



**Town of Valdese
Town Council Meeting
Valdese Town Hall
102 Massel Avenue SW, Valdese
Monday, March 7, 2022
6:00 P.M.**

- 1. Call Meeting to Order**
- 2. Invocation**
- 3. Pledge of Allegiance**

4. Informational Items:

- A. Communication Notes
- B. Reading Material

5. Open Forum/Public Comment

6. Consent Agenda

All items below are considered to be routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests. In which event, the item will be removed from the Consent Agenda and considered under Item 7.

- A. Approval of Regular Meeting Minutes of February 7, 2022
- B. Approval of Special Meeting Minutes of February 15, 2022
- C. Reappointment to Valdese ABC Board
- D. Lease Agreement at the Old Rock School with Dr. Kyle Barnes
- E. Request from Waldensian Style Wines to Sell Wine at Annual Events
- F. Approval of Ordinance Declaring Road Closures for the Town of Valdese Annual Events

7. New Business

- A. Public Safety Building
- B. Resolution for the Completion of the NCDEQ State Reserve Grant
- C. Arbor Day Proclamation
- D. Offer to Purchase Town-Owned Property
- E. Budget Amendment
- F. Capital Project Ordinance Amendment

8. Manager's Report

- A. Coffee with the Chief, Thursday, March 17, 2022, 9:00 a.m. at Old World Baking Company
- B. The Lucky Leprechaun Hunt begins Thursday, March 17, 2022. Participants will search for Leprechauns hidden around Valdese. Prizes can only be redeemed during the Old Rock School hours, 8:00 am – 5:00 pm.
- C. Concerts at the Rock presents: Malpass Brothers, Saturday, March 19, 2022 at 7:30 p.m.
- D. Annual Budget Retreat is scheduled for March 23 & 24, 2022, 9:00 a.m. – 5:00 p.m. at the Old Rock School, Waldensian Room
- E. Concerts at the Rock presents: Lonesome River Band, Saturday, April 2, 2022, at 7:30 p.m.
- F. Next Regular Council meeting scheduled for Monday, April 4, 2022, 6:00 p.m.

9. Mayor and Council Comments

10. Adjournment

COMMUNICATION NOTES

To: Mayor Black
Town Council

From: Seth Eckard, Town Manager

Date: March 4, 2022

Subject: Monday, March 7, 2022 Council Meeting

6. Consent Agenda

A. Approval of Regular Meeting Minutes of February 7, 2022

B. Approval of Special Meeting Minutes of February 15, 2022

C. Reappointment to Valdese ABC Board

Staff recommends the reappointment of John Heilman to the Valdese ABC Board for a third, full three-year term which expires April 1, 2025.

D. Renewal of Lease Agreement at the Old Rock School with Dr. Kyle Barnes

Enclosed in your agenda packet is a lease agreement with Dr. Kyle Barnes. Dr. Kyle Barnes works with a current tenant, Dream Connections, Inc. Dream Connections, Inc. provides an adult day program service and Dr. Kyle Barnes offers patient care for their clients; he would like to continue to rent the storage space located on the lower level of the Old Rock School for file storage/office space. Dr. Barnes has been a tenant since 2018. The space would be rented for \$50.00 per month. Staff recommends that Council approve the lease agreement with Dr. Kyle Barnes for \$50.00 per month.

E. Request from Waldensian Style Wines to Sell Wine at Annual Events

Enclosed in the agenda packet is a request from Waldensian Styles Wines to sell wine at the Craft Market event on April 30, 2022, from 9:00 a.m. to 4:00 p.m., Independence Day Celebration on July 1, 2022, from 5:00 p.m. until 11:00 p.m., and the 47th Annual Waldensian Festival events on August 12 & 13, 2022.

F. Approval of Ordinance Declaring Road Closures for the Town of Valdese Annual Events

Enclosed in the agenda packet is a request to close part of US 70/Main Street in Valdese for the Independence Day Celebration, Annual Waldensian Festival Events, Treats in the Streets, and Annual Christmas Parade. Actual dates and times are listed in the agenda packet.

7. New Business

A. Public Safety Building

Enclosed in the agenda packet is a memo from Town Manager Seth Eckard requesting the authorization for staff to move forward with the Public Safety Building plans to either renovate the existing Public Safety Building or relocate and build a new Public Safety Building.

