

**TOWN OF VALDESE
TOWN COUNCIL REGULAR MEETING
JUNE 1, 2020**

The Town of Valdese Town Council met on Monday, June 1, 2020, 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 Jessica Lail, 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: Citizens had the option to submit public comments through a form on the Town's website due to space being limited inside the Council Chambers. Deputy Town Clerk, Jessica Lail, read the public comments aloud to the Council.

POOL OPENING – AMANDA LENNEX, 4102 CHERRYWOOD DRIVE, HUDSON: Ms. Lennex submitted the following comments: As a parent and a healthcare worker I am aware of the current conditions concerning Covid19. However, as a patron of the Valdese Rec for several years, what plans are in place to open the pool for swimmers and recreation? As a family we frequent the use of the pool at a minimum of 6 days each week and pay dues yearly at the out of town rate. Along with the out of town dues amount we also spend money in the town for meals and other necessities each week. The pools in NC could have reopened on Friday the 22nd, but after being closed for over 2 months there were not any clear plans to move forward with this issue. The pool is not just a place to hang out or gather, but to some individuals it is an emotional getaway to work out frustrations and to achieve goals. Each and every swimmer works hard to achieve goals they have set for themselves and to take them out of the water indefinitely sets them back in any progress they have made. Our kids deserve better and our older patrons that are unable to do other forms of exercises due to their health and limitations are being done a disservice. Yes, we need to be aware of cleanliness and decreasing the spread of disease, but shouldn't we have done that all along and not just when a virus that has a recovery rate of 98% or higher spread panic and fear to shut down everything? What about the instances of heightened anxiety and depression in our children, adults, and elderly? We don't want to discuss that, just to social distance and reduce risks. There are risks with everything in life and how about we stop living in fear and live in hope for the future of all involved?

CODE ENFORCEMENT- KAY DRAUGHN, 108 W END STREET SW., VALDESE: Ms. Draughn submitted the following comments: Dear Valdese Town Council, Attorney, Manager & Clerk:

Regarding code enforcement, I encourage the VTC (Valdese Town Council) to:

- Continue to move forward with the cases currently on the WPCOG's docket.
- Notify adjoining property owners of the NOV hearing scheduled on June 11th for the Nordic Ventures (formerly owned by R. Deal) property on Main Street & W. End and advise whether that hearing is open to the public.
- Provide adjoining property owners with a written timeline for improvements or demolition to occur at the Nordic Ventures property as determined in the June 11 hearing.
- Oppose waiving or reducing code enforcement/abatement fines. Taxpayers should not have to further subsidize violators. The fines that are collected should be used to offset monies spent for abatement.

Regarding transparency & accessibility:

- To foster civic engagement and to improve transparency, I encourage the VTC to video or live stream its meetings and post them on a YouTube Channel and/or air them on a local cable channel.
- I encourage the Town to publish its monthly meeting agenda earlier. Currently, the agenda is published on Friday afternoon for a Monday evening meeting. Two (2) days is an inadequate amount of time for citizens to review the materials and prepare for the meeting.

Regarding Animal Services:

- To encourage all citizens to attend the Kittenpalooza scheduled for June 12 & 13 (10 am to 4 pm) at the Burke County Animal Services Center, 425 Kirksey Drive in Morganton.

- To spay or neuter your pets. Thank you for your service and for your consideration of these items.

DOG PROBLEM - WILL MUELLER, 610 DIXIE AVE NW., VALDESE: Mr. Mueller submitted the following comments: We, the members of the Rabbit Hill Neighborhood Watch, are pleased with the progress at the Bass St. location, and look forward to having that property cleaned up. In spite of Mr. Ervin's efforts, the dog problem is still not completely solved. One of the solid black ones trotted past our back door yesterday, and I have noticed one of the spotted ones several times on Paul Beach's driveway at the rear of his home, and sitting in the middle of Dixie Ave. on more than one occasion. We appreciate the efforts made so far regarding the dogs, and hope that the remaining animals can be rounded up and removed to Animal Services. Thanks to Keith Ogle for keeping us informed about progress at Bass St.

CONSENT AGENDA: (enacted by one motion)

APPROVED REGULAR MEETING MINUTES OF MAY 4, 2020

APPROVAL OF VALDESE ABC BOARD TRAVEL POLICY

VALDESE ABC BOARD TRAVEL POLICY

The following guidelines will be used as a travel policy for all employees traveling on Valdese ABC Board business:

1. Reimbursement of travel expenses-

Meals will be covered on a per day rate. (Based on the current Federal Per Diem Rate) The Federal Per Diem Rates listing (found online at www.gsa.gov) is updated on an annual basis in October. If the traveler's destination is not listed on the website, the standard rate is used.

When traveling to attend a conference, where some meals are provided by the conference, remaining meals not provided by the conference will be eligible for reimbursement on a reasonable and actual basis (receipts required).

When on a trip not involving an over-night stay, expenses (i.e. mileage, meals) will be eligible for reimbursement on a reasonable and actual basis (receipts required).

Lodging will be covered for reasonable and actual cost (receipt required). Unless attending a conference, the Federal Per Diem Listing should be used as a guideline in determining reasonable cost.

2. Board credit cards may be used to reserve lodging. Travel related cost however, should not be charged to the credit cards. All travel expenses will be covered through travel advances and / or reimbursements.

3. It is the responsibility of the General Manager to determine which meal allowances are eligible for reimbursement to employees for partial day travel. Reimbursement will be for reasonable and actual cost (receipt required).


4. All requests for travel expense reimbursement (i.e. meals, lodging, mileage, etc.) must be accompanied by a travel expense report.

5. Other issues-

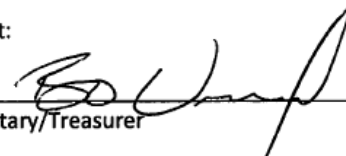
- Transportation: As a general rule, it is the Board's policy that an employee is authorized to use a private vehicle and be reimbursed at the current standard mileage rate. The current standard rate shall be the same as paid by the Town of Valdese following the IRS rate.
- Telephone: Any employee traveling out of town and staying overnight will be allowed a personal telephone call up to \$4 per night. Board business related calls will be paid by the Board.

- Registration: Registration fees are generally paid in advance directly to the vendor, not from travel advance.
- Advances: The Board does permit employees to request advances whenever an estimated trip cost exceed \$25. If the cost is less than \$25, employee must seek reimbursement when the trip is completed.

Adopted this the 18th day of May, 2020


Chairman

Attest:


Secretary/Treasurer

APPROVED VEDIC BOARD OF DIRECTORS APPOINTMENTS The VEDIC Board of Directors recommended the appointment of Nancy Page and the appointment of Suzanne Wallace to the VEDIC Board. The three-year-terms will expire July 1, 2023.

