

September 4, 2018, MB#31

**TOWN OF VALDESE
TOWN COUNCIL REGULAR MEETING
SEPTEMBER 4, 2018**

The Town of Valdese Town Council met on Tuesday, September 4, 2018, 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, and Councilman Roy F. Sweezy. Also present were: Town Attorney Marc Mitchell, 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 6:00 p.m. He offered the invocation and led in the Pledge of Allegiance to the Flag.

OPEN FORUM/PUBLIC COMMENT:

STREET CONCERNS-GLENN HARVEY, 404 LOUISE AVE, VALDESE: Mr. Harvey expressed his concerns with zoning ordinance violations and street maintenance. Mr. Harvey shared that under the current repaving and street maintenance plan, it will take 60 to 90 years to repave all 34 miles of roads in the town. Mr. Harvey provided a PowerPoint presentation to Council, which included pictures of current zoning and street issues. Mr. Harvey also discussed the strategic planning session that was held in January 2018, noting that infrastructure was a major concern identified by the Council. Mr. Harvey stated that water and wastewater is a major infrastructure item that is under a capital improvement plan; however, there is not a capital improvement plan for street repairs. Mr. Harvey finished his presentation by asking Council to please address the town's residential street infrastructure needs.

CONSENT AGENDA: (enacted by one motion)

APPROVED SPECIAL MEETING MINUTES - AUGUST 2, 2018

APPROVED REGULAR MEETING MINUTES - AUGUST 6, 2018

APPROVED RENEWAL OF LEASE AGREEMENT AT OLD ROCK SCHOOL WITH P&W RAILROAD CLUB Annual Lease Agreement at the Old Rock School with P & W Railroad Club in the amount of \$210 per month.

APPROVED BDI BYLAWS The BDI Board of Directors adopted new bylaws on June 22, 2018. The new bylaws replaced the reference of the "Committee of 100" with "Thrive '22".

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

End Consent Agenda

ITEMS REMOVED FROM CONSENT AGENDA: None.

INTRODUCTION OF NEW EMPLOYEE: Police Chief Jack Moss introduced Police Officer Heath Newton.

APPOINTMENT TO FILL WARD 1 VACANCY: Mayor Black shared that Council went through an elaborate process to fill the Ward 1 vacancy due to the resignation of Gary L. Delp. Members of Council solicited applications from interested citizens that reside in Ward 1; a total of four applications were received. After reviewing each application, Council individually contacted the Town Manager to share which candidate they would like to nominate for the vacancy. Council reached a consensus and recommended the nomination of Joseph Andrew Thompson to fill the Ward 1 vacancy. Mr. Thompson will receive the Oath of Office at the October 1, 2018 Council meeting.

Councilman Ogle made a motion to appoint Joseph Andrew Thompson as Ward 1 Councilman, seconded by Councilwoman Hildebran. The vote was unanimous.

BURKE TRANSIT UPDATE: WPCOG Transportation Planner Brian Horton and Greenway Public Transportation Mobility Specialist Amelia Bostic provided an update on the transit project. The transportation service is expected to begin October 1, 2018. Mr. Horton shared that providing this service will connect and empower individuals by providing easier access to medical facilities, grocery stores and healthy food options, employment, education, social services, and housing. Mr. Horton informed Council that enough funds have been raised to extend the pilot program for an additional year by providing a significant down payment for a third year of service; approximately \$27,000 still needs to be raised. Mr. Horton provided an overview of each route servicing Morganton to Rutherford College. While these routes are fixed, buses may deviate by three-quarters of a mile to pick patrons up at locations other than the fixed stops. Ms. Bostic shared that deviation requests are processed through the scheduling department and must be made at least 24 hours in advance. Ms. Bostic informed Council that, in the near future, patrons will be able to download a Greenway app that will allow them to see real time information about when the bus will be arriving at their stop. The fare will be \$1.25 for regular riders; \$0.60 for riders over the age of 65 or determined to be disabled; children under 5 and caretakers of disabled riders will ride for free.

BEAUTIFICATION CAMPAIGN PRESENTATION: Community Affairs Director Morrissa Angi shared that the Town recently launched the Keep Valdese Clean and Green Campaign to share various information about the community with citizens. Ms. Angi created welcome bags for new residents which included the Town's quarterly newsletter, attraction brochures, department contact lists, information on grease disposal, recycling and trash collection schedules, annual event calendar, county maps, CodeRED subscriber information, emergency information on a postcard and more. Ms. Angi also shared tips for recycling, grease and trash disposal, ideas to reduce energy bill, and information related to organizing a litter pickup program on the Town's website, through social media, and in the quarterly newsletter that was mailed in August. Ms. Angi shared that "Keep Valdese Clean & Green" stickers were also handed out at the Waldensian Festival and at Town facilities.

SECOND CDBG PUBLIC HEARING – NEIGHBORHOOD REVITALIZATION PROGRAM: Mayor Black opened the public hearing and asked if anyone from the public would like to speak.

