, and motion carried.

**APPROVED RESOLUTION AUTHORIZING UPSET BID PROCESS FOR THE SALE OF TOWN-OWNED PROPERTY – 800 PINEBURR AVE SE**

Mr. Weichel explained that the property was originally purchased by the Town several years ago for a potential public safety site, is just under 15 acres and includes a Duke Power easement, limiting usable acreage. The Town has received an offer to purchase the property for \$134,490, which matches the tax value, and a 5% deposit is already on hand. The sale will be contingent upon the buyer obtaining a special use permit for the property.

Council members expressed concern about the potential for low-income housing being developed on the property proposed for sale, referencing previous issues with similar developments. It was clarified that the prospective buyer plans to develop market-rate Townhomes or condos, which are permitted under the existing zoning but would require a special use permit. Mr. Weichel and Attorney Swanson explained that while the zoning ordinance controls the type of structures allowed (e.g., residential, industrial), it does not regulate the income level of the housing. The special use permit would outline the specific proposed use, and approval would be determined by the Board of Adjustments. The current offer is contingent upon obtaining that permit, but future upset bids may not include the same contingency.

Mr. Weichel confirmed that proceeds from the sale of the Town-owned property will be allocated to the Public Safety Building fund.

**RESOLUTION AUTHORIZING UPSET BID PROCESS ON  
800 PINEBURR AVE SE, VALDESE, NC**

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 800 Pineburr Ave SE, Valdese, North Carolina, PIN: 2743136398, REID: 65564;

WHEREAS, pursuant to N.C. Gen. Stat. §160A-269 a city or town may receive, solicit, or negotiate an offer to purchase property and advertise it for upset bid. When the offer is made and council proposes to accept it, the council shall require the offeror to deposit five percent (5%) of his bid with the city clerk, and shall publish a notice of the offer. The notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within ten (10) days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder. When a bid is raised, the bidder shall deposit with the city clerk five percent (5%) of the increased bid, and the clerk shall re-advertise the offer at the increased bid. This procedure shall be repeated until no further qualifying upset bids are received, at which time the council may accept the offer and sell the property to the highest bidder. The council may at any time reject any and all offers;

WHEREAS, on March 6, 2025, East McDowell Street Properties, LLC offered to purchase the Property from the Town for one hundred thirty-four thousand four hundred ninety and 00/100 Dollars (\$134,490.00.00) and deposited six thousand seven hundred twenty-four and 50/100 Dollars (\$6,724.50), or five percent (5%) of its bid, with the Town Clerk.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. Town Council authorizes sale of the Property through the upset bid procedure of N.C. Gen. Stat. §160A-269. The Town Clerk shall cause a notice of the proposed sale to be published. The notice shall contain a general description of the Property, the amount and terms of the offer, and a notice that within ten (10) days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder.
2. Persons wishing to upset the offer that have 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.
3. 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. A qualifying higher bid is one that raises the existing

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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.

4. 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.

5. 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, restrictions, utility easements and right of ways of record;
- (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.

6. 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 \_\_\_\_\_, 2025.

THE TOWN OF VALDESE,  
a North Carolina Municipal Corporation

[SEAL]

ATTEST:

By: \_\_\_\_\_  
Charles Watts, Mayor

\_\_\_\_\_  
Jessica Lail, Town Clerk

Councilman Harvey made a motion to approve the Resolution authorizing the upset bid process for the property located at 800 Pineburr Ave SE, seconded by Councilwoman Lowman. The vote was unanimous, and motion carried.

**FY 24-25 YEAR-TO-DATE FINANCIALS** Mr. Weichel provided a financial update for FY 2024–2025 through February, noting the Town is 67% through the budget year. Revenues are trending slightly above projections, with ad valorem tax collections at 97.94% and sales tax revenue at 68.2%. Utility fund revenues are on track and currently exceeding expenditures, though capital expenditures are expected soon. Mr. Weichel noted that investment earnings are performing well, aided by idle funds placed in the Capital Management Trust and NC Class, which are yielding approximately 4.5%. Council also discussed a year-to-date revenue surplus of approximately \$324,000, and savings from the vacant Town manager position, estimated around \$65,000 to date. Mr. Weichel confirmed the Town is still awaiting FEMA reimbursements for several water plant projects. While some claims have been received, additional reimbursements are pending. Councilman Harvey asked if we did receive the \$500,000 grant for the pool dome, how would that impact our budget. Mr. Weichel explained that if the Town were awarded a \$500,000 grant for the pool dome project, the amount pulled from fund balance would be reduced accordingly. Additionally, there was mention of a potential \$100,000 private donation, though its current status is unknown.

**STATUS OF ONGOING OR APPROVED PROJECTS**

- i. **Public Safety Facilities Update** Mr. Weichel provided an update on the Public Safety Facility RFQ process. A review panel evaluated submissions using a scoring matrix and identified the top three firms: Wharton Smith, D.R. Reynolds, and Moss Marlow. These firms were interviewed on March 27.

Council discussed the option of scheduling presentations from the three selected firms so that Council could also evaluate them directly. Mr. Weichel confirmed he would coordinate with the contractors and Council to schedule a special meeting, as the presentations would require about one hour each—30 minutes for presentation and 30 minutes for Q&A. Council agreed to proceed with scheduling those presentations.

- ii. **Water Plant Upgrade Project/Lenoir Interconnect Project** Mayor Watts noted that Mr. Mozeley had already addressed this.



- iii. **Town Manager Search Process** Mayor Watts noted that Council will be going into Closed Session to discuss the Town Manager Search Process.

