

**TOWN OF VALDESE  
TOWN COUNCIL REGULAR MEETING  
OCTOBER 7, 2019**

The Town of Valdese Town Council met on Monday, October 7, 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., Councilman Keith Ogle, Councilwoman Frances Hildebran, 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: 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:**

**TOWN ACCOMPLISHMENTS-CARLA BERRY, 204 COLOMBO STREET NW, VALDESE:** Ms. Berry thanked Council for giving her the opportunity to speak and presented a list of the Town's accomplishments. Ms. Berry thanked Council for their commitment and dedication to improving Valdese and shared personal stories about life in Valdese.

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

**APPROVED REGULAR MEETING MINUTES OF SEPTEMBER 3, 2019**

**APPROVED SPECIAL MEETING MINUTES OF SEPTEMBER 23, 2019**

**APPROVED APPOINTMENT TO VALDESE HOUSING AUTHORITY:** Ms. Maryann Diamond was appointed to a five-year term. The term will expire on October 31, 2024.

**LEASE AGREEMENT AT THE OLD ROCK SCHOOL WITH DAVID HARMON STUDIOS, LLC:** Lease agreement at rental space at the Old Rock School in the amount of \$305 per month.

**APPROVED REQUEST TO SELL WINE AT CHRISTMAS CRAFT SHOW:** Request from Waldensian Style Wines to sell wine at the Christmas in November Craft & Gift Show on Friday, November 8, 2019, from 4:00 p.m. to 8:00 p.m. and Saturday, November 9, 2019, from 9:00 a.m. to 2:00 p.m., in the Waldensian Room at the Old Rock School.

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:** None.

**INTRODUCTION OF NEW EMPLOYEE:** Fire Chief Greg Stafford introduced Fire Engineer James Deal.

**AMENDMENT TO INTERLOCAL ECONOMIC DEVELOPMENT AGREEMENT FOR BURKE BUSINESS PARK:** BDI President Alan Wood informed Council that they previously approved an amendment to the agreement in May 2019. However, Burke County and City of Morganton adopted an agreement with additional language. Mr. Wood informed Council of the additions to the amendment and presented the following agreement:

NORTH CAROLINA

BURKE COUNTY

AMENDMENT TO INTERLOCAL ECONOMIC  
DEVELOPMENT AGREEMENT FOR BURKE  
BUSINESS PARK

**October 7, 2019, MB#31**

That Interlocal Economic Development and Project Financing Agreement dated May 1, 2005, among Burke County, the City of Morganton, the Town of Valdese, the Town of Rutherford College, the Town of Drexel and the Burke Partnership for Economic Development, Inc. is hereby amended by adding to Article II thereof a new Section 6 to read as follows:

**6. Reimbursement to Governmental Partners for Utility Construction.**

Notwithstanding any other provisions herein to the contrary, if one or more of the Governmental Partners pays for all or part of the design, development, construction or installation (including the costs of any professional services or other contractor) of any water tanks, pump stations, water or sanitary sewer lines or other utility infrastructure required to provide service to potential industrial users within the Burke Business Park, then such expenditures shall be reimbursed as herein provided:

- (a) To the extent BPED holds accrued and not otherwise restricted funds in the Burke Business Park Fund, those monies shall be expended first to reimburse each such Governmental Partner for such expenditures.
- (b) Upon the subsequent sale of any tract or parcel within the Business Park, after the direct costs of sale have been satisfied, then from the net proceeds of such sale, such Governmental Partner(s) shall be reimbursed for the full costs incurred by such Governmental Partner(s) for such infrastructure, including, but not limited to, any "local match" required to obtain any federal or state grants for the financing of such projects. If the net sale proceeds from the sale of any tract(s) of the Business Park are insufficient to fully reimburse the paying Governmental Partner(s), then further payments shall be made from the net proceeds of any subsequent sales, until such costs are fully reimbursed. Once the paying General Partner(s) are fully reimbursed, any additional net proceeds from the sale of any tract(s) of the Business Park shall be held or disbursed as otherwise provided in this Article II.
- (c) Once one or more Governmental Partners have paid for such infrastructure entitling to reimbursement, then from all ad valorem property taxes collected and paid into the Common Fund provided in this Article II, each such General Partner shall be reimbursed from such Common Fund for such expenditures before any such funds are disbursed from the Common Fund for any other purpose or to any other entity.

