

**TOWN OF VALDESE  
TOWN COUNCIL REGULAR MEETING  
DECEMBER 3, 2018**

The Town of Valdese Town Council met on Monday, December 3, 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, Councilman J. Andrew Thompson, 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:**

**WATER METER PROJECT-BUD LEVAN, 1006 CURVILLE STREET NE, VALDESE:** Mr. Levan thanked Mayor and Council for their service and expressed his gratitude for everything they do. Mr. Levan expressed his concern with the new water meter project as he feels that the water lines are the main issue at this time. Mr. Levan stated that the water lines are falling apart, noting that the water line near his home was patched twice over the summer. Mr. Levan shared that he is also concerned with the new meter system as everything will be electronic now and technology is not always the most reliable and doesn't last as long. He is concerned with the Town spending \$2 million in tax dollars to buy something new that is more of a want than a need. Mr. Levan would like staff to go out and meet with the residents instead of just turning their water off; he is concerned that the new meter system will allow staff to remotely turn off water. Town Manager Seth Eckard invited Mr. Levan to schedule a meeting with him and staff to address all of his questions and concerns.

**FRIENDS OF THE VALDESE REC FUNDRAISING-BETH HEILE, 5291 MINERAL SPRINGS MTN AVE, VALDESE:** Ms. Heile provided Council with a list of current donors for Valdese Lakeside Park amenities and informed Council that FVR has been fundraising to secure money to provide a match for a grant from DEQ for the Lakeside Park Greenway Project; a greenway was identified as the most useful to the most people and the amenity the public wants the most, according to public input. Ms. Heile shared that FVR has raised \$147,621 to date, with a goal of \$200,000 by the end of the year. Ms. Heile shared information on events that have been held at the park, personal stories from individuals who visited the park, and discussed various efforts to clean up the park. Members from the community and Kellex Seating volunteered their time and labor to clean out the cove and clear brush and tangled wood.

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

**REGULAR MEETING MINUTES OF NOVEMBER 5, 2018**

**REGULAR MEETING MINUTES OF NOVEMBER 15, 2018**

**RESOLUTION ADOPTING 2019 TOWN COUNCIL MEETING SCHEDULE:**

**TOWN OF VALDESE  
RESOLUTION ADOPTING 2019 TOWN COUNCIL MEETING SCHEDULE**

WHEREAS, pursuant to Section 2-1011 of the Town of Valdese Code of Ordinances, there shall be a regular meeting of the council at the town hall, on the first Monday in each month, at 6:00 p.m., unless another place, date or time shall be designated.

NOW, THEREFORE, BE IT RESOLVED that the Town of Valdese Town Council adopts the following Meeting Schedule for 2019:

**December 3, 2018, MB#31**

<b>January 7, 2019</b>	
<b>February 4, 2019</b>	
<b>March 4, 2019</b>	
<b>March 18, 2019</b>	Annual Budget Retreat Old Rock School - Waldensian Room, 1:00 p.m. – 8:00 p.m.
<b>April 1, 2019</b>	
<b>April 22, 2019</b>	Council Budget Workshop Dinner Town Hall - Community Room, 6:00 p.m.
<b>May 6, 2019</b>	
<b>June 3, 2019</b>	
<b>June 24, 2019</b>	Budget Public Hearing; serves as the July Council Meeting
<b>August 5, 2019</b>	
<b>September 3, 2019</b>	Tuesday, due to Labor Day Holiday
<b>October 7, 2019</b>	
<b>November 4, 2019</b>	
<b>November 14, 2019</b>	Thursday, Annual Dinner Meeting with Valdese Merchants Association Old Rock School - Waldensian Room, 6:30 p.m.
<b>December 2, 2019</b>	

This 3<sup>rd</sup> day of December, 2018.

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

**APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS:**

**2019 Board and Commission Appointments/Reappointments**

**Arbor-Beautification (3-year terms)**

Reappointment of Lu Griffin  
Reappointment of Sandi Walker

**Parks and Recreation Commission (3-year terms)**

Reappointment of Nancy Tucker

**Planning Board & Board of Adjustment (4-year terms)**

Reappointment of John Rostan  
Reappointment of Carlton "Carley" Caruso  
Reappointment of Barry Zimmerman, Alternate

**Public Art Commission (3-year terms)**

Reappointment of Hamilton Williams  
Reappointment of Greg Mastin

**Valdese Youth Council**

Appointment of the following students:  
Hannah Johnson, Gillian Abee-Freeze, Trey Blackwood, Alex Hoover

Mayor Black expressed his appreciation to members for their service on the Town's boards and commissions and stated, "we couldn't complete all of the Town's work without our volunteers and we really appreciate everyone's service."

