

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).

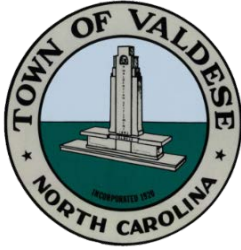
Public Comments will not be received during the March 31, 2025 meeting. However, a provision for public comments will be a part of the regular Council meeting on April 7, 2025, as required by GS. 160A-81.1.

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

Monday, March 31, 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. Presentation of the 2025 Survey Results (*Presented by WPCOG*)
 - B. Review and discussion of April 7, 2025 Preliminary Agenda
5. **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.
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.



PRELIMINARY AGENDA
www.townofvaldese.com

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

Monday, April 7, 2025
6:00 p.m., Valdese Town Hall, Council Chambers

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

1. Call Meeting to Order

2. Invocation

3. Pledge of Allegiance *(Led by the Valdese PD Volunteer Chaplains)*

4. Informational Items

A. Reading Material

5. Open Forum/Public Comment

A. Recognition of the Draughn High School Swim Team

6. Consent Agenda

All items below are considered to be 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 Pre-Agenda Meeting Minutes of February 24, 2025

B. Approval of Regular Meeting Minutes of March 3, 2025

7. New Business

A. Public Hearing – Rezoning on Dixie Ave NW *(Presented by Ashley Young, WPCOG)*

B. Approval of Contract Proposals for Engineering Services for Berrytown Waterline CDBG-I Project *(Presented by WPCOG)*

C. Approval of Budget Amendment – Water Plant Filter Inspection & Rehab *(Presented by RJ Mozeley, McGill Associates)*

D. Approval of Resolution Accepting the 2024 Local Water Supply Approved Plan *(Presented by Bo Weichel)*

E. Approval of Capital Project Ordinance Amendment – Pool Structure *(Presented by Bo Weichel)*

F. Approval of Resolution Authorizing Upset Bid Process for the Sale of Town-owned Property – 341 Rodoret St N *(Presented by Bo Weichel)*

- G. Approval of Resolution Authorizing Upset Bid Process for the Sale of Town-owned Property – 800 Pineburr Ave SE *(Presented by Bo Weichel)*
- H. FY 24-25 Year-To-Date Financial Results *(Presented by Bo Weichel)*
- I. Status of Ongoing or Approved Projects *(Presented by Bo Weichel)*
 - i. Public Safety Buildings Update
 - ii. Water Plant Upgrade Project/Lenoir Interconnect Project
 - iii. Town Manager Search Process *(Presented by Mayor Watts)*
- J. LAPP Funding Discussion *(Council Discussion)*

8. Interim Manager's Report

- A. Bluegrass at the Rock presents: Lonesome River Band, Saturday, April 5, 2025 at 7:30 p.m., at the Old Rock School
- B. Valdese Tigers Baseball/Tee ball Opening Day at Fletcher Field, Saturday, April 12, 2025, Starts at 11:00 a.m., Games all day
- C. Budget Review #1 is scheduled for April 15 & 16, 2025, 9:00 a.m. – 5:00 p.m. at the Council Chambers, Valdese Town Hall
- D. Town Offices Closed on Friday, April 18, 2025, in Observance of the Easter Holiday
- E. Old Colony Players Presents: Something Rotten - Old Rock School Auditorium - April 18 - 27, 2025 - Thursdays, Fridays, Saturdays at 7:30pm - Sunday Matinee at 2:30pm
- F. Spring Craft Market: April 26, 2025, 9:00 a.m. to 4:00 p.m. on Temple Field
- G. Next Agenda Review Council meeting is scheduled for Monday, April 28, 2025, 6:00 p.m., Council Chambers, Valdese Town Hall
- H. Next Regular Council meeting is scheduled for Monday, May 5, 2025, 6:00 p.m., Council Chambers, Valdese Town Hall
- I. The Town of Valdese Wastewater Plant offers compost for resident use. Pick it up Monday through Friday, 8:00 a.m. – 5:00 p.m., call 828-879-2131 or email citizens-request@valdesenc.gov.

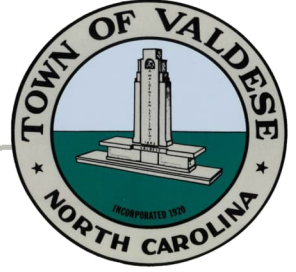
9. Mayor and Council Comments

10. Adjournment

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Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: 2025 Citizen Survey

Meeting: March 31, 2025

Presenter: Alison Adams, WPCOG

ITEM OF INTEREST:

Results of the survey distributed during January and February

BACKGROUND INFORMATION:

At the December 2, 2024 regular meeting, Council initiated a Citizen Survey process to assist with budget development and other important Town business.