If more than one Governmental Partner has paid portions of the costs of any such project, then the reimbursements herein provided shall be made in the same proportions as the payments of such costs were made by each Governmental Partner.

Except as hereby amended, the Agreement of May 2, 2005 remains in full force and effect.

This the 7th day of October, 2019.

TOWN OF VALDESE

By: /s/ Mayor

Attest: /s/ Clerk

Councilman Ogle made a motion to approve the Amendment to Interlocal Economic Development Agreement for Burke Business Park as presented, seconded by Councilman Thompson. The vote was unanimous.

**OLD COLONY PLAYERS REQUEST TO SELL ALCOHOL AT THE WARD OF SLEEPY HOLLOW PRODUCTION AT FRED B. CRANFORD AMPHITHEATRE:**

Old Colony Players General Manager Edyth Pruitt thanked Council and staff for all of their support throughout the year. Ms. Pruitt informed Council that she recently attended a conference and learned that one way to increase revenue and audience numbers is to sell alcohol at performances. Ms. Pruitt will seek a permit that authorizes the sale of alcohol from 11 a.m. to 11 p.m.; however, sales will end after intermission. Ms. Pruitt requested permission to sell beer and wine at "The Ward of Sleepy Hollow" performance on Thursday, October 31, 2019.

Councilman Ogle made a motion to approve the sale of alcohol during the aforementioned performance at the Fred B. Cranford Amphitheatre, seconded by Councilman Thompson. The vote was unanimous.

**MANAGER'S REPORT:** Town Manager Seth Eckard made the following announcements:

Treats in the Streets is scheduled for Thursday, October 31, 2019, from 4:00-6:00 p.m.; costume contest will be held at Wells Fargo Parking Lot at 6:00 p.m. Council is encouraged to meet staff at Wells Fargo parking lot at 3:30 p.m. if they would like to participate.

The Thanksgiving/Employee Appreciation Luncheon is scheduled for Wednesday, November 13, 2019, from 11:30 a.m.-1:00 p.m., in the Waldensian Room at Old Rock School.

The Annual Dinner Meeting with Valdese Merchants is scheduled for Thursday, November 14, 2019 at 6:30 p.m., in the Waldensian Room at Old Rock School.

**MAYOR AND COUNCIL COMMENTS:** Councilwoman Hildebran provided the following update on the library project: the new library sign has been installed; work on renovations and the expansion will continue through the month of October; the addition is complete; Friends of the Library have funded the landscaping which will provide a large, open green space; and the celebration for the library grand reopening has tentatively been scheduled for Friday, November 15, 2019 at 10:30 a.m.

Councilman Ogle expressed his concern with the lack of progress on code enforcement of a residence on Bass Street. Town Manager Seth Eckard informed Council that Code Enforcement Officer Billy Rickles will be invited to attend the next meeting to provide an update on code enforcement efforts.

Councilwoman Hildebran expressed concern with the lack of progress on code enforcement of a house on Main Street. Ms. Hildebran shared that she has informed the code officer of her concerns as this has been an ongoing issue. Ms. Hildebran shared that Code Enforcement Officer Billy Rickles informed her that enforcement must be done in accordance to general statutes and often times, requires an extended process with significant deadlines that can slow the process down.

Councilwoman Stevenson informed Council that she has received numerous complaints about speeding on Laurel Street. Mayor Black asked if staff could place flags out again like those that were placed when the speed limit was initially changed. Police Chief Jack Moss will continue to monitor the area and Public Works Director Bryan Duckworth will place flags on existing signage to draw attention.

Councilwoman Hildebran informed Police Chief Jack Moss that she has received numerous complaints about cars parking on Main Street. Chief Moss informed Council of the constraints placed on the department with regard to enforcement of parking, but shared that he is looking for alternative options.

**ADJOURNMENT:** At 6:34 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 regular Council meeting is scheduled for Monday, November 4, 2019.

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Town Clerk

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Mayor

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