

AGENDA
www.townofvaldese.com

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

Monday, November 4, 2024
6:00 p.m., Valdese Town Hall, Council Chambers

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

- 1. Call Meeting to Order**
- 2. Invocation** (Led by the Valdese PD Volunteer Chaplains)
- 3. Pledge of Allegiance**
- 4. Informational Items**
 - A. Communication Notes
 - B. Reading Material
- 5. Open Forum/Public Comment**
 - A. Resolution of Appreciation – Retiring Planning Director Larry Johnson (*Presented by Mayor Watts*)
- 6. Consent Agenda**

All items below are considered 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 Regular Meeting Minutes of October 7, 2024
 - B. Approval of Closed Session Minutes of October 7, 2024
 - C. Approval of Public Safety Buildings Workshop Minutes of October 24, 2024
 - D. Approval of Ordinance Declaring Road Closures for the Town of Valdese 2025 Annual Events
 - E. Approval of Capital Project Ordinance – Berrytown Project
- 7. New Business**
 - A. Proclamation for Burke County, NC Nonprofit Day (aka 1BurkeGives) (*Presented by Mayor Watts*)

- B. Review of Design-Build Approach to 215 Main St Renovation (*Council Discussion*)
- C. 200 Massel Ave Fire Station Status (*Council Discussion*)
 - I. Consideration Of The Design-Build Approach to the Construction of the Building
 - II. Consideration Of The Design-Build Approach to Site Preparation
- D. Consideration of Approval of Budget Amendments (*Presented by Bo Weichel*)
 - I. Hurricane Helene Storm Response and Repairs
 - II. Public Works Generator
 - III. Water Plant Filter Console Controller and Programmable Logic Controller Uplift
- E. Lead Service Line Inventory Project Update (*Presented by RJ Mozeley, McGill Associates*)
- F. Project Updates (Pending and Ongoing) (*Presented by Bo Weichel*)
 - I. Hoyle Creek Excavation and Construction
 - II. Lovelady to Lakeside Park Sidewalk Project
 - III. DOT Resurfacing Agreement

8. Interim Town Manager's Report

- A. Numerous events are scheduled for the months of November and December. A Holiday Event Calendar has been included in the reading materials for your reference. Please review the calendar for detailed information on upcoming activities.
- B. Town Offices Closed on November 11 in Observance of Veterans Day & November 28 & 29, 2024 in Observance of Thanksgiving
- C. Next Agenda Review Council meeting is scheduled for Monday, November 18, 2024, 6:00 p.m., Council Chambers, Valdese Town Hall
- D. Next Regular Council meeting scheduled for Monday, December 2, 2024, 6:00 p.m., Council Chambers, Valdese Town Hall

9. Mayor and Council Comments

10. 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.

COMMUNICATION NOTES

To: Mayor Watts
Town Council

From: Town Clerk

Date: November 1, 2024

Subject: Monday, November 4, 2024, Regular Council Meeting

6. Consent Agenda

A. Approval of Regular Meeting Minutes of October 7, 2024

B. Approval of Closed Session Minutes of October 7, 2024

C. Approval of Public Safety Buildings Workshop Minutes of October 24, 2024

D. Approval of Ordinance Declaring Road Closures for the Town of Valdese 2025 Annual Events

Request to close part of US 70/Main Street in Valdese for the Fireworks Friday Night, Annual Waldensian Festival Events, Treats in the Streets, and Annual Christmas Parade. Actual dates and times will be listed in the agenda packet.

E. Approval of Capital Project Ordinance – Berrytown Project

At the prior Council meeting, a public hearing was conducted in relation to approving the CDBG grants involved with this project. This document will setup the budget which includes engineering, planning, environmental, and construction. It also provides grant administration through a contract with WPCOG to provide this service.

This project will replace approximately 8,215 LF of water lines to serve 81 homes, community fire hydrants and other appurtenances along Berry School Avenue, Berrytown Avenue, Berrytown Street, Bost Johnson Avenue, Bost Johnson Avenue Extension, and CV Johnson Drive in Burke County (project area). A \$56,000 portion of the grant will be utilized for planning purposes. This grant will fund the engineering report, environmental review record, and administrative tasks such as development of compliance plans and project reporting.

Through a CDBG-NR grant, the Town will upgrade waterlines and service connections to approximately fifty (50) low and moderate income households located along Berry School Avenue, Berrytown Avenue, Berrytown Street, Bost Johnson Avenue, Bost Johnson Avenue Extension, and CV Johnson Drive. All of the CDBG-NR funds will benefit low- and moderate-income persons.

Total project costs are \$3,036,775 and will be 100% funded by CDBG-I and CDBG-NR grants.

7. New Business

A. Proclamation for Burke County, NC Nonprofit Day (aka 1BurkeGives)

Mayor Watts will read a Proclamation for Burke County, NC Nonprofit Day (aka 1BurkeGives), which will be held on Tuesday, December 3, 2024.

B. Review of Design-Build Approach to 215 Main St Renovation

Council discussion.

C. 200 Massel Ave Fire Station Status

- I. Consideration of the Design-Build Approach to the Construction of the Building
- II. Consideration of the Design-Build Approach to Site Preparation

D. Consideration of Approval of Budget Amendments

Interim Town Manager Bo Weichel will present the following Budget Amendments, and if approved, will move funds to the appropriate accounts.

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

Requested Action: To approve the Budget Amendments.

E. Lead Service Line Inventory Project Update

The first goal of the LSL Inventory Project was to develop an initial service line inventory for the entire Town to be submitted by October 16, 2024 to the State that is compliant with EPA requirements. That goal has been met. McGill Associates will provide an update on the next steps and deadlines including notification by mail to our customers.

F. Projects Updates (Pending and Ongoing)

Interim Town Manager Bo Weichel will give an update on the following projects:

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

READING MATERIAL

**VALDESE FIRE DEPARTMENT
MONTHLY ACTIVITY REPORT
SEPTEMBER 2024**



<u>FIRE DEPARTMENT ACTIVITY</u>	<u>ACTIVITY HOURS</u>
Station Duty	152 Hours
Vehicle Duty	105 Hours
Equipment Duty	20 Hours
On-Duty Emergency Responses	123 Hours
On-Duty Training	139 Hours
Fire Administration	78 Hours
Training Administration	17 Hours
Meetings	18 Hours
Fire Prevention Administration	78 Hours
Fire Prevention Inspections	15 Hours
Public Relations	2 Hours
Hydrant Maintenance	1 Hours
Safety Administration	5 Hours
Safe Kids Activities	2 Hours
Extra Duty Fires	21 Hours
Extra Duty Training	18 Hours
Extra Duty Fire & Medical Standby	24 Hours
Physical Training	11 Hours
Extra Duty Medical Responses	31 Hours
Part-Time Firefighter Training	138 Hours
Part-Time Emergency Responses	64 Hours
Total Training Hours	295 Hours
TOTAL MAN HOURS	1062 Hours

<u>INSPECTION TYPE</u>	<u># OF INSPECTIONS</u>	<u>Violations</u>
Assembly	3	3
Business	2	5
Institutional	1	2
Re-inspection	2	0
TOTAL	8	10

**VALDESE FIRE DEPARTMENT
MONTHLY ACTIVITY REPORT
SEPTEMBER 2024**

EMERGENCY INCIDENTS

Fire	4
Building Fire	3
Mobile Property (Vehicle) Fire	1
Rescue & Emergency Medical Incidents	57
Medical Assist	6
Emergency Medical Service (EMS) Incident	51
Hazardous Condition	18
Electrical Wiring/Equipment Problem	4
Aircraft Standby	1
Hazardous Condition, Other	13
Service Calls	4
Smoke, Odor Problem	1
Cover Assignment, Standby, Move Up	2
Service Call Other	1
Good Intent Calls	12
Dispatched & Cancelled in Route	4
Wrong Location, No Emergency Found	6
Steam, Other Gas Mistaken for Smoke	1
Good Intent Call Other	1
False Alarm & False Calls	5
Unintentional System/ Detector Operation	3
System or Detector Malfunction	2
TOTAL EMERGENCY RESPONSES	100

Truman Walton, Chief
Valdese Fire Department

Community Affairs & Tourism Monthly Stats

October 2024

Tourism Statistics

<i>visitvaldese.com views (Sept 30-Oct 27)</i>	5,790
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<i>townofvaldese.com views (Sept 30-Oct 27)</i>	10,550
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Top 5 Pages Viewed (townofvaldese): Utilities, Town Hall/Government, Storm Updates, Recreation, Water Dept

Facebook

<i># of followers</i>	19,526
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<i>Post Engagement (last 28 days)</i>	51,661
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<i>Post Reach (last 28 days)</i>	N/A
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Facebook Reactions/Feedback (last 28 days)

Reactions: 9,325 Comments:1,242 Shares: 3,378 Photo Views: 8,665 Link Clicks: 1,534

TOP FIVE AUDIENCE LOCATIONS (Cities): Morganton, Valdese, Hickory, Granite Falls, Lenoir

<i>Approximate # of Visitors to the Tourism/CA Office</i>	980
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Community Affairs Stats

Old Rock School Rental Breakdown

AUDITORIUM	8
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TEACHER'S COTTAGE	10
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WALDENSIAN ROOM	15
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CLASSROOMS	6
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MAJOR EVENT (ENTIRE SCHOOL)	0
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Major Events Held at the Old Rock School	Average Number of Attendees
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N/A	
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<i>Monthly Old Rock School Rentals</i>	39
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Old Rock School Total Attendance	1,700
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CA Summary for October 2024

October was a productive month for Community Affairs with the kick off of Fall/Winter event season, in addition to hurricane relief efforts. The Old Rock School served as a donation collection site for Hurricane Helene victims and was able to partner with two local churches to distribute supplies to those in need in surrounding communities. The Old Rock School Re-Dedication Celebration was postponed to November 21st, so preparation for that special event continued through the month. Prep and promotion for other Fall events is also heavily underway, including the Christmas in November Craft Show, set to host over 80 vendors this year. Treats in the Streets was a success, and always a wonderful collaboration with downtown businesses/organizations to bring families to downtown Valdese. Bluegrass at the Rock season kicked off Oct 19th with The Goodwin Brothers and will continue November 2nd with Authentic Unlimited. Parade applications for the annual Christmas parade will continue to be accepted through early December.

NOVEMBER

9 of 45

Bluegrass at the Rock welcomes Authentic Unlimited

Nov. 2 @ 7:30pm - Tickets \$30 in advance & \$35 at the door - Old Rock School Auditorium
Order online at bluegrassattherock.com or call 828-879-2129

Valdese Town Council Meeting Nov. 4 - at 6pm

Town Hall Council Chambers - 102 Massel Ave SW | Agenda available at townofvaldese.com

Christmas in November Craft & Gift Show

Nov. 8 from 4-8pm, Nov. 9 from 9-2pm at the Old Rock School
\$2 admission per person - Enjoy handmade Christmas crafts from over 80 vendors

Valdese Recreation Basketball & Micro-Basketball Signups

Mid-November Sign Up | Go to valdese.recdesk.com for more information

Rock School Arts Foundation Exhibit & Competition

Nov. 15 - Dec. 31 - Free Reception Nov. 19 from 2-4pm | Middle & High Schools

Valdese Town Council Pre-Agenda Meeting - Nov. 18 - at 6pm

Town Hall Council Chambers - 102 Massel Ave SW | Agenda available at townofvaldese.com

Old Rock School Rededication Celebration & Ribbon Cutting

November 21st - 6pm to 8pm - Tours & Live Music by the Bobby Denton Band

Grateful Gobbler Coloring Contest sponsored by Farris Insurance

Posters available & entries may be submitted Nov. 1 - Nov. 21. Send photos of your completed gobbler to mangi@valdesenc.gov. Pete the Pilgrim will announce the winners on Nov. 22 (\$100, 1st place - \$75, 2nd place - \$50, 3rd place - \$25, 4th place)

SMALL BUSINESS SATURDAY Nov. 30 - Shop Small! Shop Local!

DECEMBER

Valdese Town Council Meeting December 2 - at 6pm

Town Hall Council Chambers - 102 Massel Ave SW | Agenda available at townofvaldese.com

Hatley Memorial Tree Lighting Celebration

December 3 at 6pm - Valdese Elementary

Valdese Annual Christmas Parade

December 7 @10am - Register at visitvaldese.com | Honoring Parade *Grand Marshal Larry Johnson*
Main Street - Church Street to Morgan Street

Trail of Lights at the Trail of Faith

Find out more at: waldensiantrailoffaith.org or by calling

Mingle with Kris Kringle

Enjoy a pancake Breakfast with Santa & Sparky! | 3 Sessions - 8:30, 9:30, 10:30am on December 9
\$4 per person - register online at visitvaldese.com

Old Colony Players presents Miracle on 34th Street

December 6-8 & 12-15 - Old Rock School Auditorium
Order Tickets by calling 828-522-1150, at the box office or online at oldcolonyplayers.com

Carolina Christmas Show - Dec. 20 @7pm - Dec. 21 @2pm & 7pm - Dec. 22 @2pm

Celebrate the joy and magic of Christmas at the 7th annual Carolina Christmas Show, a dazzling, fun-filled production with live music, dance, & comedy!

