

**TOWN OF VALDESE
TOWN COUNCIL SPECIAL MEETING
FEBRUARY 15, 2022**

The Town of Valdese Town Council met on Tuesday, February 15, 2022, at 6:00 p.m., at the Old Rock School Auditorium, 400 Main Street W, Valdese, North Carolina. The following were present: Mayor Leonard “Charlie” Watts, Councilwoman Frances Hildebran, Councilwoman Rexanna Lowman, Councilman Keith Ogle, Councilman J. Andrew Thompson and Councilman Paul Mears. Also present were: Town Manager Seth Eckard, Town Clerk Jessica Lail and various Department Heads.

Absent:

A quorum was present. No action was taken.

Mayor Watts called the meeting to order at 6:00 p.m. He offered the invocation and led in the Pledge of Allegiance to the Flag.

WELCOME: Mayor Watts introduced the Council members and presenters. Mayor Watts shared that no action will be taken tonight; it is just an information session. The recorded video will be on YouTube and the Town of Valdese website.

CURRENT FACILITY REPAIR ANALYSIS & NEW CONSTRUCTION ANALYSIS: Marty Beal, Architect with CBSA presented the following presentation:



Outline

Building Repairs and Accessibility

Building Renovations

Logistics

Operation Requirements

Comparison

Opinion of Probable Cost

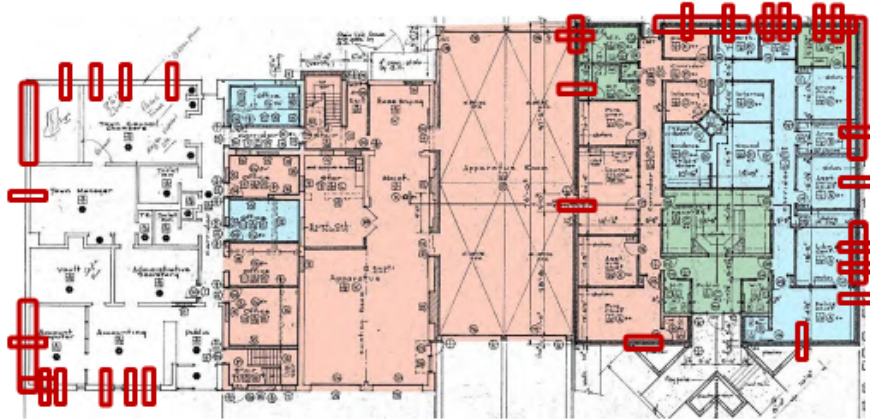
Building Repairs and Accessibility

Wall Cracks
Parapet Exterior
Doors Police
Upgrades Fire
Sprinkler Floor
Drainage Water
Leaks
Accessibility
Toilets
Entrance
Exit
Shower
Elevator

Existing Building



Interior Masonry Wall Cracks



Interior Vertical Wall Cracks (Police)



Interior Horizontal Wall Cracks (Police)



Interior Vertical Wall Cracks (Police)



Interior Vertical Wall Cracks (Police)



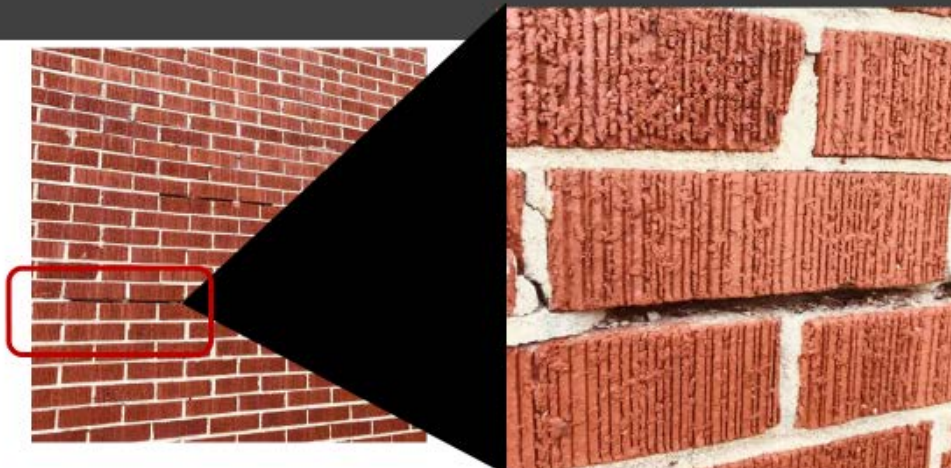
Interior Wall Displacement (Police)

