

**TOWN OF VALDESE
TOWN COUNCIL REGULAR MEETING
MARCH 7, 2022**

The Town of Valdese Town Council met on Monday, February 7, 2022, 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 Charles Watts, Councilwoman Frances Hildebran, Councilwoman Rexanna Lowman, Councilman J. Andrew Thompson, Councilman Paul Mears, and Councilman Keith Ogle. Also present were: Town Attorney Tim Swanson, Town Manager Seth Eckard, Town Clerk Jessica Lail, and various Department Heads.

Absent: None

A quorum was present.

Mayor Watts 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: Mayor Pro Tem Frances Hildebran read the Rules & Procedures for Public Comment:

Rule 5. Public Comment

Any individual or group who wishes to address the council shall inform the town clerk, any time prior to the start of the meeting, and provide their name, address and subject matter about which they wish to speak. Comments should be limited to five minutes per speaker.

PUBLIC SAFETY BUILIDING – DR. ROBERT STEVENSON, 1009 CREEKSIDE DR., VALDESE: Dr. Stevenson shared that he is very proud of Valdese and our services we offer. Dr. Stevenson shared that Valdese is in the top 10% of the citizens' safety from crime. Dr. Stevenson said if we want this to continue, we need a safe and secure facility for our staff to work in. Dr. Stevenson does not think the Town should sell the Pineburr Property as requested by an LLC. Dr. Stevenson feels that a new facility will help with the recruitment and retention of employees and does not think we should delay in action.

PUBLIC SAFETY BUILIDING – GLENN HARVEY, 801 MICOL AVE NE, VALDESE: Mr. Harvey read the following and provided a copy to the Town Clerk. Comments are verbatim:

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TOWN COUNCIL MEETING – MARCH 7, 2022 Glenn Harvey

Mayor and members of Council...

Will you please remove the Feb 15 minutes from the consent agenda and correct the minutes with a reference to the petition that was submitted to the Town Clerk? Those 80 residents who live near the proposed property site, feel that they need to be heard.

NEXT, REGARDING ITEMS I SUBMITTED – BUT HAVE NOT BEEN ACKNOWLEDGED.

- Copy of petitions with 250 signatures; will that be cited in these minutes as matter of record?
- Facebook report regarding thousands of residents who support the renovation option.
- Email exchange with the Finance Director regarding payments to the architect.
- My letter to Mayor, on behalf of a private investor's offer to purchase the 18 acres Pineburr site for its tax value of \$312,000; with OTP and 10% EMD check to town attorney?
- Council members are you aware of any other parties expressing interest in that property?

NOW, FOR THE QUESTIONS THAT ARE ON THE MINDS OF SO MANY CITIZENS...

HOW DID WE GET HERE – WHY IS OUR TOWN MANAGER SINGULARLY FOCUSED ON NOTHING EXCEPT THE COSTLIEST OF ALL POSSIBLE FACILITY SOLUTIONS - HOW CAN WE GET OUR TOWN BACK

- Let me read a sentence from tonight's agenda package that sums up the misinformation – "As council is aware, the Town has been evaluating options for the future of the Public Safety Building since 2018" – what could be farther from the truth?
- In 2018 the Town developed the Action Plan that is on the Town website. It cites 49 items that were considered but – ZERO mention of public safety building. In August 2018, Mayor Black announced that the TC consensus was to repair the PS Bldg – for estimated cost of \$700,000 – would take up at next meeting when staff has more details.
- From that point until today, the staff has run with an apparent obsession for a new building, recommending an architecture design contract, recommending purchase of land, spending \$170,000 to have architect develop estimates – THE ONLY OPTION CONSIDERED SINCE.
- This Town Council and all of us citizens have been barraged with false, misleading, and biased information. One of you reported in July that the manager assured you that an architect was not designing a new building, whereas the finance director reported that we had paid \$80,000 to the architect who is designing the new building.
- The biggest lie was the promise that all options and data would be presented at the public workshop on February 15. Instead, we were bombarded for over an hour on details about why the existing facility needed to be repaired – something no one questioned.
- Then, the presentations got worse... The architect who had a half-million-dollars contract at stake, presented a smoke screen of badly inflated numbers –\$20k private toilets for each "chief" – an elevator over \$300,000.
- Then, to push the renovation estimates higher, he loaded another 37 to 42% of contingencies on top of his estimates.
- Then, he added another 10% of design charges on top of the first 10% design charges for a total of almost \$800,000 design costs for renovation – almost twice the new building design cost.
- The architect tried to sell us a temporary storage building for \$1.2 million.
- And then, staff tried to tell us - all of this will be paid for by new property taxes from projects that have not yet been built.
- Finally, council members, has the staff told you, as they told me, that we owe the architect another \$275,000 on his contract. IF SO, WRONG – 7-days' notice, without cause, zero – nada – termination fees.