Old Rock School Auditorium - Tickets available at carolinaonstage.com

Holiday Closures - November 28 & 29, 2024 | December 24, 25 & 26, 2024

OCTOBER 7, 2024, MB#32

**TOWN OF VALDESE
TOWN COUNCIL REGULAR MEETING
OCTOBER 7, 2024**

The Town of Valdese Town Council met on Monday, October 7, 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: Ward 2 Vacant Seat

A quorum was present.

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

Rev. Dr. Josh Lail, pastor of the Valdese First Baptist Church offered the invocation. Following the invocation, Mayor Watts led in the Pledge of Allegiance to the Flag.

OPEN FORUM/PUBLIC COMMENT:

HURRICANE AND PHONE NUMBERS – SUSAN BOTTAFUOCO, 605 CAROLINA ST, VALDESE: Ms. Bottafuoco expressed her gratitude to the Valdese Fire Department and Fire Chief Walton for their prompt response when a power line exploded, causing a fire near her home. She also extended her thanks to Officer Jason Xaysana, who patrolled the neighborhood, checking in on her and her neighbors to ensure their well-being. Ms. Bottafuoco commended the Town for their efforts in handling the situation. However, she raised concerns about unsolicited text messages she began receiving in August from a company called Dynata, asking her to participate in a survey. She demanded to know who shared her personal information with this company without her consent and requested a response within 48 hours.

HURRICANE – JEAN-MARIE COLE, 705 BERTIS ST, VALDESE: Ms. Cole expressed her heartfelt appreciation for all the Town workers who contributed to the recovery efforts following Hurricane Helena. She gave special thanks to the Public Works, Water, Police, and Fire Departments, as well as the Recreation Center for providing essential services like showers to those in need.

Councilwoman Ward voiced her pride in the citizens and local churches for coming together to support one another in the aftermath of the hurricane. She encouraged everyone to continue offering help in any way they can, emphasizing the importance of community solidarity during challenging times.

SPEEDING – PLY WHITINER, 413 CLINE AVE., VALDESE: Mr. Whitiner expressed concern about the frequent speeding on Cline Avenue, noting that he has witnessed numerous cars speeding through the area. He emphasized his worry that this could lead to someone getting hurt and asked what actions could be taken to address the issue. Mayor Watts assured Mr. Whitiner that he would have the Police Chief reach out to him to discuss potential solutions.

CONSENT AGENDA: (enacted by one motion)

APPROVED AGENDA REVIEW MEETING MINUTES OF SEPTEMBER 4, 2024

APPROVED REGULAR MEETING MINUTES OF SEPTEMBER 9, 2024

APPROVED FIRE DEPARTMENT BUILDING WORKSHOP MINUTES OF SEPTEMBER 19, 2024

APPROVED NEW LEASE AGREEMENT AT OLD ROCK SCHOOL WITH VEDIC Lease agreement for rental space at the Old Rock School. The VEDIC Lease is in the amount of \$368.00 per month.

Councilman Harvey made a motion to approve the aforementioned items on the Consent Agenda, seconded by Councilwoman Ward. The vote was unanimous.

End Consent Agenda**ITEMS REMOVED FROM CONSENT AGENDA:** None

PUBLIC HEARING: COMMUNITY DEVELOPMENT BLOCK GRANT NEIGHBORHOOD REVITALIZATION (CDBG-NR) – FUNDING FOR BERRYTOWN WATERLINE PROJECT Mayor Watts announced that the Council would be holding two Public Hearings that evening. He explained that the first Public Hearing had been postponed due to Hurricane Helena, but would take place during tonight's meeting.

At 6:17 p.m., Mayor Watts officially opened the first Public Hearing.

Sherry Griffin, Special Projects Manager with WPCOG presented the CDBG first Public Hearing for Public Input:

Ms. Griffin said that the state of North Carolina receives approximately \$48 million in Community Development Block Grant funding annually from the Department of Housing and Urban Development. Ms. Griffin noted that there are numerous activities that can be done with CDBG funding including: Housing Rehabilitation, Neighborhood Revitalization, Economic Development, Infrastructure, Disaster Recovery and Demolition of publically owned dilapidated buildings in order to create re-usable industrial sites. Ms. Griffin said the Town would have to market the site for economic development purposes. The local governments can apply for up to \$950,000 in the Neighborhood Revitalization funding category. Approximately \$12.29 million is available this cycle. This first public hearing is to assist the Town in the development of CDBG projects for the coming year.

Mayor Watts asked if anyone wished to speak either for or against the public hearing.

Hearing none, Mayor Watts closed the public hearing at 6:19 pm.

At 6:19 pm, Mayor Watts opened the second Public Hearing for the potential Community Development Block Grant Neighborhood Revitalization application.

Sherry Griffin, Special Projects Manager with WPCOG presented second Public Hearing for the potential Community Development Block Grant Neighborhood Revitalization application:

Ms. Griffin said in spring of 2024, the Town of Valdese applied to the NC Department Environmental Quality for \$3,000,000 to upgrade the 2" waterline to a 6" waterline to serve the citizens of the Berrytown community. Also included in the request was funds for fire hydrants and new connections to the houses from the main waterline. On July 26, 2024, the Town received notification of funding for the project in the amount of \$2,236,775, which is less than what was requested. In order to keep the project the same as originally proposed, my staff began seeking funding from other sources. The NC Department of Commerce Rural Economic Development Division CDBG- NR program was determined to be a nice match the program and is why we are here tonight to discuss the potential application. Ms. Griffin said the Department of Commerce suggested This \$800,000 CDBG-NR application proposes to upgrade waterlines and service connections to approximately fifty (50) low and moderate income households located along Berry School Avenue, Berrytown Avenue, Berrytown Street, Bost Johnson Avenue, Bost Johnson Avenue Extension, and CV Johnson Drive. 100% of the CDBG-NR funds will benefit low and moderate-income persons.

The following documents were presented to Council in their agenda packet:

RESOLUTION
TOWN OF VALDESE
COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION
BERRYTOWN WATERLINE CONNECTION PROJECT

WHEREAS, the Valdese Town Council has previously indicated its desire to assist in community development efforts; and,

WHEREAS, the Valdese Town Council has held two public hearings concerning the proposed application for Community Development Block Grant funding to benefit low and moderate income residents of the Berrytown community; and,

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WHEREAS, the Valdese Town Council wishes the Town to pursue a formal application for Community Development Block Grant funding to benefit residents of Berry School Ave, Berrytown Ave, Berrytown Street, Bost Johnson Ave, Bost Johnson Ave Extension, and CV Johnson Drive.

WHEREAS, the Valdese Town Council certifies it will meet all federal regulatory and statutory requirements of the Small Cities Community Development Block Grant Program,

NOW THEREFORE BE IT RESOLVED, BY THE VALDESE TOWN COUNCIL:

That Bo Weichel, Interim Town Manager, and successors so titled, is hereby authorized to execute and file an application on behalf of the Town of Valdese with The NC Department of Commerce Rural Economic Development Division for approval of a Community Development Block Neighborhood Revitalization Grant for Community Development to benefit the residents of Berry School Ave, Berrytown Ave, Berrytown Street, Bost Johnson Ave, Bost Johnson Ave Extension, and CV Johnson Drive.

That Bo Weichel, Interim Town Manager, and successors so titled, is hereby authorized and directed to furnish such information as The NC Department of Commerce Rural Economic Development Division may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the Town of Valdese has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to the grants pertaining thereto.

Adopted this the _____ day of _____, 2024 at Valdese, North Carolina.

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

**TOWN OF VALDESE
CITIZEN PARTICIPATION PLAN**

This plan describes how the Town of Valdese will involve citizens in the planning, implementation, assessment and close out of the Community Development Block Grant (CDBG) program. The funds must be used for projects which benefit low and moderate-income persons and aids in the elimination and prevention of slums and blight. The program is intended to assist governments in understanding neighborhood improvement programs. The regulations give ultimate responsibility for the design and implementation of the program to local elected officials and require that citizens be given an opportunity to serve in a key advisory role to these elected officials.

SCOPE OF CITIZEN PARTICIPATION

Citizens will be involved in all stages of the CDBG program, including program implementation, assessment of performance, design of changes and close out in the Citizen Participation Plan. There will be three (3) general mechanisms for their involvement:

1. To serve as an advisory committee to the project;
2. To attend or hold public hearings or community meetings; and
3. To provide individual citizen efforts in the form of comments, complaints or inquiries submitted directly to the Program Administrators or designated Town official.

PROGRAM IMPLEMENTATION

Citizen participation in program implementation will occur primarily through consultation with the Town of Valdese. The town will be asked to review and comment on specific guidelines for approved projects. They will also meet to review any program amendments, budget revisions and program modifications. All such

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changes will be discussed with the town and their comments considered prior to taking action. If program amendments require approval from the North Carolina Department of Commerce, a public hearing shall be held specifically on the amendment. Citizens may also be involved in implementation of projects specifically requiring citizen participation, such as self-help projects. Their roles will be defined as the project develops. Technical assistance will be available as needed.

PROGRAM ASSESSMENT

Program assessment activities by citizens will occur in a variety of ways. A performance hearing will be held thirty to sixty (30 to 60) days prior to the start of planning for the next program year. The Program Amendment will be asked to provide citizen commentary for the Grantee Performance Report.

As a part of the orientation to the program offered at the public hearing, citizens will be invited to submit comments on all aspects of program performance through the program year. Comments should be submitted in writing to Larry Johnson, Planning Director and also others so titled. A written response will be provided within ten (10) days. If the response is unsatisfactory, the complainant should write directly to the Mayor. He shall respond within ten (10) days.

If the citizen is still dissatisfied, he/she should write to the NC Department of Commerce, Rural Economic Development Division/State CDBG Program, 4346 Mail Service Center, Raleigh, NC 27699-4346, Attention: Citizen Participation Matter. Program staff will also be available during normal business hours to respond to any citizen inquiries or complaints at 919-814-4663

The Citizen Participation Plan will be subject to annual review and proposed revision, to occur in the period between the performance hearing and the public hearing on the subsequent year's application.

TECHNICAL ASSISTANCE

Technical Assistance will be provided to citizen organizations and groups of low/moderate income persons or target area residents upon request to the Town of Valdese. Such assistance will support citizen efforts to develop proposals, define policy and organize for the implementation of the program. It is expected that such assistance will be provided directly to the town in response to their request. Assistance could be provided in the form of local presentations, informational handouts, research of a specific issue or other short-term efforts.

PUBLIC INFORMATION

The Town of Valdese will also undertake public information efforts to promote citizen participation. These efforts will include the following:

1. Public Notice of all Public Hearings will be published in the non-legal section of the local Newspaper, Observer News Enterprise at least ten (10) days before the scheduled hearing. These notices will indicate the date, time, location and topics to be considered. These notices will also be made available in the form of press releases, as a public service announcement to local radio stations and will be provided to churches within the target area of distribution.
2. Orientation Information will be provided at the first public hearing. The Program Administrator(s) will make a presentation which covers: (a) the total amount of CDBG funds available and the competitive basis for award; (b) the range of eligible activities; (c) the planning process and the schedule of meetings and hearings; (d) the role of citizens in the program and (e) a summary of other program requirements, such as the environmental policies, fair housing provisions and contracting procedures.

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3. A Public File containing program documentation will be available for review at Valdese Town Hall during normal business hours. Included will be copies of the Application, Environmental Review Record, the Citizen Participation Plan and the Annual Performance Report. Other program documents are also available for citizen review on request at the Valdese Town Hall consistent with applicable State and local laws regarding personal privacy and obligations of confidentiality.
4. Public Hearings an interpreter will be provided for all non-English speaking individuals and/or deaf individuals.

ADOPTED, this the 7th day of October, 2024.

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

**RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN
TOWN OF VALDESE**

This Residential Anti-displacement and Relocation Assistance Plan is prepared by the Town of Valdese in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to the Town's CDBG projects.

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, the Town of Valdese will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Coordinate code enforcement with rehabilitation and housing assistance programs.
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
- Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
- Establish counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures.
- Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
- If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are "lower-income dwelling units" (as defined in 24 CFR 42.305).
- Target only those properties deemed essential to the need or success of the project.

A. Relocation Assistance to Displaced Persons

The Town of Valdese will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG Program[s], move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income

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tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

B. One-for-One Replacement of Lower-Income Dwelling Units

Town of Valdese will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the CDBG Program[s] in accordance with 24 CFR 42.375.

