

AGENDA

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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 4, 2024 meeting. However, a provision for public comments will be a part of the regular Council meeting on September 9, 2024, as required by GS. 160A-81.1.

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

Wednesday, September 4, 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. Review and discussion of September 9, 2024 Preliminary Agenda
6. 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: August 30, 2024

Subject: Wednesday, September 4, 2023 Pre-Agenda Council Meeting

6. Consent Agenda

- A. Approval of Regular Meeting Minutes of July 29, 2024**
- B. Approval of Special Called Meeting Minutes of August 5, 2024**
- C. Approval of Special Meeting Closed Session Minutes of August 5, 2024**
- D. Approval of Regular Meeting Minutes of August 5, 2024**
- E. Approval of Regular Meeting Closed Session Minutes of August 5, 2024**
- F. Approval of Special Meeting Minutes of August 26, 2024**
- G. Approval of Special Meeting Closed Session Minutes of August 26, 2024**
- H. Lease Agreement at Old Rock School with Tranquility Day Spa**

Annual lease agreement at Old Rock School with Tranquility Day Spa. As per the lease agreement, payment in the amount of \$368 is due monthly.

I. Lease Agreement at Old Rock School with P&W Railroad Club

Annual lease agreement at Old Rock School with P&W Railroad Club. As per the lease agreement, payment in the amount of \$230 is due monthly.

7. New Business

A. Public Hearing – Re-zoning Map Amendment #3-8-24(B1 Expansion)

Council will hold a Public Hearing on September 9, 2024, to consider an application to rezone 44 parcels located between Laurel Street SE and Praley Street SW from an Office-Institutional District and R-12A Residential to a B-1 Central Business District designation. The purpose of the *Central Business District* (B-1) 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.

B. Fire Department Building Review

Mr. Bob Smith of Talley & Smith Architects will provide a progress update on the floor plan and space needs for the design of the Fire Department building based on the direction received from the Facilities Review Committee. After the update, Council will have an opportunity to ask questions and provide feedback with the goal of presenting a final floor plan at the September 9 meeting.

C. Consideration of Resolution of Sale of Town-Owned Property – 342 Tron Ave

At the August 5, 2024 Council meeting, Council adopted a resolution proposing the acceptance of an offer to purchase town-owned property at 342 Tron Ave, Valdese. In accordance with G.S. 160A-269, a notice was published detailing Council's intent to accept the offer and informing the public that any person could raise the bid. After receiving no upset bids, the highest bid received was from Tim Norman of T.L. Norman Land Company, in the amount of \$10,000.00.

D. Consideration of Resolution of Sale of Town-Owned Property – 338 Tron Ave

At the August 5, 2024 Council meeting, Council adopted a resolution proposing the acceptance of an offer to purchase town-owned property at 338 Tron Ave, Valdese. In accordance with G.S. 160A-269, a notice was published detailing Council's intent to accept the offer and informing the public that any person could raise the bid. After receiving no upset bids, the highest bid received was from Tim Norman of T.L. Norman Land Company, in the amount of \$10,000.00.

E. Consideration of Resolution Accepting Directed Project Grants – Water Plant Upgrades

The Town was notified by the Division of Water Infrastructure (DWI) of \$7,000,000 (less a 1.5% DWI admin fee) that would be funded under Session Law 2023-134 Appropriations Act Directed Project. This direct appropriation from State funds is for upgrades to the Valdese Water Plant in preparation of increasing the daily output of clean water production into the City of Lenoir's water system. DWI has sent the Town an Offer and Acceptance letter for the grant funds. Since this is a State Directed grant, there is no loan or repayment of funds. The next step in this process is a resolution adopted by the governing board accepting the funding offer.

F. Consideration of Amending Ordinance 2-2003: Residence Qualifications of Town Manager

The Council will review a proposal to amend the Town of Valdese Code of Ordinances, Section 2-2003: Residence Qualifications of the Manager, by removing the strikethrough language indicated below.

