

**TOWN OF VALDESE
TOWN COUNCIL PRE- AGENDA MEETING
APRIL 29, 2024**

The Town of Valdese Town Council met on Monday, April 29, 2024, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The Council meeting was live-streamed on YouTube @townofvaldese. The following were present: Mayor Charles Watts, Mayor Pro Tem Gary Ogle, Councilwoman Rexanna Lowman, Councilman Glenn Harvey, and Councilman Paul Mears. Also present were: Interim Town Manager Bryan Steen, Town Attorney Tim Swanson, Town Clerk Jessica Lail, and various Department Heads.

Absent: Councilwoman Heather Ward

A quorum was present.

Mayor Watts called the meeting to order at 6:00 p.m. He offered the invocation and led in the Pledge of Allegiance to the Flag.

NEW BUSINESS

CONSIDERATION OF RESOLUTION AUTHORIZING ACTION TO CORRECT LEGAL DESCRIPTION ERROR Parks & Recreation Director David Andersen shared that in the process of going through site control information for the grant application, legal Counsel found a discrepancy noted in the description for the boundary, and this resolution would correct that.

**A RESOLUTION AUTHORIZING ACTION TO CORRECT
LEGAL DESCRIPTION ERROR**

WHEREAS, the Town of Valdese is applying for an Accessible Parks Grant (the "Grant");

WHEREAS, the Town has ordered a survey of Town owned property located at 312 Massel Ave SE, Valdese, North Carolina, PIN: 2743045213, to correct a legal description error that was discovered during a title search performed in connection with the Grant; and

WHEREAS, Town Council for the Town of Valdese desires to authorize the Mayor of the Town of Valdese to execute all documents on behalf of the Town necessary to correct the legal description error including, but not limited to, a deed.

NOW, THEREFORE, BE IT RESOLVED that the Mayor is fully authorized to execute all documents on behalf of the Town necessary to correct the legal description error including, but not limited to, a deed.

THIS RESOLUTION IS ADOPTED this _____ day of _____, 2024.

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

/s/ Charles Watts, Mayor

ATTEST:
/s/ Town Clerk

Councilwoman Lowman made a motion to approve the Resolution authorizing action to correct legal description error, seconded by Councilman Mears. The vote was unanimous.

REVIEW AND DISCUSSION OF MAY 6, 2024 PRELIMINARY AGENDA:

BURKE DEVELOPMENT, INC. UPDATE Mayor Watts shared that Alan Wood would be at the May 6, 2024, meeting to give Council an update.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON MAY, 2024, AT 6:00 P.M.

April 29, 2024, MB#32

VALDESE LAKESIDE PARK PAVILION PRESENTATION Beth Heile, President of Friends of the Valdese Rec., gave Council an update on the Valdese Lakeside Park pavilion project. Ms. Heile presented the following presentation:



