

**TOWN OF VALDESE  
TOWN COUNCIL REGULAR MEETING  
APRIL 3, 2023**

The Town of Valdese Town Council met on Monday, April 3, 2023, 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, Mayor Pro Tem Frances Hildebran, Councilwoman Rexanna Lowman, Councilman Tim Skidmore, Councilman Tim Barus, and Councilman Paul Mears. Also present were: Town Attorney Tim Swanson, Town Manager Seth Eckard, Assistant Town Manager/CFO Bo Weichel, 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.

**RECOGNITION OF DRAUGHN HIGH SCHOOL'S WOMEN'S TENNIS TEAM** Parks & Recreation Director David Andersen introduced the DHS Women's Tennis Team coach, Kelsey Houser. Coach Houser shared highlights of the year - the tennis team earned conference champions, conference tournament singles/doubles champions, named conference player of the year, Katie Cozort, and all six seated players were all-conference and qualified for regionals. Coach Houser thanked the Council for recognizing the team.

**RECOGNITION OF DRAUGHN HIGH SCHOOL'S WOMEN'S BASKETBALL TEAM** Parks & Recreation Director David Andersen introduced the DHS Women's Basketball Team coach, Coach Taylor. Coach Taylor shared that the basketball team finished third in the conference and made it to the fourth round in the State playoffs, the first time in school history of making it that far. Coach Taylor identified players that were named all-conference. Coach Taylor thanked the Council for recognizing the team.

**RECOGNITION OF DRAUGHN HIGH SCHOOL'S VOLLEYBALL TEAM** Parks & Recreation Director David Andersen introduced Leah Lail, who has helped coach the DHS Volleyball Team in the past. Ms. Lail shared that the volleyball team was 9-3 in the conference, won the conference championship, and went the furthest they had ever gone in the state playoff run. Ms. Lail thanked the Council for recognizing the team.

Mayor Watts thanked all the coaching staff and the parents for supporting the students.

No comments from the public.

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

**APPROVED REGULAR MEETING MINUTES OF MARCH 6, 2023**

**APPROVED SPECIAL MEETING MINUTES OF MARCH 16, 2023**

**APPROVED BUDGET RETREAT MINUTES OF MARCH 23 & 24, 2023**

**APPROVED SUNDAY, APRIL 9, 2023 AS TAX LIEN ADVERTISING DATE FOR REAL PROPERTY**

**APPROVED REQUEST FROM AMERICAN LEGION POST 234 TO SELL ALCOHOL:** The Ladies Auxiliary has been authorized to sell beer at the Independence Day Celebration on June 30, 2023, from 5:00 p.m. until 11:00 p.m.

**APPROVED REQUEST FROM BURKE SUNRISE ROTARY TO SELL ALCOHOL:** The Burke Sunrise Rotary has been authorized to sell beer at the 2023 Waldensian Festival events on August 11, 2023, from 5:00 p.m. until 11:00 p.m. and April 12, 2023, from 3:00 p.m. until 10:00 p.m.

**APPROVED REQUEST FROM OLD COLONY PLAYERS TO SELL ALCOHOL:** The Old Colony Players has been authorized to partner with The Levee Brewery and Pub to sell beer and wine(Hard Cider) at the "Shrek, the Musical" performance on April 21, 22, 27, 28, 29, 2023, & May 4, 5, 6, 2023, at 7:30 p.m., at the Fred B. Cranford Amphitheatre.

**APPROVED DATE FOR PUBLIC HEARING DATE FOR RE-ZONING OF LAKESIDE PARK, MONDAY, MAY 1, 2023**

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

***End Consent Agenda***

**ITEMS REMOVED FROM CONSENT AGENDA:** None

**INTRODUCTION OF NEW EMPLOYEE:** Fire Chief Greg Stafford introduced new Fire Engineer Ethan Woody.

**PRESENTATION FROM FOOTHILLS BROADBAND, LLC:** Mayor Watts moved the presentation to Thursday, April 6, 2023, at the 6:00 p.m. Council Budget Workshop.

