

AGENDA

www.townofvaldese.com

The purpose of this meeting is to provide members of Town Council and citizens with information regarding the upcoming regular Council meeting.

The Town Council Meeting will be live-streamed on YouTube [@townofvaldese](https://www.youtube.com/@townofvaldese).

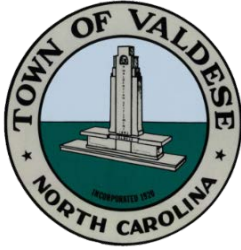
Public Comments will not be received during the February 24, 2025 meeting. However, a provision for public comments will be a part of the regular Council meeting on March 3, 2025, as required by GS. 160A-81.1.

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

Monday, February 24, 2025
6:00 p.m., Valdese Town Hall, Council Chambers

1. Call Meeting to Order
2. Invocation
3. Pledge of Allegiance
4. New Business
 - A. Review and discussion of March 3, 2025 Preliminary Agenda
5. Adjournment

The Town of Valdese holds all public meetings in accessible rooms. Special requests for accommodation should be submitted by individuals with disabilities at least 48 hours before the scheduled meeting time. Contact Town Hall at 828-879-2120 or TDD Phone Line (hearing impaired) 1-800-735-2962.



PRELIMINARY AGENDA
www.townofvaldese.com

Town of Valdese Town Council
102 Massel Avenue SW, Valdese, NC

Monday, March 3, 2025
6:00 p.m., Valdese Town Hall, Council Chambers

The Town Council Meeting will be livestreamed on YouTube [@townofvaldese](https://www.youtube.com/@townofvaldese).

1. Call Meeting to Order

2. Invocation

3. Pledge of Allegiance (*Led by the Valdese PD Volunteer Chaplains*)

4. Informational Items

A. Reading Material

5. Open Forum/Public Comment

A. Recognition of the Heritage Middle School Wrestling Team

6. Consent Agenda

All items below are considered to be routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests. In which event, the item will be removed from the Consent Agenda and considered under Item 7.

A. Approval of Pre-Agenda Meeting Minutes of January 27, 2025

B. Approval of Closed Session Minutes of January 27, 2025

C. Approval of Regular Meeting Minutes of February 3, 2025

D. Approval of Closed Session Minutes of February 3, 2025

E. Request from Old Colony Players to Sell Alcohol

F. Lease Agreement at the Old Rock School with Dr. Kyle Barnes

7. New Business

A. Approval of Community Center ADA Construction (*Presented by Bo Weichel*)

B. Approval of Resolution Adopting Unifour Regional Hazard Mitigation Plan (*Presented by Bo Weichel*)

C. Appointments to Boards/Commissions/Committees (*Council Appointments*)

i. Drug and Homeless Task Force

ii. Valdese ABC Board

D. Approval of Resolution Withdrawing Lovelady Rd Sidewalk Phase I Project Application (*Presented by Bo Weichel*)

- E. Approval of Capital Project Ordinance Amendment – Berrytown Waterline *(Presented by Bo Weichel)*
- F. Approval of Capital Project Ordinance Amendment – Water Plant Upgrades *(Presented by Bo Weichel)*
- G. Approval of Budget Amendment – Community Center Compromised Water Pipe Replacement and Repairs *(Presented by Bo Weichel)*
- H. Financial Performance Indicator of Concern (FPIC) *(Presented by Bo Weichel)*
- I. Pool Structure Design-Build Discussion *(Presented by Bo Weichel)*
- J. FY 24-25 Year-To-Date Financials *(Presented by Bo Weichel)*
- K. Status of Ongoing or Approved Projects *(Presented by Bo Weichel)*
 - i. Public Safety Facilities
 - ii. Water Plant Upgrade Project/Lenoir Interconnect Project
 - iii. Town Manager Search Process *(Presented by Mayor Watts)*

8. Interim Manager’s Report

- A. Old Colony Players Presents: Last Five Years Old Rock School - Waldensian Room February 28-March 9 | Fridays & Saturdays at 7:30pm | Sunday Matinee at 2:30pm oldcolonyplayers.com
- B. Outdoor Adaptive Recreation Day, Friday, March 7, 2025, at 10:00 a.m. - 3:00 p.m., at McGalliard Falls Park
- C. Bluegrass at the Rock presents: Special Consensus, Saturday, March 8, 2025 at 7:30 p.m., at the Old Rock School
- D. Lucky Leprechaun Hunt, Friday, March 14, 2025, Main Street
- E. Bluegrass at the Rock presents: Illrd Tyme Out, Saturday, March 22, 2025 at 7:30 p.m., at the Old Rock School
- F. Next Agenda Review Council meeting is scheduled for Monday, March 31, 2025, 6:00 p.m., Council Chambers, Valdese Town Hall
- G. Bluegrass at the Rock presents: Lonesome River Band, Saturday, April 5, 2025 at 7:30 p.m., at the Old Rock School
- H. Next Regular Council meeting is scheduled for Monday, April 7, 2025, 6:00 p.m., Council Chambers, Valdese Town Hall

