

**TOWN OF VALDESE  
TOWN COUNCIL REGULAR MEETING  
DECEMBER 2, 2024**

The Town of Valdese Town Council met on Monday, December 2, 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, 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: Ward 2 Vacant Seat

A quorum was present.

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

Pastor Bill Roberts from the First United Methodist Church of Valdese offered the invocation. Following the invocation, Mayor Watts led in the Pledge of Allegiance to the Flag.

**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.

**POOL – JOE JENSEN, 2632 CURT LEDFORD, LAWNSDALE:** Mr. Jensen addressed the Council on behalf of Excel Aquatics, advocating for funding a permanent shelter for the pool to benefit future generations. He praised coaches Linda and Lily Kidd for their dedication to developing young swimmers across four counties since 2008. He highlighted their team's achievements, including sending athletes to state and USA Swimming events and producing collegiate swimmers and military members. Mr. Jensen shared his personal story, detailing how his son Jacob progressed from local summer swimming to setting a state record and becoming a high school All-American and Male Swimmer of the Year. Jacob's swimming success also earned him a scholarship to Gardner-Webb University. Mr. Jensen emphasized the economic impact of supporting the aquatics program, estimating his family spent over \$20,000 in Valdese over five years. He concluded by reading a statement from Jacob, who expressed gratitude to the Town of Valdese and stressed the importance of a permanent structure to provide others with the same opportunities he had. Jacob attributed his achievements to the discipline and commitment developed through swimming and urged support for the facility's improvement.

**VALDESE WEAVERS – STARR FRANKLIN, 990 LAUREL ST NE, VALDESE:** Ms. Franklin, a former Little Miss Valdese, expressed her love for the town and spoke against the proposed housing bond. While supportive of housing development, she opposed the bond, citing its failure to address the needs of teachers, law enforcement, and seniors. She advocated for future development efforts focused on housing for taxpayers and expanding the community.

**POOL – RICK MCCLURD, 408 GARROU AVE SE, VALDESE:** Mr. McClurd shared concerns regarding the pool and emphasized the need for detailed usage and financial data before proceeding with funding a permanent cover. He requested information on how many Valdese citizens, outside visitors, schools, and

private trainers use the pool, particularly during winter. He also inquired about the costs of maintaining and heating the pool in colder months. Mr. McClurd suggested that Burke County schools and the county government should contribute financially if they benefit from the facility. While not opposed to the pool cover, he urged the town to provide clear figures and consider broader support before moving forward.

**CITIZEN SURVEY – JEAN-MARIE COLE, 705 BERTIS ST, VALDESE:** Ms. Cole addressed the Council regarding the citizen survey on budget priorities, questioning the need for another survey when priorities from the previous survey remain unaddressed. The 2023 survey identified top priorities as public safety buildings, a permanent pool structure, and road repaving. She provided updates on these issues:

- **Public Safety Buildings:** The original plan for a joint Fire and Police facility on Pineburr Avenue was terminated. The Town purchased property near Town Hall, but an architectural study found it unsuitable for both departments. Current considerations include using the property for a fire station, repurposing a building on Main Street for the police department, or exploring a combined facility on the Town Hall property. No final decisions or commitments have been made.
- **Permanent Pool Structure:** Only one bid was received for the project due to most companies being committed elsewhere. Cold weather is limiting pool use, and the project has not progressed. It was noted that the item was on this month's agenda.
- The road paving is not on the agenda this month.

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

**APPROVED PRE-AGENDA MEETING MINUTES OF OCTOBER 28, 2024**

**APPROVED REGULAR MEETING MINUTES OF NOVEMBER 4, 2024**

**APPROVED AGREEMENT FOR ENGINEERING AND DESIGN SERVICES – HOYLE CREEK STREAM RESTORATION AND SIDEPATH TRAIL** Agreement between the Town of Valdese and McGill Associates, P.A. for engineering services for the Hoyle Creek Stream Restoration and Sidepath Trail. This agreement covers schematic and routing phase services, survey and design phase services, and bidding and award phase services.

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

**End Consent Agenda**

**ITEMS REMOVED FROM CONSENT AGENDA:** None

**ADDED – CLOSED SESSION AT THE END OF THE MEETING** Councilman Ogle made a motion to add **CLOSED SESSION PURSUANT TO NC GENERAL STATUTE 143-318.11(A)(6)** to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee, at the end of new business, seconded by Councilwoman Lowman. The vote was unanimous.

**NO MOTION - PUBLIC HEARING – VALDESE WEAVERS MILL HOUSING BONDS** Mayor Watts opened the Public Hearing at 6:17 pm.

The purpose and scope of the proposed Weaver's Mill low-income housing project were reviewed. Luke Fowler, President Northwestern Housing Enterprises explained the project aims to transform the building at the corner of Praley and Main Street into 60 housing units for individuals earning 60% of the Area Median Income (AMI) for Burke County, ranging from \$32,000 to \$40,000, depending on household size. It was clarified that town employees, teachers, and police officers earn above this threshold, making them ineligible. The estimated cost of the project is \$18 million. The developers are seeking a bond referendum to approve \$11 million, with the remaining \$7 million to be secured through private financing, including commercial loans and charitable contributions. The project is utilizing Low-Income Housing Tax Credits to attract private investment, a federal program designed to encourage development without direct government subsidies. Mr. Fowler explained that maintaining 100% of units as affordable housing is critical

to the project's financial viability. Suggestions from Council to make only 20% of units affordable and 80% market-rate were deemed infeasible, as this would compromise the budget and sustainability of the project. Mr. Fowler noted that increasing the commercial loan amount to \$7 million was already at the maximum threshold for financial feasibility. The project is expected to repurpose an unused building, eliminate an eyesore, and provide housing for seniors and workers at local facilities, contributing to community revitalization.

Mayor Watts asked if anyone wished to speak for or against this project.

**RICK MCCLURD, 408 GARROU AVE SE, VALDESE:** Mr. McClurd expressed concerns about the proposed Weaver's Mill low-income housing project. He suggested considering a 50/50 split between affordable and market-rate units to better serve the Town's residents. He noted that if approved, Valdese could become a leading producer of low-rent housing for a Town of its size in North Carolina. Mr. McClurd emphasized the importance of generating tax revenue to support Town projects and expressed concern that this development would not contribute to tax revenues. He compared the proposal to Pine Crossing, a similar project in the area, and stated his opposition to this project being entirely affordable housing. While he supported the idea of a mixed-income approach, he recognized that the developers were unwilling to adopt a 50/50 model.

**DAVID WIESE, 3318 MONTANYA VIEW DR, VALDESE:** Mr. Wiese raised concerns regarding the lack of property tax revenue from the proposed Weaver's Mill housing project. He confirmed that the property would not generate tax revenue for the first 15 years under current regulations. He questioned the potential value of 15 years' worth of property tax revenue, expressing concern about the financial impact of forgoing such income. He noted the Town's ongoing and upcoming projects, such as public service improvements and road paving, and highlighted the challenges of funding these initiatives without additional tax revenue from developments like Weaver's Mill.