Planning Director Larry Johnson shared that twelve (12) low/moderate income, owner occupied homes have been identified as part of the NC Neighborhood Revitalization Scattered-Site Housing Project application. Staff informed the community, and requested assistance in identifying qualified homes, through the use of social media, the Town's website, field surveys, and CodeRED. The Town will seek CDBG-NR funds totaling \$350,600. Staff is also requesting a local commitment of \$25,000. Mr. Johnson informed Council that this project is a scattered-site project meaning that there is not a concentrated area of need rather the needs are scattered throughout the corporate limits of Valdese. Mr. Johnson shared that one of the identified applicants has a relationship with a councilmember. This project will address many concerns for these homes such as; electrical and wiring needs, foundation cracks, insulation, interior renovations, roofing needs, and flooring. Mr. Johnson requested, in addition to the authorizing resolution to submit an application, that Council adopt the following items: Residential Anti-Displacement & Relocation Plan, By Laws of Selection Committee, and Citizen Participation Plan. Mr. Johnson asked if there were any questions.

Councilwoman Hildebran informed Council that one of the applicants is a relative of hers but she was not aware of this until Mr. Johnson phoned her recently.

Elaine Applegate, 408 Bouchard Ave NE, Valdese, asked for clarification about the maximum amount of money each community could receive. WPCOG Community & Economic Development Administrator Lisa Helton said the maximum amount a community could apply for is \$750,000. Ms. Helton shared that as part of the inspection to identify qualified homes, the committee established an estimated cost for repairs for each home; the requested amount of \$350,600 is based on those findings.

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

AUTHORIZING RESOLUTION TO SUBMIT AN APPLICATION FOR DEPARTMENT OF COMMERCE FUNDING-NEIGHBORHOOD REVITALIZATION:

RESOLUTION FOR THE TOWN OF VALDESE

**APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING
NORTH CAROLINA DEPARTMENT OF COMMERCE
NEIGHBORHOOD REVITALIZATION DEVELOPMENT**

WHEREAS, the Town Council has indicated its desire to assist in housing rehabilitation within the Town; and,

WHEREAS, the Town Council has held two public hearings concerning the proposed application for Community Development Block Grant funding to benefit low/moderate income residents of Valdese with housing repairs; and,

WHEREAS, the Town Council wishes the Town of Valdese to pursue a formal application for Community Development Block Grant funding to benefit low/moderate income residence with housing rehabilitation; and will invest monies in the amount of twenty-five thousand dollars (\$25,000) into the project as its commitment to the application; and

WHEREAS, the Town Council certifies it will meet all federal regulatory and statutory requirements of the State of North Carolina Community Development Block Grant Program,

NOW, THEREFORE BE IT RESOLVED, by the Town Council that the Town of Valdese is authorized to submit a formal application to the North Carolina Department of Commerce for approval of a Community Development Block Grant for the North Carolina Neighborhood Program.

Adopted this the 4th day of September, 2018 in Valdese, North Carolina.

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

ATTEST: /s/ Town Clerk

Councilman Ogle made a motion to approve the aforementioned resolution for the CDBG Grant and to adopt the Residential Anti-Displacement & Relocation Plan, By Laws of Selection Committee, and Citizen Participation Plan, seconded by Councilman Sweezy. The vote was unanimous.

RESOLUTION FOR SALE OF HARRIS AVENUE PROPERTY:

**RESOLUTION
(Sale of Property at 795 Harris Avenue NW)**

WHEREAS, Campfire Homes, LLC (Campfire Homes) offered to purchase from the Town of Valdese for the sum of \$62,500 that parcel containing 19.68 acres more or less, which has been assigned REID No. 38611 and PIN 2733599862 by the Burke County Tax Office (the property); and

WHEREAS, at its August 6, 2018, regular meeting, the town council adopted a resolution proposing to accept Campfire Homes' offer; and

WHEREAS, the town council directed town representatives to publish notice of the town's intent to accept the offer and notice that any person could raise the bid as required by G.S. 160A-269, and that notice was published; and

WHEREAS, more than ten (10) days expired without there being an upset bid and Campfire Homes' bid is the last and high bid for the Property; and

WHEREAS, the town does not need the Property, and the town therefore desires to accept the offer made by Campfire Homes' and sell the Property upon the terms hereafter set forth:

IT IS THEREFORE RESOLVED pursuant to G.S. 160A-269 that the sale of the Property to Campfire Homes for the purchase price of \$62,500 is approved. The town shall reserve easements for the maintenance and repair of all town utility lines lying within the property and the town shall reserve all of the town's right, title and interest in improvements lying within the property. The proper officers of the town are authorized and directed to deliver and execute to Campfire Homes, LLC a deed for the Property upon receipt of the \$62,500 purchase price.

This resolution was adopted this 4th day of September, 2018.

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

ATTEST: /s/ Town Clerk

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

CHARGE TO COLLECT TAXES: Mayor Black delivered the following order of collection to Tax Collector Apryl Hardin:

**State of North Carolina
Town of Valdese**

To the Tax Collector of the Town of Valdese,

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the office of the tax collector and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the Town of Valdese, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with law.

Witness my hand and official seal, this 4th day of September, 2018

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

ATTEST: /s/Town Clerk

Councilman Ogle made a motion to adopt the aforementioned order of collection, seconded by Councilwoman Hildebran. The vote was unanimous.