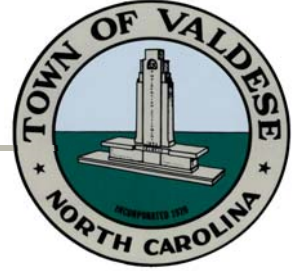
9. Mayor and Council Comments

10. Adjournment

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Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Alcohol Request with dates & Venue change

Meeting: 3-4-25

Presenter: _____

ITEM OF INTEREST:

Old Colony Players wishes to amend the previously approved request to sell alcohol for the production of Something Rotten.

BACKGROUND INFORMATION:

The request to sell alcohol was approved in March of 2024 and included the production of "Something Rotten". The dates and venue for this production has changed and the organization is requesting Town Council to approve these changes so they can move forward with proper permitting from the NC ABC Board.

BUDGET IMPACT:

None

RECOMMENDATION / OPTIONS:

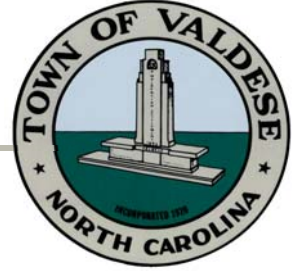
Approval

LIST OF ATTACHMENTS:

Request Letter

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Lease Renewal

Meeting: 3-4-25

Presenter: _____

ITEM OF INTEREST:

Lease Agreement with Dr. Kyle Barnes of Modern Treatment Healthcare Services

BACKGROUND INFORMATION:

Annual Lease Renewal for Town Council consideration. Dr. Kyle Barnes provides services for Dream Connections, Inc. who also leases space at the Old Rock School. This lease renewal is for his office space in Room #9A. Dr. Kyle Barnes is up to date on all lease payments and has been a tenant since 2020.

BUDGET IMPACT:

None - Revenue from lease rate included in 2024-2025 budget

RECOMMENDATION / OPTIONS:

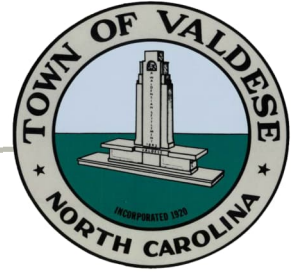
Approval

LIST OF ATTACHMENTS:

Lease Agreement

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Community Center ADA construction

Meeting: March 3, 2025

Presenter: Bo Weichel, Interim Town Manager

ITEM OF INTEREST:

Construction of handicap ramps at the main entrance and tennis courts in accordance with the NC Accessible Parks Grant.

BACKGROUND INFORMATION:

Construction of ADA ramps at the front entrance of the Community Center has been needed for decades.

The Town was awarded an Accessible Parks grant from the State to cover the construction of two ramps, one at the front entrance and one at the tennis courts.

Scope of work includes:

- Permitting and construction management services
- Demolition
- Site concrete
- Fencing
- Steel guard/hand rails
- Masonry

BUDGET IMPACT:

None. Funds and grant already accounted for.

RECOMMENDATION / OPTIONS:

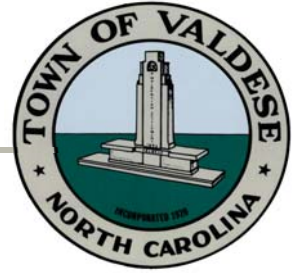
Approve the agreement with Moss-Marlow Building Co. in the amount of \$118,500.00

LIST OF ATTACHMENTS:

Moss-Marlow agreement.

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Adoption of the Unifour Regional Hazard Mitigation Plan Update 2024

Meeting: February 3, 2025

Presenter: Bo Weichel, Interim Town Manager

ITEM OF INTEREST:

Resolution of adoption of the Unifour Regional Hazard Mitigation Plan Update 2024

BACKGROUND INFORMATION:

North Carolina Emergency Management contracted AECOM to review and update the Unifour Regional Hazard Mitigation Plan. This is a all hazards emergency management plan that covers Alexander, Burke, Caldwell, and Catawba Counties. It address previous and possible natural disasters that could occur and how well each community is prepared to deal them. The Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding. Adopting this plan would ensure that the Town remains eligible for State and Federal funds in the event of a natural disaster.

