

**Town of Valdese  
Council and Department Head  
Annual Budget Retreat  
Old Rock School, Waldensian Room  
400 Main Street W, Valdese  
Thursday, March 23, 2023  
9:00 A.M. – 5:00 P.M.**

1. **Call Meeting to Order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Welcome Remarks** – *Mayor Charles Watts and Town Manager Seth Eckard*
5. **Utility Fund Overview** – *Presented by Assistant Town Manager/CFO Bo Weichel*
6. **Utility Departments** – *Overview by Water Resources Director Greg Padgett*
  - **Collections & Distribution System** – *Presented by PW Director Allen Hudson*
  - **Water Treatment Plant** – *Presented by WP Superintendent Eric Wilson*
  - **Wastewater Treatment Plant** – *Presented by Water Resources Director Greg Padgett*
7. **Capital Improvements Plan Water & Sewer Rate Study** – *Presented by RJ Mozeley & Dale Schepers, McGill Associates*

**PLACEHOLDER FOR LUNCH**

8. **General Fund Overview** – *Presented by Assistant Town Manager/CFO Bo Weichel*
9. **Community Affairs** – *Presented by Community Affairs Director Morrissa Angi*
10. **Parks & Recreation Department** – *Presented by Parks & Recreation Director David Andersen*
11. **Adjournment**



**Town of Valdese  
Council and Department Head  
Annual Budget Retreat  
Old Rock School, Waldensian Room  
400 Main Street W, Valdese  
Friday, March 24, 2023  
9:00 A.M. – 5:00 P.M.**

1. **Call Meeting to Order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Welcome Remarks** – *Mayor Charles Watts & Town Manager Seth Eckard*
5. **General Fund Overview** – *Presented by Assistant Town Manager/CFO Bo Weichel*
6. **Police Department** – *Presented by Police Chief Jack Moss*
7. **Planning Department** – *Presented by Planning Director Larry Johnson*
8. **Fire Department** – *Presented by Fire Chief Greg Stafford & Assistant Fire Chief Truman Walton*

**PLACEHOLDER FOR LUNCH**

9. **Public Works** – *Presented by Public Works Director Allen Hudson*
10. **Finance Department** – *Presented by Assistant Town Manager/CFO Bo Weichel*
11. **Adjournment**



# TOWN OF VALDESE

2023-2024

## *WATER SEWER FUND OVERVIEW*



- **FUND BALANCE**
- **DEBT SERVICE**
- **BUDGET CHALLENGES**



# FUND BALANCE



# WATER SEWER FUND

WHERE DID WE END ON JUNE 30TH?

- UNRESTRICTED FUND BALANCE WAS \$ 2,845,266
- FUND BALANCE PERCENTAGE 50% OF EXPENDITURES
- INCREASE FROM PRIOR YEAR OF \$ 1,100,000 OR 18% OF EXPENDITURES



# WATER SEWER FUND

## WHAT WILL IMPACT FUND BALANCE SO FAR THIS YEAR?

- FUND BALANCE APPROPRIATIONS **\$154,071**

Water Plant Chemical increase	111,000
Committed Funds to Capital Project Ordinance #54 (Water Plant Upgrades - MCC)	19,551
Committed Funds to Capital Project Ordinance #50 (Cline Ave Basin & Pump Station)	23,520
	<b>154,071</b>

- BURKE COUNTY WATER + WASTEWATER USAGE INCREASE **\$45,000**
- TOWN OF DREXEL USAGE INCREASE **\$25,000**
- NEW TAP AND CONNECTION FEES **\$35,000**
- LATE & NON-PAYMENT FEES **\$40,000** (20% OF CUSTOMERS MONTHLY)



# DEBT

## TOWN OF VALDESE

## Utility Fund Debt

	Annual Payment	Balance Remaining	Years Remaining
Inflow & Infiltration (SRF)	14,548	171,107	13
Settings - Water & Sewer (USDA)	67,138	1,659,300	25
St Germaine Water Line (SRF)	8,626	138,008	16
Water Meter AMI (SRF)	88,112	1,497,901	18
2018 Water System Improvements (SRF)	23,328	396,565	17
Main St. Waterline Replacement (SRF)	70,704	1,272,661	18
Bleach Conversion-Water Plant (SRF)	31,453	566,150	18
2022 Vehicles/Equipment (Truist)	14,610	43,829	3
Water Plant Upgrades MCC (SRF)	39,871	757,532	19
<b>TOTAL</b>	<b>358,390</b>	<b>6,503,053</b>	



# BUDGET CHALLENGES



# 2023 BUDGET CHALLENGES FOR VALDESE

- STATE MANDATED 0.75% INCREASE TOWN PORTION OF RETIREMENT (WILL BE 12.31%)
- COST OF LIVING ADJUSTMENT FOR EMPLOYEES
- HEALTH INSURANCE?
- FUNDING FOR INFRASTRUCTURE / CAPITAL PROJECTS – (RATES TOO LOW)
- PRICE INCREASES ON CHEMICALS, ALONG WITH OTHER MATERIALS AND EQUIPMENT

# Valdese Utilities

Collections and Distribution  
Plants (Water and Wastewater)  
2023 Budget Retreat



# VALDESE PUBLIC UTILITIES

## Collections and Distribution

2023-2024



# Water Distribution System

After hours repair on water leak





# Water Line Repair

6 inch water main on Parley St



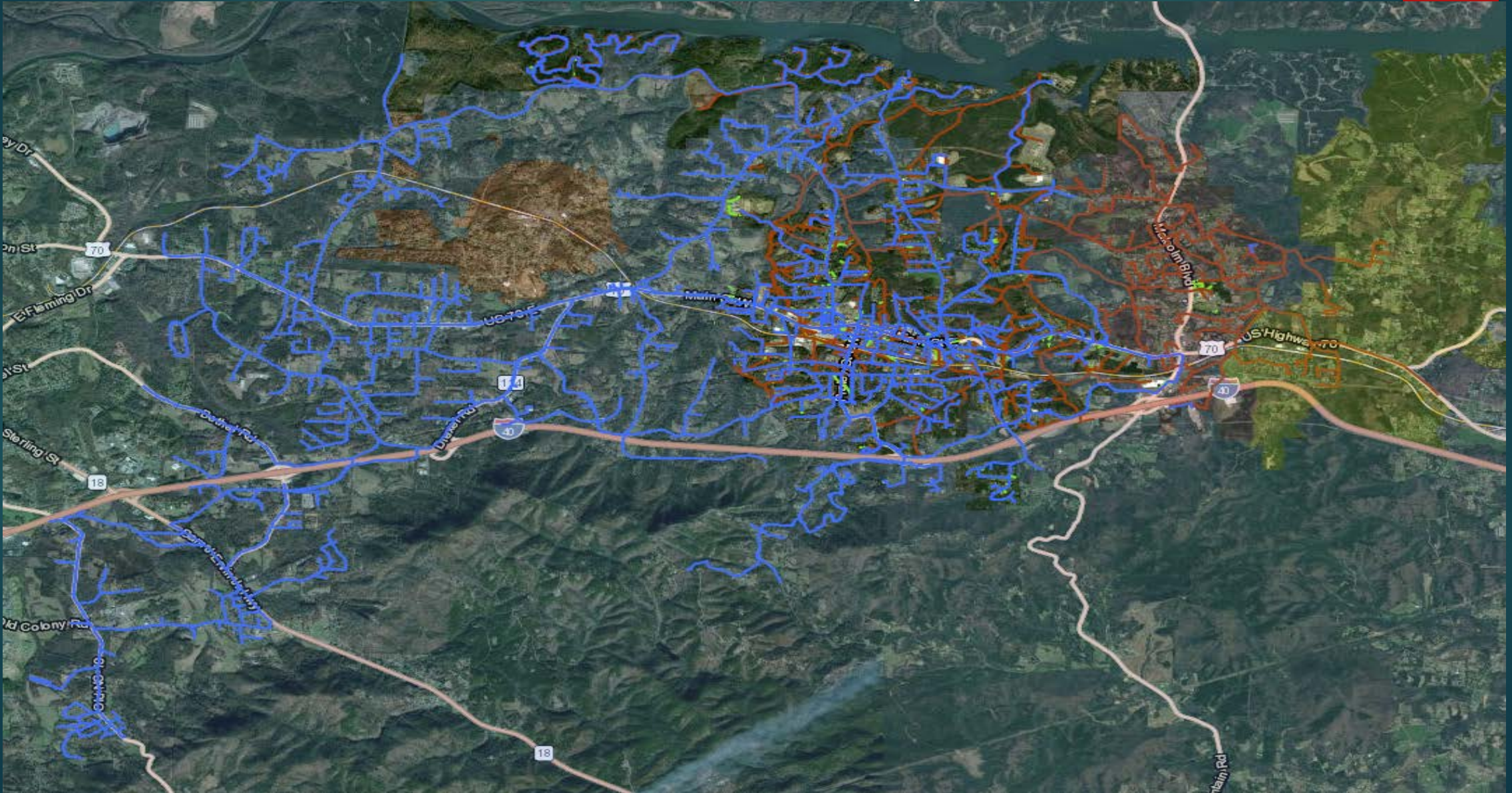


# Distribution System

- ▶ Future needs / projects
  - ▶ Water to Valdese Bluffs
- ▶ Hydraulics
- ▶ Improvement of pressure
- ▶ Expansion
- ▶ Quality improvements
- ▶ Maintaining existing lines



# Distribution Map





# Water line breakdown

- ▶ 164 Miles total water lines
- ▶ 56% Plastic
- ▶ 4% Galvanized
- ▶ 15% AC
- ▶ 7% Ductile iron
- ▶ 18% Cast iron
- ▶ **This also includes our Triple District**
- ▶ These pipes range from 1 1/4 inch to 24 inch in size



# Repair parts

Due to the price increase of materials, we had to increase the budget by 10%.

# Proposed water tap fee change

Meter tampering penalty: current \$100.00 – **Up to \$5,000 as supported by G.S.**

Water taps located on same side of road:

$\frac{3}{4}$  inch current \$1,000.00 - **proposed \$1,500.00**

1 inch current \$1,420.00 - **proposed \$1,920.00**

Greater than 1 inch current cost of materials + 10% - **proposed 15%**

Water tap located on opposite side of the road:

$\frac{3}{4}$  inch current \$1,200.00 - **proposed \$1,700.00**

1 inch current \$1,620.00 - **proposed \$ 2,120.00**

Greater than 1 inch current cost of materials + 10% - **proposed 15%**

Meter relocate (using existing tap – not to exceed 20 feet) existing \$300.00 - **proposed \$800.00**



# Proposed sewer tap fee change

Taps located on same side of road:

4 inch tap current \$ 1,000.00 - **proposed \$ 1500.00**

Greater than 1 inch current cost of materials + 10% - **proposed cost +15%**

Taps located on opposite side of road:

4 inch tap current \$1,200.00 - **proposed \$1,700.00**

(any other extreme circumstances) \$1,200.00 or cost + 10% whichever is greater - **proposed \$1,700.00 or cost + 15%**

Greater than 4 inch current cost plus 10% - **proposed cost + 15%**



Sometimes you just have to stop what you are doing and take care of problems!

Water leak on Eldred





# Wastewater Collection System

Sewer stoppage





# Collections System

- ▶ Future needs / projects
  - ▶ Provide sewer to Valdese Bluffs
- ▶ Maintaining current assets
- ▶ Active project – cline pump station improvements going out for bids 2023
- ▶ Repair identified problem areas
  - Approximately 600 lf across from town hall replaced in 2022

# Sewer Issue

Discovered during I&I project

Emergency Repair



# Valdese Collection System

- ▶ 64.4 miles of pipe that consist of 5 different materials
- ▶ Clay
- ▶ Ductile iron
- ▶ Cast iron
- ▶ Plastic
- ▶ Concrete
- ▶ The system ranges from 2 inch to 48 inch in size



# After hours calls

- 2021: 136 calls
- 2022: 81 calls
- 2023: as of February 27th, 2023, we have had 27 calls
- **These numbers do not include direct call from Fire / Police or 911 dispatch**

ANY QUESTIONS?



# Valdese Water Plant



# Water Plant Assets



# Bridgeport Pump Station





# Conservation Camp Road Pump Station





# Milton Road Pump Station





# Barus Tank

4 Million Gallon Capacity





# Drexel Tank

250,000 Gallons





# Logan Tank

250,000 Gallons





# Flat Gap Tank

150,000 Gallons





# Tank at plant

2 million gallon clearwell





# Flushing pics





# Water sampling

- Each year the water plant operators conduct approximately 11,600 in house test each year
- These tests include chlorine , PH, Turbidity, and Bacteriology test
- 84 Tests are sent out to private labs for analysis
- 30 Lead and copper samples are taken every 3 years but are sent out to private labs for analysis



# Capital Improvement Plan

Recent Water Plant Projects



# High Service Pumps: Increased resiliency of water system





# Liquid Bleach: Replaced Chlorine Gas





# Motor Control Center: Finished Water Building





# Motor Control Center: Raw Water Building





Thank You.

Questions?



# Lake Rhodhiss Wastewater Treatment Facility



# Staff is always looking for ways to save money.

- Chlorine Disinfection Alternatives
  - PAA
  - UV
  - Ozone
- Electrical Cost
  - Peak hours versus non-peak hours



# Downstream sample sites for wastewater plant. Location: Castle Bridge Boat Access



# Upstream sample site for wastewater plant

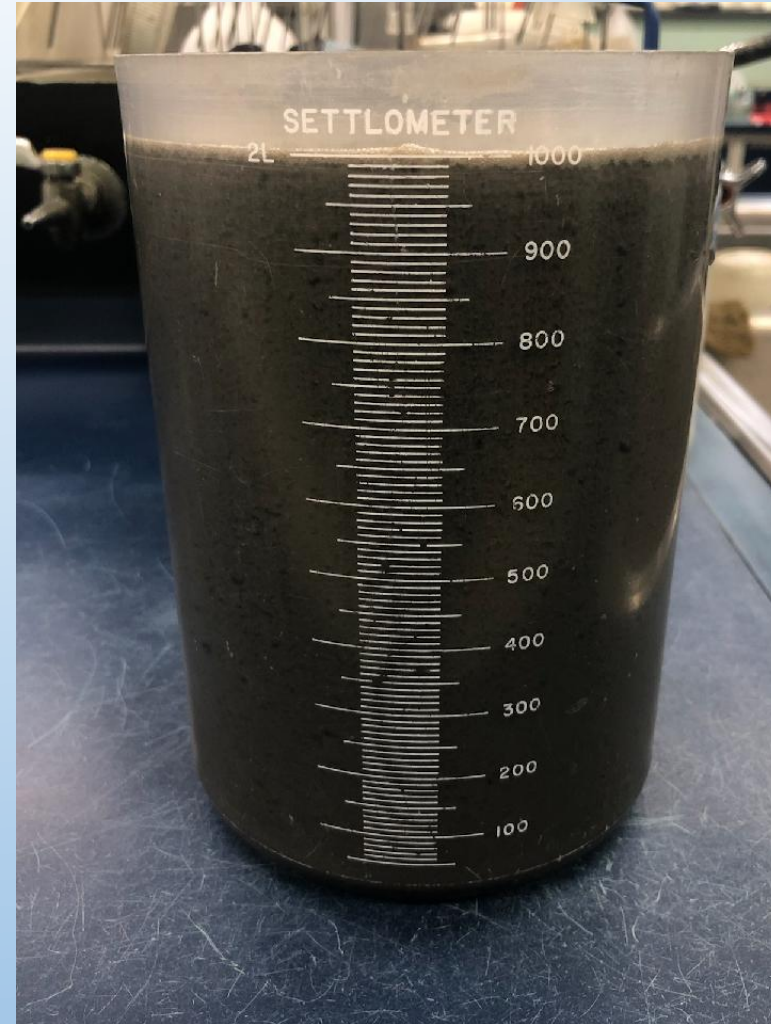
## Location: Water Plant





# Samples

Annually perform over 5000 certified labs  
test





# High Meadows Pump Station





# Cline Pump Station





# Morgan Trace Pump Station





# John Berry Pump Station



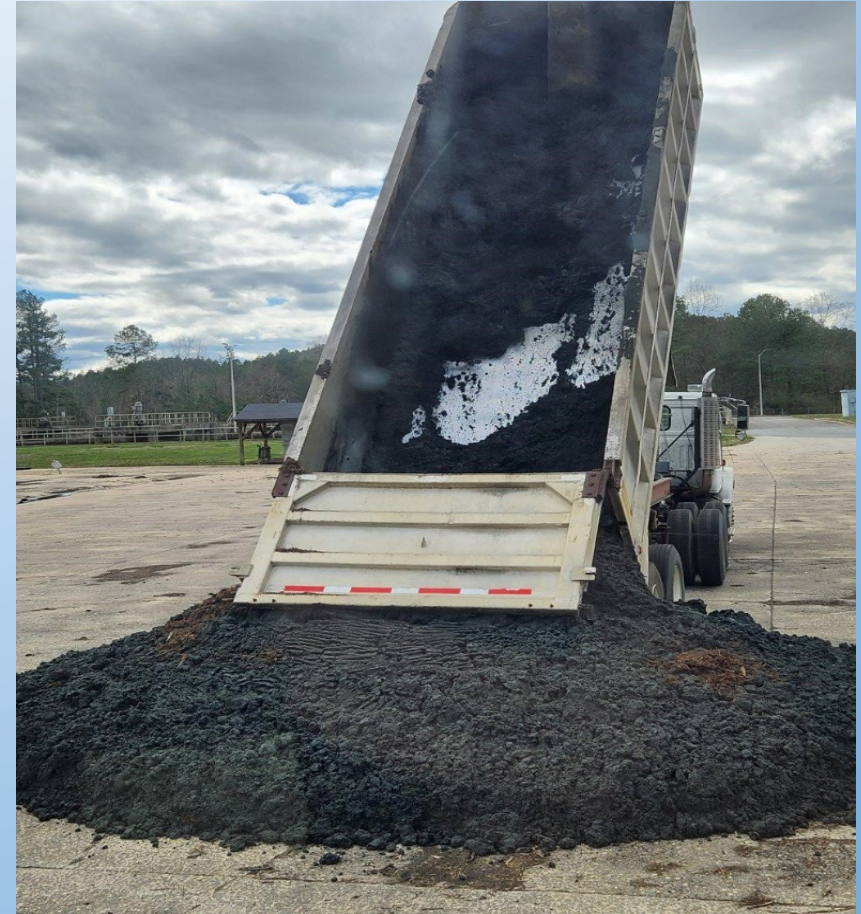


# Seitz Road Pump Station





# Precursor to Compost





# Compost: Final Product





# Centrifuge:

Needs to be overhauled every 6 years, based on hours.





# Centrifuge Scroll





# Sludge Truck and Trailer:

Used to haul sludge from dewatering building to compost pad.  
Not used on highway. 10 year replacement schedule.





How do we compare?



All Utilities, just like our individual lives have been affected by inflation. Valdese has seen major increases in materials and chemicals that are necessary to the day to day operation of the utilities department.





