

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).

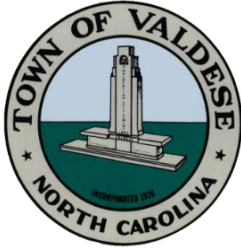
Public Comments will not be received during the November 18, 2024 meeting. However, a provision for public comments will be a part of the regular Council meeting on December 2, 2024, as required by GS. 160A-81.1.

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

Monday, November 18, 2024
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 December 2, 2024 Preliminary Agenda
5. 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, December 2, 2024
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. Communication Notes
 - B. 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 Pre-Agenda Meeting Minutes of October 28, 2024
 - B. Approval of Regular Meeting Minutes of November 4, 2024
- 7. New Business**
 - A. Public Hearing – Valdese Weavers Mill Housing Bonds (*Presented by Kristen Kirby*)
 - B. End of Year Committee Reports
 - I. Facilities Review Committee
 - II. Drug & Homeless Task Force
 - III. Merchants Advisory Committee
 - C. Resolution Adopting 2025 Town Council Meeting Calendar (*Council Discussion*)
 - D. Council Appointments to Boards/Commissions/Committees (*Council Discussion*)
 - E. Ward 2 Vacancy (*Council Discussion*)

- F. Citizen Survey on Budget Priorities (*Council Discussion*)
- G. Adoption of Design-Build Establishment of Criteria (*Presented by Bo Weichel*)
- H. Approval of RFQ Design Build (*Presented by Bo Weichel*)
- I. Pool Structure Bids & Capital Campaign Discussion (*Presented by Parks & Rec Commission*)
- J. N.C. Parks & Recreation Trust Fund Accessible Parks Project Agreement (*Presented by Bo Weichel*)
- K. Agreement for Engineering and Design Services - Hoyle Creek Stream Restoration and Sidepath Trail (*Presented by Bo Weichel*)
- L. Budget Amendments (*Presented by Bo Weichel*)
 - I. Generator Docking Station
 - II. July 4, 2025 Independence Day Celebration

8. Interim Town Manager's Report

- A. 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.
- B. Town Offices Closed on December 24, 25, 26, 2024 in Observance of Christmas and January 1, 2025 in Observance of New Year's Day.
- C. Next Regular Council meeting scheduled for Monday, January 6, 2025, 6:00 p.m., Council Chambers, Valdese Town Hall

9. Mayor and Council Comments

10. 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.

COMMUNICATION NOTES

To: Mayor Watts
Town Council

From: Town Clerk

Date: November 15, 2024

Subject: Monday, November 18, 2024, Pre-Agenda Council Meeting

Monday, December 2, 2024 Preliminary Agenda Review Communication Notes:

6. Consent Agenda

- A. Approval of Pre-Agenda Meeting Minutes of October 28, 2024
- B. Approval of Regular Meeting Minutes of November 4, 2024

7. New Business

A. Public Hearing – Valdese Weavers Mill Housing Bonds

Kristen Kirby, Partner with McGuireWoods LLP, will attend the pre-agenda meeting to request the scheduling of a Public Hearing at the December 2, 2024, regular Council meeting. This Public Hearing would provide an opportunity for citizens to voice support or concerns regarding the Town of Valdese's potential role as a conduit bond issuer for the Weavers Mill Housing Project. If approved, Ms. Kirby will also present a bond resolution and acceptance proposal at the December 2 Council meeting, seeking the Town's designation as the bond issuer for the project.

B. End of Year Committee Reports

- I. Facilities Review Committee
- II. Drug & Homeless Task Force
- III. Merchants Advisory Committee

The Committees listed were established and approved by resolution. The resolution requires each Committee to submit a written report of its findings and recommendations to the Town Council annually by December 31 or as otherwise requested by the Council.

C. Resolution Adopting 2025 Town Council Meeting Calendar

A resolution to approve the meeting calendar for the upcoming year will be presented for adoption at the December 2, 2024, meeting.

D. Council Appointments to Boards/Commissions/Committees

The Town Clerk has identified three Boards, Commissions, or Committees with appointments expiring at the end of the year. Staff liaisons have reached out to members with expiring terms and have received resignations for some unexpired terms.

The Mayor and Council will need to make the following appointments and/or reappointments:

- I. **Planning Board/Board of Adjustments** – Three Board seats and one alternate seat (residency in the Town of Valdese required)
- II. **Parks & Recreation Commission** – Two seats (residency in the Town of Valdese required)
- III. **Facilities Review Committee** – One seat

Interested citizens are encouraged to apply by submitting their applications to the Town Clerk. Applications can be accessed by clicking on this [link](#).

E. Ward 2 Vacancy

Council will review any applications received and discuss the process for making the final appointment.

Interested Ward 2 citizens are encouraged to apply by submitting their applications to the Town Clerk. Applications can be accessed by clicking on the [link](#).

F. Citizen Survey on Budget Priorities

At the March 18, 2024, Citizens Budget Priorities meeting, the Town Council voted to adopt the 2024 Strategic Plan, developed with guidance from WPCOG. The Council will now consider the possibility of undertaking a similar planning process in preparation for the 2025-2026 budget.

G. Adoption of Design-Build Establishment Criteria

Pursuant to Session Law 2013-401 (HB 857) and NCGS 143-128.1A(b), which authorize the use of the design-build delivery method for construction projects, the Town of Valdese is submitting for approval the required criteria for adopting this method.

H. Approval of RFQ Design-Build

The Town of Valdese seeks to initiate a Request for Qualifications (RFQ) process to select a qualified design-build team for a two-phase contract in the construction of a Police Department. The design-build method, approved under Session Law 2013-401 (HB 857) and NCGS 143-128.1A(b), allows for an integrated approach where a single team manages both design and construction, promoting efficiency and streamlined communication.

I. Pool Structure Bids & Capital Campaign Discussion

The re-advertised bid opening for the pool structure was held on Thursday, November 14, 2024 at 11:00 am, at the Valdese Town Hall Community Room. The Town received one bid from Houck Construction.

A representative from the Parks and Recreation Commission will be at the meeting to present the bid and request Council to approve a capital campaign.

J. N.C. Parks & Recreation Trust Fund Accessible Parks Project Agreement

As part of the process for award of grant funds, Council is requested to approve the N.C. Parks & Recreation Trust Fund Accessible Parks Project Agreement to be eligible for grant funds through a reimbursement process. The local government must first spend its own funds on the project and then be reimbursed. Once approved, the grant eligibility is valid for three years. If the project is not completed within three years, the grant funds are forfeited.

K. Agreement for Engineering and Design Services – Hoyle Creek Stream Restoration and Sidepath Trail

Funded by \$2.2 million of grant monies, this project consists of constructing a natural surface granular sidepath along Hoyle Creek and Lake Rhodhiss Drive including environmental evaluations, pedestrian bridge crossings and stream restoration work as necessary to endeavor to protect the sidepath and other improvements against stream migration and flooding to the extent practical. The project limits consist of 78.2 acres of wooded land along Lake Rhodhiss Drive NE including approximately 6,000 feet (1.1 miles) of Hoyle Creek.

This agreement covers the following three areas of engineering and environmental services:

1. Schematic and Routing Phase Services
2. Survey and Design Phase Services
3. Bidding and Award Phase Services

L. Budget Amendments

I. Generator Docking Station

This budget amendment covers the expenses for electrical work required to operate the generator at the Public Works facility.

II. July 4, 2025 Independence Day Celebration

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.