CORONAVIRUS RELIEF FUNDS

NORTH CAROLINA

BURKE COUNTY

AGREEMENT FOR USE OF
CORONAVIRUS RELIEF FUNDS
UNDER S.L. 2020-4

THIS AGREEMENT, made and entered into by and between **BURKE COUNTY**, a body politic and corporate of the State of North Carolina (the "County"); and the _____, a North Carolina municipal corporation located in Burke County, North Carolina (the "Municipality");

WITNESSETH:

WHEREAS, the North Carolina General Assembly has passed, and the Governor of North Carolina has signed into law, State Law 2020-4, entitled "An Act to Provide Aid to North Carolinians in Response to the Coronavirus Disease 2019 (COVID-19) Crisis" to be known as the "2020 COVID-19 Recovery Act" (the "Act"); and

WHEREAS, the Act sets aside \$150,000,000.00 to the Office of State Budget and Management (OSBM), to be distributed among certain counties; and

WHEREAS, under such legislation, Burke County's share of such funds is estimated to be \$1,772,221.00 (the "COVID Funds"); and

WHEREAS, the Act provides that a county may allocate a portion of these COVID Funds for use by municipalities within the county, but only if the transfer qualifies as a necessary expenditure as provided in the Act; and

WHEREAS, the County has established a protocol by which a municipality may receive COVID Funds under the Act; and

WHEREAS, the Municipality wishes to receive COVID Funds pursuant to the protocol and the terms of this Agreement.

NOW, THEREFORE, based upon the premises, and the mutual covenants contained herein, the County and the Municipality are agreed as follows:

1. SUBMISSION. Should the Municipality have expenditures that it believes will qualify as necessary expenditures as provided in the Act, it will submit an application for funding, using the form attached hereto.

2. BOARD APPROVAL. At the time of submission of an application, the Municipality shall submit a certified copy of the minutes of its board meeting 1) approving the application, 2) authorizing their Manager to obligate the Municipality to all rules and restrictions upon the COVID Funds, including this Agreement, and 3) agreeing to repay any COVID Funds determined by the County, the State, or the Federal Government as being improperly spent or spent for an ineligible purpose.

3. COMPLETION. No later than November 30, 2020 the Municipality will submit to the County a detailed report and a list of all expenses for which the Municipality requests reimbursement. No request for reimbursement received after November 30, 2020 shall be honored. Time is of the essence to the performance of this Agreement.

4. REIMBURSEMENT FOR ELIGIBLE EXPENSES. Upon submission of the Municipality's expenses, accompanied by receipts, the County will review said expenses to assure itself that all expenses submitted are eligible for reimbursement from the COVID Funds. Any expenses deemed ineligible by the County based upon the County's understanding of the Act, will not be reimbursed. Reimbursement requests should be submitted monthly by the 15th of each month for the prior month.

5. PAYMENT. Payment shall be made for approved expenses within thirty (30) days of approval.

6. RECOVERY OF DISALLOWED FUNDS. Should the County receive notice from the administrators or auditors of the Act, or the OSBM, that certain funds paid to the Municipality were in fact ineligible or otherwise must be refunded, then the County shall send written notice to the Municipality as provided in Section 9. The Municipality shall repay such funds reimbursed for ineligible expenses to the County within thirty (30) days of receipt of notice from the County.

7. INDEMNITY AND HOLD HARMLESS. The Municipality shall indemnify the County and hold the County harmless for any loss the County may incur based upon the granting to the Municipality of COVID Funds, based upon any ineligible expenditures, or failure to timely complete a project. Losses may include reimbursements, fines, penalties, and legal fees incurred by the County.

8. NOTICES. Whenever in this Agreement it shall be required or permitted that notice or demand be given or served by either party to this Agreement to or upon the other, such notice or demand shall be given or served, and shall not be deemed to have been given or served unless in writing, and forwarded by certified or registered mail, return receipt addressed as follows:

To the Municipality:

Attention: Manager

_____, North Carolina 28_____

To the County: COUNTY OF BURKE

Attention: County Manager
Post Office Box 219
Morganton, North Carolina 28680-0219

9. GOVERNING LAW, COUNTERPARTS, ENTIRE AGREEMENT, WAIVER, EFFECTIVENESS, ASSIGNMENT, HEADINGS, SEVERABILITY.

This Agreement shall be governed by and construed, interpreted and enforced in accordance with the laws of the State of North Carolina.

This Agreement may be executed in several counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument representing the Agreement of the parties relating to the subject matter hereof.

The parties hereto have made no agreements or representations relating to the subject matter of this Agreement which are not set forth herein or herein provided for.

Any term or condition of this Agreement may be waived in writing at any time by the party or parties entitled to the benefit thereof.

No modification of this Agreement shall be valid unless in writing and signed by the parties hereto.

The waiver of breach of any term or condition of this Agreement shall not be deemed to constitute the waiver of any other breach of the same or any other term or condition. This Agreement shall become effective when signed by all the parties in the respective places indicated.

This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

The headings of this Agreement are for reference purposes only and shall not be used in construing or interpreting this Agreement.

If any one or more of the provisions contained in this Agreement shall be invalid, illegal or unenforceable in any respect under any applicable law, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby.

The sole venue for any action brought by either party to this contract shall be the state or federal courts serving Burke County, North Carolina.

IN WITNESS WHEREOF, the parties hereto have executed these presents, as of the day and year first above set forth.

BURKE COUNTY

By: _____

Its: _____

THE MUNICIPALITY

By: _____

Its: _____

Preaudit Statement

This statement has been pre-audited in the manner prescribed by the Local Government Budget of Fiscal Control Act.

By: _____
Burke County Finance Officer

Preaudit Statement

This statement has been pre-audited in the manner prescribed by the Local Government Budget of Fiscal Control Act.

By: _____
Municipality Finance Officer

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

End Consent Agenda

ITEMS REMOVED FROM CONSENT AGENDA: None.

PRESENTATION OF FY 2020-2021 PROPOSED BUDGET AND SCHEDULING OF PUBLIC HEARING FOR MONDAY, JUNE 29, 2020 The proposed budget was submitted to the Valdese Town Council on Friday, May 22, 2020.

Town Manager Seth Eckard said, “The preparation of this budget arrives at a time of unprecedented uncertainty. A pandemic has been declared across the globe and is changing the face of the world at a rapid pace. With consideration of these current economic conditions, our team presents a balanced budget that addresses current and future goals - without jeopardizing services to our residents. The proposed total of the FY 2020-2021 operating and capital budget is \$11,378,024. This includes a total General Fund budget of \$6,339,043 and a total Utility Fund budget of \$5,038,981. The proposed budget maintains a property tax rate of 54.5 cents per \$100 valuation.

We have incorporated a 10 percent overall reduction to the sales tax revenues for fiscal year 2020-2021. In dollars, this is a \$118,276 reduction of General Fund revenue. We anticipate this to be temporary – for one year – and then economic conditions stabilize to pre-COVID19 for next year’s budget cycle. To account for the anticipated decrease in sales tax revenue, we are deferring several capital items to “Year 2” in the general fund capital improvement plan schedule.