Deputy Town Clerk Courtney Kennedy administered the oath of office to Tax Collector Apryl Hardin.

TAX STATEMENT ANNUAL SETTLEMENT FOR 2017: Tax Collector Apryl Hardin presented the following report:

Tax Statement for 2017 Property & Motor Vehicle

Property Valuations:	
Real Estate:	\$266,820,179
Personal:	\$ 71,091,300
Senior Citizen Exemptions:	\$ 4,654,251-
Total Property Valuation Subject to Tax Rate:	\$333,257,228
Levy:	\$ 1,815,440
Discoveries:	\$ 58,341
Late List Penalties	\$ 1,819
Total Levy:	\$ 1,875,600
Less Collected as of 6/30/17:	\$ 1,822,129
Uncollected 2017:	\$ 53,471
Ratio of Taxes Collected to Total Levy	97.0 %
Motor Vehicle:	
Levy:	\$136,608
2017 Collection by Burke County:	\$178,023
Collection Costs	\$ 2,730

Town Manager Seth Eckard commended Ms. Hardin for her outstanding work as the tax collector.

ALBA WALDENSIAN MILL DEMOLITION PROJECT CAPITAL PROJECT ORDINANCE: WPCOG Assistant Director Sherry Long presented the following capital project ordinance:

**TOWN OF VALDESE
ALBA WALDENSIAN BUILDING DEMOLITION PROJECT
CDBG GRANT FUND
CAPITAL PROJECT BUDGET ORDINANCE**

Be it ordained by the Town Council of the Town of Valdese that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby adopted.

Section 1. The project authorized is established to finance installation of demolition of a building for a project known as **Alba Waldensian Building Demolition Project** and is to be financed by a CDBG grant and the property owner, Valdese Water Recycling, LLC.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the terms of the program ordinance and the budget contained herein.

Section 3. The following revenues are anticipated to be available to contribute to this project:

CDBG Grant	\$ 500,000	69,3480.001
Valdese Water Recycling, LLC	<u>175,000</u>	69,3480.002
	\$ 675,000	
	=====	

Section 4. The following amounts are appropriated for the project:

Administration	\$ 25,000	69,8120.040
Demolition, Clearance Activities	650,000	69,8120.720

	\$ 675,000	
	=====	

Section 5. The finance officer is hereby directed to maintain within the Project Fund sufficient specific detailed accounting records to provide the accounting to town council required by the program procedures, loan agreement(s), grant agreement(s) and state regulations.

Section 6. Funds may be advanced from the General Fund for the purpose of making payments as due.

Section 7. The finance officer is directed to report quarterly on the financial status of each project element in Section 4 and on the total revenues received or claimed.

Section 8. The budget officer is directed to include a detailed analysis of the past and future cost and revenues on this project in every budget submission made to this board.

Section 9: Copies of this project ordinance shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 4th day of September, 2018

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

/s/Frances Hildebran, Clerk to the Board

Councilwoman Stevenson made a motion to approve the aforementioned project ordinance, seconded by Councilman Ogle. The vote was unanimous.

AIA STATE FUNDING RESOLUTION – WATER SYSTEM ASSET MANAGEMENT PROGRAM:

RESOLUTION BY TOWN OF VALDESE

WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of creating an Asset Inventory Assessment for the water distribution system, and

WHEREAS, The Town of Valdese has need for and intends to create an Asset Inventory Assessment of the Town's Water System described as to develop asset inventories, condition assessment of critical assets, and other components of a comprehensive asset management program for water, and

WHEREAS, The Town of Valdese intends to request state grant assistance for the project,

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

That the Town of Valdese, the Applicant, will arrange financing for all remaining costs of the project, if approved for a State grant award.

That the Applicant will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system.

That Seth Eckard, Town Manager, is the Authorized Official, and successors so titled, is hereby authorized to execute and file an application on behalf of the Applicant with the State of North Carolina for a grant to aid in the construction of the project described above.

That the Authorized Official, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency 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 Applicant has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 4th day of September 2018 at Town Hall, Valdese, North Carolina.

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

Councilwoman Stevenson made a motion to approve the aforementioned resolution, seconded by Councilman Ogle. The vote was unanimous.

MAYOR AND COUNCIL COMMENTS: Councilwoman Hildebran provided the following update on the library: the architect is finishing plans and preparing a bid packet, expecting to go out to bid this month. The project is expected to stay within the budget but if it does not, items will be prioritized and if necessary, saved for a later date.

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

Family Friday Nights will be held through September 28, 2018

Fall Litter Sweep is being held September 15-29, 2018

Staff is seeking a second opinion on the structural repairs at the Public Safety Building. A local structural engineer will look over the building and provide feedback. This information will be evaluated before proceeding to the next step

ADJOURNMENT:

At 7:05 p.m., there being no further business to come before Council, Councilman Ogle made a motion to adjourn, seconded by Councilwoman Hildebran. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday, October 1, 2018, 6:00 p.m., Valdese Town Hall.

Town Clerk

Mayor

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