The survey was hosted online and a paper copy included as an insert with utility bills for January and February 2025.

Western Piedmont Council of Governments has compiled the data received and will present the results to Council at the March 31, 2025 pre-agenda meeting.

BUDGET IMPACT:

Will assist with FY 25-26 budget development.

RECOMMENDATION / OPTIONS:

No action, information only.

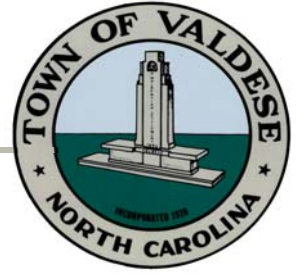
LIST OF ATTACHMENTS:

None.

Presentation results will be available for the public afterwards and will be included with the reading material in the April 7, 2025 regular meeting packet.

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council
From: Ashley Young, Valdese Planner, WPCOG
Subject: Rezoning 2025-01 Dixie Ave NW
Meeting: April Council Meeting
Presenter: Ashley Young, Valdese Planner, WPCOG

ITEM OF INTEREST:

Rezoning request for 0 Griffin Ave NW, Valdese 28645 (PIN 2733573173) from M-I to R-8 for a 48-unit (2 building) apartment complex.

BACKGROUND INFORMATION:

The existing parcel is zoned for manufacturing use and is currently vacant. The owner of the property is Hayne Hens Farm Inc. and the applicant for the rezoning is MC Morgan & Associates Inc. The intent for the rezoning is to build a multi-family apartment complex. Should the rezoning be approved, this proposal will be submitted again to the Board of Adjustment for a Special Use Permit.

The property is currently zoned a majority M-1, with a few small portions being R-12 and R-8.

The complex will consist of 2, 3-story apartment buildings with 48 units total; consisting of 1, 2, and 3 bedroom options. Access will be provided on Dixie Ave NW. Amenities will include internal sidewalks, clubhouse, playground, picnic area, outdoor seating areas, and on-site dumpster and recycling.

There will be an income limit for those renting these units.

The Planning Board recommended 5-0 approval for the rezoning as inconsistent with the Vision Plan Future Land Use Map, but consistent with the residential priorities adopted by the Vision Plan.

BUDGET IMPACT:

The project will not be asking for town bonds to complete construction.

RECOMMENDATION / OPTIONS:

(A) Approve as inconsistent with the Vision Plan Future Land Use Map, but consistent with the residential priorities adopted by the Vision Plan. (B) Deny as inconsistent with the Vision Plan Future Land Use Map. (C) Table for further discussion at next meeting

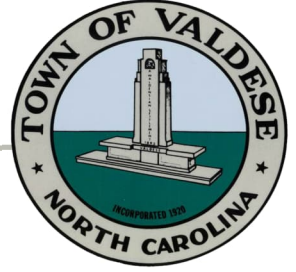


LIST OF ATTACHMENTS:

(A) Staff Report; (B) Application for Rezoning; (C) Preliminary Sketch Plan; (D) Project summary provided by applicant

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Town of Valdese CDBG - Berrytown Waterline Project - McGill Associates Engineering Contract Proposal

Meeting: March 31, 2025 Pre-Agenda Meeting

Presenter: Paul Teague, Western Piedmont Council of Governments

ITEM OF INTEREST:

McGill Associates engineering contract proposal for the Town of Valdese CDBG - Berrytown Waterline Project. Payments to McGill Associates are covered by the CDBG grant.

BACKGROUND INFORMATION:

The Town of Valdese was awarded a Community Development Block Grant from the N.C. Department of Environmental Quality and the N.C. Department of Commerce for waterline improvements in the Berrytown community. Through an advertised Request for Qualifications process, McGill Associates was selected as the engineering company to present a contract proposal for project services. All payments to McGill Associates will be re-imbursed from grant funds.

BUDGET IMPACT:

The engineering contract will have zero budget impact for the Town of Valdese. All costs related to the engineering services are covered by the CDBG grant.

RECOMMENDATION / OPTIONS:

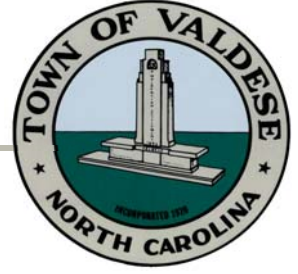
Approval of engineering services contract to McGill Associates

LIST OF ATTACHMENTS:

1. Contract proposal for engineering services

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Water Treatment Plant Filter Investigations and Rehabilitation

Meeting: April 7, 2025

Presenter: R.J. Mozelev, McGill Associates

ITEM OF INTEREST:

Water Treatment Plant Filter Investigations & Rehabilitation

BACKGROUND INFORMATION:

The Water Treatment Plant includes six (6) filters which remove suspended sediment and other constituents from the source water that is pumped from Lake Rhodhiss. The filters are the second step of the conventional treatment process and are a critical step in reaching the EPA regulations for drinking water standards.

