

**AGENDA**

[www.townofvaldese.com](http://www.townofvaldese.com)

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

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

Public Comments will not be received during the September 30, 2024 meeting. However, a provision for public comments will be a part of the regular Council meeting on October 7, 2024, as required by GS. 160A-81.1.

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

Monday, September 30, 2024  
6:00 p.m., Valdese Town Hall, Council Chambers

1. Call Meeting to Order
2. Invocation (Led by the Valdese PD Volunteer Chaplains)
3. Pledge of Allegiance
4. Informational Items
  - A. Communication Notes
5. New Business
  - A. Public Hearing #1– Community Development Block Grant Neighborhood Revitalization(CDBG-NR) – Funding for Berrytown Waterline Project  
*(Presented by Ben Willis, Community and Economic Development Director, WPCOG)*
  - B. Review and discussion of October 7, 2024 Preliminary Agenda
6. **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.
7. 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:** September 27, 2024

**Subject:** Monday, September 30, 2024 Pre-Agenda Council Meeting

### Monday, September 30, 2024 Pre-Agenda Meeting Communication Notes:

5. New Business

**A. Public Hearing #1– Community Development Block Grant Neighborhood Revitalization(CDBG-NR) – Funding for Berrytown Waterline Project**

Council will hold a Public Hearing on September 30, 2024, to gather citizen input for a potential CDBG application to fund the Berrytown Waterline upgrades. Included in the agenda packet is a memo from Ben Willis, Director of Community and Economic Development at WPCOG, who will be present at the meeting to discuss the project. There is no action needed from Council at the first Public Hearing. A second Public Hearing is scheduled for the Regular Meeting on October 7, 2024.

**B. Review and discussion of October 7, 2024 Preliminary Agenda**

Council will review and discuss the October 7, 2024, preliminary agenda.

### Monday, October 7, 2024 Preliminary Agenda Review Communication Notes:

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 second 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, is included in the agenda packet, and she will be present at the Regular Council meeting on October 7, 2024, to provide additional information.

**B. Capital Project Ordinance – Berrytown Waterline Project**

Interim Town Manager Bo Weichel will prepare a Capital Project Ordinance for the Berrytown Waterline Project. This ordinance will move funds to the appropriate accounts for the project.

**C. 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.

**D. 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.

**E. 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.

**F. Drug and Homeless Advisory Task Force Report**

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



Meeting Date: Monday, September 30, 2024

TO: Town of Valdese, Mayor, Town Council, Interim Manager and Clerk  
FROM: Ben Willis, Community and Economic Development Director, WPCOG  
SUBJECT: CDBG 1<sup>st</sup> Public Hearing for Public Input

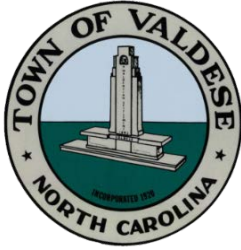
**SUMMARY OF INFORMATION/BACKGROUND:** The state of North Carolina receives approximately \$48 million in Community Development Block Grant (CDBG) funding annually from the Department of Housing and Urban Development. The North Carolina Department of Commerce Rural Economic Development Division and the North Carolina Department of Environmental Quality (DEQ) administers these CDBG funds.

There are numerous activities that can be done with CDBG funding including: Neighborhood Revitalization (NR), Economic Development (ED), Infrastructure, Disaster Recovery (DR) including support to help communities deal with the COVID-19 coronavirus, Community Housing, and Demolition of publically owned dilapidated buildings in order to create re-usable industrial sites. All projects must predominately benefit low and moderate income persons or prevent or eliminate slum or blighted conditions.

The Local governments can apply for up to \$950,000 in the Neighborhood Revitalization (NR) funding category to support local housing and neighborhood projects. Approximately \$12.29 million is available this cycle. All projects must propose activities that benefit low-to-moderate income persons. Public hearings are required to receive public comment before the Town can submit a CDBG application. This first public hearing is to assist the Town in the development of CDBG projects for the coming year.

