

**TOWN OF VALDESE
TOWN COUNCIL REGULAR MEETING
JUNE 7, 2021**

The Town of Valdese Town Council met on Monday, June 7, 2021, 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, 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:

GARDIOL – RANDY RUTENBECK, 805 GARDIOL AVE NE, VALDESE: Mr. Rutenbeck expressed his concern with the number of cars speeding on Gardiol Ave. Mr. Rutenbeck would like to ride his bicycle with his grandchildren but said he would never be able to with the traffic. He feels that an effort needs to be made to make it safer.

CONSENT AGENDA: (enacted by one motion)

APPROVED REGULAR MEETING MINUTES OF MAY 3, 2021

APPROVED BUDGET WORKSHOP MINUTES OF MAY 24, 2021

APPROVAL OF LEASE AGREEMENTS AT THE OLD ROCK SCHOOL WITH DREAM CONNECTIONS AND STILL WATERS COUNSELING, INC. Lease agreements for rental space at the Old Rock School. The Dream Connections Lease in the amount of \$1,045 per month and the Still Waters Counseling Lease in the amount of \$305 per month.

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

End Consent Agenda

ITEMS REMOVED FROM CONSENT AGENDA: Item C removed by Councilwoman Hildebran.

APPROVED VEDIC BOARD OF DIRECTORS APPOINTMENTS The VEDIC Board of Directors recommended the re-appointment of Councilman Keith Ogle and the appointment of Kylie Gera to the VEDIC Board. The three-year terms will expire on July 1, 2024. Councilwoman Hildebran asked that in the future, a biography be presented when recommending a new appointee.

Councilwoman Hildebran made a motion to approve the recommended appointments to the VEDIC Board, seconded by Councilwoman Stevenson. The vote was unanimous.

PRESENTATION OF LIFESAVER AWARDS Fire Chief Greg Stafford shared a story from three years ago where an employee at Food Lion in Valdese, suffered a cardiac arrest while at work and survived the event. The patient's son, who works for the Town of Valdese was on that call. Chief Stafford shared that this type of call outside of a medical facility, the patient has a 9% chance of survival. Chief Stafford shared that this past Christmas Eve 2020, the same Food Lion employee suffered another cardiac arrest event in the parking lot. After the lifesaving crew revived him that included his son again, he was transported and

survived a second time. Chief Stafford introduced Major Nikki Hudson, who helped present the awards. Major Hudson expressed her gratefulness for the Valdese Fire Department. Major Hudson presented the lifesaver awards to the following percipients: Present - Matthew Chapman, James Deal(EMS), Aubrey Hendricks, Assistant Chief Truman Walton, Charlie Watts. Not present – Steve Kiddy, Tom Oxentine, Abby Hendricks, Tyler Keller(EMS), Lieutenant Mike Brown.

INTRODUCTION OF NEW EMPLOYEES Fire Chief Greg Stafford introduced Fire Engineer John Burnett. Police Chief Jack Moss introduced Police Officers Matthew Smith and Gregg Woody. Parks & Rec Director Doug Knight introduced Maintenance Worker Brett Crump.

PRESENTATION OF FY 2021-2022 PROPOSED BUDGET AND SCHEDULING OF PUBLIC HEARING FOR MONDAY, JUNE 28, 2021 The proposed budget was submitted to the Valdese Town Council on Thursday, May 27, 2021.

Town Manager Seth Eckard said, “In accordance with the North Carolina Local Government Fiscal Control Act, the recommended budget for fiscal year 2021-2022 is presented for your consideration. The budget document represents balanced revenues and expenditures. Continuing to reinvest in our Town in ways that support our vision and implement our Masterplans for the betterment of Valdese requires leadership. Each Town department contributes to the whole and is vital to the team. The capital budgets include equipment replacements, facility improvements, and substantial utility system investments.

The proposed combined fiscal year 2021-2022 operating and capital budget is \$12,030,352. This includes a total General Fund budget of \$6,713,722 and a total Utility Fund budget of \$5,316,630. The proposed budget maintains a property tax rate of 54.5 cents per \$100 valuation.

North Carolina Local Government Pension System

The Board of Trustees of the Local Government Employees’ Retirement System (LGERS) voted to approve its planned 1.18 percent increase to the system’s employer contribution rate for fiscal year 2021-22 – keeping with their January 2019 decision to amend the Employer Contribution Rate Stabilization Policy (ECRSP) to keep the system well-funded.