Mayor Watts invited any additional speakers for the Public Hearing. Hearing none, he closed the Public Hearing at 6:29 p.m.

Following the hearing, Mayor Watts asked if the Council wished to make a motion regarding the Valdese Weavers Housing Resolution. No motion was made by any Council member. Mayor Watts concluded the discussion by stating that the matter would not move forward.

#### **END OF YEAR COMMITTEE REPORTS**

- I. **Facilities Review Committee** – Councilman Harvey gave an update on behalf of the original committee (Roger Heavner, Greg Refour, Tessa Collinson, Jerry Hyde, Councilman Harvey) and provided a written report to the Town Clerk.

## FINAL REPORT – FACILITIES REVIEW COMMITTEE

December 2, 2024

### COMMITTEE MEMBERS

Tessa Collinson      Roger Heavner (Resigned in October)  
Glenn Harvey      Jerry Hyde      Greg Refour (Resigned in November)

### FORMAL AND INFORMAL MEETINGS AND ACTIVITIES

**March 21:** Members introduced themselves, reviewed eight proposals from architectural firms, and selected three firms for small group interviews. The initial consensus was to vacate the present public safety building and possibly renovate a portion of it to facilitate the phasing in of new facilities.

**April 9:** The consensus recommendation to the town council was to engage the firm Talley & Smith to undertake a two-phase contract. Phase 1 will evaluate three options: 1) total renovation of the existing facility; 2) relocation of PD and FD to a new combined facility; and 3) separate PD and FD facilities. Phase 2 would be to design, develop, bid, and build the option selected by the council. The committee learned of the possibility of obtaining 200 Massel Ave SW and recommended that Talley & Smith quickly evaluate its suitability.

**April 30:** The committee reviewed a preliminary PowerPoint presentation by co-chairs Heavner and Refour that would be presented to the Town Council with the basic recommendations (May 6 Town Council meeting minutes) to:

- Consider the Phase 1 contract with Talley & Smith for \$32,000.
- Acquire 1.75 acres property at 200 Massel Ave SW.
- List town-owned 14.9 acres property at 800 Pineburr Ave for sale.

**June 12:** Talley & Smith gave a verbal report of their in-depth inspection of the existing facility, to be followed by a written report of their conclusions and a contract for undertaking the three Phase 1 options. On June 25, Talley & Smith submitted the contract to Interim Manager Steen, along with their recommendations stating that the PD and FD personnel should be relocated to a safe facility within 30 days.

From this point on, facilities considerations by the council were evolving rapidly, so along with the travel and work schedules of the committee members, committee members individually and in small groups reviewed a property under consideration, visited several fire stations in the region, and prepared and reviewed council presentations and recommendations through email, text, and telephone correspondence related to the following council actions:

- **August 5:** The Committee PowerPoint presentation (Town Council Aug 5 minutes) recommended that the Town Council consider purchasing the 215 Main St E property for a permanent PD, entering into a Phase 2 Design, Bid, and Build contract with Talley &
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Smith to renovate the property (\$175,000). This path reduced the scope (and cost by \$11,600) of the Phase 1 contract to Option 3 – provide a schematic design and cost estimate for a FD on Massel Ave SW.

- September 19: Talley & Smith’s cost estimates for the renovation of the 7300 SF, 58-year-old but structurally sound 215 Main St E building and a pre-engineered FD on Massel Ave SW shocked all who had any knowledge of such matters:
  - Fire Station on Massel Ave SW – \$6.1 million was two to three times the cost of similar fire stations visited by council and committee members.
  - 215 Main St E, which the police chief had recommended as being almost “move-in ready” – at \$2.5 million, excluding the 1000SF 2-story addition.

Committee members toured the 215 Main St E property again to review the extensive renovations, noting concerns and oversights. Drawing upon the presentations by guest speakers on September 24 and conferring among themselves and around Hurricane Helene (Sept 27), the committee and then-councilman Mears recommended this alternate approach and proposal for the council’s consideration on October 7 to keep the 215 Main St E renovation on a six-month schedule and within a reasonable cost:

*...that the renovation of 215 Main St E office building as the permanent police station be given the highest priority of all of Valdese’s planned and in-progress construction projects; that the Interim Manager advertise a “Request for Quotations” seeking proposals from NC General Contractors for a “Design-Build” approach to the renovation at a cost not to exceed \$1 million with work to be completed no later than six months from acceptance of a proposal; and that the Agreement, AIA document B101-2017, approved August 5, 2024, be terminated without cause.*

- October 7: the Town Council increased the maximum to \$1.75 million, resulting in upwards of \$2.5 million being invested in the 58-year-old building and a renovation scope that could not be completed in six months.

## CONCLUSION

The attached spreadsheet, “The Path to the ‘Design-Build’ RFQ for 200 Massel Ave SW,” rolls up the estimates of costs and omissions based on the Talley & Smith reports. The Facilities Review Committee now presumes that its work has been completed and recommends that the Valdese Town Council terminate the committee.