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

**End Consent Agenda**

**ITEMS REMOVED FROM CONSENT AGENDA:**

**BUDGET AMENDMENTS:**

Valdese Town Council Meeting

12/3/2018

Budget Amendment # 12

Subject: Police Tahoe

**Memorandum:**

As per discussions held in previous council meetings pertaining to the subject, the following budget amendment is essential in order to appropriate the necessary funds.

**Proposed Action:**

BE IT ORDAINED by the Governing Board of the Town of Valdese, North Carolina that the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2018:

**Section I:**

To amend the General Fund, the expenditures are to be changed as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.5100.740	Capital Outlay Equipment	36,453	
10.5100.330	Supplies	5,547	
Total		\$42,000	

This will result in a net increase of \$42000 in the expenditures of the General Fund. To provide funding for the above, the following revenue budgets will be increased. These additional revenues have already been received.

Account	Description	Decrease/ Debit	Increase/ Credit
10.3970.302	From Utility Fund Capital		42,000
Total			\$42,000

**Section I:**

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Valdese Town Council Meeting

12/3/2018

Budget Amendment # 13

Subject: Lakeside Park

Carolina Healthcare  
donation

Memorandum:

As per discussions held in previous council meetings pertaining to the subject, the following budget amendment is essential in order to appropriate the necessary funds.

Proposed Action:

BE IT ORDAINED by the Governing Board of the Town of Valdese, North Carolina that the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2018:

Section I:

To amend the General Fund, the expenditures are to be changed as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
53.6200.151	Other Improvements	25,000	
Total		\$25,000	

This will result in a net increase of \$25000 in the expenditures of the General Fund. To provide funding for the above, the following revenue budgets will be increased. These additional revenues have already been received.

Account	Description	Decrease/ Debit	Increase/ Credit
53.3970.022	Other Donations		25,000
Total			\$25,000

Section I:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Valdese Town Council Meeting

12/3/2018

Budget Amendment #

14

Subject:

Old Rock School Parking Lot Rehab  
Rostan Foundation  
donation

Memorandum:

As per discussions held in previous council meetings pertaining to the subject, the following budget amendment is essential in order to appropriate the necessary funds.

Proposed Action:

BE IT ORDAINED by the Governing Board of the Town of Valdese, North Carolina that the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2018:

Section I:

To amend the General Fund, the expenditures are to be changed as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.6250.152	Parking Lot - Rehab	50,000	
Total		\$50,000	

This will result in a net increase of \$50000 in the expenditures of the General Fund. To provide funding for the above, the following revenue budgets will be increased. These additional revenues have already been received.

Account	Description	Decrease/ Debit	Increase/ Credit
10.3350.000	Donations		50,000
Total			\$50,000

Section I:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Valdese Town Council Meeting

12/3/2018

Budget Amendment # 15

Subject: Road Improvements  
from Sale of Harris Street  
property

Memorandum:

As per discussions held in previous council meetings pertaining to the subject, the following budget amendment is essential in order to appropriate the necessary funds.

Proposed Action:

BE IT ORDAINED by the Governing Board of the Town of Valdese, North Carolina that the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2018:

Section I:

To amend the General Fund, the expenditures are to be changed as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.5600.730	Cap. Outlay Other Improvements	62,250	

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	<b>Total</b>		<b>\$62,250</b>

This will result in a net increase of \$62,250 in the expenditures of the General Fund. To provide funding for the above, the following revenue budgets will be increased. These additional revenues have already been received.

Account	Description	Decrease/ Debit	Increase/ Credit
10.3820.000	Sale of Real Property		62,250
	<b>Total</b>		<b>\$62,250</b>

**Section I:**

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

**Valdese Town Council Meeting**

**12/3/2018**

**Budget Amendment #**      **16**

**Subject:**                      **Public Works  
Vehicles  
from previous FY**

**Memorandum:**

As per discussions held in previous council meetings pertaining to the subject, the following budget amendment is essential in order to appropriate the necessary funds.

**Proposed Action:**

BE IT ORDAINED by the Governing Board of the Town of Valdese, North Carolina that the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2018:

**Section I:**

To amend the General Fund, the expenditures are to be changed as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
30.8120.741	Capital Outlay-CIP	51,176	
	<b>Total</b>	<b>\$51,176</b>	

This will result in a net increase of \$51,176 in the expenditures of the General Fund. To provide funding for the above, the following revenue budgets will be increased. These additional revenues have already been received.