COUNCIL MEMBERS, THIS MUST STOP – PLEASE TAKE OUR TOWN BACK

PUBLIC SAFETY BUILDING – RICK MCCLURD, 408 GARROU AVE NE, VALDESE: Mr. McClurd is concerned about the amount of pressure put on the Town Council to vote positive for this project. Mr. McClurd shared handouts of a property tax card of the Waco Community Fire Department. This building does not include the Police Department. Five years ago, after the building was finished, it cost \$1,130,000 with five bays. Mr. McClurd also shared that some other developer is interested in the Pineburr Mill building and asked if Council knew. Mr. McClurd does not have a problem building a new construction but feels we need more time and should push the project out.

PUBLIC SAFETY BUILDING – DAVID WIESE, 3318 MONTANYA VIEW DR., VALDESE: Mr. Wiese shared that the citizens have entrusted Council with their hard earn money and does not need to waste it. Mr. Wiese feels this project is grossly overdesigned. Mr. Wiese feels we should address the safety aspects, evaluate the Fire Department's needs, and be mindful of our citizen's tax dollars.

PUBLIC SAFETY BUILDING – BROOKE HEAVNER, 207 FOREST DR., VALDESE: Mr. Heavner asked Council why the third option to repair the current facility was not presented. Mr. Heavner feels this could

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be an option until we have the money to build a new facility. Mr. Heavner is not against building a new facility but felt that should have been an option presented to the Town public meeting. Mr. Heavner feels there should have been more transparency. Mr. Heavner thinks we should wait until we have the money to build.

PUBLIC SAFETY BUILDING – DEBBIE BRADLEY, 119 MORGAN TRACE DR., VALDESE: Ms. Bradley shared that recruitment and retention are critical to a Police and Fire Department. Ms. Bradley shared that with all the new apartments coming to Valdese, it is essential to have our services in Police and Fire to handle the volume. Ms. Bradley asked Council not to kick the can down the road.

PUBLIC SAFETY BUILDING – SUSAN WILLIAMS, 148 LADY SLIPPER LANE, VALDESE: Ms. Williams shared that the Police drive through her community, and the Fire Department has had to visit their house. Ms. Williams shared that the presentation from Marty Beal was an eye-opener and she could not believe that the current building was in that bad of shape. Ms. Williams is embarrassed that our staff has to work in such horrible conditions. Ms. Williams hopes that Council votes right and is not influenced by misinformation. Ms. Williams asked Council to move forward with a new building as soon as possible.

PUBLIC SAFETY BUILDING – NANCY TUCKER, 210 FOREST DR. NE, VALDESE: Ms. Tucker expressed her concern about the retention and recruitment of the employees. Ms. Tucker feels that a modern workplace will honor our public safety employees. Ms. Tucker feels a new public safety building is the most logical answer.

PUBLIC SAFETY BUILDING – CINDY STEPHENS, 505 PINEBURR AVE, VALDESE: Ms. Stephens has lived in Valdese for 31 years and lives across from where the Public Safety building is planning to go. Ms. Stephens feels that the Town Council thoroughly researched this property. Ms. Stephens feels the new building and location would be an asset to our town. Ms. Stephens supports Town growth and the apartments planned to be developed. Ms. Stephens asked Council to do the right thing and thanked the Council for the job they are doing.

PUBLIC SAFETY BUILDING – JEAN MARIE COLE, 705 BERTIS ST., VALDESE: Ms. Cole shared that this is a perfect Town and has lived here for many years. Ms. Cole feels that the proposed location is not an ideal place but does feel the employees deserve a new facility. Ms. Cole has a concern that the taxes will increase. Ms. Cole wants to make sure the police presence remains downtown.

PUBLIC SAFETY BUILDING – ROY SWEETZ, 1110 TANGLECLIFF ST. SE, VALDESE: Mr. Sweetz shared that being on Council until recently, he knows about all the options. Mr. Sweetz shared that Valdese is allowed up to 30 million dollars in debt by the Local Government Commission and feels we can afford a new Public Safety Building. Mr. Sweetz does not feel waiting to build will help anything, and we should build now. Mr. Sweetz feels repairing the current facility will leave us with a too-small facility and urges Council to vote for a new building.

PUBLIC SAFETY BUILDING – MARY ELLEN WIESE, 3318 MONTANYA VIEW, VALDESE: Ms. Wiese asked Council to ask themselves a question. How is this debt going to impact all of the citizens of Valdese? Ms. Wiese shared that she spent a Saturday in the Pineburr/Ribet area, and not one person had an idea about the new facility going on Pineburr. Ms. Wiese feels that it is foolish to take this amount of debt on at this time.