The plan was updated for the Town of Valdese based on information provided by the Planning Director, Fire Chief and Mayor.

BUDGET IMPACT:

None - The revision of the Unifour Regional Hazard Mitigation Plan Update 2024 was fully funded by NCEM.

RECOMMENDATION / OPTIONS:

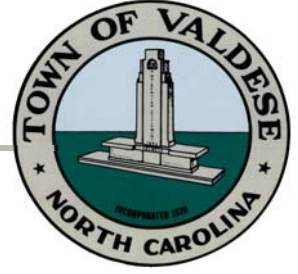
The recommendation is to approve a resolution adopting the Unifour Regional Hazard Mitigation Plan Update 2024.

LIST OF ATTACHMENTS:

Resolution Adopting the Unifour Regional Hazard Mitigation Plan Update 2024
Unifour Regional Hazard Mitigation Plan 2024

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Appointment to Boards/Commissions/Committees

Meeting: 3/3/2025

Presenter: Mavor Watts

ITEM OF INTEREST:

Reappointment recommendations to the Drug & Homeless Task Force and Valdese ABC Board

BACKGROUND INFORMATION:

i. Drug & Homeless Task Force - In accordance with the resolution adopted by the Town Council on January 8, 2024, members of the Drug & Homeless Task Force were appointed to one-year terms, set to expire on March 4, 2025. Co-Chair Police Chief Marc Sharpe consulted with the current members to gauge their interest in continuing their service. All six members expressed their desire to serve an additional term.

ii. Valdese ABC Board - John Heilman is being considered for reappointment to a third three-year term on the Valdese ABC Board. If reappointed, his new term will extend through April 1, 2028.

BUDGET IMPACT:

No

RECOMMENDATION / OPTIONS:

Appointments to the Drug & Homeless Task Force and Valdese ABC Board

LIST OF ATTACHMENTS:

List of reappointment nominees

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Withdraw of application

Meeting: 3/3/2025

Presenter: Bo Weichel

ITEM OF INTEREST:

Lovelady Rd. Sidewalk Phase I project, BL-0140A

BACKGROUND INFORMATION:

Per the desire of Town Council not to pursue this project at the January 2025 meeting, a resolution is required to allow the WPCOG to withdraw the application.

BUDGET IMPACT:

None. Project was going to require \$286,200 from General Fund Reserves as well as fronting \$1,144,800 for the project until reimbursement was provided.

RECOMMENDATION / OPTIONS:

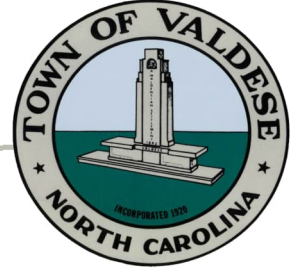
Approve the resolution to withdraw the application.

LIST OF ATTACHMENTS:

Resolution- Withdraw Lovelady Rd Sidewalk Phase I

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Capital Project Ordinance Amendment #1-55

Meeting: March 3, 2025

Presenter: Bo Weichel, Interim Town Manager

ITEM OF INTEREST:

Capital Project Ordinance Amendment (CPOA) for the Berrytown Waterline Project (fund #55)

BACKGROUND INFORMATION:

In November 2024, the Town Council approved the capital project ordinance for the Berrytown waterline fully funded by CDBG funds.

After adoption of the project ordinance, the Town was notified of an increase of funding from the CDBG-Neighborhood Revitalization program. Originally this provided \$800,000 to the Town for the project. The increase of an additional \$200,000 will need to be amended into the project budget for a total of \$1,000,000 from CDBG-NR funds.

BUDGET IMPACT:

Increase the project fund by \$200,000 from CDBG-NR.

RECOMMENDATION / OPTIONS:

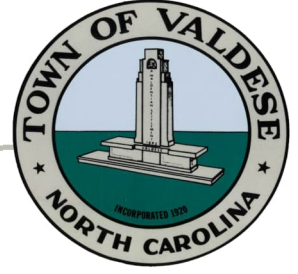
Approve the CPOA #1-55

LIST OF ATTACHMENTS:

CPOA #1-55

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Capital Project Ordinance Amendment #1-54

Meeting: March 3, 2025

Presenter: Bo Weichel, Interim Town Manager

ITEM OF INTEREST:

Capital Project Ordinance Amendment (CPOA) for the Water Plant Upgrades Project (fund #54)

BACKGROUND INFORMATION:

In March 2024, the Town Council approved the capital project ordinance for the Water Plant Upgrades Project.