**ACTION:** Hold the Public Hearing and solicit citizen input.

Call for second Public Hearing to be held on October 7, 2024.



**PRELIMINARY AGENDA**  
[www.townofvaldese.com](http://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, 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 #2– Community Development Block Grant Neighborhood Revitalization(CDBG-NR) – Funding for Berrytown Waterline Project  
(Presented by Sherry Griffin, Special Projects Manager, WPCOG)
  - B. Capital Project Ordinance – Berrytown Waterline Project (Presented by Bo Weichel)
  - C. Public Safety Facilities
  - D. Minor Modifications to the Valdese Town Hall

- E. 215 Main Street E. Estate Sale
- F. 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](http://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](http://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](http://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. Adjournment**

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*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.

# 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

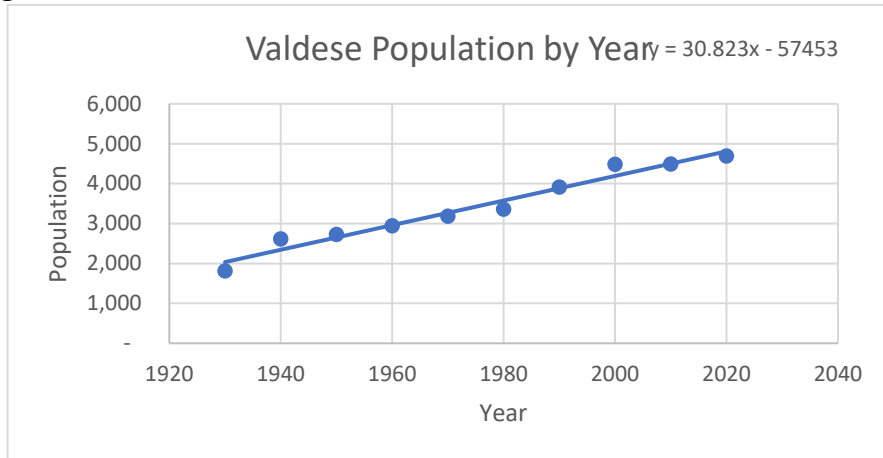
1. The living/office space is 3000+ SF greater than Waco, Sherrill’s Ford #4, and Grace Ridge—all of which service three times the area Valdese FD services.
2. The living/office space is 800+ SF greater than that projected for the 24,000 SF public safety building on Pineburr Ave SE.
3. All current apparatus 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	
<b>Summary</b>			
<b>A. Police Areas</b>			
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>B. Fire Areas</b>			
B1 Administrative	960	891	<b>T&amp;S 8-23-24</b>
B2 Operations-Work Areas	150	160	Couple stand-outs
B3 Operations-Support Areas	1,390	1,397	
B4 Locker Rooms/Toilets	538	515	<b>880 – locker rooms</b>
B5 Apparatus Bays	6,400	6,400	
B6 Apparatus Bay-Support	1,406	1,939	
<b>C. Shared Areas</b>			
C1 Lobby	712	536	
C2 Training Room	1,754	1,217	
C3 Fitness	750	424	<b>625 – fitness room</b>

