

**TOWN OF VALDESE
TOWN COUNCIL SPECIAL MEETING
SEPTEMBER 23, 2019**

The Town of Valdese Town Council met on Monday, September 23, 2019, 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., Councilwoman Susan Stevenson, Councilman J. Andrew Thompson, and Councilman Roy F. Sweezy. Also present were: Town Manager Seth Eckard, Deputy Town Clerk Courtney Kennedy, and various department heads.

Absent: Councilwoman Frances Hildebran and Councilman Keith Ogle.

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.

CDBG PUBLIC HEARING TOWN OF VALDESE APPLICATION FOR A WATER PROJECT FOR FUNDING UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED:

Town of Valdese Water Resource Director Greg Padgett and Western Piedmont Council of Governments Community & Economic Project Developer Paul Teague were present to discuss the purpose of the public hearing for the Town of Valdese's CDBG-I funding application. Mr. Teague said the public hearing was to obtain citizen's views, respond to funding proposals and answer any questions posed. He said the meeting must cover the Town's community development needs, development of the proposed activities, and a review of program compliance before the submission of the Town's CDBG-I funding application to the State of North Carolina. He presented the following purpose, the funding availability and eligible activities for the year for the CDBG-I grant program as:

To improve the quality of life for low to moderate-income people by providing a safe, clean environment and clean drinking water through water and sewer infrastructure improvements and extensions of service.

- To benefit a residential area where at least 51% of the beneficiaries are low to moderate income as defined by the United States Department of Housing and Urban Development.
- To perform eligible activities.
- To minimize displacement.
- Provide displacement assistance as necessary.

In a typical year, Teague said North Carolina receives from the U.S. Department of Housing and Urban Development (HUD) approximately \$47.5 million, with approximately \$25.7 million to the CDBG-I program at the North Carolina Department of Environmental Quality. For the upcoming fiscal year, the application deadline for this round of CDBG-I funding is September 30, 2019, with an award date scheduled for February 2020. The maximum available grant is \$2.0 million over a 3-year period.

The CDBG program is able to fund a wide variety of community development activities. The State of North Carolina has chosen to fund two activities: water and sewer infrastructure, and economic development projects that lead to job creation or retention. The infrastructure program, or CDBG-I program, can fund a range of water and sewer infrastructure activities, including – but not limited to – the following:

Water:

- Projects that resolve water loss in distribution systems.
- Projects that extend public water to areas with contaminated wells.
- Projects that extend water lines to areas with dry wells.
- Projects that assist with low water pressure in public water systems.
- Projects that regionalize two or more water systems.
- Projects that rehabilitate or replace a water treatment plant.

Wastewater:

- Projects that resolve inflow and infiltration to collection systems and surcharges from pump stations and manholes.
- Projects that extend public sewer to areas with failed septic tanks.

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- Projects that rehabilitate a wastewater treatment plant to allow for greater efficiency/compliance with regulations.

The proposed Town of Valdese CDBG-I Jacumin Road Waterline project is a grant application for \$2 million in CDBG-I funds to address critically needed public waterline improvements to address current line size limitations. The proposed project is 8,750 linear feet of 6-inch waterlines to replace the current 4-inch lines that are in place. The new lines will allow for the installation of fire hydrants that could result in lower home insurance rates for the residents within the project area. In addition, the project would create a looped connection for increased resiliency of service and will improve system flows and pressures to Jacumin Road in the Barus service area of the Town's water system. The proposed activities and estimated costs are water improvements – \$1,830,000 – and grant administration – \$175,000 – which includes the preliminary engineering report, easements, and the environmental review.

A total of 100 percent of the CDBG-I funding will be used to benefit Low to Moderate Income (LMI) people. A door-to-door survey of the project area showed an LMI percentage of 56.25.

The project proposed by the Town of Valdese is identified in its Asset Management Plan. During the survey process, door-to-door meetings were held within the project area to inform residents of the potential project and receive their feedback.