Pavilion

Valdese Lakeside Park

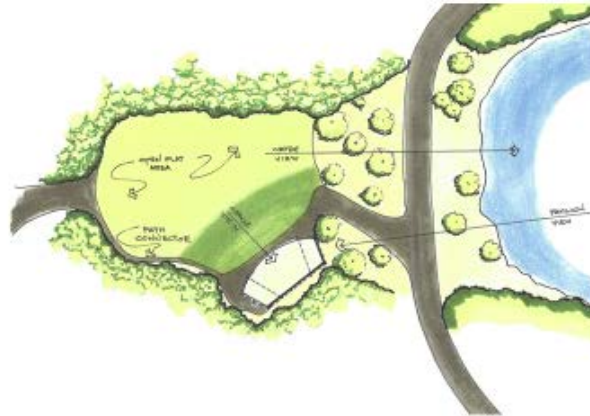


Beth Heile

President, Friends of the Valdese Rec

Location

Existing Open
Green
0.2-mile down
greenway



Pavilion Structure & Seating

A gathering space for the community

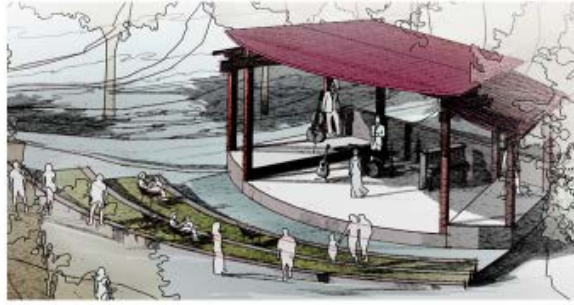
Classes, meals, awards, exercise, meet ups, entertainment (movie, music, drama) and shelter (rain/sun)

Flexible design - tables up or down

Heart of the park will unify visitors seeking comfort in the natural forested environment with a lake view

An established space will encourage more programming at the park

Outdoor seating - bringing chairs optional



Cost
\$300,000

David Harmon Architecture
Table Rock Custom Builders

Design, engineering, grading, construction, rock work, power, inground seating, 12 picnic tables



Maintenance

- Cut grass - Already happening
- 3-4 Years - Clear coat on timber - \$600
- Roof - Leaf blow spring and fall



Donors

Glass Foundation - \$80,000
 Jim and Linda Rostan - \$50,000
 Cannon Foundation - \$40,000
 Dianne Searcy - \$10,000
 Community Foundation of Burke - \$10,000
 Mull Foundation - \$4000
 Family of Glenn & Patricia Zimmerman - \$3000
 Christa and Tommy Miller - \$3000
 Huffman-Cornwell Foundation - \$2,672
 Marc and Marie Mitchell - \$2000
 Chip and Tammy Black - \$2000
 Spence and Jayne Borden - \$1080

\$1000 Level

Mears Insurance Group
 Julie Zimmerman & Derrick Killian
 Roy & Phyllis Sweezy
 College Pines
 Debbie Montanez & Sam Fitzwater
 Mark and Lisa Singleton
 Lloyd and Helen Wallace
 Mo & Cheryl McCarthy
 In honor of all Valdese Lakeside Park Volunt
 (by Johnny & Jane Poteat)
 And Kevin Farris
 James Sweezy
 Mark Buff
 Mr. & Mrs. Shelia
 Amy Brooks, DDS, MD, PHD
 In Honor of Thompson Family and Heather Smit
 by Denise and Fred Smith
 In Honor of Debbie Thompson and David Cobb I
 by Denise and Fred Smith
 In Memory of Sally Gaillard by "Sisters" Den
 Corning Foundation
 Pilot Club of Valdese
 Beth, Eric and Zakk Heile
 Alan and Lu Griffin
 Farris Insurance

Donors

Karen & Carlton Caruso - \$500
 Marti Sundell - \$500
 In Honor of Mark Rostan - by Paul Wardzinski
 In Honor of Karen Clark-Caruso's retirement
 In Memory of Allen Lowman
 Meredith Bleynat - \$350
 Sue Skolochenko - \$300
 Wes Presnell - \$300
 Zimmerman Realty - \$250
 Barry & Melinda Zimmerman - \$250
 Ruth Gage - \$250
 In Memory of Billie & T.J. Curtis - \$250
 David Andersen - \$250
 Sheri and Michael Watts - \$250
 Deborah Lancaster - \$250
 Leland Rhame - \$200
 Elaine B. Farge - \$200
 Frances Hildebran - \$200
 Debbie Thompson - \$150
 Debbie Jones - \$150
 Hugh and Ann Blackwell - \$150
 In honor of the Johnny Poteat Family
 In honor of James Sweezy
 Elsie Whisenant - \$100
 Joy Harding & Debbie Tozzo - \$100
 Annette Skidmore - \$100
 Jane & Buck Jones - \$100
 Mr. & Mrs. Steve Berry - \$100
 Carl & Judy Abernathy - \$100
 Xcell Swimming - \$100
 Rexanna Lowman - \$100
 Jonas and Laura Johnson - \$100
 Richard and Phyllis Byers - \$100
 Debbie Bradley - \$100
 Randy Digh - \$100
 Amy Voss - \$100
 Karen and Brady Linkous - \$100
 John Waters - \$75
 Lisa Miller - \$54
 Brian Barrier - \$50
 Debbie Shuman - \$50
 Helena Jolanta - \$50
 In Memory of John Saul - \$50
 Kathleen Mowery - \$30
 Nancy Wood - \$25
 Seth Eckard - \$25
 Sherry Young - \$25
 Gail Zorn - \$25
 Steve & Debbie Biele - \$20