**LEASE AGREEMENT WITH FOOTHILLS BROADBAND, LLC:** Mayor Watts moved the lease agreement to Thursday, April 6, 2023, at the 6:00 p.m. Council Budget Workshop.

**APPROVED LOAN RESOLUTION FOR CLINE PUMP STATION:** Water Resources Director Greg Padgett introduced a resolution to accept funds from the State of North Carolina (DEQ) in the amount of \$1,176,000 for the Cline Pump Station renovations. Mr. Padgett shared that the Town has had numerous issues with the infiltration and inflow on the Cline Pump Station for the last 15 years. Mr. Padgett explained the next step is to go out for bid once the state approves the bid packet. Councilwoman Hildebran asked what the conditions of the loan were. Mr. Padgett said 1.10% for 20 years. Mr. Padgett identified different issues at the pump station and felt this would address many needs. Mr. Padgett reminded Council that this is a loan and there is no grant available for the Town of Valdese. Mr. Padgett said we did not qualify for a grant due to the five economic indicators we do not meet. Town Manager Seth Eckard shared that we always apply to at least try for a grant.

RESOLUTION BY VALDESE, TOWN COUNCIL

WHEREAS, the North Carolina Clean Water Revolving Loan and Grant Act of 1987 has authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater treatment works, wastewater collection systems, and water supply systems, water conservation projects, and

WHEREAS, the North Carolina Department of Environmental Quality has offered a State Reserve Loan in the amount of \$1,176,000 for the replacement of two (2) 200 gpm submersible pumps with two (2) 360 gpm submersible duplex pumps and 1,570 LF of 6-inch FM with 1,570 LF of 8-inch FM; installation of approximately 470 LF of 8-inch FM. Replacement of approximately 2,610 LF of 8-inch gravity sewer and 12 manholes; and rehabilitation of 15 manholes.

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WHEREAS, the Town of Valdese intends to construct said project in accordance with the approved plans and specifications,

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

That the Town of Valdese does hereby accept the State Reserve Loan offer of \$1,176,000.

That the Town of Valdese does hereby give assurance to the North Carolina Department of Environmental Quality that all items specified in the loan offer, Section II - Assurances will be adhered to.

That Mr. Seth Eckard, Valdese Town Manager, 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 Town of Valdese 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 the 3rd day of April 2023.

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

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

**APPROVED RESOLUTION AUTHORIZING APPLICATION FOR GRANT FUNDING: STORMWATER:**

Water Resources Director Greg Padgett introduced a resolution to apply for funding up to \$400,000 for a planning study of the condition of the Town's stormwater pipes.

**RESOLUTION BY GOVERNING BODY OF APPLICANT**

WHEREAS, The Town of Valdese has need for and intends to construct, plan for, or conduct a study in a project described as (Assessment of the Town's Stormwater System), or give a brief description of the project(s) in the application(s)), and

WHEREAS, The Town of Valdese intends to request Local Assistance for Stormwater Infrastructure Investments (LASII) Planning Studies for the project,

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

That Town of Valdese, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for Local Assistance for Stormwater Infrastructure Investments (LASII) Planning Study grant award.

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

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 and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Valdese to make a scheduled repayment of the loan, to withhold from the Town of Valdese any State funds that would otherwise be distributed to the local

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government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

If applying for a regional project, that the **Applicant** will partner and work with other units of local government or utilities in conducting the project, including N/A

That Mr. Seth Eckard, Valdese Town Manager, the **Authorized Representative**, 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 loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Representative**, 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, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the April 3<sup>rd</sup>, 2023 at Valdese, North Carolina.