Respectfully and regretfully submitted,

Glenn Harvey, on behalf of the majority of the original Committee Members

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**THE PATH TO THE "DESIGN-BUILD" RFQ FOR 200 MASSEL AVE SW**

As of discussion at the October 28, Town Council Preliminary Agenda Discussion

Meeting	ACTIONS, PRESENTATIONS, AND CONCLUSIONS		
6-May	1) Talley & Smith "Study Contract" at \$36k; Phase 1, to evaluate 3 options: 1) Renovate Existing; 2) Design new PD&FD; 3) Separate PD & FD 2) 200 Massel Ave SW acquired for \$400k		
5-Aug	1) 215 Main Street E building acquired for \$360k, on recommendations of Police Chief; two council members and four facilities review committee members whose renovation experience indicated that it could meet current needs for a renovation cost of \$500k to \$1 million. 2) Talley & Smith "Study Contract" reduced to \$23,400		
Note A -	3) Talley & Smith "D-B-B Contract" to Renovate 215 Main, fee \$175,000		
19-Sep	Talley & Smith presented cost estimates for two options:		
		New FD Building	Renovate 215
1) COST PER SF		\$300-350	\$300-350
Architect Fee Estimates		\$500,000	\$175,000
2)	ESTIMATE TO RENOVATE 215 MAIN STREET E AT ABOVE COST/SF		
COST OF 215 MAIN STREET E per 4 T&S :	\$ 300	\$	350
Purchase Price	\$ 360,000	\$	360,000
Renovation on Street Floor and Lower Level	\$ 2,186,000	\$	2,550,000
Architect Fee	\$ 175,000	\$	175,000
<b>Total for 7300 SF - existing structure alone:</b>	<b>\$ 2,721,000</b>	<b>\$</b>	<b>3,085,000</b>
<b>ESTIMATES NOT PROVIDED FOR:</b>			
Sally Port of 600-1000 SF	?		?
Contingency of Renovation Unknowns	?		?
7-Oct	The "Vision" of 215 Main Street became that of a "New Building"		
Purchase Price	\$ 360,000	\$	360,000
Design Build Approach, not to exceed	\$ 1,000,000	\$	1,750,000
<b>Potential Investment in 58-yr old Building</b>	<b>\$ 1,360,000</b>	<b>\$</b>	<b>2,110,000</b>
24-Oct	Presentation By Guests and Consideration by Council		
1) Cost of 7300SF New Building: \$300 or \$350	\$ 2,190,000	\$	2,555,000
Note B - 2) Cost of New at \$200 or \$250 D-B Estimates	\$ 1,460,000	\$	1,825,000
3)	Potential Savings by Design-Build Approach		
Waco Architect fees for 15,000 SF building were:		\$	59,000
T&S Fee of D-B-B Renovation of 215 Main		\$	175,000
T&S Estimated Fee for D-B-B of Fire Station on 200 Massel		\$	500,000
Note C - 3) Potential savings by Selling 215 Main	(\$400,000 - \$600,000)		
<b>Notes:</b>			
A	D-B-B Architect led, "Design, Bid, Build approach to construction.		
B	D-B (Design-Build) preliminary est. of planned Waco FD presented on Oct 24.		
C	Purchase price of 215 Main Street E at \$360,000 was \$9,000 under the tax value; plus the cost of a survey and closing costs		

- II. **Drug & Homeless Task Force** – Police Chief Marc Sharpe gave an update on behalf of the Drug & Homeless Task Force and provided a written report to the Town Clerk.

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The Homelessness/Drug Task Force has met (7) seven times since getting started on March 25, 2024. Some of the things that have evolved from those meetings are:

- Suggestion and establishment of partnership between WPCOG and VPD to identify Homeless and provide possible resources to get off the streets. Start ride along program with VPD.
- This is done by forming partnerships in the local community to identify the homeless, identify their needs, and provide resources to get them off the streets. This is accomplished in basically a (6) six step process identified below:
  - (1) Identify possible homeless individuals.
  - (2) Data collection from those individuals.
  - (3) Verification the individual is in fact homeless.
  - (4) Identify the individual's circumstances and needs.
  - (5) Offer to provide follow up services and resources to the individual.
  - (6) If accepted, actually provide services and resources to the individual.
- Identify homeless population and reasons for being homeless. Offer solutions and resources to those who will take them. Started with identifying the population in our community and came up with approximately 30 individuals.
- That population has reduced by (8) eight individuals. Some being placed, some getting jobs, and some passing away. The efforts are not instant but as the numbers, show a difference is being made.
- As the Task Force Looked into offering resources they found that BUCM provides resources to the homeless community we were trying to establish. Rather than re-invent those services we established a way to take those wanting the services to BUCM.
- "Jethros" was established as a Thursday pick up location for the unsheltered to be transported to BUCM for services. The pick-up begins at 11:00 a.m. every Thursday and leaves BUCM at 2:00 p.m. This provides our unsheltered an opportunity to receive a hot meal, get a shower, do some laundry, and sign up or receive additional services BUCM provides at least once a week from Valdese. The service has been provided by River of Life Church and their Bus with various pastors and volunteers driving the bus route. We have had individuals taking advantage of this service and as many as (5) five have gone in the past. Providing this service creates a meeting spot for services and those in need.
- Law Enforcement Department Heads throughout the County have been communicating with each other and Greenway Transportation, the WPCOG, BUCM, and others about expanding a route on 70 in Burke County. Those talks are continuing.
- VPD continues to meet with the COG as needed to make additional contact with the homeless as needed when called upon and VPD continues to reach out to the COG when needed. This partnership has turned into a two way street making contact with one another when and as needed.
- The Task Force has suggested additional ways to make contact with the homeless and to help them connect and find services. Several things were attempted, A shower night, A luncheon, and recently a Dinner occurred in honor Homelessness awareness week at the United Methodist Church in Valdese as a connect opportunity for those seeking services. All three events had participants who connected with services and we continue to follow up with the participants of our events. Some of these services were found to be a repeat of those already offered at BUCM and were transferred to that area by providing the bus route.
- Jethro's "Homeless Awareness under the Stars" which was targeted at educating and addressing teenage homelessness was cancelled due to some unforeseen issues and did not occur.
- VPD started an improved Trespassing Program and has continued to come to agreements with various citizens and business owners who have prepared trespassing notices for their properties. Those notices have assisted VPD in another community effort partnership with citizens. Our goal is trespass individuals who are not welcome on properties and arrest them if they go back. This has been utilized to

shut down property areas being illegally used by individuals for various criminal behavior. Several suspected drug houses or hot spots where illegal drugs are being used and sold have been shut down due to the partnership between the citizen and the police department. We will continue to promote these efforts not only to combat the drug issue but to also remove camps that are in places citizens have not approved them to be within their property.

- The Task Force has had several guest speakers providing an inside look at addiction issues and the struggles to find rehab. Additional programs are being researched and outreach is being sought when someone wants help with their drug problem. The Task Force is working to find additional answers, solutions, and response to these request. Rehabilitation success stories have been heard and we are looking at ways to share the news and find outreach.

- VPD has made several new drug arrest and seizures involving mainly Fentanyl and Methamphetamine in our town limits. We will work with the courts for adjudication. This has improved as the PD has now installed court liaison officers on VPD court dates to oversee and guide our cases through the process. An additional avenue is having the court order drug rehab for offenders as a solution to the problem for some offenders and more information is being gather about that process. We continue to seek additional assistance with our Sheriff's Office Drug Task Force by sharing information and partnering on larger scale drug investigations.

- VPD has made approximately (41) forty-one arrest this year involving the homeless from an enforcement standpoint. Those charges involve trespassing, drug possession, and breaking and entering, assault, and property damage.

- Olive Branch Ministry recently spoke at a recent meeting and offered additional insight into addiction and rehabilitation issues. The guest speakers are educating members of the Task Force on the complexity of the problem.

- Three individuals Charles Waters Jr. AKA: Charlie Brown, Josh Sanders, and Cody Vance Dehaven who lost their lives were remembered by name during the Homelessness Awareness event at BUCM this past month. Had these relationships not occurred I am not sure they would have been known in the community.

- BUCM has provided on the street outreach in Valdese providing medicine, food, and clothing items to individuals through a partnership with VPD helping to identify those individuals in need of services.

- A partnership with Harbour Programs has provided officers with Narcan Training and a supply of Narcan which is carried on duty to address overdoses encountered in our community. Since establishing this program officers have administered Narcan on three occasions.

