

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

The Town of Valdese Town Council met on Monday, July 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, 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 and Councilman Glenn Harvey

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

REVIEW AND DISCUSSION OF AUGUST 5, 2024 PRELIMINARY AGENDA:

Mayor Watts noted that if anyone has any questions about the Consent Agenda, they should contact us before the following Monday.

NEW BUSINESS:

WEAVERS MILL HOUSING PROJECT Mayor Watts noted that the presentation would be made at the August 5, 2024, meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

2023 NORTH CAROLINA DEPARTMENT OF LABOR SAFETY AWARDS Mayor Watts noted that the presentation would be made at the August 5, 2024, meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

PUBLIC HEARING: REZONING MAP AMENDMENT 2-6-24 - B-1 CENTRAL BUSINESS DISTRICT TO B-2 GENERAL BUSINESS DISTRICT Planning Director Larry Johnson shared that this is the second of four Public Hearings that will be presented to Council this year. Mr. Johnson said this replicates the previous public hearing on Main Street West, but it will only be held on Main Street East. Mr. Johnson noted that 19 parcels would be considered for re-zoning.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

CONSIDERATION OF ACCEPTANCE OF PERMANENT UTILITY AND ACCESS EASEMENT B/T TOV & BCPS FOR VALDESE BLUFF'S PROJECT Planning Director Larry Johnson shared that there are five Easements on this agenda related to providing water and sewer to a site east of the high school for a potential housing project. Mr. Johnson said the Town received funding a few years ago, and this is just moving forward with the infrastructure. Mr. Johnson recommended placing the Easements on the Consent Agenda.

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

CONSIDERATION OF ACCEPTANCE OF TEMPORARY ACCESS EASEMENT B/T TOV & BCPS FOR VALDESE BLUFF'S PROJECT

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

JULY 29, 2024, MB#32

CONSIDERATION OF ACCEPTANCE OF PERMANENT ACCESS AND UTILITY EASEMENT & TEMPORARY ACCESS EASEMENT B/T TOV & BC FOR VALDESE BLUFF'S PROJECT

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

CONSIDERATION OF ACCEPTANCE OF TEMPORARY ACCESS EASEMENT B/T TOV & THE NICHOLSON'S FOR VALDESE BLUFF'S PROJECT

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

CONSIDERATION OF ACCEPTANCE OF PERMANENT ACCESS AND UTILITY EASEMENT B/T TOV & NATURAL LAND ALLIANCE, INC. FOR VALDESE BLUFF'S PROJECT

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

EFFICIENCY TASK FORCE COMMITTEE REPORT The Efficiency Task Force Committee Chair, Eddie Perrou, shared that they had a meeting and invited Assistant Town Manager/CFO Bo Weichel and Public Works Director Allen Hudson to join and follow up on some Capital Improvement Items requested that had been asked to be reviewed by the committee. Mr. Perrou shared the following on behalf of the committee:

- Roll-Off Dumpster – Recommends the purchase of the dumpster and the approval at the August meeting.
- 1985/1986 model tractor for mowing right-of-ways needs to be replaced next fiscal year. A newer model would cost around \$60,000, but it would be safer and do a better job.
- The 14-year-old F150 should be looked at in the next fiscal year.
- Mr. Hudson received bids for a landscaper to take over the mowing. At this point, the committee likes how the Town is doing it now and recommends keeping it as is.

RESULT: REMOVED FROM THE AUGUST 5, 2024, MEETING

BUDGET AMENDMENT – ROLL-OFF DUMPSTER Councilman Ogle would like to move this to the Consent Agenda for the purchase of the Roll-Off Dumpster.