In regards to Occupancy Tax revenue projections, we have budgeted \$65,000, next year we have budgeted \$32,500.

Despite the current economic conditions, three housing developments are moving forward: The former Houston Hosiery Mill is anticipated to be redeveloped into a 60-unit apartment complex, a 70-unit three story apartment complex is proposed at Crowhill Park, and a 60-unit senior housing developed is proposed off of Praley Street. We also have homes under construction at The Settings.

The Board of Trustees of the Local Government Employees’ Retirement System (LGERS) voted to approve its planned 1.2 percent increase to the system’s employer contribution rate for fiscal year 2020-21. This will be the second year of their mandatory rate increase.

General Fund – The proposed budget includes a total General Fund budget of \$6,339,043 and proposes maintaining the current tax rate.

Street Resurfacing

Various factors in the economy and the NCDOT budget have created a rare scenario where paving contractors are bidding work at very low prices. We are seeing upward of 20 to 30 percent lower cost than normal, and anticipate this continuing until November 2020. Because of these good prices, the CIP is proposing to do \$450,000 worth of paving projects in the upcoming budget year to take advantage of this “discount.”

Recycling

Due to unfavorable economic conditions in the recycling industry and a three percent increase this upcoming year to our contract with Republic, the proposed budget includes a one dollar per month recycling fee increase.

Public Safety Building

The Town is in the process of selecting an architect to design a new public safety building that will replace the old deteriorating facility. Now is an optimal time to design and construct a new facility, given the historically low long-term financing rates and competitive bidding by local contractors. This project may take up to four years to complete.

General Fund Capital Projects:

In the Fiscal Year 2020-2021 budget, the Town plans to make strategic capital investments amongst all departments to ensure efficient and effective service delivery as well as continue to

repair our aging infrastructure. Some of these capital projects will be delayed until mid-year to make sure revenues are coming in as projected.

The General Fund Budget reflects expenditures of \$636,500 in capital projects across multiple departments. Highlights include:

Fire Department

- Replace Fire Prevention Vehicle

Community Affairs

- Replace Teacher Cottage Roof
- Replace Teachers Cottage Flooring

Police Department

- Patrol Vehicle

Public Works

- Street Resurfacing (\$450,000)

Parks and Recreation

- Fitness Center Equipment
- Monitoring System for Community Center

Administration

- Replace Town Hall Server
- Replace Town Hall Vehicle
- Sealcoat and Restripe Parking Lot

Utility Fund

The Utility Fund budget for Fiscal Year 2020-2021 is \$5,038,981.

Utility Fund Capital Projects:

- Water system upgrade project (waterlines)
- Main street waterline replacement
- MCC (raw and finished water) replacement at the water plant
- Chlorine gas to liquid bleach conversion at the water plant
- Sewer I&I assessment project
- Water AIA Assessment
- Cline Pump Station Rehabilitation
- Centrifuge Back drive and control replacement

At this time I will take any questions that Council may have.”

Councilman Ogle feels that the Budget looks very well. Mayor Black asked about the monitoring system for the Community Center and what it would look like. Town Manager Seth Eckard explained the Recreation Department would have camera footage of the pool deck and around the facility.

Councilman Ogle made a motion to set the public hearing for the FY 2019-2020 budget on Monday, June 29, 2020, at 6:00 p.m., Valdese Town Hall, seconded by Councilwoman Hildebran. The vote was unanimous.

PUBLIC HEARING FOR CONDITIONAL USE PERMIT APPLICATION #1-3-20 PINE CROSSING (CROWHILL PARK) Mayor Black introduced the Conditional Use Hearing and asked if anyone wished to speak either for or against to come forward and be sworn in by Deputy Town Clerk Jessica Lail. Ms. Lail administered oaths to Planning Director Larry Johnson, Bobby Funk with Mills Construction and Sherry Long, Chairman of the Board with the Western NC Housing Partnership.

Mayor Black declared the public hearing open.

Planning Director Larry Johnson briefly reviewed highlights of the following report:

Permit for Multi-family Development in R-8 Residential, Conditional Use Permit #1-3-2020.

APPLICANT:

WNC Housing Partnership

PROPERTY OWNER:

Town of Valdese

REQUEST:

On March 6, 2020, the applicant requests a Conditional Use Permit to allow a 66-unit multi-family residential development (PUD-R) in the R-8 Residential District.

LOCATION:

605 Pineburr Avenue SW (Crowhill Park Properties). Properties currently owned by the Town of Valdese. The applicant currently has an option to purchase if funding is approved.

LAND USE AND ZONING:

Comprised of two parcels totaling 6 acres, is currently vacant. The main parcel is being used by the owner for the temporary storage of leaves and yard debris. The smaller parcel is being used for egress and ingress into the main parcel.

The parcels are zoned R-8 Residential. The intent of the R-8 District is to provide for town scaled residential development within walking distance of services. The R-8 Residential District is a high density district in that it permits a host of residential uses including single family, duplexes, Class A manufactured homes and multi-family developments (conditional use permit)

SURROUNDING ZONING:

North: R-8 Residential

South: R-8 Residential, R-12 Residential

East: R-8 Residential

West: R-8 Residential

SURROUNDING LAND USES:

North: Single Family Residential

South: Single Family Residential

East: Single Family Residential

West: Single Family Residential

TRANSPORTATION:

Egress and Ingress to the property is by way of Pineburr Avenue SW. Pineburr is identified as a local residential street and is maintained by the Town. Partial resurfacing of Pineburr occurred in 2009.

A traffic count was conducted by the Town of Valdese Public Works Department. The count showed an average daily count of 540 on Pineburr Avenue SW, from Orchard Avenue to Hoyle Street. During peak time of 11:00 am, the average daily count was 41 vehicles. During the peak pm time of 1:00 pm, the vehicle count was 47 vehicles.

Public Services Director Greg Padgett has reviewed the plans for Pine Crossing Multifamily Development and has determined that Pineburr Avenue SW has the capacity to accommodate the additional traffic generated by the proposed development.

UTILITIES:

The Town of Valdese has the capacity and will provide water and sewer services. This area is being served with a 6-inch water line and an 8-inch sewer line. One master meter is being proposed in lieu of 66 individual meters. However, the developer will have two options for securing sewer. Option #1 will be the installation of a privately

owned pump station. Option #2 will require acquisition of right of way by the developer to extend existing sewer to the site.

Additionally, Valdese Public Works Department shall not be responsible for any garbage pick-up.

LAND USE PLAN:

The Valdese Vision – A Land Use Action Plan for the Future identifies the future use of this property as residential.

CONDITIONAL USE REQUEST HISTORY:

There is no conditional use history on the two parcels.