# Current Staff Experience

- Wastewater plant: 9 staff with a total of 51 years of service at Valdese. Chris retiring July 3 with 27 years at Valdese
- Water Plant: 8 staff with a total of 83 years of service at Valdese
- Me: 19 years at Valdese, 9 years other



UNC School of Government  
Environmental Finance Center  
NC Water and Wastewater Rates Dashboard

<https://dashboards.efc.sog.unc.edu/nc>



# NC Water and Wastewater Rates Dashboard

## Rates as of January 1, 2023

Last updated: February 8, 2023



Valdese

- Rates Comparison
- Financial Benchmarks
- Characteristics
- Links

Select residential bill and monthly consumption amount

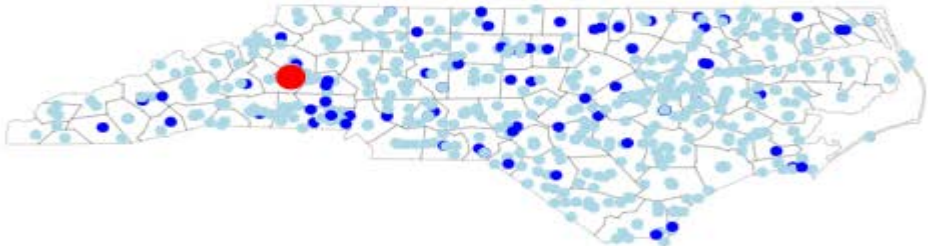
Water Bill
  Sewer Bill
  Water + Sewer Bill

5,000 gallons  
 668 cubic feet →

**Monthly Water & Sewer Bill: \$57.20**

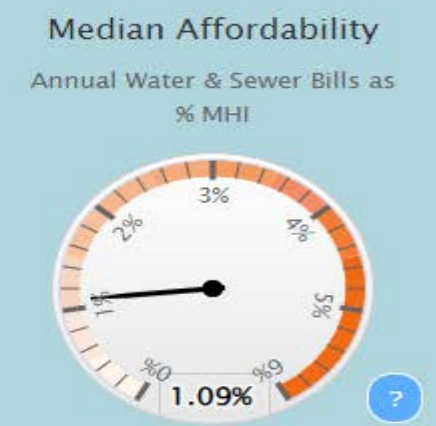
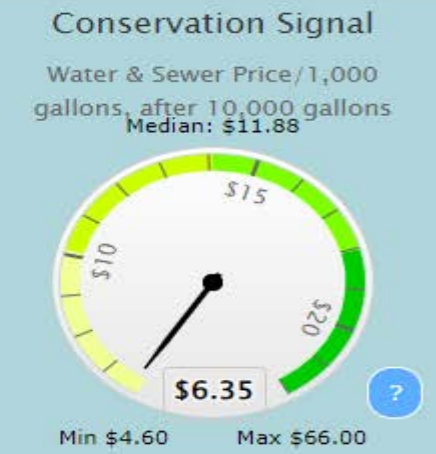
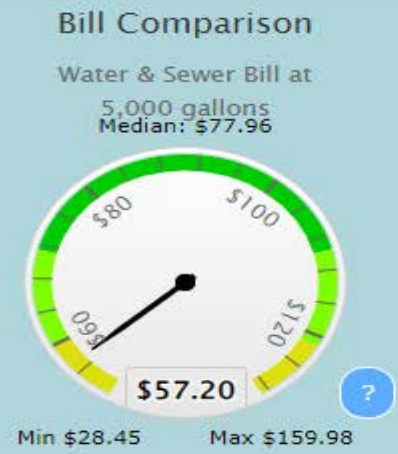
Select comparison group: Similar Number Of Accounts

Comparing to utilities also with 3,000 to 10,000 accounts



70 rate structures compared

Effects of raising rates by:  0%





**NC Water and Wastewater Rates Dashboard**  
**Rates as of January 1, 2023**  
 Last updated: February 8, 2023



Valdese

- Rates Comparison
- Financial Benchmarks
- Characteristics
- Links

Select residential bill and monthly consumption amount

Water Bill
  Sewer Bill
  Water + Sewer Bill

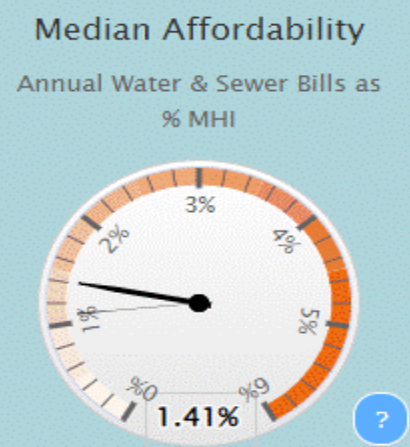
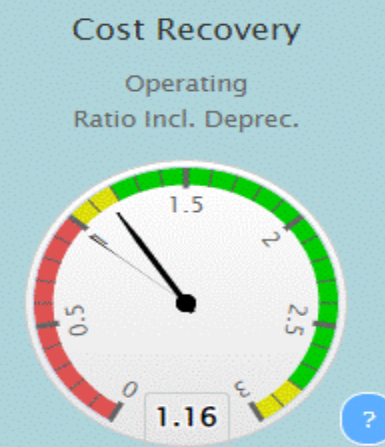
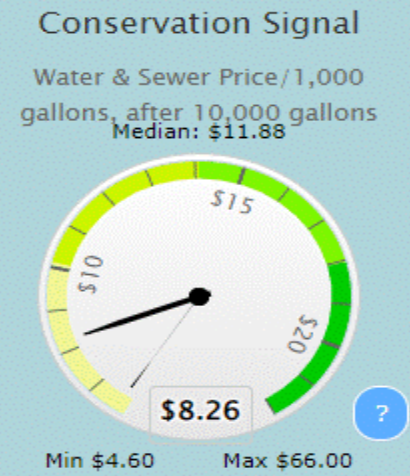
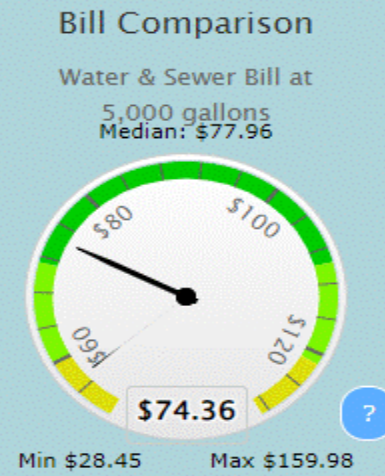
5,000 gallons  
 668 cubic feet →

**Monthly Water & Sewer Bill After Rates Increase: \$74.36**

Select comparison group: Similar Number Of Accounts

**\*\*\*Caution\*\*\***  
 Revenue impacts are highly speculative. For more detailed modeling, the EFC's [Water and Wastewater Rates Analysis Model](#) is a free tool that examines how revenues at your utility could be affected by various changes in rate structures. However, neither of these tools should be used in place of an in-depth rate study.  
**\*\*\*Caution\*\*\***  
 Assumes across-the-board rate increases for all customer classes. Projected revenue impacts assume a 3 percent drop in demand for every 10 percent increase in price. Accuracy of projections decreases as the proposed rate increase gets larger.

Effects of raising rates by:  30%





# Utility Projects

No.	Project Name	Total Project Cost (\$)	Grant / Principal Forgiveness Amount (\$)	Loan Amount (\$)	Loan Rate (%)
1	Generator Addition at WTP	\$ 1,000,000	\$ 1,000,000	\$ -	-
2	24" Transmission Main Valve Replacement	\$ 61,000	\$ 61,000	\$ -	-
3	Grit System Replacement at WWTP	\$ 1,082,300	\$ 725,141	\$ 357,159	-
4	AMI Meter Replacement	\$ 2,265,386	\$ 566,347	\$ 1,699,039	0.00%
5	St. Germain Water Line Replacement	\$ 313,656	\$ 156,828	\$ 156,828	0.00%
6	MCC Replacements at WTP	\$ 842,770	\$ 210,692	\$ 632,078	0.00%
7	Water System Line Replacements	\$ 1,181,700	\$ 500,000	\$ 681,700	0.00%
8	Bleach Conversion Project at WTP	\$ 658,300	\$ 164,575	\$ 493,725	0.00%
9	Main Street Water Line Replacement	\$ 2,782,950	\$ 1,000,000	\$ 1,782,950	0.00%
10	Sewer System AIA	\$ 150,000	\$ 150,000	\$ -	N/A
11	Water System AIA	\$ 150,000	\$ 150,000	\$ -	N/A
12	Cline Avenue Basin & PS Improvements	\$ 1,176,000	\$ -	\$ 1,176,000	1.10%
	<b>Totals</b>	<b>\$ 11,664,062</b>	<b>\$ 4,684,583</b>	<b>\$ 6,979,479</b>	



# Part of Funding App

## STEP 3: Local Government Unit (LGU) Economic Indicators

Enter your local government unit parameters and service area coverage as shown below. Select local government(s) in your service area.

False

<input type="button" value="Push to Clear All"/>	Select LGU from menu →	Valdese, Town of							
	Enter name of LGU (if not listed above) →								
LGU Coverage (% of service area)	100%					<b>Total:</b>			
Population:	4,420					<b>100%</b>		State Benchmarks are:	Worse than State Benchmark?
Population Change	-1.05%					-1.05%	<=	4.48%	Yes
Poverty Rate	9.7					9.7	>=	14.0	No
Median Household Income	\$58,485					\$58,485	<=	\$56,642	No
Unemployment Rate	7					7	>=	7.1	No
Total Appraised Value of Property	\$422,805,868								
Calculated Prop. Val. per Capita	\$95,657	\$0	\$0	\$0	\$0	\$95,657	<=	\$125,015	Yes
# of Indicators worse → than State Benchmark									2



**Usage by Category: 2021 versus 2022**

	<b>2021</b>	<b>2022</b>
<b>Residential</b>	209,124,983	215,160,000
<b>Commercial</b>	65,604,100	62,910,400
<b>Industrial</b>	295,564,600	300,971,800
<b>Wholesale</b>	210,033,200	199,616,970



# Overall Water Usage 2021 Versus 2022







# Capital Improvements Plan Water & Sewer Rate Study

March 2023



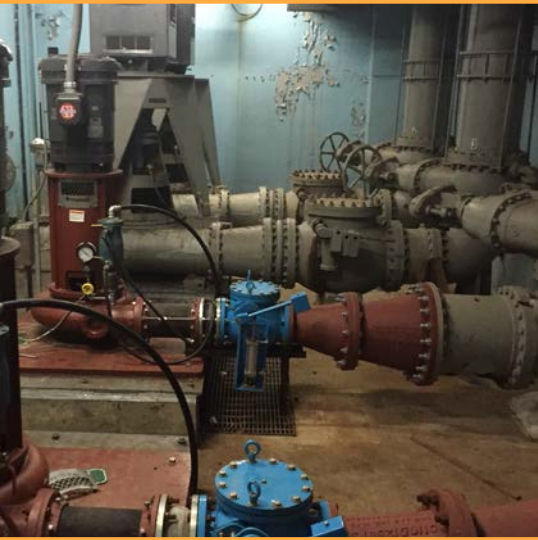
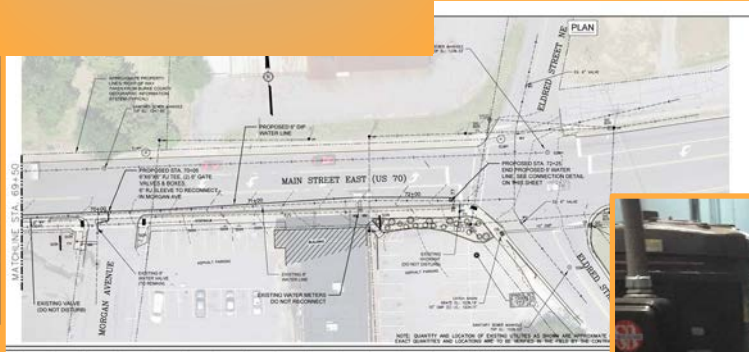


# Prepared by:

73 of 264

**RJ Mozeley, PE**  
*Senior Project Manager*

**Dale R. Schepers**  
*Senior Consultant*





## Projects in Progress

- Water Asset Inventory & Assessment Grant
- Cline Avenue Basin Improvements
- Valdese Bluffs Water & Sewer Service
- WTP Electrical Sub-Station Replacement





## Upcoming/Continuing Projects

- WTP Treatment Process Replacements
- Lenoir Interconnect
- Failing Sewer Line Replacement
- Water Line Replacement
- Lead Service Line Inventory
  - Inventory soon
  - Replacement on horizon



## Why Develop a CIP

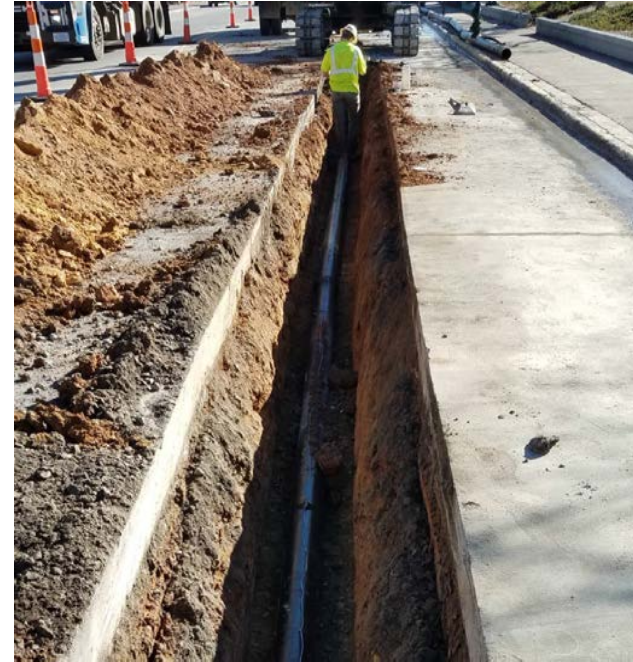
- Planned Infrastructure Replacement
- System Renewal, Reliability & Regulatory Readiness
- System Stability

### Financial & Operational

- Advantageous Position for Funding
- Manage Future Financial Condition



# Why Develop a CIP



Replace Failing Main Street Water Main ~ 80+ years old.

# Why Develop a CIP



Replace Grit Removal System – Wastewater Treatment Plant



## What Projects Make Up The CIP?

- Assure Infrastructure **Viability**
- Improve Infrastructure **Efficiency**
- Satisfy **Regulatory** Requirements
- System **Growth** (i.e. new development = new revenue)

## Market Considerations

- Energy Sector Inflation 7.9% increase from 01/2022 – 01/2023
- Consumer Price Index Up 6.9%
- Construction Bid Market Impacted by COVID Continues
- Supply Chain Strained – Pricing Risk for Contractors
- BABA (Build America Buy American)
- System Growth Forecast is 2%, but Inflation is Higher
- Duke Energy seeking 16% rate increase





# Capital Improvements Plan

2023 – 2024 Proposed CIP Table

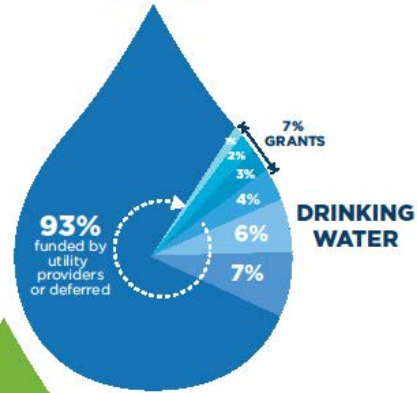
# North Carolina

## Statewide Water and Wastewater Infrastructure Master Plan:

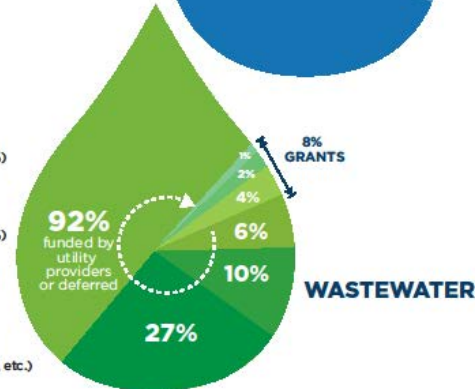
### Estimated Drinking Water and Wastewater INFRASTRUCTURE NEEDS and FUNDING SOURCES for FY2017 and FY2018



- State Drinking Water Reserve Grants (1%)
- Community Development Block Grant - Infrastructure (2%)
- Drinking Water Connect NC bond grants (3%)
- USDA - Rural Development (4%)  
(3% loans + 1% grants)
- Drinking Water State Revolving Funds (6%)
- Drinking Water Connect NC bond loans (7%)
- Drinking water needs deferred or funded by other means (bonds, etc.)



- State Wastewater Reserve grants (1%)
- Community Development Block Grant - Infrastructure (2%)
- Wastewater Connect NC bond grants (4%)
- USDA - Rural Development (6%)  
(5% loans + 1% grants)
- Wastewater Connect NC bond loans (10%)
- Clean Water State Revolving Funds (27%)
- Wastewater needs deferred or funded by other means (bonds, etc.)



Water Infrastructure  
ENVIRONMENTAL QUALITY



## 2023 – 2024 Proposed Revenue Requirements Summary Table

# FY2023 Rate Recommendations

## Water

- 8% Residential
- 8% Commercial & Industrial
- 8% Wholesale

## Sewer

- 8% All Classes

Percentage Increase	Monthly Residential Increase (3,000 gal)	Resulting 2024 Enterprise Fund Revenue
8%	\$3.60	\$416,000



# Wisdom in Affordability & Balance

- Manage the Enterprise Fund's Health
- Avoid Deferrals, Costs Always Escalate
- Accomplish Projects
  - Spend Cash / Borrow / Manage Rate Increases
- Manage Debt Load
- Town's Regional Presence & Longevity
- Viability & the Utility Industry

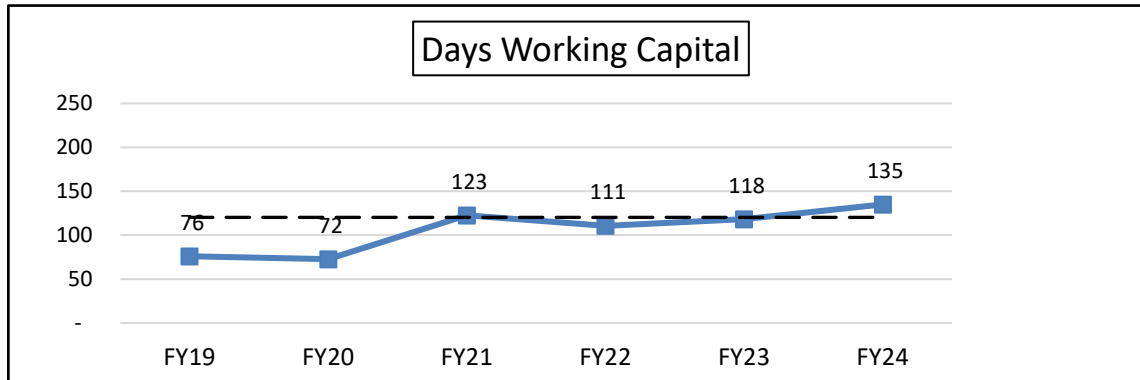
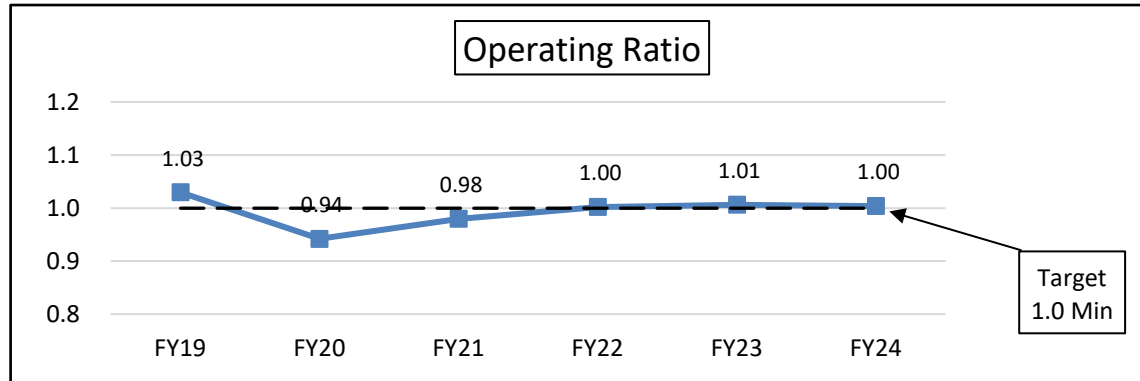
# Financial Benchmarks

Metric	2023 Value	Proposed 2024 Value	Benchmark
Operating Ratio	1.01	1.00	1.0 or greater
Days Working Capital	118 days	135 days	120 days or greater
Debt Service Coverage Ratio	3.79	2.61	1.2 or greater
Sufficiency of Revenue above Debt	6%	8%	25% or less

Note: All benchmark values are projected from FY22 Audit values.

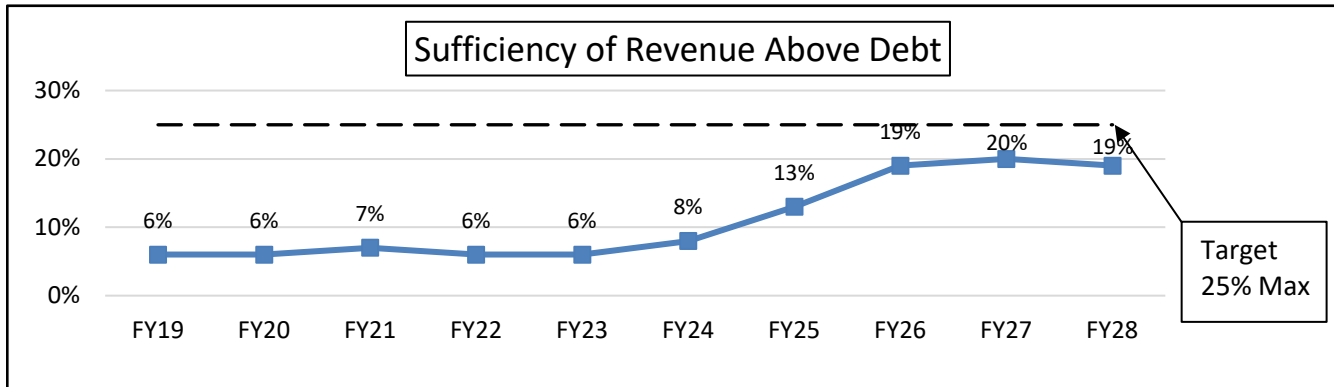
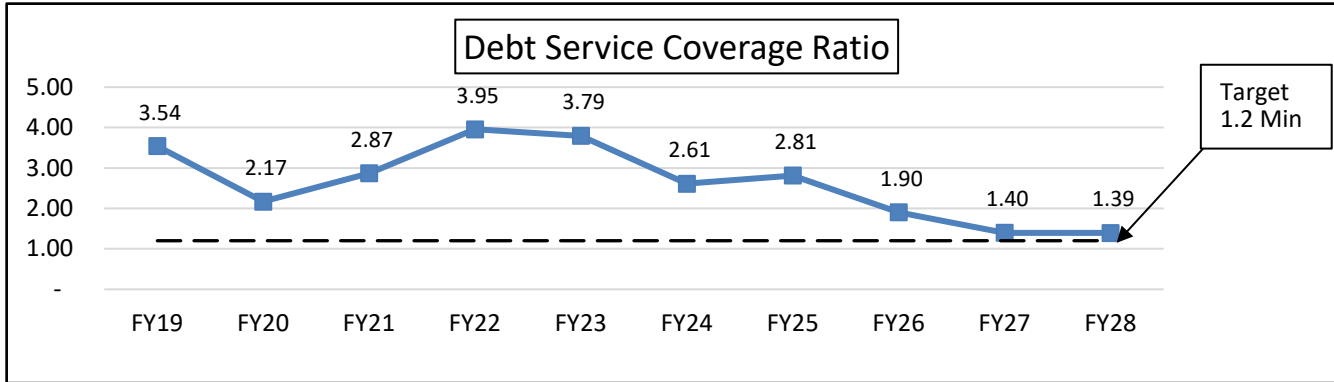


# Financial Benchmark Trend Projections



Note: All benchmark values are projections using FY22 Audit values.