Requested Action: Staff is requesting that Council authorize staff to proceed with either renovation or new construction.

B. Resolution for the Completion of the NCDEQ State Reserve Grant

Enclosed in the agenda packet is a memo from Public Services Director Greg Padgett requesting that Council approve the Assets and Inventory Assessment (AIA) project completion. On June 24, 2019, the Town accepted a \$150,000 grant for this project that accessed the condition of various sewer lines in the Town. West Consultants has completed the project, and the Resolution is needed to close it out to receive our final reimbursement from the state. Also enclosed in the agenda packet is a summary of the project, a presentation that Benjie Thomas will present with West Consultants, and a Resolution.

Requested Action: Staff recommends that the Council approve the Resolution for the NCDEQ State Reserve grant for the AIA project.

C. Arbor Day Proclamation

Enclosed in the agenda packet is a Proclamation for Arbor Day 2022. Staff plans to plant a tree on the Old Rock School Temple Field near the permanent stage.

D. Offer to Purchase Town-Owned Property – Janavel Ave. SW

The Town received a request from Ned Fowler, the principal developer for the Valdese Mill Multi-family Housing Project, to purchase 0.26 acres of town-owned property in the amount of \$25,000.00. The property is located on Janavel Ave SW, across from the old Town Hall, and is a grass lot. Enclosed in the agenda packet is a memo from Planning Director Larry Johnson, a location map, and a Resolution for authorizing the upset bid process.

Requested Action: Staff recommends that Council adopt a resolution accepting the offer from Northwestern Housing Enterprises, Inc., in the amount of \$25,000.00 and allow staff, pursuant to NC General Statute 160A-269, to advertise for the upset bid process.

E. Budget Amendment

Enclosed in the agenda packet is a budget amendment prepared by Finance Director Bo Weichel. The amendment will move funds into the appropriate account.

Requested Action: Staff requests that Council approve the budget amendment as presented.

F. Capital Project Ordinance Amendment

Enclosed in the agenda packet is a capital project ordinance amendment prepared by Finance Director Bo Weichel. This amendment will move funds into the appropriate account.

Requested Action: Staff requests that Council approve the capital project ordinance amendment as presented.

READING MATERIAL

VALDESE FIRE DEPARTMENT - MONTHLY ACTIVITY REPORT

JANUARY 1st-31st, 2022

THE BELOW REPORT OUTLINES THE ACTIVITIES PERFORMED BY THE FIRE DEPARTMENT DURING THE MONTH OF JANUARY, 2022. THE REPORT SHOWS THE AMOUNT OF TIME SPENT ON EACH ACTIVITY AND THE TYPE AND NUMBER OF EMERGENCY FIRE DEPARTMENT RESPONSES.

<u>ACTIVITY / FUNCTION</u>	<u>MONTHLY TOTAL</u>	
STATION DUTY	156 HOURS	
VEHICLE DUTY	105 HOURS	
EQUIPMENT DUTY	57 HOURS	
EMERGENCY RESPONSES (ON DUTY)	86 HOURS	
TRAINING (ON DUTY)	52 HOURS	
FIRE ADMINISTRATION	202 HOURS	
TRAINING ADMINISTRATION	4 HOURS	
MEETINGS	27 HOURS	
FIRE PREVENTION ADMINISTRATION	73 HOURS	
FIRE PREVENTION INSPECTIONS	42 HOURS	
<u>TYPE</u>	<u>NUMBER OF INSPECTIONS</u>	<u>VIOLATIONS</u>
ASSEMBLY	2	8
BUSINESS	0	0
DAYCARE	0	0
FACTORY	3	49
HAZARDOUS	0	0
INSTITUTIONAL	3	6
MERCANTILE	0	0
RESIDENTIAL	5	20
STORAGE	5	10
UTILITY/MISC	0	0
REINSPECTIONS	14	32
TOTAL:	32	125
PUBLIC RELATIONS	3 HOURS	
HYDRANT MAINTENANCE	4 HOURS	
SAFETY ADMINISTRATION	24 HOURS	
SAFE KIDS ADMIN/CRS INSPECTIONS	1 HOURS	
EXTRA DUTY FIRES	34 HOURS	
NON-DEPARTMENTAL DUTIES	0 HOURS	
EXTRA DUTY TRAINING	18 HOURS	
EXTRA DUTY FIRE/MED STANDBY	22 HOURS	
PHYSICAL TRAINING	4 HOURS	
EXTRA DUTY MEDICAL RESPONSES	54 HOURS	
VOLUNTEER FIREFIGHTER TRAINING	31 HOURS	
TOTAL TRAINING MANHOURS:	101 HOURS	