APPLICABLE CODE SECTIONS:

Section 9-3051 Neighborhoods Residential District (R-8)

- 1) The intent of the R-8 District is to provide for town scaled residential development within walking distance of services. The R-8 Neighborhoods Residential District is a high density district in that it permits a host of residential uses including single family, duplexes, and Class A manufactured homes.
- 2) Uses permitted with a conditional use permit: **Multi-family building**, Planned Unit Development-Business, **Planned Unit Development-Residential**, Public and Private School, Residential Care Facilities, Laundromats, Grocery Stores, Day Care Center, Mix Uses, Bakeries/Delicatessens, Barber and Beauty Shops and Floral Shops.

Section 3051.2 Off-Street Parking and Loading Requirements

- 1) Off Street parking and loading requirements shall be met for all uses as required by Article F.

Article F – Off-Street Parking Requirements

9-3071 Parking Spaces to be required and permanent

- i) The off-street parking space required shall be permanent spaces and shall not be used for any other purpose.
- ii) Each parking space shall be 30 degrees, 60 degrees, or 90 degrees and a minimum of nine (9) feet by eighteen (18) feet if angled. If paralleled, the parking space must be a minimum of seven (7) feet by twenty-two (22) feet.
- iii) Required off-street parking spaces for any use shall not be located more than 400 feet from the use they are intended to serve.

2) Section 9-3074 Schedule of Parking Spaces

- i) Off-street parking spaces shall be provided and permanently maintained by the owners and occupants of the following use classifications: Multi-family 1.5 spaces for each unit.

Section 9-3076 Parking Lot Design Requirements

- ii) Off-street parking areas should be designed to create a safe and comfortable passage for the pedestrians. All off-street parking lots, including exits, entrances, drives and parking areas shall
 - a) Allow for traffic movement in accordance with generally accepted design principles.
 - b) Have physical access to a public street.
 - c) Be designed so that storm water runoff from the parking area does not create erosion, flooding, or other nuisance conditions.

- d) Off-street parking areas, loading, egresses and ingresses, shall be paved with asphalt or concrete.
- e) Be maintained as long as the use, which it serves exist. Each parking space shall be marked and maintained.
- f) Unless otherwise required, all off-street parking with more than ten (10) automotive vehicles that adjoins any plot of land zoned or used for single family residential purposes, shall be screened with landscaped devices.

Section 9-3077 Landscaping of Parking Area

- b) Landscaping shall not obstruct the view of motorists using any street, private driveway, parking aisles or the approach to any street intersection so as to constitute a traffic hazard.
- c) Meet landscaping requirements for interior areas of parking areas. Interior areas are defined as the areas within the property used for vehicular storage, parking or movement.
- d) Meet landscaping requirements for street yards of parking areas. Street yards are **defined** as the area between the public right-of-way and interior areas.
- e) Adhere to Tree and Shrub specifications.
- f) Meet the abutting property landscaping requirements.

Section 9-3111 Planned Unit Development – Residential (PUD-R)

- a) The purpose of the planned unit development – residential is to encourage the development of living environments, which meet the needs of the people who live in them by providing certain development privileges in exchange for preplanning and design considerations.

The planned unit development – residential provides flexibility in using new development concepts and in introducing variety into neighborhoods by encouraging mixed uses, variable lot size, and environmentally sensitive design, which promotes the conservation of open space and ensures substantial compliance with the intent of the Town of Valdese Zoning Ordinance.

- i. Encourage development that enhances the quality of life while protecting the health, safety and general welfare of residents;
 - ii. Encourage variety in housing opportunities;
 - iii. Encourage the development of a viable economic base;
 - iv. Encourage the development of land uses that will complement existing adjacent land uses;
- b) The Town Council may approve this form of development in the districts that allow it as a conditional use, if the conditions specified in this article are met.
 - i. At the time of application for a planned unit development, all land, structures and other real property shall be in single or joint ownership of whatever form, or the petitioner shall have the right to acquire ownership under a valid option, and this information shall be included in the application for a planned unit development.
 - ii. A residential planned unit development shall be located on a site containing at least two (2) contiguous acres.

- iii. If land or structures within a proposed PUD-R are to be sold to more than one person, firm, corporation or other entity, then the proposed PUD-R shall be subject to the Town of Valdese Subdivision Ordinance. Deviations from said standards may be approved provided they are stated as part of the PUD-R Application Requirements.
 - iv. A minimum of 10 percent of the land area for the PUD-R shall be common open/recreational space. This area shall be identified as open/recreation space on the submitted plans, which shall be recorded in the Office of the Register of Deeds. In residential mixed use PUD-R's, required open space may not be part of any proposed platted single-family residential lots.
 - v. All new planned unit developments shall provide concrete sidewalks along both sides of all existing and proposed public streets within the PUD-R. Sidewalks shall only be required on the internal side of existing streets that are on the perimeter of the PUD-R. Sidewalks shall be a minimum of 5 feet wide and four inches thick. Sidewalks will not be required along alleys. All pedestrian segments shall meet or exceed ADA standards and shall be constructed of concrete.
 - vi. The design and layout of a PUD-R shall take into account the relationship of the site of the surrounding areas. Additionally, the perimeter of the PUD-R shall be so designed as to minimize any negative impact on adjacent properties.
 - vii. Development of a PUD-R may be phased, in which case all the property anticipated for the PUD-R development shall be submitted as part of the PUD-R development plan showing a conceptual depiction of the eventual development and approximate phase lines shown. During the phased development of a PUD-R, proportional overall common open space required shall be incorporated into each phase and be dedicated and installed or improved by the end of the construction of each proposed phase.
 - viii. Following review of the proposed PUD-R, the Planning Board shall recommend approval or denial of the application and accompanying PUD-R plans. Planning Board may recommend to Town Council conditional approval with such conditions as are necessary to ensure conformity to all applicable requirements. There were no conditions placed on the approval of the PUD-R by the Valdese Planning Board.
- c) In order for an application for a PUD-R to be approved, the Town Council must find that the proposed development will be compatible with comprehensive land use, and neighborhood development plans, and will not place an excessive traffic load on local streets. In addition, Town Council must find that the site can be developed according to a site plan that will be compatible with existing neighborhood development, and that the site can be provided with adequate utility services.

Section 9-3147 Conditional Uses

- i) The Valdese Town Council shall grant in particular cases and subject to appropriate conditions and safeguards, permits for conditional uses as authorized by this Valdese Zoning Ordinance and set forth as Conditional Uses under various use districts.

POSSIBLE FINDINGS AS RELATED TO THE GENERAL STANDARDS FOUND IN SECTION 9-3147

- 1) The use will not adversely affect the health, or safety of persons residing or working in the neighborhood of the proposed use.

Applicant complies

- 2) The use will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood.

Applicant complies

- 3) The use, which is listed as a conditional use in the district in which it is proposed to be located, complies with all required zoning standards.