# Financial Benchmark Trend Projections

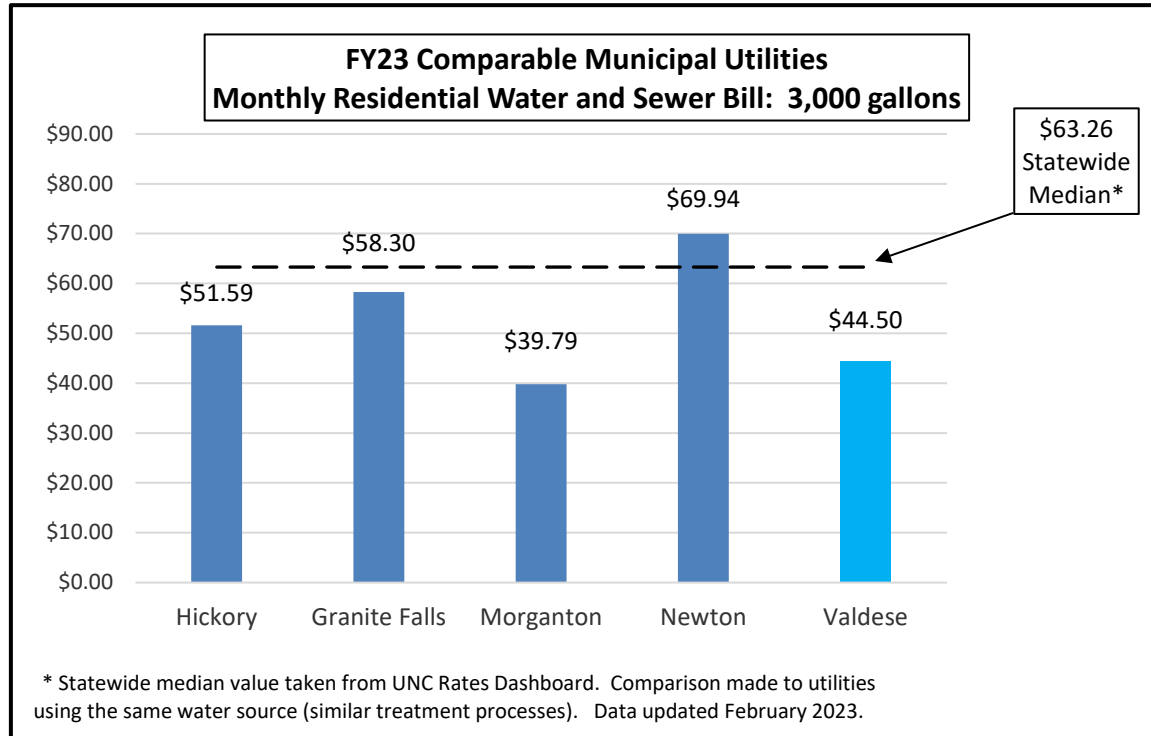


Note: All benchmark values are projections using FY22 Audit values.



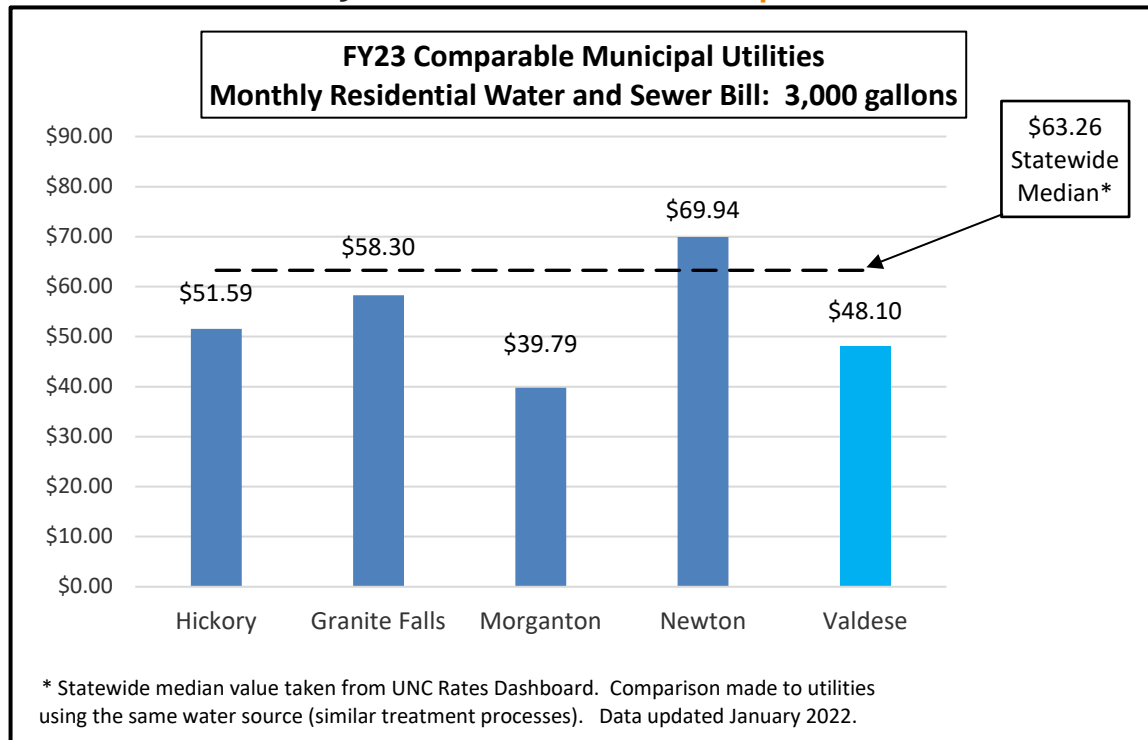
# Residential Water Bill Comparison

## Monthly Residential Bill: Existing Rates



# Residential Water Bill Comparison

## Monthly Residential Bill: Proposed Rates



## Anticipated Increases

Hickory + 10%

Conover + 13%

Granite Falls + 10%

Morgantown + 4%



## Recap / Conclusions

- 8<sup>th</sup> Year of CIP & Financial Model Planning Process
- CIP Guides Decision Making, Budgeting & Operations
- Balance Cash vs Debt vs Rate Increases
- Future Capital Needs
- Healthy and Sustainable Enterprise Fund

Percentage Increase	Monthly Residential Increase (3,000 gal)	Resulting 2024 Enterprise Fund Revenue
8%	\$3.60	\$416,000

# TOWN OF VALDESE

2023-2024

*GENERAL FUND OVERVIEW*



- **FUND BALANCE**
- **DEBT SERVICE**
- **BUDGET CHALLENGES**



# FUND BALANCE



# PURPOSE OF FUND BALANCE

- PREVENT SHORT-TERM BORROWING
- RESERVE FOR EMERGENCIES, UNFORESEEN EVENTS, OR UNEXPECTED OPPORTUNITIES
- INCREASE AVAILABLE FUNDS FOR INVESTMENT
- AVOID NEGATIVE ATTENTION FROM THE LOCAL GOVERNMENT COMMISSION (LGC)



# GENERAL FUND

WHERE DID WE END ON JUNE 30TH?

- UNASSIGNED FUND BALANCE WAS \$ 5,569,974
- FUND BALANCE PERCENTAGE 113% OF EXPENDITURES
- INCREASE FROM PRIOR YEAR OF \$ 1,270,297 OR 20% OF EXPENDITURES



# GENERAL FUND

## WHAT WILL IMPACT FUND BALANCE SO FAR THIS YEAR?

- USDA ANNUAL RESERVE INCREASE OF \$7,225 TO \$152,908 (COMMITTED)
- FUND BALANCE APPROPRIATIONS \$855,283

Tiger Gym (air circulation)	35,863
Unified Development Ordinance (UDO)	29,967
Pool Boiler	7,140
Contribution to Gym Renovation project	129,246
Contribution to Community Center Renovation project	617,317
Holiday Decorations	35,750
	<u>855,283</u>

- SALES TAX REVENUE PROJECTION APPROXIMATELY \$217,000 MORE THAN BUDGETED
- RECEIVED 2<sup>ND</sup> AND FINAL TRANCE OF ARPA FUNDS \$704,321



# DEBT



## TOWN OF VALDESE

### General Fund Debt

	Annual Payment	Balance Remaining	Years Remaining
Fire Engine (USDA)	26,908	26,908	1
Fire Ladder Truck (USDA)	52,761	791,415	15
Trucks & Equip-Street (Truist)	53,743	161,229	3
Town Hall (USDA)	88,878	2,488,584	28
Splash Park (USDA)	19,483	681,905	35
Patrol Vehicles (Truist)	18,471	36,940	2
<b>Total</b>	<b>260,244</b>	<b>4,186,981</b>	

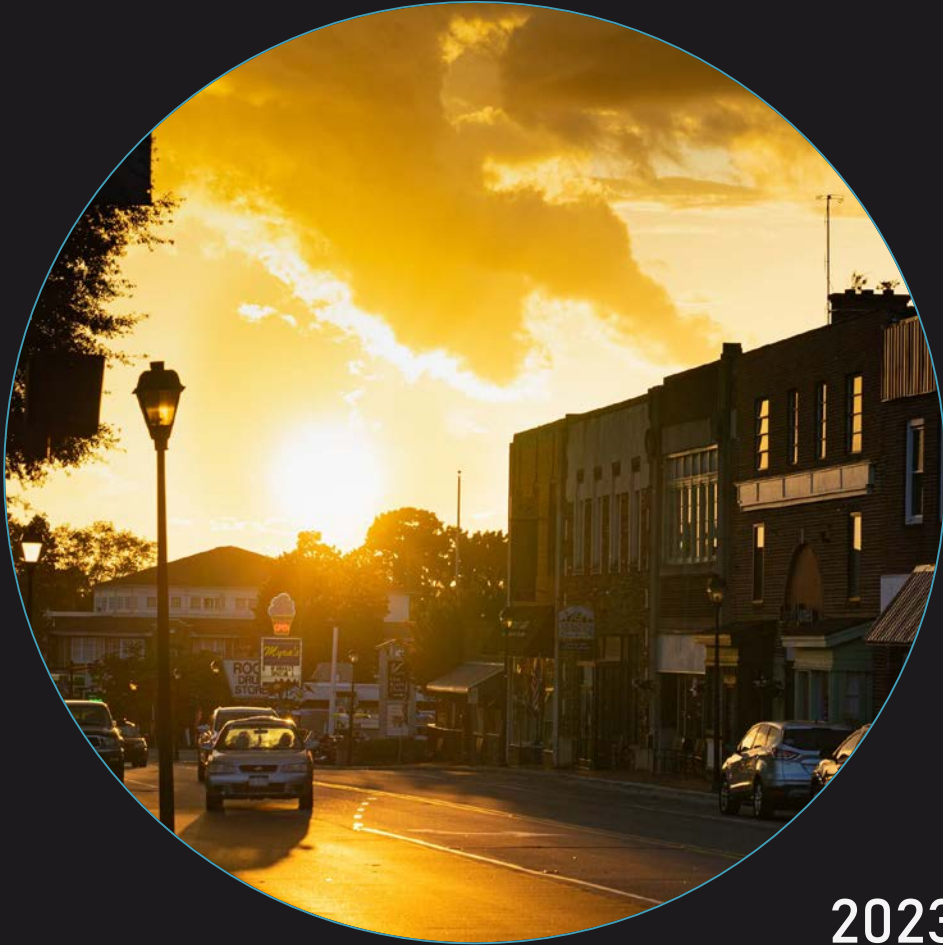


# BUDGET CHALLENGES



# 2023 BUDGET CHALLENGES FOR VALDESE

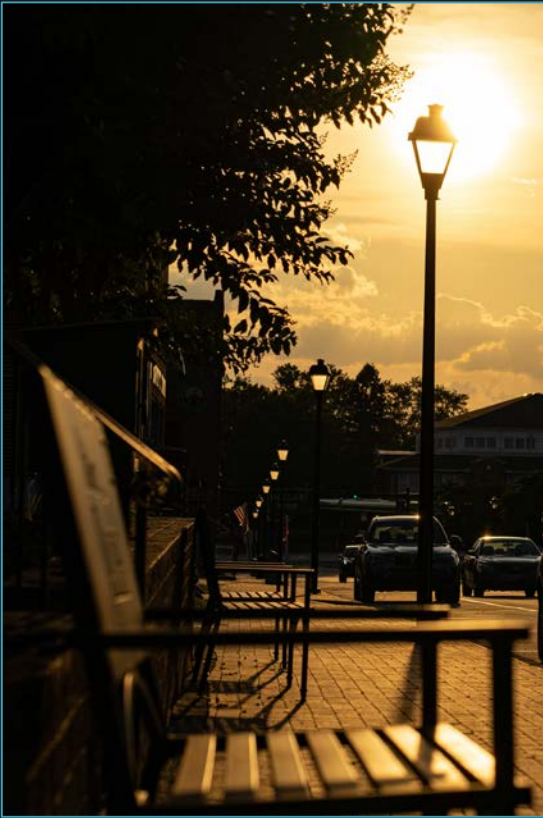
- STATE MANDATED 0.75% INCREASE TOWN PORTION OF RETIREMENT (WILL BE 12.31%)
- COST OF LIVING ADJUSTMENT FOR EMPLOYEES
- HEALTH INSURANCE?
- REPUBLIC SANITATION AND RECYCLING CONTRACT INCREASE OF 5%
- INFLATIONARY PRICE INCREASES ON EQUIPMENT, MATERIALS, AND SERVICES
- REVALUATION YEAR



2023

# Community Affairs Budget Retreat Presentation

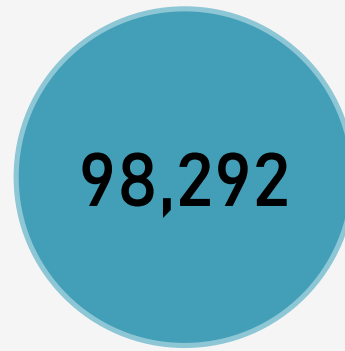




**Social Media**  
 Instagram Reach: 14,570  
 Facebook Reach: 326,432  
 Facebook Visits: 83,933  
*(189.5% Increase)*



**E-Newsletter**  
 Open Rate: 36%  
 +262 subscribers since 2021  
*(2021 Open Rate = 33%)*



**visitvaldese.com**  
 Avg. # of visits: 8,191/mo



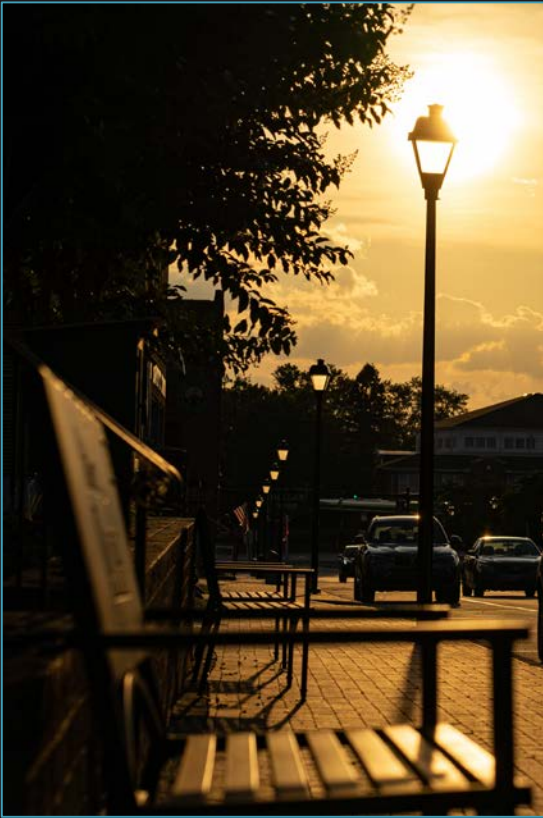
**townofvaldese.com**  
 Avg. # of visits: 4,662/mo

**Total Website Visits = 154,238**  
 2021 Total Website Visits = 110,037

**+44,201**

# 2022 Annual Statistics

## Community Outreach & Engagement



# Downtown Events & Merchants

**87**  
Morganton St.  
to Eldred St.

- Businesses**
- Restaurants: 8
  - Retail: 21
  - Industry & Commercial: 5
  - Health & Wellness: 15
  - Automotive: 6
  - Misc. Services: 32

**10**  
Average  
Participants

**E-Newsletter**  
Monthly Sends  
Open Rate: 32%

**4,702**  
Facebook  
6,574  
Post Reach

**Support Local  
Valdese, NC**

**7**

- Vacancies**
- Old World Baking
  - Waldensian Mill
  - Jacumin Building
  - Formal Showcase
  - Alba Waldensian Mill
  - Burke Oil Building
  - Bertalot Building

**5**

- New Businesses**
- Burke Onsite Computer Solutions
  - Taylor Made Esthetics
  - Burke GOP
  - The Levee – Kitchen Expansion
  - Highland Family Farms – Coming Soon

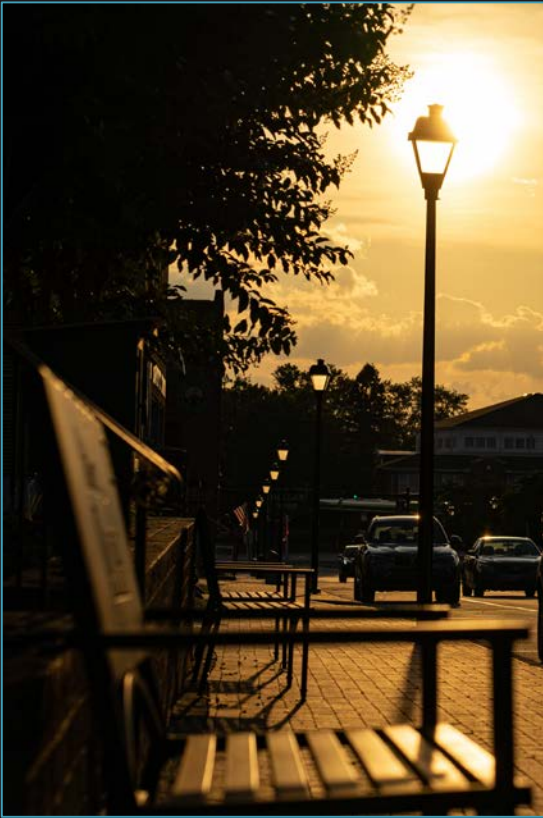




2023

# Downtown Beautification

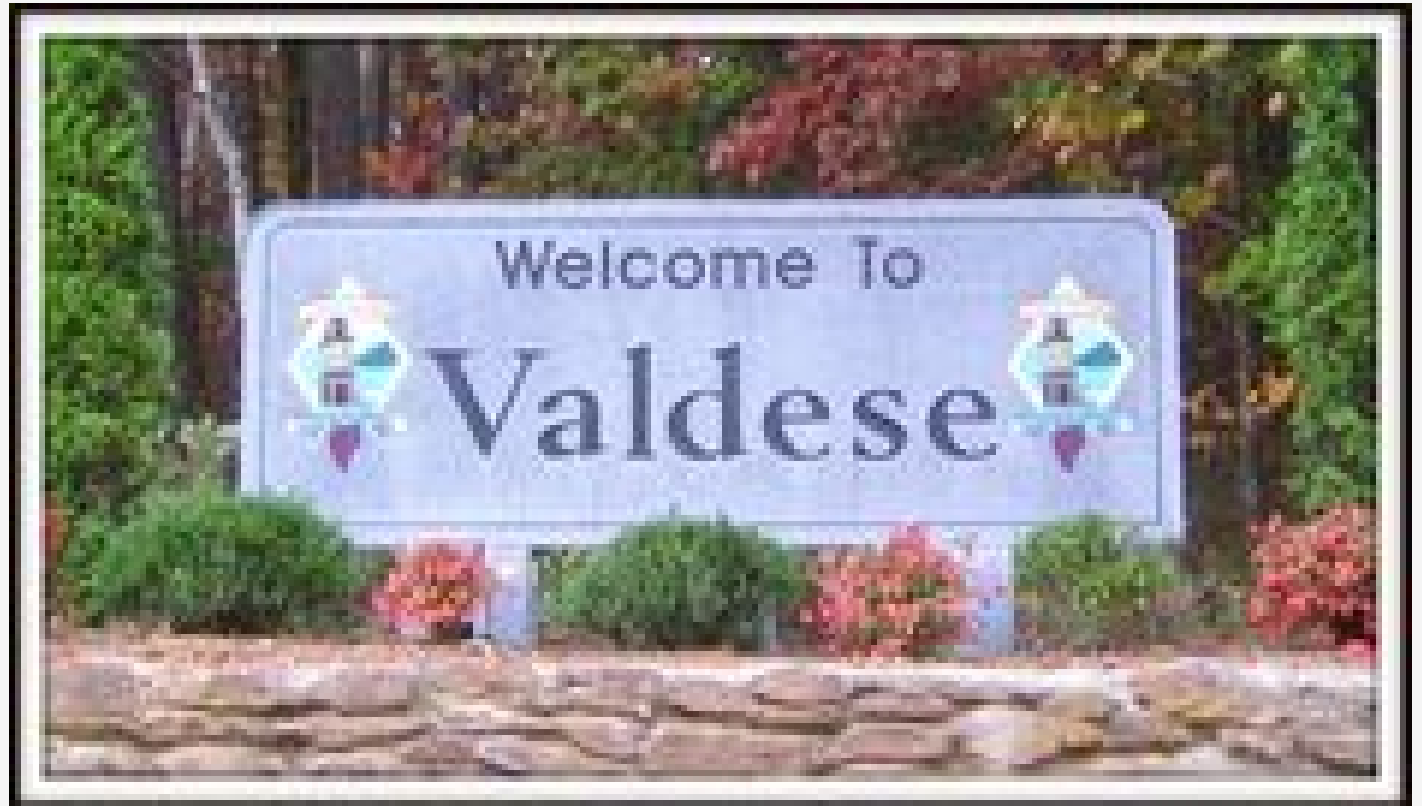
## Community Affairs Budget Retreat Presentation