South Wall Previous Horizontal Wall Crack Repair

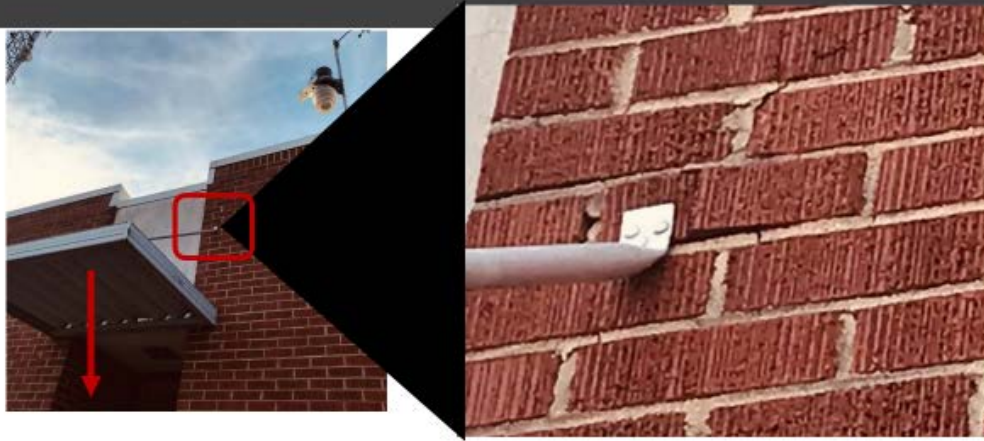


Exterior Horizontal Wall Crack Repair

East Wall Cracks



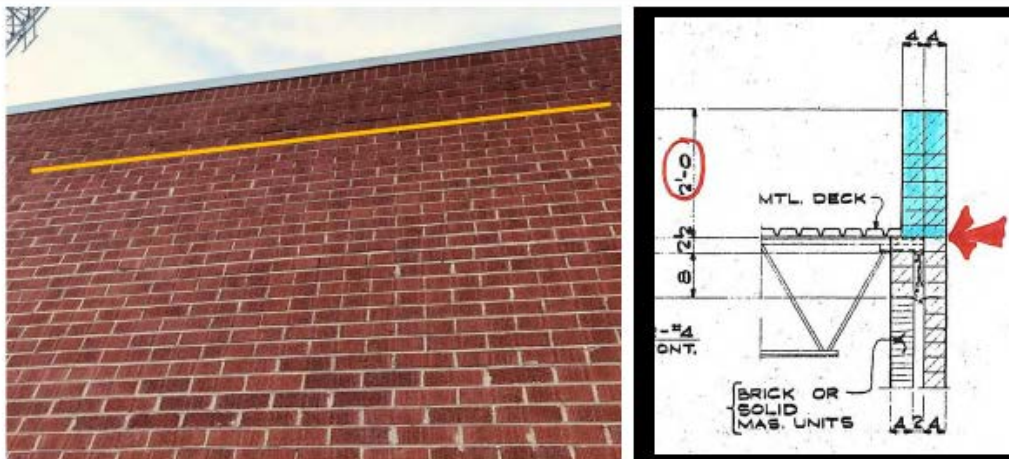
East Wall Canopy/Cracks



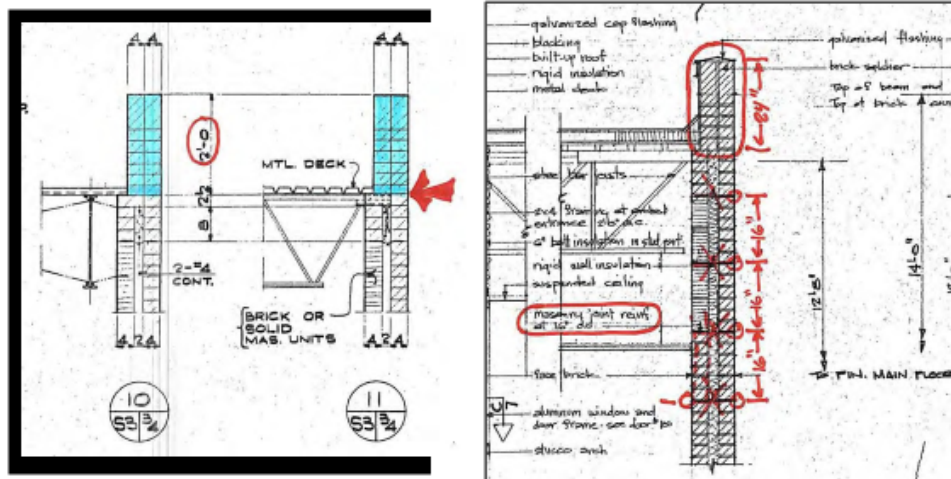
North Wall Cracks



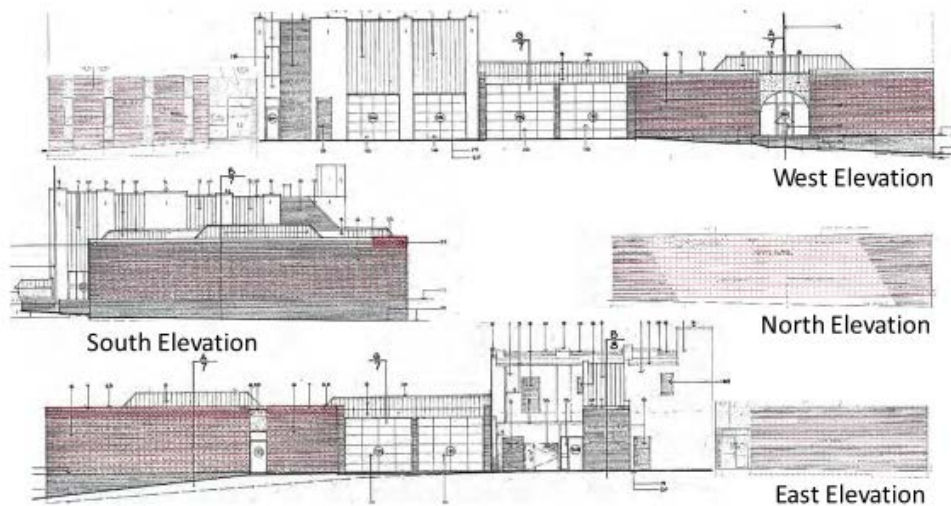
East Wall Parapet



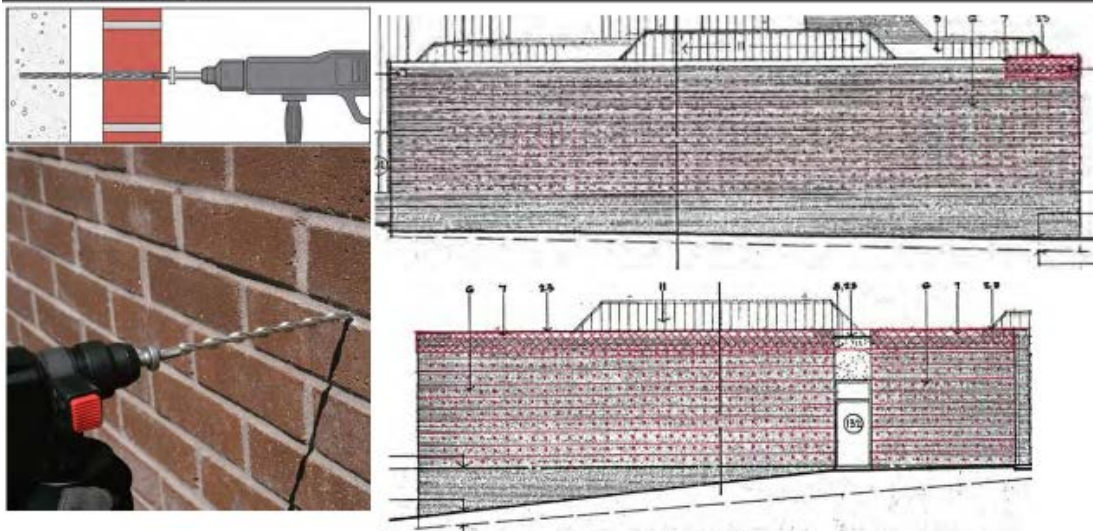
Wall Crack Diagram



Wall Repair



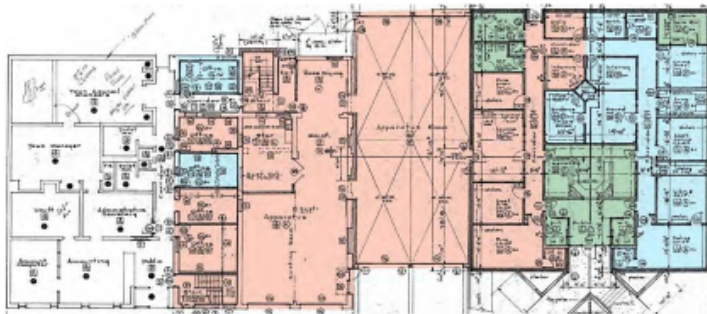
Wall Repair



Replace Exterior Steel Doors & Frames