Applicant complies or agrees to comply

REVIEW/DISCUSSION:

The Valdese Town Council is required to make findings based upon substantial evidence presented at the hearing. The Town Council may refer to staff's report to aid in its deliberations. It is the responsibility of the applicant to present such evidence in the form of testimony, exhibits, documents, models, plans, and the like that applicant desires to present in support of the application for a conditional use permit. The Town Council may designate such conditions which in its opinion will conform to the requirements and spirit of the conditional use ordinance.

If at any time after a conditional use permit has been issued the Town Council finds that the conditions imposed and agreements made have not been or are not being fulfilled by the holder of a conditional use permit, the permit shall be terminated, and the operation of such use discontinued. If a conditional use permit is terminated for any reason, it may be reinstated only after a public hearing is held.

The project will include 66 multifamily units located on the property currently owned by the Town of Valdese. The applicant currently maintains an option to purchase the property if funding for this project is approved by the State.

The proposed development is identified as a Planned Unit Development – Residential (PUD-R) permitted with conditional use approval from Valdese Town Council.

The project must meet or exceed all zoning requirements of the R-8 Neighborhood Residential District and Article F Off-Street Parking. Based upon the projection of 66 units, 1.5 parking spaces (minimum of 99) must be made available for the total number of units. The developer will be providing 116 spaces. The minimum area for each parking space shall be 9ft x 18ft.

Traffic count show an average daily count of 540 cars on Pineburr Avenue SW. Average count during the peak times of 11:00 am and 1:00 pm are 41 and 47 respectively.

The Town of Valdese Public Works Department has stated that the property is served by water and sewer. The applicant will have two options to obtain sewer to the site. Valdese Public Works agrees to one master meter serving the building in lieu of sixty (66) individual meters. If additional utility upgrades are required, the expense will be the responsibility of the developer. The Town of Valdese has the capacity to serve this development

The proposed project is consistent with Valdese's Master Land Use Plan.

PLANNING BOARD RECOMMENDATION:

The Planning Board reviewed the Conditional Use Permit Application on Thursday, May 21, 2020 and unanimously voted to recommend approval without conditions.

Mr. Johnson explained that the Public Hearing was advertised appropriately and staff only received one phone call from a citizen who was in favor of the project.

Mr. Bobby Funk, Developer, with Mills Construction presented the following presentation:

Pine Crossing
2020






Overview

Seeking a Conditional Use Permit to allow development of a new 66-unit multifamily housing community

PUD meets all standards of the Ordinance while enhancing quality of life, health, safety and welfare of residents through the expansion of high quality new housing in Valdese

Development has taken great care to integrate seamlessly in the existing neighborhood with no negative impacts to surrounding neighbors, traffic or utilities capacity

Who We Are

Western N.C. Housing Partnership, Inc. (WNCHP) is a nonprofit 501(c)3 organization founded in 1994 celebrating 25 years in 2019

We are committed to developing high quality apartment residences for aging populations and workforce families within the thirty-one county region of Western North Carolina



Experienced Team

We will be working in tandem with Fred G. Mills, a tax credit developer with over 50 years of experience in housing development in North Carolina

The organization includes an in-house construction company that we will utilize – jobs will be created during construction

Over 3,000 units developed

Recent developments in: Granite Falls, Mocksville, Dallas NC, Asheville, Greenville NC, Tabor City, Raleigh, Lumberton, Charlotte, Bermuda Run



Site Details

6 acres

66 units

- 12 : 1BR
- 36 : 2BR
- 18 : 3BR

5 residential buildings

Proposed Development

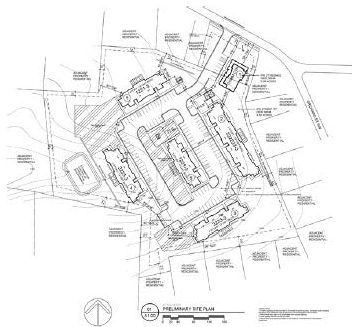
Amenities

Community center	On-site management
Kids play area and tot lot	24-hour emergency maintenance
Picnic area	On-site security cameras
Computer lab	

Projected Rents

Unit Size	Unit Count	40% AMI	50% AMI	60% AMI
1 BR	12	\$355	\$460	\$565
2 BR	36	\$420	\$515	\$630
3 BR	18	-	\$590	\$720

Rent includes water/sewer utilities. Note: Rents will be approved by NCHFA

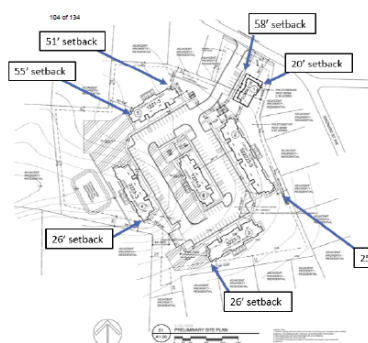


Site Details

Required Setbacks

- 25' Front
- 10' Side
- 25' Rear
- Exceeds all setback requirements

[Valdese Ord. 9-3111.1 (b)(12)]

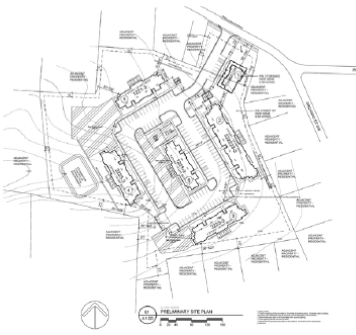


Site Details

Required Setbacks

- 25' Front
- 10' Side
- 25' Rear
- Exceeds all setback requirements

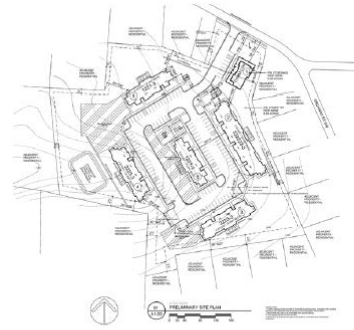
[Valdese Ord. 9-3111.1 (b)(12)]



Site Details

Topography & Buffering

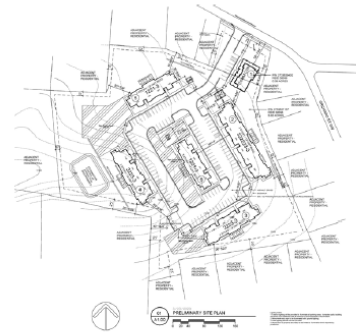
- Care was taken in designing the property to minimize any negative impact of surrounding properties
- Site layout takes advantage of grade changes to increase separation from surrounding housing
- Retaining walls are planned to account for the grade change which will further separate the development



Site Details

Topography & Buffering

- Trees and vegetation along the perimeter of property will be retained
- Screening will be built up as necessary to assure privacy is maintained

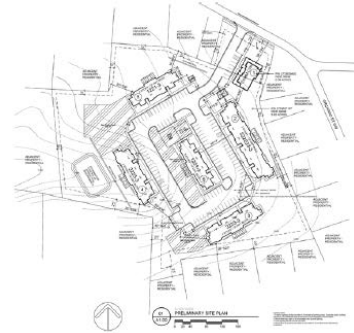


Site Details

Impervious Surface

- The site has less than 36% impervious surface to meet the ordinance requirement if the site requires a Sediment/Erosion Control Plan
- Building area does not exceed 30% of lot area
- Development will meet all storm water management requirements

