

AGENDA
www.townofvaldese.com

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

Monday, October 7, 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**
- 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 Pre-Agenda Meeting Minutes of September 4, 2024
 - B. Approval of Regular Meeting Minutes of September 9, 2024
 - C. Approval of Fire Department Building Workshop Minutes of September 19, 2024
 - D. New Lease Agreement at Old Rock School with VEDIC
- 7. New Business**
 - A. Public Hearing – Community Development Block Grant Neighborhood Revitalization(CDBG-NR) – Funding for Berrytown Waterline Project
(Presented by Sherry Griffin, Special Projects Manager, WPCOG)
 - B. Public Safety Facilities
 - C. Minor Modifications to the Valdese Town Hall

- D. 215 Main Street E. Estate Sale
- E. Drug and Homeless Advisory Task Force Report (*Presented by Police Chief Marc Sharpe*)

8. Interim Town Manager's Report

- A. 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.
- B. Bluegrass at the Rock: The Goodwin Brothers, October 10, 2024, at 7:30 p.m. Visit www.bluegrassattherock.com for ticket information.
- C. 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.
- D. Public Safety Buildings Workshop, October 24, 2024, 2:00 p.m., Council Chambers, Valdese Town Hall
- E. Next Agenda Review Council meeting is scheduled for Monday, October 28, 2024, 6:00 p.m., Council Chambers, Valdese Town Hall
- F. Treats in the Streets, Thursday, October 31, 2024, 4:00-6:00 p.m.
- G. Bluegrass at the Rock: Authentic Unlimited, November 2, 2024, at 7:30 p.m. Visit www.bluegrassattherock.com for ticket information.
- H. Next Regular Council meeting scheduled for Monday, November 4, 2024, 6:00 p.m., Council Chambers, Valdese Town Hall

9. Mayor and Council Comments

- 10. 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.

11. 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: October 4, 2024

Subject: Monday, October 7, 2024 Regular Council Meeting

6. Consent Agenda

- A. Approval of Pre-Agenda Meeting Minutes of September 4, 2024**
- B. Approval of Regular Meeting Minutes of September 9, 2024**
- C. Approval of Fire Department Building Workshop Minutes of September 19, 2024**
- D. New Lease Agreement at Old Rock School with VEDIC**

New annual lease agreement at Old Rock School with VEDIC. As per the lease agreement, payment in the amount of \$368 is due monthly.

7. New Business

A. Public Hearing #2 – Community Development Block Grant Neighborhood Revitalization(CDBG-NR) – Funding for Berrytown Waterline Project

Council will hold a Public Hearing on October 7, 2024, as part of the process for applying for funding for the Berrytown Waterline upgrades. A memo from Sherry Griffin, Special Projects Manager at WPCOG, a Resolution, Citizens Participation, Anti-Displacement, and an Application Summary page, is included in the agenda packet. Sherry Griffin will be present at the Council meeting, to provide additional information.

Requested Action: Approval of the Authorizing Resolution to submit an application to the NC Department of Commerce Rural Economic Development Division requesting \$800,000, along with the Citizen Participation Plan and the Anti-Displacement Plan. Per grant requirements, the motion should read and adopted as follows:

I move to approve the Authorizing Resolution to submit an \$800,000 grant application to the NC Department of Commerce Rural Economic Development Division.

Also, as part of the application to be submitted, I move to approve the Citizen Participation Plan and the Anti-Displacement Plan as required by the Department of Housing and Urban Development.

B. Public Safety Facilities

Enclosed in the agenda packet is an overview of the Valdese Fire Station Planning, along with exhibits submitted by Councilman Harvey. Council will discuss the Public Safety Facilities.

C. Minor Modifications to the Valdese Town Hall

Included in the agenda packet is a proposal from Councilman Harvey outlining minor modifications to Valdese Town Hall.

D. 215 Main Street E. Estate Sale

Included in the agenda packet is a proposal from Councilman Harvey recommending an estate sale at the recently acquired property located at 215 Main St. E, Valdese.

E. Drug and Homeless Advisory Task Force Report

Police Chief Marc Sharpe will provide Council with an update from the Drug and Homeless Task Force.

READING MATERIAL

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



<u>FIRE DEPARTMENT ACTIVITY</u>	<u>ACTIVITY HOURS</u>
Station Duty	230 Hours
Vehicle Duty	86 Hours
Equipment Duty	54 Hours
On-Duty Emergency Responses	81 Hours
On-Duty Training	50 Hours
Fire Administration	105 Hours
Training Administration	8 Hours
Meetings	37 Hours
Fire Prevention Administration	61 Hours
Fire Prevention Inspections	6 Hours
Public Relations	4 Hours
Hydrant Maintenance	40 Hours
Safety Administration	14 Hours
Safe Kids Activities	4 Hours
Extra Duty Fires	26 Hours
Extra Duty Training	12 Hours
Extra Duty Fire & Medical Standby	61 Hours
Physical Training	10 Hours
Extra Duty Medical Responses	35 Hours
Part-Time Firefighter Training	64 Hours
Part-Time Emergency Responses	126 Hours
Total Training Hours	126 Hours
TOTAL MAN HOURS	1114 Hours

<u>INSPECTION TYPE</u>	<u># OF INSPECTIONS</u>	<u>Violations</u>
Assembly	2	0
Business	4	13
Residential	1	5
Re-inspection	5	0
TOTAL	12	18

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

EMERGENCY INCIDENTS

Fire	3
Building Fire	2
Special Outside Fire	1
Rescue & Emergency Medical Incidents	46
Medical Assist	9
Emergency Medical Service (EMS) Incident	37
Hazardous Condition	6
Combustible/Flammable Gas Spill & Leak	2
Chemical Release, Reaction, or Toxic Condition	2
Electrical Wiring/Equipment Problem	2
Service Calls	7
Unauthorized Burning	1
Cover Assignment, Standby, Move Up	5
Service Call Other	1
Good Intent Calls	7
Dispatched & Cancelled in Route	4
Steam, Other Gas Mistaken for Smoke	2
HazMat Release Investigation with No Hazmat	1
False Alarm & False Calls	9
Unintentional System/ Detector Operation	2
System or Detector Malfunction	2
False Alarm / False Call Other	5
TOTAL EMERGENCY RESPONSES	78

Truman Walton, Chief
Valdese Fire Department

Community Affairs & Tourism Monthly Stats

September 2024

Tourism Statistics

<i>visitvaldese.com views (Sept 2-22)</i>	3,381
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<i>townofvaldese.com views (Sept 2-22)</i>	4,233
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Top 5 Pages Viewed (townofvaldese): Utilities, Recreation, Schedules and Fees, Career Opportunities, Water Department

Facebook

<i># of followers</i>	18,938
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<i>Post Engagement (last 28 days)</i>	12,380
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<i>Post Reach (last 28 days)</i>	7,035
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Facebook Reactions/Feedback (last 28 days)

Reactions: 1,933 Comments: 205 Shares: 245 Photo Views: 2,936 Link Clicks: 446

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

<i>Approximate # of Visitors to the Tourism/CA Office</i>	508
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Community Affairs Stats

Old Rock School Rental Breakdown

AUDITORIUM	4
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TEACHER'S COTTAGE	8
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WALDENSIAN ROOM	13
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CLASSROOMS	1
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MAJOR EVENT (ENTIRE SCHOOL)	2
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Major Events Held at the Old Rock School	Average Number of Attendees
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Plein Air Festival, America United Miss Pageant	200
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<i>Monthly Old Rock School Rentals</i>	28
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Old Rock School Total Attendance	1,400
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CA Summary for September 2024

September was full of Fall/Winter event preparation as the next coming months will be incredibly busy. October will kick off with the Old Rock School Rededication Celebration, followed by the first bluegrass concert of the 2024-2025 season and Treats in the Streets. All vendor spots for the Christmas in November Craft Show have been filled (over 80 booths) and promotion for the event is underway! Applications for the Christmas parade are live on the website. Private rentals are back in full swing with close to 30 rentals for September and every weekend booked in October. The facility held the first major events post renovations with the America United Miss Pageant (65 contestants) and the Plein Air Art Festival. The events hosted an average of 200 attendees and both were a tremendous success. The quarterly Main Street meeting took place on Wednesday, September 25th. Topics discussed were upcoming events, vacancies, and opportunities for local business recruitment.

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**TOWN OF VALDESE
TOWN COUNCIL PRE - AGENDA MEETING
SEPTEMBER 4, 2024**

The Town of Valdese Town Council met on Wednesday, September 4, 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, Councilman Glenn Harvey, and Councilman Paul Mears. Also present were: Interim Town Manager Bo Weichel, Town Attorney Tim Swanson, Town Clerk Jessica Lail, and various Department Heads.

Absent:

A quorum was present.

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

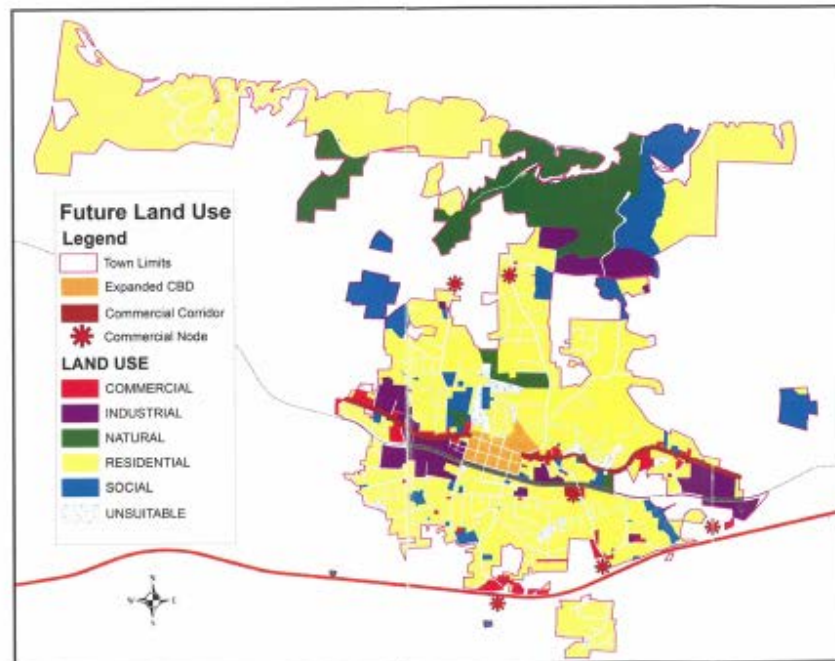
Pastor Bill Roberts from the First United Methodist Church of Valdese offered the invocation. Following the invocation, Mayor Watts led in the Pledge of Allegiance to the Flag.

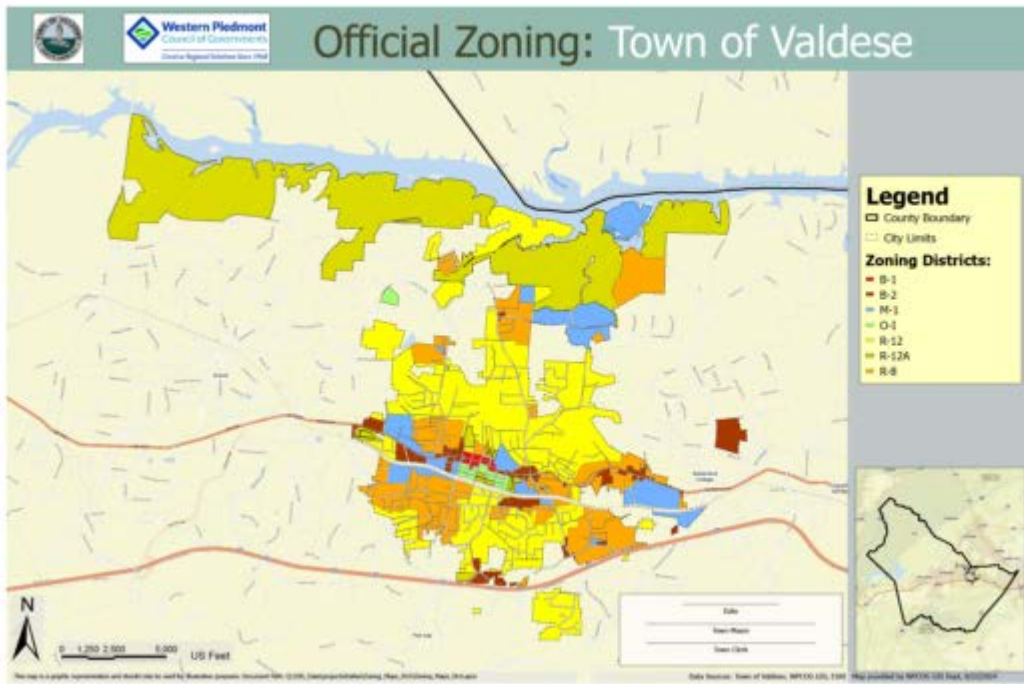
NEW BUSINESS

REVIEW AND DISCUSSION OF SEPTEMBER 9, 2024 PRELIMINARY AGENDA:

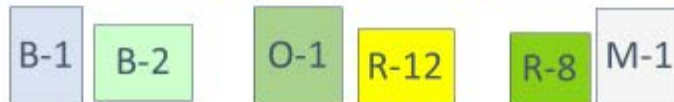
UNDER NEW BUSINESS:

PUBLIC HEARING: REZONING MAP AMENDMENT #3-7-24 (B-1 EXPANSION) Planning Director Larry Johnson announced that a Public Hearing has been scheduled for September 9, 2024, to discuss the expansion of the Central Business District. The hearing will focus on 44 parcels, aiming to extend commercial opportunities beyond Main Street.





Expanded B-1 Business District



RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON SEPTEMBER 9, 2024, AT 6:00 P.M.

FIRE DEPARTMENT BUILDING REVIEW Bob Smith, Architect with Talley & Smith, shared that they have reviewed previous Public Safety documents, met with the Fire Chief and Facilities Review Committee, and developed a project scope.

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**BUILDING PROGRAM FOR
VALDESE FIRE DEPARTMENT
REVISED - FINAL**

Friday, August 23, 2024

PROGRAM OF SPACES

Areas	Description	Quantity	L x W	Square feet
1	Entry Foyer		8 x 8	64
2	Training Room (50 People)		25 x 30	750
3	Unisex Public Restrooms (2 Restrooms)	2	8 x 8	128
4	Duty Office/Report Room		12 x 12	144
5	Chief's Office		12 x 12	144
6	Assistant Chief's Office		10 x 12	120
7	Captain's Office		10 x 12	120
8	Office/Conference Room (8 to 10 People)		14 x 12	168
9	Uniform Storage		5 x 8	40
10	File Archive (at least 2 file cabinets)		5 x 8	40
11	I.T. Room		5 x 8	40
12	Storage Room		5 x 8	40
13	Men's Bathroom/Locker Room (1 ur, 2 toilets, 2 shwrs, 16 lockers)		20 x 24	480
14	Women's Bathroom/Locker Room (2 toilets, 1 shwr, 15 lockers)		20 x 20	400
15	Residential Laundry		8 x 8	64
16	Fitness Room		25 x 25	625
17	Residential Kitchen (w/ 10 Person Table)		12 x 20	240
18	Day Room		26 x 24	624
19	Pantry		4 x 6	24
20	Bedroom (4 Bedrooms, 2 people each)	4	15 x 12	720
21	Apparatus Room (4 bays)		80 x 80	6,400
22	Gear Laundry		12 x 12	144
23	Decon Bathroom		12 x 12	144
24	Hose Storage		12 x 12	144
25	Turn-Out Gear Locker Room (30 Gear Lockers)		12 x 20	240
26	Workshop SCBA comp, air comp, ice mach		12 x 16	192
27	Transitory Space (Corridors & Mech.)		LS	2,448
M1	Storage Room (Note 1) (mezzanine in Apparatus Rm)		72 x 12	-
TOTAL ESTIMATED BUILDING SQUARE FOOTAGE				14,687

Note 1: Item M1 Storage mezzanine area over Gear Laundry, Gear Storage, Hose Storage, Decon & Workshop.

Talley Smith Architecture

1 of 1

Mr. Smith presented two preliminary building layouts: one oriented parallel to Massel Ave and the other parallel to Faet St SW. He mentioned that the site would require grading. Bengi Thomas has prepared cost estimates for both Layout A, facing Massel Ave, and Layout B, facing Faet St SW. Mr. Smith pointed out that each layout has its own set of pros and cons.