- Harbour Programs has been active in our community also providing Narcan to citizens for use in case of an overdose and has attempted some street medicine campaigns for those in need of medical assistance. EMS has provided a community paramedic who follows up with those individuals on overdoses in an attempt to get them additional help if needed.

- Narcotics anonymous and Alcoholics anonymous programs have been identified and suggested to those in need and avenues have been provided to get citizens to those meetings if needed.

- Drug enforcement statistics by officers for the year are as follows:

- VPD has responded to (13) thirteen overdoses within our jurisdiction.

Drug Seizures from strictly a patrol officer standpoint: This being vehicle stops, calls for service, and suspicious persons have provided the following statistics: These statistics are now being properly collected and maintained by our department. Our yearly totals thus far are:

35.16 grams of Methamphetamine has been seized

8 grams of cocaine has been seized.



.06 grams of Fentanyl has been seized.  
1 gram of Xanax  
51 grams of Marijuana

Our officers have made (46) forty-six drug charges for the year of those (46) forty-six charges (27) twenty-seven were for felonies within our drug statutes. That is over 58% of our arrest. Some of the offenders are repeat offenders.

- We will continue our multifaceted approach to the community to combat our homeless and drug issues by offering resources, help, solutions, and enforcement to combat these problems. Arrest is not our only answer as other avenues for help are being offer on the front end and rear end of arrest.
- Help is being offered to those in need if they choose to take it.
- The Homelessness Drug Task Force will continue to meet on the last Tuesday of each month as we work together to address these ongoing issues and attempt to find new and additional solutions.

**III. Merchants Advisory Committee** – Kevin Farris gave an update on behalf of the Merchants Advisory Committee.

Mr. Farris provided an update on the advisory committee's activities. The committee has held three meetings, beginning with an initial discussion on goals and processes, followed by official meetings on October 21st and November 18th. Minutes for the November meeting are pending approval and will be submitted later.

Key initiatives discussed included:

**1. Enhancing Support for Local Restaurants:**

The committee proposed involving local restaurants to provide food at Temple Field during Friday night music events, allowing patrons to enjoy meals while attending and alleviating crowding at restaurants downtown. A rotation schedule among participating restaurants is being considered to share the responsibility evenly.

**2. Increasing Visibility for Main Street Businesses:**

Suggestions included inviting Main Street vendors to set up tents or booths at Temple Field during events to showcase their products and attract new customers.

**3. Coordination with Myras:**

A Myras representative shared plans to support Main Street businesses, fostering a productive partnership with the advisory committee.

**4. Other Enhancements:**

- Considering food truck setups at the Old Rock School during events like concerts.
- Exploring low-cost initiatives to drive foot traffic and promote local businesses.

**5. Future Projects:**

Mr. Farris proposed a new Founders Day celebration tied to a significant anniversary, potentially including week-long festivities, international collaborations, and unique commemorative activities. This idea is still in early discussion phases but is envisioned as a future highlight for the community.

Mr. Farris emphasized the committee's focus on enhancing community events and supporting businesses while keeping costs minimal.

**APPROVED RESOLUTION ADOPTING 2025 TOWN COUNCIL MEETING CALENDAR**

**Motion:** Councilman Harvey made a motion to adopt the Option 2 calendar in the agenda packet, seconded by Councilwoman Ward.

**Discussion:** Interim Town Manager Bo Weichel reviewed the two options with the differences being with the last four meetings of the year to account for the election and potential changes in Council members. Councilwoman Lowman noted that the Burke County Board of Commissioners and the Burke County Board

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of Education are swearing in their members tonight which is the first Monday in December. Councilwoman Lowman also noted that we do not know when the BC Board of Elections will certify the elections each year and we should follow the lead of the other Towns in Burke County and continue to swear in new members on the first Monday in December. Councilwoman Lowman likes Option 1. Councilman Harvey feels that we should not have a Council meeting on election eve night and we need to get the new elects on board as fast as we can to make the transition smoother.

**Vote:** Councilwoman Lowman – No, Councilman Harvey – Yes, Councilman Ogle – Yes, Councilwoman Ward – Yes, the motion was approved for Option 2.

**TOWN OF VALDESE  
RESOLUTION ADOPTING 2025 TOWN COUNCIL MEETING SCHEDULE**

WHEREAS, pursuant to Section 2-1011 of the Town of Valdese Code of Ordinances,  
there shall be a regular meeting of the council at the town hall,  
on the first Monday in each month at 6:00 p.m.,  
unless another place, date or time shall be designated.

**NOW, THEREFORE, BE IT RESOLVED that the Town of Valdese Town Council  
adopts the following Meeting Schedule for 2025**

*Council Chambers, Unless Noted*

2025 REGULAR MONTHLY MEETINGS	
January 13	
February 3	
March 3	
April 7	
April 15 & 16	Budget Review #1, 9:00 am
May 5	
May 12	Budget Review #2, 9:00 am
June 2	Budget Presented
June 23	2025-26 Budget Hearing
August 4	
September 2	Tuesday
October 6	
November 17	Swear in Elects
December 8	

*Council Chambers, Unless Noted*

2025 PRE-AGENDA MONTHLY MEETINGS (Informal review of agendas/town news)	
January 6	Review Jan Meeting
January 27	Review Feb Agenda
February 24	Review Mar Agenda
March 31	Review April Agenda
April 28	Review May Agenda
May 27	Review June Agenda - Tuesday
(No Regular meeting in July.)	
July 28	Review August Agenda
August 25	Review Sept Agenda
September 29	Review Oct Agenda
November 10	Review Nov Agenda & Intro Elects
December 1	Review Dec Agenda

*This 2nd day of December, 2024.*

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**Charles Watts, Mayor**

**COUNCIL APPOINTMENTS TO BOARDS/COMMISSIONS/COMMITTEES**

**Planning Board:** Councilwoman Lowman made a motion to move Cindy Stephens from an Alternate position on the Planning Board to a full position on the Planning Board, seconded by Councilman Ogle. The vote was unanimous and motion carried.

Councilwoman Lowman made a motion to appoint Keith Huffman to the Valdese Planning Board, seconded by Councilwoman Ward. The vote was unanimous and motion carried.

Mayor Watts noted that we have one Board seat and two Alternate seats available on the Planning Board.

**Parks & Recreation Commission:** Councilman Ogle made a motion to reappoint Nancy Tucker to the Parks & Rec Commission, seconded by Councilwoman Lowman. The vote was unanimous and motion carried.

Councilman Ogle made a motion to reappoint Scott Compton to the Parks & Rec Commission, seconded by Councilwoman Ward. The vote was unanimous and motion carried.

**Facilities Review Committee:** No applications were submitted.

**Efficiency Task Force Committee:** No applications were submitted.

**WARD 2 VACANCY** Mayor Watts said we did not have any applications at this time and will remain open until January 6, 2025.