Status

Civil Engineering Documents - complete
 Construction Documents - complete
 H Frame installed - Transformer Ordered
 Timber Package - Ordered
 Structural Engineering - In progress
 Contractor is lining up Grading
 Major work starts at the park May 20
 Completed August-September



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RESULT: ITEM WAS REMOVED FROM THE MAY 6, 2024, AT 6:00 P.M.

CONSIDERATION OF APPROVAL OF CAPITAL PROJECT ORDINANCE AMENDMENT FOR LAKESIDE PARK PAVILION Assistant Town Manager/CFO Bo Weichel shared that this Capital Project Ordinance Amendment will transfer private donations from the McGalliard Bridge project to the Lakeside Park project to use the for park pavilion.

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

EFFICIENCY TASK FORCE RECOMMENDATIONS Councilman Ogle said this would go on the May 6, 2024, agenda.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

APPOINTMENT TO THE DRUG & HOMELESS TASK FORCE Councilman Harvey understands that this is a Resolution to add more members to the Drug & Homeless Task Force.

i. **VALDESE POLICE CHIEF MARC SHARPE**

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

ii. **DRUG & HOMELESS TASK FORCE REPORT** Chief Sharpe will report at the May 6, 2024, meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

FACILITIES REVIEW COMMITTEE REPORT Councilman Harvey shared that the next Facilities Review Committee meeting is tomorrow and they will finalize a presentation for the May 6, 2024, meeting. Councilman Harvey said the presentation would also address the next three business items below.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

CONSIDERATION OF APPROVAL OF CONTRACT FOR ARCHITECTURAL FIRM FOR PUBLIC SAFETY BUILDING

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

CONSIDERATION OF MAKING OFFER TO ACQUIRE 200 MASSEL AVE

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

CONSIDERATION OF LISTING AGREEMENT FOR 800 PINEBURR AVE SE

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

AWARD OF BID FOR CLINE PUMP STATION UPGRADES Water Resources Director Greg Padgett shared that we received three responsible bids and recommended Carolina Grading and Utilities for the improvements at Cline Pump Station. Mr. Padgett hopes that these improvements will address all the needs. Mr. Padgett noted that this project went before DEQ in 2020 and finally got through the process. Mr. Padgett said the bid amount was for \$1,157,710.00 and we are asking the Town to set aside \$57,886 for contingency. Mr. Padgett said that the funds come from DEQ, which is a State revolving fund.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

CONSIDERATION OF APPROVAL OF CONTRACT FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR PERMANENT POOL STRUCTURE Parks & Recreation Director David Andersen met with several Architectural engineering firms and is in the process of negotiating with one of the firms and should have a contract by May 6, 2024.

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RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

CONSIDERATION OF OLD ROCK SCHOOL RENOVATIONS PHASE 2 Community Affairs Director Morrissa Angi shared that we have been awarded more money through the Rural Downtown Economic Development grant program, so various resolutions and contracts will be up for approval at the next Council meeting.