[Valdese Ord. 9-3051.4 (d)(3 & 4)]

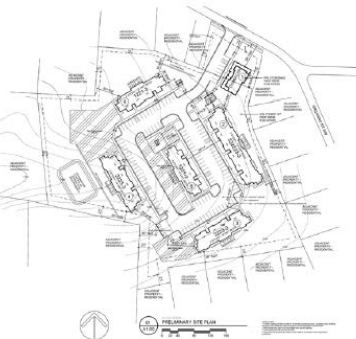


Site Details

Open Common Space

- 11%
- Exceeds PUD requirement

[Valdese Ord. 9-3111.1 (b)(4)]



Site Details

Sidewalks

- ADA accessible sidewalks are provided through the property
- Sidewalks will be constructed along Pineburr Ave on the property per ordinance requirement

[Valdese Ord. 9-3111.1 (b)(5)]



Neighborhood Compatibility

- Several multifamily developments exist in the surrounding neighborhood
- This development will be walkable to downtown providing residents good access to shopping and dining amenities on Main Street

[Valdese Ord. 9-3111.1 (b)(5)]



Building Design

Dallas, NC | Completed 2014, Phase 2 Completed 2019

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Agenda

Economic Impact

- \$9.5 million total Investment
- An estimated local 100 jobs will be directly and indirectly supported through the development of this property
- Mills Construction will seek to hire local contractors as well as local permanent employees for management and maintenance

Traffic

- Traffic Count was conducted at the property for two weeks in Nov. 2019
 - Peak hour AM Traffic
 - 39 cars per hour
 - Peak hour PM Traffic
 - 56 cars per hour
- *Analysis*
 - Currently at its most busy hour, Pineburr Ave SW sees less than one car per minute
 - Traffic modeling estimates a total peak AM increase of 20 cars per hour and peak PM increase of 25 cars per hour
 - After development Pineburr Ave will likely an average of 1 car per minute during AM peak hour and 1.35 cars per minute during PM peak hour
- *Conclusion*
 - There is plenty of road capacity to serve this development without creating traffic problems

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Market Demand

- Comparable housing in the market is at 99% occupancy
- According to our market study this development would only satisfy 13% of current demand in the market area

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Long Range Plan Consistency

This development meets the Blueprint Burke Strategic Land Use Plan (2016-2030) Long Range Plan goals of:

- The Long-Range Plan's top housing goal is to encourage higher density development in primary growth areas near municipalities. Encouraging a variety of residential development will meet the needs of a diverse county population
- Develop policies that allow for higher density development in the primary growth areas near municipalities

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Mayor Black asked if there were additional comments or if anyone wished to speak either for or against the conditional use hearing. Deputy Town Clerk Jessica Lail swore in Melvin Nicely, Chad Huffman, Chana Van Meter, Deane Stein, Michelle Davis, Jeffrey Stein and Alice Nicely.

MELVIN NICELY – 610 MILTON AVE SW, VALDESE: Mr. Nicely shared with Council that he is opposed to having this housing development built in this area. Mr. Nicely expressed his concern is for his kids and grandkids and not knowing what type of person would be living there. Mr. Nicely does not feel that the people living there will be locals. Mr. Nicely thinks that the Town is only concerned about collecting money. Mr. Nicely stated he is very worried about the traffic and where the entrance and exit would be.

CHAD HUFFMAN – 628 WILSON AVE SW, VALDESE: Mr. Huffman shared with Council his concerns with people trespassing on his property, thinking it is a part of the park, and asked if there would be a barrier put up around the apartments. Mr. Funk, the Developer, shared with Mr. Huffman that if the need arises that they would work with the surrounding citizens. Mr. Huffman is concerned about the children in the area and the turkey buzzards that roost in the trees on the property. Mr. Huffman is also concerned about the narrow roads and the amount of traffic that this would bring.

CHANA VAN METER – 707 WILSON AVE SW, VALDESE: Ms. Van Meter asked Council if this project was inevitable and what a judicial-hearing is. Mayor Black explained that this project was not inevitable and what this hearing was about. Ms. Van Meter explained that several years ago, when this project was presented at Mt. Calvary that at that time, there were going to be 46 apartments and wants to know why it had gone up to 66 apartments. Ms. Sherry Long explained that the cost per unit was so high that the project was not funded, so to make it a feasible project, they have to increase the number of units. Ms. Van Meter asked if there would be fencing. Mayor Black explained that the developers would work with the surrounding citizens. Ms. Van Meter feels that this would ruin the area and is not happy about the project and does not think that this is the right thing to do.

DEANE STEIN – 609 PINEBURR AVE SE, VALDESE: Ms. Stein asked Council why there wasn't a speaker or video of the meeting streamed so that everyone attending could hear. Mayor Black explained that under these unusual circumstances, this was the best that we could do. Ms. Stein asked why this project was

going from 56 to 66 units. Ms. Sherry Long explained to Ms. Stein the reason why it had to be increased. Ms. Stein asked if a Land Survey had been completed to see if it would accommodate the building. Ms. Stein explained that there are turkey vultures in the area and wanted to know if anyone had looked into that. Ms. Sherry Long stated that part of the process would be contacting the Wildlife preservation to survey the land and send them the scope of work and that there had been a land survey. Ms. Stein said that citizens would be calling Wildlife to report. Ms. Stein feels that 66 apartments are too many and is worried about the traffic through the area. Ms. Stein asked if the grant was not awarded what would happen. Mayor Black explained that they would not purchase the property if the grant was not awarded.

MICELLE DAVIS – 624 MILTON AVE SW, VALDESE: Ms. Davis asked Council why this site. Town Manager Seth Eckard explained that the Town was approached by the developers to build this project. Ms. Davis is opposed to having the apartments built because it would be too crowded. Ms. Davis asked if the trees would be cut down and shared with Council how important that area is to her and her family. Ms. Davis stated that she would sell her house if this happened.

JEFFERY STEIN – 609 PINEBURR AVE SW, VALDESE: Mr. Stein has lived at his home for five years and came to Valdese because he loves this town. Mr. Stein explained that he has lived in apartments before and knows how that is. Mr. Stein has made peace with this idea but feels that with the traffic and people coming in he may sell his house. Mr. Stein informed Council the entrance would be right next to his house, and he does not need 66 units in his back yard.

ALICE NICELY – 610 MILTON AVE SW, VALDESE: Ms. Nicely asked Council why this property was not put into a Children's Park and said it was donated for that reason. Ms. Nicely shared history on how many children played in that area and how much she cleaned up the area. Ms. Nicely said the Town would never come and check the park out. Ms. Nicely's main complaint is there may not be a fence around the apartments and wants a fence put up. Ms. Nicely is opposed to the apartments and feels like her property will go down in value. Ms. Nicely thinks that the children need something on that end of the Town to be able to play at.