**APPROVED CITIZEN SURVEY ON BUDGET PRIORITIES**

**Motion:** Councilman Harvey made a motion that we approve the proposal that we received from WPCOG to revisit the work that we did this past year, engage the citizens in surveying regarding a number of budget priorities and this would be a mailed survey with reply envelopes and an online survey, at the end they would compile the results and lead the Council into a SWOT analysis to priorities the priorities that the citizens tell us they would like the Council and the Town to pursue. The cost is in the amount of \$1850.00 with the Town doing the mailings by including the survey forms and water bill and having the surveys returned on non-profit postal index return. Seconded by Councilwoman Ward.

**Discussion:** Councilwoman Lowman questioned the authorization of a new survey, noting there was no vote by the Council to proceed with it. She reminded citizens that the Council had already approved an \$8,000 strategic plan on March 18, 2024, which outlined key priorities: hiring a town manager, addressing the public safety building, recruiting and retaining town employees, constructing a permanent pool structure, tackling water and sewer infrastructure, and maintaining a repaving schedule. Councilwoman Lowman expressed concern that none of these priorities had been accomplished and questioned the need to spend an additional \$1,850 for another public input session in February to reaffirm priorities already identified. She emphasized that the strategic plan was intended to guide the Council's actions, budgeting, and spending, and reiterated the importance of focusing on those existing goals rather than revisiting the same issues.

Councilwoman Ward has been involved with State boards that have a 5-10 year strategic plans with yearly revisits. She feels that citizens are looking for ways to give input that cannot be at the meeting and suggested having online surveys. Councilman Harvey noted that last year, we said we would look at this annually.

Proposal of Technical Planning Assistance  
Town of Valdese  
Strategic Action Plan  
January 1, 2025 through April 30, 2025

The Town of Valdese Council requested a proposal from Western Piedmont Council of Governments (WPCOG) in late 2023 to complete a strategic planning process through a public engagement process. Public Input results, Council priorities were presented to Council and adopted on March 18, 2024 for a direction for the fiscal 2025 budget year. Revisitation of the plan is recommended on an annual basis

to ensure progress is made, innovative ideas are shared, and the Town continues to fulfill the vision of its residents and business owners.

Most recently, the Town requested WPCOG aid the revisitation process for the upcoming fiscal 2026 budget year. WPCOG will collaborate with staff to obtain input from the public. The results of the plan will be composed in a similar fashion to the previous year's publication. The next steps will be to determine the scope, timing, and cost with the Manager. The proposal will be presented to the council and upon approval an agreement signed.

WPCOG will provide personnel to facilitate meetings and schedules to accommodate the planning process:

- Initial Contract approval December 2024 for a beginning project date of January 1, 2025.
- Survey releases, collection and compilation of data will occur.
- Two council meetings - One work session to be held at the end of February 2025 to include the public input feedback and the Council SWOT assessment. Presentation of the final document and findings to the Town Council in late March of 2025.
- Contract time of performance will be January 1, 2025 - April 30, 2025, to allow for any transfer of information, needed clarification, or delays.
- Travel, printing, and all other associated costs to facilitate this project will be included in the contract price, except mailings in which the Town of Valdese will pay for the mailing of letters and provide the labor to send mailings to survey participants.
- As part of the process WPCOG will provide a brief demographic landscape within the final document to provide context.
- The Town will communicate and provide guidance to WPCOG staff regarding significant issues that arise during the planning process.
- The Town will assist in promoting the survey through social media and releasing the survey in a timely manner to keep the project on track to meet the final deadline.
- WPCOG will coordinate with the town staff and officials in drafting the plan.

The cost associated with the work being completed is as follows:

Planning Director - 10 hours at 110 per hour (administration, meetings, survey analysis and final document development)

Planning Staff - 10 hours at 60 per hour (survey, development, compilation of results and analysis, and final document development)

20 hours staff time = \$1,700.00

Travel associated with four meetings - \$150.00.

Total cost proposal: \$1,850.00

**Vote:** Councilwoman Lowman – No, Councilman Harvey – Yes, Councilman Ogle – Yes, Councilwoman Ward – Yes, the motion was approved.

**ADOPTED DESIGN-BUILD ESTABLISHMENT OF CRITERIA** Interim Town Manager Bo Weichel said that this was reviewed at the last meeting and supplements the RFQ document next on the agenda.

Town of Valdese Police Department  
Design-Build Criteria Statement

Title of Item:

Establishment of criteria for a design-build delivery method for construction contracts and approval of using the design-build delivery method for a phased approach toward either renovation of an existing building for a Police Department or a combo Fire and Police Department new building project.

Explanation:

In accordance with Session Law 2013-401 (HB 857) and NCGS 143-128.1A (b) regarding the addition of design-build delivery method for construction projects, the Town of Valdese is submitting, for approval, the criteria that the Town must establish to utilize this method of delivery. Additionally, the Town of Valdese is requesting approval to utilize the design-build method of delivery to explore the budget options of either a renovation project at 215 Main St E. or a combo Fire and Police building at 200 Massel Ave SW.

Due to the need for the project to be complete by the 4th quarter of 2026, this delivery method will provide the needed flexibility to complete the project on time and within budget without sacrificing quality.

Part 1. Establishment of Criteria. On August 23, 2013, the Governor signed into law Session Law 2013-401. House Bill 857, authorizing governmental entities to utilize the design-build delivery method for construction contracts. The first step in the process for utilizing the design-build delivery method is that a governmental entity is to establish in writing the criteria used for determining the circumstances under which the design-build method is appropriate for a project. The criteria proposed are the following:

(Criteria 1) The extent to which the Town can adequately and thoroughly define the project requirements prior to the issuance of the request for qualifications (RFQ) for a design-builder.

The design-build delivery method may be used if it is determined that, for the project, the Town has professional personnel that are both qualified and experienced to thoroughly define project requirements prior to the issuance of a request for qualifications for a design-builder.

Consideration will be given to the qualifications and experience of the personnel in the Facilities Review Committee, Town Council, and the availability of professional personnel in the areas of purchasing, finance and legal to assist in the development of an RFQ.

(Criteria 2) The time constraints for the delivery of the project. The design-build delivery method may be used if a project has a firm date by which a facility must be operational and the normal delivery method is likely not to be timely (typically RFQ, study, design, bid and construct). The size and cost of a project will dictate complexity and schedule.

(Criteria 3) The ability to ensure that a quality project can be delivered. The design-build delivery method may be used if it is determined that, for the project, the Town has access to professional and experienced personnel to ensure that the design-build firm will provide a quality project within the budget constraints established by Council. Consideration will be given to the qualifications and experience of the Facilities Review Committee, Town Council, and hired professional services if necessary.

(Criteria 4) The capability of the Town to manage and oversee the project, including the availability of experienced staff or outside consultants who are experienced with the design-build method of project delivery. The design-build delivery method may be used if it is determined that, for the project, the Town has professional and experienced personnel that are knowledgeable of design-build projects or, alternatively, experienced consultants local to Valdese are available to be retained to perform the construction management of a design-build contract.