- i. **APPROVAL OF RESOLUTION RURAL DOWNTOWN ECONOMIC DEVELOPMENT (RDED) GRANT PROGRAM** – Outline of the intent of the grant application and funds that we will receive.
- ii. **RESOLUTION EXEMPTING SURVEY SERVICES FOR 400 MAIN ST. W** – Needed since the architectural fees are less than \$50,000.00.
- iii. **PROPOSAL FOR PROFESSIONAL SERVICES FOR RDED GRANT** – Phase 2 proposal from current architect Greenberg Farrow.
- iv. **CONSTRUCTION CONTRACT FOR THE SCOPE OUTLINED IN THE RDED GRANT** – Phase 2 proposal from current contractor Houck Construction.
- v. **CAPITAL PROJECT ORDINANCE AMENDMENT** – Outlines the use of grant funds.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

Councilwoman Lowman asked for an update on the fundraising efforts. Ms. Angi said that as of today, we are at \$75,185.00, which has been brought in from the community for the auditorium seating.

Town Attorney Tim Swanson said that we needed to add to the agenda the AIA Town Architect contract approval.

PUBLIC HEARING: REZONING MAP AMENDMENT 1-2-24 - B-1 CENTRAL BUSINESS DISTRICT TO B-2 GENERAL BUSINESS DISTRICT Planning Director Larry Johnson shared that we would have a public hearing at the May 6, 2024, to look at re-zoning 24 parcels that are currently located in the central business district to a general business zoning designation. Mr. Johnson will give more details during the public hearing.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

PUBLIC HEARING: ZONING ORDINANCE TEXT AMENDMENT 1-2-24 - ARTICLE E – B-2 GENERAL BUSINESS DISTRICT AND M-1 MANUFACTURING DISTRICT Planning Director Larry Johnson shared that this public hearing will involve amending zoning language specifically in the B-2 general district. Mr. Johnson said it would also involve some of the permitted uses in downtown. Mr. Johnson will give more details during the public hearing.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

CONSIDERATION OF APPROVING RESOLUTION EXEMPTING ENGINEERING SERVICES FOR 102 TORRE PELLICE ST. SE CULVERT Assistant Town Manager/CFO Bo Weichel identified the location of the culvert needs of investigation near Children’s Park. Mr. Weichel shared that this culvert is an access point for the private property at 102 Torre Pellice. Mr. Weichel noted that the Town has to maintain the culvert and the structural engineer report is needed to see how much weight the culvert can handle. Mr. Weichel said that instead of going out for an RFQ process, because this would be under \$50,000.00, this resolution exemption will allow us to get the engineering work done directly. Mr. Weichel believes it will cost around \$6,000.00.

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

CONSIDERATION OF APPROVING RESOLUTION OF SALE OF TOWN-OWNED PROPERTY – 118 FAT AVE. Planning Director Larry Johnson shared that we have gone through the upset bid process, and as a result of that, the highest bid came in at \$14,000.00 from Tim Norman. Mr. Johnson said that staff requests that Council accept the bid.

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RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

Council members discussed designating the funds from property sales to the Public Safety Building. Mr. Weichel said we could put the funds directly into the project fund. Councilman Harvey would like to see all the property sales go into the Public Safety building fund.

CONSIDERATION OF APPROVING RESOLUTION OF SALE OF TOWN-OWNED PROPERTY – 104 ROLLER ST. SW Assistant Town Manager/CFO Bo Weichel shared that this property went through the upset bid process and there was no upset bids, so it would sell at the original bid of \$35,000.00.

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

CONSIDERATION OF APPROVING RESOLUTION AUTHORIZING UPSET BID PROCESS FOR THE SALE OF TOWN-OWNED PROPERTY – 308 STUART AVE SE Assistant Town Manager/CFO Bo Weichel said that this was another offer the Town received for a 1 acre parcel at 308 Stuart Ave SE in the amount of \$10,000.00.