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ESTIMATED SITE WORK COSTS

Town of Valdese -Valdese Fire Department

Layout A

Preliminary Cost Opinion - September 3, 2024

Item	Quantity	Unit	Unit Price	Total Cost
1. Demolish Existing Asphalt	4100	SY	\$10	\$41,000
2. On-Site Grading	1000	CY	\$20	\$20,000
3. Haul-Off Grading	6000	CY	\$30	\$180,000
4. ABC Stone (6" for cars, 8" for trucks)	1500	TN	\$50	\$75,000
5. Asphalt Paving (2" for cars, 3" for trucks)	400	TN	\$250	\$100,000
6. Asphalt Striping	1	LS	\$2,000	\$2,000
7. Retaining Wall	3000	SF	\$65	\$195,000
8. Street Repairs	1	LS	\$10,000	\$10,000
9. Mass Rock Excavation	500	CY	\$100	\$50,000
10. 2" Domestic Waterline	50	LF	\$50	\$2,500
11. 2" Domestic Tap	1	LS	\$6,500	\$6,500
12. 6" Fire Protection Waterline	50	LF	\$75	\$3,750
13. 6" Fire Protection Tap	1	LS	\$10,000	\$10,000
14. 6" RPZ	1	LS	\$10,000	\$10,000
15. 4" Gravity Sewer	50	LF	\$70	\$3,500
16. 4" Gravity Sewer Tap	1	LS	\$2,000	\$2,000
17. Fire Hydrant Assembly	1	EA	\$10,000	\$10,000
18. Concrete Sidewalk	167	SY	\$100	\$16,700
19. Concrete Curb and Gutter	1430	LF	\$35	\$50,050
20. Catch Basin	6	EA	\$3,000	\$18,000
21. 12" to 18" Storm Drainage Pipe	300	LF	\$50	\$15,000
22. Storm Drainage Connection @ Massel Ave	1	LS	\$5,000	\$5,000
23. Landscaping	1	LS	\$25,000	\$25,000
24. Seeding and Erosion Control	1	LS	\$50,000	\$50,000
25. Bonds and Mobilization (max. 3%)	1	LS	\$27,030	\$27,030
Sub-Total				\$928,030
Engineering (10%)				\$92,803
Contingency				\$92,803
Construction Administration (Hourly but estimated at 5%)				\$46,402
Total				\$1,160,038

ESTIMATED SITE WORK COSTS

Town of Valdese -Valdese Fire Department

Layout B

Preliminary Cost Opinion - September 3, 2024

Item	Quantity	Unit	Unit Price	Total Cost
1. Demolish Existing Asphalt	4100	SY	\$10	\$41,000
2. On-Site Grading	4000	CY	\$20	\$80,000
3. Haul-Off Grading	1500	CY	\$30	\$45,000
4. ABC Stone (6" for cars, 8" for trucks)	1500	TN	\$50	\$75,000
5. Asphalt Paving (2" for cars, 3" for trucks)	400	TN	\$250	\$100,000
6. Asphalt Striping	1	LS	\$2,000	\$2,000
7. Retaining Wall	2100	SF	\$65	\$136,500
8. Street Repairs	1	LS	\$10,000	\$10,000
9. Mass Rock Excavation	500	CY	\$100	\$50,000
10. 2" Domestic Waterline	50	LF	\$50	\$2,500
11. 2" Domestic Tap	1	LS	\$6,500	\$6,500
12. 6" Fire Protection Waterline	50	LF	\$75	\$3,750
13. 6" Fire Protection Tap	1	LS	\$10,000	\$10,000
14. 6" RPZ	1	LS	\$10,000	\$10,000
15. 4" Gravity Sewer	50	LF	\$70	\$3,500
16. 4" Gravity Sewer Tap	1	LS	\$2,000	\$2,000
17. Fire Hydrant Assembly	1	EA	\$10,000	\$10,000
18. Concrete Sidewalk	167	SY	\$100	\$16,700
19. Concrete Curb and Gutter	1430	LF	\$35	\$50,050
20. Catch Basin	6	EA	\$3,000	\$18,000
21. 12" to 18" Storm Drainage Pipe	300	LF	\$50	\$15,000
22. Storm Drainage Connection @ Massel Ave	1	LS	\$5,000	\$5,000
23. Landscaping	1	LS	\$25,000	\$25,000
24. Seeding and Erosion Control	1	LS	\$50,000	\$50,000
25. Bonds and Mobilization (max. 3%)	1	LS	\$23,025	\$23,025
Sub-Total				\$767,500
Engineering (10%)				\$76,750
Contingency				\$76,750
Construction Administration (Hourly but estimated at 5%)				\$38,375
Total				\$959,375

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Mr. Smith presented a preliminary layout, square footage, and cost estimate for the Valdese Police Department building.

**VALDESE POLICE DEPARTMENT
Building Program: Square Feet and Estimated Cost**

Wednesday, September 04, 2024
(Originally Developed May 29, 2019)

BUILDING AREAS	Sq.Ft.
Entrance Lobby	200
Public Unisex Restroom	68
Police Chief's Office, with area for table and 4 chairs	320
Assistant Chief's Office	224
Task Force Office	100
Administrative Assistant/Records Manager	168
Receptionist	144
Work Room with Office Supplies Storage	120
Records Storage/Archive - suitable for a movable file storage system	300
Secure Records Room	50
Detective's Office	100
Secure Interview Room	80
Patrol Sergeants' Offices (4 at 100 each)	400
Patrol Room (open office for 6 officers)	266
Patrol Storage	50
Evidence Room	500
Found Property (NIC Bicycles)	100
Storage - Armory	150
Storage - Quartermaster	100
Storage - Programs	40
Conference/Training Room (for 20 people)	400
Training Equipment Storage	40
Table/Chair Storage	40
Exercise/Fitness Room	400
Male Toilet Room (2 fixtures, 1 shower)	170
Male Locker Room (20 lockers)	260
Female Toilet Room (1 fixture, 1 shower)	100
Female Locker Room (6 lockers)	100
Breakroom	170
Janitors Closet	100
IT Server/Telephone Room	120
Mechanical Room	144
Electrical Room	80
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SUBTOTAL	5,604
Corridors/Mechanical Rooms/Wall Thicknesses (30%)	1,681
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TOTAL GROSS BUILDING AREA SQUARE FEET	7,285

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON SEPTEMBER 9, 2024, AT 6:00 P.M.

CONSIDERATION OF RESOLUTION OF SALE OF TOWN-OWNED PROPERTY – 342 TRON AVE

Interim Town Manager Bo Weichel said that Council adopted a Resolution to accept an offer on Town-owned property in the amount of \$10,000.00. Staff went through the upset bid process, and there were no upset bids. Mr. Weichel said this new Resolution would be for the final property sale.

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RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON SEPTEMBER 9, 2024, AT 6:00 P.M.

CONSIDERATION OF RESOLUTION OF SALE OF TOWN-OWNED PROPERTY – 338 TRON AVE

Interim Town Manager Bo Weichel said that Council adopted a Resolution to accept an offer on Town-owned property in the amount of \$10,000.00. Staff went through the upset bid process, and there were no upset bids. Mr. Weichel said this new Resolution would be for the final property sale.

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON SEPTEMBER 9, 2024, AT 6:00 P.M.

CONSIDERATION OF RESOLUTUION ACCEPTING DIRECTED PROJECT GRANTS – WATER PLANT UPGRADES

Interim Town Manager Bo Weichel said that this is the money we are getting from the state for the water plant upgrades, so this Resolution is just accepting the funds. Mr. Weichel noted that the amount would be \$6,895,000.00, and because it is a direct appropriation grant, we would not have to pay these monies back.

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON SEPTEMBER 9, 2024, AT 6:00 P.M.

CONSIDERATION OF AMENDING ORDINANCE 2-2003: RESIDENCE QUALIFICATIONS OF TOWN MANAGER

Mayor Watts shared that this was on the agenda due to the status of the housing market in our area. Mayor Watts said that finding a home would be difficult, and this amendment would change the ordinance to state that the Council can withdraw that requirement at their discretion.

RESULT: PLACED ON THE CONSENT AGENDA AT THE NEXT MEETING ON SEPTEMBER 9, 2024, AT 6:00 P.M.

POOL COVER OPTIONS Interim Town Manager Bo Weichel recapped the two options for the pool cover that shows the out-of-pocket amounts. Mr. Weichel would like to have the bids to Council at the November meeting.

Bubble Option Recap	
Bubble Structure & Materials	\$529,041
Site Work estimate	84,970
Total	\$614,011
Aluminum Frame Option Recap	
Structure contract <i>estima</i>	\$1,356,413
ADA grant requirement	\$123,000
Less AP grant	(500,000)
Less private donor match	(100,000)
Total	\$879,413
Difference	\$265,402

Councilman Harvey noted that the grant basis was to provide ADA access but asked if it is tied into a specific solution. Mr. Weichel shared that they asked the State, and their grant is for a permanent fixed structure only; the private donor would only provide the funding for a permanent structure, taking advantage of the grant. Mr. Weichel noted that with the bubble option, he found out that all that is needed is fire extinguishers, as before. Councilman Mears would like the Rec Commission to be at the November meeting when the bids return. Mayor Watts would like to know how much it costs each time

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we take the bubble down and put it back up. Councilman Harvey would like to hear about the fundraising efforts. Councilwoman Ward feels it would be good to have a way to offset the permanent structure amount. Mr. Weichel will proceed as is to see what the bids look like.

Clarification of Questions and Concerns

Bubble Option Recap		Bubble	Aluminum Framed
Bubble Structure & Materials	\$529,041	No	Yes
Site Work estimate	84,970		Yes
Total	\$614,011		

Aluminum Frame Option Recap		Bubble	Aluminum Framed
Structure contract	\$1,356,413		
ADA grant requirement	\$123,000		
Less AP grant	(900,000)		
Less private donor match	(100,000)		
Total	\$879,413		

Difference	\$265,402		
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	Bubble	Aluminum Framed
AP Grant	No	Yes
Private Donation	No	Yes
Fire Suppression	Fire Extinguishers	Fixed Overhead Sprinklers
Storage	Moved with a rented forklift Stored as one piece at PWcarport	28 panels moved by two people Stored inside Community Center
Repairs	Requires deflation and closure Repairs scheduled onsite	Does not require closure Taken to a local vinyl shop as needed
Warranty	Outer liner - 20 years Inner liner - 5 years Inflation unit (parts only) 2 years Warranty does not cover damage from setup and removal process	Panels - 7 year

RESULT: MOVED TO THE NOVEMBER 4, 2024 MEETING, AT 6:00 P.M.

STREET RESURFACING Interim Town Manager Bo Weichel shared that we have numbers back from the DOT. Mr. Weichel noted that he went to District 13 in Marion and asked them for a cost to pave and repair 32 streets identified as needing repair. Mr. Weichel is waiting to hear about the time frame of the street resurfacing.

- 1) Anthony St
- 2) Bellview Ave Ne (Laurel to Walnut Ave)
- 3) Bellview to Clyde
- 4) Berry Ave
- 5) Bonous St NW
- 6) Campbell Ave (bottom of hill past Picod)
- 7) Carter St Ne
- 8) Cline St SW (Bertis St to Hoyle St)
- 9) Club Circle Ne
- 10) Dixie Ave NW
- 11) Eagle Nest Lane NW
- 12) Eldred St NE (Main to Laurel St)
- 13) Flora Lane NE (Gravel Portion)
- 14) Forest Ave NE
- 15) Forest Dr NE
- 16) Griffin Ave NE
- 17) Harris Ave
- 18) Hickory Ave NW
- 19) Jaubert Ave SE
- 20) Katherine St SE (Portion next to creek)
- 21) Laurel St NE to Gardiol Ave Ne
- 22) Louise Ave NE (Italy to end)
- 23) Morganton St NW
- 24) Nellie St NW
- 25) Pineburr Ave SW (Orchard St to Hoyle St
- 26) Pineburr Ave SW (Carolina to Faet St)
- 27) Pineridge St SW
- 28) Tarheel Ave Ne
- 29) Tarvia Ave Ne
- 30) Tron Ave
- 31) Vinay Ave NW
- 32) White St Ne

Mr. Weichel went over a few different ways to pay for the project. Mr. Weichel said the next steps would be to complete a supplemental agreement and a reimbursement agreement with DOT if Council wants to proceed.

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Prime Contractor	\$ 1,930,356
NCDOT engineering/overhead	135,000
Total	\$ 2,065,356

How Do We Pay?

- \$500,000 earmarked in current budget
- Leaves ~\$1.5 million remaining:
 - o Pay directly from reserves - no commitment of future funds - limits cash flow
 - o Borrow from our reserves - pay back over the next 3 budget cycles
 - o Finance through USDA for 10 years? = \$191,000 annual payment
 - o Finance through commercial lender for 5 years? = \$368,000 annual payment

Next steps: Supplemental Agreement and Reimbursement Agreement with NCDOT

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON SEPTEMBER 9, 2024, AT 6:00 P.M.

BUDGET AMENDMENT – FIRE DEPARTMENT RELOCATION Interim Town Manager Bo Weichel said that this budget amendment will be for the relocation of the Fire Department and will have it prepared for the regular meeting, but it will probably be around \$16,000-\$17,000. Councilman Harvey asked how much it cost us to relocate the Police Department. Mr. Weichel said it cost us around \$21,000 for door locks, tinted windows, and moving.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON SEPTEMBER 9, 2024, AT 6:00 P.M.

INTERIM MANAGER’S REPORT: Interim Town Manager Bo Weichel will report at the September 9, 2024, meeting.

Councilman Mears suggested that the Council hold a public workshop to discuss the Fire Department building plans. The staff will review available dates to schedule the workshop.

ADJOURNMENT: At 6:44 p.m., there being no further business to come before Council, Councilwoman Ward made a motion to adjourn, seconded by Councilwoman Lowman. The vote was unanimous.

 Town Clerk

 Mayor

jl

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**TOWN OF VALDESE
TOWN COUNCIL REGULAR MEETING
SEPTEMBER 9, 2024**

The Town of Valdese Town Council met on Monday, September 9, 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, Councilman Glenn Harvey, and Councilman Paul Mears. Also present were: Interim Town Manager Bo Weichel, Town Attorney Tim Swanson, Town Clerk Jessica Lail, and various Department Heads.

Absent:

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:

WALDENSIAN HERITAGE MUSEUM 50TH BIRTHDAY CELEBRATION: Gretchen Costner invited everyone to the Waldensian Heritage Museum 50th Birthday Celebration on Saturday, September 21, 2024, at 3:00 pm. Ms. Costner shared the museum is the oldest museum in Burke County.

RECOGNITION OF THE VALDESE POLICE DEPARTMENT: Police Chief Marc Sharpe recognized the following Police Officers:

"On Monday, August 19th, 2024 at approximately 12:19 p.m., Sgt. Tyler Angley & Officer Tyler Watson documented a report under Case # 2024-0424 regarding a felonious larceny of items from a construction site located in the Settings, where property had been taken by barge to the Castle Bridge area and stolen. Officer Watson followed up his report with a self-initiated investigation working alongside Burke and Caldwell County Detectives and Deputies. The multi-agency teamwork conducted in this case recovered approximately \$20,000.00 (twenty thousand dollars) in stolen property from multiple crime scenes, much of which has been returned to victims. One arrest has been made in this case and outstanding warrants exist on a suspect now wanted in three separate states. Officer Watson's efforts was supported throughout by his supervision, Sergeant Angley who worked alongside Watson throughout the investigation insuring its completion. Sergeant Angley obtained additional assistance from our Public Work's Department to transport recovered property. Another example of our town departments working together to accomplish a task. The success of this case is directly related to Officer Watson's and Sgt. Angley's extra effort, attention to detail, and teamwork existing between agencies. My sincerest thanks for the professionalism and perseverance provided by Officer Tyler Watson and Sergeant Tyler Angley to the citizens of Valdese and their dedication toward self-initiated investigative activity. Thank you both for a job well done!"

Chief Sharpe also recognized Code Enforcement Officer Michael Hicks who has completed all his law enforcement training to back up the Officers as his secondary job.

POOL – NANCY TUCKER, 210 FOREST DRIVE NE, VALDESE: Ms. Tucker made the following comments:

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Good evening mayor and council members. I am here tonight to speak publicly about the need for the permanent pool structure to be approved as soon as possible. I did email each of you on September 3, 2024 to express my concerns about your discussions in a previous meeting about putting up another bubble. And thank you to the ones who responded.

Maybe you had some constituents saying they liked the old bubble, but they may not know all the pros and cons of the permanent structure such as there will be an area for sunbathing, the roof is an architectural fabric that lets light in. A permanent structure requires a lower amount of chemicals and thus a lower cost to operate. The walls that can be removed in warm weather. Also, there will be no need to close the pool 3 to 4 times a year to put the bubble up and down which requires paying people to do that job or taking Valdese personal from their jobs to assist and taking them away from the jobs they are supposed to be doing. And paying for a truck to transport the bubble back and forth from storage. You also are losing the income and participation of pool patrons during the closures. Another part is with a bubble, you can't use the \$500,000 grant, the anonymous donor is not participating, and the town of Valdese will have to pay for the ADA accessibility construction to the gym and tennis courts.

I understand we are waiting for construction bids now. When you look at the bottom line, just remember all the positive aspects of a permanent structure and plans for the years ahead, not just this years budget. If a recommendation from the council is that there needs to be a fund raiser to off set some of the costs for a permanent pool structure, I pledge my support to that effort. The improvements with a permanent pool structure would entice additional memberships in our recreation center and Valdese can be viewed as a town that cares about its citizens and enhancing their quality of life. And I invite each of you to come and enjoy all the offerings at the Valdese Parks and Recreation Center and see what a fine facility and staff we have. It is a great facility and we are just trying to make it better.

TOWN MANAGER SEARCH – BRADY LINKOUS, 301 ST GERMAIN AVE SE, VALDESE: Mr. Linkous shared that on December 18, 2024, the Council discussed hiring a Town Manager and who to use for a search firm. Mr. Linkous shared that Councilman Harvey recommended Baker Tilly in February, which was a higher price of \$17,000. Mr. Linkous said the timeline for having someone in place was June or July, and we have not heard anything. Mr. Linkous would like to hear how it is going, particularly since the Council went with a higher-priced firm. Mr. Linkous asked several questions: How many qualified applicants has the firm produced, how many interviews have been conducted, have you made any offers, and what is the plan going forward? Is the search firm still engaged, and have we paid them? Mr. Linkous would like to know what the problem is and is concerned that our Department Heads have answered to four different individuals in the last ten months, which is not fair and good for the operation of our Town.

POOL – JEAN-MARIE COLE, 705 BERTIS ST, VALDESE: Ms. Cole said that 30 years ago, they bought a house in Valdese and, since then, have been pool users. Ms. Cole was hoping for a permanent structure over the pool and believes that one has been found that is affordable for our Town. Ms. Cole said the advantage is that it never has to be removed, and you do not have to worry about the fog and weather. Ms. Cole said you do not have to worry about storage, will not have to close the pool as much, and will save money on purchasing chlorine. Ms. Cole said that going with the permanent structure would give us money for ADA. Ms. Cole also likes that it will provide pool users shade.

WATER RATE INCREASE – CHASE JACKSON, 1615 NEW EASTWOOD CIRCLE, MORGANTON: Mr. Jackson is from the Triple Community and is concerned with the increase in his water bill. Mr. Jackson has not received any information about why it has increased by \$19.00. Mr. Jackson would like to know if it is permanent.