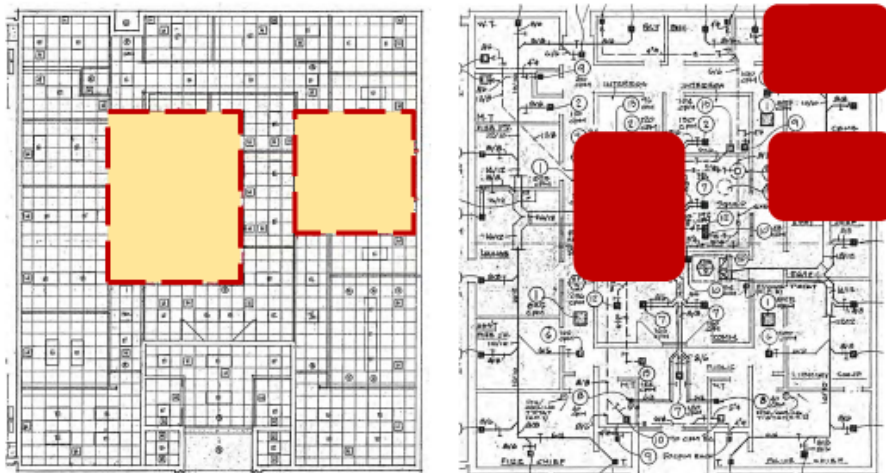
Fire Sprinkler



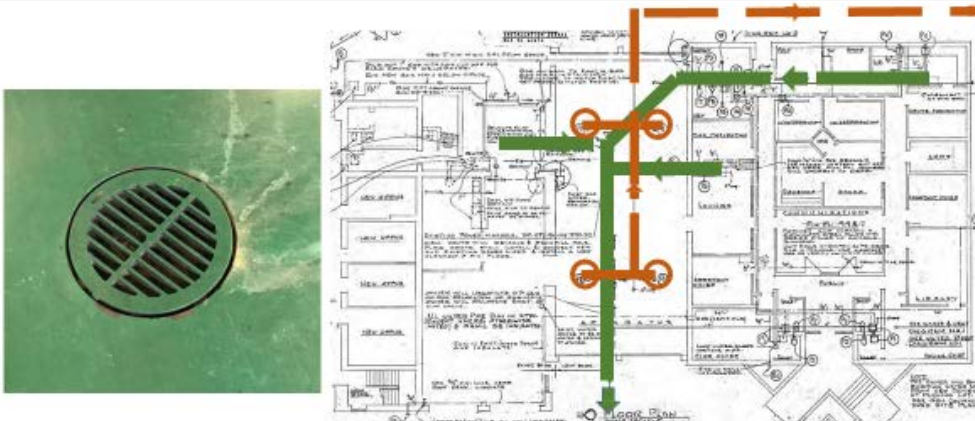
Full Building Coverage
Riser Controls
Backflow/Hotbox
Fire Water Service
Fire Alarm
Monitoring

Police Upgrade / CALEA Requirements

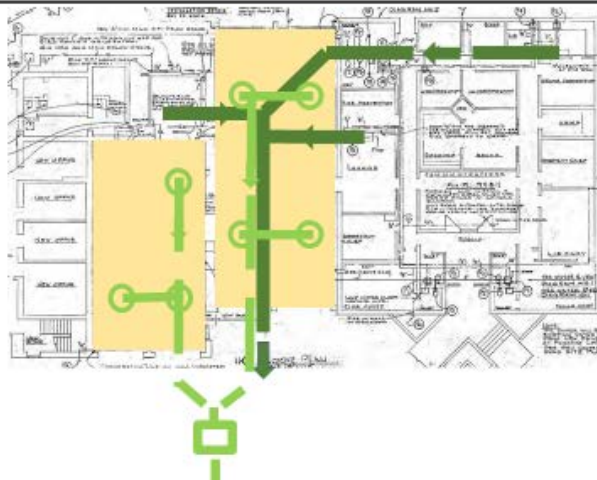
Commission on Accreditation for Law Enforcement Agencies



Building Renovations – Environmental Risk



Building Renovations – New Floor Drainage



Water Leak



Accessibility Renovation – Floor 1



Accessibility Renovation – Floor 2



Building Renovations

Building Renovations

Replace Exterior Building Sign
Police & Fire Kitchen Renovation (Shared Space)
HVAC (Obsolete / Maintenance)
Plumbing (Maintenance)



Building Renovations

Upgrade Electrical (Power & Lighting)
Upgrade Life Safety Exit & Egress Lighting
Emergency Back-up Power Generator (Partial)



Building Renovations

Steel Bracing Frames (Category 4 Essential Facility)
Asbestos Abatement
Interior Finishes (Floors, Walls, Ceilings)