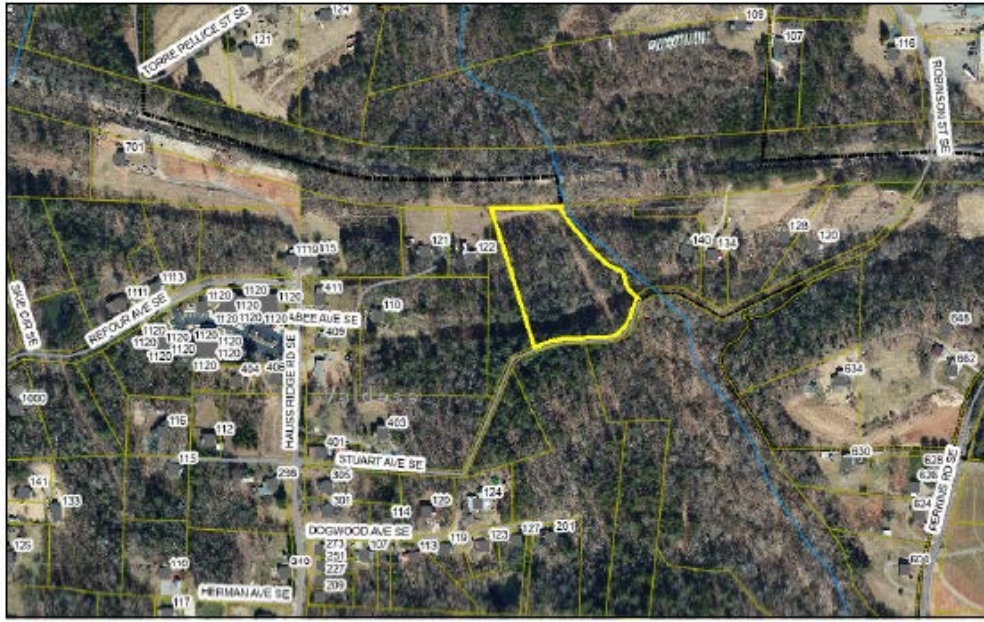
308 Stuart Ave SE



RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

CONSIDERATION OF APPROVING RESOLUTION AUTHORIZING UPSET BID PROCESS FOR THE SALE OF TOWN-OWNED PROPERTY – 317 STUART AVE SE Assistant Town Manager/CFO Bo Weichel said that this was another offer the Town received for a 3.28-acre parcel at 317 Stuart Ave SE in the amount of \$20,000.00.