\_\_\_\_\_  
(Signature of Mayor)

Charles Watts, Town Mayor  
\_\_\_\_\_  
(Title)

**FORM FOR CERTIFICATION BY THE RECORDING OFFICER**

The undersigned duly qualified and acting Town Clerk of the Town of Valdese does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Town Council of the Town of Valdese duly held on the 3<sup>rd</sup> day April 2023; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(Signature of Recording Officer)

Jessica Lail, Town Clerk

\_\_\_\_\_  
Title of Recording Officer

Councilman Mears made a motion to approve the aforementioned Resolution, seconded by Councilman Barus. The vote was unanimous.

**APPROVED RESOLUTION AUTHORIZING APPLICATION FOR GRANT FUNDING: LEAD SERVICE LINES:** Water Resources Director Greg Padgett shared with Council that the EAP is requiring all utilities to complete an inventory of all the water service lines by October 16, 2024. Mr. Padgett introduced a resolution to apply for funding up to \$400,000 to help create this process. This would identify where all the lead is in our system.

**RESOLUTION BY GOVERNING BODY OF APPLICANT**

WHEREAS, The Town of Valdese has need for and intends to construct, plan for, or conduct a study in a project described Lead Service Line Inventory and Assessment, and

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WHEREAS, The Town of Valdese intends to request DWI Assistance for Lead Service Line Replacement Funding,

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

That Town of Valdese, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for Local Assistance Solicitation to apply for Lead Service Line Replacement funding.

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

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 and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Valdese to make a scheduled repayment of the loan, to withhold from the Town of Valdese any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

If applying for a regional project, that the **Applicant** will partner and work with other units of local government or utilities in conducting the project, including N/A

That Mr. Seth Eckard, Valdese Town Manager, the **Authorized Representative**, 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 loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Representative**, 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, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the April 3<sup>rd</sup>, 2023 at Valdese, North Carolina.

\_\_\_\_\_  
Signature of Mayor

Charles Watts, Town Mayor

(Title)

**FORM FOR CERTIFICATION BY THE RECORDING OFFICER**

The undersigned duly qualified and acting Town Clerk of the Town of Valdese does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Town Council of the Town of Valdese duly held on the 3rd day April 2023; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_

(Signature of Recording Officer)

Jessica Lail, Town Clerk

Title

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

**APPROVED RESOLUTION OF SALE OF TOWN-OWNED PROPERTY:** Assistant Town Manager/CFO Bo Weichel shared that in October 2022, Council adopted a Resolution for authorizing upset bids of town-owned property located at 408 & 409 Pineburr Ave SE. Mr. Weichel shared that we had ten upset bids, and we have an offer from W.C. Erwin in the amount of \$112,000.00. Councilwoman Hildebran asked how much we paid for the land and how much it cost to demolish the mill. Mr. Weichel said we paid \$98,000.00, and it would cost \$500,000.00 to demolish the mill. Councilwoman Hildebran feels that this is a win-win for the Town.

**RESOLUTION AUTHORIZING SALE OF REAL PROPERTY**  
*Sale of 3.645 Acre Tract at 408 Pineburr Ave SE, Valdese, NC*  
*Sale of 0.40 Acre Tract at 409 Pineburr Ave SE, Valdese, NC*

WHEREAS, W.C. Erwin (“**Buyer**”) offered to purchase from the Town of Valdese (the “**Town**”) for the sum of \$112,000.00 certain property located at 408 Pineburr Ave SE & 409 Pineburr Ave SE, Valdese, North Carolina (the “**Property**”), which is described as follows:

Being all of that 3.645 acre tract or parcel of real property being identified as Parcel A on that plat entitled “Recombination Plat for: Town of Valdese,” dated September 28, 2022 and revised October 3, 2022, prepared by Jason N. Gasperson, NC PLS L-5267, and being recorded in Plat Book 60, Page 61, Burke County Registry, to which reference is hereby made for greater certainty in description.