## Redesign Welcome Signs

- Refresh first impression & welcome
- Improve Landscaping
- Add new lighting

**Carolina Street, Main Street West, Main Street East, Eldred Street**



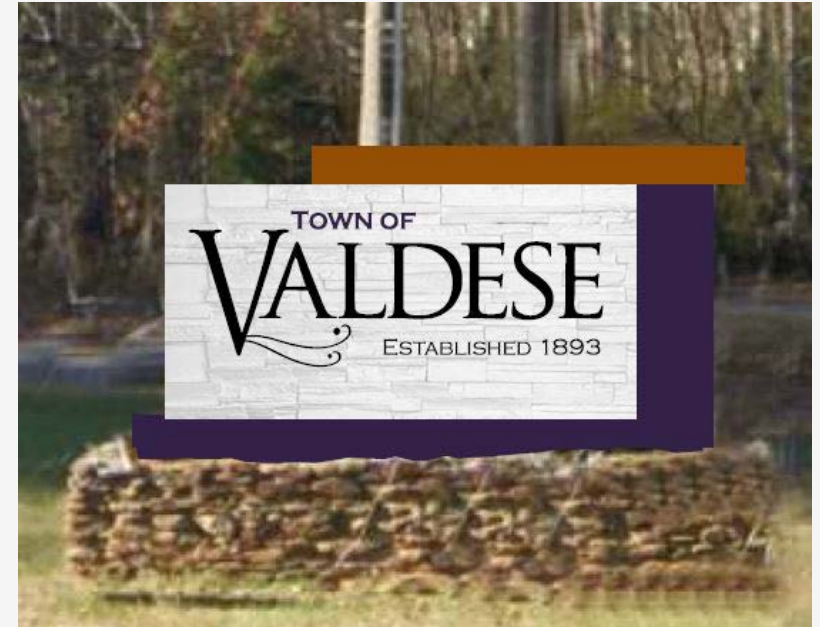




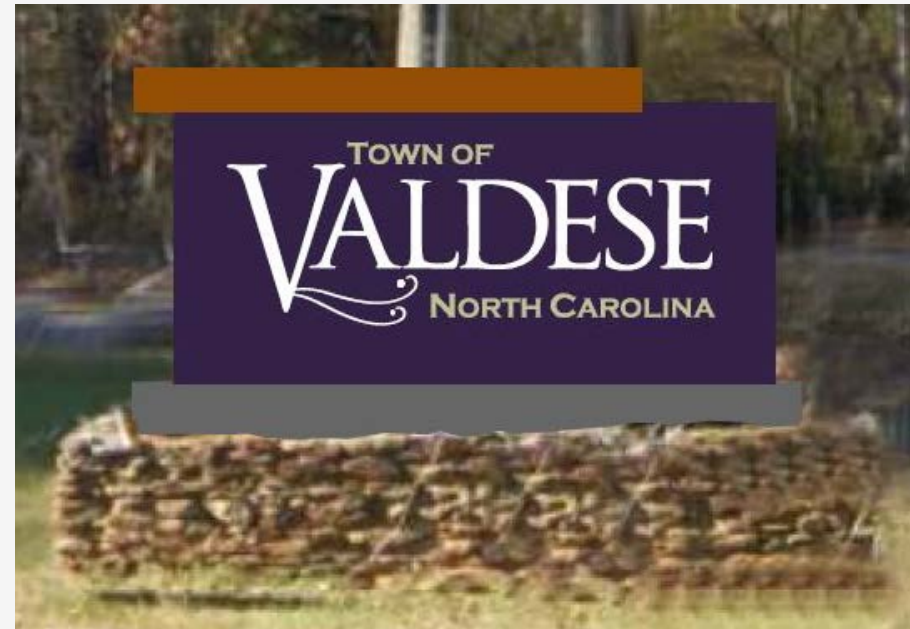
# Downtown

Streetscape & Wayfinding

## Option #1:



1A: \$9,879-12,350



2B: \$9,870-12,550



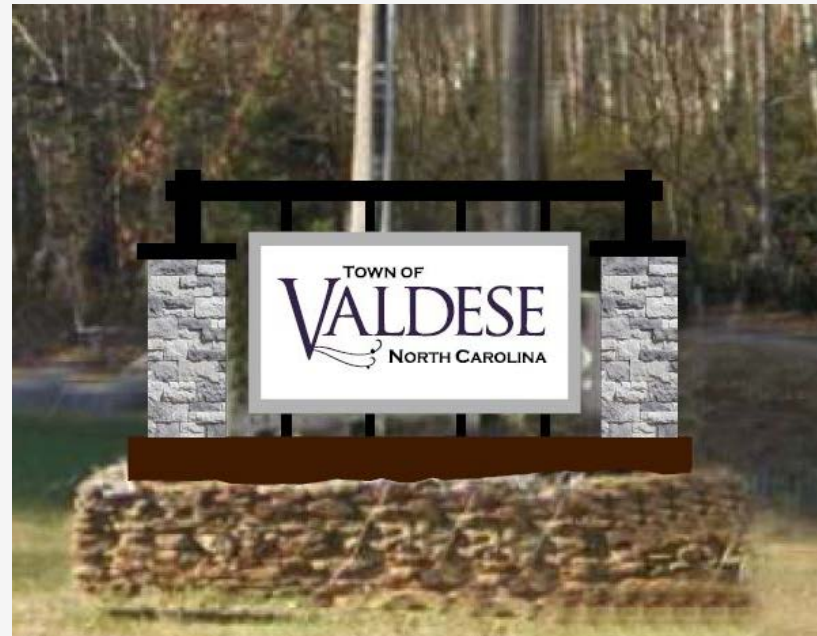
# Downtown

Streetscape & Wayfinding

Option #2:



2A: \$12,550-\$14,600



2B: \$12,550-\$14,600

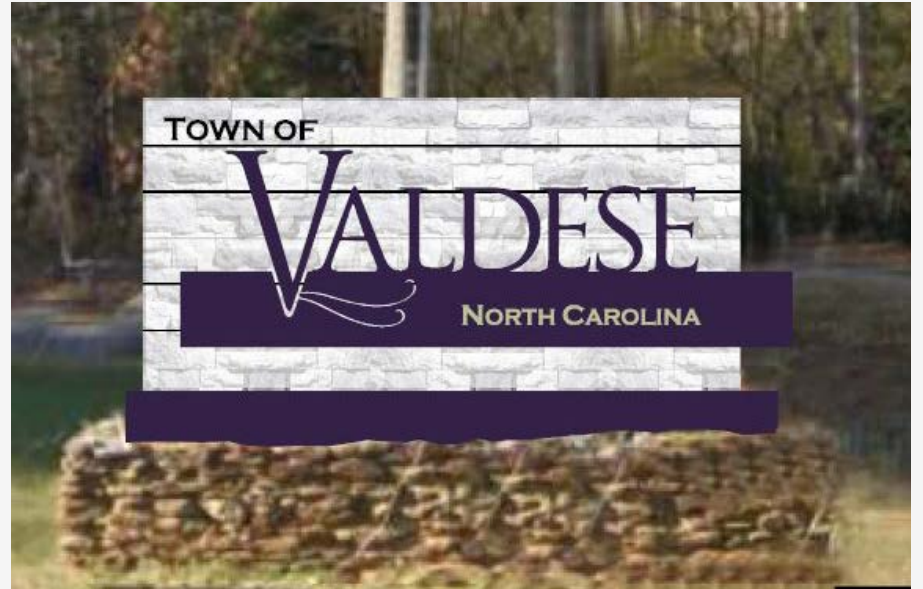




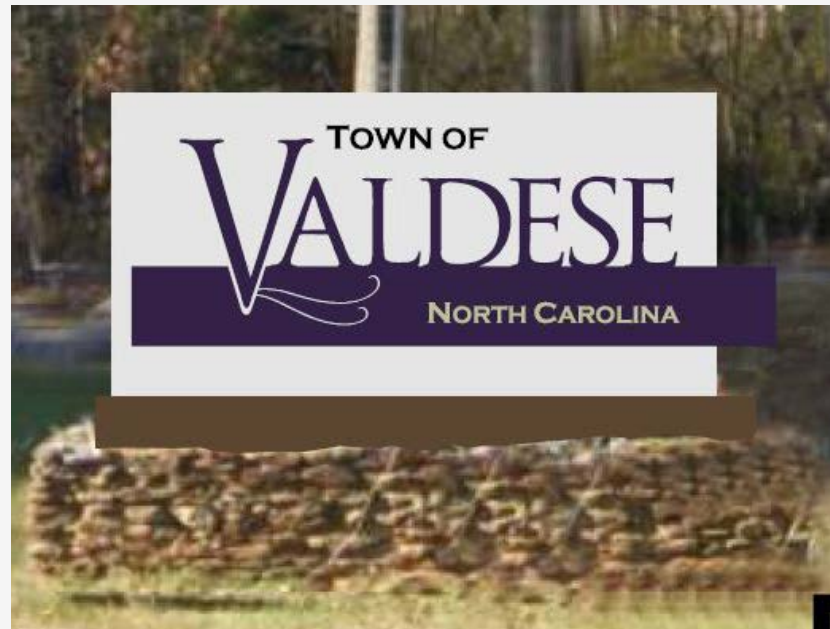
# Downtown

Streetscape & Wayfinding

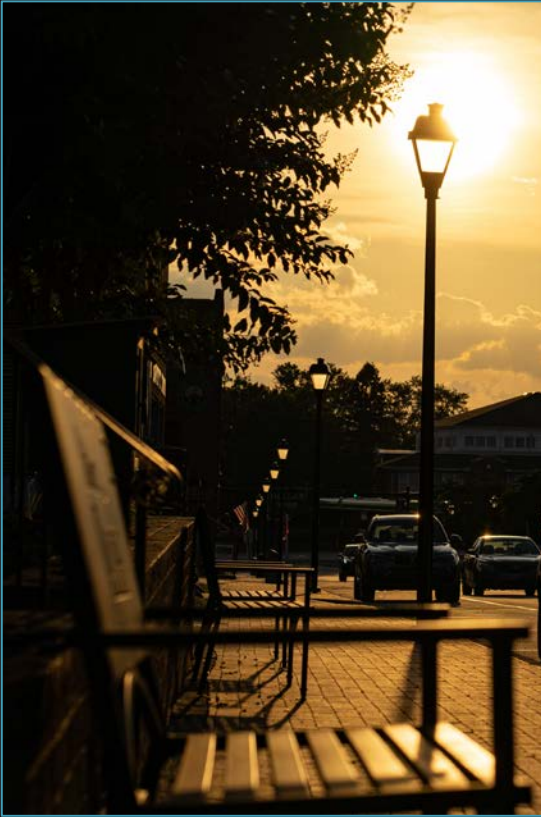
Option #3:



3A: \$12,220-14,650



3B: \$12,220-14,650



## Remove concrete flower beds in 100 East Block

- Repair sidewalk
- Replace plantings with oversized concrete pots and smaller scale trees
- Add power for decorative lighting

### Why?

- Move trees from damaging storefront awnings
- Create more area for gathering
- Align trees in between storefronts to create better view of businesses
- Resolve the issue of “litter box”
- Declutter



# Downtown Support

## Streetscape & Wayfinding

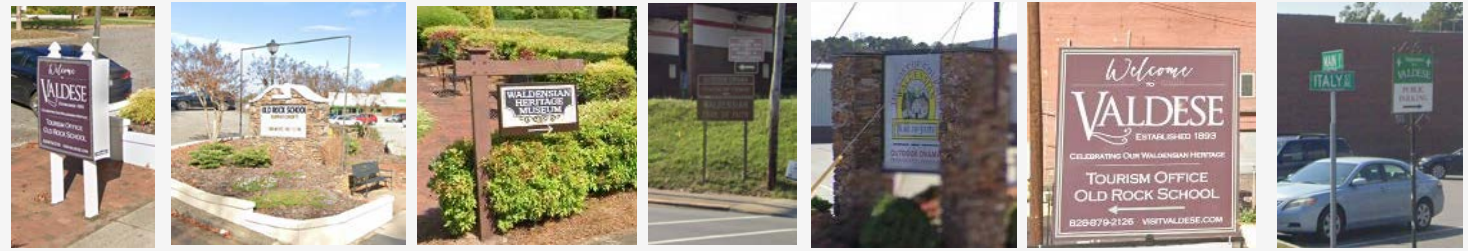


## Develop Consistent Look

- Recognizable to Visitors
- Declutter Main Street
- Include Attractions off Main Street
  - VLP
  - McGalliard Falls
  - Town Hall
  - Recreation Center
  - The Arrival
  - Temple Field

## Replace Street Signs – Decorative

- Enhance Downtown District
- Create Uniformity



# Downtown

## Streetscape & Wayfinding



2023

# Downtown Events

Community Affairs  
Budget Retreat Presentation



**Lucky Leprechaun Hunt**  
- 250 participants

**Family Friday Nights**  
- Average 300+ per Friday

**Spring Craft Market**  
- 60 vendors & 1,500 attendees

**Surprise Egg Hunt**  
- 3,000 Hidden Eggs



# Downtown Events



## Independence Day Celebration

- Est. 20,000 attendees

## Waldensian Festival

- Est. 10,000 attendees

## Treats in the Streets

- Est. 2,000 attendees

## Christmas Parade

- Est. 1,000 attendees



# Downtown Events





2023

# Special Projects

## Community Affairs Budget Retreat Presentation

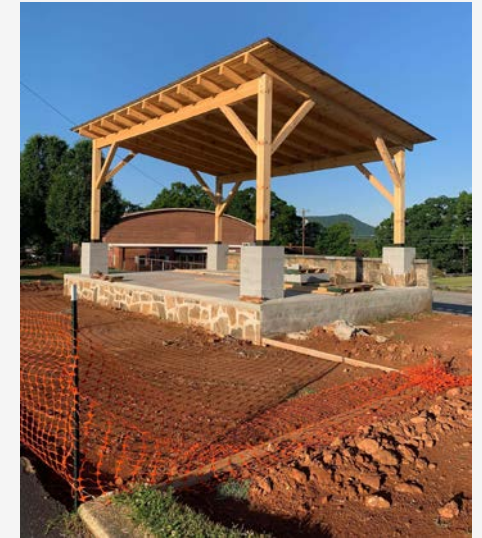
### Construction of Temple Stage

- \$55,000 Raised for construction
- Enhancements Planned for 2023:
  - Expand Dance Floor
  - Add Curtains
  - Create entrance to Temple Field
  - Install Planters & Bollards

*\*\*Possible Grant to add Bocce Courts*

### Town Christmas Tree

- Anticipated Life = 20-30 years
- Height expansion possible



## Special Projects





2023

# ORS Stats

## Community Affairs Budget Retreat Presentation



**# Events**



**# Visitors**



**# Attendees**



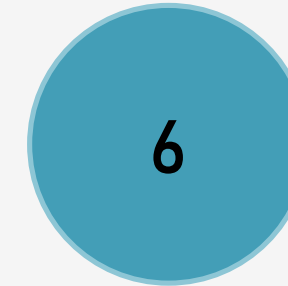
**# Organizations**

- Valdese Rotary Club
- Old Colony Players
- Rock School Arts Foundation
- P&W Railroad Museum



**# Businesses**

- Dream Connections
- Modern Behavioral
- Tranquility Day Spa
- David Harmon Architecture



**# Regular Renters**

- Gideon's
- Wright Way Dance
- Various Pageant Systems
- Morganton Day School
- Burke County Public Schools
- Homeschooling Education for the Arts

# Old Rock School

## 2022 Statistics & Events



## Bluegrass at the Rock

- 87 Season Ticket Holders
  - 6 Concerts
  - Average Attendance = 300/event
- Rev= \$43,370 – 2021-2022 Season  
Rev= \$35,257 – 2022-2023 (1 Concert Left)



## Christmas in November Craft & Gift Show

- 60 Vendors
- Friday Attendees = 700
- Saturday Attendees = 1,200
- Revenue Generated for HVF & RSAF = \$4,213



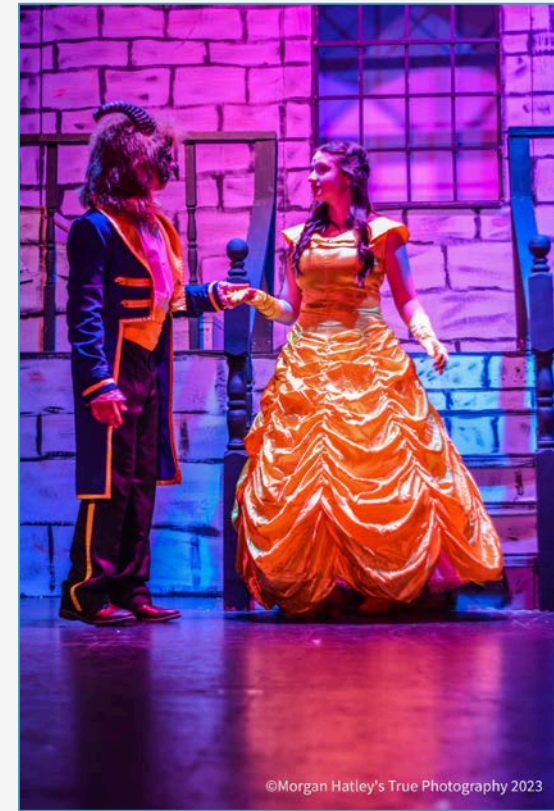
# Old Rock School

## Major Events



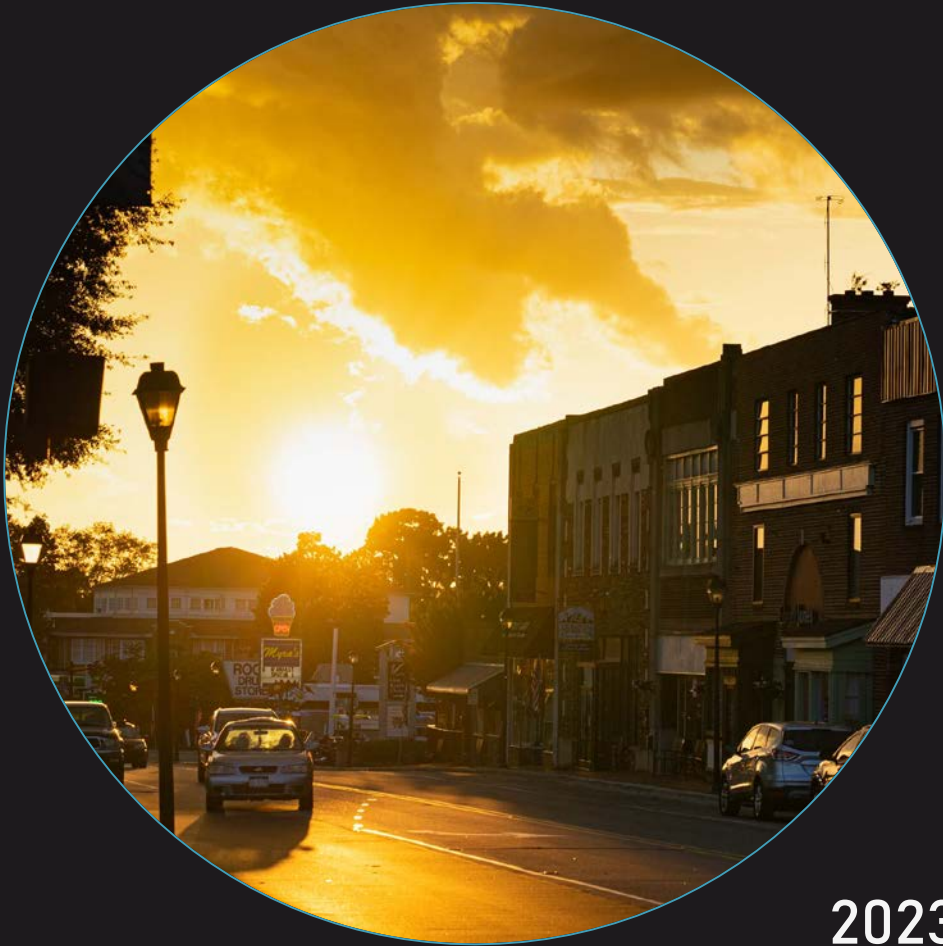
# Barbizon Lighting Company LED Lighting Installation - \$150,000+/-

## 20% Cost Savings with Electricity



# CIP Completed Project Old Rock School - LED Stage Lighting





2023

# ORS Renovations

Community Affairs  
Budget Retreat Presentation



# Grant Renovations

## Old Rock School

ARC – Appalachian Regional Commission	\$60,000
Rural Transformation Fund Grant	\$850,000
Private Contributions	\$60,000
<hr/>	
	<b>\$970,000</b>

### Renovation Includes:

- Front Lobby Restroom Expansion
- Auditorium Seating & Flooring
- ADA Ramp to Stage
- 3<sup>rd</sup> Floor Renovation with restrooms (storage to office space)
- West Side Restroom Renovation
- Fire Door Replacements

### Equipment Upgrades

- Wi-Fi Upgrades
- Meeting Space Cabinetry & Furnishings
- Tech Upgrades (5 Meeting Spaces)

Construction Timeline – March & April 2024





2023

# Rates & Fees

## Community Affairs Budget Retreat Presentation



### Tenants who pay lease rates:

Dream Connections, Inc. = 3,350 sq. ft. = \$12,540	<b>Proposed Increases</b> = \$13,200
David Harmon Studios = 800 sq. ft. = \$4,200	= \$4,410
Tranquility Day Spa = 700 sq. ft. = \$4,200	= \$4,410
Modern Treatment HealthCare = 120 sq. ft. = \$600	= \$700
Piedmont & Western RR = 2,677 sq. ft. = \$2,760	= \$2,760
Meals on Wheels = 1,600 sq. ft. = \$2,400	= \$3,000

### Tenants who occupy ORS free of charge:

- Rock School Arts Foundation = 2,280 sq. ft.
- Old Colony Players = 1,400 sq. ft. + Amphitheatre Facility
  - Free use of auditorium, class & dressing rooms
  - Waldensian Room is blocked during ticketed events
- Valdese Lions Club = Teachers Cottage (2x per month) & Storage Building
- Valdese Rotary Club (Rotary Room) = 382 sq. ft.

