

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).

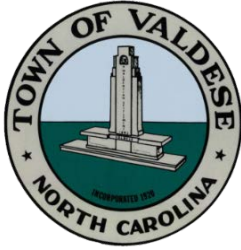
Public Comments will not be received during the May 27, 2025 meeting. However, a provision for public comments will be a part of the regular Council meeting on June 2, 2025, as required by GS. 160A-81.1.

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

Tuesday, May 27, 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 June 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.



PRELIMINARY AGENDA
www.townofvaldese.com

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

Monday, June 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

- A. Resolution of Appreciation Recognition for Bo Weichel** *(Presented by Mayor Watts)*

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 Budget Review #1 Minutes of April 15 & 16, 2025**
- B. Approval of Special Called Meeting Minutes of April 25, 2025**
- C. Approval of Closed Session Minutes of April 25, 2025**
- D. Approval of Agenda Review Meeting Minutes of April 28, 2025**
- E. Approval of Closed Session Minutes of April 28, 2025**
- F. Approval of Regular Meeting Minutes of May 5, 2025**
- G. Approval of Budget Review #2 Meeting Minutes of May 12, 2025**
- H. Approval of Council Contractors Meeting Minutes of May 22, 2025**
- I. Approval of Valdese ABC Board Travel Policy**

7. New Business

- A. Presentation of 2024 North Carolina Department of Labor Safety Awards** *(Presented by Bo Weichel)*
- B. FY 25-26 Proposed Budget and Scheduling of Public Hearing for Monday, June 23, 2025** *(Presented by Bo Weichel)*

- C. Approval of Lease Agreement at the Old Rock School with Dream Connections
(Presented by Bo Weichel)
- D. Approval of Resolution for Sale of Town-Owned Property - 800 Pineburr AVE SW
(Presented by Bo Weichel)
- E. Approval of Resolution for Massel Ave SE Sidewalk Project (Presented by Bo Weichel)
- F. Approval of Capital Project Ordinance Amendment – Pool Structure (Presented by Bo Weichel)
- G. Approval of Design-Build Contractor for Public Safety Buildings (Council Discussion)
- H. Consideration of Legal Review of All Town Contractual Matters, from the Leasing of Space to the Vending of Food and Beverages on Town Property (Council Discussion)
- I. Prudent Use of Town Rolling Stock Assets (Council Discussion)
- J. Consideration of Resolution on Civility and Protocol for the 2025 Municipal Election
(Council Discussion)
- K. Consideration of Citizen Communication (Council Discussion)
- L. Consideration of Resolution Regarding Appointments to Town Boards, Panels, and Committees (Council Discussion)
- M. Appointments to Boards/Commissions/Committees (Presented by Todd Herms)
 - Town Board Discussion
 - Non-Town Board Appointments
 - i. VEDIC – Town Manager and other Appointments/Reappointments
 - ii. BDI – Town Manager Appointment
- N. Consideration of Policy Guidelines for Citizens and Public Access to Community Center Facilities Discussion (Presented by Todd Herms)
- O. Status of Ongoing or Approved Projects (Presented by Todd Herms)
 - i. Public Safety Buildings Update
 - ii. Water Plant Upgrade Project/Lenoir Interconnect Project
 - iii. Recreation Center ADA and Pool Cover

8. Manager's Report

- A. Family Friday Nights Kickoff Celebration is scheduled for Friday, June 6, 2025, 7:00 p.m. – 10:00 p.m., with The Tonez, at the Temple Field. Concerts will continue every Friday until August 29, 2025.
- B. Next Regular Council meeting scheduled for Monday, June 23, 2025, 6:00 p.m.

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, Assistant Town Manager / CFO

Subject: ABC Board Travel Policy

Meeting: June 2, 2025

Presenter: Bo Weichel, Assistant Town Manager / CFO

ITEM OF INTEREST:

Annual adoption of Valdese ABC Travel Policy

BACKGROUND INFORMATION:

Since its establishment, the Valdese ABC Board has followed a travel policy that aligns with the Town's policy.

In accordance with NCGS 18B-700(g2), "the local ABC board shall annually provide the appointing authority's (Town Council) written confirmation of such approval to the Commission, along with a copy of the travel policy authorized by the appointing authority."