The activities covered by the Town of Valdese CDBG-I Jacumin Road Waterline Project include:

- Water Construction
- Environmental Review
- Engineering Design
- Construction Administration and Observation
- Legal Activities
- Surveying
- Grant Administration

If the Town of Valdese is awarded the CDBG-I grant, the Town is required to adhere to federal procurement requirements and other federal regulations, which include:

- American with Disabilities Act/Section 504 Survey
- Davis-Bacon & Related Labor Acts
- Adoption/Submittal of a Citizen's Participation Plan
- Adoption/Submittal of an Equal Opportunity Plan
- Adoption/Submittal of a Fair Housing Plan
- Adoption/Submittal of a Language Access Plan
- Adoption/Submittal of a Relocation Assistance Plan
- Adoption/Submittal of a Section 3 Plan
- Excess Force Provision

He said the State of North Carolina requires that the Town of Valdese receives CDBG grant funding, the Town will certify that it will comply with the requirements of the general displacement and relocation policy for CDBG grant funding. This policy assists low to moderate income people with costs associated with relocation or displacement, should such a relocation become necessary due to the project activities. It was confirmed during the public hearing that no displacement or relocation will occur as a result of the proposed CDBG-I grant activity.

In the past, the Town of Valdese has applied for and received the following completed (or in progress) CDBG projects:

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| • 2019 Alba CDBG – ED Demolition Project | \$500,000 | In progress |
| • 2018 CDBG NR Scattered Site | \$351,000 | In progress |
| • 2016 Meridian CDBG ED | \$1,000,000 | completed–retained 146 jobs; created 25 jobs |
| • 2012 Millstone Ave CDBG Water Project | \$379,413 | completed – served 23 households |
| • 2012 Kleen-Tech ED Project | \$450,000 | completed – created 30 jobs |
| • 2011 SBEA CDBG Project | \$250,000 | completed – created 10 jobs |

Mr. Teague said if the Town wished to apply, the application must be submitted by September 30, 2019. If additional information is needed, contact Town of Valdese Manager Seth Eckard at 828-879-2120. Formal

written complaints or comments concerning the application process that are submitted to the Town of Valdese will be responded to within ten (10) working days by Seth Eckard, Town of Valdese Manager, P.O. Box 339, Valdese, NC 28690, 102 Massel Avenue SW, Phone: 828-879-2120. A project application will be available for public review after September 23, 2019 at the Town of Valdese Town Hall, 102 Massel Avenue SW.

Mr. Teague responded to questions from the Council.

At 6:00 p.m. Mayor Black opened the public hearing. The Public Hearing Notice was published in the MORGANTON NEWS HERALD on September 11, 2019.

Will Mueller asked what material the line will be made of, if there will be additional needs for pumping water through the new line, and the location of the project. RJ Moseley of McGill Associates shared that ductile iron line will replace the existing infrastructure and will not require any additional infrastructure needs for pumping purposes. Mr. Moseley shared that the line currently goes through the bridge on the eastern end and the western end of the area does not currently have a line. Mr. Moseley shared that the project will bore under the freeway to make a connection on the other side. Mr. Mueller asked what happens with the funds if the Town does not use all of the grant award. Water Resources Director Greg Padgett shared that any excess funds will be returned to the state.

At 6:09 p.m., Mayor Black closed the public hearing.

RESOLUTION AUTHORIZING APPLICATION FOR GRANT FUNDING: Mr. Teague reviewed the authorizing resolution:

**RESOLUTION
TOWN OF VALDESE
COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION
JACUMIN ROAD AND B & B STREET WATERLINE IMPROVEMENT PROJECT**

WHEREAS, Title I of the Federal Housing and Community Development Act of 1974, as amended, has established the U.S. Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program, and has authorized the making of grants to aid eligible units of government in funding the cost of construction, replacement, or rehabilitation of water and wastewater infrastructure, and that the North Carolina Department of Environmental Quality (NCDEQ) Division of Water Infrastructure (DWI) was delegated the authority by the state legislature to administer the water and wastewater infrastructure portion of the state grant monies received from the U.S. HUD CDBG program by Session Law 2013-360, Section 15.15(a) as amended by Section 5.3 of Session Law 2013-363, and

WHEREAS, The Town of Valdese has need for and intends to construct a drinking water distribution system project described as 8,750 LF of 6” waterline to replace existing 4” line along Jacumin Road and B & B Street, improving service to 40 customers with 56.25% LMI benefit, and

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

NOW THEREFORE BE IT RESOLVED, BY THE VALDESE TOWN COUNCIL:

That Town of Valdese, 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 the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That Valdese Town Manager Seth Eckard, 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.

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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 23rd of September, 2019 at Valdese, North Carolina.

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

/s/ Courtney Kennedy, Deputy Town Clerk

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

ADJOURNMENT: At 6:10 p.m., there being no further business to come before Council, Councilman Sweezy made a motion to adjourn, seconded by Councilwoman Stevenson. The vote was unanimous.

The next Council meeting is a special called meeting on Monday, September 23, 2019, at 6:20 p.m.

Town Clerk

Mayor