(Criteria 5) A good-faith effort to comply with G.S. 143-128.2, G.S. 143-128.4, and to recruit and select small business entities. The design-build delivery method may be used if it is determined that, for the project, requirements will be imposed which ensure that contractors will comply with the M/WBE goals.

(Criteria 6) The criteria utilized by the Town, including a comparison of the costs and benefits of using the design-build delivery method for a given project in lieu of the other delivery methods identified. The criteria utilized by the Town when considering a design-build delivery method for a project will be as follows:

- Is the project well defined and does it include qualitative and quantitative characteristics that make a design-build contract more appropriate than other methods of delivery?
- Is the project timeline overly constrained and will it be necessary to have the facility complete and operational within a short timeframe?
- Will it be necessary to have beneficial use of a portion of the facility while it is under construction?
- Given the scope of the project, is there a maximum budget that must be adhered to allow negotiations and flexibility to make appropriate decisions on scope as the project progresses?
- Does the design-build delivery method meet the ultimate operational goals established for a given facility and the quality of product achieved because of a more fluid and flexible delivery method?

In general terms, if it is determined that the expected expense of a design-build project will be no more than ten (10%) greater than the expected expense of a traditional RFQ, study, design, bid and construct project, the design-build delivery method may be utilized.

Part 2. The second step for the process in determining whether to use the design build delivery method for a project is to apply the criteria to the project. In applying the criteria for the Police Department project, it is recommended that the design-build delivery method be used for this project. This determination is based upon a review of the above criteria as it relates to this project as follows:

(Criteria 1) Through the Facilities Review Committee, Town Council, and hired professional services, if necessary, the Town has professional personnel that are both qualified and experienced to thoroughly define project requirements prior to the issuance of a request for qualifications for a design builder. Additionally, professional personnel are available in the areas of purchasing, finance and legal services to assist in the development of an RFQ.

(Criteria 2) The Valdese Police Department requires a facility to establish an efficient process of operations to keep the community safe. To provide a facility so that outside regulating agency requirements are met, and the Police personnel can effectively perform their duties, the construction must be completed by the 4th quarter of 2026. This is a period of approximately 10 months. Typical procedure would be to procure a design consultant, complete design and then undertake construction. This process would take approximately 12-18 months thus preventing the Police Department from meeting the stated expectations. The Design-Build process provides the best option for the Town to meet this timeframe.

(Criteria 3) Within the Facilities Review Committee, Town Council, and hired professional services, the Town has professional and experienced personnel to ensure that the design-build firm will provide a quality project within the budget constraints established by Council.

(Criteria 4) Should it become necessary to contract the construction management of a design-build contract, there are experienced consultants local to Valdese that are available.

(Criteria 5) In developing an RFQ and interviewing selected firms, the Town will put forth a good- faith effort to comply with G.S. 143-128.2, G.S. 143-128.4.

(Criteria 6) As stated under Criteria #2, one of the benefits of the Design-Build process is that it may reduce the overall project schedule by 8 months. This has a direct benefit on the project budget. The design-build delivery method is not expected to involve any additional expense than the expected expense of a traditional RFQ, study, design, bid. and construct project. By reducing the time frame by 8 months, we are eliminating the price escalation that would occur within that year. Additionally, the scope of the design efforts will be reduced. This enables more of the approved project budget to go directly towards the physical improvements of the facility. It is expected that the design-build process will enable an extra 5% of existing funds to be allocated to the construction over what our typical design-bid-build process would allow. These benefits to both the project schedule and cost make the design-build option more appealing than the more conventional design-bid-build in this instance.

**Fiscal Note:**

There is no fiscal impact to the establishment of this policy and approval of the utilization of design- build delivery method.

**Recommendation:** Approve the criteria for the use of the design-build delivery method and authorize Town staff to move forward with use of the design-build delivery method for the renovations and additions to the Police Department facility.

**Motion:** Councilwoman Lowman made a motion to adopt the criteria for the use of design-build method and authorize Town staff to move forward with the use of design-build delivery method for the renovation and additions to the Police Department facility, seconded by Councilman Ogle.

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

**APPROVED RFQ DESIGN BUILD** Interim Town Manager Bo Weichel reminded Council that the RFQ would be in two phases.

**1<sup>st</sup> Motion:** Councilwoman Lowman made a motion to approve the Request for Qualifications for design-build services for the Police Department facility cost comparison and construction, seconded by Councilman Ogle.

**Discussion:** Councilman Harvey expressed concerns with the current proposal, noting that it lacked plans for a standalone fire station on Massel Avenue. He emphasized the importance of including this as part of

Phase 1 to ensure all options are thoroughly considered. Councilman Harvey highlighted the extensive efforts and resources already invested, including \$24,000 spent on previous estimates and schematic drawings, and questioned why earlier findings and agreements seemed to be revisited.

**1<sup>st</sup> Amendment to Motion:** Councilman Harvey proposed amending the motion or RFQ to include two additional estimates in Phase 1: The cost of constructing a standalone fire station on Massel Avenue, and the cost of expanding Town Hall to accommodate the police department, seconded by Councilwoman Ward.

**Discussion:** Councilwoman Lowman is fine with looking at a Fire Department but is opposed to adding the Police Department in Town Hall. Councilman Ogle agrees with not using the Town Hall as a Police Station. Councilwoman Ward asked if it would take longer to add two more options to the RFQ. Mr. Weichel said the more design work you add the longer it will take and will cost more. Mr. Weichel also noted for Council to consider is if we decide to go with renovations and a standalone Fire Department, we would have to have two separate RFQs, so once they complete the 30% budgetary number we will have to go out for an RFQ again and possibly not use the same contractor.

**Vote:** Councilwoman Lowman – No, Councilman Harvey – Yes, Councilman Ogle – No, Councilwoman Ward – No, the amendment was not approved.

**2<sup>nd</sup> Amendment to Motion:** Councilman Harvey proposed amending the RFQ to include getting an estimate in Phase 1 for a Fire Station on Massel Ave., seconded by Councilman Ogle.

**Vote:** Councilwoman Lowman – Yes, Councilman Harvey – Yes, Councilman Ogle – Yes, Councilwoman Ward – Yes, the motion carried.

**Back to 1<sup>st</sup> Motion:** Councilwoman Lowman made a motion to approve the Request for Qualifications for design-build services for the Police Department facility cost comparison and construction, and adding the amendment to include getting an estimate in Phase 1 for a Fire Station on Massel Ave., seconded by Councilman Ogle.

**Vote:** Councilwoman Lowman – Yes, Councilman Harvey – Yes, Councilman Ogle – Yes, Councilwoman Ward – Yes, the motion carried.