The Valdese ABC Board has reviewed and approved the attached travel policy. Upon Council's approval, the policy and certified meeting minutes will be submitted to the ABC Commission to fulfill the statutory requirement.

BUDGET IMPACT:

None

RECOMMENDATION / OPTIONS:

Recommend approval of ABC Board travel policy.

LIST OF ATTACHMENTS:

ABC Travel Policy

Town of Valdese

AGENDA MEMO



☐ Resolution ☐ Ordinance ☐ Contract ☐ Discussion ☒ Information Only

To: Valdese Town Council

From: Truman Walton, Safety Director

Subject: 2024 NC Department of Labor Safety Awards

Meeting: June 2, 2025

Presenter: Assistant Town Manager/CFO Bo Weichel

ITEM OF INTEREST:

2024 NC Department of Labor Safety Awards

BACKGROUND INFORMATION:

2024 NCDOL Safety Achievement Silver Award - In order to qualify for the NCDOL Safety Achievement Silver Award the rate of days away from work must be at least 50% below the industry average.

Public Works - 3rd consecutive year

2024 NCDOL Safety Achievement Gold Awards - In order to qualify for the NCDOL Safety Achievement Gold Award the rate of days away from work and job transfer or restriction must be at least 50% below the industry average.

Police Department - 1st year

Fire Department - 1st year

Wastewater Department - 2nd consecutive year

Recreation Department - 3rd consecutive year

Water Department - 8th consecutive year

Community Affairs Department - 14th consecutive year

Administration Department - 38th consecutive year

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

N/A

LIST OF ATTACHMENTS:

N/A

Town of Valdese

COUNCIL MEMO



☐ Resolution ☐ Ordinance ☒ Contract ☐ Discussion ☐ Information Only

To: Valdese Town Council

From: Morrissa Angi - Community Affairs

Subject: Lease Renewal with Dream Connections, Inc.

Meeting: June 2, 2025

Presenter: _____

ITEM OF INTEREST:

Annual Lease Renewal with Dream Connections, Inc.

BACKGROUND INFORMATION:

The attached standard lease agreement is used for all leased spaces at the Old Rock School. This is an annual renewal with Dream Connections, Inc. The leasee has occupied space at the Old Rock School since 2012. Lease payments have always been on time and in full.

Mission: Dream Connections, Inc. is devoted to providing dedicated and comprehensive services to assist, advocate, and empower persons with mental health and/or intellectual and/or developmental disabilities to enrich their life to the fullest, maximize their opportunities to be independent, and to be included as members of their community.

BUDGET IMPACT:

Revenue from this lease agreement was included in the Community Affairs Budget for 2024-2025.

RECOMMENDATION / OPTIONS:

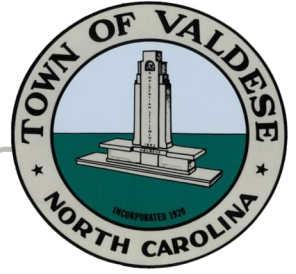
Approve for renewal

LIST OF ATTACHMENTS:

Lease Agreement

Town of Valdese

AGENDA MEMO



☒ Resolution ☐ Ordinance ☐ Contract ☐ Discussion ☐ Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Sale of property

Meeting: June 2, 2025

Presenter: Bo Weichel, Interim Town Manager

ITEM OF INTEREST:

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

BACKGROUND INFORMATION:

The Town received an offer on a vacant parcel located at 800 Pineburr Ave SE.
At the April 7th meeting, Council approved the Resolution Authorizing Upset Bid Process.

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 received upset bids since the original offer.
The last bidding stopped at \$148,378.25 and is the current offer for this parcel from East McDowell Street Properties LLC
A deposit of 5% has been provided by the buyer.

BUDGET IMPACT:

Would add \$148,378.25 to the project fund for Public Safety facility.