CONSENT AGENDA: (enacted by one motion) Councilman Harvey requested to remove one item: 6 M, **APPROVAL OF AMENDING ORDINANCE 2-2003: RESIDENCE QUALIFICATIONS OF TOWN MANAGER**

APPROVED AGENDA REVIEW MEETING MINUTES OF JULY 29, 2024

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APPROVED SPECIAL MEETING MINUTES OF AUGUST 5, 2024

APPROVED SPECIAL MEETING CLOSED SESSION MINUTES OF AUGUST 5, 2024

APPROVED REGULAR MEETING MINUTES OF AUGUST 5, 2024

APPROVED REGULAR MEETING CLOSED SESSION MINUTES OF AUGUST 5, 2024

APPROVED SPECIAL MEETING MINUTES OF AUGUST 26, 2024

APPROVED SPECIAL MEETING CLOSED SESSION MINUTES OF AUGUST 26, 2024

APPROVED LEASE AGREEMENT AT OLD ROCK SCHOOL WITH TRANQUILITY DAY SPA Lease agreement for rental space at the Old Rock School. The Tranquility Day Spa Lease is in the amount of \$368.00 per month.

APPROVED LEASE AGREEMENT AT OLD ROCK SCHOOL WITH P&W RAILROAD CLUB Lease agreement for rental space at the Old Rock School. The P&W Railroad Club Lease is in the amount of \$230.00 per month.

APPROVED RESOLUTION OF SALE OF TOWN-OWNED PROPERTY – 342 TRON AVE

RESOLUTION AUTHORIZING SALE OF REAL PROPERTY

Sale of 0.46 +/- Acre Tract at 342 Tron Ave NW, Valdese, NC (REID: 41732)

WHEREAS, the Town of Valdese (the "Town") is the owner of that certain tract or parcel of real property (the "Property") situated in Lovelady Township, Valdese, North Carolina commonly known as 342 Tron Ave NW, Valdese, North Carolina, PIN: 2733874604, REID: 41732; and

WHEREAS, North Carolina General Statute §160A-269 permits the Town to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, on or about July 12, 2024, the Town received an offer to purchase the Property from Timothy Norman/T.L. Norman Land Company, LLC (hereinafter collectively, "Norman") for \$10,000.00; and

WHEREAS, Norman has deposited five percent (5%) of its bid with the town clerk; and

WHEREAS, at its _____, 2024 regular meeting, Town Council adopted a Resolution Authorizing Upset Bid Process authorizing the sale of the Property through the upset bid procedure of North Carolina General Statute § 160A-269; and

WHEREAS, as required by N.C.G.S. § 160A-269, the Town Council directed Town representatives to publish notice of the Town's intent to accept the offer and notice that persons could raise the bid, and that notice was published; and

WHEREAS, the offer of Norman for \$10,000.00 is the last and highest bid for the Property; and

WHEREAS, the Town does not need the Property, and the Town therefore desires to accept the offer made by Norman and sell the Property to Norman upon the terms hereafter set forth; and

WHEREAS, Norman will be responsible for all legal fees associated with preparing the closing documents and all closing costs necessary to transfer ownership from the Town to Norman.

IT IS THEREFORE RESOLVED that, pursuant to N.C.G.S. § 160A-269, the sale of the Property to Norman for the purchase price of \$10,000.00 is approved and the Town Manager is hereby authorized and directed to deliver to Norman a special warranty deed for the Property upon receipt of the purchase price, subject to the following terms and conditions: that the Property shall be sold "as is" and subject to all existing easements; that the Town shall reserve easements for all Town utility lines located on or under the property,

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if any; that Norman pay all legal fees associated with preparation of the closing documents and all closing costs necessary to transfer ownership from the Town to Norman.

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

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

APPROVED RESOLUTION OF SALE OF TOWN-OWNED PROPERTY – 338 TRON AVE

RESOLUTION AUTHORIZING SALE OF REAL PROPERTY

Sale of 0.46 +/- Acre Tract at 338 Tron Ave NW, Valdese, NC (REID: 41733)

WHEREAS, the Town of Valdese (the "Town") is the owner of that certain tract or parcel of real property (the "Property") situated in Lovelady Township, Valdese, North Carolina commonly known as 338 Tron Ave NW, Valdese, North Carolina, PIN: 2733875604, REID: 41733; and

WHEREAS, North Carolina General Statute §160A-269 permits the Town to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, on or about July 12, 2024, the Town received an offer to purchase the Property from Timothy Norman/T.L. Norman Land Company, LLC (hereinafter collectively, "Norman") for \$10,000.00; and

WHEREAS, Norman has deposited five percent (5%) of its bid with the town clerk; and

WHEREAS, at its _____, 2024 regular meeting, Town Council adopted a Resolution Authorizing Upset Bid Process authorizing the sale of the Property through the upset bid procedure of North Carolina General Statute § 160A-269; and

WHEREAS, as required by N.C.G.S. § 160A-269, the Town Council directed Town representatives to publish notice of the Town's intent to accept the offer and notice that persons could raise the bid, and that notice was published; and

WHEREAS, the offer of Norman for \$10,000.00 is the last and highest bid for the Property; and

WHEREAS, the Town does not need the Property, and the Town therefore desires to accept the offer made by Norman and sell the Property to Norman upon the terms hereafter set forth; and

WHEREAS, Norman will be responsible for all legal fees associated with preparing the closing documents and all closing costs necessary to transfer ownership from the Town to Norman.

IT IS THEREFORE RESOLVED that, pursuant to N.C.G.S. § 160A-269, the sale of the Property to Norman for the purchase price of \$10,000.00 is approved and the Town Manager is hereby authorized and directed to deliver to Norman a special warranty deed for the Property upon receipt of the purchase price, subject to the following terms and conditions: that the Property shall be sold "as is" and subject to all existing easements; that the Town shall reserve easements for all Town utility lines located on or under the property, if any; that Norman pay all legal fees associated with preparation of the closing documents and all closing costs necessary to transfer ownership from the Town to Norman.

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

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

APPROVED RESOLUION ACCEPTING DIRECTED PROJECT GRANTS – WATER PLANT UPGRADES

RESOLUTION BY VALDESE, TOWN COUNCIL

WHEREAS, the Town of Valdese has received a Directed Projects grant from the 2023 Appropriations Act, Session Law 2023-134, administered through the Drinking Water Reserve and Wastewater Reserve to assist eligible units of government with meeting their water/wastewater infrastructure needs, and

WHEREAS, the North Carolina Department of Environmental Quality has offered 2023 Appropriations Act funding in the amount of \$6,895,000 to perform work detailed in the submitted application, and

WHEREAS, the Town of Valdese intends to perform said project in accordance with the agreed scope of work,

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

That the Town of Valdese does hereby accept the 2023 Appropriations Act Directed Projects Grant offer of \$6,895,000.

That the Town of Valdese does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.

That Mr. Charles Watts, Valdese Mayor, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

Adopted the 9th day of September 2024.

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

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STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF WATER INFRASTRUCTURE

Funding Offer and Acceptance

Legal Name and Address of Award Recipient: Town of Valdese, PO Box 339, Valdese, NC 28690
Project Number(s): SRP-D-134-0038
Assistance Listing Number: N/A
Unique Entity ID Number: V67AJH87AB55

Funding Program		Additional Amount for Funding Increases	Previous Total	Total Offered
Drinking Water	<input checked="" type="checkbox"/>			
Stormwater	<input type="checkbox"/>			
Wastewater	<input type="checkbox"/>			
State Revolving Fund-Repayable Loan	<input type="checkbox"/>			
State Revolving Fund-Principal Forgiveness	<input type="checkbox"/>			
State Reserve Loan	<input type="checkbox"/>			
State Reserve Grant	<input type="checkbox"/>			
State Reserve Earmark (S.L. 2023-134)*	<input checked="" type="checkbox"/>			\$6,895,000
American Rescue Plan Act - Choose an item.	<input type="checkbox"/>			

Project Description:
Water Treatment Plant Upgrades

Total Financial Assistance Offer: \$6,895,000
Total Project Cost: \$7,000,000
Estimated Closing Fee:** \$ 0
For Loans
Interest Rate: -- Per Annum
Maximum Loan Term: -- Years

* Federal conditions and requirements will also apply to S.L. 2023-134 projects co-funded with federal funds.
 ** Estimated closing fee calculated based on grant and loan amount.

Pursuant to North Carolina General Statute 159G:
 • The applicant is eligible under Federal and State law,
 • The project is eligible under Federal and State law, and
 • The project has been approved by the Department of Environmental Quality as having sufficient priority to receive financial assistance.

The Department of Environmental Quality, acting on behalf of the State of North Carolina, hereby offers the financial assistance described in this document. signed on behalf of:

For The State of North Carolina: **Shadi Eskaf, Director, Division of Water Infrastructure**
North Carolina Department of Environmental Quality

DocuSigned by:
 Kavitha ambikadevi 7/29/2024
 Signature Date

On Behalf of: Town of Valdese
 Name of Representative in Resolution: _____
 Title (Type or Print): _____

I, the undersigned, being duly authorized to take such action, as evidenced by the attached CERTIFIED COPY OF AUTHORIZATION BY THE APPLICANT'S GOVERNING BODY, do hereby accept this Financial Award Offer and will comply with the attached Assurances and the Standard Conditions.

Signature _____ Date _____

Councilwoman Ward made a motion to approve the aforementioned items on the Consent Agenda with the exception of item 6 M, seconded by Councilman Harvey. The vote was unanimous.

End Consent Agenda

ITEMS REMOVED FROM CONSENT AGENDA:

APPROVED AMENDING ORDINANCE 2-2003: RESIDENCE QUALIFICATIONS OF TOWN MANAGER

AN ORDINANCE OF THE TOWN OF VALDESE AMENDING THE RESIDENCE QUALIFICATIONS PROVISION OF THE TOWN OF VALDESE CODE OF ORDINANCES

WHEREAS, Town Council has determined that it is necessary and will serve the public interest to amend the residence qualifications provision of the Town of Valdese Code of Ordinances.

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NOW, THEREFORE, BE IT HEREBY ORDAINED, BY TOWN COUNCIL OF THE TOWN OF VALDESE, NORTH CAROLINA, THAT:

- 1. Section 2-2003 of the Town of Valdese Code of Ordinances shall be amended to read as follows:

Section 2-2003 Residence qualifications of manager.

At the time of the town manager’s appointment, the manager need not be a resident of the town or the State. During the manager’s tenure of office, the manager shall reside within the town; provided, however, after a town manager has been appointed, the town council in its discretion may waive this residency requirement upon such terms and conditions as the town council may determine.

- 2. This Ordinance shall become effective upon adoption.

ORDAINED BY Town Council for the Town of Valdese, North Carolina, this ____ day of _____, 2024.

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

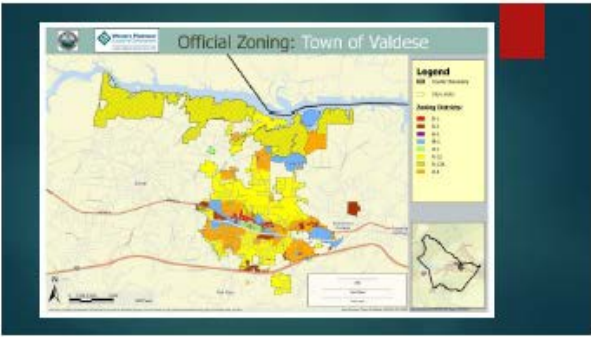
Councilman Harvey made a motion to approve the Resolution amending Ordinance 2-2003: Residence Qualifications of Town Manager as presented, seconded by Councilwoman Lowman.

Councilman Harvey shared that he removed this item because he felt there should be some discussion when an Ordinance is amended. Councilman Harvey believes that living in the Town is desired but in reviewing 109 applicants and interviewing several of them, we discussed the desire to live near the Town of Valdese by at least 20 miles. Councilman Harvey said that we have made an offer but are still continuing the search. Councilman Harvey noted that we hope the Town Manager will live in the Town, as well as Department Heads and Police Officers.

The vote was unanimous.

PUBLIC HEARING: REZONING MAP AMENDMENT #3-7-24 (B-1 EXPANSION) At 6:31 pm, Mayor Watts opened the public hearing. Planning Director Larry Johnson shared the following information for the rezoning of forty-four parcels from the current designations of O-I Office Institutional District and R-12A Residential District to B-1 Central Business District:

Requested Action: Rezone forty-four parcels from the current zoning designations of O-1 Office Institutional (28) and R-12A Residential (16) to B-1 Central Business District



B-1 Central Business District

The purpose of the B-1 Central Business is to accommodate and encourage further expansion and renewal in the historic/business core of the Town of Valdese. A variety of business, retail, professional, financial, cultural, and other related services are encouraged to provide the mix of activities necessary for shoppers.

The Future Land Use Map

Adopted in 2014 by Valdese Town Council, the land use map is a generalized map of where Valdese may develop in the future and the likely and desired land use type. *The Land Use Map serves as a guide for future development over the next 10 to 20 years.*

REVIEW CRITERIA (1-5):

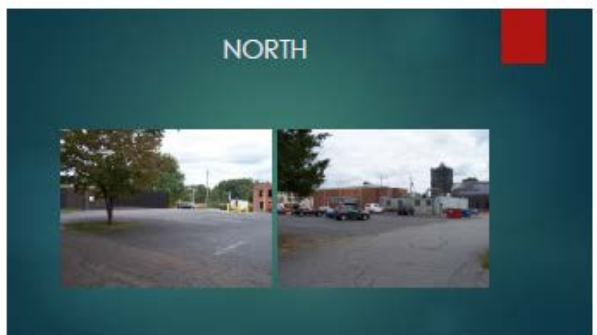
1. **Existing Land Uses** of the forty-four parcels are primarily single-family homes, with approximately 9 parcels comprised of a business-office type (insurance, administrative), governmental (town hall, post office, library), community center, church, and museum, all of which are allowed in the B-1 Central Business.





1a. Neighboring Land Uses of the forty-four parcels are M-1 Manufacturing, B-1 Central Business, and O-1 Office Institutional.

The uses to the north are retail, sales, services, church, and business office-type. The use to the South is railroad right of way. To the West, the use is manufacturing. The uses to the East are dental, residential, club/lodge, residential, and recreational.





The rezoning of the forty-four parcels to B-1 Central Business District will not detrimentally affect the neighboring properties.

Review Criteria Cont.

2. Traffic - No traffic study was conducted

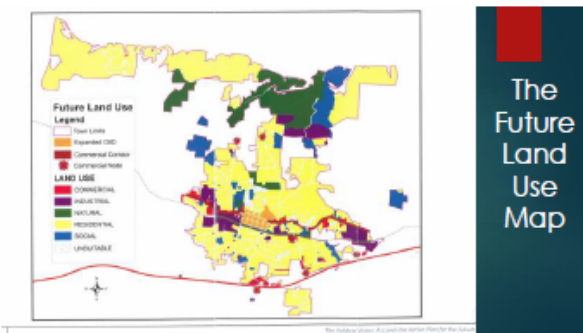
(No traffic volume increase is anticipated from rezoning these forty-four parcels to B-1 Central Business District.)

3. Public Services include public water and sewer infrastructure, police, and fire protection.

(The proposed amendment (zoning map) will not cause public services to fall below acceptable levels. Public services that are in place and serve the parcels include public water, sewer infrastructure, and police and fire protection.)

4. Consistency with the Valdese Vision: A Land Use Action Plan for the Future.

(This area is classified as commercial by the Land Use Plan. Therefore this rezoning petition is consistent with The Valdese Vision: Land Use Action Plan.)



5. "Spot" Zoning.

(The total acreage of the forty-four Properties (approximately 31.2 acres) is sufficient not to be construed as "spot" zoning.)

Review

- The Valdese Planning Board recommends a zoning map amendment during the August 2024 meeting to rezone forty-four parcels with zoning designations of O-1 Office Institutional District and R-12A Residential District to B-1 Central Business District.
- The forty-four parcels are primarily single-family homes, with approximately 9 parcels comprised of business-office type (insurance, administrative), governmental (town hall, post office, library), community center, church, and museum, all of which are allowed in the B-1 Central Business District

Review

- No traffic volume increase is anticipated from rezoning these forty-four parcels to B-1 Central Business District.
- The proposed zoning map amendment will not cause public services to fall below acceptable levels. Public services are in place to serve the parcels.

- The rezoning petition is consistent with The Valdese Vision: Land Use Action Plan. The Land Use Action Plan identifies the parcels for commercial development, consistent with the proposed B-1 Central Business designation.
- The total acreage of the forty-four parcels is sufficient in size not to be construed as "spot" zoning.

North Carolina General Statute 160D-605(a) provides, in part, as follows :

When adopting or rejecting any zoning text or map amendment, the governing board shall approve a brief statement describing whether its action is **consistent or inconsistent** with an adopted comprehensive or land-use plan. The requirement for a plan consistency, the governing board was aware of and considered the Planning Board's recommendations and any relevant portions of an adopted comprehensive or land-use plan.

North Carolina General Statute 160D-605(b) provides, in part, as follows :

When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the **reasonableness** of the proposed rezoning shall be approved by the governing board. Among other factors, (i) the size, and physical conditions, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest.

Recommended action

- The Valdese Planning Board approves Map Amendment 3-7-24
- Adopts a Consistency and Reasonableness Statement under North Carolina General Statute 160D-605(a)(b) affirming that the rezoning is reasonable and consistent with the Valdese Vision: A Land Use Action Plan for the Future.
- Recommend Approval of Zoning Map Amendment 3-7-24 by the Valdese Town Council.

QUESTIONS?

Will my homeowners insurance increase?

Homeowners insurance increases are not related to the zoning designation of the property!

Will my property tax increase?

Property taxes or property values are not related to the property's zoning designation! Taxes are associated with the use of the land and not with the zoning.

Requested Action: Rezone forty-four parcels from the current designations of O-I Office Institutional District and R-12A Residential District to B-1 Central Business District

BACKGROUND: The Town of Valdese adopted the Valdese Vision: A Land Use Action Plan in January 2014. This development plan was created to establish a vision for the Town's future, help ensure that planning is done in a manner that best serves the public interest, be an adopted policy document that can help guide appointed and elected officials in matters related to the Town's physical

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growth and development and help constitute the legal basis for the Town's land use decision-making process.

The action matrix of the Valdese Vision identifies action/policy, types of action, responsibility, resource allocation, time, and prioritization. The Downtown/Commercial Development section of the Valdese Vision Land Use Plan prioritizes rezoning properties in the downtown area to promote the expansion of the Central Business District.

Property Location: Forty-four Parcels between Janavel Avenue South, Praley Street Southwest, and Laurel Street Southeast, north of railroad tracks.