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

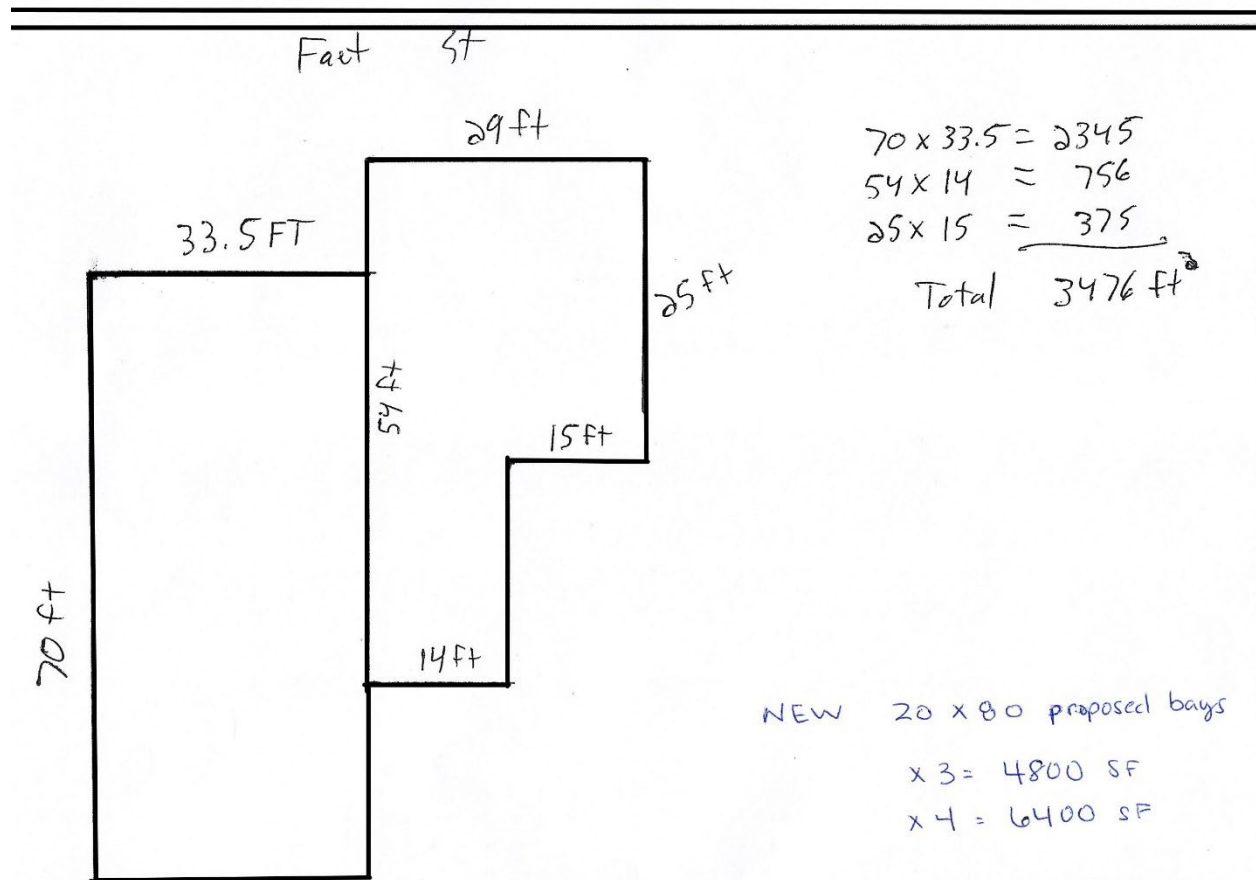
2021 requirements included shared areas with police of lobby, training and fitness.