Before entering into a contract committing the Town of Valdese to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units. The Town of Valdese will make public by placing an ad in The News Herald and submit to State CDBG Program(s) North Carolina Department of Environment and Natural Resources (NC DEQ) the following information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided.
NOTE: See also 24 CFR 42.375(d).
5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, the Town of Valdese will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

C. Replacement not Required Based on Unit Availability

Under 24 CFR 42.375(d), the Town of Valdese may submit a request to the State (NC Dept. of Commerce) for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

D. Contacts

Sherry Griffin, Project Administrator (828-485-4251) is responsible for tracking the replacement of lower income dwelling units and ensuring that they are provided within the required period. Sherry Griffin, Project Administrator (828-485-4251) is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use.

Adopted this 7th day of October, 2024.

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

APPLICATION SUMMARY – 2024 CDBG Neighborhood Revitalization Program

1. Applicant's name		Town of Valdese	2. Date	
a. Mailing Address		PO Box 339	<input checked="" type="checkbox"/> Original dated: 10/07/2024 <input type="checkbox"/> Amendment dated: ___/___/___	
b. City and Zip Code		Valdese NC 28690		
c. County		Burke		
d. Contact Person		Bo Weichel		
e. Telephone Number		(828)879-2124		
f. Fax Number		n/a		
g. e-mail address		BWeichel@valdesenc.gov		
h. UEI Number		V67AJH87ABS5		
3. Preparer's Name		Sherry Long Griffin	c. Telephone Number	
a. Firm's Name		Western Piedmont Council of Governments	(828)485-4251	
b. Mailing Address		PO Box 9026		
c. City and Zip Code		Hickory, NC 28602	f. Fax Number	
d. e-mail address		sherry.griffin@wpcog.org	(828)322-5991	
4. Developer's Name			c. Telephone Number	
a. Mailing Address				
b. City and Zip Code			a. Fax Number	
5. Development Name				
a. Street Address				
b. City and Zip Code				
c. Ownership Entity				
6. Program Category	7. Project Number	8. Project Name		9. CDBG Funds Requested
C	1	Berrytown Waterline Connection Project		\$800,000.00
Rural Community Development Only	1			\$
10. Certification by the Chief Elected Official				
a) I certify that to the best of my knowledge and belief:				
1. Data in this application is true and correct, 2. Opportunities have been provided for citizen participation and access to information concerning the proposed activities, 3. This document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached certifications and state standards if the assistance is approved.				
b) I acknowledge that, if funded, this application is part of the Grant Agreement.				
a. Typed Name and e-mail Address of Chief Elected Official		Charles Watts		
b. Typed Title		Mayor		
c. Signature				
d. Typed Date		October 7, 2024		
Date Received:		For REDD Use Only		Application Number:

Councilman Harvey inquired whether the waterlines in question were located within the Town limits of Valdese. Ms. Griffin clarified that, while the waterlines are not within the Town limits, they are part of the Triple Community waterlines, which Valdese is responsible for servicing.

Mayor Watts asked if anyone wished to speak either for or against the public hearing.

Hearing none, Mayor Watts closed the public hearing at 6:23 pm.

Councilwoman Lowman made a motion to approve the application to be submitted to the NC Department of Commerce Rural Economic Development Division and adopt the Resolution, Citizen Participation Plan,

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Anti-Displacement Plan, and authorize the Mayor to sign the application so it can be submitted later this month, seconded by Councilman Ogle. The vote was unanimous.

PUBLIC SAFETY FACILITIES

1st Motion: Councilman Harvey made a motion that the renovation of 215 Main St E office building as the permanent police station be given the highest priority of all of Valdese's planned and in-progress construction projects; that the Interim Manager advertise a "Request for Qualifications" seeking proposals from NC General Contactors for a "Design-Build" approach to the renovation at a cost not to exceed \$1 million with work to be completed no later than six months form acceptance of a proposal; and that the Agreement, AIA document B101-2017, approved August 5, 2024, be terminated without cause, seconded by Councilwoman Ward.

Discussion: Councilman Harvey acknowledged that the Town has been facing multiple deferred needs for several years and stressed the importance of prioritizing funds to address them. He mentioned that the architect's estimated cost to renovate the building was three times higher than the Facilities Review Committee's initial projection. Due to this, Councilman Harvey noted that the Facilities Review Committee strongly recommends adopting a design-build approach for the project. He clarified that no costs were incurred with the contract approved on August 5, and its cancellation did not result in any expenses. He emphasized that completing this project remains a high priority.

Councilwoman Lowman then asked the Mayor if Police Chief Marc Sharpe could address a few questions. She agreed that the project should be a top priority and asked the Chief to share his vision for the building, as well as any thoughts or concerns he has as Police Chief regarding the renovation of the Mitchell building.

Chief Sharpe said, "I want to start this by saying "Thank you" for asking me to speak on this issue as I have not been heard. The things I am about to say will cause a number of thoughts, some of you want care, some of you will be angry, and some may be pleased, but what I am saying is the Ugly Truth.

When hired as the new Police Chief of Valdese I was assigned a number of issues to immediately deal with and to start to repair. A homelessness, and drug issue, as well as a retention of employee problem was identified as immediate needs for me to address. We have been working on homelessness and drug issue with extreme urgency through identifying and obtaining resources and developing partnerships with outside agencies and citizens, enforcement of laws and a trespassing program which has shut down 4 suspected drug houses and helped to curtail some of the drug problem, as well as additional training and education and for our officers and citizens on these subjects to improve our community.

Employee retention, training, and morale within the Valdese Police Department was the next issue. Like the other issues immediately we addressed some long neglected issues within the department like communication, updating uniforms, weapons updates, training updates. Those things have been addressed with no additional cost and creative thinking as well as a citizen donation directly targeted and requested at one of those needs. However, the department is lacking across the board in multiple other areas which have been neglected and ignored over time. Such as software updates and a quality reporting system. A \$ 20,000.00 dollar cut out of our budget this year. I'm working on things like policy to improve issues for us all like taking warning shots out of a use of force policy, ask Attorney Swanson how long ago police departments stopped that practice. The officers now have a use of force continuum to follow in a new policy with their updated weapons systems. Firearms scores have improved drastically across the board which provides a safer community for us all and will save lives if or when they are used. Additional Taser equipment consisting of in date duty Taser cartridges and systems have been provided to me by a fellow department away from Burke County for our use at no cost because their department upgraded. I have already had two employees trained to conduct training in house in some of these areas and we are moving in the right direction. Officers are being assigned training dates at WPCC in neglected and ignored areas across the board. I have worked at changing a culture within the department to become more community based and involved. We have added a Chaplains Program to care for our citizens and officers. While I know I can't fix all of these issues overnight I am working night and day to greatly improve your police department and I need your help. Let us look at some issues that directly affect retention.

SLIDE 1

Turnover for Valdese Police Department: The Ugly Truth

Last Ten Years: Thirty three officers

Last Two Years: Seven officers (four of the seven lost for better pay)

Last Seven Months: Two reserves have left (one better pay, one wasn't working)

SLIDE 2**The Ugly Truth: Valdese vs. the Competition**

Agency:	Starting Salary:	Experience Incentive:	Reserve Hourly Rate:
Valdese:	\$ 40,708.00	No experience	No experience incentive
Burke Co:	\$ 50,920.00	No experience	\$ ½ percent per year
Maiden:	\$ 51,635.00	No experience	\$ 54,217.00 experience
Hickory:	\$ 61,000.00	No experience	\$ 75,566.00 experience
Morganton:	\$ 52,968.00	No experience	\$ 55,652.00 experience
Longview:	\$ 43,000.00	No experience	\$ 47,500.00 experience
Avery Co:	\$ 46,822.00	No experience	\$ 52,000.00 experience
Caldwell Co:	\$ 45,000.00	No experience	\$ 60,000.00 experience
Drexel PD:	\$ 47,000.00	No experience	(None) Working on
			\$ 17.00 an hour
			\$ 24.00 an hour
			\$ 25.00 an hour
			No Program
			\$ 25.00 an hour, g 28
			\$ 20.00 an hour
			\$ 20.00 an hour
			\$ 20.00 an hour
			\$ 16.00 an hour

Remember all of these officers attended the same Basic Law Enforcement Training without a special circumstance where would you go to work if given a choice.

That is what we are competing against to hire and retain employees in just salary alone. Our facilities our outdated and inadequate to do our jobs to today's standards. We need upgrades across the board as we are 25 to 50 years behind in much of our layout, technology, software, and abilities to provide the services to this community that it deserves.

I continue to recruit, sale, and offer our town and our department to those wanting to serve as a law enforcement officer but the ugly truth is: We are struggling to promote ourselves. We need facilities, (The backbone and Foundation of a Quality Police Department, we need to be updated with current facilities to catch up and come out of the darkness into the light. We need to be updated to compete for the quality employees you want to serve your town. Facilities is the foundation of which all those things start.

This has been an on-going issue in Valdese for some time and we have looked at so many options. We have moved the goal post all over the playing field but not once have we attempted the field goal. We can't continue to look in the past about what has not been done we need to look into the future about what needs to be done and come up with a solution that is not duct taped together. I think we are the close to finally making a move to fix a long endured problem and I beg of you as the council, and our citizens, help me protect and serve you by providing facilities that I can use to create, recruit, and maintain the Police Department you want within our town to protect and serve you the citizens.

Comparing apples to apples, as I started to approach this issue for our PD as my tenure began, I reached out to a town similar to Valdese because I heard comments like they want a Taj Mahaul, or my goodness this is not Charlotte. To respond to those statements, I tell you this:

SLIDE 3**Facts:**

- **No we are not Charlotte but unfortunately we respond to the same type of calls just less of them because our population is less. The calls and circumstances do not change as we all face similar issues we just have less calls because we are less populated. We also have less manpower.**
- **Maiden has a population of 3,796 Valdese has a population of 4,687**
- **Maiden has 5.6 square miles of patrol area, Valdese has 7.86 of patrol area.**
- **Maiden has 21 sworn police officers, Valdese has 13 sworn Police Officers.**
- **Maiden faced facility issues in 2018 almost identical to ours, the department was literally falling in and they assessed their needs and built a 2.2 million dollar police facility through payments from tax revenues and are currently working on new fire facilities.**
- **Maiden facility at today's prices would cost just over 4 million dollars to build according to their Chief who I spoke with. According to Talley and Smith, they estimated a refurbished**

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facility on Main Street to cost 2.5 million and said in the workshop if we built the same facility new it would cost just over 4 million dollars. From a common sense approach we don't sound that far off and it appears we are saving money.

I recently toured the Town of Maiden's Police Facilities this past week. I would like to share some slides and my findings.

Again, newly constructed in 2018 for approximately 2.2 million dollars. Why Maiden, again I am trying to compare apples to apples. Maiden is a town similar to Valdese with around 1000 less in population. Maiden has double the number of officers of Valdese has which also points out another ugly truth our staffing problem. Their facility has everything we have already paid an architect firm to design that as your Chief I assessed we needed from your hand-picked architect including a two car sally port utilized just the way our design has proposed without me even looking or knowing about their design prior to this tour last week.

Speaking with Maiden's Chief I learned to complete the building today they completed in 2018 which was all totally new and at today's cost in 2024 it is estimated that it would cost just over 4 million dollars. I am not an architect and I do not run a construction company but is the architect really that far off. He told us 2.5 to renovate our building and he estimated if you built new what he had designed without the existing building it would cost over 4 million dollars. It sounds like we are in fact already saving money.

Why do we need these facilities? Because we are currently,

Outdated and inadequate.

Keeping up with technology changes, law changes, enhanced security and evidence responsibilities while also trying to save Valdese.

Let us look at and discuss a few of those:

Interview audio video recording requirements (Statutory requirement from the state of North Carolina) requires Mirandized audio video recording with specifics from arrestees for all custodial questioning on the majority of offenses. (The need for a sally port) This covers an arrestee entrance to the department for custodial questioning. Our architect designed a two car sally port which is utilized for security of those arrested to bring into a building safely and securely protecting the officer, the individual, and citizens from the things that can occur during those events and maintaining those events in a secure videoed environment. The sally port is designed to securely bring in an arrestee and conduct audio video recordings of suspects in a secure environment according to state mandated law on many criminal offenses. Since January of this year the Valdese Police Department has made arrest where this process would have been followed. We currently bring suspects into an unsecured area and attempt interviews on body cams which are and should be primarily used for citizen contacts not at length custodial interviews.