### Rental Rates:

Major Events:	<b>Proposed Increases</b>
<4hrs = \$400   4-6hrs = \$450   6-12 = \$500	= <4hrs = \$500   4-6hrs = \$600   6+hrs = \$800
Waldensian Room: \$150 Base Price	= \$200 Base Price
Classrooms & Dressing Rooms:	= \$60 Base Price
Teachers Cottage:	= \$125 Base Price

# Rate & Fee Increases

## Old Rock School





2023

# Major Projects

Community Affairs  
Budget Retreat Presentation

### Issues:

Clocks do not keep time, no bell chiming, birds nesting/boring holes in stucco and fading.

- Replace Existing Clock Timepieces
- Replace Existing Clock Hands to fit new timepieces
- Replace Existing Clock Controller

- Stucco Repair
- Painting

Estimated \$25,000



## CIP Requests

### Clock Tower Repairs





### Issues:

#### Rebar showing in steps

- Allows moisture and rain to penetrate concrete

#### Trip hazards

- Areas are broken

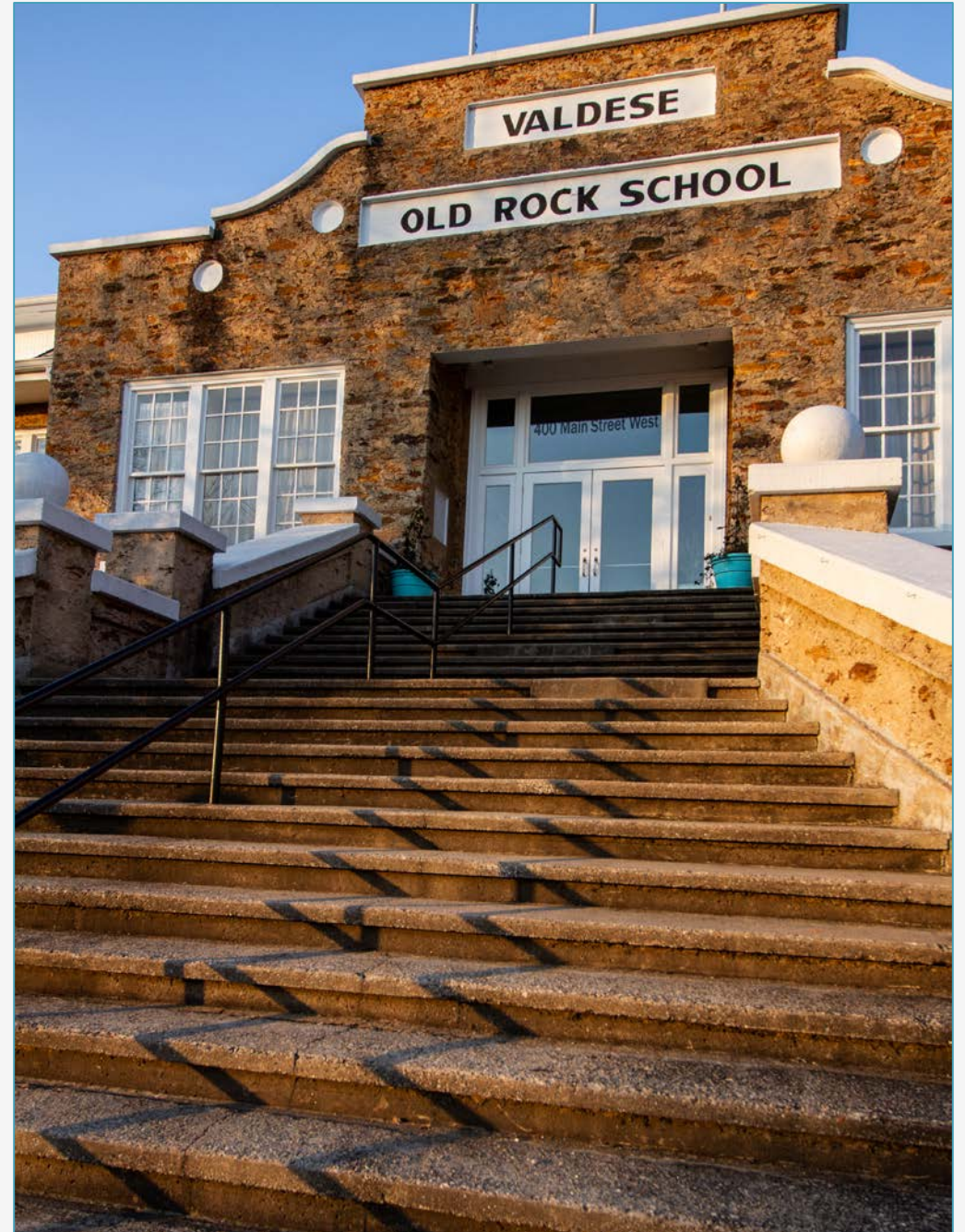
#### Clean up – Tuck & Point Rock Work

- Preserve longevity of rock work
- Prevent moisture from penetrating rock work

#### Sealing

- Preserve existing – reduce future maintenance costs

Estimated \$30,000- \$40,000



# CIP Requests

## Front Façade Repairs - ORS



2023

# Questions?

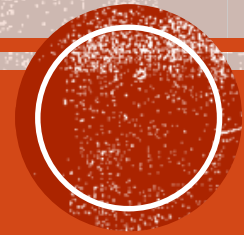
## Community Affairs Budget Retreat Presentation



# TOWN OF VALDESE

## PARKS AND RECREATION

Budget Retreat March 23-24, 2023



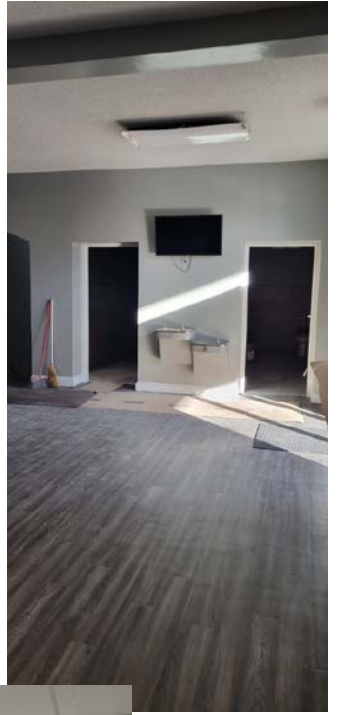
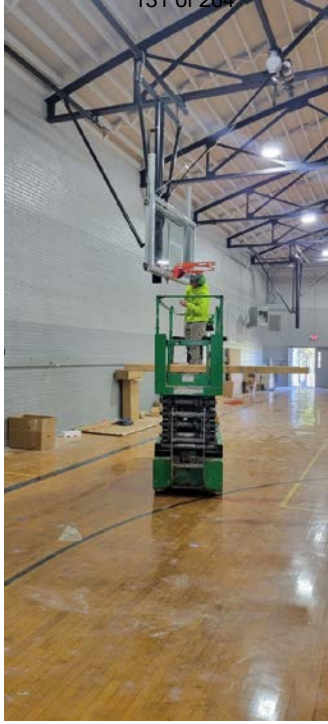
# BRINGING COMMUNITY TOGETHER

- Partnering with local and state organizations for events, opportunities, and amenities
  - Diverse programming and opportunities
  - Providing spaces for gathering and leisure
  - Planning for a stronger future





# UPDATING AND UPGRADING



# EXPANDING REVENUE

- Suggest Modest Increases in the following areas:
  - Facility Rentals (increase availability)
  - Athletic Fees (integrate uniform fees)
  - Swim Lesson/Pool Party Fees
  
- Explore New Avenues
  - Summer Table Rentals at Pool
  - Package Birthday Parties at Bowling Alley
  - Advertising Banners for Ballfields
  
- Offer New Programming
  - Agreement with TennisBloc





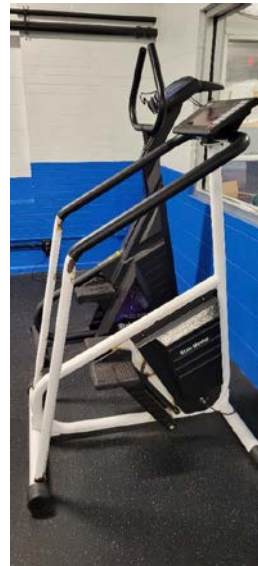
# DEPARTMENTAL CHALLENGES

- Market Forces for Supplies/Wages
- Lifeguard Staff
- Programming Competition
- Infrastructure
  - Fitness Center Equipment
  - Bowling Scoring
  - Park Amenities



# LOOKING FORWARD- CIP 2023/2024

- Vehicle Purchase
- Bowling Lane Oil Machine
- Pool Vacuum
- Fitness Equipment





# Valdese Police Department

Budget 2023-2024

# Budget Accomplishments 22-23:

- We have upgraded several items in this years budget.
- We took advantage of Kenwood Electronics sale and purchased all mobile and handheld radios for all cars and radios and by switching from Motorola to Kenwood saved a significant amount of money.
- Replaced one patrol unit with over 150,000 miles which will be moved down to a reserve inclement weather vehicle.
- We replaced all duty weapons with drug seizure monies and fines awarded to the police department. This purchase was at no cost to the citizens.
- Updated desktops and Mobile laptops.
- With a donation of five new radar signs we have most of main roads into Valdese monitored with these signs.













**WARNING**  
FIREARM STORAGE. FIREARMS SHOULD  
BE KEPT IN A LOCATION THAT IS BOTH  
SECURE AND INACCESSIBLE TO  
UNAUTHORIZED PERSONS.

**WARNING**

**UNLOADED**  
SERIOUS INJURY TO THE  
HAND OR FINGER MAY OCCUR IF THE  
FIREARM IS NOT PROPERLY  
UNLOADED.

**IN THE ORDER THEY ARE LISTED**  
DEPRESSING MAGAZINE CAP  
AND ROUND IN THE CHAMBER.  
TOWARD BY RELEASING IT. PULL THE  
SLIDE WITH WEAPON POINTING

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LOCK  
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15  
16

# Officer Stats for 2022/2023

- Our Officers recorded 19,623 CAD logs.
- 107 Traffic accidents were reported from February 16, 2022 to February 22, 2023.
- Officers issued 45 written warnings, gave 417 verbal warnings and issued 353 citations.
- Officers made 201 arrest.



# Officer Stats 2022-2023:

- Officers recorded 194 incident reports.
- Officer made 7,369 security checks, 6,181 extra patrols, and 608 community policing contacts.
- The Boots on the ground initiative has increased officer awareness and a constant presence in the community.

# Budget needs 2023/2024:

- We need to continue offering competitive salaries for our area.
- The department needs to replace one patrol unit.
- Continue to upgrade departmental equipment as needed.
- Increasing part-time pay to \$17.00 will maybe stir interest in finding reserve officers.
- Gas prices have increased and we are using non-ethanol to keep maintain of equipment down.



# Conclusion:

- Our department will continue to stress the benefits of training to better equip today's Officers in facing new challenges that we encounter.
- We will continue to aggressively pursue criminals that commit crimes in our city and follow through with their criminal prosecutions. We will emphasize public awareness and public education to complement the enforcement of motor vehicle laws to make the streets of Valdese safer.
- I will continue to meet with the merchants and community organizations to hear their concerns and keep them informed as to how we may be of service and provide them with information to help protect themselves and their property.
- Our objective is to be a department of more community related officers and make Valdese a safe place to raise a family and operate a business where law enforcement is seen as part of, and respected by, the community.
- Our desires are that the Town will respect its law enforcement officers, as the officers will respect and honor all citizens, by protecting and serving them as we uphold our oaths of office.

# Valdese Planning Department

2023-2034 BUDGET PRESENTATION  
VALDESE TOWN COUNCIL



# Overview

- ▶ Zoning Permits Overview Year 2022
- ▶ Housing Development Updates
- ▶ Planning Board Agenda 2023
- ▶ Department Request



# Zoning Permits Summary

Calendar Year 2022 and Previous Years'  
Comparisons





Zoning Permits issued in 2022

79

Permits Value

\$34,081,531.00

- Accessory (26) \$890,376.00
- Boat Dock ( 7) \$182,500.00
- Commercial (8) \$25,535,500.00
- Demolition (2) \$20,000.00
- Electrical/Plumbing (2) \$92,500.00
- Floodplain (1) Permit for Public Access
- Industrial (1) \$269,900.00



- Mechanical (1) \$12,000.00
- Non-Residential-New Construction (3) \$922,000.00
- Residential - New Construction Site -Built (19) \$6,086,000.00
- Residential – Addition/Renovation (4) \$69,000.00
- Well/Septic Tank (5) \$1,755.00

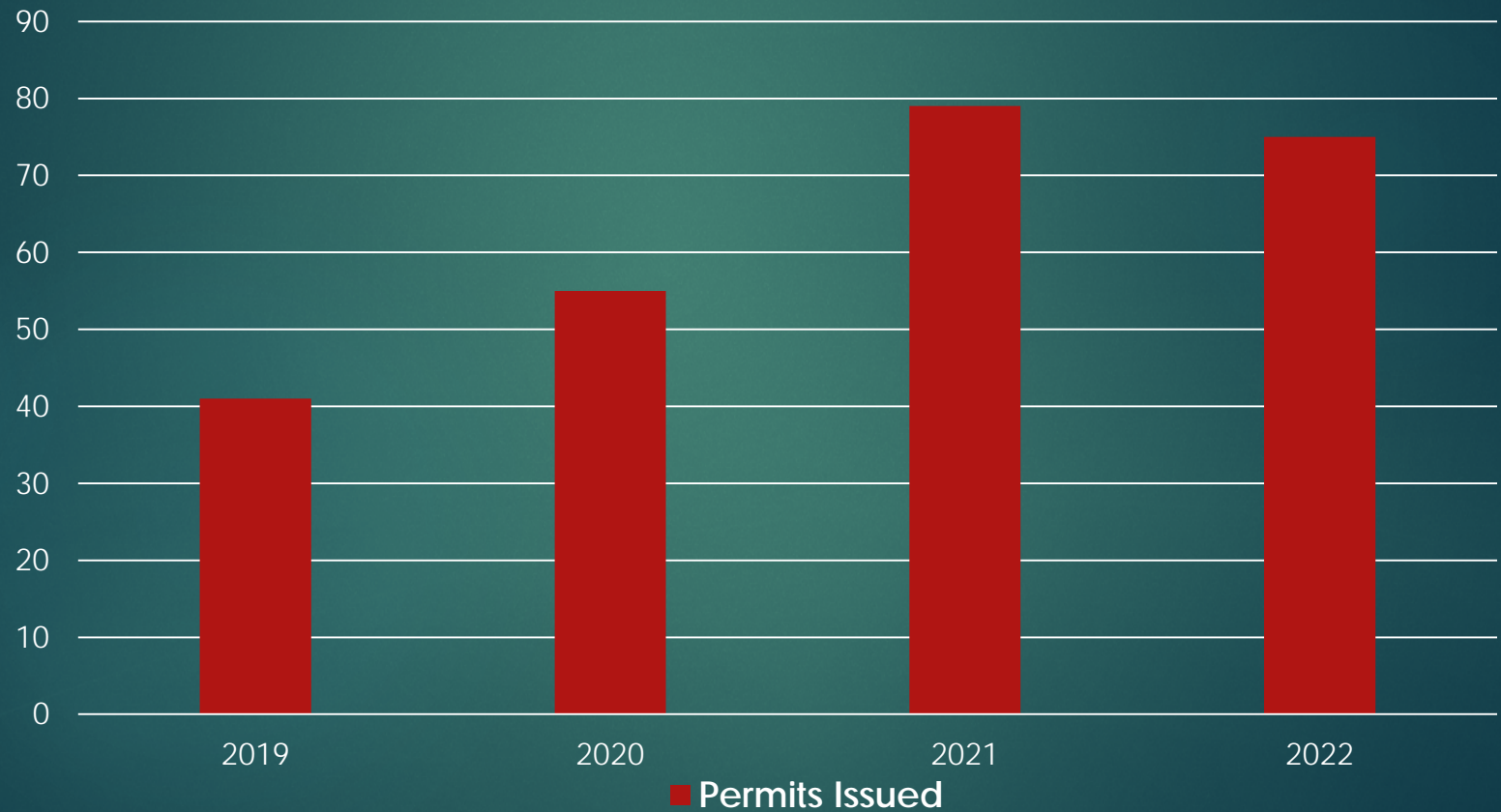
# Ward Breakdown 2022



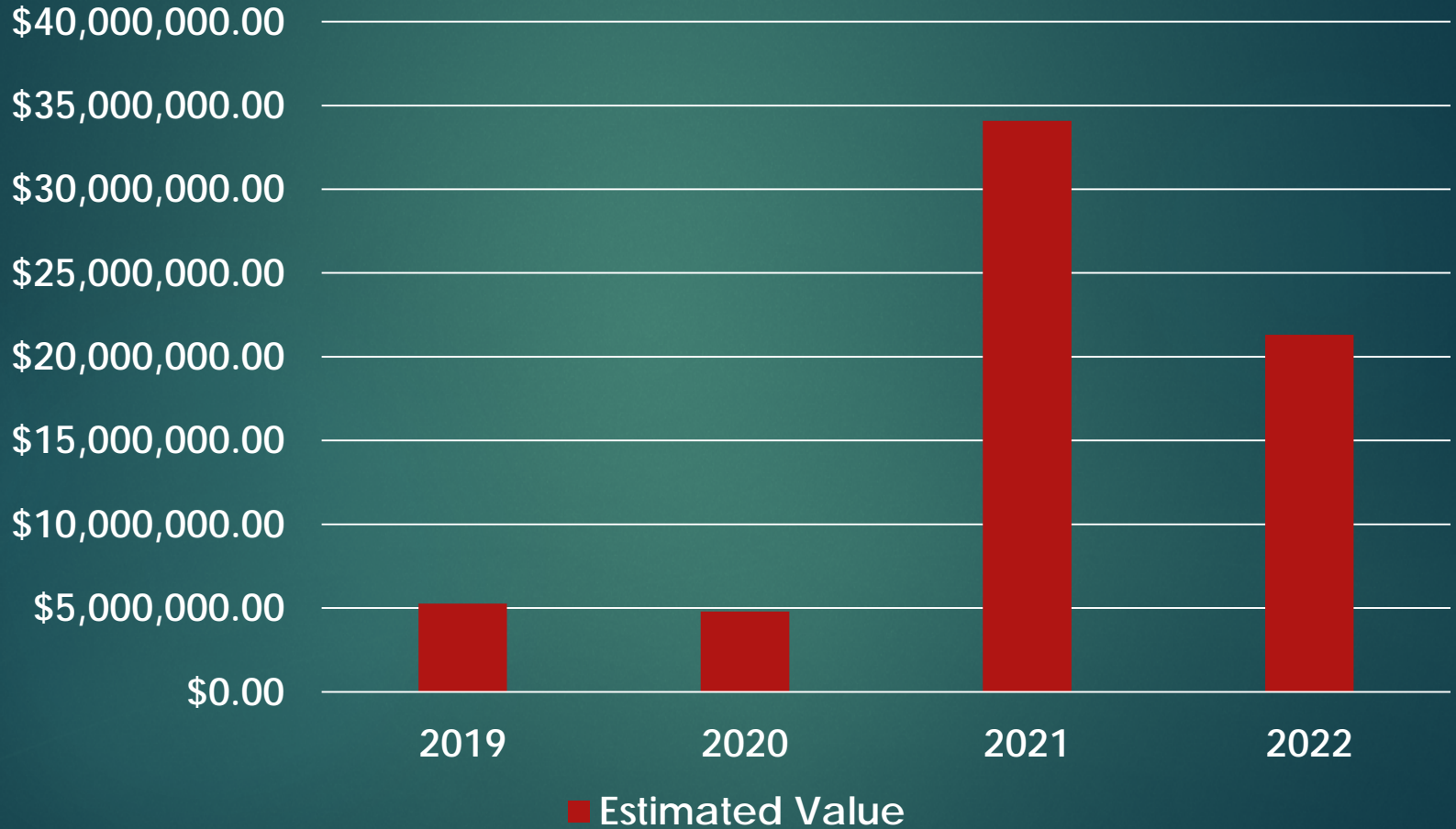
▶ Ward 1 (Barus)	29 Permits	\$ 3,187,720.00
▶ Ward 2 (Mears)	30 Permits	\$ 28,765,420.00
▶ Ward 3 (Lowman)	1 Permits	\$ 38,000.00
▶ Ward 4 (Hildebran)	8 Permits	\$ 157,300.00
▶ Ward 5 (Skidmore)	11 Permits	\$ 1,933,091.00