PUBLIC SAFETY BUILDING – W.T. SORRELL, 102 OAKLAND CT, VALDESE: Mr. Sorrell acknowledged the amount of time the Council has to put into serving the Citizens and thanked each member. Mr. Sorrell was impressed with all the information given at the public meeting. Mr. Sorrell shared that he was surprised that it was not much more in price to build a new building versus repairing the current facility. Mr. Sorrell feels that Council has done its diligence in researching this matter.

PUBLIC SAFETY BUILDING – CARLA BERRY, 204 COLOMBO ST., VALDESE: Ms. Berry lives right off Main Street and shared that in the 11 years she has lived there, she has not been bothered by the sound. Ms. Berry shared that she is thankful when she does hear a siren because she knows the citizens are being helped. Ms. Berry shared that there are now people who will not speak to her, which is not what Valdese is about.

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Mayor Watts thanked Council for what they have endured addressing this project. Mayor Watts shared that we all have one thing in common: we all have Valdese at the end of our address, and we should all still be friends.

CONSENT AGENDA: (enacted by one motion)

APPROVED REGULAR MEETING MINUTES OF FEBRUARY 7, 2022

APPROVED SPECIAL MEETING MINUTES OF FEBRUARY 15, 2022

REAPPOINTMENT TO VALDESE ABC BOARD: John Heilman was reappointed to the Valdese ABC Board for a third, full three-year term which expires April 1, 2025.

APPROVED RENEWAL OF LEASE AGREEMENT AT THE OLD ROCK SCHOOL WITH DR. KYLE BARNES: Lease agreement with Dr. Kyle Barnes for rental space at the Old Rock School, in the amount of \$50.00 per month.

APPROVED REQUEST FROM WALDENSIAN STYLE WINES TO SELL WINE AT ANNUAL EVENTS: Waldensian Style Wines has been authorized to sell wine at the Craft Market event on April 30, 2022, from 9:00 a.m. to 4:00 p.m., Independence Day Celebration on July 1, 2022, from 5:00 p.m. until 11:00 p.m., and the 47th Annual Waldensian Festival events on August 12 & 13, 2022.

APPROVED ORDINANCE DECLARING ROAD CLOSURES FOR THE TOWN OF VALDESE ANNUAL EVENTS:

AN ORDINANCE DECLARING
ROAD CLOSURE FOR TOWN OF
VALDESE SPECIAL EVENTS

WHEREAS, the Town of Valdese desires to schedule an Independence Day Celebration, Annual Waldensian Festival; Treats in the Streets; and the Annual Valdese Christmas Parade; and

WHEREAS, part of US 70/Main Street in Valdese will need to be closed for each of these special events; and

WHEREAS, G.S. 20-169 provides that local authorities shall have power to provide by ordinance for the regulation of the use of highways by processions or assemblages;

NOW, THEREFORE, be it ordained by the Town Council of the Town of Valdese pursuant to G.S. 20-169 that the following portion of the State Highway System be closed during the times set forth below:

2022 Independence Day Celebration (Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St) on July 1, 2022 from 5:00 PM until 11:00 PM.

2022 Waldensian Festival Kickoff Celebration (Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St) on August 12, 2022 from 5:00 PM until 11:00 PM.

2022 Waldensian Festival Celebration (Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St) on August 13, 2022 from 5:30 AM until 11:00 PM.

2022 Valdese Treats in the Streets (Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St) on October 31, 2022 from 3:30 PM until 6:30 PM.

2022 Valdese Christmas Parade (Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St) on December 3, 2022 from 9:30 AM until 12 Noon.

Signs shall be erected giving notice of the limits and times of these street closures as required by G.S. 20-169. THIS, the 7th day of March, 2022.

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

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

End Consent Agenda

ITEMS REMOVED FROM CONSENT AGENDA: None

PUBLIC SAFETY BUILDING: Councilwoman Hildebran made a motion to authorize the architect to develop construction documents for a new facility per USDA guidelines, advertise for the construction bids and for staff to develop alternative bids that will reduce the size and cost of the proposed facility, seconded by Councilwoman Lowman.

Councilman Paul Mears asked staff what the process would be to surplus the Pineburr Mill and Property. Town Manager Seth Eckard shared the process. Councilman Mears visited the Public Safety Building and felt that if he were a prospective employee, he would not take a job working in that facility. Councilman Mears has put a lot of time and effort into studying this project and asked if we did repair the building if there would be a guarantee from the contractor. Architect Marty Beal explained that the standard warranty would be one year from completion however; you can purchase extended warranties.