An upstairs interview room in the police department would be designed for non-custodial interviews and report taking for officers from individuals coming in to the police department who are not in custody which is also a regular practice of the police department. The two processes I have discussed are two separate processes that need and should be done in separate areas. Not to mention, new legislation has passed which also now requires

The additional space in the sally port has been requested as a need for evidentiary purposes. Items such as cars, motorcycles, or other larger items such as a mattress, couch, chair, or other item which needs to be secured for further trace evidence testing in cases such as homicides, hit and runs, sexual assaults, and rape which are seized and need to be maintained and secured for later court proceeding for at times indefinite time periods. It is also necessary for vehicles involved with drug searches where a search warrant may be involved. As you can see the extra bay is a multi-need portion of the laid out facility that is needed for very important reasons.

These events do occur with regularity and even now we have no true way to secure such items and like all the other issues we duct tape together some form of a solution. This evidence needs to be in a secured environment with all other evidence in the police department under a two keyed system to maintain the legality and integrity of the evidence for both criminal proceedings and the liability the department holds to its citizens to maintain such evidence.

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Moving this away from the department in a facility not connected to the department is not very smart security wise nor is it practical. The expense of security systems, gas, and manpower running to and from an outside facility over time would easily pay for the extra space to get this done and keep it under one location together within a complete well planned facility. How often do these offenses occur? Looking at some of this year's data which is also an area that has been updated and changed as we are currently doing a much better job in accurately reporting.

SLIDE 4

This year since January 1 2024: The Valdese Police Department has made:

- **230 arrest.... The large majority of those should have an audio/videoed recorded statement**
- **509 reports filed.... Many of these should have an audio/video non-custodial interview attached.**
- **155 towed vehicles(not all would be stored in the sally port but more of a portion of these have had evidentiary value to a case and needed to be secured and searched for additional evidence)**
- **Technological evidence, charging ports in evidence lockers.**
- **Many of our in car cameras used for vehicle stops are outdated, unusable and have not been replaced.**

SLIDE 5

Technology has changed everything. CSI effect! What is expected from citizens and juries?

The majority of all investigations use a three prong investigations consisting of three evidence types:

- **Interviews / Interrogations Collected with audio video, data storage**
- **Crime scene..... Photography, sketches, measurements, collection of physical evidence, searches for trace evidence. (I recently put together a shared investigative equipment Box utilized by our officers)**
- **Digital Crime Scene Computers, cell phones, cars, Digital evidence, various forms of video.**

As a PD we need the facilities to store, maintain, and call for the processing of them all.

I at times feel as if I am holding our department together with duct tape. Let us stop addressing these issues with duct tape and fix a problem with a real solid solution which is to get these police and fire stations completed in the near future. It appears at face value we are starting to spend a quarter to save a nickel. How many architects and firms are we going to hire and fire, how many meetings are we going to pay for, how may legal fees are we going to endure, to end up spending what needs to be spent to accomplish this task and does appear to be close based on what has been calculated by your previously hand-picked architect.

As your Police Chief I came to the town with 36 years of law enforcement experience and I am educated in my field as I hold a Bachelor and Master's Degree in Criminal Justice. I am not looking at these things blindly, I do not want a Taj Mahaul, but I am telling you the ugly truth about our needs with this facility and the future of our town's law enforcement facilities and services.

In recent weeks, I have sat down with Manager Weichel and had a couple of discussions about JAG Grants to assist with upgrading technology across the board with our agency and this may be a solution for those issues. I have also spoken about creative ways to possibly address man power issues. However, I cannot fix the facility issue. I think I helped find a location which may work and make some of the town happy but we will be on our main street with a generator for incidents where we are needed. Unlike, the latest Hurricane where we sat on Main street in the dark flagging cars down to help citizens with no radio or phone access and no true facility for those individuals to respond to.

Your Chief is not an expert in architecture or construction but I do know our current Town Manager has training and both. I would strongly suggest we accept and take some of his input on this matter as he

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has much of the expertise needed. Sorry Manager Weichel but your expertise and opinions are also needed and trusted by your Chief!

I want to thank all of you for your time tonight and listening to my thoughts and concerns. This is not a council vs. Staff issue it is needs based. Unfortunately in life and especially police work, never have I ever made everyone happy. You as council members will not either, but these hard decisions need to be based on needs. Remember, I speak to you tonight as your Chief of Police, I am a Department Head, an employee, a citizen, and fellow taxpayer, not to mention a home grown son of Valdese who wants what is best for all of us. I will continue to upgrade our services and maintain a police force but we need updated facilities and a foundation to get started. You have the ability and fortitude to make that happen and I pray for all us we can come together and get this done. The time to accomplish this task has long passed.”

Councilman Harvey expressed his appreciation for the presentation, calling it the best staff presentation on a major project that he has heard since moving to Valdese. He also noted that the Police Chief played a key role in locating the building. Councilman Harvey clarified that the motion under consideration was simply to shift toward a design-build approach, which is a common method for renovating commercial buildings. Councilwoman Lowman voiced her concern that the proposed budget of \$1 million might not be sufficient to accomplish the desired renovations. Councilman Ogle suggested that the starting point for the budget should be increased to \$1.5 million. Interim Town Manager Bo Weichel added that no funds have been spent with Talley & Smith on the Police Department project so far. He explained that the design-build approach involves additional steps, which will be further discussed and clarified during the next Council workshop.

2nd Motion: Councilwoman Ward made a motion to amend the cost not to exceed \$1.75 million, seconded by Councilwoman Lowman. The vote was unanimous.

3rd Motion: Councilwoman Ward made a motion that the renovation of 215 Main St E office building as the permanent police station be given the highest priority of all of Valdese’s planned and in-progress construction projects; that the Interim Manager advertise a “Request for Qualifications” seeking proposals from NC General Contractors for a “Design-Build” approach to the renovation at a cost not to exceed \$1.75 million with work to be completed no later than six months from acceptance of a proposal; and that the Agreement, AIA document B101-2017, approved August 5, 2024, be terminated without cause, seconded by Councilwoman Lowman. The vote was unanimous.

MINOR MODIFICATIONS TO THE VALDESE TOWN HALL

Motion: Councilman Harvey made a motion that the Interim Town Manager obtain an estimate from the general contractor selected for the 215 Main St E renovation project for the division of two oversized offices in the Town Hall, for consideration by the Council as a possible addition to the contract, seconded by Councilwoman Ward.

Discussion: Councilwoman Ward inquired about the intended use of the offices. Councilman Harvey highlighted that the two oversized offices have been a frequent source of complaints from citizens. He noted that the Town has an opportunity to divide these offices while they remain vacant, utilizing the same contractor who will be renovating the police building. According to Councilman Harvey, this would make the building more functional and improve its appearance for the Town overall.

Councilwoman Lowman questioned the need for additional offices in the Town Hall, expressing doubt about their necessity given other pressing needs. She pointed out that both the Town Hall and Public Works lack a generator, and there is also a need to pave roads. In response, Councilman Harvey clarified that the current motion is simply to obtain an estimate to assess the potential cost of the renovations. Councilwoman Ward agreed, stating she had no objection to getting estimates.

Vote: Councilman Harvey – Yes, Councilman Ogle – Yes, Councilwoman Ward – Yes, Councilwoman Lowman – No. The motion carried.

215 MAIN STREET E. ESTATE SALE Councilman Harvey stated that 215 Main Street East must be vacated before renovations can commence. He noted that there is a significant amount of furniture that could be repurposed by the Police Department and other municipal departments. Additionally, he highlighted the presence of beautifully bound law books that may be of interest to someone.

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Motion: Councilman Harvey made a motion that the Interim Town Manager proceeds with the preparation of 215 Main Street E for renovation to be completed by November 15, 2024, including but not limited to inventorying all furniture and office equipment remaining in the building to determine items the Town can use, protecting them from renovation damage as required; determining the optimum means for selling all items of value, along with any additional similar town items for deposit in the public safety fund; and having all remaining items disposed of, seconded by Councilwoman Ward.

Mayor Watts inquired about the process for auctioning town-owned items. Town Attorney Tim Swanson responded, confirming that there is a statutory process in place for conducting auctions.

Vote: The vote was unanimous.

DRUG AND HOMELESS ADVISORY TASK FORCE REPORT Police Chief Marc Sharpe made the following report:

“The Homelessness/Drug Task Force has had two (2) two additional meetings since our last council meetings. Some of the things that have evolved from those meetings are:

- “Jethros” has been established as a Thursday pick up location for the unsheltered to be transported to BUCM for services. The pick-up begins at 11:00 a.m. every Thursday and leaves BUCM at 2:00 p.m. This provides our unsheltered an opportunity to receive a hot meal, get a shower, do some laundry, and sign up or receive additional services BUCM provides at least once a week from Valdese. The service has been provided by River of Life Church and their Bus with various pastors and volunteers driving the bus route. We have had individuals taking advantage of this service and I received an additional call about it today.
- Chief Whisnant from Morganton Public Safety and I along with other Law Enforcement Department heads in the County have been communicating with Greenway Transportation, the WPCOG, BUCM, and others about possibly funding a bus route on Hwy 70 that would serve all the communities in Burke County having stops along Hwy 70 in Glen Alpine, Morganton, Drexel, Valdese, Rutherford College, Connelly Springs, Icard, Hildebran, and Long View to take the unsheltered to services at BUCM weekly. This provides a regular meeting point for the Cogs Response Team and BUCM to meet up with these individuals attempting to help find solutions for many of their issues and giving opportunities if wanted to get off the streets. The talks are continuing of which a meeting was cancelled due to the Hurricane.
- VPD continues to meet with the COG as needed to make additional contact with the unsheltered as needed when called upon and VPD continues to reach out to the COG when needed. This partnership has turned into a two way street making contact with one another when and as needed.
- The Task Force has suggested additional ways to make contact with the unsheltered and help them find services. A Dinner has been planned to honor Homelessness awareness week at the United Methodist Church in Valdese as a connect opportunity for those seeking services. The dinner is scheduled for Monday, November 17, 2024 at 6:45 p.m. in the basement of the Church and our officers will be handing out invitations to that event. Homelessness Awareness Week is recognized between November 17th and the 23rd, 2024
- Jethro’s will also be hosting an event that week that is still being planned titled “Homeless Awareness under the stars” which individuals will be invited to sleep outside at Jethro’s to better understand the plight of the unsheltered. Speakers are also being scheduled by Heather and Jethro’s.
- VPD has continued to come to agreements with various citizens and have prepared trespassing notices for their properties. Those notices have assisted in a community effort partnership with citizens to shut down several suspected drug houses or hot spots where illegal drugs are being used and sold. We will continue to promote these efforts not only to combat the drug issue but to also remove camps that are in places citizens have not approved them on their property.
- The Task Force has had several guest speakers providing an inside look at addiction issues and the struggles to find rehab. Additional programs are being researched and outreach is being sought when someone wants help with their drug problem. The Task Force is working to find additional answers, solutions, and response to these request.
- VPD has made several new drug arrest and seizures involving Fentanyl and Methamphetamine in our town limits. We will work with the courts for adjudication. This has improved as the PD has now installed court liaison officers on VPD court dates to oversee and guide our cases through the process. An additional avenue is having the court order drug rehab for offenders

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as a solution to the problem for some offenders and more information is being gather about that process.

- VPD has made (10) ten arrest since the last council meeting involving the unsheltered from an enforcement stand point. Those charges involve trespassing, drug possession, and breaking and entering.
- Olive Branch Ministry which is another option at rehab options for drug offenders will be guest speaking at our next meeting to offer additional insight into the drug addiction issues.
- Another one of our unsheltered lost his life on interstate since our last meeting which brings that total to three since our efforts at finding solutions to these issues began.
- Those three individuals Charles Waters Jr. AKA: Charlie Brown, Josh Sanders, and Cody Vance Dehaven will be remembered by name during the Homelessness Awareness under the stars at Jethros' event.
- The Task Force will continue to meet on the last Tuesday of each month as we work together to address the issues and attempt to find additional solutions.

Thank you for allowing this update." End of report.

Mayor Watts read a letter that he received today:

Dear Mayor & Council,

With the recent devastation caused by hurricane Helene, our family decided to rent our Valdese residence to a family that became homeless due to a large tree damaging their property in downtown Morganton. We have subsequently moved and made our permanent residence at a home we recently remodeled at Silver Creek in Morganton. Due to this change in residence, I regret that I am no longer eligible to remain on council.

I have thoroughly enjoyed my time on council these past 34 months and on the Valdese planning board for nearly 7 years and am grateful for the opportunity to serve and give back to the Valdese community that has given so much to my family. I will continue to remain connected and committed to Valdese with my business. Valdese is the place I have come to love these past 34 years. My very best to each of you as you seek to serve the great citizens of Valdese in the best way possible.

Paul Mears

Mayor Watts announced the resignation of Paul Mears, as outlined in a letter dated October 7, 2024. Town Attorney Tim Swanson added that the resignation would become effective on the date Paul Mears officially changed his residency from the Town.

Motion: Councilman Harvey made a motion to add to the agenda the item, Ward 2 Council Vacancy, seconded by Councilwoman Ward.