CRITERIA TO CONSIDER:

- a. Surrounding land uses: The uses to the north are parking, residential, sales, services, church, and business office-type. The use to the South is railroad right of way. To the West, the use is manufacturing. The uses to the East are dental, residential, club/lodge, residential, and recreational.
- b. Existing land uses: The primary uses of the properties are currently residential with business-office type (insurance), governmental (town hall, post office, library), community center, church, and museum,

The proposed map amendment would not be detrimental to the owners, adjacent neighbors, and surrounding community as it meets a number of goals identified in the Plan. All existing land uses are allowed in the B-1 Central Business District.

- c. Traffic: No traffic study was conducted. *No traffic volume increase is anticipated from rezoning the forty-four parcels to O-1 Office Institutional and R-12A Residential to B-1 Central Business District.*
- d. Public Services: Public services include public water, sewers, police, and fire protection. *The proposed amendment (zoning map) will not cause public services to fall below acceptable levels. Public services are in place to serve the parcels. These include public water, sewer infrastructure, and police and fire protection.*
- e. Consistency with the Valdese Vision: A Land Use Action Plan for the Future: *The area is classified as commercial by the land use plan adopted by the Valdese Town Council. Therefore, this rezoning petition is consistent with The Valdese Vision: Land Use Action Plan.*
- f. "Spot" Zoning: The total acreage of the forty-four Properties (approximately 31.2 acres) is sufficient not to be construed as "spot" zoning

After reviewing the criteria, the Valdese Planning Board found Rezoning Petition 3-7-24 *reasonable and consistent* with the Valdese Vision: A Land Use Action Plan for the Future. In so finding, the Board provides the following recommendation:

1. The Valdese Town Council approves Map Amendment 3-7-24
2. Adopts a Consistency and Reasonableness Statement under North Carolina General Statute 160D-605(a)(b) affirming that the rezoning is reasonable and consistent with the Valdese Vision: A Land Use Action Plan for the Future.

Please note that any decision regarding an amendment shall be per North Carolina General Statute 160D-605, (a) and (b).

In part, the North Carolina General Statute 160D (a) states, "When adopting or rejecting any zoning text or map amendment, the governing board shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan... the governing board was

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aware of and considered the Planning Board's recommendations and any relevant portions of an adopted comprehensive or land-use plan.”

160D (b) in part states, “When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board. This statement of reasonableness may consider, among other factors, (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community...the development would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

PUBLIC NOTICE

The following steps were taken in advance of the public hearing on Rezoning Petition 2-6-24:

- a. adjoining property owners will receive first-class mail notifications.
- b. The Town Clerk advertised the public hearing in the local paper.
- c. Staff placed Rezoning Public Hearing signs where appropriate in the rezoning area.
- d. Received several comments from the public



**VALDESE TOWN COUNCIL ZONING MAP AMENDMENT
CONSISTENCY AND REASONABLENESS STATEMENT**

On September 9, 2024, the Valdese Town Council met to consider Rezoning Petition 3-7-24, which was unanimously approved and recommended by the Valdese Planning Board. After considering the Plan (defined below), ordinances, maps, recommendations, and other materials presented, the Valdese Town Council makes the following findings and conclusions:

1. In 2014, the Town of Valdese adopted a comprehensive land use plan entitled “The Valdese Vision: A Land Use Action Plan for the Future” (hereinafter the “Plan”).
2. The Town of Valdese submitted a Rezoning Petition recommended by the Town of Valdese Planning Board requesting to rezone the following forty-four properties from O-I Office Institutional District and R-12 Residential District to B-1 Central Business District and further identified by parcel ID numbers: (the 2743047663, 2743047555, 2743046597, 2743045720, 2743047309, 2743045473, 2743044447, 2743045213, 2743042533, 2743040549, 2743043726, 2743042709, 2743040873, 2733954061, 2733953150, 2733953056, 2733950133, 2733859117, 2733857270, 2733848934, 2733941869, 2733941831, 2733942749, 2733943732, 2733943873, 2733847746, 2733849730, 2733942612, 2733945797, 2733945668, 2733946770, 2733947648, 2733948635,

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2733945523, 2733946449, 2733947475, 2733949456, 2733949430, 2733949324, 2743040313, 2743040431, 2743041410, 2743040381, 2743042302 "Properties")

3. The Plan seeks to encourage commercial development and recruit and establish more basic and family-oriented businesses to attract more residents and shoppers to downtown.
4. The primary uses of the Properties are currently residential with business-office type (insurance), governmental (town hall, post office, library), community center, church, and museum, all of which are allowed in the B-1 Central Business District.
5. North Carolina General Statute 160D-605(a) provides, in pertinent part, as follows:

When adopting or rejecting any zoning text or map amendment, the governing board shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan. The requirement for a plan consistency statement may also be met by a clear indication in the minutes of the governing board that at the time of action on the amendment, the governing board was aware of and considered the Planning Board's recommendations and any relevant portions of an adopted comprehensive or land-use plan. If a zoning map amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment has the effect of also amending any future land-use map in the approved plan, and no additional request or application for a plan amendment is required. A plan amendment and a zoning amendment may be considered concurrently.

6. The request for amendment was duly considered at a meeting of the Town of Valdese Planning Board. The Planning Board found the request to amend the Town's Zoning Map around the Properties from their designated zoning of O-I Office Institution and R-12A Residential to B-1 Central Business District *consistent* with the Plan.
7. The Planning Board, at their August 19, 2024 meeting, voted unanimously to recommend that the Town Council amend the Town's Zoning Map regarding the Properties from O-I Office Institutional District and R-12A Residential District to B-1 Central Business District.
8. The Valdese Town Council hereby finds Rezoning Petition 3-7-24 regarding rezoning the Properties from O-I Office Institutional District and R-12A Residential District to B-1 Central Business District to be *consistent* with the Plan.
9. North Carolina General Statute 160D-605(b) provides, in pertinent part, as follows:

When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board. This statement of reasonableness may consider, among other factors, (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

10. The Town Council finds that the zoning amendment is reasonable and in the public interest based on the following:
 - a. The total acreage of the Properties is sufficient not to be construed as "spot" zoning.
 - b. The Plan seeks to encourage commercial development and recruit and establish more basic and family oriented businesses to attract more residents and shoppers to downtown.
 - c. The purpose of the B-1 Central Business District is to accommodate and encourage further expansion and renewal in the historic/business core of the Town of Valdese. A variety of business, retail, professional, financial, cultural, and other related services are encouraged to provide the mix of activities necessary to shoppers.

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- d. The surrounding zoning designations are M-1 Manufacturing, B-1 Central Business, and O-I Office Institutional. The uses to the north are retail, sales, services, church, parking, and business office-type. The use to the South is railroad right of way. To the West, the use is manufacturing. The uses to the East are dental, residential, club/lodge, residential, and recreational. The proposed map amendment would not be detrimental to the owners, adjacent neighbors, and surrounding community as it meets a number of goals identified in the Plan.
- e. To the extent the proposed zoning may detrimentally affect properties in the general vicinity of the Properties, both the former zoning designation and proposed zoning designation permit the existing zoning uses.
- f. The extent to which the proposed amendment (zoning map) will cause public services to fall below acceptable levels, public services are in place and serve the parcels. These include public water, sewer infrastructure, and police and fire protection.

Based upon the recommendation of the Valdese Planning Board and the findings from the public hearing, the Valdese Town Council, having found Rezoning Petition 3-7-24 in regards to rezoning the Properties from their currently designated zoning to B-1 Central Business District to be *consistent* with the Plan and approves Rezoning Petition 3-7-24 and the recommendation from the Valdese Planning Board to amend the Town's Zoning Map regarding the Properties from O-I Office Institutional District and R-12A Residential District to B-1 Central Business District.

Based on those above and the findings from the public hearing, the Valdese Town Council further finds Rezoning Petition 3-7-24 reasonable and approves Rezoning Petition 3-7-24.

Read, approved and adopted this _____ day of _____, 2024.

THE TOWN OF VALDESE,

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

John Bridgers, Burke County's tax administrator, assured the Council that Burke County could not tax you based on the zoning, so it would not affect tax values.

Councilwoman Lowman asked if the adoption of this plan changed anything about a home in this area. Mr. Johnson said no; it just determines the use of the property.

Councilman Mears asked if Mr. Johnson had received any questions from the public. Mr. Johnson said that over 70 letters were sent out, six calls/emails were received, and all the questions were answered. Councilman Mears shared that he owns a rental home and a business in this district and does not have any concerns with this.

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

TONYA STEVENS, 101 ST. GERMAIN AVE, VALDESE: Ms. Stevens does not feel we were given adequate time to respond to this and is concerned about the other changes that will occur in a few months.

Mr. Johnson said that changes that would occur would be reducing the list of permitted uses in B1. Mr. Johnson said we followed the General Statutes requirement for the Public Hearing.

RICK MCCLURD, 408 GARROU AVE SE, VALDESE: Mr. McClurd said he served on the Burke County Planning Board, and this seems straightforward. Mr. McClurd noted that Valdese does have a Board of Adjustments where you can ask for adjustments on your property if needed, and they work in your favor.

Mayor Watts closed the public hearing at 6:53 pm.

Councilman Mears made a motion to approve the Zoning Map Amendment 3-7-24 and adopt the Consistency and Reasonableness Statement under NCGS 160D-605(a)(b) affirming that the rezoning is

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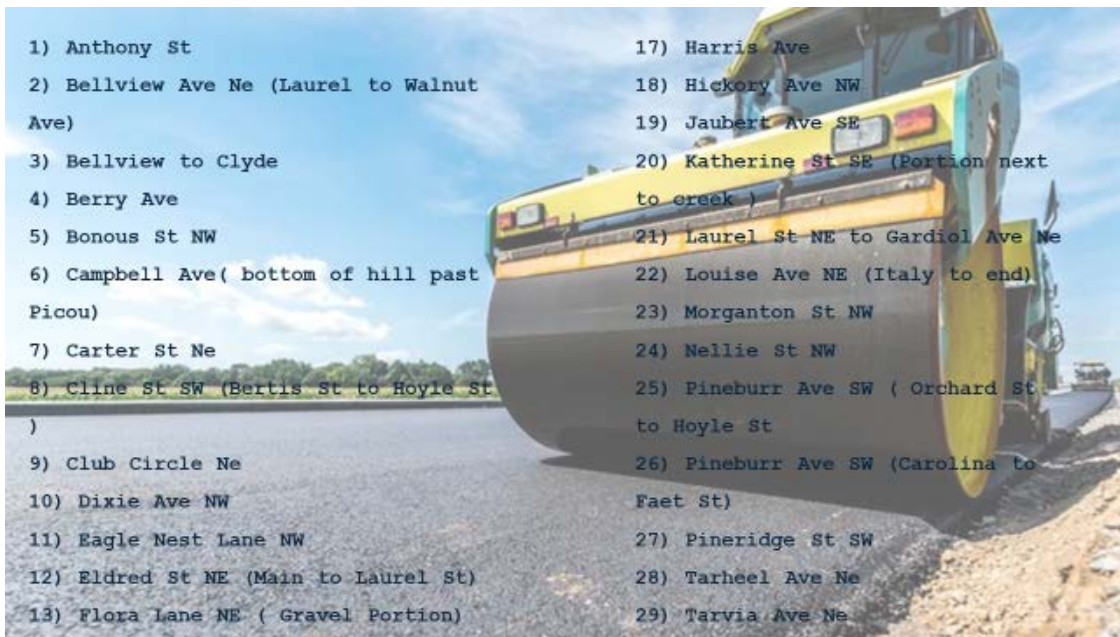
reasonable and consistent with the Valdese Vision: A Land Use Action Plan for the Future, seconded by Councilwoman Lowman.

Councilman Mears noted that Larry Johnson is working hard to update the UDO plan to improve the downtown area, and anyone is welcome to attend a Planning Board meeting.

The vote was unanimous.

FIRE DEPARTMENT BUILDING REVIEW Interim Town Manager Bo Weichel said that in lieu of reviewing this item tonight, Council is going to hold a workshop that he will announce during the Manager's report.

STREET RESURFACING Interim Town Manager Bo Weichel said that DOT has given us a cost to pave in the amount of \$2,065,356, and they are working on agreements now and hope they will be ready by the October meeting. Mr. Weichel noted that the contractor will have through 2026 to complete the project, and it would not happen all at one time. Councilwoman Lowman would like homeowners to get a notice when they will begin paving, if possible. The council discussed financing options.



Prime Contractor	\$ 1,930,356
NCDOT engineering/overhead	135,000
Total	\$ 2,065,356

How Do We Pay?

- \$500,000 earmarked in current budget
- Leaves ~\$1.5 million remaining:
 - o Pay directly from reserves - no commitment of future funds - limits cash flow
 - o Borrow from our reserves - pay back over the next 3 budget cycles
 - o Finance through USDA for 10 years? = \$191,000 annual payment
 - o Finance through commercial lender for 5 years? = \$368,000 annual payment

Next steps: Supplemental Agreement and Reimbursement Agreement with NCDOT

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BUDGET AMENDMENT – FIRE DEPARTMENT RELOCATION Interim Town Manager Bo Weichel presented the following budget amendment for the relocation costs of the Fire Department:

Valdese Town Council Meeting

Monday, September 9, 2024

Budget Amendment #

3-10

Subject:

Fire Department relocation costs

Description:

Costs associated with moving Fire personnel out of the offices in a mobile jobsite trailer that is stationed on site with their equipment. Costs include trailer delivery, rental through June 2025, electrical hookup to code, and IT cabling / network setup.

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.		23,942
	Total	\$0	\$23,942

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.5300.450	Contracted Services	23,942	
	Total	\$23,942	\$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.

Councilwoman Lowman made a motion to approve the budget amendment as presented, seconded by Councilman Ogle. The vote was unanimous.

INTERIM MANAGER’S REPORT:

Fire Department Building Workshop, Thursday, September 19, 2024, 2:00 p.m. – 5:00 p.m., Valdese Town Hall

Waldensian Heritage Museum 50th Birthday Celebration, Saturday, September 21, 2024, 3:00 p.m., Waldensian Heritage Museum

Next Agenda Review Council meeting is scheduled for Monday, September 30, 2024, 6:00 p.m., Council Chambers, Valdese Town Hall

Old Rock School Rededication Celebration – Saturday, October 5, 2024, 6:00 p.m., ORS Auditorium

Next Regular Council meeting scheduled for Monday, October 7, 2024, 6:00 p.m., Council Chambers, Valdese Town Hall

MAYOR AND COUNCIL COMMENTS:

Councilwoman Lowman was excited to hear that we made the Old Rock School fundraising goal for the auditorium seating.

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Councilman Mears thinks it is wonderful that local pastors and ministers cover the invocation before our meetings.

Mayor Watts announced that the Draughn High School Homecoming Parade would be held on September 24, 2024. If any members of the Council would like to ride in that, they need to meet at the Fire Department at 5:45 p.m.

Mayor Watts recommended moving the November 25, 2024, pre-agenda meeting to November 18, 2024, due to the Thanksgiving holiday and people being on vacation.

Councilman Harvey made a motion to change the Pre-agenda date to November 18, 2024, seconded by Councilwoman Lowman. The vote was unanimous.

ADJOURNMENT: At 7:16 p.m., there being no further business to come before Council, Councilman Mears made a motion to adjourn, seconded by Councilwoman Ward. The vote was unanimous.

Town Clerk

Mayor

jl

**TOWN OF VALDESE
TOWN COUNCIL FIRE DEPARTMENT BUILDING WORKSHOP
SEPTEMBER 19, 2024**

The Town of Valdese Town Council met on Thursday, September 19, 2024, at 2:00 p.m., in the Community Room at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The following were present: Mayor Charles Watts, Mayor Pro Tem Gary Ogle, Councilwoman Rexanna Lowman, Councilwoman Heather Ward, Councilman Glenn Harvey, and Councilman Paul Mears. Also present were: Interim Town Manager Bo Weichel, Town Clerk Jessica Lail, Fire Chief Truman Walton, Police Chief Marc Sharpe, Bob Smith and Heath Roberts with Talley & Smith Architecture.

Absent: None

A quorum was present.

Mayor Watts called the meeting to order at 2:00 p.m. at the proposed Fire Department site located at 200 Massel Ave SE, Valdese.

SITE WALK-THROUGH OF THE PROPOSED FIRE DEPARTMENT LOCATION During a site visit to the proposed location for the proposed new Fire Department, Council members reviewed potential orientations for the building. Bob Smith, Architect with Talley & Smith Architecture, presented two layout options. In Layout A, fire trucks would need to back into the station, though Mr. Smith noted that, space permitting, he could adjust the design to allow for a pull-through option. Layout B offered a more feasible solution for a drive-through design. Councilwoman Lowman inquired about the possibility of preserving the trees on the property. Mr. Smith explained that this would depend on the final placement of the building, as the root systems could be compromised, making it likely that some trees would need to be removed.

(The council members reconvened the meeting at the Valdese Town Hall, in the Community Room, located at 102 Massel Ave SW.)

Councilman Harvey made a motion to add the Police Department Building to the agenda, seconded by Councilwoman Lowman. The vote was unanimous.

POLICE DEPARTMENT BUILDING Mr. Smith presented the building program for the Police Department (PD), covering the square footage and estimated costs. He noted that the only missing feature, which would need to be added, is a Sally Port. The mid-range cost estimate is \$325 per square foot, totaling \$2,368,000. Mr. Smith also reviewed the drawings for the proposed PD. Council members and Police Chief Marc Sharpe discussed the pros and cons of a single-car versus a double-car Sally Port. Additionally, Mr. Smith pointed out that he had incorporated a breakroom, requiring new construction, into the schematic design. Chief Sharpe shared that Mr. Mitchell, previous owner of the building, left all of the furniture so they should not have to purchase much.

