

**TOWN OF VALDESE
TOWN COUNCIL SPECIAL MEETING
AUGUST 2, 2018**

The Town of Valdese Town Council met on Thursday, August 2, 2018, at 7:00 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, and Councilman Roy F. Sweezy. Also present were: Town Manager Seth Eckard, Deputy Town Clerk Courtney Kennedy, and various department heads.

Absent: None.

A quorum was present.

Mayor Black called the meeting to order at 7:00 p.m. Mr. Black stated that this was a Special Called Council Meeting to meet with representatives from SCN-Architects to discuss the results of the police and fire department feasibility study and to discuss the structural engineer’s findings. Mr. Black informed the audience that no public comments would be taken at this meeting.

STRUCTURAL ENGINEER REPORT: Structural Engineer Michael Alberto presented the findings of the forensic inspection of the public safety building. Mr. Alberto shared that he focused his study on the location that is currently occupied, this is the area with the most severe issues and where operations take place. Mr. Alberto shared that the damage to the existing building compromises both gravity load and lateral load capacity, which is causing the structural issues. Mr. Alberto presented Council with three options: temporary shoring, Option A, and Option B. The estimated cost of temporary shoring is \$150,000 and will provide support for at least ten years, the estimated cost of Option A is \$700,000 and will provide support for at least thirty years, the estimated cost of Option B is \$1,268,000 and will provide support for at least fifty years.

Councilwoman Hildebran asked what the timeline for each option would be. Mr. Alberto shared that there is not a clear timeline for this project yet as many decisions need to be made before beginning a project of this extent.

PRESENTATION OF FEASIBILITY STUDY: Ken Newell of SCN- Architects informed Council that everything that Mr. Alberto presented is critical for whatever Council decides to do with the building, if they do not tear it down. Mr. Newell continued to state that everything that has been discussed up until this point has just addressed structural needs, departmental needs have not been factored in. Mr. Newell shared that the purpose of the feasibility study was to determine what the departmental needs are today, and what the needs are for the future; sharing the specific needs for each department. Based on these needs, Mr. Newell presented various options and cost estimates for the departments.

Representatives from SCN-Architects shared that the timeline to start a new construction is almost two years and encouraged Council to approve the temporary shoring repairs to ensure the safety of staff if they wished to proceed with a construction option.

COUNCIL DISCUSSION AND QUESTIONS: Councilwoman Stevenson asked Police Chief Jack Moss and Fire Chief Charlie Watts if they felt it was important for the departments to remain at the same location; they responded that it is not important. Chief Watts shared that it is important for the fire department to remain in a location close to the center of town for response times and insurance rates.

Mayor Black asked the representatives from SCN-Architects if they would be available to answer questions at a later date, should Council request additional information. The representatives indicated that they are available at any time. Mayor Black mentioned that the Town of Maiden just built a new fire station and expressed his interest in knowing how much they paid for it.

Councilwoman Hildebran expressed her appreciation for having all of the options available for Council to consider to assist with making the best and most informed decision.

ADJOURNMENT: At 8:28 p.m., there being no further business to come before Council, Mayor Black declared the meeting adjourned.

Town Clerk
ck

Mayor