## ▶ COMPARISON BY YEARS

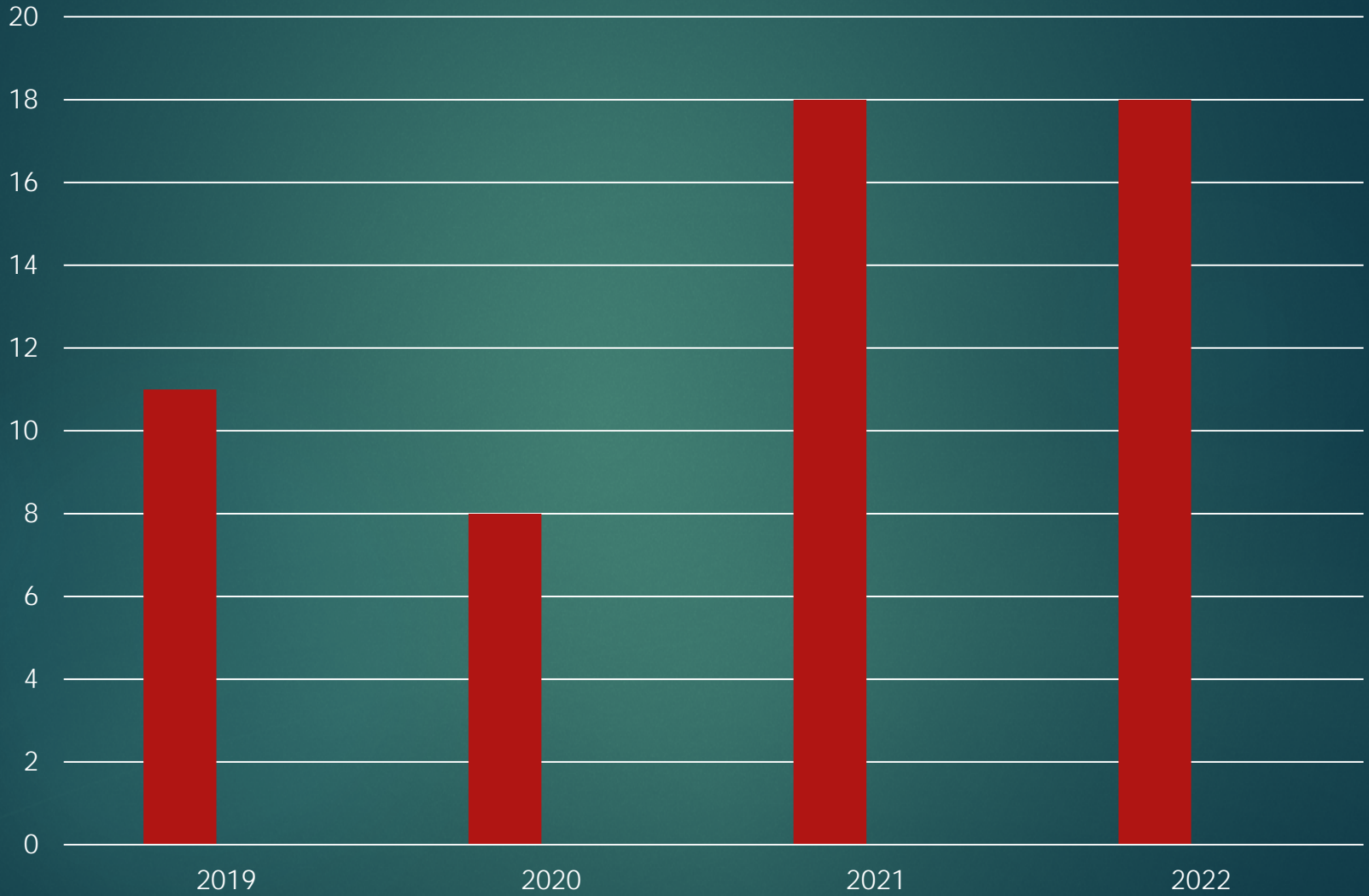


# Estimated Value



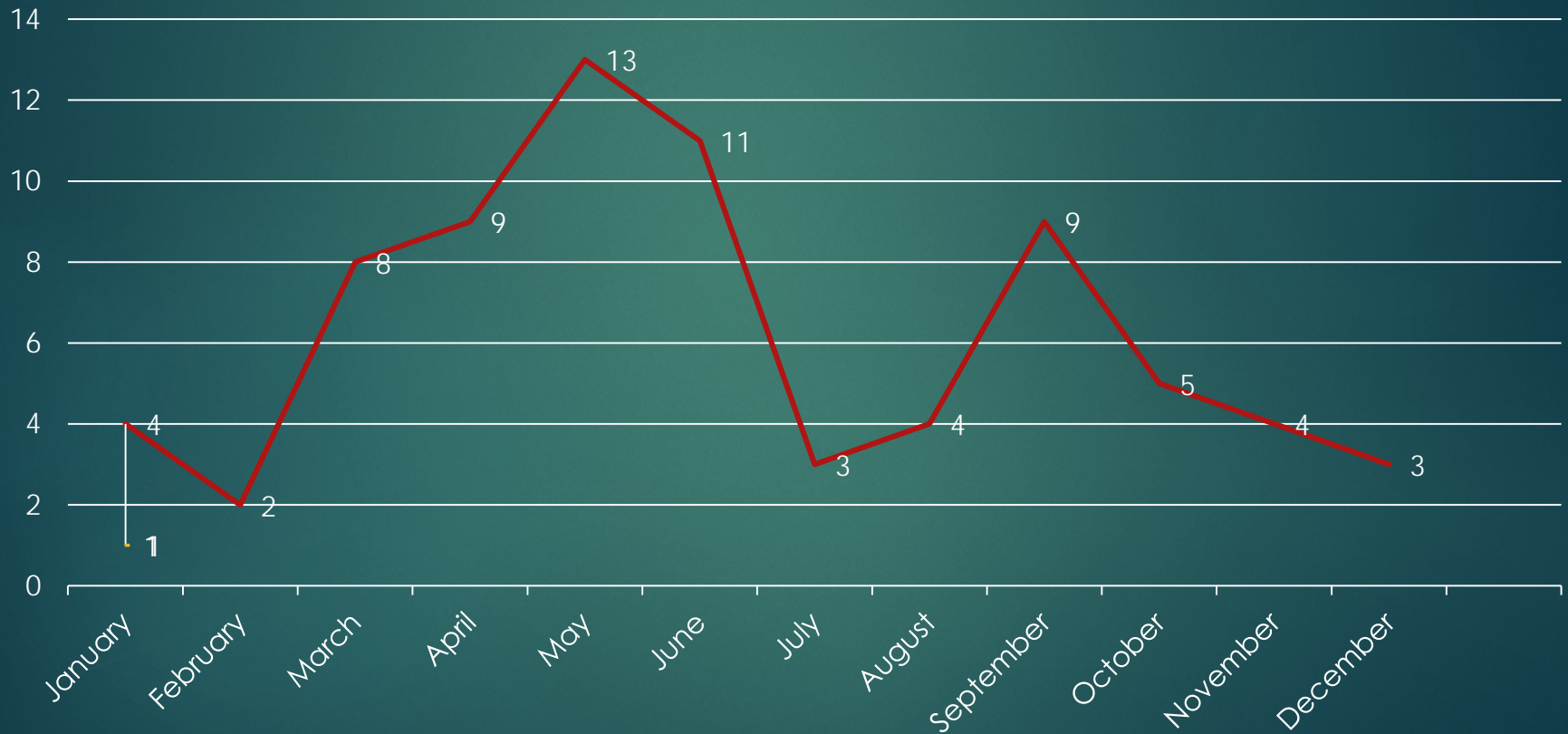


# New Construction Site Built



# Permit Summary by Month

Year 2021

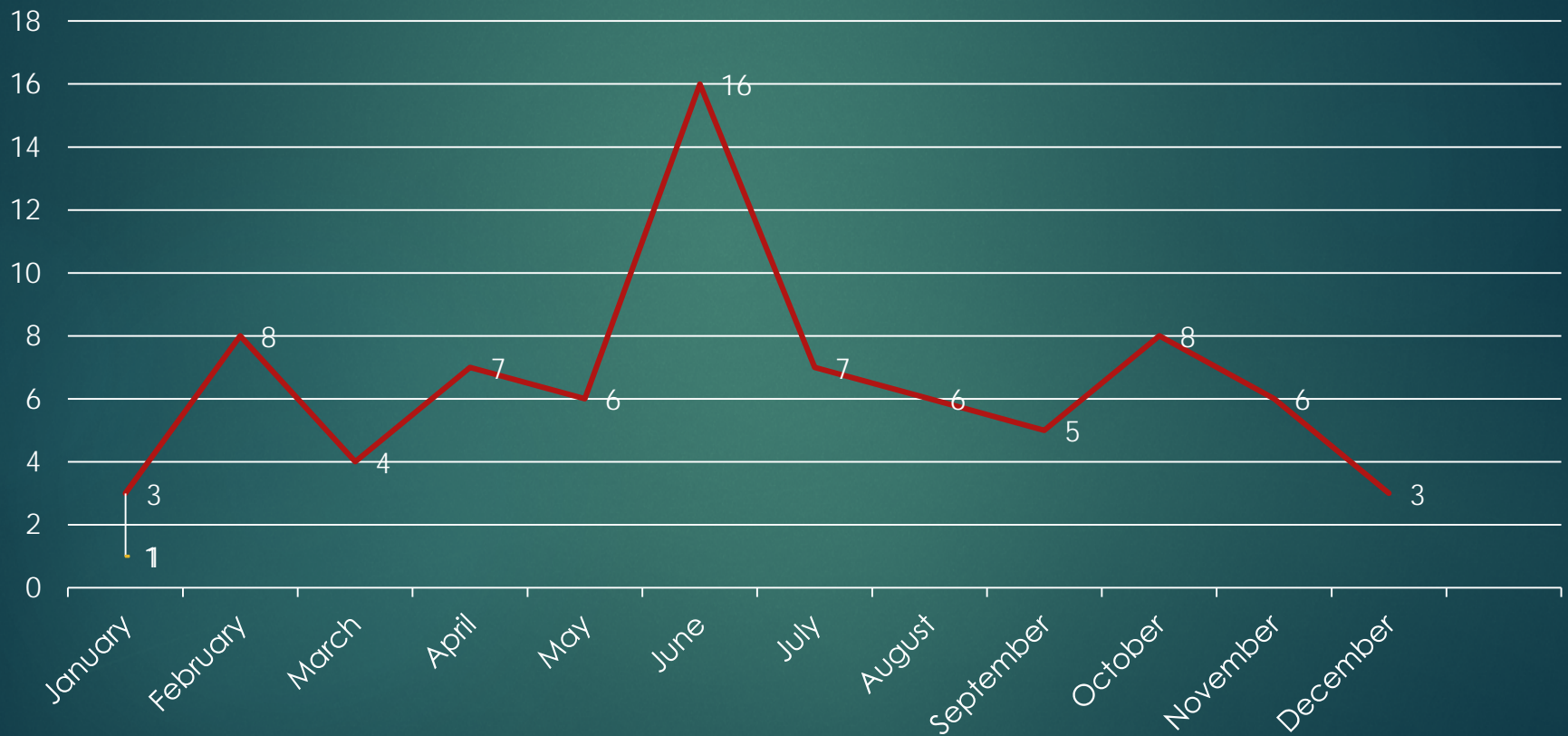




# Permit Summary by Month



Year 2022





Questions?



# Housing Development Updates



## Lake Front Subdivisions

- ▶ Lake Rhodhiss Estates
- ▶ Lake Vistas Phase I and 2
- ▶ Waterside
- ▶ McGalliard Pointe
- ▶ Island Pointe Shores (Phase 3)



- ▶ Cottian Way
- ▶ Edelweiss
- ▶ Valdese Bluff



# Lake Rhodhiss Estates formerly The Settings





# Lake Rhodhiss Estates (The Settings) 2008

210 Lots

7 Houses Occupied or under construction



# Lake Vistas Phase I & 2





# Lake Vistas Phase I & II

## 2012

72 Lots

11 Homes Occupied or under construction



# Waterside







# Waterside 2013

124 Lots

21 Houses Occupied or under construction



# McGalliard Pointe





# McGalliard Pointe 2015

5 Lots

4 Houses occupied or under construction



# Island Pointe Shores





# Island Pointe Shores at Lake Vistas 2018

48 Lots

7 Houses Occupied or under  
Construction



# Cottian Way





Cottian Way

2005

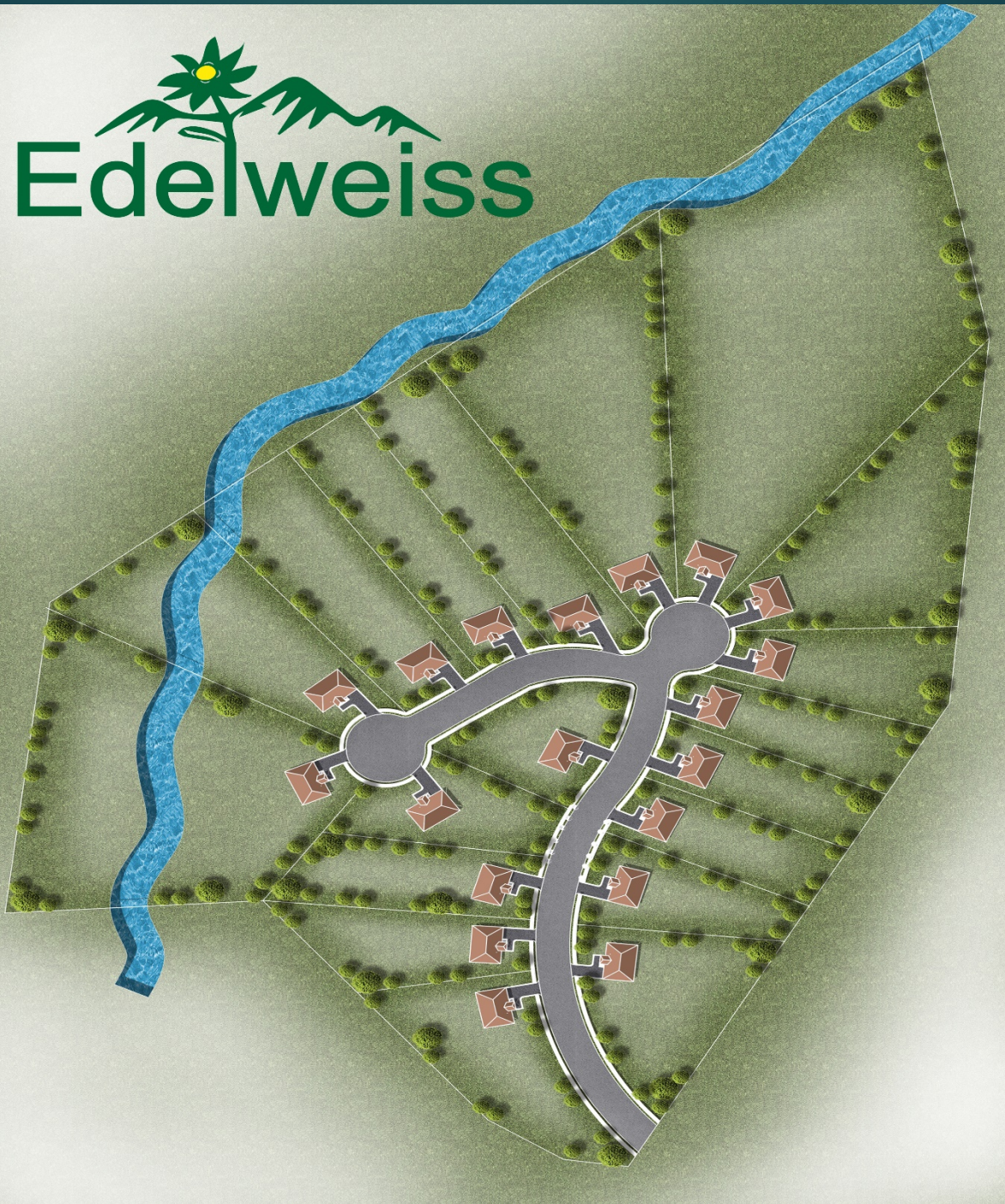
16 lots

11 Houses occupied or under  
construction





# Edelweiss







Edelweiss

19 lots

2 Houses under Construction



# Edelweiss









# Valdeese Bluff

## Valdeese Bluffs

VALDESE, NC  
MASTER PLAN

Prepared for:  
Natural Land Alliance



- 1 VISTAS
- 2 TOWN PARK
- 3 WALK RCV CONNECTOR
- 4 LAKE VALDESE PARK
- 5 TO DOWNTOWN
- 6 HIGH SCHOOL
- 7 COMMERCIAL

	TOTAL LOTS	AVG. LOTS/ACRE	AVG. LOT SIZE	AVG. LOT AREA (SQ FT)	AVG. LOT AREA (SQ YD)	AVG. LOT AREA (AC)	AVG. LOT AREA (AC)	AVG. LOT AREA (AC)	AVG. LOT AREA (AC)	AVG. LOT AREA (AC)	AVG. LOT AREA (AC)
Parkside	150	12.2	799	6,188	694	8.12A	8.4				
Waterside	1,830	9.2	28	2,423	278	8.12A	8.4				
Overlook	1,284	19.3	101	8,213	938	8.12A	8.4				
<b>TOTALS</b>	<b>3,264</b>	<b>10.2</b>	<b>107</b>	<b>8,624</b>	<b>979</b>						

Master Plan is Preliminary & Subject to Change





# Valdese bluff

- ▶ Valdese Bluff (Planning Stage) Planned Unit Development that will include office/institutional/commercial opportunities
- ▶ Revised plan due to Duke Energy restrictions ( No Marina, Apartments)
- ▶ single family housing, 199 lots (lot size minimum 8,000sf)
- ▶ Town received a grant (\$800,000) for extending sewer services to the site in 2024.
- ▶ First phase will consist of a 41-lot subdivision



# Subdivision Totals

**491 Subdivision Lots**

(excluding Valdese Bluff)

**63 Houses Occupied or Under  
Construction**

# RENTAL Housing Projects

- Pine Crossing
- Tron Place
- Historic Valdese Weavers Mill



# Pine Crossing

66 Unit Affordable-work force Housing Plan Unit Development; Construction began in 2022. Approximatey12 million dollar project investment. Completion is slated for early 2024.





# Tron Place

(60-unit apartments for rent to the Elderly 55 years and older); Total investment of approximately 12 million dollars; Site

Working on GAP financing with NCHFA for approximately 2 million.

Tentative Schedule for Development: ground breaking late Summer 2023





# Historic Valdese Weavers Mill

Historic Valdese Weavers Mill – Approximately 15 Million dollar investment. A 60-unit apartment (workforce housing with no age restrictions); The construction schedule is for Summer 2023, with completion in Fall 2024.







Questions?





# Planning Board 2023 Agenda

# Zoning Map Amendments (Rezoning)

- ▶ Commercial Districts Expansion
- ▶ Lakeside Park Properties
- ▶ Burke County and Burke Bd of Ed. properties



- ▶ Completion of Unified Development Ordinance (UDO)



## Commercial Districts Expansion

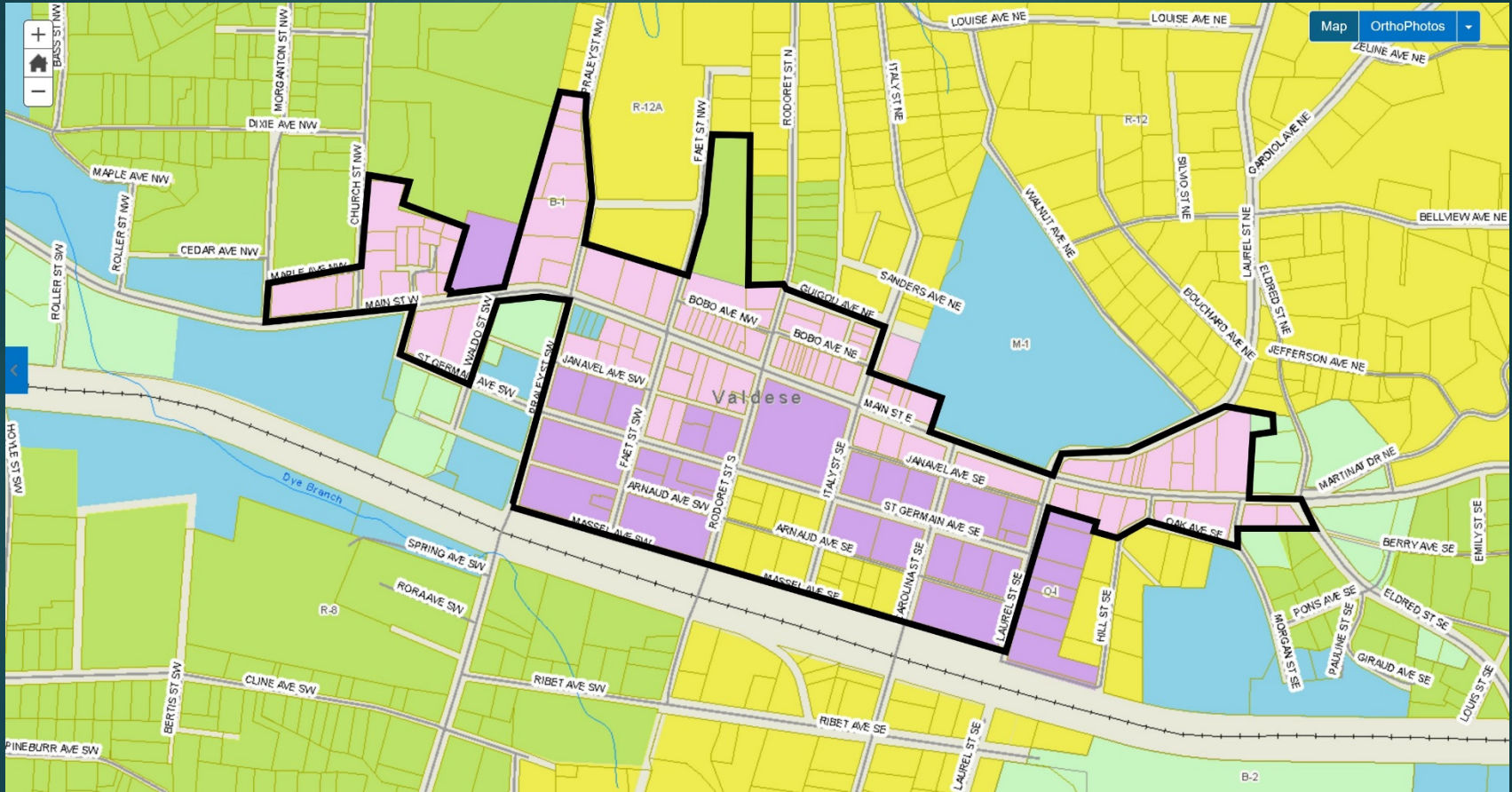
- ▶ Rewrite of permitted uses and standards in the B-1 Central Business and B-2 General Business commercial zoning districts
- ▶ Create a new district, DBC-Downtown Business Corridor
- ▶ Expand the B-1 Central Business, and
- ▶ Expand the B-2 General Business District