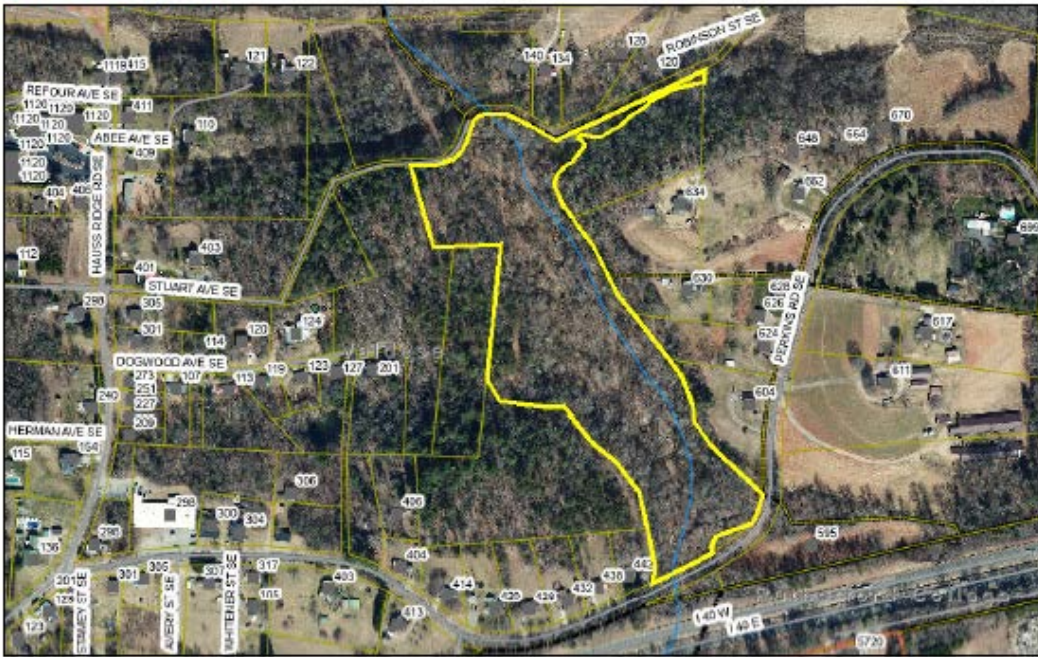
317 Stuart Ave SE



RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

CONSIDERATION OF APPROVING RESOLUTION AUTHORIZING UPSET BID PROCESS FOR THE SALE OF TOWN-OWNED PROPERTY – 460 PERKINS RD SE Assistant Town Manager/CFO Bo Weichel said that this was another offer the Town received for a 13.44 acre parcel at 460 Perkins Rd SE in the amount of \$40,000.00.

460 Perkins Rd SE



RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

CONSIDERATION OF APPROVING RESOLUTION TO PARTICIPATE IN NC COOPERATIVE LIQUID ASSETS SECURITIES SYSTEM Assistant Town Manager/CFO Bo Weichel shared that in North Carolina, there is only a certain amount of investments that local governments can make based on the statutes. Mr.

Weichel said that this is one that is authorized in the NCGS 159-30, and Mr. Weichel feels that we could get a higher rate on our investment using this investment tool. Mr. Weichel noted that it does not cost us anything; by approving the resolution, it allows us to join their cooperative.

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

CONSIDERATION OF RENEWING LEASE AGREEMENT WITH FoothILLS BROADBAND Zach Chiz, COO of Foothills Broadband, said that he was looking for approval on the lease agreement on the property that Foothills currently leases from the Town where all their fiber generates. Mr. Chiz would like a long-term agreement, and he hopes that shows his longevity plans for being in Valdese for a long time. Mr. Chiz said that this would help with the Council's strategic goals in economic development. Mr. Chiz noted that Foothills Broadband gives you another provider in the area to choose from and the speed is tailored for every group of people living in the Town. Mr. Chiz went over the following options:

Foothills Pricing Plans for Homes and Businesses

*Terms and Conditions Apply

Home \$65 10Gbps	Home + \$95 10Gbps	Home Pro \$115 20Gbps	Business \$95 500Mbps	Business + \$145 1Gbps	Business Pro Custom Quote 2Gbps
Home Perfect for customers with basic service needs • Basic web browsing • Fewer than 10 devices • Occasional streaming	Home + Perfect for working remotely or for school • 10x to 50x faster than cable • Up to 200 devices • Experience HD video & audio like never before.	Home Pro Perfect for gamers and home businesses • Supercharge your internet! • Heavy streaming, gaming, and browsing • Multiple users during peak hours	Business Perfect for small businesses! • Cut the cord for cable! • Most affordable fiber internet option • Support your customers like never before	Business + Supercharge your business! • Built for large file transfers • Ideal for frequent backups	Business Pro Let us provide the perfect internet package. • Full customizable package • Upgrade your credit card processing

- Better Pricing/Services than Spectrum and Brightspeed (The local Monopoly's)
- Foothills Cares Program: Financial relief to low income families
- Town of Valdese Focus Area's
 - Fiber Internet helps bring businesses back
 - Fiber Internet appeals to younger generation to move to Valdese



Valdese Town Council Focus Areas 2024-2025

From the identified priorities, four focus areas were created as actionable items for the town.