Operational Requirements

Overview of Existing Facility Problems

- ❑ The 42-year-old & 95-year-old buildings are overcrowded and *do not support efficient or safe fire and police operations.*
- ❑ These problems *compromise ability for services to be delivered to the public in a safe, secure, and efficient manner.*
- ❑ Many functions are required to *share small & crowded spaces.*
- ❑ There is *limited opportunity* for internal training, community activities, and many other functions.
- ❑ The building in question is a combination of three structures. Cracks are present in most exterior walls. Cracks seem to be worse in the 1978 addition (police) and moving towards the fire department, but *the entire structure is compromised.*
- ❑ Instead of there being a single storage area, items are *separated into several small storage areas.* SCBA compressor gear storage, and ice machine are located within the Apparatus Bay. *Truck exhaust creates risk for contamination.*
- ❑ Turn-out gear storage within Apparatus Bay. *Truck exhaust creates hazardous contaminants.*
- ❑ Lack of sufficient areas for Storage Support is *forcing the diversion of some Apparatus equipment, materials and supplies to improvised locations, impairing operational efficiency.*
- ❑ The Fire & Police Departments *do not have a Fitness/Exercise area.* Employees must leave the station to travel to a gym. The public gym is not always open during times that firefighters can attend and does not have after hours access.
- ❑ There is very little hands-on training that can be completed at existing building.

Overview of Existing Facility Problems

- ❑ The Dayroom is only big enough for two people so when extra personnel are on duty there is not room. *This does not support efficient fire and police operations.*
- ❑ The *Fire Sleeping area is too far away from the bays and located on a second level.* The existing facility has *one large sleeping area* which is not ideal when you have a *combination of female and male employees.* Only one bathroom and shower in the sleeping area.
- ❑ *Lockers are insufficient in number and size.*
- ❑ The Administration offices are small and spread in the facility.
- ❑ *One workstation for all the Patrol officers and is not sufficient.*
- ❑ *Storage space which is located in the different building.*
- ❑ *Administrative support lacks space for conference room, interview rooms, supply storage, file cabinets, copy machine.*
- ❑ *Patrol functions lack needed grouping for operational efficiency.*
- ❑ *The existing Police facility lacks Report Writing space.*

Overview of Existing Facility Problems

- ❑ *The existing Police do not have a dedicated Roll Call room. Spaces are not large enough for all personnel involved in shift briefings.*
- ❑ *Police Training is conducted off-site. **Certain training needs are better conducted in-house.***
- ❑ *The Police Department lacks a Locker Room with sufficient space to accommodate officer uniforms, personnel equipment, boots, and other needed items.*
- ❑ *The Police Department do not have an arrestee Processing/Holding area.*
- ❑ *Absence of a Sallyport for prisoner transfer at the Police facility is brings with it a serious security risk.*
- ❑ *Evidence Storage is overly congested and operationally inefficient due to the existing building space. Evidence storage with sensitive evidence items is accessed from the Break Room, and some evidence lockers are located in the Break room due to the lack of space.*
- ❑ *Evidence Storage and evidence related areas lack Pass-through lockers, Bag and Tag area, separation of the Drug, Valuable, Weapon storage. Evidence Storage has no logging system.*
- ❑ *Break Room is too small and lacking in needed features, i.e., sink, oven, dishwasher, microwave, refrigerator, icemaker, and sufficient vending machines. All these features are presently located in the Kitchen on the Fire Department side. It is very insufficient in location for required access and in needed features.*

Overview of Existing Facility Problems

- ❑ *The entire Fingerprint and photo ID area lack secured separation from civilian use.*
- ❑ *Central location is needed for printer, copier, scanners, fax, and shredder.*
- ❑ *Storage areas are located outside of the building, and this restricts access on a daily basis. Each Police Department unit requires storage for different purposes. Among the needs are archival storage, equipment/supplies .*
- ❑ *Functionality of the **Records Division** is to work as a large open space with individual work areas. Administrative Assistant serves two Departments Police and Fire. Existing support areas currently in dire need additional space with no means for expansions in the present building configuration.*
- ❑ *Lobby is overly congested and operationally inefficient due to the existing building space availability and configuration.*
- ❑ *Rear of the police department is unsecure in the parking lot. Anyone can enter Police Parking lot in the rear of the department. Police employees must enter through traffic into the parking lot even though there are signs. Officers cannot see if anyone is outside the door before exiting the building. The rear door has no way of observing what or who is on the other side. No camera system is in place. No surveillance ability is provided. Police parking does not have a secure fenced parking lot.*