*Planning priority in The Valdese Vision: Land Use Action Plan adopted in 2014*



# Boundary and Zoning District Designations

189 of 264



B-1

B-2

O-1

R-12

R-8

M-1



# Downtown Business Corridor



B-1

B-2

O-1

R-12

R-8

M-1



# Expanded B-1 Business District



B-1

B-2

O-1

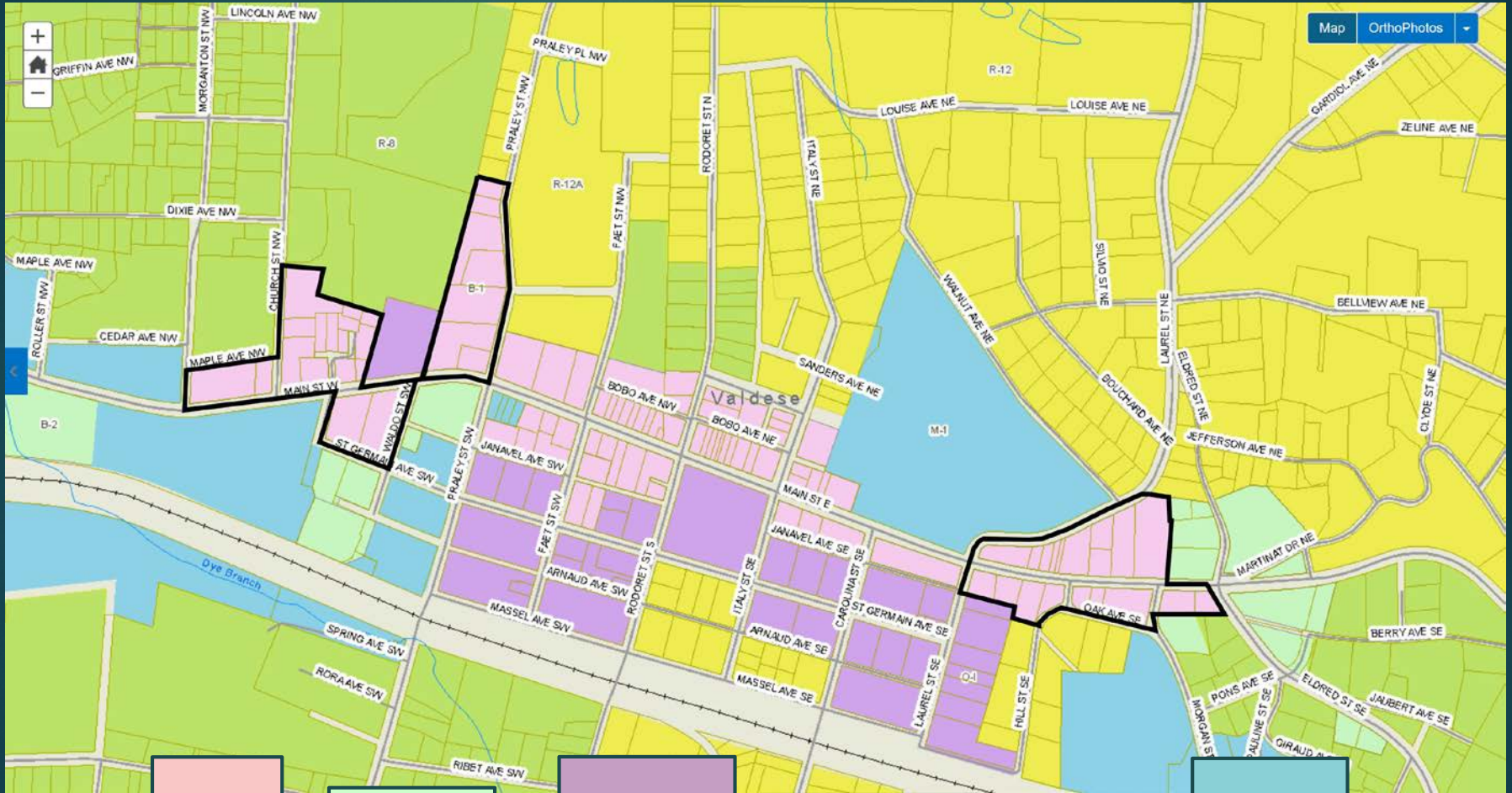
R-12

R-8

M-1



# B-1 Central Business to B-2 General Business



B-1

B-2

O-1

R-12

R-8

M-1





# Lakeside Park

# Parcel Information

Lakeside Park is comprised of four parcels

Parcel #1 20.3 acres

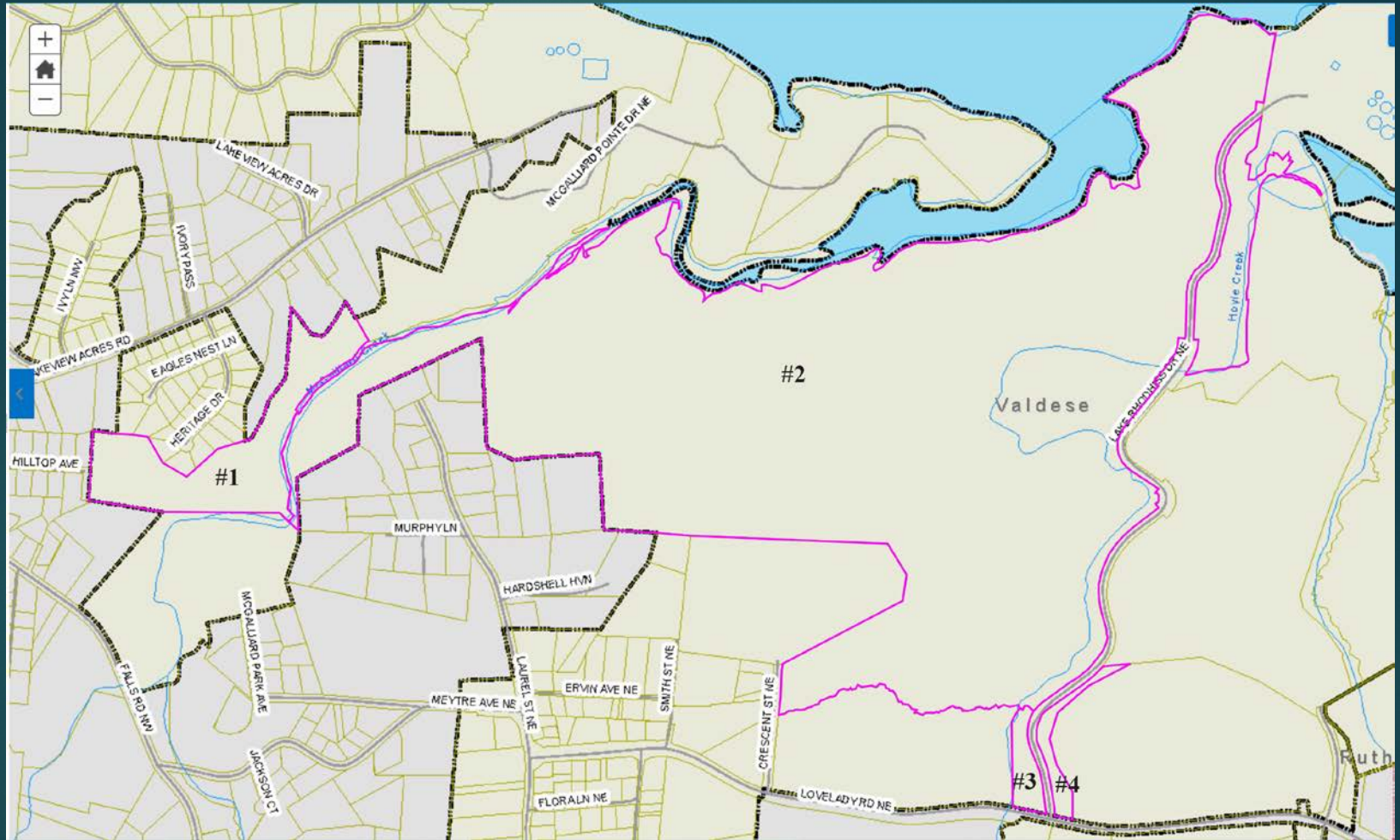
Parcel #2 294.91 acres

Parcel #3 2.65 acres

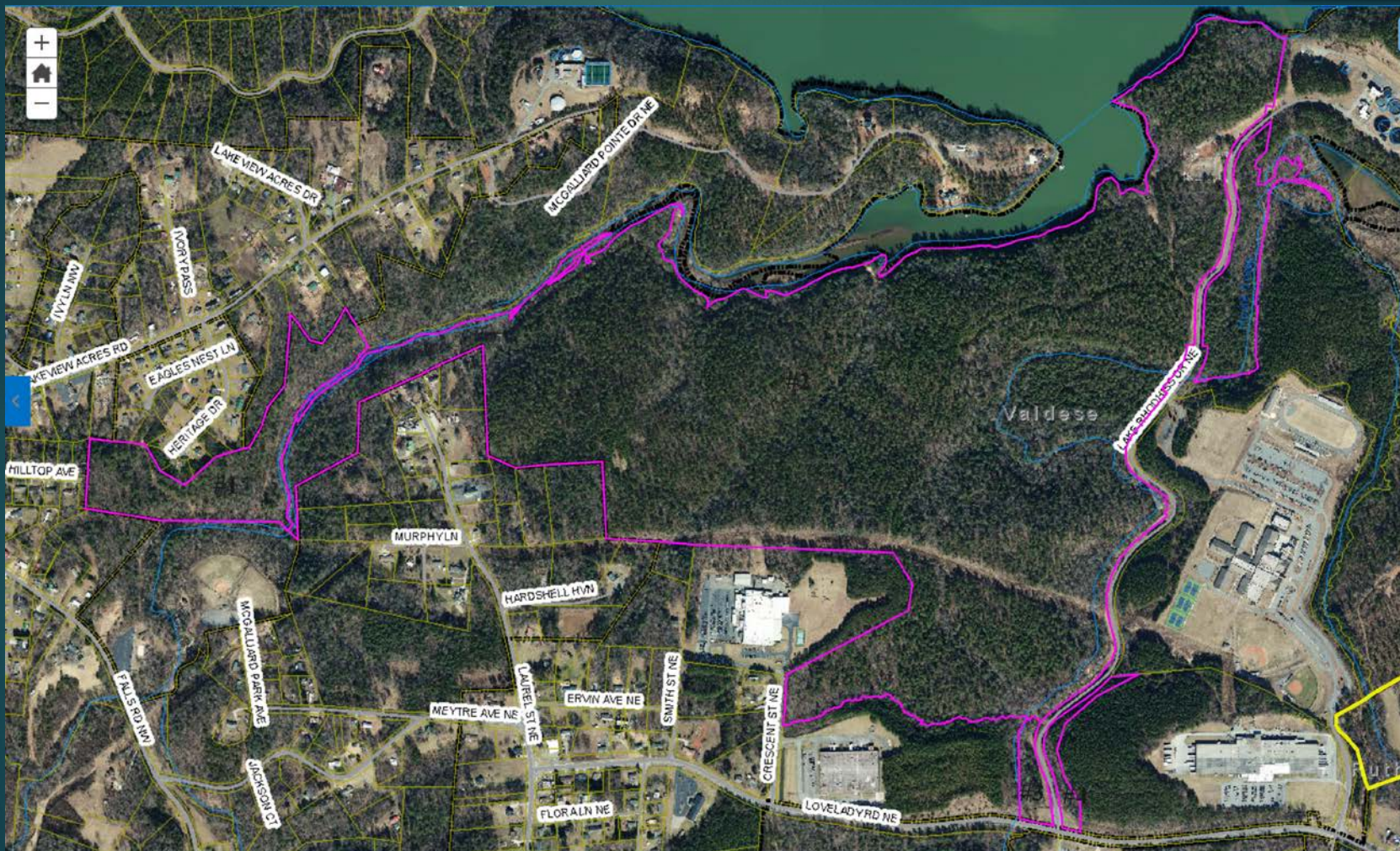
Parcel #4 2.48 acres

Total Acreage: 320.34 acres



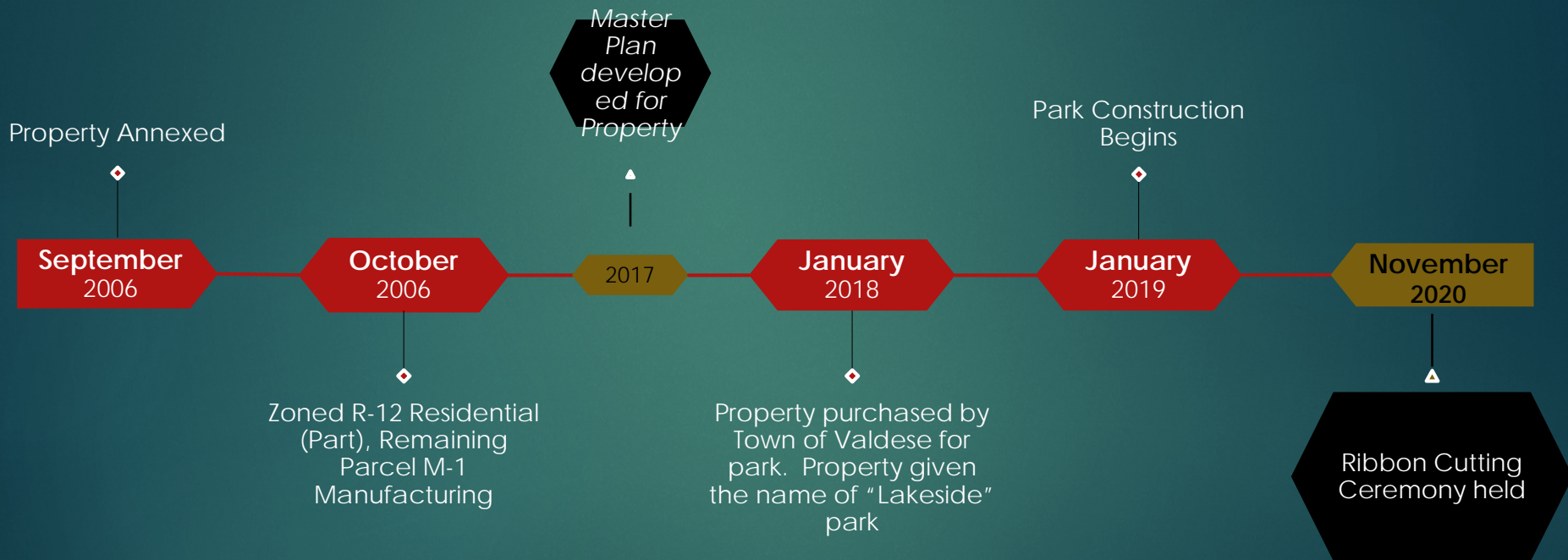








# Lakeside Park Timeline



# Permitted Uses

- ▶ *Parks are permitted by right in all zoning districts **except** R-12 Residential and M-1 Manufacturing*



# Zoning Designation

- ▶ Parks parcels are currently zoned R-12 Residential and M-1 Manufacturing

# Rezoning Options – Park Property

- ▶ Option #1

- ▶ Text amendment to zoning ordinance adding parks to the Permitted Use Tables of the R-12 and M-1 zoning districts.

- ▶ Option #2

- ▶ Map amendment and rezone the M-1 section of the park property to R-12 Residential and recommend a text amendment to permit parks in the R-12 Residential Districts.

- ▶ Option #3

- ▶ Map amendment and rezone Lakeside Park Property to R-12 A Residential or R-8 Residential.





# Burke County and Burke Public School Properties

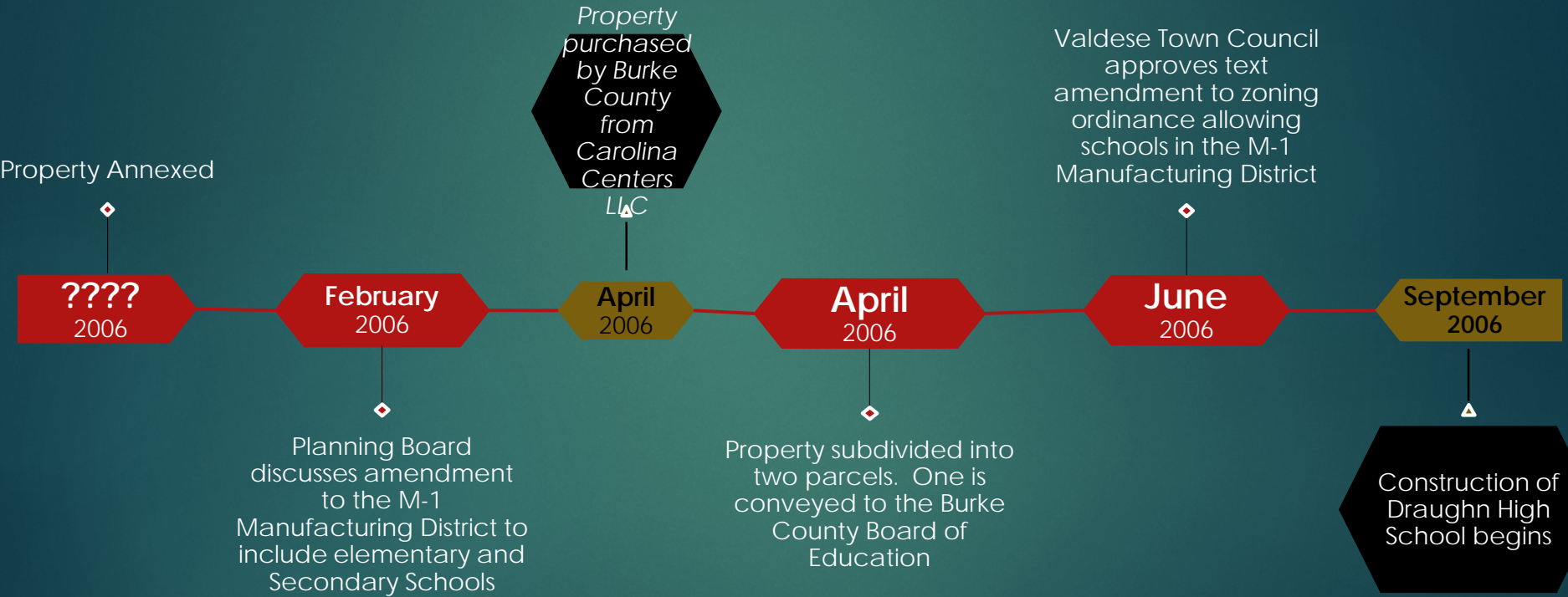
# Burke County Public Schools (BOE) and Burke County

## County and School Properties

- a. consists of 3 parcels totaling 97.97 acres
  - 1. Burke County 64.13 acres
  - 2. Burke County Public Schools 34.19 acres
- b. Draughn High School is built on the County parcel
- c. current zoning designations **M-1 Manufacturing**



# Burke County/BOE Property



# M-1 Manufacturing District

- ▶ District is intended to establish and preserve areas for *industrial and related uses* of such nature that they do not create serious problems of compatibility with other kinds of commercial uses which are most appropriately located as neighbors of industrial uses or which are necessary to service the immediate needs of people in these areas.



# Permitted Uses

- ▶ Public and Private elementary and secondary schools are permitted with a Special Use Permit in the following **ALL** districts
  - ▶ R-8 Residential
  - ▶ R-12A Residential
  - ▶ R-12 Residential
  - ▶ O-1 Office-Institutional
  - ▶ B-1 Manufacturing
  - ▶ B-2 General Business
  - ▶ *M-1 Manufacturing*

# Rezoning Options – School

- ▶ Option #1
  - ▶ Map amendment to rezone School and County properties to R-8 Residential.
  
- ▶ Option #2
  - ▶ Map amendment to rezone School and County properties to the zoning designation of park property
  
- ▶ Option #3
  - ▶ Map amendment to rezone School and County properties to any residential zoning district in the current zoning



# Planning Board Recommendations

- ▶ Rezone (Zoning Map Amendment) four Lakeside Park Parcels to R-12A Residential District, and
- ▶ Rezone (three parcels) owned by Burke County and Burke County Public Schools (BOE) to R-12A Residential District



Questions?



# Unified Development Ordinance

- ▶ Create a Unified Development Ordinance (single more usable document) that would bring together the zoning and subdivision standards
- ▶ Create opportunities to improve the readability and usability of the ordinances.
- ▶ integrate the various definitions from the two documents, harmonize potentially conflicting language and requirements, and
- ▶ move key standards into easy-to-read tables



# Cost/Funding

- ▶ Staff has requested \$45,967.00 to fund this project.
- ▶ Expended to Date \$13,000.00
- ▶ Completion end of Calendar year 2023

**ARTICLE E  
USE REQUIREMENTS BY DISTRICT**

**9-3051 Residential Districts (R-8)**

Intent: The district shall provide for town-scaled residential development within walking distance (generally one-fourth (1/4) mile) of services. Streets shall be interconnected and a range of lot sizes is encouraged. The Neighborhood Residential District is to permit the completion and conformity of residential subdivisions.