- Employee Retention & Recruitment**
Recruitment and retention of a town manager and qualified employees
- Economic Development**
Business recruitment, retention, and expansion
- Public Infrastructure**
Public buildings, streets, and utility upgrades
- Old Rock School**
Expand and upgrade Old Rock School

Councilman Harvey commented that the present lease is a one-year lease, \$500.00 a month, and continues month to month at the same rate; the ten-year lease would start at \$500.00 a month and then has a 3% increase each year. Councilman Harvey noted that the Facilities Review Committee is dealing with properties in that area in planning for the future of the Public Safety Building. Mr. Chiz said the long-term lease agreement allows us the feeling of not having a risk of having to move it. Mr. Chiz is implementing an Affordable Care Program from the government to help low-income residents. Councilwoman Lowman stated that she is for moving this forward and believes this is a huge investment in Town. Councilman Mears agrees 100%. Councilman Harvey does not want to move this item to the Consent Agenda. Mayor Watts feels this aligns with the Strategic Plan, and we must move forward. Jodi Chiz, CEO of Foothills Broadband, identified other things on the parcel and noted that the internet originates in the building, and if it has to be moved, the services would have to be cut off. Ms. Chiz said that if we do not have a guarantee that we can continue to provide the service, then we are not making good on our promises to the Town people. Councilman Mears asked Mr. Chiz to address the repairs of the streets. Mr. Chiz said that he is working with Allen Hudson, and they have a plan to locate every point that the crews have touched with a GPS locator and make sure that Mr. Hudson and DOT are good with the re-paving. Mr. Chiz said that everything would be completed in 30 – 60 days.

Councilman Mears made a motion to move this item to the Consent Agenda, seconded by Councilwoman Lowman. Councilman Mears – Yes, Councilman Ogle – Yes, Councilwoman Lowman – Yes, Councilman Harvey – No. Motion carried.

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

CONSIDERATION OF CAPITAL PROJECT ORDINANCE – HOYLE CREEK RESTORATION Assistant Town Manager/CFO Bo Weichel reminded the Council that we had a presentation on this project a month ago, and we received 2.2 million in grant monies to restore the stream and side path. Mr. Weichel said that this ordinance establishes the project fund.

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

CONSIDERATION OF BUDGET AMENDMENT Assistant Town Manager/CFO Bo Weichel shared a Budget Amendment to transfer \$30,000.00 from the General Fund Balance to cover the salary for Town Attorney fees.

Attorney fees included in the budget are based on historical need of services billed on an hourly basis. The last few months have had triple the amount of use and associated fees. This results in shortage of funds to pay the Attorney for the final three months of this fiscal year.

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON MAY 6, 2024, AT 6:00 P.M.

INTERIM MANAGER’S REPORT:

Granville Morrow Fun Fish Day is scheduled for Saturday, May 11, 2024, 9:00 a.m. – 1:00 p.m. at McGalliard Falls. Register online at valdese.recdesk.com. Rain Date: May 18, 2024

Family Friday Nights Kickoff Celebration is scheduled for Friday, May 17, 2024, 7:00 p.m. – 10:00 p.m., with Too Much Sylvia, at the Temple Field. Concerts will continue every Friday until August 30, 2024.

Town Offices Closed on Monday, May 27, 2024, in Observance of Memorial Day

Next Agenda Review Council meeting is scheduled for Wednesday, May 29, 2024, 6:00 p.m., Council Chambers, Valdese Town Hall.

Mr. Steen recommended to either reschedule the next Council meeting to May 28, 2024 to add revisions to the FY 24-25 proposed budget discussion or add a special meeting on May 21, 2024, at 3:00 pm to discuss the budget revisions.

Councilwoman Lowman asked if we could move the June 24, 2024, meeting to June 17, 2024.

Mr. Weichel was asked to make a separate report to assess our progress in FY 23-24 year-to-date.

Next Regular Council meeting scheduled for Monday, June 3, 2024, 6:00 p.m.

Councilwoman Lowman made a motion to change the Pre-agenda Council meeting date to May 28, 2024, and the second June meeting to June 17, 2024, seconded by Councilman Mears. The vote was unanimous.

ADJOURNMENT: At 7:18 p.m., there being no further business to come before Council, Councilwoman Lowman made a motion to adjourn, seconded by Councilman Ogle. The vote was unanimous.

Town Clerk

Mayor

jl