

**TOWN OF VALDESE  
COUNCIL MEETING – PUBLIC SAFETY BUILDING CONTRACTOR PRESENTATIONS  
THURSDAY, MAY 22, 2025**

The Town of Valdese Town Council met on May 22, 2025, at 9:00 a.m., for the Public Safety Building Contractor Presentations, in the Community Room at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The following were present: Mayor Charles Watts, Mayor Pro Tem Gary Ogle, Councilwoman Rexanna Lowman, Councilwoman Heather Ward, Councilman Glenn Harvey, and Councilwoman Melinda Zimmerman. Also present were: Town Manager Todd Herms, Assistant Town Manager/CFO Bo Weichel, Town Clerk Jessica Lail, Police Chief Marc Sharpe, and Tessa Collinson.

Absent: None

A quorum was present.

**CALL TO ORDER** At 9:00 a.m., Mayor Watts called the meeting to order.

**CONTRACTOR PRESENTATIONS** (Each presentation consisted of a 30-minute presentation followed by a 30-minute Q&A session)

**Moss-Marlow Presentation**

**Present:** Austin Phipps, Tracey Setzer, Steve Hymel

Austin Phipps provided an overview of Moss-Marlow's history and project experience. He highlighted previous construction projects including the Catawba County EMS buildings, Bethlehem Baptist Church in Taylorsville, a large-scale school project, and the Hickory Probation Office.

Tracey Setzer reviewed the potential use of two locations for the new Police Department facility: 215 Main Street and a parcel on Massel Avenue.

**215 Main Street**

**Pros:**

- Central Main Street location
- Structurally sound
- Spacious layout
- Would provide a dedicated facility for the Police Department

**Cons:**

- Resembles the former Village Inn Pizza, requiring façade renovations
- Interior would need to be fully gutted
- Accessibility concerns
- Multi-level layout with low ceilings

**Massel Avenue Parcel**

**Pros:**

- Easier construction due to open space
- Opportunity for a custom-built facility
- Better access/egress
- Sufficient space to also construct a new Fire Station
- Potential for shared infrastructure (water/sewer), training rooms, and joint planning if Police and Fire are combined

**Cons:**

- Unknown subsurface conditions
- Uncertainty regarding future use or disposition of the 215 Main Street building if the Massel site is chosen

Mr. Phipps also reviewed Moss-Marlow's **Pre-Construction Services**, emphasizing:

- The importance of clear communication
- Regular monthly meetings
- Existing facility assessments
- Subcontractor coordination and project sequencing
- Development of a Pre-Construction Safety Plan

He concluded by expressing the company's appreciation for the community and emphasized their strong local relationships with vendors and suppliers, which would help ensure a smooth project process.

A Q&A session with Council followed the presentation.

### **D.R. Reynolds Company Presentation**

**Present:** Jared Reynolds, Bob Rawson, Thomas Bulla, Chris Langham, Danielle Reynolds, Michael West, Dale Fink

Jared Reynolds opened the presentation with an overview of D.R. Reynolds Company's background, noting that the firm has completed construction for 39 fire departments.

Bob Rawson highlighted several completed fire department projects, including Concord Fire Department #2, Cleveland, Cypress Point, East Lincoln, Highlands, and Boiling Springs.

### **Project Partners:**

- **Michael West**, Architect with West & Stem, will serve as the project architect. He has a long-standing partnership with D.R. Reynolds Company and emphasized the benefits of the design-build approach. Mr. West expressed his confidence that the Valdese project is a strong fit for the firm. He also noted his experience with police department facilities and renovation work in the Winston-Salem area.
- **Dale Fink**, with Alley, Williams, Carmen & King, Inc., introduced himself as the project engineer.
- **Chris Langham**, a retired fire chief and current employee of D.R. Reynolds Company, shared his support for the design-build method and spoke about the project from a fire service perspective.
- **Thomas Bulla**, Project Manager, outlined the company's Execution Plan and Project Approach, emphasizing:
  - Commitment to safety and safety protocols
  - Daily communication
  - Strict adherence to project schedules
  - Focus on relationship building
- **Danielle Reynolds**, Marketing Director, concluded the presentation by highlighting the company's culture and values.

A Q&A session with Council followed the presentation.

### **Wharton-Smith Presentation**

**Present:** Scott Whelchel, Joseph Willard, Brian Crutchfield, Ron Wagner, Mike Love, Joe Humphrey

Scott Whelchel opened the presentation by highlighting Wharton-Smith's extensive experience, noting the firm has completed over 175 public safety projects in North Carolina. He outlined the advantages of their design-build team, emphasizing open-book transparency, strong purchasing power, collaboration, and their expertise in public safety facilities.

Joe Humphrey, Architect with C Design, discussed how their team incorporates best practices into project planning and will work closely with public safety leadership during the design process. Key considerations included:

- Access Control
- Evidence Storage
- Fitness Facilities
- Fire Station Alert Systems

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Mr. Humphrey also referenced a current study underway for the Town of Rutherfordton's Police Facility, which, like Valdese, is evaluating multiple site options. He reviewed two potential locations in Valdese.

Mike Love added that Wharton-Smith emphasizes careful planning for site logistics and aims to minimize disruption to surrounding areas during construction.

Brian Crutchfield noted that the Massel Avenue site is a strong candidate, though it may require relocating utility lines underground due to setback requirements.

Mr. Whelchel concluded by stating that Wharton-Smith prioritizes staying on schedule. Early identification of needs will allow for immediate ordering of materials with long lead times. He also acknowledged labor shortages in the region due to Hurricane Helene recovery efforts but expressed confidence in their subcontractor network statewide to keep the project on track.

A Q&A session with Council followed the presentation.

**COUNCIL RECAP AND DISCUSSION** Council members discussed the next steps in the project process. Mr. Herms stated that once a contractor is selected, the project schedule will be revisited and updated as needed. Council agreed to place the contractor selection on the agenda for the June 2, 2025, Council meeting.

**ADJOURNMENT** At 1:00 p.m., Councilwoman Lowman made a motion to adjourn, seconded by Councilwoman Zimmerman. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday, June 2, 2025, 6:00 p.m., Valdese Town Hall.

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Town Clerk

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Mayor

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