Discussion: Councilman Harvey made two key points for wanting to address this matter:

1. According to the Rules & Regulations, the Council may not consider or fill a vacancy among its own membership except in an open session.
2. Any vacancy caused by the death, resignation, or disqualification of a Council member must be filled by a majority vote of the Council.

Councilwoman Lowman added that this is the third resignation she has seen during her time on the Council, and in past instances, the Council has used an application process to allow any resident of the Ward to apply. She also noted that committee members are required to submit an application. Councilman Harvey mentioned that he knows someone who is interested in serving and has already submitted an application.

Vote: Councilman Harvey – Yes, Councilman Ogle – Yes, Councilwoman Ward – Yes, Councilwoman Lowman – No. The motion carried.

WARD 2 COUNCIL VACANCY

Motion: Councilman Harvey made a motion to nominate Roger S. Heavner from 104 Curville St NE, Valdese. Councilman Harvey read Mr. Heavner's application. Seconded by Councilwoman Ward.

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TOWN OF VALDESE
NORTH CAROLINA'S FRIENDLY TOWN



P.O. BOX 339
VALDESE, NORTH CAROLINA 28690-0339
PHONE (828) 879-2120 | FAX (888) 798-1022 | TOWNOFVALDESE.COM

Application for Council Vacancy – Ward 2

Name ROGER S. HEAVNER

Address 104 CURVILLE ST NE, VALDESE NC 28690

Phone Numbers (Home) 828-874-020 (Mobile) 828-302-0750 (Email) rsheavner@embarqmail.com

Are you a registered voter living in Ward 2? YES

How long have you been a Valdese resident? 22 Years Have you been convicted of a felony? NO

Have you ever run for an elective office? NO If so, where and for what office?

Do you have any close relative employed by the Town of Valdese? NO

Why do you want to serve as a Councilperson?

BORN AND RAISED IN VALDESE, I WOULD BE HONORED TO BE ABLE TO SERVE THE TOWN DURING THE NEXT TWELVE OR SO MONTHS. DURING THIS UPCOMING PERIOD, THE TOWN COUNCIL WILL DEAL WITH SEVERAL SIGNIFICANT ISSUES THAT WILL DRAW ON MY CAREER AND PERSONAL WORK EXPERIENCE.

What qualifications do you have that would make you an asset to Valdese as a member of the Town Council?

SINCE RETURNING FROM AIR FORCE SERVICE IN VIETNAM, I HAVE SPENT 30+ YEARS IN PROJECT MANAGEMENT FOR CENTURYLINK AND FORMER VERSIONS OF IT. THAT EXPERIENCE, PLUS MY PERSONAL BUSINESS AND WORK, HAS INCLUDED NEW CONSTRUCTION, EXTENSIVE RENOVATIONS, ROOF REPLACEMENTS, HVAC PROJECTS, AND EMERGENCY GENERATORS. SOME OF THESE PROJECTS EXCEEDED \$1 MILLION. IN ADDITION, I HAVE HELD LICENSES AS AN NC GENERAL CONTRACTOR AND NC PLUMBING CONTRACTOR.

RELATED EDUCATION EXPERIENCE: BS INDUSTRIAL MANAGEMENT AND POST-GRADUATE EDUCATION INCLUDED A MASTERS CERTIFICATE IN PROJECT MANAGEMENT FROM GEORGE WASHINGTON UNIVERSITY SCHOOL OF BUSINESS AND PUBLIC MANAGEMENT.

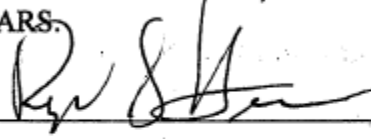
What issues would you like to see the Council address?

I WOULD LIKE TO SEE THE COUNCIL CONTINUE ON ITS CURRENT PATH OF REPLACING THE DISTRESSED PUBLIC SAFETY FACILITY AND REPAVING ITS CRUMBLING STREETS, WITH CONTINUOUS EMPHASIS ON FISCALLY RESPONSIBLE MANAGEMENT OF TAXDOLLARS.

OCTOBER 7, 2024, MB#32

Prior Public Service

**OTHER ORGANIZATIONS: WALDENSIAN PRESBYTERIAN CHURCH AND LPDA
PROPERTY COMMITTEES; AMERICAN LEGION POST 234, POST COMMANDER;
LOVELADY MASONIC LODGE - 50 YEARS.**

Date 10/7/24Signature 

This application and all the information contained in it shall be a public record.

Please fill out the form completely with a resume and return it to Town Clerk, Jessica Lail at:

Drop Off: Valdese Town Hall

Email: jlail@valdesenc.gov

Questions: 828-879-2117

Discussion: Councilman Harvey expressed his belief that Mr. Heavner possesses the knowledge necessary to move forward with the various projects currently underway and is the most qualified person in town for the position. While Councilwoman Lowman stated she has no issue with Roger Heavner personally, she voiced concerns about the process, stating that it lacks transparency.

Vote: The vote was unanimous.

INTERIM MANAGER'S REPORT: Mr. Weichel presented the following announcements:

Old Colony Players Presents: The Legend of Sleepy Hollow, October 18, 19, 24, 25, 26, 31 & November 1 & 2, 2024, 7:30 p.m. at the Fred B. Cranford Amphitheatre. Visit www.oldcolonyplayers.com for ticket information.

Bluegrass at the Rock: The Goodwin Brothers, October 10, 2024, at 7:30 p.m. Visit www.bluegrassattherock.com for ticket information.

Great Trails State Day 2,000 Mile Challenge, Valdese Lakeside Park, October 19, 2024, 7:00 a.m. – 8:00 p.m. Participants will hike, bike, and paddle to try to reach 2,000 miles to celebrate Great Trails State Day.

Public Safety Buildings Workshop, October 24, 2024, 2:00 p.m., Council Chambers, Valdese Town Hall

Next Agenda Review Council meeting is scheduled for Monday, October 28, 2024, 6:00 p.m., Council Chambers, Valdese Town Hall

Treats in the Streets, Thursday, October 31, 2024, 4:00-6:00 p.m.

Bluegrass at the Rock: Authentic Unlimited, November 2, 2024, at 7:30 p.m. Visit www.bluegrassattherock.com for ticket information.

Next Regular Council meeting scheduled for Monday, November 4, 2024, 6:00 p.m., Council Chambers, Valdese Town Hall

Mr. Weichel announced that Planning Director Larry Johnson has formally submitted his resignation from his employment from the Town of Valdese, effective November 8, 2024. Mr. Weichel shared that Mr. Johnson has spent 45 years with the Town and wishes him well with the next chapter in his life.

Mr. Weichel provided the Council and citizens with an overview of the reasons behind the Town's decision to issue a water boil notice following Hurricane Helena.

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Raw Water Intake

Four pumps:
3 @ 4160 volts
1 @ 480 volts



Pumps 1, 2, & 3



Motor Control Cabinet

4160 volts
One each for pumps 1, 2, & 3



Motor Control Cabinet
internal parts that
were underwater



Motor Control Cabinet
for Pump #4 @ 480 volt

Older unit was able to activate
to help us limp the water plant along.

In the meantime, parts were taken off
one of the 4160 volt units at the
Finish Water Pump Station
to reenergise one of the
4160 volt units at the
Raw Water Pump Station

Eaton (manufacturer of the MCC's)
has been on site for testing and inspection.
They have ordered the parts needed to get
our main pumps back to operating.



MAYOR AND COUNCIL COMMENTS: Councilwoman Lowman expressed her gratitude to the Police, Fire, and Public Works departments for their continued efforts in response to the storm. She also extended thanks to Community Affairs, Heather Ward, and Josh Lail for their leadership in organizing the collection of supplies.

Councilman Ogle added his appreciation for Bo Weichel, who dedicated numerous hours supervising operations to ensure everything was running smoothly. He also thanked River of Life and First Baptist Church for their support. Councilman Ogle proposed honoring these individuals with a future luncheon and Councilman Harvey suggested that the Merchants Advisory Committee could offer ideas on how to make the event special.

Councilwoman Ward encouraged everyone to help those in need and emphasized the importance of equipping the Police and Water Departments with generators, citing this as a key factor in her future decision-making.

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Councilman Harvey asked the newest Council member, Roger Heavner, to stand and acknowledged the Town's largest water customer, noting that they plan to purchase approximately \$1 million worth of water this year.

Mayor Watts thanked Councilwomen Ward and Lowman for their service and expressed appreciation to the Water and Wastewater employees for their diligent work in restoring the Town's water supply. He also extended thanks to the Public Works, Fire, and Police departments, as well as Community Affairs, citizens, churches, and Bo Weichel for their efforts during the storm recovery.

Mayor Watts called for a motion to recess into Closed Session for:

- **CLOSED SESSION UNDER NC GENERAL STATUTE 143-318.11(A)(3)** to consult with an attorney retained by the Town in order to preserve the attorney-client privilege between the Town attorney and the Town Council, which privilege is hereby acknowledged.
- **CLOSED SESSION PURSUANT TO NC GENERAL STATUTE 143-318.11(A)(6)** to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee.

At 7:58 p.m., Councilman Harvey made a motion to go into closed session, seconded by Councilwoman Lowman. The vote was unanimous.

At 8:29 p.m., Councilman Harvey made a motion to return to open session, seconded by Councilwoman Lowman. The vote was unanimous.

ADJOURNMENT: At 8:30 p.m., there being no further business to come before Council, Councilman Ogle made a motion to adjourn, seconded by Councilwoman Lowman. The vote was unanimous.

Town Clerk

Mayor

jl

**TOWN OF VALDESE
TOWN COUNCIL PUBLIC SAFETY BUILDINGS WORKSHOP
OCTOBER 24, 2024**

The Town of Valdese Town Council met on Thursday, October 24, 2024, at 2:00 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, Councilman Glenn Harvey, and Councilman Roger Heavner. Also present were: Interim Town Manager Bo Weichel, Town Clerk Jessica Lail, and various Department Heads.

Absent: None

A quorum was present.

Mayor Watts called the meeting to order at 2:00 p.m.

DESIGN-BUILD PRESENTATION Interim Town Manager Bo Weichel introduced Matt Robertson, Business Development Executive, and Scott Whelchel, Area Manager, from Wharton-Smith, Inc. Construction Group. They delivered an informative presentation on the design-build process, highlighting two collaborative delivery methods: Design-Build and Construction Management at Risk (CMAR). The presentation focused on the advantages of each method, emphasizing how they foster collaboration, streamline project management, and enhance overall efficiency.

Carolinas region
Why collaborative delivery?

locations

- 40 years in business
- 18+ Years - Charlotte Office Location
- Commercial & Water/Wastewater Divisions
- Over \$2 Billion in Collaborative Delivery

- Charlotte, North Carolina
- Baton Rouge, Louisiana
- Sugar Land, Texas
- Pensacola, Florida
- Palm Beach Gardens, Florida
- Tampa, Florida
- Fort Myers, Florida
- North Port, Florida
- Sanford, Florida
- Merritt Island, Florida
- Jacksonville, Florida

CMAR BASICS

- The Owner still has Two Contracts
 - Architect/Engineers
 - CMAR (Contractor) (AIA A133-2019)
- The Owner still controls the design
- Qualifications based selection of GC (CMAR)
- Widely accepted delivery method throughout USA, often called Negotiated Contract.