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



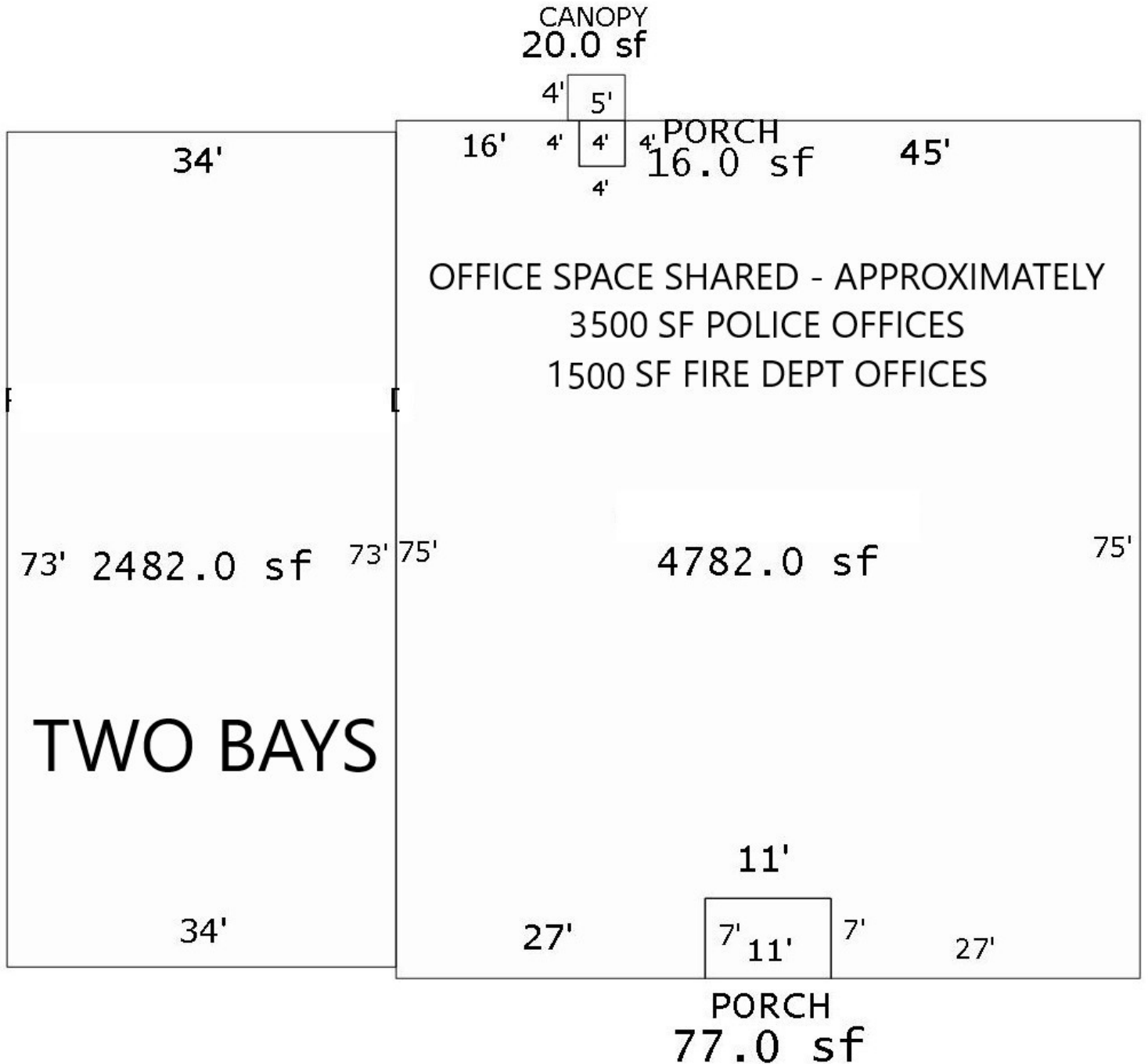
# 121 FAET ST PUBLIC SAFETY COMPLEX – TWO PARCELS WITH THREE CONNECTED BUILDINGS