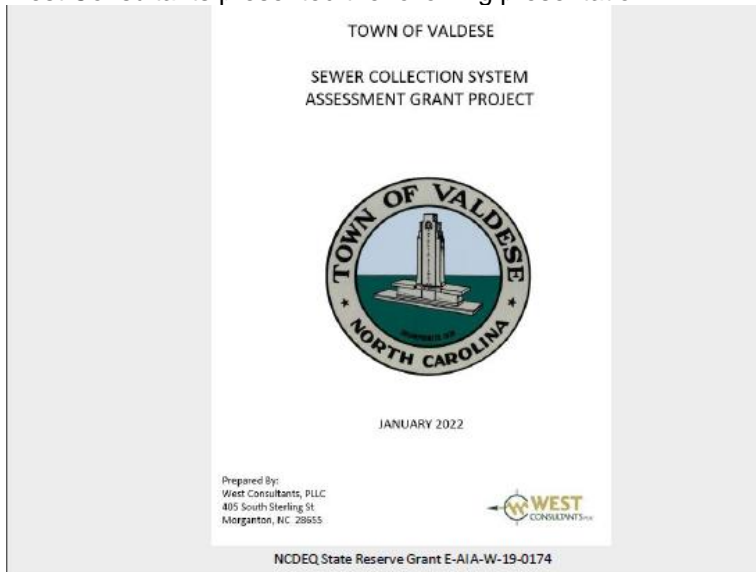
Finance Director Bo Weichel was asked about the timeline of this project. Mr. Weichel explained once we get a vote from Council, we would go through the USDA process, which could take a year. Mr. Beal shared that it would take three–five months to finish the architect process. Mr. Beal feels that it could take up to 18 months to build a new facility and renovation work could be longer. Councilman Mears asked Mr. Beal if it would be wise to wait three–four months due to inflation. Mr. Beal does not have the answer, but in his experience, it would be difficult to build cheaper than what we are at currently. Councilman Thompson shared that he has had many people reach out to him, and they do not want new construction and do not understand why we need a facility this large. Councilwoman Hildebran explained that her motion stated the Council could look at alternate bids. Councilwoman Hildebran noted that we had told our citizens there would be no tax increase or a reduction in services. Councilman Ogle shared that we have looked at other areas like the Wells Fargo Building, which cost too much. Councilman Mears want the citizens to know that the Council has studied this for months. There was a brief discussion about the possibility of a building a metal building.

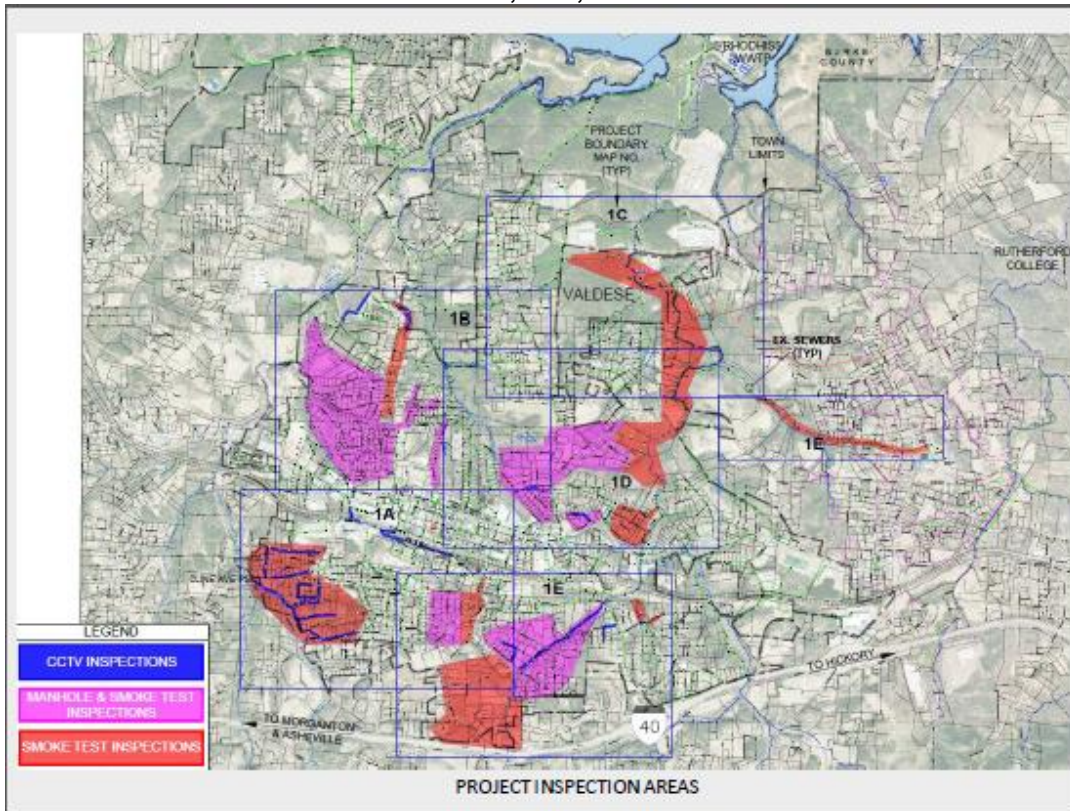
RJ Mozeley with McGill Associates explained to Council how the USDA process works. After a brief discussion, Councilwoman made her motion again.