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    graph TD
      Owner[Owner] --- AE[Architect/Engineers]
      Owner --- CMAR[CMAR (Contractor)]
      CMAR --- Subcontractors[Subcontractors]
    
```

CONSTRUCTION MANAGER ASSUMES THE RISK!

- Guaranteed Maximum Price (GMP)
- Guaranteed Schedule
- Ownership in Design (Preconstruction Services)
- Subcontractor Performance
- Site Safety
- Quality Control
- Warranties

Design/Build BASICS

- The Owner Contracts with One Entity
 - Design-Builder (DBIA 520/525 Two Step or DBIA 544 Progressive)
- The Design-Builder provides the Architectural/Engineering Design Services and Construction
- Qualifications based selection of Design Build Entity
- Widely accepted delivery method throughout USA and Internationally

Design-builder ASSUMES THE RISK!

- Budget is Critical - Guaranteed Maximum Price (GMP)
- Timeline is Critical - Guaranteed Schedule
- DB Owns the Schedule
- Increased Ownership in Design (Preconstruction Services)
- Subcontractor Performance— Option for DB Certain Trade Scopes
- Site Safety
- Quality Control
- Warranties

Costs to the Project

- CM or DB Qualifications & Relationship Based makes up 5-10%
- Allows Competitive Subcontractor Procurement of 90-95% of the overall cost.

CMAR-DB PRECONSTRUCTION SERVICES

- Collaborative Effort
 - CMAR - DB now has ownership in schedule and design
- CMAR - DB Design & Constructability Reviews
 - Allows ideas and innovation from GC
 - Allows input on available materials
- Value Engineering
 - Throughout project lifecycle
 - Early VE provides more value (100%)
 - Early VE avoids re-design fees or schedule impacts

Progression to GMP

PRECONSTRUCTION SERVICES

DB	CMAR
<ul style="list-style-type: none"> Factor prior to design commencing 	<ul style="list-style-type: none"> Ability to partner from early point in the design process Control to increase amount design of scope Risk mitigation register release
<ul style="list-style-type: none"> Reliable Cost Estimates and Project Schedules at 30/60/90% Design* Sets realistic expectations Confirms allowable funding Budget monitoring Helps keep design on schedule Extra input on design status 	

CMAR PRECONSTRUCTION SERVICES

- Early Procurement
 - Engineer and CMAR-DB identify long lead equipment
 - CMAR-DB can purchase at 60% design to avoid delays
 - HVAC, Electrical Gear, Structure & Roofing

Cost Control/Managing Cost Escalation

- Identify Long Lead Items & Consider Early GMP Release
- Mitigate Risk
- Assign Personnel to Expedite / Track / Verify during Procurement
- Communication

LONG LEAD ITEM	LEAD TIME
Emergency Generators	57 weeks
Switchboards	57 weeks
HVAC Equipment	52 weeks
Elevators	52 weeks
Telecomm & AV Systems	40 weeks
Panels (400+ Amp)	38 weeks
Impact Glass/Windows	35 weeks
Security Equipment	30 weeks
Fuel Tanks & Dispensers	30 weeks

SUBCONTRACTOR SELECTION

- Openly Advertised FOR Qualified Bidder's List
- CMAR-DB develops list with the Owner and Architect/Engineers input
- Include financially healthy firms
- Includes subcontractors with proven safety & quality



SUBCONTRACTOR SELECTION

OPEN BOOK GMP Steps

- STEP #1 DETERMINE WORK PACKAGES
- STEP #2 QUALIFIED BIDDER'S LIST
- STEP #3 BID PACKAGES
- STEP #4 RECEIVED BIDS
- STEP #5 BID EVALUATIONS

Item	Quantity	Unit	Price	Total
Excavation	100	Yd ³	15.00	1500.00
Foundation	200	Sq Yd	20.00	4000.00
Structure	1000	Sq Ft	10.00	10000.00
Roofing	500	Sq Ft	5.00	2500.00
Interior	1000	Sq Ft	15.00	15000.00
Exterior	500	Sq Ft	10.00	5000.00
MEP	1000	Sq Ft	12.00	12000.00
Paint	1000	Sq Ft	2.00	2000.00
Site Work	1000	Sq Ft	8.00	8000.00
Contingency				10000.00
Total				70000.00



GUARANTEED MAXIMUM PRICE

- Subcontractors and Supplier Bids
 - Competitively bid
 - Thoroughly vetted before award
 - Schedules and value engineering ideas
- General Conditions (Open Book)
 - Management Staff
 - Construction Facilities
 - Builder's Risk Insurance
- Bonds & Insurance (Open Book)
- CM-DB Fee (Negotiated)
- Contingency



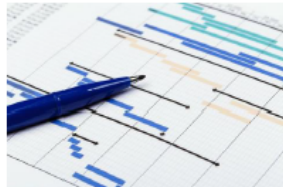
BEST VALUE

- Inherent Cost Savings with the Right CMAR-DB
 - Lower bond rates
 - Lower insurance rates
 - Local GC & Subcontractors
 - Value management
 - Shared project savings go back to the Owner!



EXPEDITED SCHEDULE

- CM-DB is already under Contract at time of Design Completion (saves months in procurement)
- Utilize CPM Scheduling from onset of Design
- CMAR-DB identifies key Design Milestones that affect schedule
- Jointly evaluate Permitting Schedule and Impacts
- Start Procurement in Critical Areas before Design is Complete



CMAR

Advantages

- Accurate Cost Data
 - Allow for course correction
- Cooperative Team Environment with Inherent Checks and Balances
- CMAR looks-out for Owner's Interest During Change Orders
- Logical Freedom when well planned
- High Level of Quality Control
- Quality Subcontractors
- High Level of Manpower Control
- Shared Savings Between Contractor and Owner
- Change orders limited compared to DBB

Disadvantages

- Slower delivery than DB
- Opportunity for disagreements still exist
- Additional documentation required for the CMAR
- Learning curve when new concept for owner



Design-build

Advantages

- Single Source of Responsibility
- Accurate Cost Data
 - Allow for course correction
- Cooperative Team Environment
- Cooperative processes reduce project timeline/ schedule
- DB looks-out for Owner's Interest During Change Orders
- Logical Freedom when well planned
- High Level of Quality Control
- Quality Subcontractors
- High Level of Manpower Control
- Shared Savings Between Contractor and Owner

Disadvantages

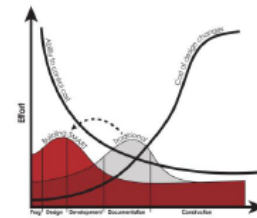
- Perception that too much control is in the hands of DB contractor
- Owner may be kept at "arms length" from the architect/engineers
- Some change orders may occur but typically owner generated
- Learning curve when new concept for owner



Building smart

Building Smart Alliance (now BIMCouncil)

- Estimated that up to 10% of the building process is consumed in waste
- Estimated that 70% of projects end over budget and over schedule



RESULTS

Team Centered Approach

No Change Orders/Claims

Highest Quality

Expedited Delivery

Safe Execution



THANK YOU



Scott Wheelchel
Area Manager

Joseph Willard
Senior Preconstruction
Services Manager

Mitt Robertson
Business Development Executive

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Q & A WITH WHARTON-SMITH Councilman Harvey inquired about the scope and size of projects Wharton-Smith typically undertakes, specifically regarding budget, square footage, and whether projects involve new construction or renovation. Mr. Whelchel explained that Wharton-Smith focuses on partnering with clients who are invested in the community and value collaborative project delivery. He noted that their preferred projects include Public Safety facilities, Town Halls, K-12 schools, and other buildings that serve the public good. While the company is not well suited for small projects, like replacing carpet or jobs valued around \$15,000, Mr. Whelchel did not specify a minimum dollar amount for their projects.

Interim Town Manager Bo Weichel asked about the cost differences between the Design-Build and CMAR contract methods. Mr. Whelchel outlined the general steps involved in each process but did not provide a specific cost comparison. Mr. Weichel also questioned whether the Statement of Criteria needed to include a budget figure. Mr. Whelchel clarified that it is flexible—budget numbers can be included if preferred but are not a strict requirement.

Q & A WITH WACO FIRE CHIEF BRENT GORDON Chief Brent Gordon, retired from the Charlotte Fire Department after 30 years, serves as the fire chief for both Waco and Bessemer City. He recounted Waco Fire Department's complex journey to building a new fire station, a process that began around 2011. As a cash-limited 501(c)(3) organization, they initially explored a traditional bid approach but ultimately opted for a design-build model to control costs and quality. Renovating the outdated 1963 station was infeasible due to strict modern building codes for critical infrastructure, so they acquired property and hired a contractor, Crescent Construction, along with architect John Palmer. The station, built for approximately \$1.76 million, is 15,000 square feet with five bays (rated as 10 due to drive-through access) and 6,000 square feet of living quarters. Overruns added \$146,000, mainly due to unexpected site conditions like septic tanks and wells, plus design changes. Chief Gordon noted the importance of contingency funds to handle such surprises. Moving into the new facility was intentionally scheduled for September 11, 2017, in honor of the significance of that date in fire service history. Currently, the cost to replicate this facility is estimated at around \$3 million, excluding furniture and equipment. Chief Gordon advised that if any grading is required, a geotechnical firm should be engaged to drill the site and check for potential issues with rock or soil quality. He noted that Waco's grading cost totaled \$143,129. Chief Gordon fully supported using a metal building for the station. Councilman Harvey inquired about the possibility of the Town of Valdese utilizing Waco's plans and specifications. Chief Gordon explained that while he has no objections, the architect owns the plans, so they would need to be stamped specifically for Valdese. He emphasized the importance of designing the station as a 50-year building, recommending that the Council consider not only current needs but also future requirements. He added that involving the Fire Chief and Fire Department is essential in guiding these decisions to ensure the building meets long-term operational needs.

ADOPTION OF DESIGN-BUILD ESTABLISHMENT OF CRITERIA – POLICE DEPARTMENT RENOVATION Interim Town Manager Bo Weichel explained that a Criteria Statement must be approved as a prerequisite to proceeding with a design-build process. During the discussion, Council deliberated on whether the Criteria Statement should include a budget figure. Mr. Weichel shared that Wharton-Smith confirmed the budget could be left out if preferred, adding that, in hindsight, he would have omitted a budget figure to allow contractors to assess the building and propose their own estimates.

Councilwoman Ward expressed that she would have preferred to table the budget number until more details were clarified and suggested holding another workshop. Councilwoman Lowman inquired whether the Facilities Review Committee planned to meet again, and Councilman Heavner noted they could convene if needed. Mayor Watts asked if Council should retain the dollar amount in the Criteria Statement, and Council agreed to remove it. Additionally, Councilman Harvey proposed amending the statement to indicate that the Town, rather than the police department, is submitting the Criteria Statement. Mr. Weichel then asked if Council wished to approve the revised document immediately or take more time to consider it.

Town of Valdese
Police Department Renovation Design-Build Criteria Statement

Title of Item:

Establishment of criteria for a design-build delivery method for construction contracts and approval of using the design-build delivery method for the Police Department renovation project.

Explanation:

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In accordance with Session Law 2013-401 (HB 857) and NCGS 143-128.1A (b) regarding the addition of design-build delivery method for construction projects, the Police Department is submitting, for approval, the criteria that the Town must establish to utilize this method of delivery. Additionally, the Police Department is requesting approval to utilize the design-build method of delivery for the renovation and additions to the Police Department building on Main St. Due to the need for the project to be complete by early summer 2025. This delivery method will provide the needed flexibility to complete the project on time and within budget without sacrificing quality.