Council authorized Mr. Weichel to proceed on with submitting the updated RFQ with the addition of the standalone Fire Department.

**APPROVED POOL STRUCTURE BIDS & CAPITAL CAMPAIGN DISCUSSION** Parks & Recreation Commission President Scott Compton reported that the Parks and Recreation Commission held an emergency meeting on Thursday, November 14, 2024, following the opening of the bid. The Commission unanimously approved two recommendations:

1. Accept the bid from Houck Contracting for the new pool structure in the amount of \$1,793,930.
2. Initiate a capital fundraising campaign with a goal of \$300,000 to be completed within 12 months.

**Motion:** Councilman Ogle made a motion to proceed with construction of the permanent pool structure with Houck Contracting as presented and start construction as soon as we can, seconded by Councilwoman Lowman.

**Discussion:** Councilman Harvey asked Mr. Weichel to review the numbers.

# Pool Structure Cost

\$1,793,930	Houck Contracting bid price
(377,000)	GRANT- NC Parks & Recreation Trust Fund Accessible Parks (\$500k less the \$123k for ADA work per grant requirement)
(100,000)	GRANTMATCH (20% on \$500k) - Private Donation
(300,000)	Capital Campaign program as recommended by Parks & Rec Commission-will discuss at the 11/18 pre agenda meeting
<b>\$1,016,930</b>	Remaining balance of the contract with Houck
\$123,000	Cost of completing ADA compliant work
(123,000)	GRANT- NC Parks & Recreation Trust Fund Accessible Parks (portion of the \$500k grant) ADA work is required to meet grant compliance
<b>\$0</b>	Remaining balance for ADA work

Councilman Harvey highlighted that the project in discussion is a \$2 million undertaking, with initial funding for the architect (\$112,000) coming from the fund balance. He emphasized that the project is one of several priorities identified in the Town’s strategic plan, which includes the public safety building, pool cover, street resurfacing, and water line upgrades. These projects are significant, each costing \$2 million or more, and will require funding through town reserves, contributions, or tax revenue. He noted that the pool cover project, for instance, is overdue, as the original bubble installed over two decades ago exceeded its life expectancy. Its collapse last year coincided with Election Day. Council has been addressing these longstanding priorities throughout the year, with this project being the most advanced.

Councilman Harvey noted that the Parks and Recreation Commission has committed to raising \$300,000 in contributions, reducing the immediate financial burden on the town reserves to \$1 million. Discussions are also ongoing with the school system to secure additional funding, as the pool serves as a varsity facility for local high schools. Councilman Harvey urged council members and citizens to advocate for financial support from the school board and county, emphasizing the shared benefits and need for collaboration.

**Vote:** Councilwoman Lowman – Yes, Councilman Harvey – Yes, Councilman Ogle – Yes, Councilwoman Ward – Yes, the motion carried.

**Motion:** Councilman Harvey made a motion to authorize the Capital Campaign, seconded by Councilman Ogle.

**Discussion:** Councilman Harvey will pass his 20% tax cut to the Interim Town Manager to deposit if the vote passes. Councilwoman Ward will also be sending hers in as well.

**Vote:** Councilwoman Lowman – Yes, Councilman Harvey – Yes, Councilman Ogle – Yes, Councilwoman Ward – Yes, the motion carried.

**APPROVED N.C. PARKS & RECREATION TRUST FUND ACCESSIBLE PARKS PROJECT AGREEMENT** Interim Town Manager Bo Weichel noted that this is the agreement to accept the \$500,000 award amount for the Pool Structure.

**Motion:** Councilwoman Lowman made a motion that we accept the grant from the Parks & Recreation Trust Fund, seconded by Councilman Ogle.

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

**BUDGET AMENDMENTS**

- I. **APPROVED Generator Docking Station** Interim Town Manager Bo Weichel reminded Council that at the last regular meeting, Council approved to purchase a portable generator at Public Works and this budget amendment is for the docking station.



Valdese Town Council Meeting

Monday, December 2, 2024

Budget Amendment # 7-10

Subject: Equipment and installation transfer switch and disconnect for PW generator

Description: This amendment covers the equipment and installation to switch power on/off from the generator. Three quotes were received from licensed electrical companies. This amount shown is the lowest of the three quotes. This work is necessary whether a new or used generator was purchased. Approximately \$50,000 was saved by going with a used generator.

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
10.3990.000	General Fund Balance Appr.		19,662
	Total	\$0	\$19,662

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.4250.740	Capital Outlay	19,662	
	Total	\$19,662	\$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.

**Motion:** Councilwoman Lowman made a motion to approve the Budget Amendment for the generator docking station, seconded by Councilman Ogle.

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

- II. **NO MOTION July 4, 2025 Independence Day Celebration** Interim Town Manager Bo Weichel explained that the adopted budget includes \$21,000 for the Independence Day celebration, traditionally held on the Friday before the holiday. Moving the event to July 4th increases the total cost to approximately \$63,000 due to holiday rates, requiring an additional \$40,000.

Key cost increases include:

- Fireworks: The current budget allocates \$12,500, but the recommended vendor, JECO Pyrotechnics, has quoted \$22,000 for a high quality, commercial-grade display. This represents a \$9,500 shortfall.
- Staffing: The usual service provider, Burke React, is unavailable on July 4th, necessitating additional town staff, incurring extra labor costs for holiday work.
- Other expenses: Increased rates for staging, entertainment, and band fees due to the holiday.

To cover the additional \$40,000, Mr. Weichel presented two options:

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1. Use fund balance via a budget amendment.
2. Reallocate \$45,000 in salary savings from the administration budget, achieved since he assumed dual roles in August. This would avoid directly impacting the fund balance and could be adjusted at year-end.

Valdese Town Council Meeting

Monday, December 2, 2024

Budget Amendment # **6-10**

**Subject:** Additional expenses for July 4, 2025 Independence Day Celebration

**Description:** The adopted budget includes funding this event at a "non-holiday" rate. This budget amendment includes the additional expenses associated with holding the Town-sponsored Independence Day celebration on July 4, 2025.

