

**TOWN OF VALDESE  
TOWN COUNCIL MEETING  
JUNE 26, 2017**

The Town of Valdese Town Council met on Monday, June 26, 2017, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue, SW, Valdese, North Carolina. The following were present: Mayor John F. "Chip" Black, Jr., Councilman Keith Ogle, Councilwoman Frances Hildebran, Councilwoman Susan Stevenson, Councilman Gary L. Delp, and Councilman Roy F. Sweezy. Also present were Town Manager Seth Eckard, Town Attorney Marc Mitchell, Deputy Town Clerk Thelda B. Rhoney, and various department heads.

Absent: None.

A quorum was present.

Mayor Black called the meeting to order at 6:00 p.m. He offered the Invocation and led in the Pledge of Allegiance to the Flag.

**OPEN FORUM/PUBLIC COMMENT:** None

**CONSENT AGENDA:** (enacted by one motion)

**APPROVED MINUTES – JUNE 5, 2017**

**APPROVED AGREEMENT WITH WPCOG FOR 2017-2018 TECHNICAL PLANNING ASSISTANCE** The agreement with WPCOG for Technical Planning Assistance in the amount of \$22,560, no increase in cost from FY 16-17.

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

***End Consent Agenda***

**ITEMS REMOVED FROM CONSENT AGENDA:**

**APPROVAL OF LEASE EXTENSION AGREEMENT WITH WALDENSIAN PRESBYTERIAN CHURCH OF VALDESE FOR CENTENNIAL PARK** In 1992 a Lease Agreement was approved between the Town and Waldensian Presbyterian Church for Centennial Park with an option for an additional 25 year extension of which the church was requesting. Attorney Mitchell briefly reviewed the lease and said it would be recorded at the Register of Deeds Office.

After a brief discussion, Councilman Ogle made a motion to approve the aforementioned Lease Extension Agreement, seconded by Councilwoman Hildebran. The vote was unanimous.

**INTRODUCTION OF NEW EMPLOYEE** Town Manager Seth Eckard introduced Tim Pons, Aquatics and Fitness Director. Mr. Pons transferred from the Wastewater Department.

**PRESENTATION OF AWOP AWARD TO WATER PLANT SUPERINTENDENT JERRY CONLEY** Mr. Conley introduced Randy Hintz, NC Department of Environmental Quality (DEQ), Asheville Regional Office, Regional Supervisor for the Public Water Section.

Mr. Hintz offered a presentation on the Value of Water. He said, "I was reminded of a situation many years ago. I was a young consulting engineer out on a project watching a contractor install a water line in the shoulder of the road through a residential area when an older lady came out of her house and approached him to ask what was going on. I explained what was going on and how her water service was going to improve. She immediately began to complain about the cost of her water bill and how she couldn't understand why water cost so much. I remembered her statement to this day as she looked at me and said, "Honey, it's just water." I thought for a moment and replied, "But imagine your life without water." With this background, I made a few observations: We live in a world where the average cable TV bill is now \$103/month and the cost of this service is rising at a rate 4 times the rate of inflation. Our average cell phone bill for an individual is now \$73/month, that's an increase of 50 percent since 2007. I have recently seen family plans that start at about \$160/month (plus taxes and fees of course). The cost for a gallon of gasoline is currently over \$2. I was in the grocery store recently and noted that bottled water was on sale for \$2.48, for a 24-pack of 16.9 ounce bottles and when you do the math, that equates to about 78 cents per gallon. At the same time, a residential water customer in the Town of Valdese, who uses 5,000 gallons of water every month, pays a bill of \$34.50

(if my math is correct). That equates to less than 0.7 cent/per gallon. That's a bargain! In our "civilized society" we often accept the increased costs of these "essential" items without a second thought. But yet when we open our water bill to find it has gone up a couple bucks, we're calling our neighbors to begin organizing protests at Town Hall. There is truly only one of these items that is essential to our survival -- Water! Safe, reliable water. And while 71 percent of our earth is covered with water, approximately 97 percent of that water is saltwater, which, despite our technological advances, is generally cost-prohibitive for use as drinking water. Therefore, approximately 3 percent of the water on earth is fresh water. Of that 3 percent almost 70 percent of that water is locked up in polar ice caps, glaciers and permafrost. So, we're down to less than 1 percent of the water on earth that is available to sustain our existence. So it's important to manage and care for this precious resource. The Area Wide Optimization Program, or AWOP, award was created by the EPA in 2002 and is awarded to water treatment facilities which consistently achieve an enhanced level of water treatment that exceeds regulatory standards during any given calendar year. Specifically, the treatment goals associated with this award target the treatment plant's ability to remove turbidity from the treated drinking water. Turbidity is a measure of the clarity of the water. The objective of this enhanced turbidity goal is improved public health protection. Studies have shown that achieving the enhanced turbidity goals associated with this program, provides a 10-fold reduction in microbial contaminants in the finished drinking water, including cryptosporidium and giardia parasites, which are known to cause intestinal illness."