The total project award amount was 7,000,000 less a 3% admin fee from NCDEQ.

The Letter of Intent to Fund and Funding Offer for this project has been revised for increased funding due to SL 2024-1 reducing the DWI admin fee from 3% to 1.5%.

This increased total funding available to Valdese from \$6,790,000 to \$6,895,000. This additional \$105,000 needs to be amended into the project ordinance.

BUDGET IMPACT:

Increase the project fund by \$105,000 for construction costs.

RECOMMENDATION / OPTIONS:

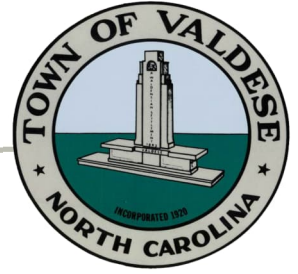
Approve the CPOA #1-54

LIST OF ATTACHMENTS:

CPOA #1-54

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Valdese Community Center - Compromised Water Pipe Replacement and Repairs

Meeting: March 3, 2025

Presenter: Bo Weichel, Interim Town Manager

ITEM OF INTEREST:

Project to replace compromised galvanized water lines in the Community Center and repair items damaged in line break.

BACKGROUND INFORMATION:

On January 27, 2025 a water line broke in a mechanical area of the community center. Water flooded the space and damaged HVAC equipment and tools.

Upon further inspection of the remaining pipe by a licensed plumber, several areas were identified as compromised and likely to fail in the near future.

Obtained quotes to replace the line with new copper pipe, and found All County Plumbing to be the most economical replacement option.

Additionally obtained quotes to repair damaged HVAC equipment and tools, and an insurance claim has been submitted to NCLM for the reimbursement of the repair and replacement costs.

BUDGET IMPACT:

Budget amendment from General Fund for \$32,805.

(\$10,346 of this amount for repairs to property damage has been submitted to insurance underwriters for claim reimbursement).

RECOMMENDATION / OPTIONS:

Recommend All County Plumbing complete the water line replacement work and W.C. Reynolds replace the damaged HVAC part and insulation.

LIST OF ATTACHMENTS:

Budget amendment #9-10

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Financial Performance Indicator of Concern

Meeting: March 3, 2025

Presenter: Bo Weichel, Interim Town Manager

ITEM OF INTEREST:

Ratio of 0.45 on Capital Assets Condition in the Water/Sewer Fund

BACKGROUND INFORMATION:

The Capital Assets Condition Ratio measures the remaining useful life of all depreciable assets within the Water/Sewer Fund. A ratio below 0.50 may indicate the need for asset replacement in the near future.

During our recent audit review, the LGC identified one Financial Performance Indicator of Concern (FPIC)—our Capital Assets Condition Ratio of 0.45, which falls slightly below their recommended threshold of 0.50.

This ratio serves as a key indicator of aging infrastructure and equipment within the Water/Sewer Fund. As part of their requirements, the LGC requests a written response outlining the Town's plan to improve this ratio which includes investment to replace aging assets and associated utility fees to support the replacement of capital through the annual rate study.

To address this concern, the Town will continue to focus on investing in capital assets, such as infrastructure and equipment replacements. These will be incorporated into the upcoming FY 25-26 CIP budget and is specified in the responding letter to the LGC. Upgrading these aging assets with new ones will extend their remaining useful life, thereby improving the Capital Assets Condition Ratio over time.

BUDGET IMPACT:

None.

RECOMMENDATION / OPTIONS:

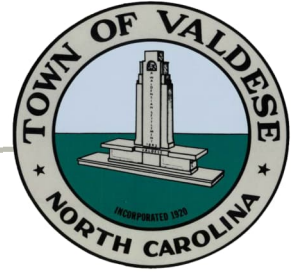
No action. Acknowledgment signatures required by LGC on the response letter.

LIST OF ATTACHMENTS:

Response letter to the LGC FPIC identification.

Town of Valdese

COUNCIL MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Pool Structure

Meeting: 3/3/2025

Presenter: Bo Weichel, Interim Town Manager

ITEM OF INTEREST:

Discuss the option of Design-Build when moving forward with the pool structure.