Councilwoman Hildebran made a motion to authorize the architect to develop construction documents for a new facility per USDA guidelines, advertise for the construction bids and for staff to develop alternative bids that will reduce the size and cost of the proposed facility, seconded by Councilwoman Lowman.
Vote - Councilwoman Hildebran, Councilwoman Lowman, Councilman Mears – Yes(3), Councilman Thompson, Councilman Ogle – No(2)

APPROVED RESOLUTION FOR THE COMPLETION OF THE NCDEQ STATE RESERVE GRANT:

Benjie Thomas with West Consultants presented the following presentation:





SMOKE TESTING DEFECT EXAMPLES

SEWER TO STORM INDIRECT CONNECTION



JEFFERSON AV

SERVICE LINE DEFECT



HUGHES AV

ROOF DRAIN CONNECTION



DIXIE AV NW

MAIN LINE DEFECT (OVERFLOW LINE)



OUTFALL TO OLD WWTP



**UNRESOLVED ISSUE
(POSSIBLE STORM PIPE
CONNECTION)**

BLUE RIDGE APTS
PINEBURR AV SE

MAIN LINE DEFECT



OFF LOVELADY RD WEST OF KLEENTECH

MANHOLE INSPECTION DEFECT EXAMPLES

CORRELATION OF I/I WITH MANHOLE & TYPICAL DEFECTS

INFLOW REGION

- FRAMING COVER (SCL, PRECAST OR CONCRETE) OR BRICK RISER
- COVER W/ OPEN FINGERHOLES
- DETERIORATED OR BROKEN FC
- DETERIORATED OR NO FRAME SEAL
- DETERIORATED BRICK RISER AND WORKMAN, LOOSE/MISSING BRICKS

CONE

- CRACKED
- DETERIORATED
- ROOTS
- LOOSE OR MISSING BRICKS
- LEAKING JOINTS
- LEAKING STEPS
- OPEN LIFT HOLE
- UNSEALED SERVICE LINE

INFILTRATION REGION

BENCH/WALL (SCL)

- DETERIORATED
- CRACKED
- ROOTS
- NO DISCRETEIBLE SIC

WALL OR BARREL

- NO WALL REINFORCEMENT
- DETERIORATED
- ROOTS
- LOOSE OR MISSING BRICKS
- LEAKING JOINT (NOT SEALED)
- LEAKING STEPS
- OPEN LIFT HOLE
- UNSEALED SERVICE LINE
- UNSEALED GRAVITY LINE

PIPE SEALS

- DETERIORATED
- NO SEAL GAPS
- ROOTS

MH 1500 Large Penetration of Roots & Mud. Steady Infiltration Under SL.

MH 1201 Multiple Vent Holes

MH 1208A Frame Offset

MH 1650 Root Throughout

MH 1900 Large Root & Missing Bricks

MH 1654 Heavy Roots in Pipe Seal & Active Leak

MH 1202 Joint Leaks

MH 2422 Pipe Seal & Joint Leaks

MH 1420 Broken Cover

MH 1000 Deteriorated Frame



MH 2712 WITH SEVERE LEAK



EXAMPLE OF INFLOW (RUNOFF) ENTERING THE COLLECTION SYSTEM BY WAY OF A MH COVER WITH AN OPEN PICKHOLE. WHILE ONLY ONE MH, IT BECOMES AN ISSUE WHEN MULTIPLIED BY HUNDREDS OF MH'S AND EVEN MORE SO W/ MH COVERS THAT HAVE VENT HOLES

GRAVITY PIPE DEFECT EXAMPLES

Defective PVC/Truss Connection with Roots & Gage

Tap Is Partially Missing, Cavity Exists Above Main & SL, Active Infiltration, Flow Exiting Out, Roots, Heavy Debris Buildup