Mr. Hintz said he was at the meeting to present the AWOP award for the 2016 calendar year to the Town of Valdese. This was the first year the Town of Valdese had received this award, but hopefully not the last. Understand that this award is only possible through the dedication and hard work of Jerry Conley and the water treatment plant staff in protecting public health, but most importantly, through the support of this Town Council. Receiving this award demonstrates this community's commitment to providing safe, reliable drinking water. As a representative of the NC Public Water Supply Section, he could say that the Town's efforts were very much appreciated. He congratulated all involved. You should be very proud of the often unheralded work these employees do every day in achieving this award, managing this planet's precious resource, and protecting the public health. He presented the award to Water Plant Superintendent Jerry Conley.

Councilwoman Hildebran said she heard facts that she had not heard before and the award and recognition needs to be publicized about Mr. Hintz's comments.

Mr. Eckard said he would recommend that the information be published.

Mr. Hintz said there were 160-170 water plants in the state with 50 receiving the award and 14 from the Asheville region.

**FY 2017 – 2018 BUDGET (1) PUBLIC HEARING AND (2) ADOPTION OF ORDINANCE** Mayor Black opened the public hearing and asked if anyone wished to speak either for or against.

Town Manager Seth Eckard asked if there were any questions regarding the budget. There were no questions or comments.

There being no one else wishing to speak, Mayor Black closed the public hearing.

**TOWN OF VALDESE BUDGET ORDINANCE  
FISCAL YEAR 2017 - 2018**

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

Section I: The following amounts are hereby appropriated to the fund set forth for the operation of the town government and its activities for the fiscal year beginning July 1, 2017, and ending June 30, 2018, in accordance with the chart of accounts heretofore established for this town:

GENERAL FUND	\$ 5,646,362
Governing Body	\$ 62,210
Administration	1,114,630
Public Works	354,463
Maintenance & Grounds	205,233
Planning	84,163
Police	908,008
Fire	832,333

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Street	345,489
Powell Bill	145,258
Sanitation	247,727
Recreation	830,163
Tourism/Community Affairs	516,685

UTILITY FUND \$ 5,099,951

Water	1,913,842
Wastewater	1,792,086
Water/Sewer Const.	1,394,023

TOTAL EXPENDITURES \$10,746,313

Section II: It is estimated, and therefore appropriated, that the following revenues will be made available to the respective funds for the fiscal year beginning July 1, 2017 as follows:

GENERAL FUND \$ 5,646,362

UTILITY FUND \$ 5,099,951

TOTAL REVENUES \$10,746,313

Section III: There is hereby levied an ad valorem tax at the rate of fifty four and one half cents (\$0.545) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2018, for the purpose of raising a portion of the revenue listed in the General Fund appropriation in Section II of this ordinance. This rate, based upon an estimated total valuation of \$328,892,270 will generate a levy of \$1,580,982 with an estimated collection rate of 98% less \$17,000 reserved for discounts.

Section IV: As set forth in the Utility Fund Non-Departmental Section of the FY 2017-2018 budget document, the amount of \$320,876 is appropriated for the purpose of debt service and that this amount is sufficient for the complete and proper payment of all bond principal, bond interest and commissions on the outstanding debt of the town relating thereto for the fiscal year beginning July 1, 2017, and ending June 30, 2018.

Section V: Long Term Monitoring surcharge for industrial pretreatment program.