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

DRUG AND HOMELESSNESS TASK FORCE REPORT Mayor Watts noted that the report would be made at the August 5, 2024, meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

FACILITIES REVIEW COMMITTEE REPORT Mayor Watts noted that the report would be made at the August 5, 2024, meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

CONSIDERATION OF AGREEMENT FOR PURCHASE AND SALE OF IMPROVED REAL PROPERTY AND ADDITIONAL PROVISIONS ADDENDUM Mayor Watts noted that this would be presented at the August 5, 2024, meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

CONSIDERATION OF AIA DOCUMENT B101-2017 STANDARD FORM AGREEMENT BETWEEN OWNER AND ARCHITECT WITH TALLEY & SMITH ARCHITECTURE, INC. Mayor Watts noted that this would be presented at the August 5, 2024, meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

JULY 29, 2024, MB#32

REVIEW AND CONSIDERATION OF AIA DOCUMENT B104-2017 STANDARD FORM AGREEMENT BETWEEN OWNER AND ARCHITECT (TALLEY & SMITH ARCHITECTURE, INC. PUBLIC SAFETY FACILITY STUDY) Mayor Watts noted that this would be presented at the August 5, 2024, meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

CAPITAL PROJECT ORDINANCE AMENDMENT – PUBLIC SAFETY BUILDING Mayor Watts noted that this would be presented at the August 5, 2024, meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

STREET RESURFACING STATUS REPORT Mayor Watts noted that the report would be made at the August 5, 2024, meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

PERMANENT POOL STRUCTURE UPDATE Mayor Watts noted that the update would be made at the August 5, 2024, meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

WALDENSIAN FESTIVAL PLANS – AUGUST 9 AND 10, 2024 Mayor Watts noted that the presentation would be made at the August 5, 2024, meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

OLD ROCK SCHOOL RENOVATION FUNDRAISING DISCLOSURE Mayor Watts noted that the presentation would be made at the August 5, 2024, meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

CONSIDERATION OF APPOINTMENTS TO THE MERCHANTS ADVISORY COMMITTEE Mayor Watts noted that the appointments would be made at the August 5, 2024, meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

CONSIDERATION OF APPROVING RESOLUTION AUTHORIZING UPSET BID PROCESS FOR THE SALE OF TOWN-OWNED PROPERTY – 342 TRON AVE Assistant Town Manager/CFO Bo Weichel shared that we received an offer for the sale of town-owned properties on Tron Ave. for \$10,000.

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

CONSIDERATION OF APPROVING RESOLUTION AUTHORIZING UPSET BID PROCESS FOR THE SALE OF TOWN-OWNED PROPERTY – 338 TRON AVE Assistant Town Manager/CFO Bo Weichel shared that we received an offer for the sale of town-owned properties on Tron Ave. for \$10,000.

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

CONSIDERATION OF ACCEPTANCE OF EASEMENT BETWEEN TOV & DUKE ENERGY AT LAKESIDE PARK FOR THE PAVILION CONSTRUCTION

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

CONSIDERATION OF ACCEPTANCE OF RESOLUTION FOR CLINE AVE BASIN PUMP STATION LOAN

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

CONSIDERATION OF ACCEPTANCE OF RESOLUTION FOR LEAD SERVICE LINE INVENTORY

LOAN Assistant Town Manager/CFO Bo Weichel shared that this was a funding offer from DEQ. As part of the Lead and Copper Rule Revisions (LCRR) published December 16, 2021, the Environmental Protection Agency (EPA) requires that all community water systems (CWS) and non-transient non-community (NTNC) water systems develop an inventory of all service line connections, both system-owned and customer-owned. The inventory must identify the potential presence of lead within each service line connection. Mr. Weichel said DEQ has offered a State Revolving Fund Loan in the amount of \$500,000. Sixty percent (60%) of the loan up to a maximum of \$300,000 will be forgiven, and the remainder will be repayable at 0.00% interest. Mr. Weichel noted that the LGC has reviewed it and approved it, and the next step is for the Council to consider accepting the loan. Public Works Director Allen Hudson shared that once the lines were identified, there would be another phase of the project: several years of planning and implementation.

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

CAPITAL PROJECT ORDINANCE – LEAD SERVICE LINE INVENTORY Mr. Weichel said that this CPO would set up the actual project for the funds.

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

CONSIDERATION OF RESOLUTION ACCEPTING THE 2023 LOCAL WATER SUPPLY APPROVED

PLAN Assistant Town Manager/CFO Bo Weichel shared that this is approved yearly. Mr. Weichel explained that the LWSP is essentially a summary of a system's current and future water needs, sources of supply, and wastewater information. These plans are prepared annually for the prior year and then submitted to the Division of Water Resources at NCDEQ. Their staff reviewed and eventually approved the annualized report. Mr. Weichel said the next step is to be adopted by the governing board.

