

AGENDA

www.townofvaldese.com

The purpose of this meeting is to provide members of Town Council and citizens with information regarding the upcoming regular Council meeting.

The Town Council Meeting will be live-streamed on YouTube [@townofvaldese](https://www.youtube.com/@townofvaldese).

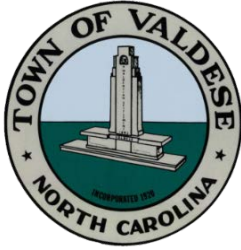
Public Comments will not be received during the August 25, 2025 meeting. However, a provision for public comments will be a part of the regular Council meeting on September 2, 2025, as required by GS. 160A-81.1.

Town of Valdese Town Council Pre-Agenda
102 Massel Avenue SW, Valdese, NC

Monday, August 25, 2025
6:00 p.m., Valdese Town Hall, Council Chambers

1. Call Meeting to Order
2. Invocation
3. Pledge of Allegiance
4. New Business
 - A. Review and discussion of September 2, 2025, Preliminary Agenda
5. **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.
6. Adjournment

The Town of Valdese holds all public meetings in accessible rooms. Special requests for accommodation should be submitted by individuals with disabilities at least 48 hours before the scheduled meeting time. Contact Town Hall at 828-879-2120 or TDD Phone Line (hearing impaired) 1-800-735-2962.



AGENDA

www.townofvaldese.com

Town of Valdese Town Council
102 Massel Avenue SW, Valdese, NC

Tuesday, September 2, 2025
6:00 p.m., Valdese Town Hall, Council Chambers

The Town Council Meeting will be live-streamed on YouTube [@townofvaldese](https://www.youtube.com/@townofvaldese).

1. **Call Meeting to Order**
2. **Invocation** (*Led by the Valdese PD Volunteer Chaplains*)
3. **Pledge of Allegiance**

4. **Informational Items**

- A. Reading Material

5. **Open Forum/Public Comment**

6. **Consent Agenda**

All items below are considered routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests. In which event, the item will be removed from the Consent Agenda and considered under Item 7.

- A. Approval of Special Called Meeting Minutes of July 28, 2025
 - B. Approval of Closed Session Minutes of July 28, 2025
 - C. Approval of Pre-Agenda Meeting Minutes of July 28, 2025
 - D. Approval of Special Called Meeting Minutes of August 4, 2025
 - E. Approval of Regular Meeting Minutes of August 4, 2025
 - F. Approval of Closed Session Minutes of August 4, 2025
 - G. Approval of Lease Agreement at Old Rock School with Tranquility Day Spa DBA Shifrah Aesthetics & Wellness Spa
 - H. Approval of Lease Agreement at Old Rock School with P&W Railroad Club

7. **New Business**

- A. Public Hearing – Text Amendment to the Unified Development Ordinance (*Presented by WPCOG*)
 - B. Call for a Public Hearing on October 6, 2025 - CDBG Grant for Berrytown Project (*Presented by Bo Weichel*)

- C. Capital Project Ordinance Amendment - Valdese Bluffs Sewer Project *(Presented by Bo Weichel)*
- D. Capital Project Ordinance Amendment - Public Safety Building Project *(Presented by Bo Weichel)*
- E. Residency Qualification for Committee Members *(Council Discussion)*
- F. Resolution on the Valdese Town Council's Expectations for responsible town staff regarding enforcement of zoning ordinances *(Council Discussion)*
- G. Resolution on the Valdese Town Council's Expectations for the respective Town and County departments, to ensure compliance with the NC Building Code in all Valdese construction activities *(Council Discussion)*
- H. Update on the upset bid offer for 800 Pineburr Ave SE *(Council Discussion)*

8. Town Manager's Report

- A. NC State Bocce Tournament, Saturday, September 13, 2025, 8:00 a.m. at the LPDA. For more information visit www.lpdavaldese.org.
- B. Valdese Plein Air Fest will run from September 19-21, 2025, with different events throughout. The Reception will be held on Sunday, September 21, 2025, 2:00–4:00 p.m. at the Old Rock School. For more information, visit www.rockschoolartgalleries.com.
- C. Family Movie Night featuring Disney Pixar's *Toy Story*, Saturday, September 27, 2025, at 7:30 p.m. at Temple Field, concessions available for purchase.
- D. Next Agenda Review Council meeting is scheduled for Monday, September 29, 2025, 6:00 p.m., Council Chambers, Valdese Town Hall
- E. Next Regular Council meeting scheduled for Monday October 6, 2025, 6:00 p.m., Council Chambers, Valdese Town Hall