RECOMMENDATION / OPTIONS:

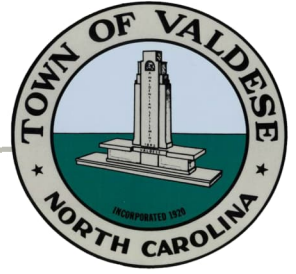
Approve the RESOLUTION AUTHORIZING SALE OF REAL PROPERTY

LIST OF ATTACHMENTS:

1. Agreement for Purchase
2. Resolution Authorizing Sale of Real Property

Town of Valdese

AGENDA MEMO



☒ Resolution ☐ Ordinance ☐ Contract ☐ Discussion ☐ Information Only

To: Valdese Town Council

From: Bo Weichel, Assistant Town Manager / CFO

Subject: Sidewalk on Massel Ave SE

Meeting: June 2, 2025

Presenter: Bo Weichel, Assistant Town Manager / CFO

ITEM OF INTEREST:

Resolution of Commitment for the Massel Ave SE sidewalk project.

BACKGROUND INFORMATION:

Town staff worked with WPCOG staff to submit an application to fund two different sidewalk project proposals through the Locally Administered Project Program Funding (LAPP) by the Greater Hickory Metropolitan Organization (GHMPO).

- Laurel St SE (between St. Germain Ave SE and Main St.)
- Massel Ave SE (between Rodoret St. S and Carolina St SE)

Of these two projects, the application for the sidewalk on Massel Ave SE is being recommended for award by GHMPO.

The engineers estimate for this project cost is \$950,000. Of this amount, the funding will require a 20% Town match. Based on the estimate, this commitment is \$190,000.

Actual bid results and projects costs will determine the final committed Town match.

This resolution is a commitment by the Town to cover the 20% match and a required step in the award process.

These funds would be spread out over several years, most likely not being spent until FY 27-28.

BUDGET IMPACT:

Capital Project Ordinance will be established once the award is finalized. Budgetary impact will be in future years.

RECOMMENDATION / OPTIONS:

Recommend approval of Resolution of Commitment.

LIST OF ATTACHMENTS:

Resolution of Commitment

Town of Valdese

AGENDA MEMO



☐ Resolution ☒ Ordinance ☐ Contract ☐ Discussion ☐ Information Only

To: Valdese Town Council

From: Bo Weichel, Assistant Town Manager / CFO

Subject: Valdese Community Center - Pool Structure project

Meeting: June 2, 2025

Presenter: Bo Weichel, Assistant Town Manager / CFO

ITEM OF INTEREST:

Amend project budget

BACKGROUND INFORMATION:

In response to the pool AP Grant scope being amended to cover the Yeadon dome structure, this amendment decreases the General Fund reserves contribution to the project.

BUDGET IMPACT:

Decrease transfer from General Fund and increase Grant revenue by \$500,000.

RECOMMENDATION / OPTIONS:

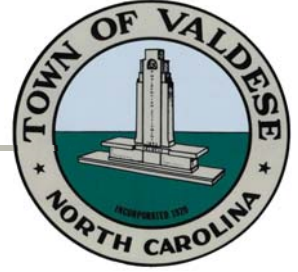
Recommend approval of project budget amendment.

LIST OF ATTACHMENTS:

Capital Project Ordinance Amendment #2-31

Town of Valdese

AGENDA MEMO



☐ Resolution ☐ Ordinance ☐ Contract ☐ Discussion ☐ Information Only

To: Valdese Town Council

From: Todd Herms, Town Manager

Subject: Appointment to Boards/Commissions/Committees

Meeting: June 2, 2025

Presenter: Todd Herms

ITEM OF INTEREST:

Appointments/Reappointments to Burke Development Inc.(BDI) and Valdese Economic Development Corporation (VEDIC)

BACKGROUND INFORMATION:

i. VEDIC - VEDIC is a non-profit corporation organized by the Town of Valdese, to assist the the County and surrounding counties in the promotion, stimulation, development and advancement of business property and economic welfare.