**December 3, 2018, MB#31**

Account	Description	Decrease/ Debit	Increase/ Credit
30.3990.000	Fund Balance Appropriated		51,176
	<b>Total</b>		<b>\$51,176</b>

**Section I:**

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilwoman Hildebran asked for information regarding Budget Amendment #15, as the last Council heard, the sale of this property was going to be put on hold until the spring. Ms. Hildebran asked if the sale of the property has been finalized and asked for an update on the use of the proceeds from the sale. Town Manager Seth Eckard shared the sale was put on hold until staff could identify a parcel to place leaves and debris on; staff successfully identified a suitable location and the sale closed. Mr. Eckard shared that the budget amendment is necessary to identify the revenue and to assign an expense account for the monies.

Councilwoman Hildebran asked if budget amendments will be placed on the consent agenda going forward instead of under new business. Mayor Black shared that budget amendments are typically routine and may not require discussion; however, if there is something out of the ordinary or new, they will be pulled for discussion.

Councilman Ogle made a motion to approve the five aforementioned budget amendments, seconded by Councilman Sweezy. The vote was unanimous.

**INTRODUCTION OF NEW EMPLOYEE:** Finance Director Bo Weichel introduced Customer Service Representative Annie Hogan.

**AUTHORIZING RESOLUTION FOR CONVEYANCE OF PROPERTY FOR SPECULATIVE BUILDING AT BURKE BUSINESS PARK:** BDI President Alan Wood shared that BDI has received a proposal to build a speculative building at Burke Business Park on Lot G. Mr. Wood informed Council that the Town will need to pass a resolution to convey this property as Valdese; along with Morganton, Drexel, Burke County, and Rutherford College, is a funding partner.

**Town of Valdese  
Authorizing Resolution for  
Conveyance of Property for Speculative Building at Burke Business Park  
2018 Project Raise**

**WHEREAS,** Burke Partnership for Economic Development, Inc. d/b/a Burke Development, Inc. (“BDI”) owns an 83 acre tract of real property intended as a business park, located off Kathy Road (“the Business Park”), which was funded by Burke County, City of Morganton, Town of Valdese, Town of Drexel and Town of Rutherford College (“the funding partners”); and

**WHEREAS,** BDI has a credible request from a developer, identified for purposes of confidentiality as “Project Raise”, to build a speculative building on the Business Park property; and

**WHEREAS,** The funding partners have a vested interest in development of this site and build out of the property; and

**WHEREAS,** The governing boards of each of the funding partners have been asked to signify by resolution their consents to conveyance of a certain portion of the Business Park to a developer for construction of a speculative building, and to the furtherance of negotiations with such developer; and

**WHEREAS,** The Town Council of the Town of Valdese has determined that it is appropriate, and in the public interest, to adopt a resolution of support for and concurrence in this project, including

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the conveyance of certain real property for such purpose.

**NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF VALDESE, AS A FUNDING PARTNER OF BDI IN THE BURKE BUSINESS PARK, AS FOLLOWS**

1. That the Town of Valdese joins with the other funding partners to support and endorse the plan of BDI to convey Lot G of the Business Park, at no charge, to the building developer.
2. That the Town of Valdese specifically supports and endorses the plan and intent of BDI, upon completion of an appropriate negotiated development agreement, to execute such documentation as needed to convey that tract of real property identified as Lot G to the developer.

Adopted this 3<sup>rd</sup> day of December, 2018.

/s/JOHN F. BLACK, JR., MAYOR  
Town of Valdese

Attest: /s/ Frances Hildebran, Town Clerk

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

**AUTHORIZING RESOLUTION APPLICATION FOR FINANCIAL ASSISTANCE FOR LAKESIDE PARK GREENWAY PROJECT:** Parks and Recreation Director Doug Knight informed Council that the North Carolina Department of Environmental Quality offers grants up to \$200,000 for projects that support water based recreation. These grants require a non-federal match of 50 percent. The funds that Friends of the Valdese Rec (FVR) raised or received as gifts will be used to match this grant. Town Manager Seth Eckard informed Council that the Valdese Lakeside Park Project has been evaluated and the Town will proceed with implementing the project in phases. Staff will actively seek grant funding to assist with this project without using any Town funds.

Councilwoman Hildebran expressed her appreciation for Friends of the Valdese Rec (FVR) for everything they have accomplished and continue to pursue. Ms. Hildebran stated that it is very impressive what Ms. Beth Heile and FVR are doing for the Town to assist with this project, even after Council decided that Town funds will not be used to develop the park.