Program Cost: \$14,573

Section VI: The fee schedule for utility services is as follows:

**WATER:**

**INSIDE WATER - RESIDENTIAL**

Minimum (3,000 gal) \$30.25  
Volume Charge (3,001+ gal) \$2.95 per 1,000 gal

**OUTSIDE WATER - RESIDENTIAL**

Minimum (3,000 gal) \$49.85  
Volume Charge (3,001+ gal) \$5.90 per 1,000 gal

**INSIDE WATER - COMMERCIAL**

Minimum (3,000 gal) \$30.25  
Volume Charge (3,001+ gal) \$2.95 per 1,000 gal

**OUTSIDE WATER - COMMERCIAL**

Minimum (3,000 gal) \$60.65  
Volume Charge (3,001+ gal) \$5.90 per 1,000 gal

**INSIDE WATER - INDUSTRIAL**

Minimum (3,000 gal) \$11.85  
Volume Charge (3,001 - 300,000 gal) \$2.25 per 1,000 gal  
Volume Charge (300,001+ gal) \$1.10 per 1,000 gal

**OUTSIDE WATER - INDUSTRIAL**

Minimum (3,000 gal) \$23.70  
Volume Charge (3,001 - 300,000 gal) \$4.50 per 1,000 gal  
Volume Charge (300,001+ gal) \$2.20 per 1,000 gal

**SEWER:**

**INSIDE SEWER - RESIDENTIAL**

Minimum (3,000 gal) \$6.35  
Volume Charge (3,001+ gal) \$2.15 per 1,000 gal

**OUTSIDE SEWER - RESIDENTIAL**

Minimum (3,000 gal) \$12.70  
Volume Charge (3,001+ gal) \$4.30 per 1,000 gal

**INSIDE SEWER - COMMERCIAL**

Minimum (3,000 gal) \$6.65  
Volume Charge (3,001+ gal) \$2.25 per 1,000 gal

**OUTSIDE SEWER - COMMERCIAL**

Minimum (3,000 gal) \$13.30  
Volume Charge (3,001+ gal) \$4.50 per 1,000 gal

**INSIDE SEWER - INDUSTRIAL**

Admin Billing Charge \$6.45  
Volume Charge (0+ gal) \$2.15 per 1,000 gal

**OUTSIDE SEWER - INDUSTRIAL**

Admin Billing Charge \$12.90  
Volume Charge (0+ gal) \$4.30 per 1,000 gal

Utility Deposits

Non-owner Resident                 \$100.00  
Non-owner Commercial             100.00  
Non-owner Industrial                100.00

Non-Payment Fee                   \$ 25.00

Water Meter Tampering           \$100.00

Late Penalty                        10% after 15th of month bill is due. Amended policy now included for large users. If the penalty exceeds \$200.00 the amended policy becomes effective.

Section VII: The Budget Officer is hereby authorized to transfer appropriations within a fund as contained herein under the following conditions:

- (A) He may transfer amounts between objects of expenditures within a department without limitation and without a report being required.
- (B) He may transfer amounts of \$1,000 between departments of the same fund with an official report on such transfer at the next regular meeting of the Town Council.
- (C) He may not transfer any amounts between funds or from any contingency appropriation within any fund without approval of the Town Council.

Section VIII: Copies of this budget ordinance and accompanying documents shall be furnished to the finance office, budget officer, and other department heads of the Town of Valdese to be kept on file by them for their direction in the disbursement of funds.

This ordinance is adopted on this the 26<sup>th</sup> day June, 2017.

/s/ John F. "Chip" Black, Jr., Mayor

Attest: /s/ Town Clerk

Upon introduction by Town Manager Seth B. Eckard, motion to adopt by Councilman Sweezy, and seconded by Councilman Delp. The vote to adopt was 5-0.

**RESOLUTION FOR OFFER TO PURCHASE TOWN-OWNED PROPERTY LOCATED AT 1117 PRALEY STREET (RADIO STATION BUILDING)** Planning Director Larry Johnson said staff recommended separating the house and parking lot from the remainder of the property for Town use. The property was zoned residential. The property (house/parking lot) was appraised at approximately \$55,000 one year ago and at the time there was a heat pump, which is no longer there. Staff solicited several real estate agents and contractors and none of them were interested in the property. He presented the following resolution:

**RESOLUTION  
(Sale of property at 1117 Praley Street SW)**

WHEREAS, Justin A. Orders has offered to purchase from the Town of Valdese for the sum of \$30,000 that parcel containing 0.314 acre parcel shown in plat book 45, page 298 Burke County Registry, said parcel being located at 1117 Praley Street, SW, in Valdese, North Carolina and being part of that property described in book 2030, page 990 (hereafter "the property"); and