**9-3051.1 Permitted Uses**

- (a) Uses permitted by right:
  - (1) Boarding House
  - (2) Cemeteries
  - (3) Churches
  - (4) Essential services 1 and 2
  - (5) Family Care Homes
  - (6) Government buildings up to 5,000 square feet of gross floor area
  - (7) Manufactured Homes, Class A
  - (8) Modular Home
  - (9) Neighborhood and outdoor recreation
  - (10) Parks
  - (11) Single-family Homes
  - (12) Two-family Homes (duplexes)
- (b) Uses permitted with Special Requirements
  - (1) Accessory dwellings
  - (2) Bed and breakfast inns
  - (3) Temporary Health Care Structures
- (c) Uses permitted with a Special Use Permit:
  - (1) Bakeries, delicatessens and the like, provided the products prepared or processed on the premises shall only be sold at retail and only on the premises
  - (2) Barber and beauty shops
  - (3) Day Care Center
  - (4) Florist shops, but not commercial greenhouses

**TABLE 4.1-1: PERMITTED USES**

Use Category	Use	Zoning Districts								Overlay District	Use-Specific Standards
		RB	R12A	R12	O-1 <sup>1</sup>	DBC <sup>2</sup>	B-1 <sup>3</sup>	B-2 <sup>4</sup>	M-1		
Accessory Uses	Accessory uses and structures that are clearly related to and incidental to the permitted principal use or structure on the lot	P	P	P	P		P	P	P		
	Accessory uses permitted in underlying zoning district(s)									P	
	Day care home	P	P	P	P		P	P			4.3.6
	Drop boxes (on-premise only)						SUP				
	Parcel drop boxes					SUP					
	Home occupation	P	P	P	P		P	P			
	Non-structural industrial and commercial accessory uses, including loading areas, parking areas, and private airport landing strips									P	
	Offices that are accessory to any permitted use of this district								P		
	Open storage as an accessory use								P		
	Residential non-structural accessory uses									P	
Agricultural and Animal Uses	Agricultural uses, including general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, forestry, sod farming, and wild crop harvesting but not agricultural industry									P	
	Animal keeping					USS					4.3.2
	Bona fide farms but not agricultural industry					SUP					
	Farmers market						P	P			
	Kennels							USS	USS		4.3.9
	Produce stands and open-air markets, retail only	SUP									
Veterinary hospital or clinic				P			P	P			



- (3) Home occupations

**9-3052.2 Off-Street Parking and Loading Requirements**

Off-street parking and loading requirements shall be met for all uses as required by Article F of this Chapter.

**9-3052.3 Sign Requirements**

See Article H of this Chapter.

**9-3052.4 Dimensional Requirements**

- (a) Minimum Lot Width
  - (1) Single-family Home – 70 feet
  - (2) Multi-family Homes – 70 feet for three dwelling units plus 10 feet for each additional dwelling unit
  - (3) Non-residential buildings – 70 feet
- (b) Minimum Building Setback
  - (1) Minimum front building setback: 35 feet
  - (2) Minimum side building setback: 10 feet (15 feet for side adjoining a street ROW)
  - (3) Minimum rear building setback: 25 feet
- (c) Maximum Building Height
  - (1) Maximum building height for residential structures: 40 feet
  - (2) Maximum building height for non-residential structures: 50 feet
- (d) Minimum Lot Sizes and Maximum Lot Coverage

Development activities that do not require a Sedimentation/Erosion Control Plan under State law are subject only to Sections 1 and 3 below.

- (1) Lots deeded before October 1, 1993, to be developed for single-family detached dwellings:

**TABLE 3.6-1: DIMENSIONAL STANDARDS**

DIMENSIONAL REQUIREMENT			ZONING DISTRICT										
			R8	R12A	R12	O-1	DBC	B-1	B-2	M-1	FP		
Minimum Lot Width (feet)	Single-Family Home		50	70	70	0	0/ 35 <sup>5</sup>	0/ 35 <sup>5</sup>	0/ 35 <sup>5</sup>		0/ 35 <sup>5</sup>		
	Two-Family Home		60										
	Multi-Family Homes		70 <sup>2</sup>	70	70	0	0/ 35 <sup>5</sup>	0/ 35 <sup>5</sup>	0/ 35 <sup>5</sup>	0/ 35 <sup>5</sup>	0/ 35 <sup>5</sup>		
	Non-Residential Building		70	70									
Minimum Building Setback (feet)	Front		20	35	35	20	0 <sup>9</sup>	0	40	25/ 50 <sup>14</sup>	<sup>16</sup>		
	Side		10 <sup>2</sup>	10 <sup>2</sup>	10 <sup>2</sup>	10 <sup>9</sup>	0 <sup>10</sup> / 15 <sup>11</sup>	0 <sup>7</sup> / 15 <sup>8</sup>	10 <sup>10</sup> / 20 <sup>13</sup>	10 <sup>9</sup> / 50 <sup>14</sup>			
	Rear		25	25	25	15	0 <sup>10</sup> / 15 <sup>11</sup>	0 <sup>10</sup> / 15 <sup>11</sup>	10 <sup>10</sup> / 20 <sup>13</sup>	20/ 50 <sup>14</sup>			
Maximum Building Setback (feet)							5 <sup>12</sup>						
Maximum Building Height (square feet)	Residential Structures		40	40	40	50	50	50	50		<sup>16</sup>		
	Non-Residential Structures		50	50	50	50	50	50	50	50 <sup>13</sup>	<sup>16</sup>		
Minimum Lot Size (square feet)	Single-Family Detached Dwellings	Lots Deeded Before 10/1/93	Water <u>or</u> Sewer		20,000	20,000	20,000	0	0	0	0		
		Water <u>and</u> Sewer		8,000	12,000	12,000	0	0	0	0	0		
		Lots Deeded On or After 10/1/93 (where S&E Control Plan required under State law)	Option 1	No Water <u>and</u> No Sewer	40,000	40,000	40,000	0	0	0	0	0	<sup>16</sup>
				Either Water <u>or</u> Sewer	20,000	20,000	20,000	0	0	0	0	0	
			Water <u>and</u> Sewer	8,000	12,000	12,000	0	0	0	0	0		
		Option 2	No Water <u>and</u> No Sewer	40,000	40,000	40,000							
Either Water <u>or</u> Sewer	21,780		21,780	21,780									
Water <u>and</u> Sewer	14,520 or 21,780 <sup>3</sup>		14,520 or 21,780 <sup>3</sup>	14,520 or 21,780 <sup>3</sup>									



Questions?





# Planning Department 2023-2024 Budget Request



# No New Funding Request



# The Valdese vision: a land use plan for the Future

- ▶ Land-Use Plan adopted by Valdese Town Council, January 2014
- ▶ However, general guidance from the UNC School of Government suggests that the best planning practice is to update a community plan at least every five years in fast-growing communities and every ten years or so in slower-growth or no-growth communities.
- ▶ Town of Valdese grew by about 199 according to the 2020 Census, or about 4 percent, which might be considered moderate.

# Cost/Funding

- ▶ Land Use Action Plans average approximately \$80K to \$90K
- ▶ Planning Department requests that the project will be placed in General Fund CIP for implementation FY 2024-2025 Budget Year.



# Valdese Planning Department

QUESTIONS OR COMMENTS



# 2023-2024

## Fire Department

## Operational Budget

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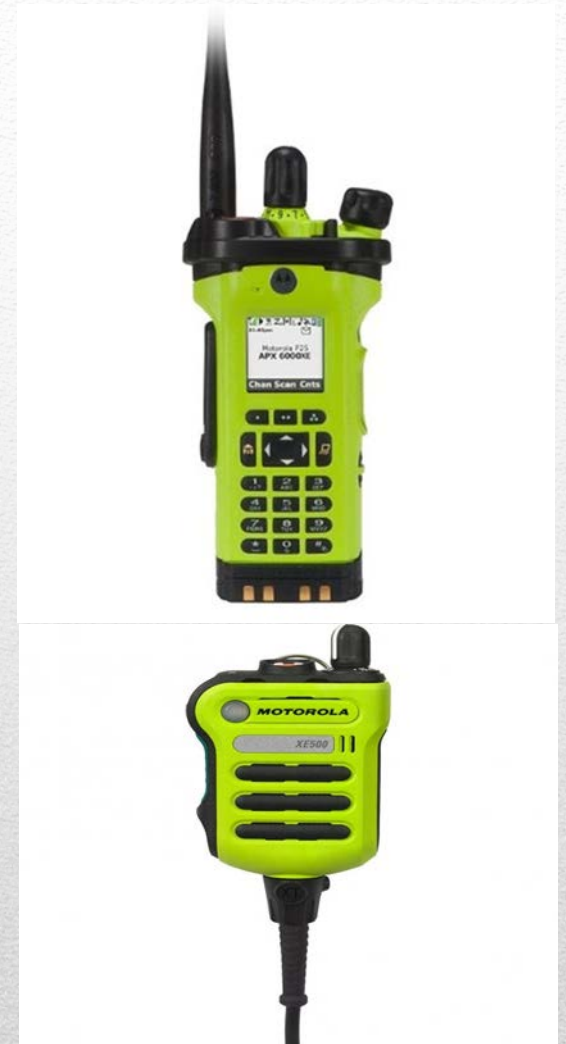


# 2022-2023 Accomplishments

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- **\$175,000**
- **Critical part of personal protective equipment**
- **BCFFA grant award**
- **Meets new VIPER system requirements**



## VIPER PORTABLE RADIOS

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Mingle with  
**Kris Kringle**  
Presented by Valdese Fire Department





# Junior Firefighter Program

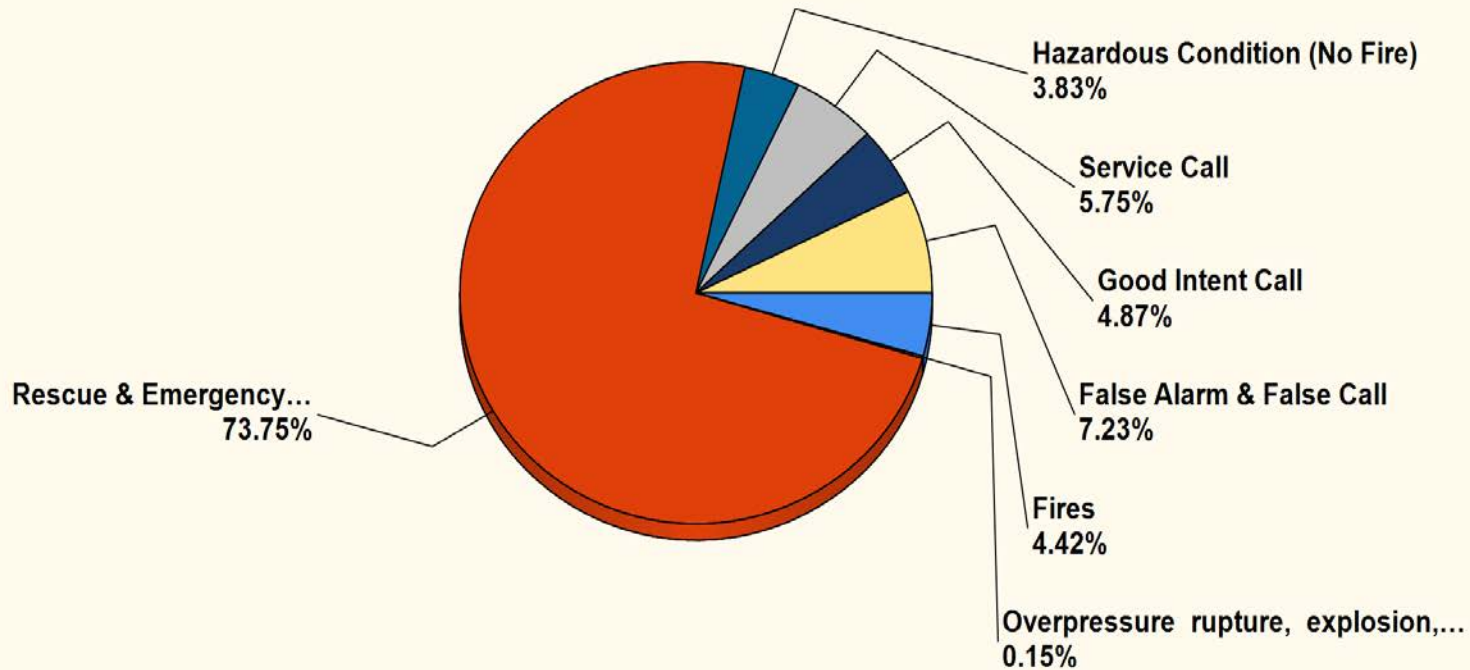
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- Total training hours: **1,804**
- Fire Inspections: **287**    Violations: **1,046**
- Maintenance of all fire hydrants in the service district
- Total Fire Department Responses: **678 (25% increase since 2015)**
  - **Fire – 200**
  - **Medical – 478**
- Implemented of policies and guidelines to help prevent cancer
  - ▶ Increased risk of numerous types of cancer in firefighters
  - ▶ NC Firefighter Cancer Benefit Pilot Program
  - ▶ Purchased additional PPE and supplies

## Miscellaneous Accomplishments

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- **14 requests to check smoke alarms**
- **27 smoke alarms checked.**
  - **15 non-functional (56%)**
- **25 new smoke alarms installed**
- **3 batteries replaced**

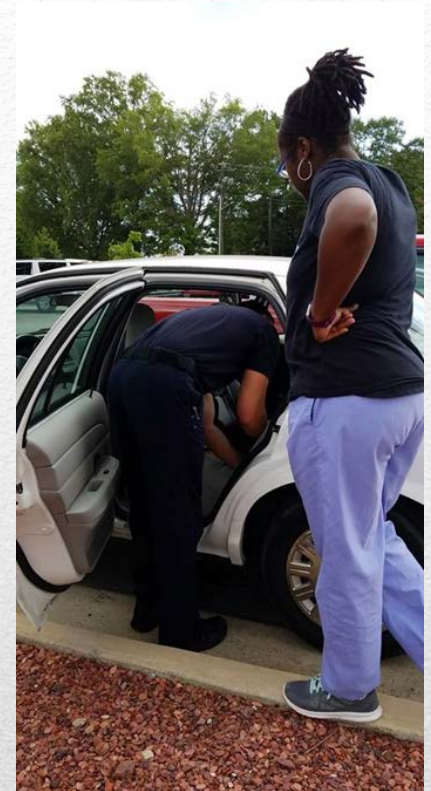


# Smoke Alarm Program

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- **Registered Permanent Checking Station**
- **50 child restraints checked at VFD in 2022**
- **Part of Safe Kids Burke County Coalition**
- **Assisted with 2 seat check events, 1 medicine drop event, and 1 bike rodeo**
- **108 total hours**



# Safe Kids Program

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# 2023-2024 Objectives

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- Part-time pay
- Fit for duty evaluations
- Call back pay
- Fuel
- Engine 3 tires
- Firefighter turnout gear
- BCFA meal
- Safety Training

## OPERATIONAL BUDGET INCREASES

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# CAPITAL OUTLAY REQUEST

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## Fiscal Year 2024-2025

- Replace Medic 1 – 2005 Ford F350 pick-up truck

## Fiscal Year 2025-2026

- Fire Chief Vehicle

## Fiscal Year 2026-2027

- Replace 2 Thermal Imaging Cameras
- Refurbish 1932 Mack fire engine

**All items delayed one year at request of Town Manager and Finance Director**

# FUTURE CIP

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- Exploring the possibility of offering community CPR and First Aid classes
- Build a new public safety building

# MISCELLANEOUS OBJECTIVES

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## **EXISTING PROGRAMS**

Assisting with DHS Fire Academy Program

Junior Firefighter Program

Maintenance of fire hydrants

Safe Kids Program

Smoke Alarm Program

Emergency Management/Hazard Mitigation

Burke Co. Homeland Security Task Force

Town of Valdese Workplace Safety Program

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# Departments in Public Works

- Administration
- Maintenance of Buildings and Grounds
- Sanitation
- Streets
- Powell Bill




# What Drives Public Works

- ▶ Preventative maintenance
- ▶ Short-term or long-term planning
- ▶ Budget
- ▶ Personnel
- ▶ Utilize a work order system to track everything
- ▶ Complaint or request driven
  - ▶ Citizen
  - ▶ Internal customer

# Completed Work Order

**Town of Valdese Work Order** COPY



**WO# : 43524**  
**Description: service 22349**

**Action Code: 168 - Vehicle Maintenance**  
**Maintenance Vehicle Maintenance**

Request Taken By: APVJ Hardin  
 Requested By: publicworks  
 Assigned To: Scotty Elmore  
 Department: 425 PUBLIC WORKS  
 Priority: 3 **Public Works**

Date Received: 11/23/2021 8:27:06 AM  
 Phone#: \_\_\_\_\_  
 Date Scheduled: 11/23/2021

Additional Information:

---

**Assignment**

Asset: 510-115  
 Location: 2020 Dodge Durango AWD - Vin 1C4SDJFT2LC166463

---

**Completion Information**

Employee Name: \_\_\_\_\_  
 Date Started: 11-23-21 *gju*  
 Date Completed: 11-23-21  
 Time Required: 1 hr  
 Requestor Notified? \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_  
 More Action Required? \_\_\_\_\_

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Completed By: \_\_\_\_\_ Date: \_\_\_\_\_

Filter:  
 pkey = 143546

1 - 7060 O/FILTER  
 7913- 5W20 KENDALL  
 ROTATE & GAGE TIRES  
 CHM ALL FLUIDS



# Administration

- ▶ Central hub for all public services, including utilities
- ▶ Initial public contact for: Trash, Streets, Utilities and all manner of questions.
- ▶ Gas and diesel depot for all town equipment/vehicles
- ▶ Includes garage
- ▶ Preventative maintenance on town equipment/vehicles
- ▶ Minor repairs for town equipment

# Scheduled Service





# Garage Door Replacement



These are the original doors; very few parts are available.


# Maintenance of Buildings & Grounds

- Town landscaping (mostly Main Street)
- Cemetery
- Right of way (ROW) mowing where there are sidewalks
- Minor facility maintenance
- Downtown Parks
  - Centennial Fountain
  - Village Park
  - Three Graces



# Sanitation

- ▶ Main street trash cans
- ▶ Back door service
- ▶ Extra trash pickup
  - Why did we start doing this?
- ▶ Replacement of garbage truck in 2023



2000 Model scheduled to be replaced this year with a used truck.





The packer and flooring are coming apart beyond repair.

# Flat Bed and Roll-Off Dumpster User Fee

Staff recommends a user fee of \$75.00 for this service to help cover fuel/maintenance and land field fees. At this time we do not have a fee in place.

This fee is in the range of our neighboring cities use of this service.



# Republic Services

- Trash
  - 1330.93 tons for 2022
  - Average 110.10 tons per month compared to 113.90 tons/month 2021
- Recycle
  - 249.21 tons for 2022
  - Average 20.76 tons per month compare to 23.65 tons/month 2021
- Republic is increasing 5% in FY 2023-2024

# Trash Issues

This is considered an overflowing trash can by Republic Services. Republic will typically not empty cans like this and it is left for Public Works to pick it up after a resident calls to complain.





(b) *Construction debris:*

(1) The town will not collect construction debris resulting from work performed by a contractor. The contractor and the property owner shall be responsible for promptly disposing of all such construction debris.

(2) Construction debris resulting from work performed by the property owner, individually, (not through a contractor) will be collected by the town provided that the property owner pays the town in advance a fee as determined by the Public Works Director to cover the cost of the collection and disposal of the construction debris.

Staff is recommending a \$50 fee to use the truck for construction debris.

(c) *Furniture and white goods:* The town will collect only furniture and white goods (appliances) that result from the residential use of the property at which they are to be collected. Such furniture and white goods will be collected at curbside at such times and subject to such other requirements as established by the Public Works Director.

# Rough Trash/Extra Trash

- Extra trash picked up in 2021 equaled 387.6 tons
- Resulted in 32.3 tons per month
- Extra trash picked up in 2022 equaled 282.8 tons
- Resulted in 23.56 tons per month
- This does not include town cans.





## Extra Trash Pickup

According to the town's solid waste ordinance:

(h) Clean cardboard that is broken down and stacked beside a mobile container will be collected by the town at the time it collects the waste in the mobile containers. With the exception of such cardboard, the town will not collect solid waste not located inside the mobile containers.



# Rough Trash





# Streets

- ▶ Street signage
- ▶ Patching and pothole repair
- ▶ Gravel road maintenance
- ▶ Brush pickup performed year-round compared to other towns 3 months out of the year
- ▶ Leaf pickup performed year-round compared to other towns 3 months out of the year
- ▶ Storm Water

# Brush Truck Loads

2021 340 Loads picked up

2022 308 Loads picked up



## Right of Way Maintenance

Example of regrading road shoulder to help with water run off.





# Street Right of Way Clearing





# Right of Way Maintenance

Clearing a storm drain





# Storm Water

- ▶ Western Piedmont Council of Governments (WPCOG)
- ▶ 2 year contract, renew July 1, 2023
- ▶ Annual report















# Powell Bill

- ▶ Funded by the state
- ▶ No control of the amount funded
- ▶ Can only be used for town roads or sidewalks and their maintenance
- ▶ This is the money we use to pave our roads





# Powell Map Legend

		TOWN LIMITS
		SATELLITE INSIDE TOWN LIMITS
		NOT INCORPORATED WITHIN THE TOWN OF VALDESE
		STATE MAINTAINED ROADWAYS
		PRIVATE ROADWAYS
		34.05 MILES (PAVED ROADWAYS)
		1.59 MILES (GRAVEL ROADWAYS)
		0.06 MILES (UNIMPROVED ROADWAYS)
		1.15 MILES (PUBLIC NON-CONFORMING)
		<hr/> 36.85 MILES (TOTAL)
		LESS NON-CONFORMING MILEAGE (1.15)
		<hr/> <hr/> TOTAL POWELL BILL MILEAGE 35.70

## Sidewalk Condition

Side walk needs to extended to street

ADA compliance is an issue throughout town

All sidewalks have since been edged





## Sidewalk Condition

Needs to be replaced

Council input?





# QUESTIONS