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VALDESE POLICE DEPARTMENT
Building Program: Square Feet and Estimated Cost

Thursday, September 19, 2024

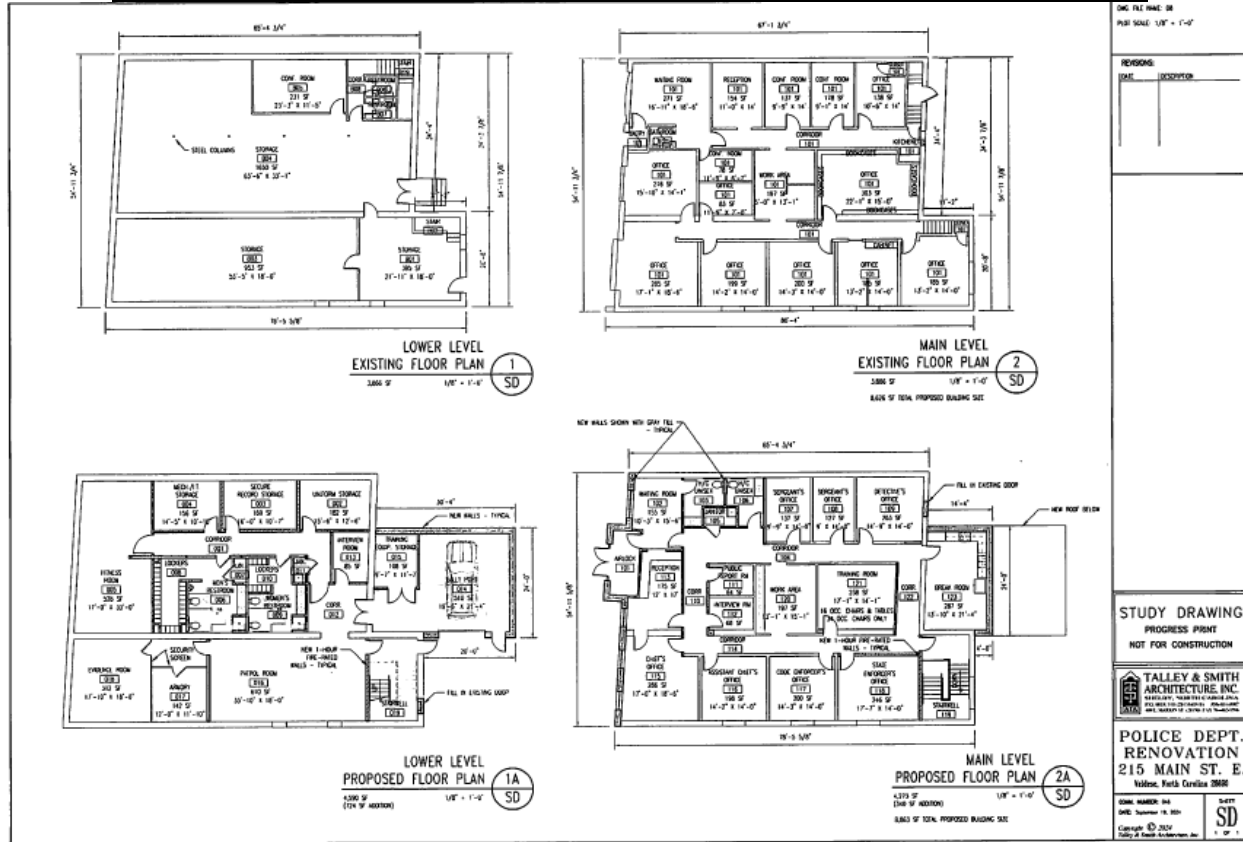
BUILDING AREAS	Sq.Ft.
Entrance Lobby	200
Public Unisex Restroom	68
Police Chief's Office, with area for table and 4 chairs	320
Assistant Chief's Office	224
Task Force Office	100
Administrative Assistant/Records Manager	168
Receptionist	144
Work Room with Office Supplies Storage	120
Records Storage/Archive - suitable for a movable file storage system	300
Secure Records Room	50
Detective's Office	100
Secure Interview Room	80
Patrol Sergeants' Offices (4 at 100 each)	400
Patrol Room (open office for 6 officers)	266
Patrol Storage	50
Evidence Room	500
Found Property (NIC Bicycles)	100
Storage - Armory	150
Storage - Quartermaster	100
Storage - Programs	40
Conference/Training Room (for 20 people)	400
Training Equipment Storage	40
Table/Chair Storage	40
Exercise/Fitness Room	400
Male Toilet Room (2 fixtures, 1 shower)	170
Male Locker Room (20 lockers)	260
Female Toilet Room (1 fixture, 1 shower)	100
Female Locker Room (6 lockers)	100
Breakroom	170
Janitors Closet	100
IT Server/Telephone Room	120
Mechanical Room	144
Electrical Room	80
SUBTOTAL	5,604
Corridors/Mechanical Rooms/Wall Thicknesses (30%)	1,681
TOTAL GROSS BUILDING AREA SQUARE FEET	7,285

VALDESE POLICE DEPARTMENT COST ESTIMATE

ESTIMATED PROJECT AND CONSTRUCTION COSTS

Low Range at \$300/sf	\$ 2,186,000
Mid Range at \$325/sf	\$ 2,368,000
High Range at \$350/sf	\$ 2,550,000

9/19/2024



FIRE DEPARTMENT BUILDING REVIEW OF SCHEMATIC DESIGN Mr. Smith presented the building program for the Fire Department (FD), explaining that the number of bedrooms had been reduced from four to two based on feedback from Council members after visiting other fire departments. Councilwoman Lowman questioned why this change was made before the workshop without input from the entire Council. Mayor Watts said that two bedrooms and three bays would not work. Council discussed the amount of bays and fleet that the FD has and what we need. Mayor Watts mentioned that he is looking into relocating the antique fire truck to the museum. Councilman Mears feels it would be great to put it in the museum and get it off our hands. The mid-range cost estimate for the building alone is \$325 per square foot, totaling \$4,252,690, while the total project cost is estimated at \$409 per square foot, amounting to \$6,066,306. Mr. Smith also shared cost comparisons from various fire station projects. Councilman Ogle inquired whether it would be possible to replicate the Waco fire station in Valdese. Councilwoman Lowman suggested exploring the option of a Design-Build approach, similar to Waco's project, and suggested talking to the contractor, Keith Gabriel. Mr. Weichel then outlined the process for transitioning to a Design-Build model.

**BUILDING PROGRAM FOR
VALDESE FIRE DEPARTMENT
REVISED for 09/19/2024 MEETING**

Tuesday, September 17, 2024

PROGRAM OF SPACES

Areas	Description	Quantity	L x W	Square feet
1	Entry Foyer		8 x 8	64
2	Training Room	(50 People)	25 x 30	750
3	Unisex Public Restrooms	(2 Restrooms)	8 x 8	128
4	Duty Office/Report Room		12 x 12	144
5	Chief's Office		12 x 12	144
6	Assistant Chief's Office		10 x 12	120
7	Captian's Office		10 x 12	120
8	Office/Conference Room	(8 to 10 People)	18 x 12	216
9	Uniform Storage		5 x 8	40
10	File Archive	(at least 2 file cabinets)	5 x 8	40
11	I.T. Room		6 x 8	48
12	Storage Room		5 x 8	40
13	Men's Bathroom/Locker Room	(1 ur, 2 toils, 2 shwrs, 16 lockers)	20 x 20	400
14	Women's Bathroom/Locker Room	(2 toils, 1 shwr, 15 lckrs)	20 x 15	300
15	Residential Laundry		8 x 8	64
16	Fitness Room		25 x 20	500
17	Residential Kitchen	(w/ 10 Person Table)	10 x 20	200
18	Day Room		24 x 24	576
19	Pantry		4 x 6	24
20	Bedrooms	(2 Bedrooms, 2 people each)	14 x 14	392
21	Apparatus Room	(3 bays)	68 x 80	5,440
22	Gear Laundry*		12 x 12	144
23	Decon Bathroom*		12 x 8	96
24	Hose Storage*		12 x 12	144
25	Turn-Out Gear Locker Room*	(30 Gear Lockers)	12 x 20	240
26	Workshop*	SCBA comp, air comp, ice mach	12 x 16	192
27	Transitory Space	(Corridors & Mech.)	LS	2,113
M1	Storage Room (Note 1)	(mezzanine in Apparatus Rm)	72 x 12	-
TOTAL ESTIMATED BUILDING SQUARE FOOTAGE				12,679
28	Display Rm for Antique Fire Truck		14 x 29	406
	Truck is 7' wide X 22' long			
	add 3' buffer area around truck			
TOTAL ESTIMATED BUILDING SQUARE FOOTAGE				13,085

Note 1: Item M1 Storage mezzanine area over Gear Laundry, Gear Storage, Hose Storage, Decon & Workshop.

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**COST ESTIMATE
VALDESE FIRE DEPARTMENT
09/19/2024 MEETING**

BUDGET PLANNING COST ESTIMATE

SQUARE FEET of BUILDING AREA	13,085 sf
\$300 per sq.ft. =	\$ 3,925,560 low end of range
\$325 per sq.ft. =	\$ 4,252,690 Estimated Cost
\$350 per sq.ft. =	\$ 4,579,820 high end of range

Total Estimated Project Cost

Building Cost	\$ 4,252,690 ¹
Sitework/Parking/Drives	\$ 1,100,000 ²
	\$409psf
Civil Engineer & Surveyor	\$ 26,000 ³
Soil & Materials Testing	\$ 20,000 ⁴
Architectural Design Fee (7%)	\$ 374,688 ⁵
Architectural C.A. (1.2%)	\$ 78,820 ⁶
Const. Contingency (4%)	\$ 214,108 ⁷
ESTIMATED PROJECT COST	\$ 6,066,306
Furnishings (4%)	\$ 170,108

¹ Estimated construction cost for new construction.

² Estimated cost based on recently completed projects and current market conditions.

³ Estimated cost for civil engineering (not including topographical survey).

⁴ Estimated geotechnical investigation and special inspections testing.

⁵ Architectural Design fee is a % of construction costs (building and site).

⁶ Architectural Construction Administration estimated cost during construction.

Applied as a monthly fee; final amount depends on length of construction period.

⁷ Construction Contingency is included as a budgeting line item to cover minor unexpected construction expenses or small project changes during construction.

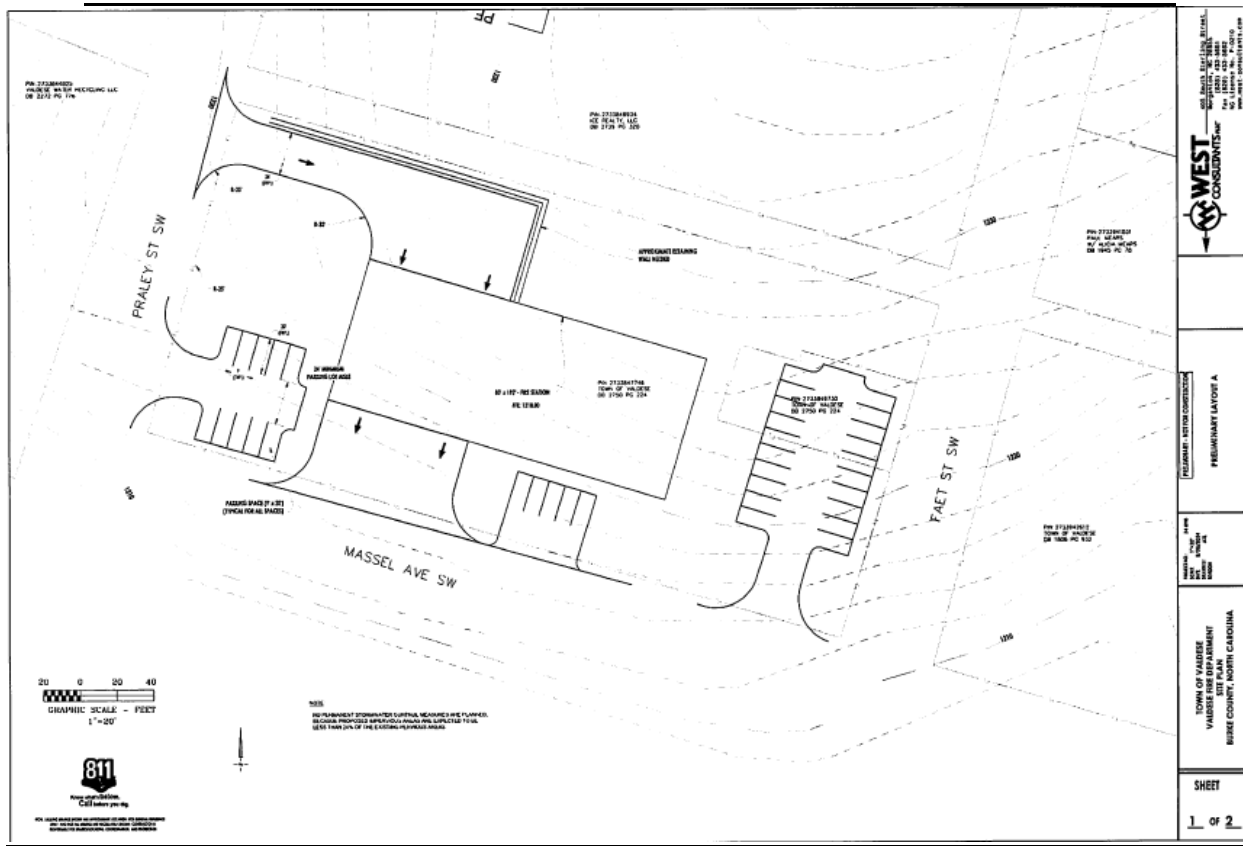
9/17/2024

CONSTRUCTION COSTS VARIOUS FIRE STATION PROJECTS 9/19/2024

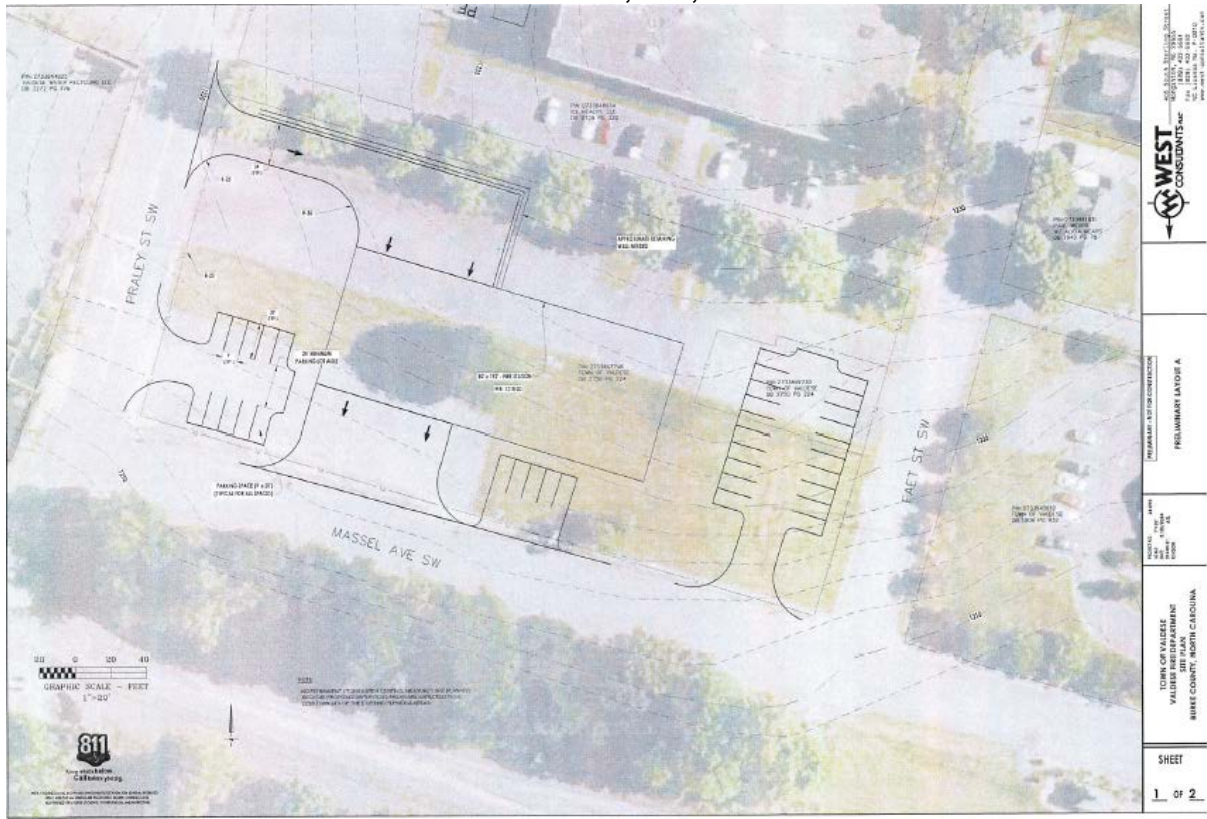
Elk Park VFD	8,921sf	\$ 3,737,439	\$ 419 per/sf	bid
BS Fire & Rescue	11,140sf	\$ 5,569,000	\$ 499 per/sf	bid
BS Fire & Res. VE	11,316sf	\$ 4,708,000	\$ 416 per/sf	value engineered
Shanghai VFD	13,914sf	\$ 4,530,826	\$ 325 per/sf	estimate

Project information on similar projects. Main difference from proposed Valdese Fire Department.

1. Elk Park, 3 new bays, 3 existing bays, new station areas, admin, sleeping, training. Has stone veneer.
2. Boiling Springs Fire & Rescue (as bid), existing 4 truck bays, new station, admin, sleeping, training, two story with brick veneer.
3. Boiling Springs Fire & Rescue after value engineering. Deleted all work to existing building, cheaper finishes, modified some structural elements and site work.
4. Shanghai is very similar to proposed Valdese Fire Station. 3 existing truck bays, 3 new truck bays, new station areas, admin, sleeping, training.