Comparison

AREA SUMMARY COMPARISON			
	Existing Building	20 Year Need	Schematic Plan
A. Police Department			
A1 Administrative	305	722	787
A2 Records	300	339	272
A3 Investigations	0	129	147
A4 Patrol	508	772	907
A5 Break Room	300	320	240
A6 Vehicle Training	508	939	509
A7 Ballroom	0	890	900
A8 Property / Evidence	153	490	526
A9 Locker Rooms	0	990	577
A10 Storage	544	990	518
B. Fire Department			
B1 Administration	960	990	980
B2 Operations - Work Area	73	130	150
B3 Operations - Support Areas	304	1360	1367
B4 Locker Rooms / Toilets	896	839	515
B5 Apparatus Bay	2074	5400	5400
B6 Support Storage	1390	1406	1439
C. Shared Areas			
C1 Lobby	260	712	530
C2 Training Room	405	1754	1217
C3 Fitness	0	790	404
D. Subtotal			
	10055	19424	16801
E. Dept. & Building Services Facility			
Includes departmental & building circulation, mechanical & electrical areas, building structure, and exterior storage.			
	6793	5940	5921
F. Total Gross Square Footage			
	16818	25364	24482
	Deficient	-9966	-17640
		-38%	-31%

Comparison

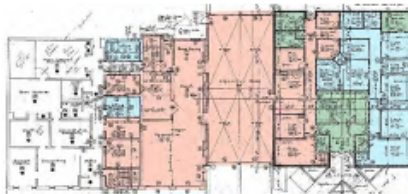
>30% Deficient

Building Comparison



Existing
16,818 sf
(7644 sf)

Second Floor



First Floor

Proposed
24,500 sf



First Floor



Fire Lockers



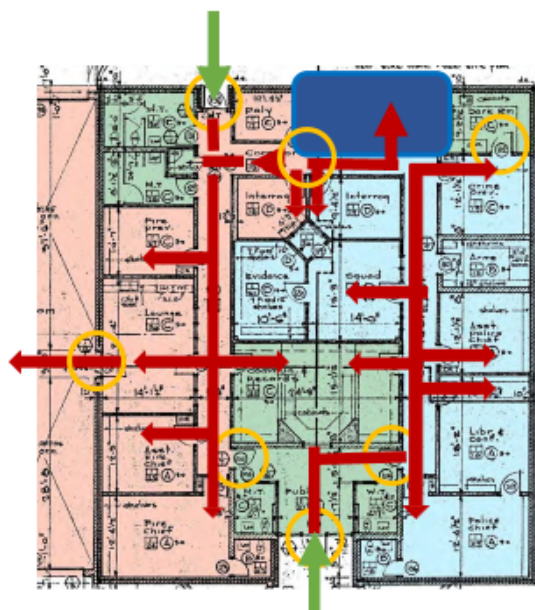
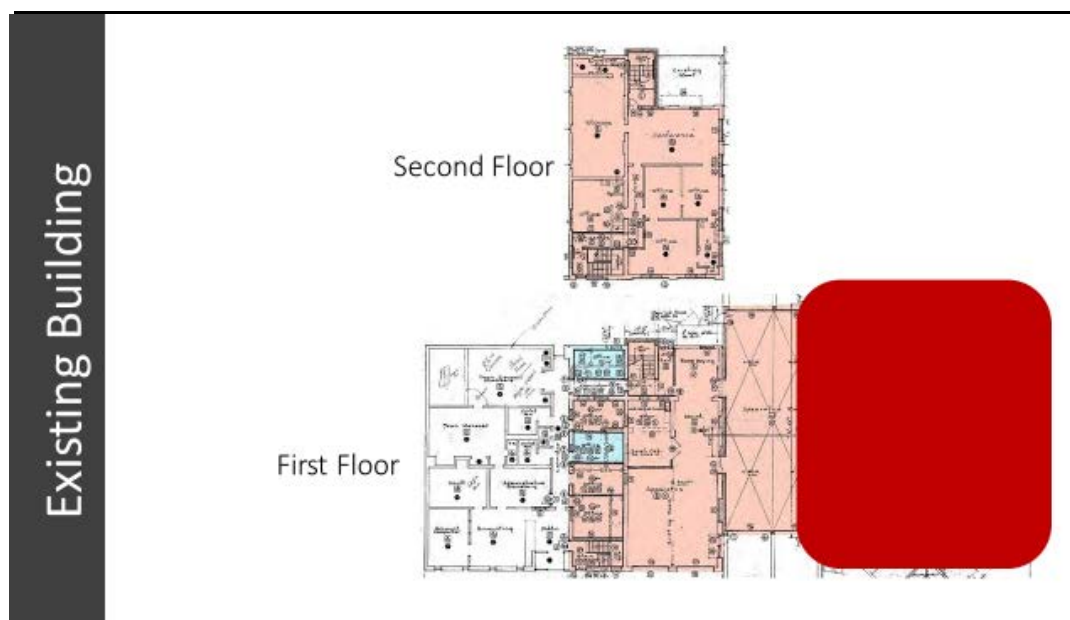
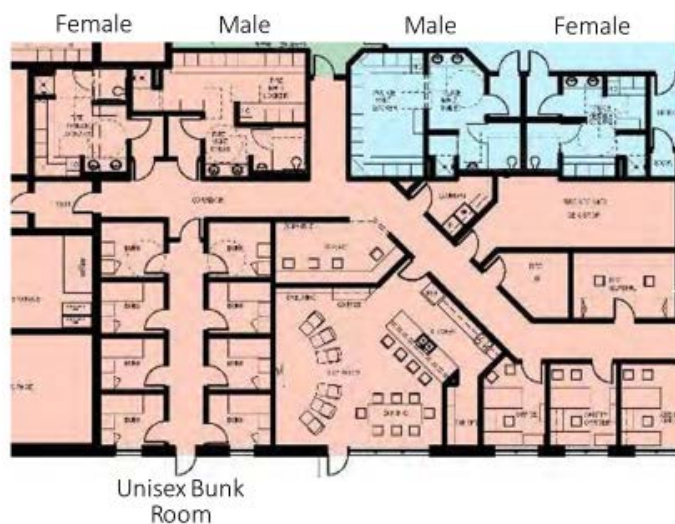
Fire Shower