**EXHIBIT E**

**121 FAET ST SW**

**1978 PORTION OF PUBLIC SAFETY BUILDING**





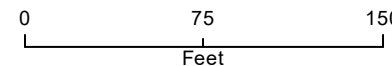
September 1, 2024

### 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.*



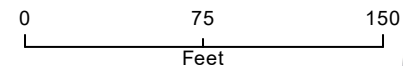
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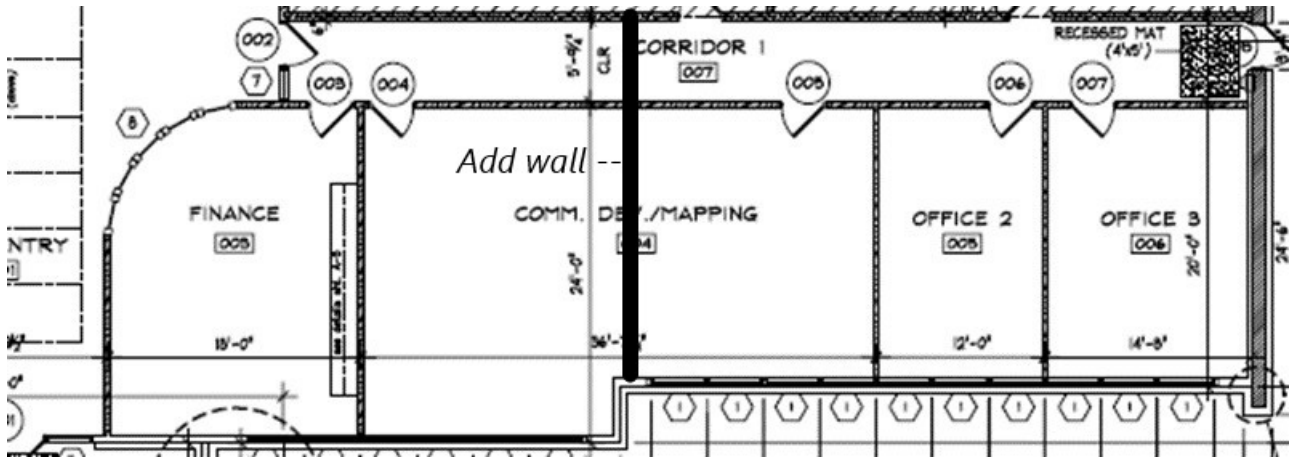
# MINOR TOWN HALL MODIFICATIONS

**Proposed: That the interim Town Manager engage a structural engineer to provide specifications and obtain preliminary construction estimates for the Council’s consideration of dividing two oversized offices in the original construction.**

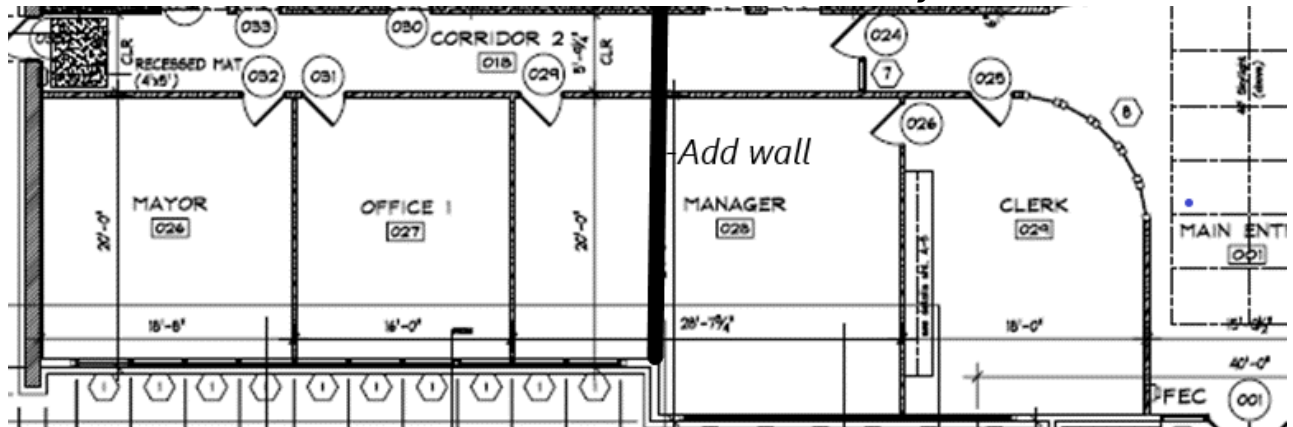
**Purpose and advantages:**

- 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.
  -

**EAST CORRIDOR – Police are now in Office 2 and Office 3**



**WEST CORRIDOR – Police are now in “Mayor” and Office 1**





## **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.