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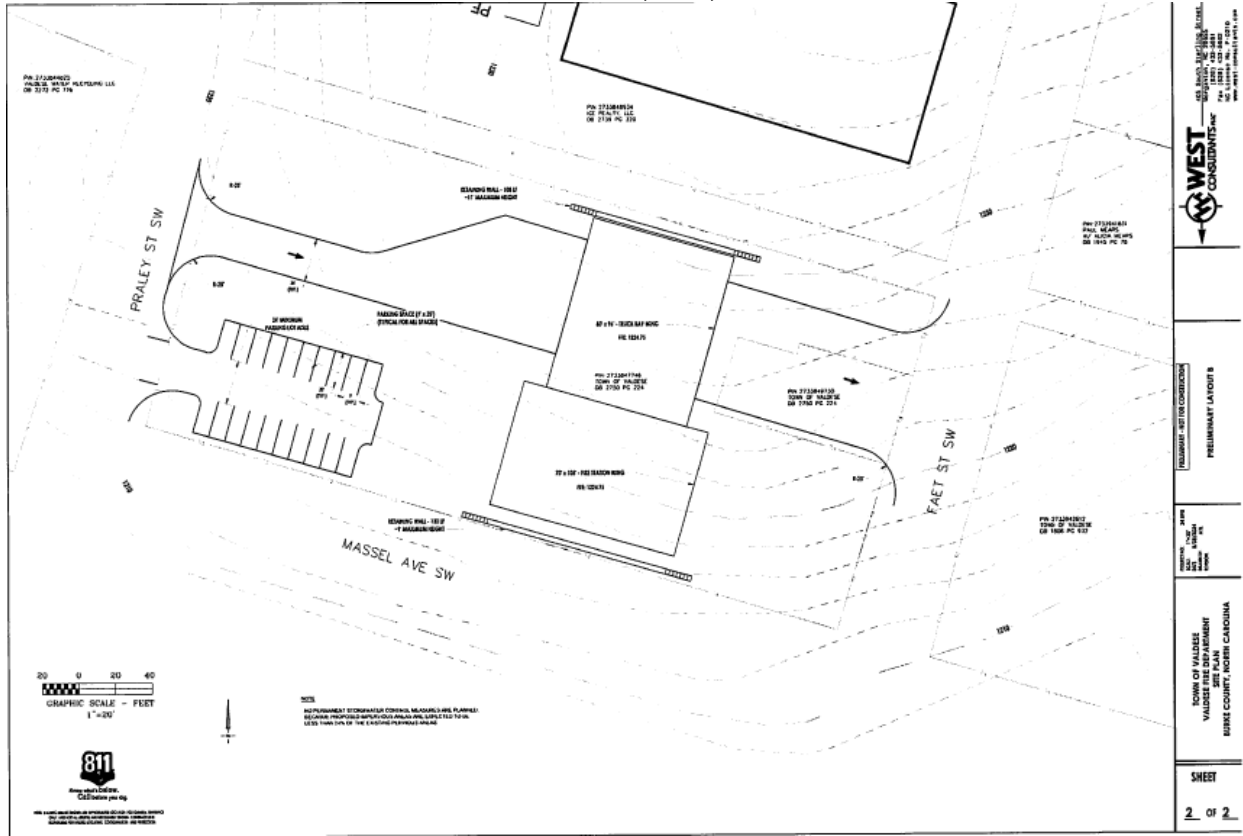


ESTIMATED SITE WORK COSTS
Town of Valdese -Valdese Fire Department
Layout A

Preliminary Cost Opinion - September 3, 2024

Item	Quantity	Unit	Unit Price	Total Cost
1. Demolish Existing Asphalt	4100	SY	\$10	\$41,000
2. On-Site Grading	1000	CY	\$20	\$20,000
3. Haul-Off Grading	6000	CY	\$30	\$180,000
4. ABC Stone (6" for cars, 8" for trucks)	1500	TN	\$50	\$75,000
5. Asphalt Paving (2" for cars, 3" for trucks)	400	TN	\$250	\$100,000
6. Asphalt Striping	1	LS	\$2,000	\$2,000
7. Retaining Wall	3000	SF	\$65	\$195,000
8. Street Repairs	1	LS	\$10,000	\$10,000
9. Mass Rock Excavation	500	CY	\$100	\$50,000
10. 2" Domestic Waterline	50	LF	\$50	\$2,500
11. 2" Domestic Tap	1	LS	\$6,500	\$6,500
12. 6" Fire Protection Waterline	50	LF	\$75	\$3,750
13. 6" Fire Protection Tap	1	LS	\$10,000	\$10,000
14. 6" RPZ	1	LS	\$10,000	\$10,000
15. 4" Gravity Sewer	50	LF	\$70	\$3,500
16. 4" Gravity Sewer Tap	1	LS	\$2,000	\$2,000
17. Fire Hydrant Assembly	1	EA	\$10,000	\$10,000
18. Concrete Sidewalk	167	SY	\$100	\$16,700
19. Concrete Curb and Gutter	1430	LF	\$35	\$50,050
20. Catch Basin	6	EA	\$3,000	\$18,000
21. 12" to 18" Storm Drainage Pipe	300	LF	\$50	\$15,000
22. Storm Drainage Connection @ Massel Ave	1	LS	\$5,000	\$5,000
23. Landscaping	1	LS	\$25,000	\$25,000
24. Seeding and Erosion Control	1	LS	\$50,000	\$50,000
25. Bonds and Mobilization (max. 3%)	1	LS	\$27,030	\$27,030
			Sub-Total	\$928,030
			Engineering (10%)	\$92,803
			Contingency	\$92,803
			Construction Administration (Hourly but estimated at 5%)	\$46,402
			Total	\$1,160,038

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ESTIMATED SITE WORK COSTS

Town of Valdese -Valdese Fire Department

Layout B

Preliminary Cost Opinion - September 3, 2024

Item	Quantity	Unit	Unit Price	Total Cost
1. Demolish Existing Asphalt	4100	SY	\$10	\$41,000
2. On-Site Grading	4000	CY	\$20	\$80,000
3. Haul-Off Grading	1500	CY	\$30	\$45,000
4. ABC Stone (6" for cars, 8" for trucks)	1500	TN	\$50	\$75,000
5. Asphalt Paving (2" for cars, 3" for trucks)	400	TN	\$250	\$100,000
6. Asphalt Striping	1	LS	\$2,000	\$2,000
7. Retaining Wall	2100	SF	\$65	\$136,500
8. Street Repairs	1	LS	\$10,000	\$10,000
9. Mass Rock Excavation	500	CY	\$100	\$50,000
10. 2" Domestic Waterline	50	LF	\$50	\$2,500
11. 2" Domestic Tap	1	LS	\$6,500	\$6,500
12. 6" Fire Protection Waterline	50	LF	\$75	\$3,750
13. 6" Fire Protection Tap	1	LS	\$10,000	\$10,000
14. 6" RPZ	1	LS	\$10,000	\$10,000
15. 4" Gravity Sewer	50	LF	\$70	\$3,500
16. 4" Gravity Sewer Tap	1	LS	\$2,000	\$2,000
17. Fire Hydrant Assembly	1	EA	\$10,000	\$10,000
18. Concrete Sidewalk	167	SY	\$100	\$16,700
19. Concrete Curb and Gutter	1430	LF	\$35	\$50,050
20. Catch Basin	6	EA	\$3,000	\$18,000
21. 12" to 18" Storm Drainage Pipe	300	LF	\$50	\$15,000
22. Storm Drainage Connection @ Massel Ave	1	LS	\$5,000	\$5,000
23. Landscaping	1	LS	\$25,000	\$25,000
24. Seeding and Erosion Control	1	LS	\$50,000	\$50,000
25. Bonds and Mobilization (max. 3%)	1	LS	\$23,025	\$23,025
			Sub-Total	\$767,500
			Engineering (10%)	\$76,750
			Contingency	\$76,750
			Construction Administration (Hourly but estimated at 5%)	\$38,375
			Total	\$959,375

COUNCIL DISCUSSION Councilman Harvey does not feel comfortable with the costs of both buildings. Mr. Weichel asked whether the Council wanted to move forward with the Police Department building and explore a Design-Build approach for the Fire Department. Councilman Mears expressed his support for proceeding with the Police Department project. Councilwoman Lowman inquired about the total amount of funds set aside for the Public Safety Building. Mr. Weichel will verify the exact amount but estimates it to be around \$500,000. Councilman Harvey informed the group that he had been in contact with Representative Hugh Blackwell regarding potential state funding, but noted that they would not have any dollar information until the middle of next year. Councilwoman Lowman asked how long we can go with where we are now with the temporary location of the Police and Fire Department. Councilman Harvey said we need to move on the Police Department. Fire Chief Truman Walton added that the Fire Department is fully functional. Mayor Watts summarized the discussion, stating that the consensus is to proceed with the Police Department project while continuing to gather more information on the Fire Department. Mr. Weichel asked whether the Facilities Review Committee should be involved in the planning process. Councilman Harvey reiterated his suggestion to bring in the Waco Fire Chief/Manager as a consultant for a day or two to provide input on the Design-Build option. In the meantime, Mr. Smith will continue advancing the design for the Police Department.

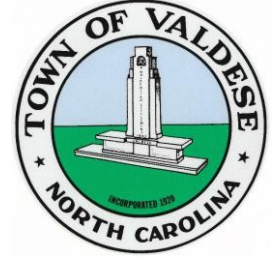
ADJOURNMENT At 3:35 p.m., there being no further business to come before Council, Councilman Harvey made a motion to adjourn, seconded by Councilman Mears. The vote was unanimous.

 Town Clerk

 Mayor



State of North Carolina – County of Burke



Town of Valdese Lease Agreement

THIS AGREEMENT, made and entered into this First day of November, 2024, by and between the TOWN OF VALDESE, hereinafter called “Lessor” and VEDIC, Inc. hereinafter called “Lessee”; Lessor and Lessee are hereinafter referred to collectively as the “Parties”.

ARTICLE 1.00

Creation of Tenancy, Term and General Conditions

- 1.01 **DEMISE OF PREMISES:** Lessor, for and in consideration of the rentals hereinafter provided and in further consideration of the covenants, conditions, and provisions hereinafter contained, does hereby demise and lease unto Lessee the property (hereinafter called “Premises”) located in that building known as the Valdese Old Rock School, Main Street, Valdese, Burke County, North Carolina, and being Suite(s) 146 as described on the attached Exhibit “A,” together with the right of access and use to the common areas of the building and parking, subject to the restrictions hereinafter set out.
- 1.02 **TERM:** The Lessee shall have and hold the premises for a period of time commencing the First day of November 2024 and extending to the 31st day of October 2025; provided, however, because the Lessee may be required to move to a new facility during the one-year term of this lease, the Lessee shall have the right to terminate this lease at any time during the one-year lease term by providing to the Lessor at least 30 days prior written notice of termination.
- 1.03 **RENT:** Lessee agrees to pay Lessor a monthly rent of \$368.00. The first month’s rent shall be due and payable at the time of execution of this Lease, with each subsequent monthly rent being due and payable on the first day of the month for each and every month thereafter during the Lease term. In addition, the Lessee shall pay to the Lessor a deposit in the sum equal to one month’s rent. Said sum will be held by the Lessor and applied as a payment or partial payment of any damages that might occur by reason of a default under this agreement.
- 1.04 **UTILITIES:** During the term of this Lease the Lessor shall provide heating and air conditioning Monday through Friday of each week from 8:00 A.M. until 5:00 P.M., and such other times in the Lessor’s sole discretion. The Lessee shall be responsible for all other utilities, including electricity (other than lights) and telephone.

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1.05 **TAXES:** During the term of this Lease the Lessor shall pay any taxes which might come due on the real property, however, the Lessee shall be responsible for all taxes on the personality located on the premises.

1.06 **GENERAL CONDITIONS:** This Lease is made by Lessor and accepted by Lessee subject to the following:

1.01.1 All zoning regulations affecting the premises now or hereafter in force.

1.01.2 All ordinances, statutes, and regulations, and any presently existing violations thereof, whether or not of record.

1.01.3 The existing condition and state of repair of the premises.

ARTICLE 2.00 Use of Premises

2.01 CHARACTER OF USE:

2.01.1 The premises shall be used by the Lessee for an **Office Space** and shall not be used by Lessee for any other purpose without the prior written consent of the Lessor.

2.01.2 Lessee covenants and agrees to comply with all legal requirements of the City, County, State and Federal Governments respecting any operation conducted, or any equipment installations or property located at the premises, and Lessee further covenants and agrees not to create or permit the creation of any nuisance on the premises, or to make any other offensive use thereof.

2.02 IMPROVEMENT AND ALTERATION OF PREMISES: Lessee shall not make, and shall not have the right to make any alterations, changes or improvements, structural, or otherwise in or to the premises without Lessor's prior written consent, provided, that if such consent is given, all such alterations, changes, and improvements shall be at Lessee's expense and shall become the property of Lessor at the termination of the Lease. The granting or denial of consent as provided for in this section shall be the subject of Lessor's sole and absolute discretion.

2.03 TRADE FIXTURES: Lessee will be permitted to install trade fixtures on the premises without necessity of written consent by Lessor, and shall be permitted to remove such fixtures upon the expiration of the Lease term, provided that the removal of such fixtures will not permanently damage the premises, and provided that Lessee shall return the premises to their condition at the commencement of this Lease.

ARTICLE 3.00

Condition of Premises

- 3.01 ACCEPTANCE OF PREMISES:** Lessee acknowledges that the act of taking possession of the premises shall constitute conclusive evidence that Lessee has inspected and examined the premises, and that the same were and are in good and satisfactory condition.
- 3.02 MAINTENANCE:** Lessee covenants and agrees to maintain said premises in their present condition, reasonable wear and tear excepted, during the term of this Lease or any extension thereof at Lessee's own cost and expense. Lessor shall maintain the roof, exterior walls, plumbing, heating and electrical system except to the extent that the same shall be damaged by the negligence, misuse or overuse by Lessee in which case Lessee shall make said repairs.
- In addition, the Lessor shall be responsible for and maintain all common areas in the building, which shall consist of halls and restrooms. The Lessee and its guests may use such common areas, but will make no business use of or store any property in any common areas.
- 3.03 PARKING:** The Lessee and its guests and/or customers, may use the parking lot adjacent to the building between the hours of 7:30 A.M. and 6:00 P.M. on Monday through Friday, and such other times subject to regulations and restrictions as may be determined by the Lessor.
- 3.04 ACCESS:** The Lessee shall have access to the building between the hours of 7:30 A.M. and 6:00 P.M. on Monday through Friday (except on Holidays) and such other times subject to regulations and the Lessor may determine restrictions. The Lessor reserves the right to secure and lock the building and otherwise limit access, as it should determine advisable during other hours.
- 3.05 CONDITIONS UPON TERMINATION:** Upon the expiration, termination or acceleration of Lessee's obligations under this Lease, Lessee shall return the premises to a condition at least as good as their condition upon the commencement of this Lease, ordinary wear and tear accepted.

ARTICLE 4.00

Insurance, Liability of Parties

- 4.01 CASUALTY INSURANCE:** Lessor shall carry, at Lessor's expense, fire insurance with extended coverage insuring loss or damage to the premises. Lessee shall be responsible for insuring Lessee's personal property on the premises.
- 4.02 LIABILITY INSURANCE:** Throughout the continuance of this Lease, Lessee shall keep the premises insured, at Lessee's sole cost and expense, against claims for personal injury or property damage under a policy of general liability insurance, with a single limit of at least \$500,000.
- 4.03 INDEMNIFICATION:** The Lessee will protect, indemnify, save and hold harmless the Lessor, its officers, agents, servants, and employees, from and against any and all claims, demands, expense, and

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liability, arising out of injury or property which may occur on or in the demised premises or which may arise, or in any way grow out of any act or omission of the Lessee, its (his) agents, subcontractors, servants, and employees of the use and occupancy of the demised premises by the Lessee or anyone using or occupying said premises as a guest, patron, or invitee of Lessee.

4.04 WAIVERS: Insofar as it may be permitted by the terms of the fire or extended coverage insurance policy carried by the Lessor or Lessee, each party hereby releases the other with respect to any claim (including a claim for negligence) that it might have against the other party for loss, damage or destruction with respect to its property by fire or other casualty (including rental value or business interruption, as the case may be) occurring during the term of this Lease. In the event one or both of the parties' insurance policies do not permit this waiver, such party will immediately give notice of such denial to the other party and upon such request shall cause the other party to be named in such policy or policies as one of the name insured.

ARTICLE 5.00

Termination, Default, Remedies

- 5.01 HOLDOVER TENANCY:** In the event that Lessee remains in possession after the expiration of the term hereof or the validly commenced extension thereof and without the execution of a new Lease, Lessee shall not acquire any right, title or interest in or to the premises and in such event Lessee shall occupy the premises as Lessee from month to month and be subject to all conditions, provisions, and obligations of this Lease in so far as the same shall be applicable.
- 5.02 DEFAULT OR BREACH OF COVENANT:** If Lessee shall fail to timely make any payment of rent herein provided for, or promptly perform any other covenant or obligation imposed upon it hereunder and shall fail to make good such Default within ten (10) days after written notice from the Lessor to Lessee, Lessor may enter the premises and expel Lessee therefrom without prejudice to any and all other remedies that may be available to Lessor under the laws.
- 5.03 REMEDIES ARE CUMULATIVE:** To the extent that the remedies provided for under this Lease are not clearly inconsistent, they shall be cumulative, and Lessor shall be entitled to pursue all or any part of the remedies provided herein. The remedies specified in this Lease are in addition to, and not in lieu of any remedies otherwise available to Lessor by law or in equity. Pursuit of any remedy by Lessor shall not constitute a binding election of such remedy or prevent Lessor from seeking other relief.
- 5.04 COSTS AND ATTORNEYS FEES:** In addition to any other damages sustained by Lessor as a result of Lessee's Default, Lessor shall be entitled to recover of Lessee all reasonable attorneys' fees and costs incurred in pursuit of Lessor's remedies.

5.05 ^{49 of 74} **ACCEPTANCE OF SURRENDER:** No act or conduct of Lessor, including without limitation, the acceptance of the keys to the premises shall constitute an acceptance of the surrender of the premises by Lessor before the expiration of the term. Only a Notice from Lessor to Lessee shall constitute acceptance of the surrender of the Premises and accomplish a termination of this Lease.

ARTICLE 6.00

Destruction of Taking of Premises

6.01 **DAMAGE BY CASUALTY OR FIRE:** If said premises should be damaged or destroyed by casualty, explosion or fire, as to be unfit for Lessee's continued use, then this Lease shall thereupon be terminated and the rent for the month in which the damage occurred shall be apportioned and refunded to Lessee; but if said premises should be damaged or destroyed by casualty, explosion or fire, however caused or by the elements, or any cause or happening and still be fit for Lessee's continued use, then the same shall be promptly restored by Lessor to their previous condition and a just and fair proportion of the rent herein reserved shall abate until the same have been completely restored, and a like proportion of any rent unpaid in advance shall be refunded to Lessee.