The existing filters include dual media made up of anthracite and sand with a gravel base for support. The age of all media is only known to be at least 25 years old. Over time, the effectiveness of the filter media will be reduced due to normal wear. Lost effectiveness results in shorter run times between backwash cycles and therefore lower overall efficiency of treatment. The media in each of the six (6) filters is planned to be replaced with new mixed media in the upcoming WTP upgrades project funded by the Town's \$7.0M appropriation.

Each of the filters at the WTP also includes a surface wash system to help remove mud balls during backwash operations and that equipment has malfunctioned in several of the existing filters. The surface wash system in each of the six (6) filters is also planned to be replaced with new equipment in the upcoming WTP upgrades project.

This agenda item supports a corresponding budget amendment to perform investigative work to better identify the depths of existing media and also investigate the condition of the underdrains for each filter which could cause significant cost changes during construction. Finally, this item also would allow for the replacement of the surface wash system immediately, for up to two (2) complete filters, rather than waiting for the full WTP upgrade project. Spending this money now would not result in a waste of any new equipment as it could be re-used in the full upgrade project.

BUDGET IMPACT:

Increase expenditures from the water and sewer fund by up to \$115,000.

RECOMMENDATION / OPTIONS:

Adopt and approve the corresponding budget amendment to allocate these funds for the investigative and rehabilitation work.

LIST OF ATTACHMENTS:

Photos & Diagrams.

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: 2024 Annual Local Water Supply Plan

Meeting: April 7, 2025

Presenter: Bo Weichel, Interim Town Manager

ITEM OF INTEREST:

2024 Annual Local Water Supply Plan

BACKGROUND INFORMATION:

The North Carolina Local Water Supply Plan (LWSP) serves as a comprehensive summary of a water system's current and future water demands, sources of supply, and wastewater management. The plan is an essential tool for water resource planning, enabling municipalities and other water providers to assess long-term sustainability and resilience in meeting community needs.

Each LWSP is prepared annually, reflecting data from the previous calendar year. These reports are then submitted to the Division of Water Resources (DWR) within the North Carolina Department of Environmental Quality (NCDEQ). The DWR staff conducts a thorough review of each plan to ensure accuracy, compliance with regulations, and alignment with state water management objectives. Upon approval, the LWSP helps guide strategic decision-making regarding water conservation, infrastructure development, and resource allocation.

By maintaining up-to-date local water supply plans, North Carolina ensures proactive water management that supports economic growth, environmental sustainability, and public health. These plans play a crucial role in identifying potential water shortages, improving drought response strategies, and facilitating regional cooperation among water systems.

The staff at NCDEQ have determined the LWSP for the Town of Valdese Water System hereby meets the minimum criteria established in North Carolina General Statute 143-355(l).

The next step is for the LWSP be adopted by resolution of the governing board. The LWSP cannot be considered compliant with the requirements of NCGS 143-355(l) until an adopted resolution is received by NCDEQ.

BUDGET IMPACT:

None.

RECOMMENDATION / OPTIONS:

Adopt and approve the resolution for the Town of Valdese 2024 Local Water Supply Plan (LWSP) that has been approved by NCDEQ.

LIST OF ATTACHMENTS:

Resolution to adopt approved 2024 LWSP

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Valdese Community Center - Pool Structure project

Meeting: April 7, 2025

Presenter: Bo Weichel, Interim Town Manager

ITEM OF INTEREST:

Project to construct the pool dome structure and associated project tasks

BACKGROUND INFORMATION:

At the March 2025 meeting, Town Council voted to approve the contract with Yeadon Domes. Also approved was the site work with Moss-Marlow.

This project budget amendment accounts for these costs along with the ADA work, put-up cost, storage solution of the dome and structural components, and a small contingency amount.

BUDGET IMPACT:

Transfer from General Fund \$767,308.

RECOMMENDATION / OPTIONS:

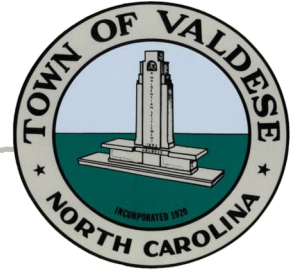
Recommend approval of project budget.

LIST OF ATTACHMENTS:

Capital Project Ordinance Amendment #1-31

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Offer to Purchase

Meeting: April 7, 2025

Presenter: Bo Weichel, Interim Town Manager

ITEM OF INTEREST:

Offer to purchase 341 Rodoret St N. (PIN: 2733968485)

BACKGROUND INFORMATION:

The Town has received an offer on a vacant parcel located at 341 Rodoret St N. This parcel has no value or benefit to Town operations. It has been in the possession of the Town since 2009.