Mr. Johnson informed Council that some of the things shared were based on emotions and not factual information. Mr. Johnson explained to Council that the developer is not required to put up fencing but to put up a buffer. Mr. Johnson shared that they do meet the requirements to develop a 66 unit housing development.

Councilman Hildebran feels that there is a lot of misinformation and that the citizens don't have the true facts. Councilman Hildebran asked Mr. Johnson if the number of apartments had been changed. It was explained that around five years ago, the housing number was lower when the project was brought up. Mr. Johnson shared that no one called the Town to gather information or ask questions before the hearing and that the hearing had been advertised properly.

Mayor Black asked if there were additional comments or if anyone wished to speak either for or against the conditional use hearing. There being no one wishing to speak, Mayor Black closed the public hearing.

Councilman Ogle made a motion to approve the Conditional Use Permit, based on the factual issues and qualifications, seconded by Councilman Sweezy. All Council members voted aye except for Councilwoman Hildebran, who opposed.

PUBLIC HEARING FOR CONDITIONAL USE PERMIT APPLICATION #2-3-20 TRON PLACE (STROUP)

Mayor Black introduced the Conditional Use Hearing and asked if anyone wished to speak either for or against to please come forward and be sworn in by Deputy Town Clerk Jessica Lail. Ms. Lail administered oath to Mark Morgan, Real-estate Developer, with MC Morgan & Associates.

Mayor Black declared the public hearing open.

Planning Director Larry Johnson briefly reviewed highlights of the following report:

Permit for Multi-family Development in R-12 Zoning District, Conditional Use Permit #2-3-2020.

APPLICANT

MARK MORGAN, MC MORGAN & ASSOCIATES INC

PROPERTY OWNER:

JOHN RAY STROUP

REQUEST:

On March 9, 2020 the applicant requests a Conditional Use Permit to allow for a multi-family development in the R-12A zoning district.

LOCATION:

251 PRALEY ST NW

LAND USE AND ZONING:

The 9.22 vacant and undeveloped tract is zoned Residential District (R-12A).

The R-12A Residential District is intended to be a moderately quiet, medium-high density residential living areas consisting of single-family, duplexes and multi-family dwellings, along with limited home occupations and limited private and public community uses.

R-12A Residential is considered a “floating” zoning district. This designation is used to identify parcels within town limits that are conducive for apartments, condominiums, etc., and yet restrict other residential uses found in the R-8 Residential District.

Surrounding Zoning:

North: R-12 Residential

South: R-12 Residential

East: R-8 Residential and R-12 Residential

West: R-8 and B-1 Central Business District

Surrounding Land Use:

North: Vacant and Undeveloped

South: Single-Family Residential

East: Single-Family Residential and Office/Institutional (Valdese First Baptist Church)

West: Residential, Commercial (Car Wash) and Office/Institutional (Valdese Elementary School)

TRANSPORTATION:

The proposed egress and ingress to the property is by way of Praley Street NW. Praley Street NW is identified as a local residential street and is maintained by the Town.

A traffic count was conducted by the Town of Valdese Public Works Department. The count showed an average daily count of 821 on Praley Street NW. Peak times identified from the count were 10:00 am, with the average daily count of 91 vehicles. Between Noon and 3:00PM, the average vehicle count was 70 vehicles.

Public Services Director Greg Padgett has reviewed the plans for Tron's Place Multifamily Development and has determined that Praley Street NW has the capacity to accommodate the additional traffic generated by the proposed 60 unit elderly development.

UTILITIES:

The Town of Valdese has the capacity and will provide water and sewer services. A 6 inch water line and 8 inch sewer line lie within street right of way of Praley Street NW. One master meter is being proposed in lieu of 60 individual meters.

Additionally, Valdese Public Works shall not be responsible for any garbage pick-up or rough trash services.

LAND USE PLAN:

The Valdese Land Use Plan identifies the future land use as undeveloped.

CONDITIONAL USE REQUEST HISTORY:

There is no conditional use history on this property.

APPLICABLE CODE SECTIONS

(Please note that no technical compliance criterion is required.)

Section 9-3052 Neighborhoods Residential District (R-12A)

- 1) The R-12A district is intended to be a moderately quiet, medium-high density residential living area consisting of single-family, two-family and multi-family dwellings, along with limited home occupations and limited private and public community uses.
- 2) Uses permitted with a conditional use permit: **Multi-family building**, Residential Care Facilities, Planned Unit Development-Residential, Public and Private School, Gated Subdivisions.

Section 3052.2 Off-Street Parking and Loading Requirements

- 1) Off Street parking and loading requirements shall be met for all uses as required by Article F of the Zoning Ordinance.

Article F – Off Street Parking Requirements

9-3071 Parking Spaces to be required and permanent

- i) The off-street parking space required shall be permanent spaces and shall not be used for any other purpose.
- ii) Each parking space shall be 30 degrees, 60 degrees, or 90 degrees and a minimum of nine (9) feet by eighteen (18) feet if angled. If paralleled, the parking space must be a minimum of seven (7) feet by twenty-two (22) feet.
- iii) Required off-street parking spaces for any use shall not be located more than 400 feet from the use they are intended to serve.

Section 9-3074 Schedule of Parking Spaces

- iv) Off-street parking spaces shall be provided and permanently maintained by the owners and occupants of the following use classifications: Senior Housing, 1 space for each unit.

Section 9-3076 Parking Lot Design Requirements

- v) Off-street parking areas should be designed to create a safe and comfortable passage for the pedestrians. All off-street parking lots, including exits, entrances, drives and parking areas shall
 - a) Allow for traffic movement in accordance with generally accepted design principles.
 - b) Have physical access to a public street.
 - c) Be designed so that storm water runoff from the parking area does not create erosion, flooding, or other nuisance conditions.
 - d) Off-street parking areas, loading, egresses and ingresses, shall be paved with concrete or asphalt.
 - e) Be maintained as long as the use, which it serves exist. Each parking space shall be marked and maintained.
 - f) Unless otherwise required, all off-street parking with more than ten (10) automotive vehicles that adjoins any plot of land zoned or used for single family residential purposes, shall be screened with landscaped devices.

Section 9-3077 Landscaping of Parking Area

- g) Landscaping shall not obstruct the view of motorists using any street, private driveway, parking aisles or the approach to any street intersection so as to constitute a traffic hazard.
- h) Meet landscaping requirements for interior areas of parking areas. Interior areas are defined as the areas within the property used for vehicular storage, parking or movement.
- i) Meet landscaping requirements for street yards of parking areas. Street yards are **defined** as the area between the public right-of-way and interior areas.
- j) Adhere to Tree and Shrub specifications.
- k) Meet the abutting property landscaping requirements.

Sec. 9-3147 Conditional Uses.