The Lessor may, following damage as above provided, elect to terminate this Lease by providing the Lessee with written notice of its election within ninety (90) days of the occurrence of the damage.

ARTICLE 7.00

Additional Provisions

7.01 **ASSIGNMENT AND SUBLETTING:** Lessee shall not have the right to assign or sublet the within Lease or sublet the premises in whole or in part without first obtaining the written consent of the Lessor. No approval of assignment or subletting shall be effective until the prospective assignee or Sublessee shall have given Lessor Notice acknowledging familiarity with the terms of this Lease and evidencing agreement to be bound thereby. Any assignment or subletting in violation of this provision shall be void and the discretion of the Lessor as to whether to permit such assignment or sublease is absolute.

7.02 **RIGHT OF ENTRY:** Lessor shall have the right at all reasonable times to enter and inspect the premises, and to take any action which Lessor reasonably believes to be necessary to protect the premises from damage.

ARTICLE 8.00 Special Provisions

8.01 **RELATIONSHIP OF PARTIES:** It is specifically understood that the parties hereto have created a Lessor-Lessee relationship with respect to the demised premises and that the Lessor shall in no way control or be responsible for the acts of the Lessee with respect to the operations carried out on the demised premises. The Lessee specifically agrees to indemnify and hold harmless the Lessor from any

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loss by reason of operation on the premises and it is further agreed to erect a suitable sign to be placed in a visible location on the demised premises indicating the name and ownership of the business being rented upon the property and further the Lessee agrees not to take any action that might in any way indicate any involvement by Lessor in the Lessee's business except as hereinafter set out.

ARTICLE 9.00 Interpretation, Execution

- 9.01 GOVERNING LAW:** The laws and decisions of the State of North Carolina will govern and control the construction, enforceability, validity, and interpretation of this Lease and of all agreements, instruments and documents heretofore, now or hereafter executed by Lessee and delivered to Lessor pertaining or relating to this Lease or the transaction contemplated herein.
- 9.02 MODIFICATION:** This Lease, together with the schedules and exhibits attached hereto, contains the full, final and exclusive statement of the Lease between Lessor and Lessee relating to the leasing of the premises and cannot be amended, altered, modified or terminated except by a written agreement signed by both Lessor and Lessee. The parties hereto specifically relinquish any rights they may have to orally rescind or otherwise terminate this Lease and acknowledge that they will not rely upon any such oral agreements.
- 9.03 SEVERABILITY:** If any clause or provision of this Lease is illegal, invalid or unenforceable under present or future laws effective during the term of extensions thereof, in that event it is the intention of the Parties hereto that the remainder of this Lease shall not be affected thereby.
- 9.04 CAPTIONS:** The caption of each Section is added as a matter of convenience only, and shall be considered of no effect in the construction of any provision of this Lease.
- 9.05 WORD USAGE:** Throughout this Lease, the masculine gender shall include the plural and vice versa, wherever the context requires such construction.
- 9.06 EFFECT UPON SUCCESSORS:** This Lease shall inure to the benefit of and shall be binding upon the heirs, executors, administrators, conservators, guardians, or other legal representatives and assigns of each party.
- 9.07 MULTIPLE SIGNATURES:** If there is more than one signer (exclusive of Lessor) of this Lease, whether as Lessee or a co-signer, their obligations will be joint and several, and the term "Lessee" will include each such party, jointly and severally.
- 9.08 QUIET ENJOYMENT:** The Lessor agrees that Lessee, upon paying the stipulated rental and keeping and performing the agreement and covenants herein contained, shall hold and enjoy the premises for the term aforesaid, subject however to the terms of this Lease, and further warrants that the use of the premises called for herein do not violate the terms of any zoning affecting the premises.

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X _____

Lessor
Bo Weichel, Town of Valdese (Interim Town Manager)

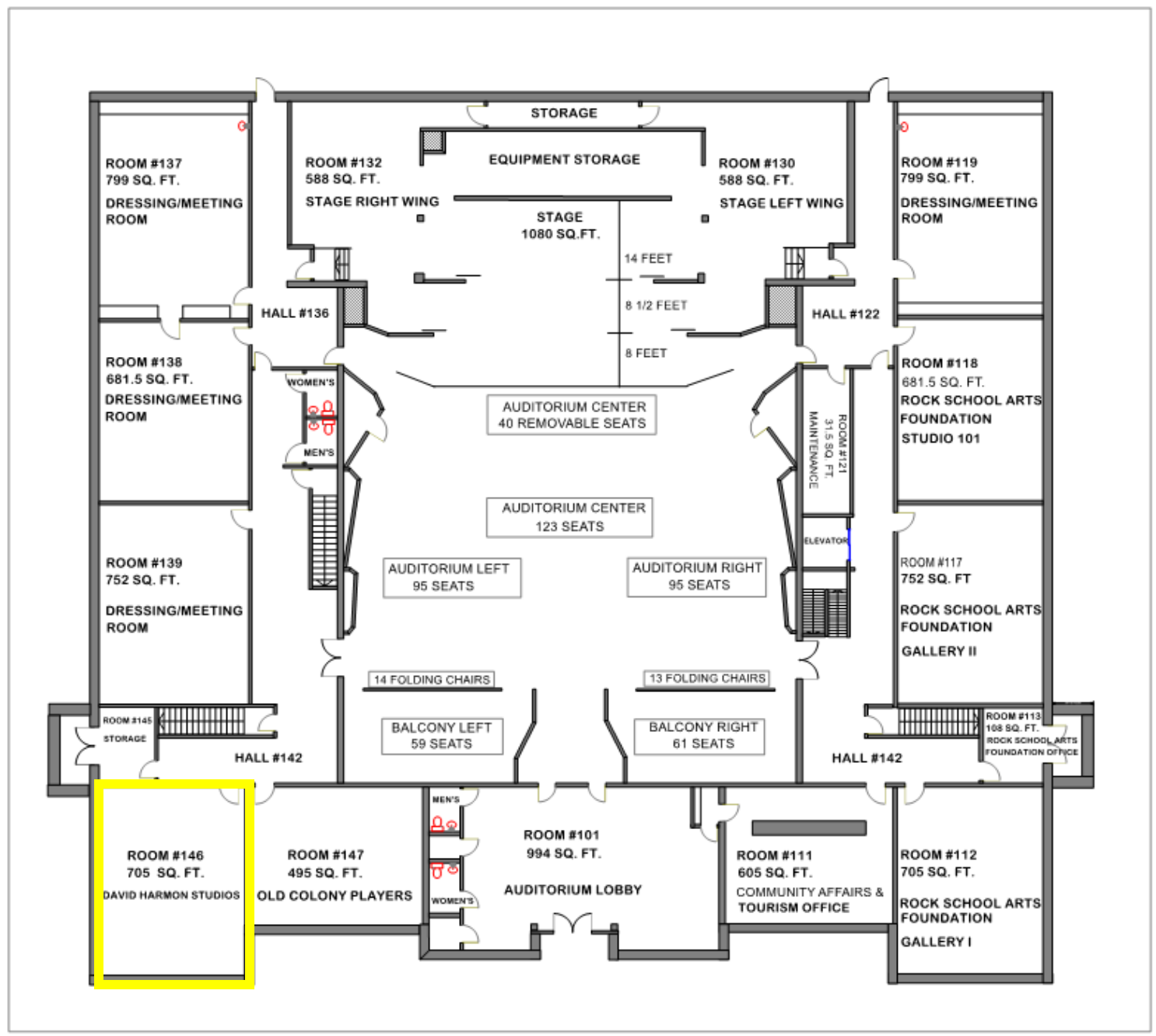
Lessee
Tonia Stephenson, Chair, Vedic, Inc.

X _____

X _____

Witness (Attest)

Witness





Creative Regional Solutions Since 1968

TO: Mayor Watts
Valdese Town Council

FROM: Sherry Long Griffin, Special Projects Manager, WPCOG

SUBJECT: Public Hearing for a potential Community Development Block Grant Neighborhood Revitalization (CDBG-NR) application

DATE: October 7, 2024

In order to submit a NC Community Development Block Grant Neighborhood Revitalization (CDBG – NR) application to the NC Department of Commerce Rural Economic Development Division, two Public Hearings are required to notify the citizens of available funding opportunities and allow them to ask questions and make public comments prior to the submission of any application. The Town held the first Public Hearing on September 30, 2024 and this, the second Public Hearing has been publically advertised for tonight’s meeting.

Background: In Spring 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. The reduction was due on part to the amount of funding available.

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.

Proposed Application: 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.

Requested Action: Approval of the Authorizing Resolution to submit an application to the NC Department of Commerce Rural Economic Development Division requesting \$800,000, along with the Citizen Participation Plan and the Anti-Displacement Plan. Per grant requirements, the motion should read and adopted as follows:

I move to approve the Authorizing Resolution to submit an \$800,000 grant application to the NC Department of Commerce Rural Economic Development Division.

Also, as part of the application to be submitted, I move to approve the Citizen Participation Plan and the Anti-Displacement Plan as required by the Department of Housing and Urban Development.

Please let me know if you have questions.

**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,

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.

Charles Watts, Mayor

ATTEST:

Jessica Lail, Clerk to the Board

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 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.
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.

Charles Watts
Mayor, Town of Valdese

Jessica Lail
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 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.

Mayor, Town of Valdese

ATTEST:

Clerk, Town of Valdese

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:			Application Number:	

OVERVIEW OF VALDESE FIRE STATION PLANNING

POPULATION AND FACILITY CONSTRUCTION HISTORY

Current and Predicted Population:

- 2020 Census – 4,689
- 2040 Predicted – 5,426, or 15.7% increase from 2020
 - If projected from highest growth (16.3%) – 6,342
 - If projected from lowest growth (0.1%) – 4,698

Exhibit A, compliments of Dr. Jonas Johnson, PhD Economist

1926 – Constructed a two-story building at 121 Faet St SW with 6600 SF to house the Town’s administrative offices, fire department, and police department.

- 1930 Census – population was 1,816

1975 – Constructed 3200 SF addition to the north side of 121 Faet St SW for Town Hall

- 1970 population – 3,182 or 75% growth in 40 years since 1930.
- 1980 population – 3,364 or 85% growth in 50 years since 1930.

1978—Combined 121 Faet St parcels and 6300 SF addition to the north side, including two fire bays. As noted, the population had increased by 85% in 1980 before adding two bays.

- Those two bays = 2500 SF for a total 121 Faet St SW complex of 17,000 SF.
- In 2010, a new town hall was constructed on Massel Ave SW, with 11,600 SF.

2020 – The staff designed a 24,000 SF Public Safety Building at 800 Pineburr SE.

- 2020 population – 4,689, or 39% since 1980 (1978 2500 SF fire bay space added).
- At 11,900 SF, the FD portion included four bays and 5500 SF of living/office space.

CURRENT FIRE STATION CONSIDERATIONS

- Exhibit A – 2040 population predictions as described above.
- Exhibit B – Fire Department space increase of almost 800+ SF since 2021.
- Exhibit C – Fire Bays total current space housing all current vehicles.
- See Capital Improvement Plan – no additional vehicles are needed through 2034.
- Exhibit D – Photos of 121 Faet St SW Public Safety Complex
- Exhibit E – Floor plan of 1978 addition providing additional police and fire space.
- Exhibits F-1 & F-2 – maps of the current property to sell, total area = 1 acre.

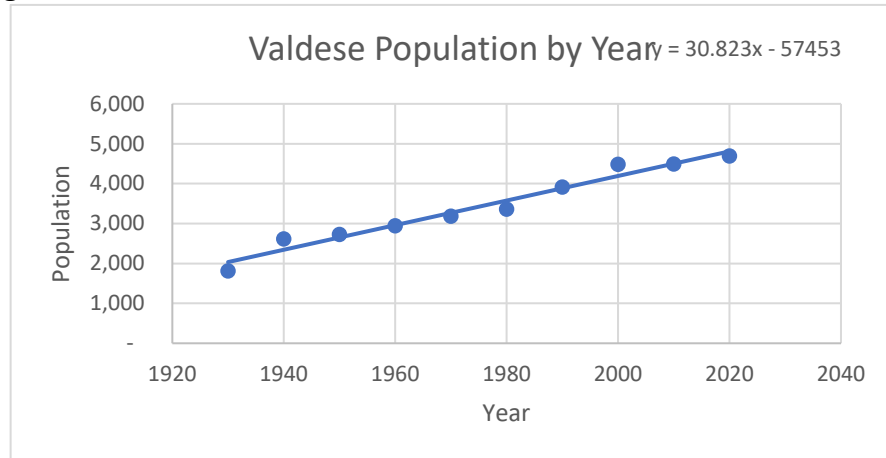
KEY POINTS, RELATIVE TO THE 4-BAYS, 15,360 SF DESIGN PRESENTED 9-9-24

1. The living/office space is 3000+ SF greater than Waco, Sherrill’s Ford #4, and Grace Ridge—all of which service three times the area Valdese FD services.
2. The living/office space is 800+ SF greater than that projected for the 24,000 SF public safety building on Pineburr Ave SE.
3. All current apparatus is housed in the equivalent of two 20’ x 80’ bays, or 3200 SF; Three bays, or 4800 SF, provide a 150% space increase.

Valdese Population by year - Census

Year Population % Change

1930	1,816	
1940	2,615	44.0%
1950	2,730	4.4%
1960	2,941	7.7%
1970	3,182	8.2%
1980	3,364	5.7%
1990	3,914	16.3%
2000	4,485	14.6%
2010	4,490	0.1%
2020	4,689	4.4%



In 1930, Valdese administraton, police, and fire were all in 2-story building - built 1926

48 Years Later, in 1978 - Valdese added two fire bays and 4800 SF of office space.

Population growth, from 1816 in 1930 to 3364 in 1980 = 85.2%

40 Years Later, in 2018 - Valdese purchased a ladder truck which crowded the bays.

Population growth, from 3364 in 1980 to 4689 in 2020 = 39.4%

Projected population at average growth (Predicted with linear regression)

2030 5,118 9.1%

2040 5,426 15.7%

Projected population at high growth from recent history. (16.3% in 1990)

2030 5,453

2040 6,342

Projected population at low growth from recent history. (.1% in 2010)

2030 4,694

2040 4,698

Source: Dr. Jonas Johnson, Valdese resident and PhD Economist whose profession is preparing in-depth economic analyses for major corporations.

2021 SCHEMATIC SPACE ALLOCATION VS 2024

	20 Year	Schem. Plan 4-20-21	
Summary			
A. Police Areas			
A1 Administrative	722	787	
A2 Records	339	272	
A3 Investigations	103	147	
A4 Patrol	772	907	
A5 Break Room	200	240	
A6 Intake/Holding	638	508	
A7 Sallyport	880	900	
A8 Property/Evidence	480	526	
A9 Locker Rooms	550	577	
A10 Storage	680	518	
B. Fire Areas			
B1 Administrative	960	891	T&S 8-23-24
B2 Operations-Work Areas	150	160	Couple stand-outs
B3 Operations-Support Areas	1,390	1,397	
B4 Locker Rooms/Toilets	538	515	880 – locker rooms
B5 Apparatus Bays	6,400	6,400	
B6 Apparatus Bay-Support	1,406	1,939	
C. Shared Areas			
C1 Lobby	712	536	
C2 Training Room	1,754	1,217	
C3 Fitness	750	424	625 – fitness room

TOTAL FIRE DEPT: 9-09-24 PRESENTATION CORRECTED- 13,479 vs.14,687

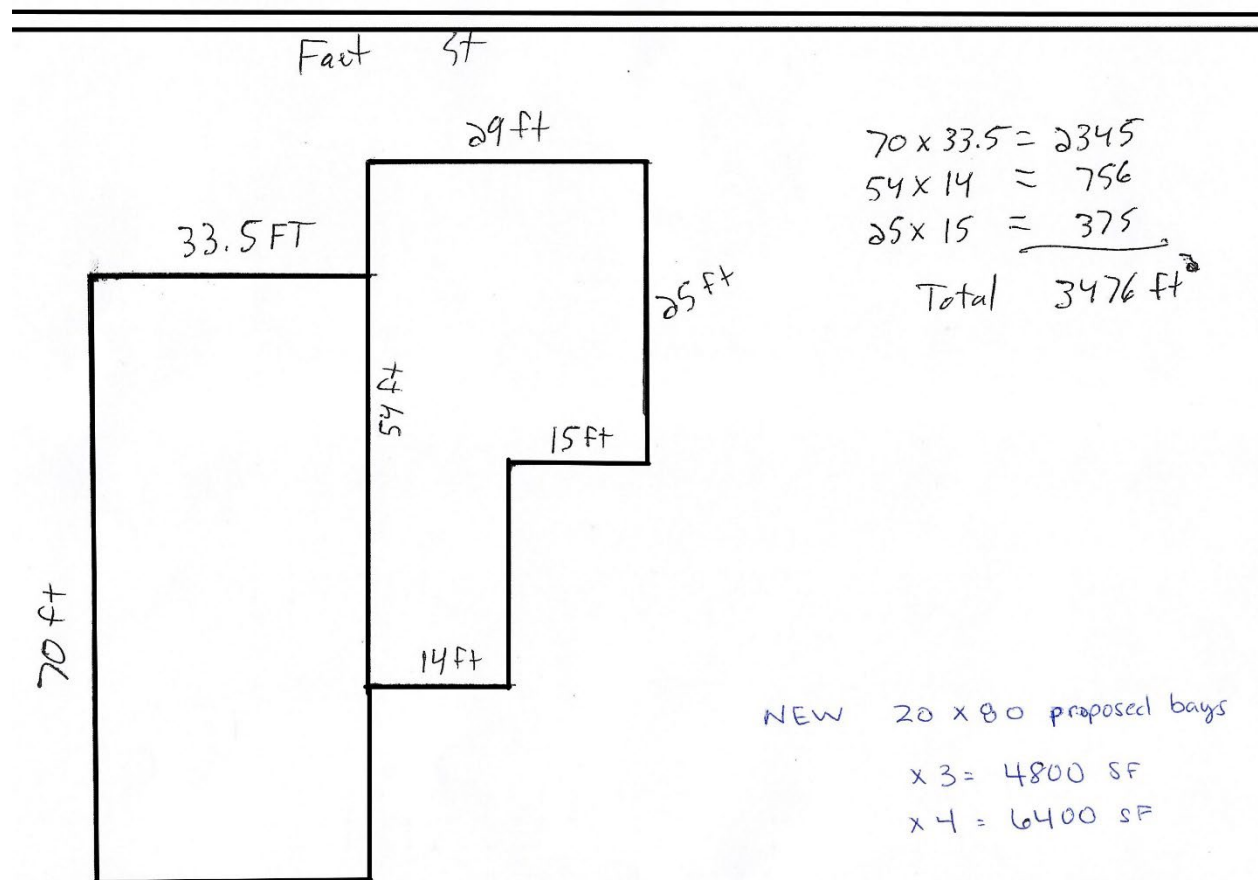
2021 requirements included shared areas with police of lobby, training and fitness.