WHEREAS, the Town Council proposes to accept Justin A. Orders' offer; and

WHEREAS, pursuant to G.S. 160A-269, Justin A. Orders is required to deposit 5% of his bid with the Town Clerk; and

WHEREAS, the town council is required to publish a notice containing a general description of the property, the amount and terms of the offer and notice that within ten (10) days any person may raise the bid as provided by G.S. 160A-269;

IT IS THEREFORE RESOLVED AS FOLLOWS:

1. The Valdese Town Council intends to accept Justin A. Orders' offer to purchase the property for the sum of \$30,000.
2. Justin A. Orders shall be required pursuant to G.S. 160A-269 to deposit with the town clerk the sum of \$1,500, which is 5% of his \$30,000 bid.
3. A notice of the offer shall be published as required by G.S. 160A-269.

This resolution was adopted June 26, 2017.

/s/ John F. Black, Jr., Mayor

/s/ Town Clerk

Councilman Ogle asked how many gravesites could be placed on the remaining property. Mr. Johnson said staff would obtain that number and ask the Town Manager to advise Members of Council.

After a brief discussion, Councilman Ogle made a motion to adopt the aforementioned resolution, seconded by Councilman Sweezy. The vote was unanimous.

Mayor Black requested that the upset bid notice, in addition to the newspaper, also be placed on the Town's website and Facebook page.

**FY 2016 - 2017 YEAR END BUDGET AMENDMENT** Finance Director Jerry LaMaster presented the following amendment:

**SUPPLEMENTAL YEAR END BUDGET AMENDMENT**

**GENERAL FUND**

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Total Revenue:

-180,721

2015 Ad Valorem Tax	10.3010.151	(16,300)	
2015 Motor Vehicle Tax	10.3010.152	10,000	
Tax Penalty & Int	10.3170.000	6,300	
Donations	10.3550.000	5,000	Rostans - PW Help
Bowling	10.3970.033	19,000	
From Utility - CA Lights	10.3970.300	18,000	CA Lights
From Utility – Admin	10.3970.302	12,000	
From Utility - Library	10.3970.302	9,000	
Proceeds From Financing	10.3995.560	(342,421)	
From CRF	10.3980.000		
Fund Balance - Sales Tax	10.3990.000	15,000	
Fund Balance – St	10.3990.000	8,000	
			Payroll 4200, 4250, 4350, 4900, 5100, 5300, 5600, 6200, 6250
Fund Balance - Salaries	10.3990.000	70,700	
Fund Balance-Powell Bill	10.3990.001	5,000	

Expenditures:

Governing Body			500
Misc	10.4100.570		
Insurance & Bonds	10.4100.540	500	
Administration			53,000
Salaries & Wages	10.4200.020	16,500	
Professional Services	10.4200.040	500	
NC Sales Tax	10.4200.370	15,000	
County Sales Tax	10.4200.390	7,000	
Contracted Services	10.4200.450	5,000	
Library	10.4200.930	9,000	
Public Works Admin			7,500
Salaries & Wages	10.4250.020	7,500	
Dept Supplies	10.4250.330		
Maintenance & Grounds			8,500
Salaries & Wages	10.4350.020	4,000	
Over Time	10.4350.021	4,500	
Part Time	10.4350.022		
Planning			1,200
Part Time	10.4900.022	1,200	
Professional Services	10.4900.042		
Maint & Repair Bldg- Handicapped	10.4900.150		
Maint & Repair Bldg-Car Charge	10.4900.150		
Correction	10.4900.720		
Police			19,000
Salaries & Wages	10.5100.020	19,000	

