

**TOWN OF VALDESE
TOWN COUNCIL PRE - AGENDA MEETING
OCTOBER 28, 2024**

The Town of Valdese Town Council met on Monday, October 28, 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, Councilwoman Heather Ward, and Councilman Glenn Harvey. Also present were: Interim Town Manager Bo Weichel, Town Attorney Tim Swanson, Town Clerk Jessica Lail, and various Department Heads.

Absent: Councilman Roger Heavner

A quorum was present.

Mayor Watts called the meeting to order at 6:00 p.m.

Tamika Garrison offered the invocation. Following the invocation, Mayor Watts led in the Pledge of Allegiance to the Flag.

Mayor Watts announced that Council Member Roger Heavner resigned from his position effective immediately.

NEW BUSINESS

REVIEW AND DISCUSSION OF NOVEMBER 4, 2024 PRELIMINARY AGENDA:

UNDER NEW BUSINESS:

PROCLAMATION FOR BURKE COUNTY, NC NONPROFIT DAY (AKA 1BURKEGIVES) Mayor Watts will present the Proclamation at the regular meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON NOVEMBER 4, 2024, AT 6:00 P.M.

POOL STRUCTURE BIDS & CAPITAL CAMPAIGN DISCUSSION Interim Town Manager Bo Weichel reported on the public bid opening for the pool structure, which was held earlier today. Only one contractor attended. Mr. Weichel explained that per state law, a minimum of three bids is required; therefore, the project will need to be re-advertised. Following the re-advertisement, the law does not require a specific number of bids to proceed, regardless of the number received. The new bid opening is scheduled for November 14 at 11:00 a.m.

As no bids were formally submitted today, Mr. Weichel recommended postponing the Capital Campaign discussion until the next meeting.

Councilman Harvey noted that the single contractor who attended shared an estimate verbally and questioned whether the Council could see it, and was concerned that it was a conflict with state bidding statutes. Mr. Weichel clarified that while the contractor mentioned a general cost estimate, no formal bid was opened. Town Attorney Tim Swanson confirmed that the Town would re-advertise the project and follow the appropriate state-mandated procedures.

RESULT: MOVED TO THE NOVEMBER 18, 2024, MEETING AT 6:00 P.M.

REVIEW OF DESIGN-BUILD APPROACH TO 215 MAIN ST RENOVATION Interim Town Manager Bo Weichel reported that the Council held a workshop last week, during which they discussed pursuing a design-build process. He explained that the current plan is to proceed with an RFQ (Request for Qualifications) process, specifically for a combined Police and Fire building that could be located on the 200 Massel lot. Councilwoman Lowman inquired whether the Council could also explore the costs of renovating. Mr. Weichel responded that while this is an option, it would likely be more expensive. Councilwoman Lowman further asked if a combined facility could indeed fit on the 200 Massel lot. Mr.

OCTOBER 28, 2024, MB#32

Weichel noted that while this would need to be confirmed by a contractor, preliminary discussions with Talley-Smith suggested it would be feasible.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON NOVEMBER 4, 2024, AT 6:00 P.M.

200 MASSEL AVE FIRE STATION STATUS No other discussion was held.

- I. **Consideration of the design-build approach to the construction of the building**
- II. **Consideration of the design-build approach to site preparation**

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON NOVEMBER 4, 2024, AT 6:00 P.M.

CONSIDERATION OF APPROVAL OF CAPITAL PROJECT ORDINANCE – BERRYTOWN PROJECT

Interim Town Manager Bo Weichel said this Ordinance would set up the budget for the Berrytown Waterline project.

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON NOVEMBER 4, 2024, AT 6:00 P.M.

CONSIDERATION OF APPROVAL OF BUDGET AMENDMENTS Interim Town Manager Bo Weichel stated that three amendments, each detailing associated costs, would be presented at the next meeting.

- I. **Hurricane Helene Storm Response and Repairs**
- II. **Public Works Generator**
- III. **Water Plant Filter Console Controller and Programmable Logic Controller Uplift**

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON NOVEMBER 4, 2024, AT 6:00 P.M.

LEAD SERVICE LINE INVENTORY PROJECT UPDATE Mayor Watts said that McGill Associates would present this update at the Regular meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON NOVEMBER 4, 2024, AT 6:00 P.M.

PROJECT UPDATES (PENDING AND ONGOING) Mayor Watts said that this would be presented at the Regular meeting.

- I. **Hoyle Creek Excavation and Construction**
- II. **Lovelady to Lakeside Park Sidewalk Project**
- III. **DOT Resurfacing Agreement**

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON NOVEMBER 4, 2024, AT 6:00 P.M.

INTERIM MANAGER'S REPORT: Interim Town Manager Bo Weichel will report at the November 4, 2024, meeting.

ADJOURNMENT: At 6:15 p.m., there being no further business to come before Council, Councilman Ogle made a motion to adjourn, seconded by Councilwoman Ward. The vote was unanimous.

Town Clerk

Mayor

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