UPDATED 9-19-24– IF 3 BAYS, SUBTRACT 1600 SF 11,879 vs. 12,679

The point is, the requested living/office area exceeds the former by about 1000 SF.

CURRENT FIRE STATION BAYS AT 121 FAET STREET

	Now	3 Bays	increase	4 Bays	increase
Space used – Total:	3500 SF	4800 SF	137%	6400 SF	183%
Without Antique Truck:	3100 SF	4800 SF	155%	6400 SF	206%



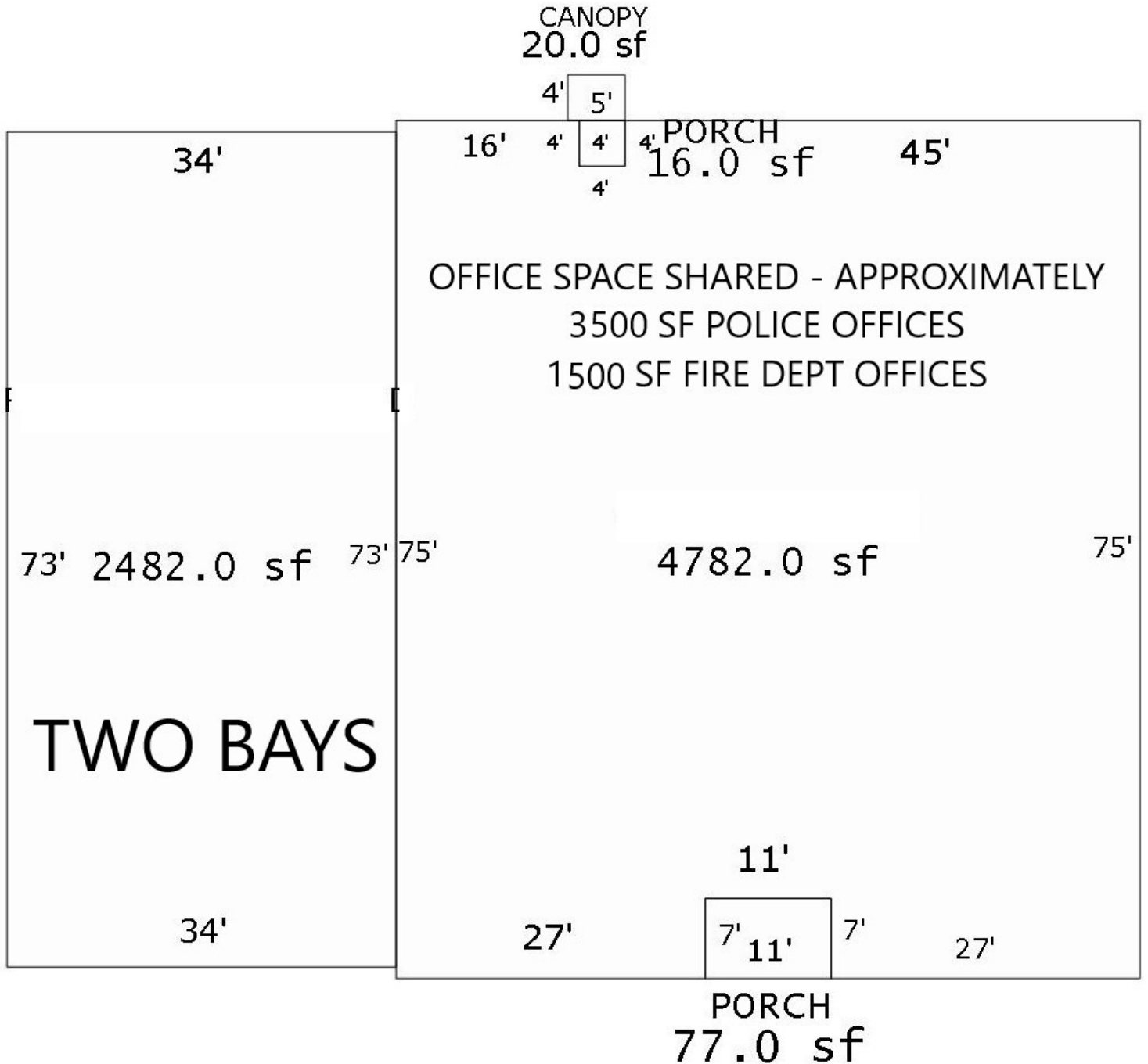
121 FAET ST PUBLIC SAFETY COMPLEX – TWO PARCELS WITH THREE CONNECTED BUILDINGS



EXHIBIT E

121 FAET ST SW

1978 PORTION OF PUBLIC SAFETY BUILDING





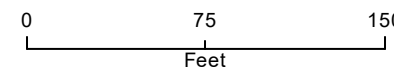
September 1, 2024

Burke County, NC

Owner: TOWN OF VALDESE
PO BOX 339

Property Address: 121 ST GERMAIN AVE SW
VALDESE 28690
PROPERTY_DESC

PIN: 2733952068
PIN EXT: 000
REID: 38576
Property Value:
Acreage: 0.26
Deed Book: 000533
Deed Page: 00281
Deed Date: 8/12/1977 1:00:00 AM

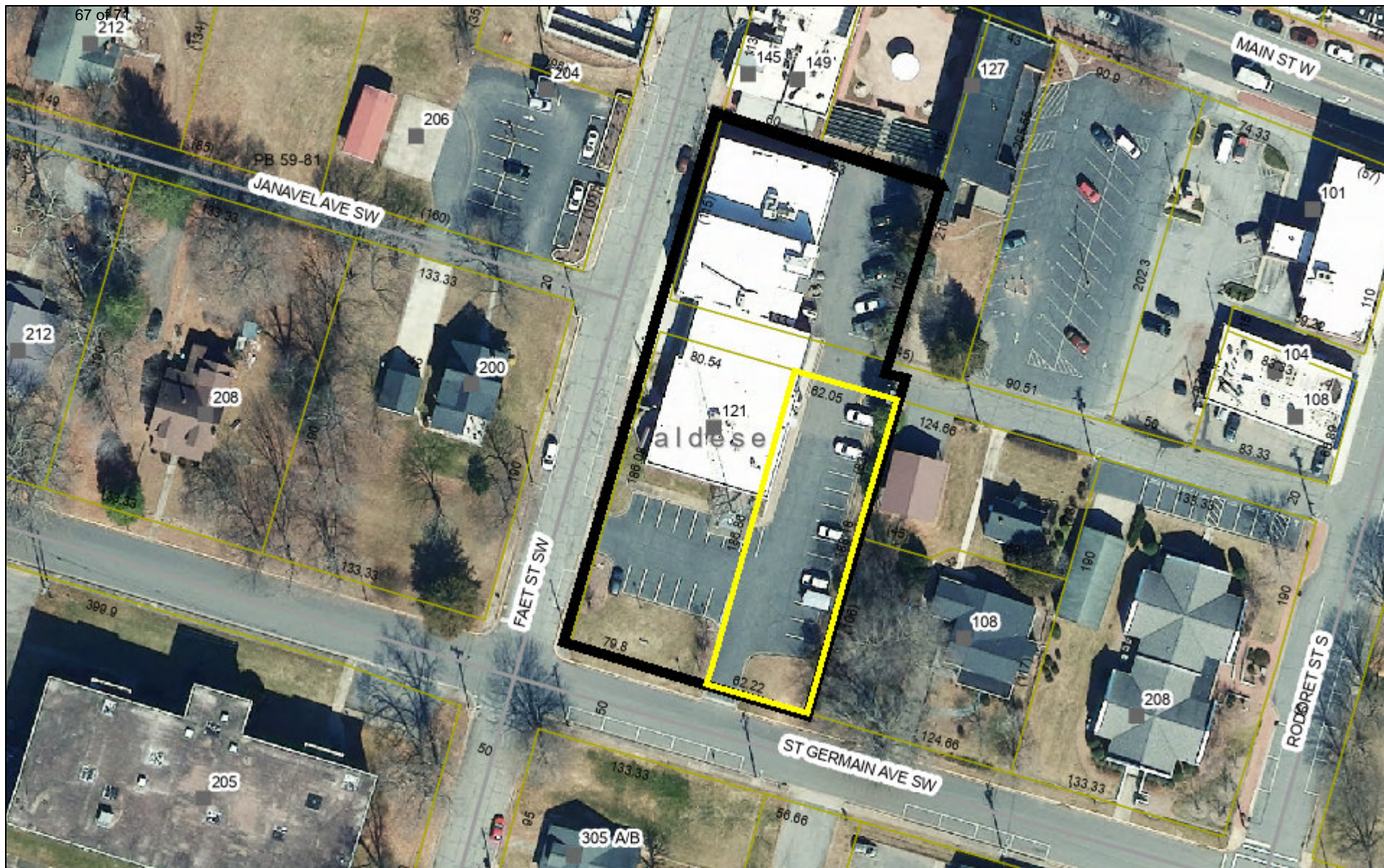


1:964

1 inch = 80 feet



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.



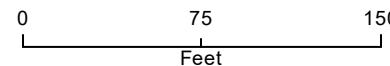
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PUBLIC SAFETY FACILITIES

PROPOSED

...that the renovation of 215 Main St E office building as the permanent police station be given the highest priority of all of Vadlese's planned and in-progress construction projects; that the Interim Manager advertise a "Request for Quotations" seeking proposals from NC General Contractors 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 from acceptance of a proposal; and that the Agreement, AIA document B101-2017, approved August 5, 2024, be terminated without cause.

EXECUTIVE SUMMARY

The Facilities Review Committee, comprising five members with 150 years of combined construction and facilities management experience, advised the Town Council to terminate the existing "design, bid, and build" contract and instead proceed with a "design-build" approach to renovate the building. The fundamental issue leading to a different approach is that preliminary plans and estimates approaching \$2.5 million are considered excessive for a 7300 SF office building that does not need structural repair. Contributing factors include:

- Basic design and engineering services needed to meet building code requirements and project management should be attainable hourly for a fraction of the current contract fee of \$175,000, plus supplemental time and expenses as defined in AIA document B101-2017, approved August 5, 2024.
- The requisite basic changes should be achievable for \$1 million. The basic needs are:
 - New front façade, windows, and entrance;
 - Interior decorating, including floor coverings and painting.
 - Updated electrical, lighting, plumbing, HVAC, and a standby emergency power system.
 - Minimize any additional wall changes to the building's street level.
 - Subdivision the lower level into storage and locker rooms with showers and restrooms.
 - Fireproof existing stairwell(s).
 - Construct a "sally port" addition to unload individuals from a police vehicle securely.

Committee members and Council Members who have inspected the facility and reviewed the preliminary plans can describe elements in the initial layout and plans that would shed further light on the project's scope.

VALDESE VEHICLE IMPOUNDMENT OPTIONS

BOTH OPTIONS BEHIND THE SECURED WATER PLANT GATE



**OPTION 1 EXISTING, NEW-LOOKING, STURDY-APPEARING SINGLE CAR, CARPORT
WRAP 3 SIDES WITH 6' CHAIN LINK, WITH LOCKABLE GATE AT FRONT**



**OPTION 2 OLD SHED, 3 VEHICLE WIDTH, TWO PAVED
STRENGTHEN OR REPLACE WITH DOUBLE CARPORT
WRAP WITH CHAIN LINK WIRE – ADD LOCKABLE GATES**

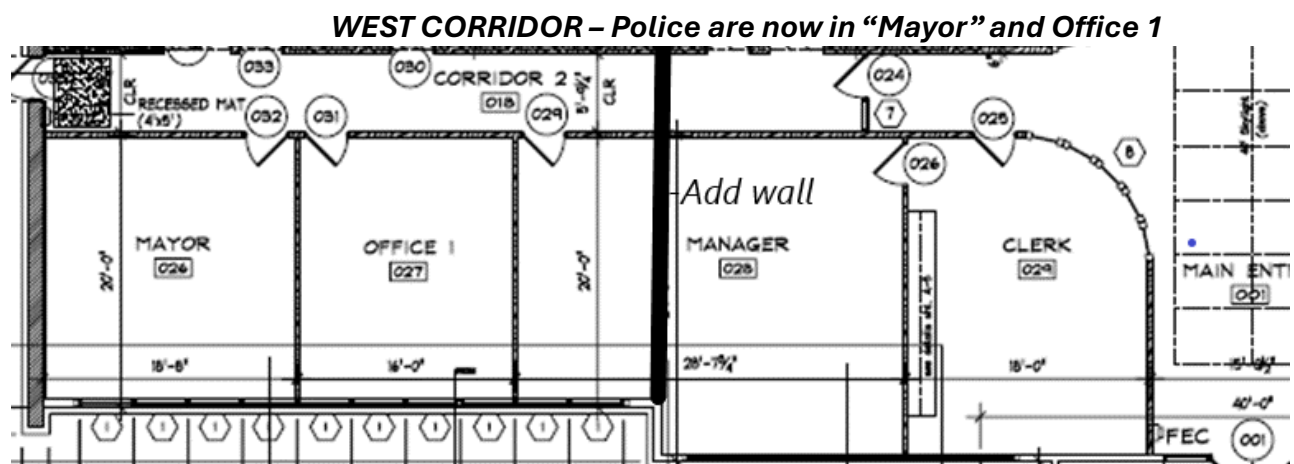
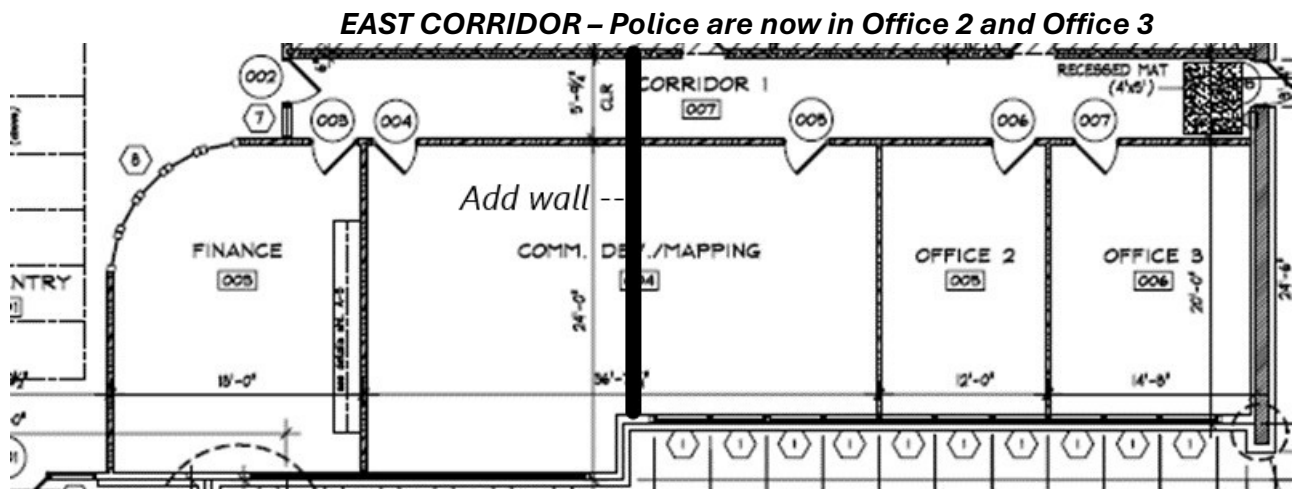


MINOR TOWN HALL MODIFICATIONS

Proposed: that the Interim Town Manager obtain preliminary construction estimates for Council consideration to divide two offices that were oversized in the original construction.

Purpose and advantages:

- Short term – dividing the current “town manager’s office” would correct inconveniences resulting from the temporary location of the Police Department personnel by:
 - Relocating two officers from the East Corridor to the divided manager’s office would put all police officers on the West Corridor.
 - One of the freed-up East Corridor offices could enable the Mayor to once again have an office in the Town Hall as in the past 14 years.
 - The East Corridor, which has been secured, could once again be opened for town administration, enabling public access to the offices of the current Interim Town Manager and Planning Director and the Council chambers.
- Long term – creating four adequately-sized rooms would greatly benefit:
 - Utilization of the Town Hall on which taxpayers still owe over \$2 million in loan payments;
 - The “optics” of prudent and reasonable space in the “citizens’ facility” would be significantly improved by dividing these offices. The present manager’s office exceeds the size of the office of CEOs of many major corporations. The present planning director’s office is larger than the Town Hall’s “Community Activity” room.



215 MAIN STREET E “ESTATE SALE”

Proposed: That the Interim Town Manager proceeds with the preparation of 215 Main Street East as follows:

- 1. Conduct an inventory of furniture and office equipment remaining in the building to determine items that town departments need and can use, having selected items relocated or protected and stored in rooms that will not be remodeled.***
- 2. Seek proposals from “estate auction” firms regarding the feasibility of auctioning or removing all other valuable items.***
- 3. Have the public works staff remove all materials left from steps 1 and 2 in preparation for renovation.***

Comments

Advice should be obtained from auction houses, council members, members of the facilities review committee, and staff regarding where, when, and how all the above should be done.

Clearly, the building must be vacated before renovation can begin. The “Mitchel Law Office” is a decades-old Valdese institution. An “estate auction” at the location could draw large crowds. For example, who knows how many people may wish to purchase a souvenir, beautifully bound volume from the \$50,000 law library a few dollars.