Part 1. Establishment of Criteria. On August 23, 2013, the Governor signed into law Session Law 2013-401. House Bill 857, authorizing governmental entities to utilize the design-build delivery method for construction contracts. The first step in the process for utilizing the design-build delivery method is that a governmental entity is to establish in writing the criteria used for determining the circumstances under which the design-build method is appropriate for a project. The criteria proposed are the following:

(Criteria 1) The extent to which the Town can adequately and thoroughly define the project requirements prior to the issuance of the request for qualifications (RFQ) for a design-builder.

The design-build delivery method may be used if it is determined that, for the project, the Town has professional personnel that are both qualified and experienced to thoroughly define project requirements prior to the issuance of a request for qualifications for a design-builder. Consideration will be given to the qualifications and experience of the personnel in the Police Department, Facilities Review Committee, Town Council, and the availability of professional personnel in the areas of purchasing, finance and legal to assist in the development of an RFQ.

(Criteria 2) The time constraints for the delivery of the project. The design-build delivery method may be used if a project has a firm date by which a facility must be operational and the normal delivery method is likely not to be timely (typically RFQ, study, design, bid and construct). The size and cost of a project will dictate complexity and schedule.

(Criteria 3) The ability to ensure that a quality project can be delivered. The design-build delivery method may be used if it is determined that, for the project, the Town has access to professional and experienced personnel to ensure that the design-build firm will provide a quality project within the budget constraints established by Council. Consideration will be given to the qualifications and experience of the personnel in the Police Department, Facilities Review Committee, Town Council, and hired professional services if necessary.

(Criteria 4) The capability of the Town to manage and oversee the project, including the availability of experienced staff or outside consultants who are experienced with the design-build method of project delivery. The design-build delivery method may be used if it is determined that, for the project, the Town has professional and experienced personnel that are knowledgeable of design-build projects or, alternatively, experienced consultants local to Valdese are available to be retained to perform the construction management of a design-build contract.

(Criteria 5) A good-faith effort to comply with G.S. 143-128.2, G.S. 143-128.4, and to recruit and select small business entities. The design-build delivery method may be used if it is determined that, for the project, requirements will be imposed which ensure that contractors will comply with the M/WBE goals.

(Criteria 6) The criteria utilized by the Town, including a comparison of the costs and benefits of using the design-build delivery method for a given project in lieu of the other delivery methods identified. The criteria utilized by the Town when considering a design-build delivery method for a project will be as follows:

- Is the project well defined and does it include qualitative and quantitative characteristics that make a design-build contract more appropriate than other methods of delivery?
- Is the project timeline overly constrained and will it be necessary to have the facility complete and operational within a short timeframe?
- Will it be necessary to have beneficial use of a portion of the facility while it is under construction?
- Given the scope of the project, is there a maximum budget that must be adhered to allow negotiations and flexibility to make appropriate decisions on scope as the project progresses?
- Does the design-build delivery method meet the ultimate operational goals established for a given facility and the quality of product achieved because of a more fluid and flexible delivery method?

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In general terms, if it is determined that the expected expense of a design-build project will be no more than ten (10%) greater than the expected expense of a traditional RFQ, study, design, bid and construct project, the design-build delivery method may be utilized.

Part 2. Applying the criteria to the Convention Center Renovation and Addition Project. The second step for the process in determining whether to use the design build delivery method for a project is to apply the criteria to the project. In applying the criteria for the Police Department renovation project, it is recommended that the design-build delivery method be used for this project. This determination is based upon a review of the above criteria as it relates to this project as follows:

(Criteria 1) Through the Police Department, Facilities Review Committee, Town Council, and hired professional services, if necessary, the Town has professional personnel that are both qualified and experienced to thoroughly define project requirements prior to the issuance of a request for qualifications for a design builder. Additionally, professional personnel are available in the areas of purchasing, finance and legal services to assist in the development of an RFQ.

(Criteria 2) The Valdese Police Department requires renovation to establish an efficient process of operations to keep the community safe. In order to rehabilitate this facility so that outside regulating agency requirements are met, and the Police personnel can effectively perform their duties, the construction must be completed by July 2025. This is a period of approximately 10 months. Typical procedure would be to procure a design consultant, complete design and then undertake construction. This process would take approximately 12-18 months thus preventing the Police Department from meeting the stated expectations. The Design-Build process provides the best option for the Town to meet this timeframe.

(Criteria 3) Within the Police Department, Facilities Review Committee, Town Council, and hired professional services, the Town has professional and experienced personnel to ensure that the design-build firm will provide a quality project within the budget constraints established by Council.

(Criteria 4) Should it become necessary to contract the construction management of a design-build contract, there are experienced consultants local to Valdese that are available.

(Criteria 5) In developing an RFQ and interviewing selected firms, the Town will put forth a good- faith effort to comply with G.S. 143-128.2, G.S. 143-128.4.

(Criteria 6) As stated under Criteria #2, one of the benefits of the Design-Build process is that it may reduce the overall project schedule by 8 months. This has a direct benefit on the project budget. The design-build delivery method is not expected to involve any additional expense than the expected expense of a traditional RFQ, study, design, bid. and construct project. By reducing the time frame by 8 months, we are eliminating the price escalation that would occur within that year. Additionally, the scope of the design efforts will be reduced. This enables more of the approved project budget to go directly towards the physical improvements of the facility. Total project budget is \$1,750,000, which is lower than initial estimates of traditional design-bid-build. It is expected that the design-build process will enable an extra 5% of existing funds to be allocated to the construction over what our typical design-bid-build process would allow. These benefits to both the project schedule and cost make the design-build option more appealing than the more conventional design-bid-build in this instance.

Fiscal Note:

There is no fiscal impact to the establishment of this policy and approval of the utilization of design- build delivery method.

Recommendation:

Approve the criteria for the use of the design-build delivery method and authorize Town staff to move forward with use of the design-build delivery method for the renovations and additions to the Police Department facility. END

APPROVAL OF RFQ DESIGN BUILD – POLICE DEPARTMENT RENOVATION Mr. Weichel explained that the upcoming RFQ would be directed toward general contractors. Councilman Harvey then questioned the funding source for the Police Department renovations, to which Mr. Weichel recommended utilizing reserve funds. He estimated the reserve at \$6.9 million, noting that covering both the renovations and the pool structure would reduce the balance to approximately \$4.9 million. Council discussed other funding

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options, with Councilman Harvey observing that the project has evolved significantly. He suggested that constructing a Police Department addition to Town Hall with a Sally Port, or potentially a new facility joining both Fire and Police Departments, might be more cost-effective than renovating the 58-year-old Main Street building. He questioned if the renovation was truly the best path forward, especially given potential unknowns that could arise once walls are opened.

Councilwoman Ward emphasized the importance of moving forward without further delays. Councilwoman Lowman recapped the long history of planning for a new public safety building and urged Council to make a decisive move. Mayor Watts recommended deferring the decision to the November 4 Council meeting, while Councilwoman Ward requested an additional workshop. Councilman Harvey raised concerns that Hurricane Helena could disrupt the RFQ timeline, and Mayor Watts agreed to work with Mr. Weichel to develop a schedule, inviting Council members to submit any questions in advance. Councilman Heavner stressed the importance of doing it right with whatever is decided. Ultimately, Mr. Weichel confirmed that both the Criteria Statement and the RFQ would be paused, with no vote taken at this time.

ADJOURNMENT: At 4:38 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

jl



TOWN OF VALDESE
NORTH CAROLINA'S FRIENDLY TOWN

P.O. BOX 339

VALDESE, NORTH CAROLINA 28690-0339

PHONE (828) 879-2120 | FAX (828) 879-2139 | TOWNOFVALDESE.COM

**AN ORDINANCE DECLARING ROAD CLOSURE
FOR TOWN OF VALDESE SPECIAL EVENTS**

WHEREAS, the Town of Valdese desires to schedule an Fireworks Friday Night, Annual Waldensian Festival; Treats in the Streets; and the Annual Valdese Christmas Parade; and

WHEREAS, part of US 70/Main Street in Valdese will need to be closed for each of these special events; and

WHEREAS, G.S. 20-169 provides that local authorities shall have power to provide by ordinance for the regulation of the use of highways by processions or assemblages;

NOW, THEREFORE, be it ordained by the Town Council of the Town of Valdese pursuant to G.S. 20-169 that the following portion of the State Highway System be closed during the times set forth below:

2025 Fireworks Friday Night (*Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St*) on June 27, 2025 from 5:00 PM until 11:00 PM.

2025 Waldensian Festival Kickoff Celebration (*Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St*) on August 8, 2025 from 5:00 PM until 11:00 PM.

2025 Waldensian Festival Celebration (*Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St*) on August 9, 2025 from 5:30 AM until 11:00 PM.

2025 Valdese Treats in the Streets (*Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St*) on October 31, 2025 from 3:30 PM until 6:30 PM.

2025 Valdese Christmas Parade (*Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St*) on December 6, 2025 from 9:30 AM until 12 Noon.

Signs shall be erected giving notice of the limits and times of these street closures as required by G.S. 20-169.

THIS, the 4th day of November, 2024.

Charles Watts, Mayor

ATTEST:

Town Clerk

Parade Detour Signage and Road Closure Notice