Police Lockers

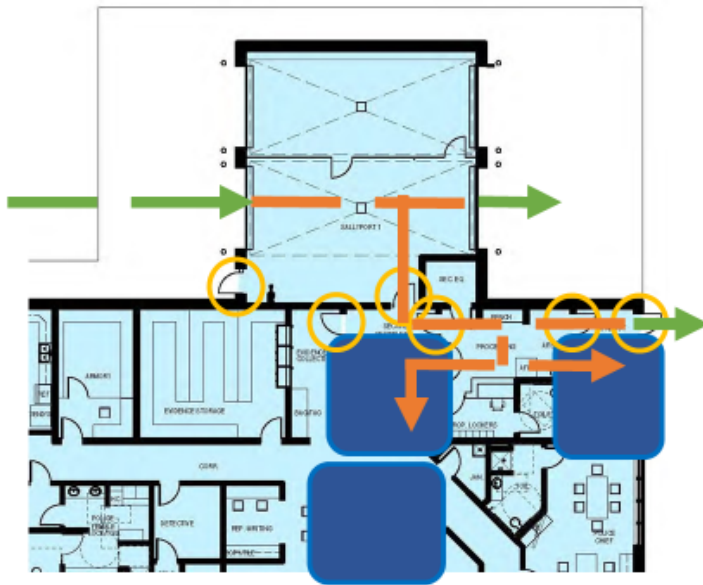
Gender
Separation

Separate Bunk
Room & Locker
Room



Security Safety Risk
Existing Police Processing

Proposed New Facility



Reduce
Risk:

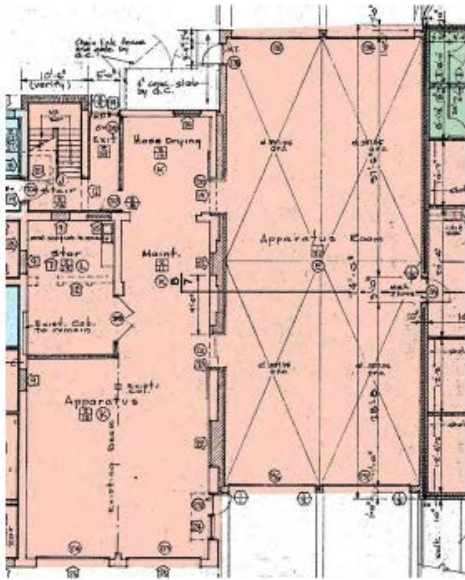
Secure Processing
& Holding

Existing Building

Second Floor

First Floor





Health Risk:

Existing Condition

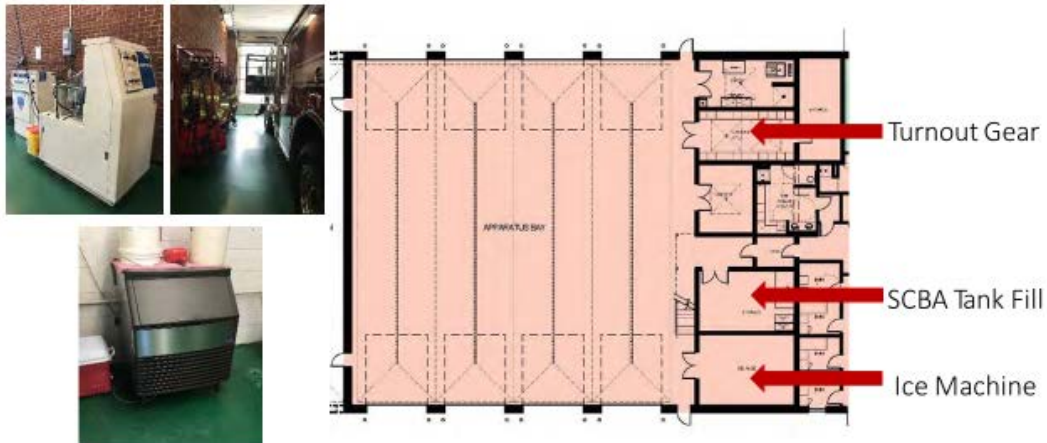
Vehicle Exhaust Contamination



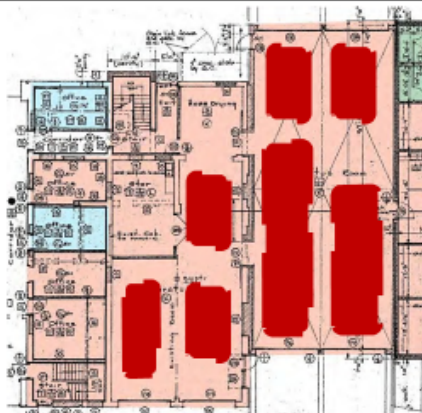
Proposed New Facility



Proposed New Facility – Isolated Storage

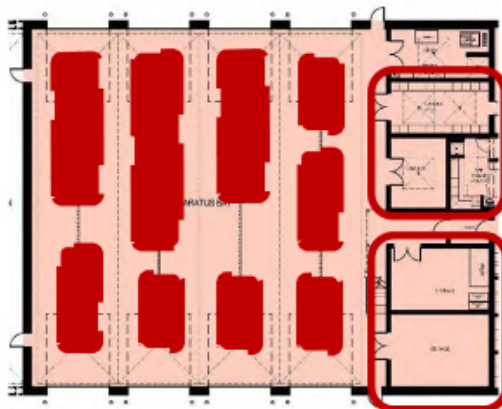


Existing Facility – Fire Truck Bays



- (2) drive thru bay (15'-0" x 70'-0")
- (2) back-in bays
- Store (7) vehicles
- Limited Flexibility (30'-0" x 70'-0")
- Retrofit Vehicle Exhaust & Ventilation
- Storage remote from Bay

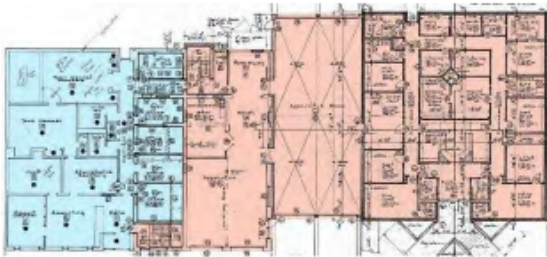
Proposed New Facility – Fire Truck Bays



- (4) drive thru bay (20'-0" x 80'-0")
- (8) back-in bays
- Store (8) vehicles & (1) trailer
- Greater Flexibility (80'-0" x 80'-0")
- Equipped w/ Vehicle Exhaust & Ventilation
- Storage adjacent to Bay
- Tilt Cab

Opinion of Probable Cost of Construction

Existing Building - Opinion of Probable Cost



16,818 sf
\$6,484,199

Renovation Cost
Soft Cost
Furnishing & Equipment
Temporary Structure Cost (Relocation)
Includes NC State Grant

New Building – Opinion of Probable Cost



24,500 sf
\$7,048,050

Building Cost
Site Development Cost
Soft Cost
Furnishing & Equipment
Includes NC State Grant

FINANCING PLAN: Finance Director Bo Weichel presented the following presentation:



BREAK

OPEN FORUM/PUBLIC COMMENT: A comment, question, and answering session were open to citizens that wanted to speak. Including the Council members, Fire Chief Greg Stafford, Police Chief Jack Moss, Finance Director Bo Weichel, Architect Marty Beal, and RJ Mozeley with McGill Associates were available to answer questions.

Various citizens had concerns with the town's debt and how this project would increase that. Many of the citizens were concerned with the proposed location of the new construction since it was in a residential area and the noise level of the sirens. Fire Chief Greg Stafford shared that the public entrance and main police entrance would be off Pineburr. The fire trucks will exit on calls on the north side of the facility onto Ribet Ave. Chief Stafford would not see why they needed to activate the sirens until they hit Carolina St. Other citizens that spoke were in favor of building a new public safety building and had concerns with the safety of the current building.

Mayor Watts thanked everyone for attending the workshop, whether for or against the project. Mayor Watts shared that he was happy to see that citizens were interested in their government.

ADJOURNMENT: At 9:10 p.m., there were no additional comments or questions from the citizens, Councilwoman Lowman made a motion to adjourn, seconded by Councilwoman Hildebran. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday, March 7, 2022, 6:00 p.m., Valdese Town Hall.

Town Clerk

Mayor

jl