The Valdese Town Council shall grant in particular cases and subject to appropriate conditions and safeguards, permits for conditional uses as authorized by this Valdese Zoning Ordinance and set forth as Conditional Uses under the various use districts.

POSSIBLE FINDINGS AS RELATED TO THE GENERAL STANDARDS FOUND IN SEC. 9-3147.

- 1) The use will not adversely affect the health, or safety of persons residing or working in the neighborhood of the proposed use.

Applicant complies

- 2) The use will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood.

Applicant complies

- 3) The use, which is listed as a conditional use in the district in which it is proposed to be located, complies with all required zoning standards.

Applicant complies or agrees to comply

REVIEW/DISCUSSION:

The Valdese Town Council is required to make findings based upon substantial evidence presented at the hearing. The Town Council may refer to staff's report to aid in its deliberations. It is the responsibility of the applicant to present such evidence in the form of testimony, exhibits, documents, models, plans, and the like that applicant desires to present in support of the application for a conditional use permit. The Town Council may designate such conditions which in its opinion will conform to the requirements and spirit of the conditional use ordinance.

If at any time after a conditional use permit has been issued the Town Council finds that the conditions imposed and agreements made have not been or are not being fulfilled by the holder of a conditional use permit, the permit shall be terminated, and the operation of such use discontinued. If a conditional use permit is terminated for any reason, it may be reinstated only after a public hearing is held.

The proposed 60 unit elderly/multi-family housing development is for the person's age 55 yrs. and older. The applicant plans to construct one 3-story building that will include (31) one-bedroom units and (29) two-bedroom units. The applicant currently maintains an option to purchase the property if funding for this project is approved by the State. The proposed development is permitted with conditional use approval from Valdese Town Council.

The application is for senior housing (age 55 years and older) and according to data from the Developer; this is a need in Burke County and more specifically in Valdese. The site is located one block from the center of town and will be visible along Main Street. Additionally, the apartments allow access to all the local amenities. Mr. Mark Morgan of MC MORGAN & ASSOCIATES INC has recently completed a 60 unit multi-family apartment project in Hildebran.



Mr. Morgan shared this housing consists of 60 units, three stories, one to two-bedroom, and an all-inclusive apartment complex with an elevator. It also would include an internal clubhouse with a computer and work station, on-site management offices, a fitness center, a library, and on-site storage separate from the unit. The access in and out of the apartments would be on the Praley Street side. The rent ranges from \$400 - \$760. Mr. Morgan shared that a traffic study had been completed, and there was one car every two and a half minutes that came through.

Councilwoman Stevenson shared with Mr. Morgan that she has talked with several citizens that live on Faet Street and would like to know if their homes would be protected from looking at the back of the building. Mr. Morgan explained that this was a large building, but the building would be lowered about nine and a half feet because of the hills so you would see the top two stories. From the houses on Faet St., you would not see much of the building but trees.

Mr. Johnson explained to Council that this process is the same as the one before and may or may not be awarded. Mr. Johnson said it would be highly unlikely for two of these projects to be awarded.

Mayor Black asked if there were additional comments or if anyone wished to speak either for or against the conditional use hearing. There being no one wishing to speak, Mayor Black closed the public hearing.

Councilman Sweezy stated that he feels all conditions for this project have been met and made a motion to approve the Conditional Use Permit, seconded by Councilman Ogle. The vote was unanimous.

UPDATE TO SALARY & POSITION GRADE SCHEDULE Town Manager Seth Eckard explained to Council that two new positions had been created. The positions created were Public Service Director and Assistant Public Works Director. These positions were looked at by the Towns consultant, David Hill, who recommended the salary grade. Mayor Black confirmed that the Public Service Director would be over Public Works and the Water Resources, and the Assistant Public Works Director would be over the day-to-day operations at Public Works. Councilwoman Hildebran asked if we would save money. Town Manager said yes because we would not rehire the Public Works Director position. The Assistant Public Works Director is Allen Hudson.

Councilman Sweezy made a motion to approve the two new positions, seconded by Councilwoman Stevenson. The vote was unanimous.

BUDGET AMENDMENT: Finance Director Bo Weichel presented the following budget amendment:

Valdese Town Council Meeting

Monday, June 1, 2020

Budget Amendment #

24

Subject:

2020 Street Paving Project - Ivy Lane

Description:

This amendment covers an additional 28 tons of asphalt used along with undercutting and stabilizing areas of poor subgrade with crushed stone. This road when adopted was not to code with Town acceptable specifications, and thus the subgrade was in worse condition than initially anticipated.

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, 2020:

Section I:

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3990.000	Powell Bill-Restricted Fund Balance		5,500
Total		\$0	\$5,500

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.5700.740	Capital Outlay	5,500	
Total		\$5,500	\$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.

Councilwoman Hildebran made a motion to approve the aforementioned budget amendment, seconded by Councilwoman Stevenson. The vote was unanimous.

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

Mr. Eckard stated that June 2nd was the last day for architects to submit an RFQ for the Public Safety building. Mr. Eckard asked the Mayor to select two Council members to serve on the review committee. Councilman Sweezy volunteered to serve, and Mayor asked Councilmen Ogle if he would, and he agreed.

MAYOR AND COUNCIL COMMENTS:

Councilman Ogle shared that his preacher at Mt. Calvary recorded his sermons using his phone, Facebook, and YouTube and said it was something to think about in the future for recording Council meetings.

Councilwoman Hildebran addressed Ms. Draughn's public comment that has been mentioned several times regarding submitting the Council Agenda earlier. Ms. Hildebran asked Town Attorney Mark Mitchell if we are required by law to send the agendas out any earlier than we do. Mr. Mitchell stated that it was a courtesy to send it out, but he did not think it was required by law. Ms. Hildebran feels that we are very transparent and shared that sometimes the public may see the agenda before Council does. Ms. Hildebran asked the Council if they wanted the packets earlier, and if not, we need to let Ms. Draughn know. Councilwoman Stevenson does not want it published earlier in case something comes up last minute that we need to include. After a brief discussion, it was decided that the agendas would continue to be sent out as they are now, and the Town Manager would respond to Ms. Draughn. Ms. Hildebran also addressed the recording of the Council meeting and streaming it live. Mr. Johnson explained that the plan is to upgrade all the equipment in the Council Chambers in FY 22-23, and we could include that in the plans. Councilwoman Hildebran asked if staff would let Ms. Draughn know if she could attend the June 11th, 2020, 909 Main Street property hearing. Mr. Johnson explained that this was not a public hearing but a hearing for the new property owner to sit down with the Code Enforcement Officer to go over the process. Mr. Eckard will respond to Ms. Draughn.

ADJOURNMENT: At 8:30 p.m., there being no further business to come before Council, Councilman Ogle made a motion to adjourn, seconded by Councilwoman Stevenson. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday, June 29, 2020, 6:00 p.m., Valdese Town Hall.

Town Clerk
jl

Mayor