It is important to remember these rates are not a pay increase to employees; it is a mandatory expenditure imposed by the State.

General Fund

In accordance with the Local Government Budget & Fiscal Control Act (G.S. chapter 159), the budget ordinance includes both capital and operating expenditures as opposed to amending the budget ordinance throughout the year for each approved capital item. This shift in the way we budget accounts for the increase of size for the general fund budget from prior years.

The proposed budget includes a two percent cost of living adjustment increase for full-time employees. Republic Services contractually increases their solid-waste and recycling contract with the Town each year based on the annual consumer price index. This increase translates into a \$17,000 increase to our Republic Services contract. The proposed budget includes a seven percent increase for health insurance premiums.

The Town’s finance department has done an outstanding job over the past few years collecting back taxes and increasing our annual tax collection rate from 95 percent to 98 percent. We anticipate an increase in residential real property tax value; however, we also expect a decrease in industry’s personal property value. The reduction of the value of the industry’s personal property is due to the depreciation schedule of Meridian’s manufacturing equipment in their new facility. The net result is a projected \$22,000 decrease in the Town’s property tax revenue.

The percentage of the General Fund’s annual operating budget used to service existing debt is 4.33 percent.

ABC Distributions

Fiscal Year 2021 – 2022 will mark the final debt payment to the Town of Valdese from the Valdese ABC Store. We project that the ABC Store will distribute \$100, 0000 to the Town of Valdese in 2021 - 2022. ABC funds will be placed in the Town’s public safety building capital reserve account.

Burke County Library

The proposed budget includes a \$40,000 donation to the Burke County Library.

Public Safety Building

The Town secured the services of CBSA Architects out of Hickory to design our new public safety building that is to be constructed at the old Pineburr Alba Mill site. We anticipate going out for bid in early 2022.

General Fund Capital Projects:

The General Fund Budget reflects expenditures of \$635,200 in capital projects across multiple departments. Highlights include:

Fire Department

- Hydraulic rescue spreader
- Hydraulic rescue cutter
- Thermal imaging camera
- Hydraulic rescue ram

Community Affairs

- Replace stage lighting system in the Old Rock School

Police Department

- Patrol Vehicle and equipment

Public Works

- Resurface public works parking lot
- Replace leaf collection truck
- Replace dump truck

Parks and Recreation

- Tennis court resurfacing
- Replace pool pumps
- Replace pool variable frequency drives
- Gym floor replacement

Administration

- Planning department computer

Utility Fund

The Utility Fund budget for Fiscal Year 2021-2022 is \$5,316,630.

In the Fiscal Year 2015-2016 budget, the Town conducted a comprehensive capital improvement plan for the utility system. The study revealed that the Town has pressing needs, which should be addressed to ensure high-quality water and wastewater treatment for our capital needs. This budget proposes a three percent increase in residential utility rates to cover our aging infrastructure needs.

Utility Fund Capital Projects:

Water Plant

- Roof replacement on the main building
- Flowmeter for #2 and #3 FWP
- SCADA upgrades
- Basin structural assessments
- #3 Finished Water Motor Replacement
- Tank Maintenance

Waste Water Plant

- Maintenance vehicle replacement
- Seal replacement for influent pumps 1 & 2
- Seal replacement for secondary waste pumps
- Spare pump (Morgan Trace)
- Spare pump (High Meadows)
- Primary clarifier #2 drive & bridge replacement
- Replace valve to the aeration basin
- Concrete work at compost pad
- Replacement #3 or #4 influent valves
- Replace chlorine meter

Water Distribution and Wastewater Collection System

- Replace service truck
- Various waterline upgrades

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

Councilman Ogle made a motion to set the public hearing for the FY 2021-2022 budget on Monday, June 28, 2021, at 6:00 p.m., Valdese Town Hall, seconded by Councilwoman Hildebran. The vote was unanimous.