Joint with Roots

Clay Pipe Tap Break-in Unsealed with Roots

Bottom Right Portion of Pipe is Missing

Tap Break-in Caused Multiple Breaks in Pipe

Abandoned Line with Rooting & Moderate Flow

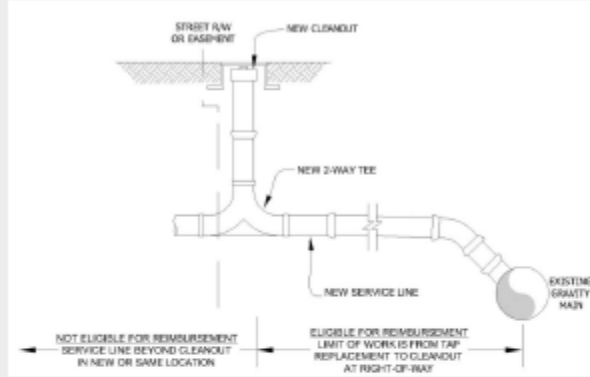
IMMEDIATE PRIORITY
HIGH PRIORITY
MODERATE PRIORITY

PIPE DEFECT LOCATION MAP

IMMEDIATE PRIORITY

PIPE DEFECT LOCATION MAP

1
2
3
4
5
6



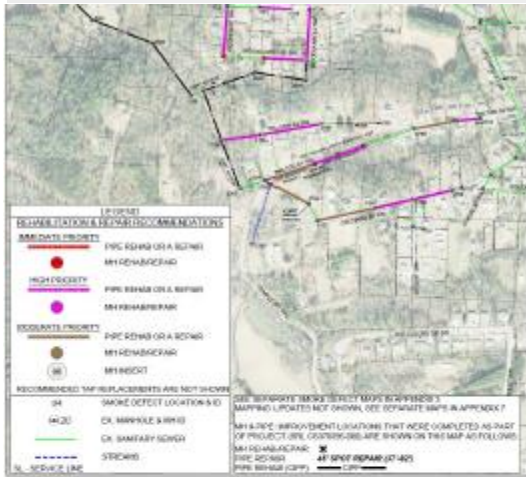
TWO-WAY CLEANOUT

The estimated cost to complete all the manhole and pipe rehab/repairs tributary to the Cline Avenue PS is \$431,950, as shown in the following table:

| CLINE AVE PS BASIN IMPROVEMENTS | | | |
|---------------------------------|------------------|------------------------|-----------------|
| PIPE REHAB/REPAIR TYPE | COST EST. | MH REHAB/REPAIR TYPE | COST EST. |
| CIPP (6,821 LF) | \$272,852 | CEMENTITIOUS LINE (11) | \$23,498 |
| TAP REPLACEMENT (34) | \$102,000 | OTHER | \$5,700 |
| OTHER | \$27,900 | | |
| TOTAL | \$402,752 | TOTAL | \$29,198 |

NO. OF MH's 13

TOTAL COST ESTIMATE \$431,950



There were 28 manholes and 11 gravity sewers assigned as an immediate rehab/repair/replace priority and 54 manholes and 29 gravity sewers assigned as high priority. The following rehab/repair improvements are recommended to address immediate priority defects:

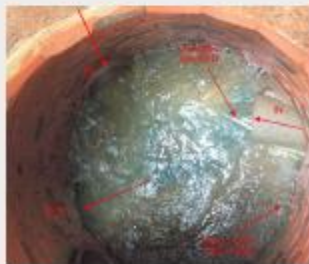
| IMMEDIATE PRIORITY ASSESSMENT | | | |
|---------------------------------|---------------------|-------------------------------|--------------------|
| GRAVITY SEWER REHAB/REPAIR TYPE | QUANTITY | MH REHAB/REPAIR TYPE (28 MHS) | QUANTITY |
| 8" VOP REPLACEMENT (FT) | 587 | CEMENTITIOUS LINE | 26 |
| 8" CIPP* (FT) | 2,386 | REPLACE FRAME/COVER | 3 |
| SPOT REPAIR | 2 | INTERNAL FRAME TO RISER SEAL | 2 |
| TAP REPLACEMENT | 8 | RESECTION BRIDUT OR BRIDUT | 4 |
| | | REHAB/REPAIR RVC OR PIPE SEAL | 10 |
| | | PLUG OVERFLOW LINE | 3 |
| | COST EST. \$278,702 | | COST EST. \$88,124 |

*CIPP - CURED-IN-PLACE PIPE (PIPE RELINING) RVC - BENCH/CHANNEL

The estimated costs to complete all immediate, high, and moderate priority work is as follows:

| PRIORITY | MANHOLES | | REPLACE | | CIPP | | REPAIR/REPLACE TAP | | TOTAL |
|-----------|----------|-----------|----------|-----------|----------|-----------|--------------------|--------------------|-------------|
| | COUNT | COST EST. | LEN/ LFI | COST EST. | LEN/ LFI | COST EST. | COUNT | COST EST. | |
| IMMEDIATE | 28 | \$88,124 | 587 | \$151,250 | 2,386 | \$96,402 | 8 | \$11,000 | \$245,776 |
| HIGH | 54 | \$105,240 | | | 5,962 | \$244,452 | 46 | \$296,000 | \$645,692 |
| MODERATE | 74 | \$70,752 | | | 2,109 | \$88,124 | 27 | \$46,900 | \$205,626 |
| | | \$264,116 | | \$151,250 | | \$430,308 | | \$233,900 | \$1,079,674 |
| | | | | | | | | MH RISERS | \$25,175 |
| | | | | | | | | SMOKE TEST DEFECTS | \$28,206 |
| | | | | | | | | | \$1,053,506 |

The estimated cost including 30% for contingency, engineering, and construction administration/observation is \$1,356,958. Rehab/repair recommendation maps are contained in Appendix 6 and a copy of the report in pdf format is on the USB in Appendix 1.