ADDRESS: 408 Pineburr Avenue, SE, Valdese, NC 28690  
DEED REF: Book 2540, Page 374, Burke County Public Registry  
REID NO.: 33227  
PIN NO.: PIN No.: 2743038327

Being all of that 0.41 acre tract or parcel of real property being identified as Tract No. 2 on that plat entitled “Property of Alba-Waldensian, Inc.,” dated January 13, 1970, prepared by R. A. Childres, a Reg. Land Surveyor, and recorded in Plat Book 5, Page 95, Burke County Registry, to which reference is hereby made for greater certainty in description.

ADDRESS: 409 Pineburr Avenue, SE, Valdese, NC  
DEED REF: Book 2540, Page 371, Burke County Public Registry  
REID NO.: 30873  
PIN NO.: 2743037173

WHEREAS, at its October 3, 2022 regular meeting, the Town council adopted a Resolution Authorizing Upset Bid Process proposing to accept this offer;

WHEREAS, as required by N.C.G.S. § 160A-269, the Town council directed Town representatives to publish notice of the Town’s intent to accept the offer and notice that persons could raise the bid, and that notice was published;

WHEREAS, no upset bids were received within the ten (10) day upset bid period, and the \$112,000.00 offer made by Buyer is the last and highest bid for the Property; and

WHEREAS, the Town does not need the Property, and the Town therefore desires to accept the offer made by Buyer and sell the Property to Buyer upon the terms hereafter set forth; and

WHEREAS, the Buyer will be responsible for all legal fees associated with the closing documents necessary to transfer ownership from the Town to the Buyer.

IT IS THEREFORE RESOLVED that, pursuant to N.C.G.S. § 160A-269, the sale of the Property to Buyer for the purchase price of \$112,000.00 is approved; that the Property shall be sold “as is” and subject to all existing easements; that the Town shall reserve easements for all Town utility lines located on or under the property, if any; and that the Town manager is authorized and directed to deliver to Buyer a special warranty deed for the Property upon receipt of the purchase price, subject to the above terms and conditions.

THIS RESOLUTION IS ADOPTED this 3<sup>rd</sup> day of April, 2023.

/s/ Charles Watts, Mayor

ATTEST:  
/s/ Town Clerk

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

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

Town Council Budget Workshop Dinner Meeting, Thursday, April 6, 2023, Valdese Town Hall, Community Room, 6:00 p.m.

Town Offices closed Friday, April 7, 2023 in observance of Good Friday Holiday

NCDOT Biannual Cleanup Drive - Spring Litter Sweep, April 15-29, 2023

Town Council Budget Workshop #2 Meeting (if needed), Tuesday, April 18, 2023, Valdese Town Hall, Community Room, 6:00 p.m.

OCP Production: Shrek The Musical, Show Dates April 21-22 & 27-29, 2023, 7:30 p.m., and May 4-6, 2023, 7:30 p.m.; visit [www.oldcolonyplayers.com](http://www.oldcolonyplayers.com) for more information and to purchase tickets.

Spring Craft Market, Saturday, April 29, 2023, ORS Temple Field, 9:00 a.m., special music by: The Brothers’ Cooperative from 10:00 a.m. – 12:00 noon, and Lost Wages from 1:00 p.m. – 3:00 p.m.

**MAYOR AND COUNCIL COMMENTS:** Councilman Barus recognized the Fire Department for rescuing a father and young daughter who fell from McGalliard Falls. Councilman Barus thanked the employees that were involved in saving their lives.

Councilman Mears reminded citizens that we had a Budget Retreat a few weeks ago and felt like it was a well-planned meeting with great presentations from the staff. Councilman Mears encouraged everyone to come to the meetings. Councilwoman Hildebran feels that this Budget Retreat was one of the best ones that we have had in many years and thanked the Department Heads for the great job they continue to do.

Town Manager Seth Eckard witnessed Police Sergeant Beck going out of his way to interact with the public positively, and Mr. Eckard appreciated the community policing.

**ADJOURNMENT:** At 6:35 p.m., there being no further business to come before Council, Councilman Barus made a motion to adjourn, seconded by Councilman Mears. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday, May 1, 2023, 6:00 p.m.

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Mayor

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