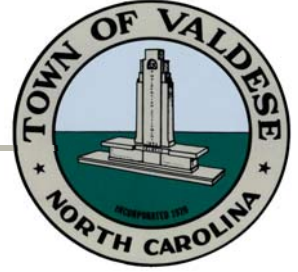
9. Mayor and Council Comments

10. Adjournment

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Town of Valdese

AGENDA MEMO



☐ Resolution ☐ Ordinance ☒ Contract ☐ Discussion ☐ Information Only

To: Town Council

From: Morrissa Anqi - Department of Community Affairs

Subject: Lease Agreements

Meeting: September 2, 2025

Presenter: Consent Agenda

ITEM OF INTEREST:

Lease Agreements for Town Council Consideration

BACKGROUND INFORMATION:

1. Lease Agreement: Tranquility Day Spa DBA Shifrah Aesthetics & Wellness Spa

Tranquility Day Spa has occupied Ste. 35 at the Old Rock School since 2021. The business is current on all lease payments and properly maintains the space they occupy.

Business Information: Tammy Benfield, Licensed Esthetician

I am a graduate of MTCC Esthetics program in Marion, North Carolina, where I received extensive training in the skin and esthetics industry. I worked in the medical industry for 15 years as a Registered Nurse, part of that time, working one on one with a Plastic Surgeon. I am trained and certified in microdermabrasion, chemical peels, waxing, lash lifting, lash and brow tinting, galvanics, Tesla High Frequency, reflexology, as well as other advanced treatments.

2. Lease Agreement: Piedmont & Western Railroad Museum/Club

PWRR has occupied the lower level on the west side of the Old Rock School since the late 1980's. They provide a tourism attraction that draws visitors of all ages from across the region. The club is current on all lease payments and maintain the facility properly.

About the Museum/Club: Founded in July of 1988, the Piedmont & Western Model Railroad Club has combined the talents and passions of local railroad enthusiasts to create a fictitious rail line serving Western North Carolina. The HO scale railroad runs from Marion, NC to Leadvale, TN, carrying loads across the scenic Blue Ridge Mountains. Total trackage covers over 1,000 feet.

BUDGET IMPACT:

\$4,416 Annual Revenue from Tranquility Day Spa DBA Shifrah Aesthetics & Wellness Spa

\$2,760 Annual Revenue from Piedmont & Western Railroad Museum

RECOMMENDATION / OPTIONS:

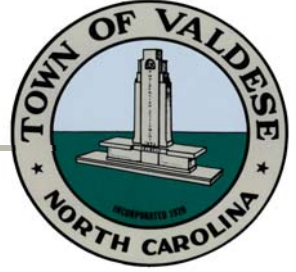
Staff recommends renewing both lease agreements.

LIST OF ATTACHMENTS:

1. Lease Agreement Tranquility Day Spa DBA Shifrah Aesthetics & Wellness Spa
2. Lease Agreement Piedmont & Western Railroad Club

Town of Valdese

AGENDA MEMO



☐ Resolution ☒ Ordinance ☐ Contract ☐ Discussion ☐ Information Only

To: Valdese Town Council

From: Daniel Odom, WPCOG

Subject: Unified Development Ordinance Amendment - Section 1.2

Meeting: September 2, 2025

Presenter: Daniel Odom

ITEM OF INTEREST:

Proposed text amendment to modify the Unified Development Ordinance Section 1.2 Applicability, Subsection 1.2.1, Effective Date.

BACKGROUND INFORMATION:

The Town of Valdese adopted its new Unified Development Ordinance (UDO) with a transitional provision allowing applicants to choose between the old zoning ordinance and the new UDO. This approach was taken in anticipation that the General Assembly would amend the state's down-zoning statute, thereby validating the July 1, 2025, effective date included in the ordinance. However, because legislative action on the down-zoning statute has been delayed, the effective date now needs to be extended by six months, to January 1, 2026, with the expectation that the issue will be addressed during the General Assembly's fall session.

The request for public hearing was printed in the newspaper two consecutive times August 16, 2025 and August 23, 2025.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

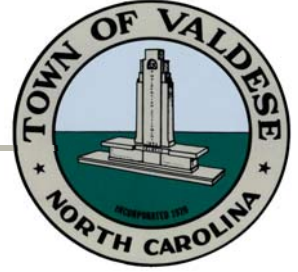
Staff recommends holding a public hearing for the approval of the Proposed Text Amendment as presented.

LIST OF ATTACHMENTS:

An Ordinance Amending the Town of Valdese Unified Development Ordinance
Consistency Statement

Town of Valdese

AGENDA MEMO



☐ Resolution ☐ Ordinance ☐ Contract ☐ Discussion ☒ Information Only

To: Valdese Town Council

From: Western Piedmont Council of Governments

Subject: Berrytown Waterline Project - Public Hearing

Meeting: September 2, 2025

Presenter: Bo Weichel

ITEM OF INTEREST:

Berrytown Waterline Project CDBG-NR Funding

BACKGROUND INFORMATION:

The Town of Valdese plans to use CDBG-NR Funding to replace water lines and service lines to low- and moderate-income households along Berry School Avenue, Berrytown Avenue, Berrytown Street, Bost Johnson Avenue, Bost Johnson Avenue Extension, and CV Johnson Drive. Residents in the service area experience low water pressure and inadequate fire safety due to the aging and undersized waterlines as well as outdated service lines. This project will replace service lines to 50 LMI households within the project area and will help maintain existing housing by providing adequate water service delivery to the homes. Additionally, it will save residents money on homeowner insurance rates due to increased fire protection.