BACKGROUND INFORMATION:

The estimated cost for a design-bid-build pool structure has exceeded \$1.8 million.

As an alternative, the Council may consider a design-build approach, similar to the method used for Public Safety facilities. This approach involves contracting directly with a general contractor rather than separately engaging an architectural firm.

By adopting this method, a general contractor would assess the site and project scope to determine a construction cost, streamlining the process and potentially reducing expenses. While existing studies and construction documents would provide valuable guidance, the general contractor would ultimately be responsible for developing a more cost-effective design.

BUDGET IMPACT:

None

RECOMMENDATION / OPTIONS:

Discussion only.

LIST OF ATTACHMENTS:

None

Town of Valdese COUNCIL MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: FY 24-25 Year to Date Financials

Meeting: 3/3/2025

Presenter: Bo Weichel, Interim Town Manager

ITEM OF INTEREST:

Updated financial standing of the General Fund and Utility Fund July-January 58% of the budget year.

BACKGROUND INFORMATION:

GENERAL:

Total expenditures = 61.24%

Total revenues = 69.90% (compared to 60.59% prior year)

Items to note:

- Ad Valorem Tax revenue 83.43%. \$370k still remaining to collect
- Sales tax revenue 58.99% - on track with budget estimate.

UTILITY:

Total expenditures = 44.08%. This will increase next over the next few months from capital projects coming due.

Total revenues = 55.76%

BUDGET IMPACT:

None

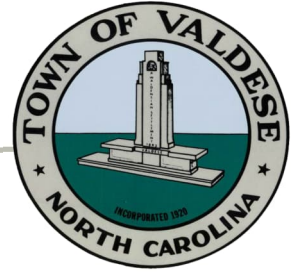
RECOMMENDATION / OPTIONS:

None

LIST OF ATTACHMENTS:

None

Town of Valdese COUNCIL MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: Public Safety Facilities

Meeting: 3/3/2025

Presenter: Bo Weichel, Interim Town Manager

ITEM OF INTEREST:

Public Safety Facilities project update

BACKGROUND INFORMATION:

Currently reviewing the Statement of Qualifications (SOQ's)

A review panel has been assembled since the last update. There are seven reviewers scoring each of the submittals.

Each reviewer is using a standardized scoring sheet.

The sheets will be submitted at the end of February and keyed into a scoring matrix to determine the most qualified firms. The top firms will be invited to an interview.

Project Timeline goals:

Review Statements of Qualification	Current
Scoring Matrix	Early March
Interview final selections	Mid-Late March
Selected firm notified and proposed	
Phase I contract delivered to the Town	Early March
Contract review by legal counsel	April
Phase I contract adoption by Town Council	May 5, 2025

BUDGET IMPACT:

None

RECOMMENDATION / OPTIONS:

None

LIST OF ATTACHMENTS:

None

Town of Valdese

COUNCIL MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Interim Town Manager

Subject: UPDATE - Water Plant Upgrades project

Meeting: 3/3/2025

Presenter: Bo Weichel, Interim Town Manager

ITEM OF INTEREST:

An update to the progress of Water Treatment Plant Upgrades project (Capital Fund 54)

BACKGROUND INFORMATION:

The Water Treatment Plant Upgrades Project (SRP-D-134-0038) consisting of the construction or alteration and improvement of raw water pumps, raw water piping and control valves, modification of the flash-mix basins and replacement of the flash mixers, replacing the existing flocculators, modification of the existing chemical feed systems, adding tube settlers to the sedimentation basins, rehabilitation of the existing filters, adding an air-scour system to the existing filters, process and sample line piping, miscellaneous site work and all related appurtenances. This project's scope of work is intended to improve the viability of aged existing treatment facilities and in conjunction with a corresponding project for a water line interconnect with the City of Lenoir.

Progress and Current Status:

- Research and review of existing WTP record drawings has begun to accurately draw the existing structures
- Drafting work for existing filters, and sedimentation basins has begun
- Electrical review of existing systems and equipment has begun
- Development of preliminary electrical loads and calculations also started
- Preliminary equipment sizing and manufacturer contacts is also completed
- Routing study for the interconnect line is under way, initial review with Lenoir staff has been conducted and general alignment of the HDD crossing planned
- Lenoir staff will review potential booster station sites and evaluate properties for purchase and easements in the coming weeks

BUDGET IMPACT:

None

RECOMMENDATION / OPTIONS:

None

LIST OF ATTACHMENTS:

None