

**TOWN OF VALDESE
TOWN COUNCIL SPECIAL CALLED MEETING
OCTOBER 30, 2025**

The Town of Valdese Town Council met on Thursday, October 30, 2025, at 9:00 a.m., in the Town Council Chambers 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, Councilwoman Melinda Zimmerman, and Councilman Glenn Harvey. Also present were: Town Manager Todd Herms, Assistant Town Manager/CFO Bo Weichel, Town Attorney Tim Swanson, Planning Intern Michael Rapp, and Town Clerk Jessica Lail.

Absent:

A quorum was present.

Mayor Watts called the meeting to order at 9:00 a.m.

OPEN FORUM/PUBLIC COMMENT

No public comment was given.

DETAILED REPORT ON STATUS OF INSTALLATION OF THE YEADON INFLATABLE DOME, WITH CONSIDERATIONS OF POSSIBLE REMEDIAL ACTION NEEDED Mayor Watts opened the floor for Town Manager Herms to provide updates on the inflatable dome structure. The comments from Town Manager Herms were as follows:

"I would like to provide a pool cover project update to the Elected Board, Citizens, and others interested in this project.

First let me say that this project is more complex than it may appear on the surface. We've been continuously receiving information from multiple stakeholders, but I believe we have developed a solid summary of what has occurred and how we plan to move the project forward.

The original plan called for the new dome to utilize a grade beam of the same size as the previous structure, which houses the anchoring system. This was included in the original design. However, during excavation for the new grade beam, the contractor discovered several issues with the existing what I would call the grade beam's footer (for lack of a better term):

1. The footer did not match the 2000 site plan, which most likely reflected a much older pool design that was transferred onto the 2000 plan.
2. In areas where the footer existed, the underlying concrete was in poor condition and unable to support the required load.
3. In some sections, the footer was entirely missing — leaving nothing stable to anchor the new grade beam too.

After uncovering these conditions, we had to investigate further before Yeadon could construct the dome. The most important thing is to ensure the safety of people using our pool facility.

Yeadon contacted their structural engineering firm, ISG, to review the situation. Following their evaluation, ISG determined that approximately 500 linear feet of the grade beam footing would need to be replaced with a new footing system measuring 24 inches wide and 48 inches deep, in compliance with updated 2018 building code requirements.

As part of this deeper assessment, geotechnical experts were also brought in to determine whether there were underlying issues causing the concrete footers to deteriorate as much as they have. The geotechnical team has just recently provided recommendations, and it differs slightly from the structural engineers' approach. Both are now working together to develop a unified solution that satisfies both structural and geotechnical requirements and concerns. We expect to have that final recommendation within the next 3–4 business days.

In the meantime, we have received a preliminary estimate for the 24" x 48" footer system replacement which came in at \$173,458 and I would ask for additional funds for contingency, with a total of a \$225,000 budget amendment. Whatever funds aren't used would roll back into fund balance. I believe no matter which path this council had chosen, be it a dome or permeant structure, we would still be facing similar

OCTOBER 30, 2025, MB#33

issues. The current projection to complete the project is 6 for the grade beam replacement and another 2 weeks for the dome construction, give or take depending on if we have any other issues. In my opinion, this project has more than its fair share of bad luck from the start — we've encountered several unexpected challenges, from electrical issues to concrete and soil complications. That said, we are dealing with an extremely old facility, which naturally leads to unforeseen challenges. Also, due to the facility's age, there is no reliable original site plan. As a result, we don't always know what is or isn't underground, or where it is located. We are gradually building a better site plan as remodels, upgrades, and maintenance work is completed, but it's unlikely we'll ever have a 100% accurate site plan.

Staff and contractors have been working as fast as possible to keep the project moving forward and to meet the tight October deadline, despite these setbacks. Ultimately, I believe it's better to take the proper corrective steps now — even if it means a short delay — than risking more significant and costly issues later. I think the main thing the elected board, citizens, and swimmers know that the dome will be installed; but it is just taking a little longer than we expected. I would ask council for the authorization to continue moving this project forward by approving this budget amendment. I will keep the Mayor and Council updated until the pool coverage project is completed."

Valdese Town Council Meeting

Thursday, October 30, 2025

Capital Project Ordinance Amendment #

2-31

Subject:

Pool Structure

Description:

This amendment updates the project budget to account for additional excavation, concrete, and rebar work due to poor subgrade conditions.

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		225,000
Total		\$0	\$225,000

Amounts appropriated for capital projects are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
31.6200.740	Construction	225,000	
Total		\$225,000	\$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.

Following Town Manager Herms statement, Mayor Watts opened the floor for Council to comment. Councilwoman Lowman questioned whether the length of the delay would be six (6) to eight (8) weeks. Town Manager Herms responded that this was correct, that it would be six (6) weeks for the new footing system and two (2) weeks to acquire accurate measurements and install the dome. Councilwoman Lowman

OCTOBER 30, 2025, MB#33

followed up, questioning when the start of this timeline was. Town Manager Herms clarified it would start on this day, October 30, 2025, that as soon as the budget amendment was approved, the Town would move forward with a change order. Councilwoman Lowman confirmed that the timeline would come to an end in mid-December. Town Manager Herms responded in the affirmative, that barring any unforeseen incidents this was correct. Councilwoman Ward clarified that the delay would have happened no matter what option the Council chose. Town Manager Herms responded in the affirmative.

Councilman Harvey made a motion to authorize the additional funds of \$225,000. Seconded by Councilwoman Lowman.

Mayor Watts opened the floor for further discussion. Councilwoman Lowman acknowledged the importance of moving the project forward for the High School. Councilwoman Lowman continued by discussing her involvement in various activities at the swimming pool and that she was vested to have the issue corrected as soon as possible. Town Manager Herms stated it was his plan to continue to evaluate alternatives, but that the project would continue to move forward, and that the project would be completed as cheaply and as effectively as possible, but that safety was the main concern. Mayor Watts commended Town Staff, the Engineers, and the Contractors on the job they had done in identifying the problems as well as identifying the solutions. Councilwoman Zimmerman thanked Town Manager Herms for the updates he had been providing to Council.

The vote was unanimous and the motion carried.

ADJOURNMENT: At 9:11 a.m., there being no further business to come before Council, Councilman Harvey made a motion to adjourn, seconded by Councilwoman Lowman. The vote was unanimous.

Town Clerk
mr

Mayor