The Town of Valdese originally requested \$800,000 through NC Commerce's CDBG-NR program. Due to increased project costs, NC Commerce has awarded the Town an additional \$200,000. Total project CDBG-NR funding is now \$1,000,000. A public hearing is required to notify the public of the additional funding.

These funds will be used in conjunction with \$2,236,775 from the NC DEQ CDBG-I Program. The CDBG-I funds will be used to replace approximately 8,215 LF of existing undersized and aging waterlines as well as fire hydrants to improve water pressure and fire safety in the area.

BUDGET IMPACT:

Increase in funding by \$200,000 - fully funding the project.

RECOMMENDATION / OPTIONS:

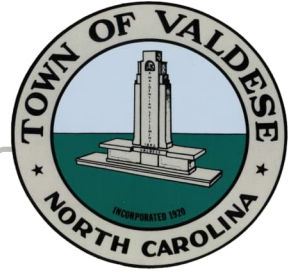
Call for Public Hearing at Town Council meeting on October 6, 2025.

LIST OF ATTACHMENTS:

N/A

Town of Valdese

AGENDA MEMO



☐ Resolution ☒ Ordinance ☐ Contract ☐ Discussion ☐ Information Only

To: Valdese Town Council

From: Bo Weichel, Assistant Town Manager / CFO

Subject: Valdese Bluffs Sewer project budget

Meeting: September 2, 2025

Presenter: Bo Weichel

ITEM OF INTEREST:

Amendment to the Bluffs Sewer project

BACKGROUND INFORMATION:

This amendment adjusts the project budget to match the awarded allocation in accordance with modifications to the scope of work.

The ARP grant funding of \$801,983 can now be implemented and spent before the December 2026 deadline.

BUDGET IMPACT:

Adjusts the project budget to use grant funding.

RECOMMENDATION / OPTIONS:

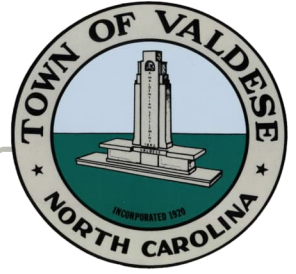
Approve project budget amendment.

LIST OF ATTACHMENTS:

Budget amendment #1-52

Town of Valdese

AGENDA MEMO



☐ Resolution ☒ Ordinance ☐ Contract ☐ Discussion ☐ Information Only

To: Valdese Town Council

From: Bo Weichel, Assistant Town Manager / CFO

Subject: Public Safety Building project budget

Meeting: September 2, 2025

Presenter: Bo Weichel

ITEM OF INTEREST:

Amendment to the Public Safety Building project

BACKGROUND INFORMATION:

This amendment adjusts the project budget to correspond with the first phase of work being done through D.R. Reynolds.

The current cash balance in this project fund is \$817,060.

This amendment is for budgeting purposes and does not use any funds from the General Fund, rather it pulls from the cash balance of the project fund.

BUDGET IMPACT:

None

RECOMMENDATION / OPTIONS:

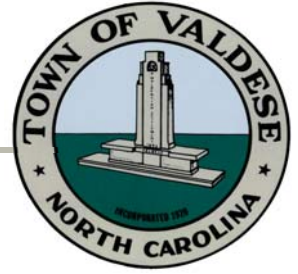
Approve project budget amendment.

LIST OF ATTACHMENTS:

Budget amendment #13-35

Town of Valdese

AGENDA MEMO



☐ Resolution ☐ Ordinance ☐ Contract ☒ Discussion ☐ Information Only

To: Town Council

From: Town Attorney

Subject: Residency Qualification for Committee Members

Meeting: September 2, 2025

Presenter: Town Attorney

ITEM OF INTEREST:

BACKGROUND INFORMATION:

Town Council has expressed interest in adding a residency qualification for members who serve on committees and boards created by Town Council, with limited exceptions.

Proposed motion:

Effective immediately, all newly appointed members who serve on committees or boards appointed by Town Council for the Town of Valdese shall either be a resident of the Town of Valdese or own a business located in the Town of Valdese corporate limits, specifically excluding committees or boards formed by ordinance and the Town Manager or any other Town employee who may serve as an ex-officio member on a committee or board appointed by Town Council.

BUDGET IMPACT:

None.

RECOMMENDATION / OPTIONS:

See proposed motion above.

LIST OF ATTACHMENTS:

None.