Main St. (US 70) will be closed from Hoyle St to Eldred St. The Detour route will use Hoyle St, Pineburr Av, and Eldred St. Detour signage will be placed as follows.

Eastbound Detour

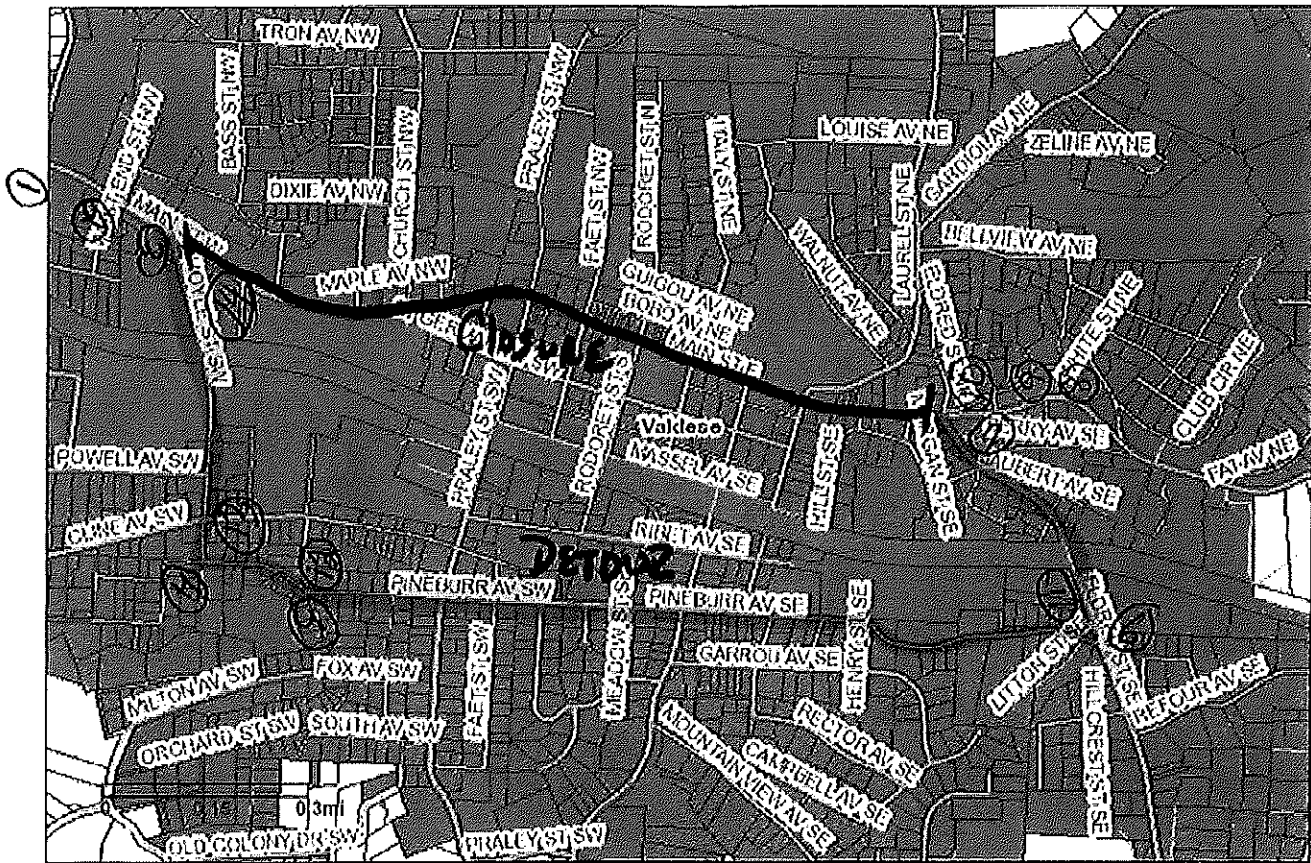
1. Main St and Sterling St (eastbound) – Road Closed Ahead
2. Main St and West End St (eastbound) – Detour Ahead
3. Main St and Hoyle St (eastbound) – Detour Right
4. Hoyle St and Pineburr Ave – Detour Left
5. Pineburr Ave and Orchard St – Detour Left
6. Eldred St and Pineburr – Detour Left
7. Main St and Eldred – Detour Right

Westbound Detour

8. Main St 1000 feet prior to Eldred St (Westbound)-Road Closed Ahead
9. Main St. 500 feet prior to Eldred St (Westbound)-Detour Ahead
10. Main St and Eldred St (Westbound) – Detour Right
11. Eldred St and Pineburr – Detour Right
12. Pineburr Ave and Orchard St – Detour Right
13. Hoyle St and Pineburr Ave-Detour Right
14. Main St and Hoyle St – Detour Left

***** During closure period intersections will be manned with either REACT personnel or Valdese Police Officer*****

Note: Sign locations are indicated by number on the map.



Burke County, NC

Disclaimer: The information contained on this page is taken from aerial mapping, tax mapping, and public records and is NOT to be construed or used as a survey or 'legal description'. Only a licensed professional land surveyor can legally determine precise locations, elevations, length and direction of a line, and areas.

<http://www.webgis.net> Anderson & Associates, Inc. <http://www.endassoc.com>

init: start
init: done

TOWN OF VALDESE
 BERRYTOWN WATERLINE PROJECT
 CAPITAL PROJECT BUDGET ORDINANCE
 CDBG-I PROJECT NO.: 18-I-3094
 CDBG-I PROJECT NO.: 23-I-4160
 CDBG-NR

Be it ordained by the Town Council of the Town of Valdese that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby adopted.

Section 1. The project authorized is the **Berrytown Waterline Project** which will replace approximately 8,215 LF of water lines to serve 81 homes, community fire hydrants and other appurtenances along Berry School Avenue, Berrytown Avenue, Berrytown Street, Bost Johnson Avenue, Bost Johnson Avenue Extension, and CV Johnson Drive in Burke County (project area). A \$56,000 portion of the grant will be utilized for planning purposes. This grant will fund the engineering report, environmental review record, and administrative tasks such as development of compliance plans and project reporting.

Through a CDBG-NR grant, the Town will upgrade waterlines and service connections to approximately fifty (50) low and moderate income households located along Berry School Avenue, Berrytown Avenue, Berrytown Street, Bost Johnson Avenue, Bost Johnson Avenue Extension, and CV Johnson Drive. All of the CDBG-NR funds will benefit low- and moderate-income persons.

Total project costs are \$3,036,775 and will be 100% funded by CDBG-I and CDBG-NR grants.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the terms of the program ordinance and the budget contained herein.

Section 3. The following revenues are anticipated to be available to contribute to this project:

<u>Source</u>	<u>Amount</u>	<u>Assigned Account Number</u>
CDBG-I Planning Grant	56,000	55.3000.000
CDBG-I Construction Grant	2,180,775	55.3000.001
CDBG-Neighborhood Revitalization Grant	800,000	55.3000.002

	\$ 3,036,755	
	=====	

Section 4. The following amounts are appropriated for the project:

<u>Source</u>	<u>Amount</u>	<u>Assigned Account Number</u>
Planning-Engineering Report (ER)	26,000	55.8120.000
Planning-Environmental (EID)	25,000	55.8120.001
Planning-Administration (CP&FHP)	5,000	55.8120.002
Construction-Water Improvements	2,013,098	55.8120.003
Construction-Administration	167,677	55.8120.004
Water Connections (CDBG-NR)	763,225	55.8120.005
COG Administration (CDBG-NR)	33,275	55.8120.006
Planning (CDBG-NR)	3,500	55.8120.007

	\$ 3,036,755	
	=====	

Section 5. The finance officer is hereby directed to maintain within the Project Fund sufficient specific detailed accounting records to provide the accounting to town council required by the program procedures, loan agreement(s), grant agreement(s) and state regulations.

Section 6. Funds may be advanced from the Utility Fund for the purpose of making payments as due.

Section 7. The finance officer is directed to report quarterly on the financial status of each project element in Section 4 and on the total revenues received or claimed.

Section 8. The budget officer is directed to include a detailed analysis of the past and future cost and revenues on this project in every budget submission made to this board.

Section 9: Copies of this project ordinance shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 4th day of November 2024.

Charles Watts, Mayor

Jessical Lail, Town Clerk

Proclamation
Burke County, NC Nonprofit Day
(aka 1BurkeGives)

Whereas, charitable nonprofit organizations throughout Burke County save taxpayers thousands of dollars through their services and contribute significantly to the high quality of life for all citizens; and

Whereas, these organizations are committed to serving the educational, cultural, civic, health, religious, human and animal services, recreational, philanthropic, environmental, and other diverse needs of Burke County; and

Whereas, the staff and volunteers of all Burke County nonprofit organizations are dedicated to upholding the highest standards of community service, donating their time and effort to making a difference in the lives of others; and

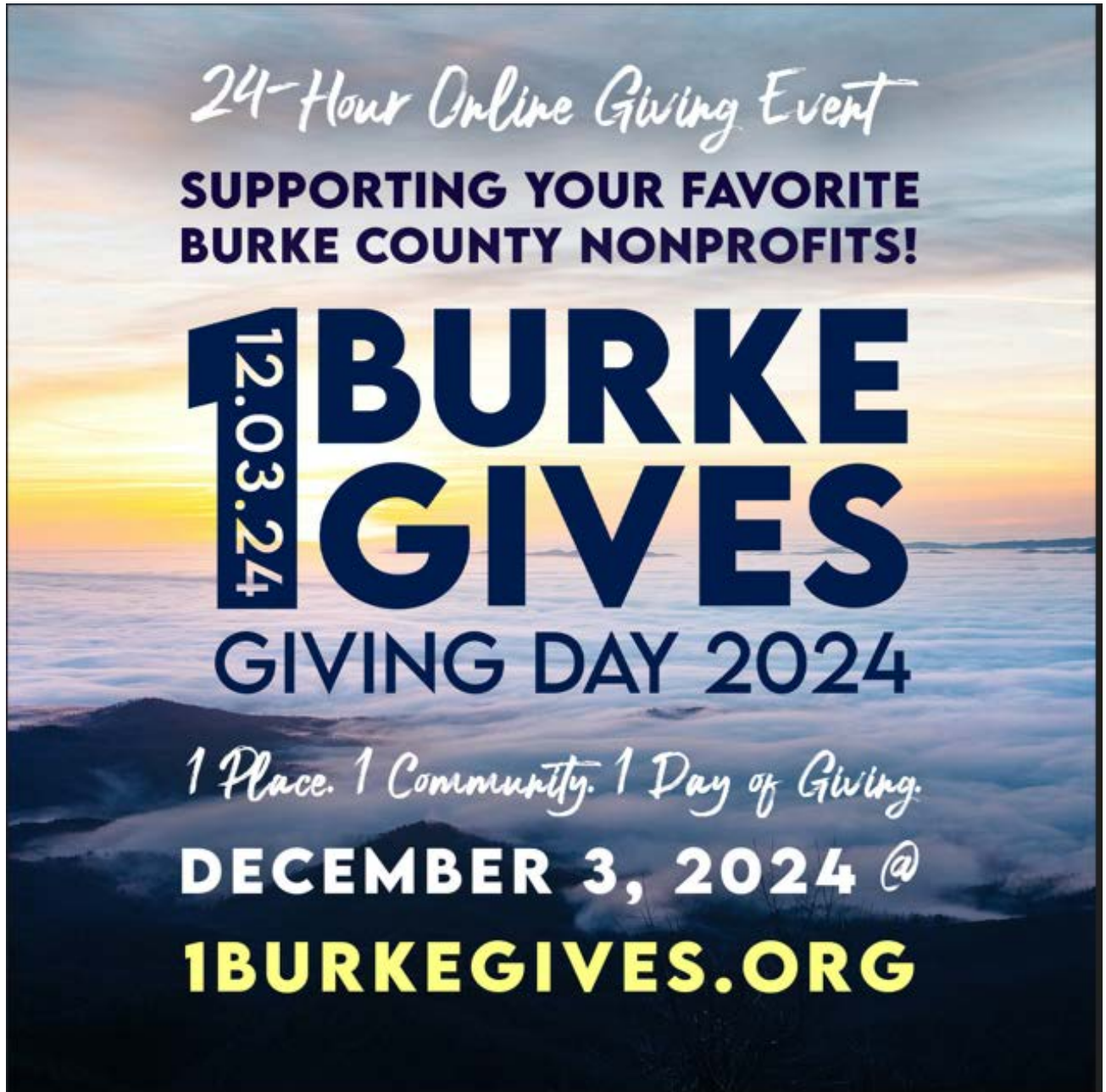
Whereas, Tuesday, December 3, 2024, in observance of “Burke County, NC Nonprofit Day” (aka 1BurkeGives) provides a unique opportunity for the citizens of Burke County to join together in appreciation and support of the many contributions made by nonprofit organizations to our continued wellbeing while boosting awareness for continued growth.

Now, therefore, I, Charles Watts, Mayor of the Town of Valdese, do hereby proclaim Tuesday, December 3, 2024, as Burke County, NC Nonprofit Day (aka 1BurkeGives) and encourage all citizens to recognize the positive impact nonprofit organizations have on the quality of life of the citizens of Burke County.

Signed: _____

Title: _____

Date: _____



24-Hour Online Giving Event

**SUPPORTING YOUR FAVORITE
BURKE COUNTY NONPROFITS!**

12.03.24 **BURKE
GIVES**

GIVING DAY 2024

1 Place. 1 Community. 1 Day of Giving.

DECEMBER 3, 2024 @
1BURKEGIVES.ORG

THE PATH TO THE "DESIGN-BUILD" RFQ FOR 200 MASSEL AVE SW

As of discussion at the October 28, Town Council Preliminary Agenda Discussion

Meeting	ACTIONS, PRESENTATIONS, AND CONCLUSIONS		
6-May	1) Talley & Smith "Study Contract" at \$36k; Phase 1, to evaluate 3 options: 1) Renovate Existing; 2) Design new PD&FD; 3) Separate PD & FD 2) 200 Massel Ave SW acquired for \$400k		
5-Aug	1) 215 Main Street E building acquired for \$360k, on recommendations of Police Chief; two council members and four facilities review committee members whose renovation experience indicated that it could meet current needs for a renovation cost of \$500k to \$1 million. 2) Talley & Smith "Study Contract" reduced to \$23,400		
Note A -	3) Talley & Smith "D-B-B Contract" to Renovate 215 Main, fee \$175,000		
19-Sep	Talley & Smith presented cost estimates for two options:		
		New FD Building	Renovate 215
1)	COST PER SF	\$300-350	\$300-350
	Architect Fee Estimates	\$500,000	\$175,000
2)	ESTIMATE TO RENOVATE 215 MAIN STREET E AT ABOVE COST/SF		
	COST OF 215 MAIN STREET E per 4 T&S :	\$ 300	\$ 350
	Purchase Price	\$ 360,000	\$ 360,000
	Renovation on Street Floor and Lower Level	\$ 2,186,000	\$ 2,550,000
	Architect Fee	\$ 175,000	\$ 175,000
	Total for 7300 SF - existing structure alone:	<u>\$ 2,721,000</u>	<u>\$ 3,085,000</u>
	ESTIMATES NOT PROVIDED FOR:		
	Sally Port of 600-1000 SF	?	?
	Contingency of Renovation Unknowns	?	?
7-Oct	The "Vision" of 215 Main Street became that of a "New Building"		
	Purchase Price	\$ 360,000	\$ 360,000
	Design Build Approach, not to exceed	<u>\$ 1,000,000</u>	<u>\$ 1,750,000</u>
	Potential Investment in 58-yr old Building	<u>\$ 1,360,000</u>	<u>\$ 2,110,000</u>
24-Oct	Presentation By Guests and Consideration by Council		
	1) Cost of 7300SF New Building: \$300 or \$350	\$ 2,190,000	\$ 2,555,000
Note B -	2) Cost of New at \$200 or \$250 D-B Estimates	\$ 1,460,000	\$ 1,825,000
	3) Potential Savings by Design-Build Approach		
	Waco Architect fees for 15,000 SF building were:		\$ 59,000
	T&S Fee of D-B-B Renovation of 215 Main		\$ 175,000
	T&S Estimated Fee for D-B-B of Fire Station on 200 Massel		\$ 500,000
Note C -	3) Potential savings by Selling 215 Main	(\$400,000 - \$600,000)	

Notes:

- A** D-B-B Architect led, "Design, Bid, Build approach to construction.
- B** D-B (Design-Build) preliminary est. of planned Waco FD presented on Oct 24.
- C** Purchase price of 215 Main Street E at \$360,000 was \$9,000 under the tax value; plus the cost of a survey and closing costs

Budget Amendment # 4-10

Subject: Hurricane Helene storm response and repairs

Description: This will adjust the budget to account for the costs involved across all departments in both the General and Utility funds. Costs include damages to equipment, materials and items necessary for storm response, electrical contractor, and additional overtime required from employees. These costs will be submitted for reimbursement by a combination of FEMA and insurance.

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2025:

Section I:

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3990.000	General Fund Balance Appr.		31,776
30.3990.000	Utility Fund Balance Appr.		679,817
Total		\$0	\$711,593

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.4250.021	Overtime	212	
10.4350.021	Overtime	732	
10.5600.021	Overtime	1,263	
10.5800.021	Overtime	350	
10.4350.150	Maintenance and Repairs	8,716	
10.6200.151	Park Repairs	15,428	
10.6250.150	Maintenance and Repairs	5,075	
30.8100.021	Overtime	8,024	
30.8110.021	Overtime	232	
30.8120.021	Overtime	1,883	
30.8110.160	Maintenance and Repairs	158,085	
30.8100.130	Generator Fuel	9,464	
30.8100.160	Maintenance and Repairs	502,129	
Total		\$711,593	\$0

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Budget Amendment # 5-10

Subject: Public Works Generator

Description: This amendment stems from the need for a generator at the Public Works facility. During this recent emergency response, the Town's main response team was out of power for several days until a generator owned by a private company was loaned to Public Works so they could efficiently operate. This purchase would be for a towable generator allowing versatility of use during power outages if PW still has power.

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2025:

Section I:

The following revenues available to the Town will be increased:

Account		Description	Decrease/ Debit	Increase/ Credit
10.3990.000		General Fund Balance Appr.		33,000
Total			\$0	\$33,000

Amounts appropriated for expenditure are hereby amended as follows:

Account		Description	Increase/ Debit	Decrease/ Credit
10.4250.740		Capital Outlay	33,000	
Total			\$33,000	\$0

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Budget Amendment # 1-30

Subject: Water Plant filter console controller and programmable logic controller upfit

Description: To prevent flooding inside the Water Treatment facility, this amendment is to replace the filter effluent valve controller (six total) with a touch screen panel , these are all mounted on top of the filter console. The current digital controllers are failing which is causing the valves to not operate correctly. Each filter console inside the cabinet will all be upfitted with PLC's which will control the filter height that a operator will input on the touch screen controller.

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2025:

Section I:

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
30.3990.000	Utility Fund Balance Appr.		37,380
	Total	\$0	\$37,380

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
30.8100.740	Capital Outlay	37,380	
	Total	\$37,380	\$0

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.