**LAP FUNDING DISCUSSION** Daniel Odom, Transportation Projects Coordinator with WPCOG, and Council discussed potential projects for LAP (Locally Administered Projects) funding, specifically sidewalk extensions on Massel Avenue and Laurel Street. While both projects would score well and provide valuable pedestrian connectivity to the Recreation Center, they are currently ineligible for STBGDA funding due to federal classification criteria. However, a funding swap with NCDOT could potentially secure funding through TAPDA, though the likelihood is uncertain.

The discussion included questions about costs, project management, and clarification on the Town's previous decision to withdraw from a similar sidewalk grant due to budget concerns. Councilmembers acknowledged that this proposal connects more meaningfully with the existing sidewalk network and offers significant community benefit.

Council agreed to proceed with submitting the LAP application before the May 2 deadline, understanding that pursuing the application would not commit funding at this stage. Staff will move forward with developing a cost estimate and completing the application, with Council retaining the option to review and accept the project if awarded.

**Motion:** Councilman Harvey made a motion to direct staff to proceed with trying to obtain LAP funding, seconded by Councilwoman Ward.

**Discussion:** Councilwoman Ward expressed support for applying for LAP funding but emphasized the need to understand the full project cost—including engineering fees—before making a final commitment. Mr. Weichel clarified that submitting the application would not require a budget amendment and could be done under the current budget. Mr. Weichel noted that an engineer's cost estimate is required as part of the application, which is due by May 2, before the next regular Council meeting. Councilmembers agreed it would be prudent to apply, gather cost information, and then decide whether to proceed if the grant is awarded. It was also noted that, unlike a previous LAP award, Council would have an opportunity to review and formally accept the grant before proceeding with the project.

**Vote:** The vote was unanimous, and the motion carried.

### **INTERIM MANAGER'S REPORT**

Bluegrass at the Rock presents: Lonesome River Band, Saturday, April 5, 2025, at 7:30 p.m., at the Old Rock School

Valdese Tigers Baseball/Tee ball Opening Day at Fletcher Field, Saturday, April 12, 2025, Starts at 11:00 a.m., Games all day

Budget Review #1 is scheduled for April 15 & 16, 2025, 9:00 a.m. – 5:00 p.m. at the Council Chambers, Valdese Town Hall

Town Offices Closed on Friday, April 18, 2025, in Observance of the Easter Holiday

Old Colony Players Presents: Something Rotten - Old Rock School Auditorium - April 18 -27, 2025 - Thursdays, Fridays, Saturdays at 7:30pm - Sunday Matinee at 2:30pm

Spring Craft Market: April 26, 2025, 9:00 a.m. to 4:00 p.m. on Temple Field

Next Agenda Review Council meeting is scheduled for Monday, April 28, 2025, 6:00 p.m., Council Chambers, Valdese Town Hall

Next Regular Council meeting is scheduled for Monday, May 5, 2025, 6:00 p.m., Council Chambers, Valdese Town Hall

The Town of Valdese Wastewater Plant offers compost for resident use. Pick it up Monday through Friday, 8:00 a.m. – 5:00 p.m., call 828-879-2131 or email [citizens-request@valdesenc.gov](mailto:citizens-request@valdesenc.gov)

**MAYOR AND COUNCIL COMMENTS:** Mayor Watts encouraged Councilmembers to attend and support upcoming Town events, including Little League baseball, the Fun Fishing event, and the Spring Craft Show.

Councilman Harvey expressed appreciation for the recognition he received regarding indoor swimming in Valdese but felt he was given too much credit. He addressed concerns about potential spitefulness from individuals who disagreed with the Council's decision to pursue a bubble-style pool cover, noting that some may be reconsidering contributions to the approved capital fund drive. He emphasized the Council's support for the drive and hope that winter swimmers appreciate the Town's efforts. He also suggested it would be beneficial to have a financial analysis projecting the long-term value of the funds saved by choosing the bubble cover over a more expensive aluminum structure.

Councilwoman Zimmerman expressed concern about recent discussions questioning the Town's relationship with the Western Piedmont Council of Governments (COG). She emphasized the value of this longstanding partnership, highlighting COG's support in areas such as housing, traffic, economic development, and grant writing. She also mentioned the Planning Board, noting the challenges of adjusting after the retirement of a long-serving employee and commending the current planner's efforts despite limited availability. She urged the Council to show appreciation for the volunteer board members and encouraged more respectful dialogue moving forward. She also thanked Chief Sharp for providing her a tour around Town, as well as Bo, Mr. Mozeley, and the staff at the Water and Wastewater Treatment Plants for their tours of Town operations. She stated that the Town has much to be thankful for, especially the dedicated staff who provide essential services.

Councilwoman Ward commended the entire Council for participating in recent financial training, noting it will better prepare them for upcoming budget discussions. She expressed appreciation for Bo's continued support and assistance.

Mayor Watts announced that he will not be seeking reelection for the mayor's seat in the upcoming November election.

**CLOSED SESSION:** At 8:31 p.m., Councilwoman Lowman made a motion to go 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, and **Closed Session under NC General Statute 143-318.11(a)(3)** to consult with an attorney retained by the Town in order to preserve the attorney-client privilege between the Town attorney and the Town Council, which privilege is hereby acknowledged, seconded by Councilwoman Zimmerman. The vote was unanimous.

At 8:54 p.m., Councilwoman Lowman made a motion to go out of Closed Session, seconded by Councilwoman Zimmerman. The vote was unanimous.

**RECESSED MEETING:** At 8:55p.m., there being no further business to come before Council, Councilman Harvey made a motion to recess the **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, to **April 21, 2025, at 1:00 pm at Western Piedmont Council of Governments (WPCOG), located at 1880 2nd Avenue NW, Hickory, NC 28601**, seconded by Councilwoman Zimmerman. The vote was unanimous.

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Town Clerk

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Mayor

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