**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
10.3990.000	General Fund Balance Appr.		40,380
	<b>Total</b>	<b>\$0</b>	<b>\$40,380</b>

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit	
10.4250.021	Overtime	571		Add'l employees/Holiday Pay
10.4250.050	FICA Taxes 7.65%	44		Add'l employees/Holiday Pay
10.4250.070	Retirement Contribution 14.41%	83		Add'l employees/Holiday Pay
10.4350.021	Overtime	1,507		Add'l employees/Holiday Pay
10.4350.022	Part time - Public Works	572		Add'l employees/Holiday Pay
10.4350.050	FICA Taxes 7.65%	159		Add'l employees/Holiday Pay
10.4350.070	Retirement Contribution 14.41%	218		Add'l employees/Holiday Pay
10.5600.021	Overtime	1,887		Add'l employees/Holiday Pay
10.5600.050	FICA Taxes 7.65%	145		Add'l employees/Holiday Pay
10.5600.070	Retirement Contribution 14.41%	272		Add'l employees/Holiday Pay
10.5800.021	Overtime	448		Add'l employees/Holiday Pay
10.5800.050	FICA Taxes 7.65%	35		Add'l employees/Holiday Pay
10.5800.070	Retirement Contribution 14.41%	65		Add'l employees/Holiday Pay
30.8120.021	Overtime	5,120		Add'l employees/Holiday Pay
30.8120.050	FICA Taxes 7.65%	392		Add'l employees/Holiday Pay
30.8120.070	Retirement Contribution 14.41%	737		Add'l employees/Holiday Pay
10.4200.020	Overtime	589		Add'l employees/Holiday Pay
10.4200.050	FICA Taxes 7.65%	45		Add'l employees/Holiday Pay
10.4200.070	Retirement Contribution 14.41%	85		Add'l employees/Holiday Pay
10.5100.021	Overtime	4,138		Add'l employees/Holiday Pay
10.5100.022	Part time - Reserve Officers	429		Add'l employees/Holiday Pay
10.5100.050	FICA Taxes 7.65%	351		Add'l employees/Holiday Pay
10.5100.065	Law Enforcement 401k 5%	195		Add'l employees/Holiday Pay
10.5100.070	LEO Retirement Contribution 15.79%	653		Add'l employees/Holiday Pay
10.5300.021	Overtime	2,720		Add'l employees/Holiday Pay
10.5300.050	FICA Taxes 7.65%	209		Add'l employees/Holiday Pay
10.5300.070	Retirement Contribution 14.41%	392		Add'l employees/Holiday Pay
10.6250.021	Overtime	2,039		Add'l employees/Holiday Pay
10.6250.021	Part time	585		Add'l employees/Holiday Pay
10.6250.050	FICA Taxes 7.65%	201		Add'l employees/Holiday Pay
10.6250.070	Retirement Contribution 14.41%	294		Add'l employees/Holiday Pay
10.5100.450	Contracted Services	1,400		Off-duty deputies x 4
10.6250.452	Contracted Services	250		Staging
10.6250.452	Contracted Services	2,000		Entertainment/Band
10.6250.452	Contracted Services	300		RV
10.6250.452	Contracted Services	1,750		Sound and Lighting
10.6250.450	Contracted Services	9,500		Fireworks
	<b>Total</b>	<b>\$40,380</b>	<b>\$0</b>	

**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.

Independence Day Event Comparison							
Friday before the 4th = 4/27/25				July 4th, 2025			
Staging	\$3,500.00					\$3,750.00	
Entertainment / Band	\$3,000.00					\$5,000.00	
REACT volunteers	12 volunteers available					REACT not available (they work Morgan's Event)	
Off-duty deputies x 4	not needed					\$1,000.00	
RV	\$500.00					\$0.00	
Holiday Employee Pay/Adel Employees	not needed					\$25,950.00	
Sound & Lighting	\$2,000.00					\$3,750.00	
<b>Fireworks Contract</b>	<b>Zambelli - Table Rock Shooters</b>	<b>JECO Pyrotechnics</b>	<b>Perennial Pyro</b>	<b>PyroWright</b>	<b>Starfire</b>	<b>Zambelli</b>	<b>PyroProductions</b>
Cost	\$12,500.00	\$22,000.00	\$24,000.00	\$20,000.00	\$25,000.00	\$18,000.00	\$35,000.00
Availability	Available	Available	Available	Available	Not Available 7/4/25	Not Available 7/4/25	Not Available 7/4/25
Shell Count	682	1500	840	1450			
Notes:		Skyworks Pro		lesser grade shells			
References & Other Shows:	Contracted for the Valdese event since mid 1990's Reno, Valdez, Morgan's, Rocky Rock, Carolina, Whelan	Sawmill, NC, Ashe County 10 years experience	North Wilkesboro, Deep Gap 10 years experience	(Weaverville, Old Fort) 20 yrs shooting - 2 yrs in business		Reno, Valdez, Morgan's, Rocky Rock	

Contracts need to be in place by January 1 to lock in pricing and the prime date of 7/4/25. Larger Fireworks companies are unavailable due to prior larger contract commitments. Numerous companies were contacted only 6 responded with 3 being unavailable.

Councilman Harvey asked why the Recreation Department was not included in the budget considerations for the Independence Day event and confirmed with Mr. Weichel that the pool would not be open on July 4<sup>th</sup> (Corrected Minute entry: The pool is open on July 4<sup>th</sup>). He then shared an observation, drawing from his 35 years of experience managing a multimillion-dollar budget. He emphasized that the responsibility for managing budget adjustments should lie with the manager rather than the Council. With a \$7 million budget, he noted that the additional \$40,000 needed for the event represents a minor adjustment (approximately 0.6% of the total budget). Councilman Harvey suggested that such decisions fall within the manager's purview, especially given potential unbudgeted revenue and savings identified during the year.

**INTERIM MANAGER'S REPORT:**

Numerous events are scheduled for the month of December. A Holiday Event Calendar has been included in the reading materials for your reference. Please review the calendar for detailed information on upcoming activities.

Town Offices Closed on December 24, 25, 26, 2024 in Observance of Christmas and January 1, 2025 in Observance of New Year's Day.

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

Next Regular Council meeting scheduled for Monday, January 13, 2025, 6:00 p.m., Council Chambers, Valdese Town Hall

**MAYOR AND COUNCIL COMMENTS**

Councilman Harvey thanked Mayor Pro Tem Councilman Ogle for reading the guidelines for the Public Comments that were in place a long time ago until the last election.

Mayor Watts reminded Council that the Christmas Parade is this Saturday, December 7, 2024, and if you plan on riding in the Parade, be at the Fire Department at 9:20 a.m., Saturday morning.

**CLOSED SESSION PURSUANT TO NC GENERAL STATUTE 143-318.11(A)(6)** to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee.

At 7:59 p.m., Councilman Ogle made a motion to go into closed session, seconded by Councilwoman Ward. The vote was unanimous and motion carried.

At 8:15 p.m., Councilwoman Lowman made a motion to return to open session, seconded by Councilman Ogle. The vote was unanimous and motion carried.

**SPECIAL CALLED MEETING ANNOUNCEMENT** Mayor Watts announced a Special Called Meeting on Wednesday, December 11, 2024, at 9:00 am., in the Council Chamber, and the purpose of the meeting is to identify or name a Town Manager.

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Councilwoman Lowman made that in the form of a motion, seconded by Councilman Harvey. The vote was unanimous and motion carried.

**ADJOURNMENT:** At 8:17 p.m., there being no further business to come before Council, Councilwoman Lowman made a motion to adjourn, seconded by Councilman Harvey. The vote was unanimous and motion carried.

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Town Clerk

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Mayor

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