Acreage: 0.82

Appraised Land Value per Burke County GIS: \$7,697

The Town has been offered \$7,500 for this parcel. A deposit of 5% has been provided.

There are several steps to sell a Town owned property:

- 1) Adopt a RESOLUTION AUTHORIZING UPSET BID PROCESS
- 2) Advertise for 10 days
- 3) If no upset bids are received, the Town can then consider the sale through a RESOLUTION AUTHORIZING SALE OF REAL PROPERTY

BUDGET IMPACT:

None.

RECOMMENDATION / OPTIONS:

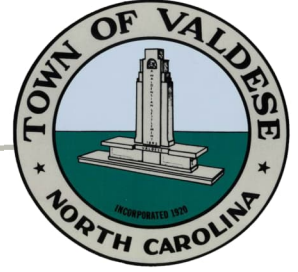
Approve the RESOLUTION AUTHORIZING UPSET BID PROCESS

LIST OF ATTACHMENTS:

1. Offer Letter
2. GIS Map
3. Resolution Authorizing Upset Bid Process

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Offer to Purchase

Meeting: April 7, 2025

Presenter: Bo Weichel, Interim Town Manager

ITEM OF INTEREST:

Offer to purchase 800 Pineburr Ave SE (PIN: 2743136398)

BACKGROUND INFORMATION:

The Town has received an offer on a vacant parcel located at 800 Pineburr Ave SE
This parcel has no value or benefit to Town operations. It has been in the possession of the Town since 2023.

Acreage: 14.91

Appraised Land Value per Burke County GIS: \$134,490

The Town has been offered \$134,490 for this parcel. A deposit of 5% has been provided.

There are several steps to sell a Town owned property:

- 1) Adopt a RESOLUTION AUTHORIZING UPSET BID PROCESS
- 2) Advertise for 10 days
- 3) If no upset bids are received, the Town can then consider the sale through a RESOLUTION AUTHORIZING SALE OF REAL PROPERTY

BUDGET IMPACT:

None.

RECOMMENDATION / OPTIONS:

Approve the RESOLUTION AUTHORIZING UPSET BID PROCESS

LIST OF ATTACHMENTS:

1. Offer Contract
2. GIS Map
3. Resolution Authorizing Upset Bid Process

Town of Valdese

COUNCIL MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: FY 24-25 Year to Date Financials

Meeting: 4/7/2025

Presenter: Bo Weichel, Interim Town Manager

ITEM OF INTEREST:

Updated financial standing of the General Fund and Utility Fund July-February 67% of the budget year.

BACKGROUND INFORMATION:

GENERAL:

Total expenditures = 67%

Total revenues = 79% (compared to 60.59% prior year)

Items to note:

- Ad Valorem Tax revenue 97.94%. \$46k still remaining to collect
- Sales tax revenue 68.20% - on track with budget estimate

UTILITY:

Total expenditures = 51%. This will increase next month from capital projects coming due.

Total revenues = 64%

BUDGET IMPACT:

None

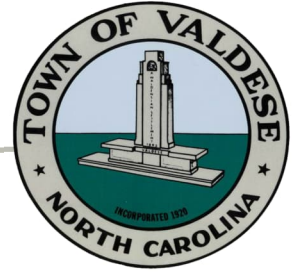
RECOMMENDATION / OPTIONS:

None

LIST OF ATTACHMENTS:

1. Revenue and Expenditures report through February 2025 (67%)
2. TR-401E Net Collections Report FEB 2025
3. TR-401E Net Collections Report FISCAL YEAR 2024-25

Town of Valdese COUNCIL MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Public Safety Facilities

Meeting: April 7, 2025

Presenter: Bo Weichel, Interim Town Manager

ITEM OF INTEREST:

Public Safety Facilities project update

BACKGROUND INFORMATION:

The review panel individually scored each of the seven contractors who submitted a response to the RFQ.

The scoring matrix evaluated seven criteria, each with a weighted percentage. The scoring scale used was 1-5 for each evaluation factor (1= lowest).

The weighted score was then calculated and averaged from each reviewer. This weighted score was used to invite the top three scored firms for an interview. This interview process took place on March 27th. The review panel is in the process of determining and scoring the most qualified firm for this project. Once a firm is decided, a negotiated contract will begin for eventual Council consideration.

We are on target for our project timeline.

Project Timeline goals:

- Selected firm notified and proposed
Phase I contract delivered to the Town Early April
- Contract review by legal counsel April
- Phase I contract adoption by Town Council May 5, 2025

BUDGET IMPACT:

None

RECOMMENDATION / OPTIONS:

None

LIST OF ATTACHMENTS:

1. Individual score sheets
2. Summary Page