INDUSTRIAL ARTS BUILDING DISCUSSION Public Services Director Greg Padgett presented two quotes for the demolition of the IA Building, located on the West end of the Old Rock School football field. Mr. Padgett gave a brief overview of the previous discussions with Council on the IA building options. Mr. Padgett reminded Council that to remodel the downstairs the price would be approximately \$250,000.00 with a blank slate upstairs. Mr. Padgett reached out to five companies to get quotes for the demolition, and only two companies submitted quotes. The lowest bidder was DH Griffin Wrecking Co., Inc., in the amount of \$134,050. (Other bid: NEO Corporation - \$201,900) After the demolition is complete, there would be a grassy slope from the top of the field to the parking lot. The concrete stairs on either side would remain. Councilwoman Stevenson reminded everyone that this has been discussed many times and that this is not something that just came up. Town Manager Seth Eckard said that this project would be completed before school starts back. Mr. Padgett explained that the money would come from proceeds generated from the sale of the Crowhill Park and the Triple Community properties.

Councilman Ogle made a motion to demolish the IA building and award the bid to DH Griffin Wrecking Co., Inc., seconded by Councilman Thompson. All Council members voted aye except for Councilman Sweezy, who opposed.

PUBLIC HEARING FOR CONDITIONAL USE PERMIT APPLICATION #1-4-21 Mayor Black introduced the Conditional Use Hearing and reminded Council that they would sit as a Quasi-Judicial board, verbatim minutes will be prepared, and anyone that wishes to speak will need to be sworn in. The applicant must

present competent, sufficient evidence and the application must meet the standards of our Ordinance. Mayor Black reminded Council that if they determine that the applicant has submitted substantial evidence and the standards are met, the permit must be issued. If there is opposition, the person speaking must present competent material evidence that the standards have not been met, keeping in mind that opinions are not evidence. The decision made should be based on factual evidence. Mayor Black asked if anyone wished to speak either for or against to come forward and be sworn in by Town Clerk Jessica Lail. Ms. Lail administered oaths.

Mayor Black declared the public hearing open at 6:42 p.m.

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

Conditional Use Permit #1-4-21 in M-1 Manufacturing District

APPLICANT:

Carolina Residential Services, Inc.

PROPERTY OWNER:

Marjorie V. Rist and Jules C. Rist

REQUEST:

On April 7, 2021, the applicant requested a Conditional Use Permit to allow a Psychosocial Rehabilitation (PSR) Service to operate in the M-1 Manufacturing Zoning District. The applicant currently has an option to purchase if CUP is approved.

Background: Psychosocial Rehabilitation (PSR) service is designed to help adults with psychiatric disabilities to increase to their functioning so that they can be successful and satisfied in the environments of their choice with the least amount of ongoing professional intervention. According to the applicant, PSR focuses on skill and resource development related to life in the community and increasing the participant's ability to live as independently as possible, manage their illness and their lives with as little professional intervention as possible, and participate in community opportunities related to functional, social, educational and vocational goals.

The facility normally operates Monday-Friday between the hours of 8 am - 4 pm. Clients are supervised at all times at a 1:8 staff to client ratio. There are 30-35 clients on the roster at the current location; however, normally there will be 30 in attendance at any given time. Currently, Carolina Residential Services employs a staff of four (4).

Plans were to possibly utilize the house as a transitional residence for clients in need of a place to reside on a short-term basis. **Since the submittal of this application, Residential Care Services has withdrawn the proposed use of the house as transitional housing.**

LOCATION:

The parcel address is 813, 815 and 817 Kathy Drive NE, Valdese. The parcel is currently owned by Marjorie V. and Jules C. Rist.

LAND USE AND ZONING:

Consisting of 1.42 acres, the property contains three buildings, two of which are vacant and were used in a hosiery mill operation and one of which is a house. There is one tenant who occupies the residential structure on the property.

The parcel is zoned M-1 Manufacturing. The M-1 manufacturing District is intended to establish and preserve the area for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of commercial uses that are most appropriately located as neighbors of industrial uses or that are necessary to service the immediate needs of people in these areas.

SURROUNDING ZONING:

North: M-1 Manufacturing
South: R-2 Residential (Burke County/Rutherford College)
East: R-15 Residential (Rutherford College)
West: R-8 Residential

SURROUNDING LAND USES:

Adjacent properties are developed and are a mixture of site-built and manufactured homes located in WS-IV Critical Area.

TRANSPORTATION:

Egress and Ingress to the property is by way of Kathy Drive NE connecting to Lovelady Road Roundabout and Kathy Drive Extension NE. Kathy Drive is identified as a local residential street. Due to the nature of existing development and the number of structures, a traffic count was not conducted.