MANHOLES WITH ACTIVE LEAKS



Mr. Thomas shared that this grant aims to help the Town to have a better understanding of their sewer system. Mr. Thomas shared that they looked at many manholes and put cameras through the pipes. Mr. Thomas identified some of the issues that the Town will need to address. Public Services Director Greg Padgett shared that some of the needs can be completed in-house, and some are too extensive and will need to be contracted out.

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RESOLUTION BY THE TOWN OF VALDESE: COMPLETION OF THE NCDEQ STATE RESERVE GRANT E-AIA-W-19-0174 SEWER COLLECTION SYSTEM ASSESSMENT PROJECT

- WHEREAS, the North Carolina General Statutes Chapter 159G has created Asset Inventory and Assessment grants to assist eligible units of government with meeting their water infrastructure needs, and
- WHEREAS, the North Carolina Department of Environmental Quality provided a State Reserve Grant in the amount of \$150,000 to perform asset inventory and assessment work, and
- WHEREAS, the Town of Valdese committed to implementing said project in accordance with the agreed scope of work.

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

That the Town of Valdese has completed the project in accordance with the conditions of the grant, and that a presentation and final report were received at the Valdese Town Council meeting of March 7, 2022.

Adopted this the 7th day of March 2022 at Valdese, North Carolina.

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

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

ARBOR DAY PROCLAMATION: Mayor Watts presented the following proclamation:

ARBOR DAY 2022 PROCLAMATION

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, 2022 is the 150th Anniversary of the holiday and Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut our heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

WHEREAS, the Town of Valdese has received the prestigious Tree City USA award for the past 34 years.

NOW, THEREFORE, I, Charles Watts, Mayor of the Town of Valdese, North Carolina, do hereby proclaim Friday, March 18, 2022, as the 150th Anniversary celebration of; and

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

This 7th day of March, 2022.

/s/ Charles Watts, Mayor

OFFER TO PURCHASE TOWN-OWNED PROPERTY – JANAVEL AVE. SW: Planning Director Larry Johnson shared that he received a request from Mr. Ned Fowler with the Valdese Mill Multi-family Housing Project to purchase 0.259 acres for \$25,000.00 for additional parking. Mr. Johnson presented the following Resolution:

RESOLUTION AUTHORIZING UPSET BID PROCESS
(Sale of 0.259 Acres of 204 Janavel Avenue SW, Valdese, NC)

WHEREAS, the Town of Valdese owns certain property located at 204 Janavel Avenue SW, Valdese, NC, which is described as follows:

Beginning at a point said point being located in the northern right of way margin of Janavel Avenue SW said point being the southeast corner with Blue Ridge Housing of Burke, LLC Deed Book 2578, Page 145, Burke County Registry; and running thence with the line of Blue Ridge Housing of Burke, LLC North 14° 05' 13" East 134 feet to a point in the southern line of Foothills Service Project Deed Book 1811, Page 783, Burke County Registry; and running thence with the line of Foothills Service Project South 72° 55' 00" East 85.60 feet to a point; continuing thence a new line South 14° 10' 00" West 131.65 feet to a point in the northern line of Janavel Avenue; and running thence with the line of Janavel Avenue right of way North 73° 13' 59" West 85.40 feet to the point in place of beginning and being a total 0.259 acres and being according to a survey prepared by West Consultants, PLLC, titled Property Of: Town of Valdese, and being a portion of PIN: 2733950313 and Deed Book 592 Page 904, Burke County Registry.

DEED REF: Book 592, Page 904, Burke County Public Registry
REID NO.: 38646
PIN NO.: 2733950313

WHEREAS, North Carolina General Statute §160A-269 permits the town to sell property by upset bid, after receipt of an offer for the property;

WHEREAS, the town has received an offer to purchase the property described above, in the amount of \$25,000.00, submitted by Ned Fowler; and

WHEREAS, Ned Fowler has paid the required five percent (5%) deposit of his offer.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF VALDESE RESOLVES THAT:

1. The town council authorizes sale of the property described above through the upset bid procedure of North Carolina General Statute §160A-269.
2. The town clerk shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer and shall state the terms under which the offer may be upset.
3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the town clerk within ten (10) days after the notice of sale is published. At the conclusion of the 10-day period, the town clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
4. If a qualifying higher bid is received, the town clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the town council.
5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.

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6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid. The deposit may be made by cashier's check or by certified check. The town will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The town will return the deposit of the final high bidder at closing.
7. The terms of the final sale are that:
 - (a) the town council must approve the final high offer before the sale is closed, which it will do within thirty (30) days after the final upset bid period has passed;
 - (b) the buyer must pay the purchase price in certified funds at the time of closing;
 - (c) the property shall be sold "as is" and subject to all existing easements;
 - (d) the town will reserve easements for all town utility lines located on or under the property; and
 - (e) the property shall be conveyed by special warranty deed.
8. The town reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject all bids at any time.