**TOWN OF VALDESE  
AUTHORIZING RESOLUTION  
APPLICATION FOR FUNDING**

WHEREAS, the Valdese Town Council desires to sponsor the Lakeside Park Greenway Project, which includes site preparation and construction of approximately 10,000 linear feet of greenway trail through the new Valdese Lakeside Park along the southern shore of Lake Rhodhiss, including stormwater control measures to minimize the environmental impacts of public recreation in sensitive lakeside location; and the Council understands that the project will create environmental, social, and economic benefit in support of regional connectivity and eco-tourism;

NOW, THEREFORE, BE IT RESOLVED THAT:

- 1) The Council requests the State of North Carolina to provide financial assistance to the Town of Valdese for the Lakeside Park Greenway Project in the amount of \$ 200,000 or 50 percent of project construction cost, whichever is the lesser amount;
- 2) The Council assumes full obligation for payment of the balance of project costs, if approved for a State grant award;
- 3) The Council will obtain all necessary State and Federal permits;
- 4) The Council will comply with all applicable laws governing the award of contracts and the expenditure of public funds by local governments.
- 5) The Council will supervise construction of the project to assure compliance with permit conditions and to assure safe and proper construction according to approved plans and specifications;



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- 6) The Council will obtain suitable spoil disposal areas as needed and all other easements or rights-of-way that may be necessary for the construction and operation of the project without cost or obligation to the State;
- 7) The Council will assure that the project is open for use by the public on an equal basis with no restrictions;
- 8) The Council will hold the State harmless from any damages that may result from the construction, operation and maintenance of the project;
- 9) The Council accepts responsibility for the operation and maintenance of the completed project.

Adopted by the Valdese Town Council this 3<sup>rd</sup> day of December, 2018.

/s/ Frances Hildebran, Town Clerk

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

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

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

The Code Enforcement Task Force has been busy. At the last meeting, the Committee decided that there is a need for more hours monitoring current code enforcement cases and funds for abatements. These items will be discussed during budget meetings for Fiscal Year 19-20. The next Code Enforcement Task Force meeting is December 12, 2018 at 10:00 a.m.

The Groundbreaking Ceremony for Library Expansion Project is on Friday, December 7, 2018, at 3:00 p.m.

Christmas in Valdese with Christmas Tree Lighting, is on Friday, December 14, 2018 at 6:00 p.m.

OCP Production of Charlie Brown Christmas and Holiday Spectacular, visit [www.oldcolonyplayers.com](http://www.oldcolonyplayers.com) for more information and to purchase tickets

Mingle with Kris Kringle & Valdese Merchants Shop Hop is on Saturday, December 15, 2018, starting at 8:30 a.m.

Christmas Fellowship Lunch provided by Fire Department is scheduled for Monday, December 17, 2018, from 12:00-1:30 p.m.

Council and Department Head Christmas Gathering is on Tuesday, December 18, 2018 at 6:30 p.m.

Town Offices Will Be Closed December 24-26, 2018, in Observance of Christmas and January 1, 2019 for New Year's Day.

**MAYOR AND COUNCIL COMMENTS:** Mayor Black expressed his appreciation for the Town's staff for all of their hard work the past few weeks.

Councilman Ogle provided an update on the neighborhood watch on Dixie. Today, Mr. Ogle received and provided Town Manager Seth Eckard with signage for the neighborhood. The next meeting will be held on January 17, 2019 in the Community Room at 7:00 p.m. Mr. Ogle invited everyone to attend.

Councilwoman Stevenson wished to reiterate Mayor Black's appreciation for staff, especially Community Affairs for the past weekend. Ms. Stevenson mentioned the long hours staff put in and the number of events that were held at Old Rock School and shared that she received numerous compliments on the success of the events and appearance of the town.

Councilwoman Hildebran shared that she attended the free Movies at the Rock event on December 1<sup>st</sup> and was impressed with the program and expressed her appreciation for staff as well. Ms. Hildebran provided the following update on the Library Project: a total of four bids were received, TC Strickland was selected to complete the renovations and expansion of the Valdese Library. The contract has been awarded; unfortunately, all of the items that were initially planned cannot be executed due to funding issues. Ms.

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Hildebran expressed her excitement for all of the progress that has been made and is looking forward to the project being completed.

Councilman Sweezy informed Council that a member of Friends of the Valdese Rec has been instrumental in spinning off another group, the Catawba River Wildlife Coalition. The Coalition is affiliated with the North Carolina Wildlife Federation and has already held an event in town to bring attention to improving wildlife habitats and conservation. Mr. Sweezy stated that this is another welcomed addition to our community.

**ADJOURNMENT:** At 6:45 p.m., there being no further business to come before Council, Councilwoman Hildebran made a motion to adjourn, seconded by Councilman Ogle. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday, January 7, 2019, 6:00 p.m., Valdese Town Hall.

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Town Clerk

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Mayor

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