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. Additionally, Valdese Public Works Department will not be responsible for any garbage pick-up because of the nonresidential use of the property.

LAND USE PLAN:

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

CONDITIONAL USE REQUEST HISTORY:

There is no conditional use history on the parcels.

APPLICABLE CODE SECTIONS:

Section 9-3058 Manufacturing Zoning District (M-1)

- 1) Intent: This district is intended to establish and preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of commercial uses which are most appropriately located as neighbors of industrial uses or which are necessary to service the immediate needs of people in these areas...

Uses Permitted by Right:

- (1) Automotive Body Repair
- (2) Automotive Repair
- (3) Automotive Service Station
- (4) Essential Services - Class 1
- (5) Essential Services - Class 2
- (6) Essential Services - Class 3
- (7) Industrial/commercial trade school
- (8) Precision instrument manufacturing
- (9) Recycling Center
- (10) Recycling Collection Points
- (11) Recycling Plant
- (12) Secondary Schools
- (13) The manufacturing, processing, fabricating, and/or wholesaling of the following products: bedding, carpets, and pillows; clothing, including hosiery; electric and electronic products; foods and food products, not including slaughterhouses; glass; household appliances; ice; leather goods, not including the processing or storage of rawhides; machine tools; metals and metal products; paints; paper products, not including the manufacturing or processing of paper; plastics; rubber products, not including the manufacturing or processing of rubber; textiles; wood and wood products, furniture, milk distribution (non-bottling) facilities.
- (14) Truck Terminal
- (15) Upholstery shops
- (16) Veterinary Hospital or Clinic

- (17) Wholesale and warehousing establishments, but excluding the storage of hazardous or offensive materials such as uncured hides, explosives, and nuclear waste products
- (18) Large Breweries
- (19) Winery

Psychosocial Rehabilitation Service (PSR) is not listed as a use permitted by right. However, uses permitted with a Conditional Use Permit include:

- (1) Agriculture Uses
- (2) Any lawful retail, **service**, repair, or wholesale use *not specifically referred to in this section, provided no use shall be dangerous or detrimental to the health, safety, welfare, or general character of this zone or the Town of Valdese*
- (3) Automotive wrecking yards and scrap metal dealers, provided the premises are enclosed by a buffer
- (4) **Business Office type**
- (5) Essential Services 3
- (6) Flea markets
- (7) Landfill
- (8) Lumberyards
- (9) Mobile/manufactured home sales lots
- (10) Marinas
- (11) Mixing plants for concrete or paving materials
- (12) Stone crushing, cutting, and polishing
- (13) Planned Unit Development – Business
- (14) The manufacturing, processing, fabricating, and/or wholesaling of the following products: animal feeds; building materials; gasoline, oil, or fuel storage; pottery, porcelain, and vitreous china; soap, detergent, and washing compounds.
- (15) Tobacco processing and storage

Section 9-3074 Schedule of Parking Spaces

Off-street parking spaces shall be provided and permanently maintained by the owners and occupants of the following types of property uses as follows:

<u>Use Classification</u>	<u>Parking Space Requirement</u>
Residential	2 spaces for each dwelling unit
Commercial	1 space for every 500 square feet of gross floor area
Industrial	1 space for every 500 square feet of gross floor area
Office	1 space for every 500 square feet of gross floor area
Warehouse	1 space for every 4,000 square feet of gross floor area

The building to be used for the (PSR) contains approximately 5,000 square feet of gross floor area. A minimum of 10 parking spaces shall be provided. **The applicant shall comply.**

Section 9-3076 Parking Lot Design Requirements

Off-street parking areas should be designed to create a safe and comfortable passage for pedestrians. All off-street parking lots, including exits, entrances, drives, and parking areas shall:

- (1) Be designed to allow for traffic movement in accordance with generally accepted geometric design principles
- (2) Have physical access to a public street
- (3) Be so designed that storm water runoff from the parking area does not create erosion, flooding, or other nuisance condition or hazard, on the parking area property or on adjoining properties or roadways. Wherever practicable, a runoff shall be directed into existing storm water conveyances, such as ditches, curbs, and storm sewers. In no case shall runoff be directed onto adjoining properties in locations that previously did not receive runoff.
- (4) **Off-street parking areas, loading, egress and ingress, and maneuvering space shall be paved with asphalt or concrete.** Any parking area not paved at the time of adoption of this ordinance shall be allowed to continue as such until an expansion of the building or parking area occurs. At such time, the parking area must be paved and meet current landscaping requirements
- (5) **Be maintained as long as the use, which it serves exists. Each parking space shall be marked and maintained.**
- (6) Unless otherwise required by these regulations, all off-street parking with more than 10 automotive vehicles that adjoins any plot zoned or used for single-family residential purposes, shall be screened with landscaped devices in accordance with 9-3077.5 to protect residences from light, glare, noise, and fumes.
Applicant Shall Comply.

Section 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 various use districts.

If the Town Council finds that in the particular case in question, the use for which the Conditional Use Permit is sought will not adversely affect the health, or safety of persons residing or working in the neighborhood of the proposed use, and will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood, Town Council may grant such a permit and may designate such conditions in connection therewith as will, in its opinion, assure that the proposed use will conform to the requirements and spirit of this 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.

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.
 - The applicant will be operating as an adult rehabilitation service as allowed as a conditional use under the M-1 Manufacturing District. The service includes teaching clients with mental illness elements of independent living. Typical hours of operation will be Monday-Friday 8 am-4 pm. Staffing will always be on-site when there are clients present. The proposed facility will be operating as a service to a specific population and will operate as not to disturb properties in the surrounding area.
 - PSR's require certification to operate from the Division of Health Services Regulation (facility license).
 - All services will be conducted indoors, except for scheduled field trips.
- 2) The use will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood.
 - The proposed development will renovate and improve a current under-utilized and mostly vacant property.
- 3) The use, which is listed as a conditional use in the district in which it is proposed to be located, will need to comply with all required zoning standards.
 - The applicant is operating a **Service** as defined in the zoning ordinance with relevant conditions applied to ensure the overall use does not have negative impacts on the surrounding properties and community.

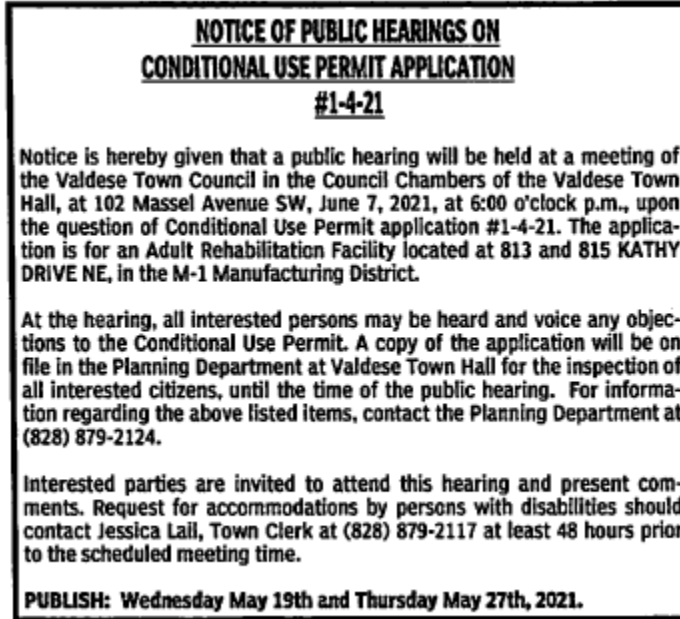
REVIEW/DISCUSSION:

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.

1. On April 7, 2021, Carolina Residential Services, Inc. submitted an application for a Condition Use Permit for Psychosocial Rehabilitation Services in the M-1 manufacturing District.
2. The subject property is a 1.42-acre tract of land located along Kathy Drive NE, further identified as parcel identification number 2744517324.
3. The Valdese Town Council has heard sworn testimony by the applicant, staff and other interested persons.
4. The proposed use is not listed in the Uses Permitted by Right; however, a Conditional Use Permit may be granted for any lawful "service" not specifically referred to in the M-1 use section, provided the use is not dangerous or detrimental to the health, safety, welfare, or general character of the M-1 Zoning District or the Town of Valdese.
5. Parking spaces must be provided and paved. The number of spaces is based upon the gross floor area of the building(s) used. The current projection is that a minimum of 10 spaces shall be provided.
6. A traffic count was not conducted.
7. The applicant must meet or agree to meet the specific standards.
8. The Valdese Planning Board is recommending approval with the following condition:

June 7, 2021, MB#31

- a. Planning Board approved transitional housing contingent upon staff being present at all times during all operations. Since the Planning Board meeting, Carolina Residential Services has removed the transitional housing component of the PSR service from its application. Therefore, the Planning Board's condition of approval for transitional housing no longer applies.
9. Adjacent property owners were notified by mail and the property was posted along Kathy Drive NE and Kathy Drive Extension NE. (Note: a first-class letter was sent to all adjoining property owners identifying the date of the public hearing. This mailing was certified by the Valdese Town Clerk.
10. Notice of public hearing by Town Council duly advertised.



11. If Town Council determines that the request meets the general standards for a Conditional Use Permit under Section 9-3147.4, the request should be approved.

Possible Conditions to Consider

1. Standard hours of operation shall not extend beyond Monday through Friday 8 am - 4 pm.
2. Staff shall be present at all times during hours of operation.
3. The applicant shall provide appropriate security protocols and notify the Valdese Police Department of security issues and suspicions of any threats to clients, staff, or the community.
4. Valdese Public Works Department shall not be responsible for any garbage pick-up.
5. The applicant shall comply with all parking requirements including the requirements outlined in Section 9-3074 and the requirements outlined in Section 9-3076.
6. All services will be conducted indoors, except for scheduled field trips

PLANNING BOARD RECOMMENDATION:

The Planning Board reviewed the Conditional Use Permit Application on Monday, May 17, 2021, and recommended approval of the application with a condition for transitional residential housing. Planning Board approved transitional housing contingent upon staff being present at all times during all operations. Since the Planning Board meeting, Carolina Residential Services has removed the transitional housing component of the PSR service from its application. Therefore, the Planning Board's condition of approval for transitional housing no longer applies.

Mayor Black asked if there were additional comments from the applicant or if anyone wished to speak either for or against the conditional use hearing.

SUSAN KINCAID: "I am Susan Kincaid, owner of Carolina Residential services, and I have Shane Ferguson, which is our director, and Ryan Whittington, which is a manager of our PSR that's currently in Caldwell County. Shane's going to present a little bit more about the program and what we do. I know Mr. Ogle is familiar with it because he worked with it when he was at Foothills. It is normally open 8:00 a.m. – 4:00 p.m., but sometimes staff would be there past 4:00 p.m., just working on notes and planning of events. The other thing I want to clarify is when you say all activities are normally indoor, they may be having a smoke break or something that would be outdoors in a covered area. So I did want to clarify that from what's been presented, but I'll let Mr. Ferguson and Mr. Whittington answer any questions or concerns that you may have."

SHANE FERGUSON: "Mayor and Council, thank you for your time. I do have some pictures of the current PSRs just to give you a general idea of what they look like and the proposal for the property on Kathy Drive. I am Shane Ferguson and have been blessed to be in this field of work for almost 30 years. I have served this population for a long time. I think a lot of times when you hear acronyms from the state and things like that, it's a little hard to understand. We serve individuals that have emotional, intellectual, and physical disabilities. Some individuals have had jobs. At Carolina Residential, we have residential group homes. We also PSR day programs which is what we are looking at today. Individuals will come in and work on education, computer literacy, money management; they certainly work on socialization with peers and with one another. They work at transitional employment. We try to impress on the participants to understand the importance of giving back to the community. So we had volunteer opportunities pre-COVID at the soup kitchen and volunteer at the humane societies. We have continued to do Meals on Wheels and have been blessed to be able to continue that through COVID. This was a non-contact delivery which some of the guys did not like because most guys are very friendly; they love talking to people. It is important to give them opportunities - one of the things that Mr. Johnson said about security. We ensure security for all folks as we have security systems that we turn on at night and we keep the doors locked. We always have staff present the entire time. We are regulated by the DHHR, and we cannot leave anyone unsupervised. We also have a manager on staff as well as a clinical professional. We do try to have a relationship with our local law enforcement officers. We have been fortunate not to have to call law enforcement. We do extensive screening on applicants before we take them. Our staff is well trained. They are trained in de-escalation training, CPR first aid; we have to do supervision contracts with a clinical professional. We do a background check on staff and one with DHHR to make sure they have not been charged in abuse. We are monitored by the state."