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	Over Time	10.5100.021		
Fire				11,000
	Salaries & Wages	10.5300.020	11,000	
	Part Time	10.5300.022		
Street				(331,921)
	Salaries & Wages	10.5600.020	2,500	
	Utilities Street Lights	10.5600.133		
	Maint & Repair Bldgs	10.5600.150	8,000	
	Paving	10.5600.151	(342,421)	
	Maint & Repair Equip	10.5600.160		
Powell Bill				5,000
	Utilities Electric	10.5700.040	5,000	
	Utilities Street Lights			
Sanitation				(3,000)
	Salaries	10.5800.020		
	Auto Supplies - Tires	10.5800.313		
1	Dept Supplies	10.5800.330	-3000	(3,000)
Recreation				26,500
	Salaries	10.6200.020	4,500	
	Part Time	10.6200.022		
1	Professional Services	10.6200.040	3000	3,000
	Utility Exp - Gas	10.6200.131		
	Contract Services	10.6200.450	19,000	
Community Affairs				22,000
	Salaries & Wages	10.6250.020	4,000	
	Maint & Repair Bldg	10.6250.150	18,000	lights from Util
	Contract Services	10.6250.450		
Total Expenditures				<u>-180,721</u>
				0

Councilman Sweezy made a motion to approve the aforementioned year-end budget amendment, seconded by Councilwoman Hildebran. The vote was unanimous.

**MAYOR AND COUNCIL COMMENTS:**

**ISSUES WITH HOME IN WARD 1** Councilman Delp thanked Larry Johnson for working with a homeowner in his neighborhood that had issues with his home. A lot of action had taken place recently to remedy the situation.

**SPEED LIMIT ON LAUREL STREET** Councilman Delp said there were issues on Laurel Street between Walnut Avenue and Bouchard Avenue which was a dangerous area for traffic and he recommended lowering the speed limit on Laurel Street from Main Street from 35 mph to 20 or 25 mph to slow down traffic at the curve.

Councilwoman Stevenson asked if a yellow stripped line would be beneficial.

Councilman Delp said there were still semi-trucks traveling on Laurel Street.

Town Manager Seth Eckard recommended that staff study the issue and come back with a recommendation.

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**OLD WORLD BAKERY** Councilwoman Hildebran said several citizens had asked her about the status of Old World Bakery. Mr. Eckard said Mr. Pizzelanti was working on a late summer opening.

**PAVING OF MAIN STREET** Councilwoman Hildebran asked when Main Street was going to be paved. Mr. Eckard said by October and it was up to NCDOT and the contractor and he would notify Council when he received word of the paving date.

**EMPLOYEE APPRECIATION DAY** Councilman Sweezy commended Water Plant Superintendent Jerry Conley and he said all departments had excellent leadership. He recommended an Employee Appreciation Day with all employees receiving a T-shirt.

Councilwoman Hildebran said the Town used to provide a picnic at the Recreation Center and perhaps this could be held again to recognize the employees.

**MANAGER'S REPORT:** Mr. Eckard made the following announcements:

Family Friday Night and Independence Day Celebration with Fireworks, June 30, 2017, 7:00 p.m.

Town Offices Closed on Tuesday, July 4, 2017, in Observance of Independence Day

Grand Opening of Los Compadres Mexican Restaurant, Thursday, July 13, 2017, 2:00 p.m.

Ribbon Cutting for New Downtown Park, Tuesday, July 18, 2017, 2:00 p.m. There would be a future date to dedicate the park.

Next Council Meeting – Monday, August 7, 2017

Hanging Baskets – Mr. Eckard requested that Members of Council look at the hanging basket in front of Los Compadres Mexican Restaurant and please let him know if they approved the concept for the hanging flower baskets.

**CLOSED SESSION** Mayor Black called for a motion to recess into 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. The motion was seconded by Councilwoman Hildebran and the vote was unanimous.

At 6:43 p.m., Councilwoman Stevenson made a motion to recess into 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. The motion was seconded by Councilwoman Hildebran and the vote was unanimous.

At 7:01 p.m., Councilman Ogle made a motion to return to Open Session, seconded by Councilwoman Stevenson. The vote was unanimous.

**TOWN MANAGER'S SALARY ADJUSTMENT** Councilman Ogle made a motion to increase the Town Manager's base salary by \$3,000 for FY 2017-2018, seconded by Councilwoman Stevenson. The vote was unanimous.

Town Manager Seth Eckard thanked the Members of Council.

### **ADJOURNMENT**

At 7:03 p.m., there being no further business to come before Council, a motion was made by Councilman Ogle to adjourn, seconded by Councilwoman Stevenson. The vote was unanimous.

The next meeting is a regularly scheduled meeting for Monday, August 7, 2017, 6:00 p.m.

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Town Clerk

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Mayor

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