THIS RESOLUTION IS ADOPTED MARCH 7th, 2022.

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

/s/ Charles Watts, Mayor

ATTEST:
/s/ Town Clerk

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

APPROVED BUDGET AMENDMENT: Finance Director Bo Weichel presented the following Budget Amendment and modified the amount. In addition, Mr. Weichel received another donation for \$1,000.00, making the total budget amendment \$3,500.00.

Budget Amendment # 11

Subject: Donation for Stage project

Description: To accept a private donation to the stage project behind Old Rock School

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section I:

The following revenues available to the Town will be increased:

| Account | Description | Decrease/ Debit | Increase/ Credit |
|-------------|-------------|--------------------|---------------------|
| 10.3350.000 | Donations | | 2,500 |
| Total | | \$0 | \$2,500 |

Amounts appropriated for expenditure are hereby amended as follows:

| Account | Description | Increase/ Debit | Decrease/ Credit |
|-------------|----------------|--------------------|---------------------|
| 10.6250.740 | Capital Outlay | 2,500 | |
| Total | | \$2,500 | \$0 |

Section II:

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.

Councilman Ogle made a motion to approve the modified budget amendment in the amount of \$3,500.00, seconded by Councilwoman Hildebran. The vote was unanimous.

APPROVED CAPITAL PROJECT ORDINANCE AMENDMENT: Finance Director Bo Weichel presented the following Capital Project Ordinance Amendment:

Capital Project Ordinance Amendment # 9-35

Subject: Public Safety building

Description: To amend capital project ordinance Fund 35
Accept and receive the State Grant monies allocated to the public safety facility project.

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the capital project ordinance for various capital projects funded from a variety of sources is hereby amended as follows.

Section I:

Revenues available to the Town to complete the projects are hereby amended as follows:

| Account | Description | Decrease/ Debit | Increase/ Credit |
|-------------|-------------|--------------------|---------------------|
| 35.3480.002 | State Grant | | 500,000 |
| | | | |
| | | | |
| | Total | \$0 | \$500,000 |

Amounts appropriated for capital projects are hereby amended as follows:

| Account | Description | Increase/ Debit | Decrease/ Credit |
|-------------|--------------|--------------------|---------------------|
| 35.5300.900 | Construction | 500,000 | |
| | | | |
| | | | |
| | Total | \$500,000 | \$0 |

Section II:

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.

Councilman Ogle made a motion to approve the aforementioned Capital Project Ordinance Amendment, seconded by Councilman Thompson. The vote was unanimous.

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

Coffee with the Chief, Thursday, March 17, 2022, 9:00 a.m. at Old World Baking Company

The Lucky Leprechaun Hunt begins Thursday, March 17, 2022. Participants will search for Leprechauns hidden around Valdese. Prizes can only be redeemed during the Old Rock School hours, 8:00 am – 5:00 pm.

Concerts at the Rock presents: Malpass Brothers, Saturday, March 19, 2022, at 7:30 p.m.

Annual Budget Retreat is scheduled for March 23 & 24, 2022, 9:00 a.m. – 5:00 p.m. at the Old Rock School, Waldensian Room.

Concerts at the Rock presents: Lonesome River Band, Saturday, April 2, 2022, at 7:30 p.m.

MAYOR AND COUNCIL COMMENTS: Councilman Ogle expressed concern with the rise in gas prices and the take-home vehicles driving farther than three miles out of Town. Town Manager Seth Eckard said he would look at some analysis on what we spend currently. Mr. Eckard shared that staff is considering that with the next budget year.

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Councilman Mears asked when we were going to fix the Tiger Gym. Councilman Mears feels like it needs to be opened. Parks and Recreation Director David Andersen shared that he has been in contact with several contractors, and no one yet has a confirmed plan on how to correct the issue. Mr. Andersen is still working on finding the solution. Mr. Andersen shared there is a wet residue on the floor, and it looks to be an environmental issue. Mr. Andersen also gave an update on how the fundraiser was going with the gym renovations at the Community Center. Councilman Mears is concerned with building a new Public Safety Building but still having gyms that need to be repaired or updated.

Councilwoman Hildebran complimented Officer Hicks on the great job he is doing as Code Enforcement/Animal Control Officer.

Mayor Watts thanked the Council for everything they have done thus far on the plans for the Public Safety Building.

Councilwoman Lowman thanked the Police and the Fire Department for everything they do for the Town.

ADJOURNMENT: At 8:07 p.m., there being no further business to come before Council, Councilwoman Hildebran made a motion to adjourn, seconded by Councilman Thompson. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday, April 4, 2022, 6:00 p.m., Valdese Town Hall.

Town Clerk

jl

Mayor