According to the VEDIC bylaws, the Valdese Town Manager serves as an ex-officio voting member of the Board of Directors. In addition, the Valdese Town Council appoints seven other directors to serve staggered three-year terms. The VEDIC Nominating Committee has recommended the reappointment of Lily Laramie and Donna Zamora to a new three-year term. They have also requested the the appointment of Kylie Gera to a three-year term and Bo Weichel to fill an unexpired one-year term of Suzanne Wallace.

ii. BDI - BDI works to meet the needs of prospective companies and to facilitate expansion and growth plans for existing business in Burke County. The Valdese Town Manager serves as a member of its Board of Directors.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

- i. VEDIC - Appoint Town Manager Todd Herms to the Board of Directors. Reappoint Lily Laramie and Donna Zamora, and appoint Kylie Gera for three-year terms. Appoint Bo Weichel to fill an unexpired one-year term.
- ii. BDI - Appoint Town Manager Todd Herms to the BDI Board.



LIST OF ATTACHMENTS:

List of Appointments and Reappointment nominees.
VEDIC Bylaws

Town of Valdese

AGENDA MEMO



☐ Resolution ☐ Ordinance ☐ Contract ☐ Discussion ☐ Information Only

To: Valdese Town Council

From: Wm. Todd Herms, Town Manager

Subject: Pilot Program for Saturday Operations at the Old Rock School

Meeting: June 2, 2025 Councilmeeting

Presenter: Wm. Todd Herms, Town Manager

ITEM OF INTEREST:

Recommendation Regarding Saturday Hours at the Old Rock School

BACKGROUND INFORMATION:

At the May 12th Council meeting, I was asked to return with a recommendation regarding the feasibility of opening the Old Rock School main office on Saturdays. Upon reviewing past operations, I found that in 2023 the Old Rock School was open 44 out of 52 Saturdays (84.6%). In 2024, that number dropped to 29 Saturdays (55.8%), likely due to the ongoing renovation project. Therefore, the Old Rock School is open the majority of Saturdays already.

Currently, when events are scheduled in the upstairs auditorium, the Rock School Art Galleries are opened to the public. However, due to staffing limitations, the sole employee on duty is typically engaged in other work-related tasks (e.g., managing the sound booth, event setup, etc.), and is not stationed in the main office. While security cameras are in place for monitoring purposes, a consistent physical presence is lacking.

Attractions Operating on Saturdays:

- Waldensian Heritage Museum – Saturdays, May– October, 1:00 PM– 4:00 PM
- Rock School Art Galleries – By appointment; open during auditorium events when exhibits are on display
- Trail of Faith – Saturdays, March– December, 9:00 AM– 5:00 PM
- Piedmont & Western Railroad Museum – By appointment; open for special events

BUDGET IMPACT:

The Pilot Program can be done with little to no impact on the budget.

RECOMMENDATION / OPTIONS:

I propose implementing a pilot program beginning after the start of the new fiscal year. Under this program, the main office at the Old Rock School would be staffed every Saturday from 10:00 AM to 2:00 PM for a trial period of four months (July– October 2025).

LIST OF ATTACHMENTS:

Detailed memo to the Mayor and Council.



TO: Mayor and Town Council
FROM: Wm. Todd Herms, Town Manager
DATE: May 20, 2025
SUBJECT: Recommendation Regarding Saturday Hours at the Old Rock School

I propose implementing a pilot program beginning after the start of the new fiscal year. Under this program, the main office at the Old Rock School would be staffed every Saturday from 10:00 AM to 2:00 PM for a trial period of four months (July–October 2025). During this time, the working staff member will collect visitor data to determine interest and usage.

Following the pilot period, staff will present the findings to Council with a recommendation to either:

- Continue the program as is,
- Adjust the hours or staffing model,
- Or discontinue Saturday office operations.

To support this initiative, I recommend partnering with the Recreation Department for staffing. This department already has a pool of part-time employees who:

- Are a known and trusted resource,
- Can be entrusted with building keys and unsupervised access,
- Help supplement the Old Rock School's current limited part-time workforce.

It's critical that when involving part-time staff, the town adheres to North Carolina General Statute 128-21.18(a) and the guidelines for Local Government Employees Retirement System (LGERS) membership.

I believe this proposed pilot aligns with the Council's intent to evaluate and improve accessibility and engagement at the Old Rock School. If approved, staff will begin developing an implementation plan targeting a launch date of Saturday, July 12, 2025.

Sincerely,

Wm. Todd Herms
Valdeese Town Manager