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

CONSIDERATION OF LENOIR INTERCONNECT AGREEMENT Assistant Town Manager/CFO Bo Weichel shared a background on the project:

In February 2024, the town was notified by the Division of Water Infrastructure (DWI) of \$7,000,000 (less a 1.5% DWI admin fee) that would be funded under Session Law 2023-134 Appropriations Act Directed Project. This direct appropriation from State funds is for upgrades to the Valdese Water Plant in preparation of increasing the daily output of clean water production into the City of Lenoir's water system.

At the same time, the City of Lenoir received a similar notice of direct appropriation of State funds for the purpose of constructing infrastructure to connect to the Valdese water system. This extensive project (responsibility of Lenoir) will take several years to complete.

Valdese has already begun the process of upgrades to the Water Plant – we are currently in the design phase of the engineering work. The next step in this partnership with the City of Lenoir is to approve an interlocal agreement for providing water to their system including rates, future increases, terms, conditions of service, and other important factors.

A key to the agreement is that the terms are reciprocal, meaning in case of some emergency in the future, the Valdese Water Plant could pull water from the Lenoir system if necessary, utilizing the same conditions outlined in the agreement.

Both municipal staff and attorneys have reviewed and negotiated for several months to develop this final agreement.

The City of Lenoir Council will consider this agreement for adoption at their next meeting on August 6.

JULY 29, 2024, MB#32

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

CONSIDERATION OF INTERBASIN TRANSFER COST SHARING Assistant Town Manager/CFO Bo Weichel shared a background:

Charlotte Water filed a notice of its intent to request an increase from 33 million gallons per day (MGD) to 63 MGD regarding the water it transfers from the Catawba River Basin to the Rocky River Basin, a tributary of the Yadkin/Pee Dee River.

The local governments in our region are concerned about the negative impacts of Charlotte's request to transfer additional water from the Catawba River Basin into the Rocky River, which is part of the Yadkin River Basin. Like all rivers, the Catawba River is a limited resource that is vital to life and economic growth. IBTs of this magnitude subsidize growth in other areas using the limited resources of the Catawba River. The NC Environmental Management Commission approved a Charlotte requested IBT in 2002 for 33 million gallons per day and approved another IBT in 2007 for 10 million gallons per day for Concord and Kannapolis.

A few years ago, we experienced severe drought conditions that depleted water levels to a point that nearly interrupted public drinking water supplies. This IBT will exacerbate that issue with the next drought. Transferring water from the Catawba River Basin reduces future growth opportunities for local communities in our region by reducing the available water. Reducing the flow of the Catawba River potentially causes greater concentrations of pollutants in the river. IBTs of this magnitude subsidize growth in other areas using the limited resources of the Catawba River.

At the request of local governments, the WPCOG is providing coordination of our region's discussions and response to the Charlotte IBT request. The next steps are to employ specialized attorneys, engineers, and lobbying services to navigate this process. Charlotte Water will be required to do an environmental impact statement (EIS), required by law. The Environmental Management Commission (EMC) will hold a public hearing on the EIS sometime after the EIS is submitted.

The cost-sharing plan is based on the size of each local government utility system is attached. The WPCOG will serve as the contracting entity on behalf of the participating local governments

For Valdese to participate, our cost share is as follows:

- FY2024-25 = \$6,890.56
- FY2025-26 = \$5,418.22

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

BUDGET AMENDMENT - INTERBASIN TRANSFER COST SHARING

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON AUGUST 5, 2024, AT 6:00 P.M.

INTERIM MANAGER'S REPORT: Interim Town Manager Bryan Steen will report at the August 5, 2024, meeting.

ADJOURNMENT: At 6:35 p.m., there being no further business to come before Council, Councilwoman Lowman made a motion to adjourn, seconded by Councilman Mears. The vote was unanimous.

Town Clerk

Mayor

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