MAYOR BLACK: "I think what our Council is looking for here is also the information about what's going to be done with respect to the paving and parking spaces. Also, where's the money coming from for the updating of the buildings, and how are you going to meet the requirements that are set in our ordinance."

SUSAN KINCAID: "Carolina Residential Services has the funds set aside to renovate the building, and our contractor is actually the one that sent me the proposed building structure. There won't be as much renovations on the inside as the outside. Hopefully, it will look a lot better than the building does currently. We did meet with Asphalt Roads, and they have given a proposal on what it would be to pave. They will also do some of the demolition of the loading dock. We were waiting for tonight's vote before we proceed. He is also going to do some grading and water management-type things. I wanted to point out one thing Mr. Johnson said about the transportation of vehicles."

We do have four agency vans that are used for that facility to transport. There are four staff currently for that location, and the transportation will be used for individuals that may be at their private homes. We currently have about 25 to 30 clients. The program that we are relocating from Morganton, has been doing virtual services. The one in Lenoir has been operational since June 2020. We anticipate that most of the clients will come back, but because of a change in location, we may lose some but pick up a few more in the new location. We're moving our location, the current location is a leased facility, and it is also up for sale. Honestly, there's not a lot of buildings out there that's available, and this manufacturing application gives us the best location. We have never had anything violent going on or people making threats. In the event our staff did have something like that, we would seek out assistance from our local police department. Some clients come from group homes, and some come from private homes that can drive to the facility."

Mayor Black asked if there were additional comments or if anyone wished to speak either for or against the conditional use hearing with factual information to please come forward.

LORI HARPER – 816 KATHY DRIVE NE, CONNELLY SPRINGS: “What I like to say is, I have been to the Burke County Tax office in the last couple of weeks because all my taxes will be changed because they say I moved from Valdese to Connelly Springs, and I didn't. I just changed my driver's license. I moved, and I'm a neighbor there and run a business at the Burke Jules, and his business is down in there. Is something going to be done about the road coming down? We're going to have more traffic coming in there, and the pavement and everything on that road is really torn up, and every time I come to the Town about it, you know, we're on the outskirts.”

Mayor Black asked Ms. Harper if she had any factual evidence to present for this case.

Ms. Harper continues, “I'm just saying, all the neighbors just felt that they hadn't gotten all the information. And so I told them I would come and address the issues that they are feeling, they are uncomfortable, as far as something moving into our neighborhood. We feel like we're the Rutherford College/Valdese line where we don't know who to call. Half the time, you have to call the County, or you call Valdese.

Mayor Black stated we needed factual issues that are relevant to this hearing and asked if anyone else wished to speak.

MATTHEW POARCH – KATHY DRIVE EXT NE, CONNELLY SPRINGS: “As far as factual, I know what I see. At the office of the Unemployment Security Commission in Morganton, they walk the streets back and forth. I can't see how anyone could see this being at a school zone. That is beside me. You can get factual records at the Morganton Police Station.”

Mayor Black asked if there was anyone else that had factual evidence that is relevant to this public hearing. There being no one wishing to speak, Mayor Black closed the public hearing at 7:20 p.m.

Councilman Ogle made a motion to approve the Conditional Use Permit with the proposed conditions that staff proposed and that both conditions had been met, seconded by Councilman Thompson. All Council members voted aye except for Councilwoman Stevenson, who opposed.

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

Mr. Eckard shared that there was a story on the new housing project in Town in the News-Herald with a completion date of 2024 that includes a 60-unit apartment complex in the old Houston Hosiery Building on Main Street. Mr. Eckard stated that it would be a 12.3 million dollar investment.

MAYOR AND COUNCIL COMMENTS:

Councilman Ogle feels that the Family Friday Nights is working out well on the Old Rock School football field. The only issue Mr. Ogle could see would be the sound interfering with the Old Colony Players. Town Manager Seth Eckard shared that it would be on the June 28th Council agenda for more discussion. Councilwoman Hildebran has received positive comments on the location.

ADJOURNMENT: At 7:24 p.m., there being no further business to come before Council, Councilman Ogle made a motion to adjourn, seconded by Councilwoman Hildebran. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday, June 28, 2021, 6:00 p.m., Valdese Town Hall.

Town Clerk
jl

Mayor