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 ~~and has established residency~~

~~within the town~~, the town council in its discretion may waive this residency requirement upon such terms and conditions as the town council may determine.

G. Pool Cover Options

Staff will review the option of a permanent aluminum frame structure versus a new bubble over the pool. Answers to follow up questions from the August 26 special called meeting will also be provided for Council's consideration on which option to move forward with.

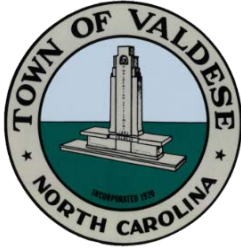
H. Street Resurfacing

The Interim Town Manager has been in communication with NCDOT Division 13 Resident Engineer concerning the costs for resurfacing. The NCDOT will inform the Town once the prime contractor has completed review of the proposed work and provided costs to them.

At the time of the writing, no data from NCDOT has been received.

I. Budget Amendment – Fire Department Relocation

This budget amendment will reflect the cost associated with the relocation of the Fire Department.



PRELIMINARY AGENDA
www.townofvaldese.com

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

Monday, September 9, 2024
6:00 p.m., Valdese Town Hall, Council Chambers

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

1. **Call Meeting to Order**
2. **Invocation (Led by the Valdese PD Volunteer Chaplains)**
3. **Pledge of Allegiance**
4. **Informational Items**
 - A. Communication Notes
 - B. Reading Material
5. **Open Forum/Public Comment**
 - A. Waldensian Heritage Museum 50th Birthday Celebration (Presented by Gretchen Costner)
 - B. Recognition of the Valdese Police Department (Presented by Police Chief Marc Sharpe)
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 Agenda Review Meeting Minutes of July 29, 2024
 - B. Approval of Special Meeting Minutes of August 5, 2024
 - C. Approval of Special Meeting Closed Session Minutes of August 5, 2024
 - D. Approval of Regular Meeting Minutes of August 5, 2024
 - E. Approval of Regular Meeting Closed Session Minutes of August 5, 2024
 - F. Approval of Special Meeting Minutes of August 26, 2024
 - G. Approval of Special Meeting Closed Session Minutes of August 26, 2024
 - H. Lease Agreement at Old Rock School with Tranquility Day Spa
 - I. Lease Agreement at Old Rock School with P&W Railroad Club

7. New Business

- A.** Public Hearing - Rezoning Map Amendment #3-8-24(B1 Expansion) (Presented by Larry Johnson)
- B.** Fire Department Building Review (Presented by Talley & Smith Architecture)
- C.** Consideration of Resolution of Sale of Town-Owned Property – 342 Tron Ave (Presented by Bo Weichel)
- D.** Consideration of Resolution of Sale of Town-Owned Property – 338 Tron Ave (Presented by Bo Weichel)
- E.** Consideration of Resolution Accepting Directed Project Grants – Water Plant Upgrades (Presented by Bo Weichel)
- F.** Consideration of Amending Ordinance 2-2003: Residence Qualifications of Town Manager (Presented by Council)
- G.** Pool Cover Options (Presented by David Andersen)
- H.** Street Resurfacing (Presented by Allen Hudson)
- I.** Budget Amendment – Fire Department Relocation (Presented by Bo Weichel)

8. Interim Town Manager's Report

- A.** Waldensian Heritage Museum 50th Birthday Celebration, Saturday, September 21, 2024, 3:00 p.m., Waldensian Heritage Museum
- B.** Next Agenda Review Council meeting is scheduled for Monday, September 30, 2024, 6:00 p.m., Council Chambers, Valdese Town Hall
- C.** Old Rock School Rededication Celebration – Saturday, October 5, 2024, 6:00 p.m., ORS Auditorium
- D.** Next Regular Council meeting scheduled for Monday, October 7, 2024, 6:00 p.m., Council Chambers, Valdese Town Hall

9. Mayor and Council Comments

10. Adjournment

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