FIRE DEPARTMENT EMERGENCY RESPONSES:

<u>FIRE:</u>	<u>MONTHLY TOTAL</u>
FIRE ALARM	7
CARBON MONOXIDE ALARM	1
MUTUAL AID TO STATION 64	1
MUTUAL AID TO STATION 67	3
ELECTRICAL HAZARD	0
ILLEGAL BURN	0
SMOKE SCARE/INVESTIGATION	2
SERVICE CALL	2
VEHICLE FIRE	1
FIRE STANDBY	<u>1</u>
	18
<u>MEDICAL:</u>	
ABDOMINAL PAIN	0
ALLERGIC REACTION	0
ANIMAL BITE	0
ASSAULT	0
ASSIST EMS	9
BACK PAIN	1
CANCELLED ENROUT	1
CARDIAC	1
CHEST PAIN	4
CHOKING	0
CODE BLUE	1
DIABETIC	0
DOA	3
FAINTING	0
FALL	10
HEADACHE	1
HEMORRHAGE	3
MOTOR VEHICLE ACCIDENT	3
MEDICAL STANDBY	0
OTHER	3
OVERDOSE/INTOXICATED	2
PREGNACY	0
PSYCHIATRIC	1
RESPIRATORY	6
SEIZURE	3
SICK	3
STROKE	0
TRAUMATIC	0
UNCONSCIOUS	0
UNKNOWN	<u>0</u>
	55
<u>TOTAL RESPONSES:</u>	<u>73</u>

GREG STAFFORD, CHIEF
VALDESE FIRE DEPARTMENT

Community Affairs & Tourism Monthly Stats

February 2022

Tourism Statistics

visitvaldese.com Visits (reported from Feb 1-20) 1,862

townofvaldese.com Visits (reported from Feb 1-20) 3,333

Top 5 Pages Viewed: Utilities, Career Opportunities, Recreation, Aquatics, Water Dept

Facebook

of followers 14,051

Post Engagement (last 28 days) 21,058

Post Reach (last 28 days) 69,104

Zoho Social Media Monthly Report: Positive vs. Negative Feedback

Positive 99.16%

Negative .84%

TOP FIVE MARKETS: Valdese, Morganton, Hickory, Drexel, Lenoir

Approximate # of Visitors to the Tourism/CA Office 67

Community Affairs Stats

Old Rock School Rental Breakdown

AUDITORIUM	5
TEACHER'S COTTAGE	10
WALDENSIAN ROOM	7
CLASSROOMS	2
MAJOR EVENT (ENTIRE SCHOOL)	

Major Events Held at the Old Rock School	Average Number of Attendees
Bluegrass, Tiny Miss, Toy Show, Science Fair, Holt Church Service, Pres. Church Retreat, Public Safety Session	118

Monthly Old Rock School Rentals 24

Old Rock School Total Attendance 1,300

CA Summary for February 2022

A short, but busy month for Community Affairs, February was a highly active time for events and facility rentals. Darin and Brooke Alridge performed, continuing the '21-'22 season of Bluegrass at the Rock. The incredibly successful concert sold 277 tickets. The Old Rock School also hosted the Tiny Miss of the Carolinas Pageant, Public Safety Building Information Session, Classic Plastics Toy Show, a church service/luncheon, Burke County Public Schools Science Fair and the Presbyterian Church Session Retreat. Facility rentals totaled at 24 for the month. Preparation for spring events, such as the Lucky Leprechaun Hunt and Spring Craft Market continue with vendor bookings, event promotion, and material production. Merchant Valentine specials were highlighted through a special edition of the Downtown Lowdown e-newsletter. The second Main Street Meeting of the year took place on February 10th with a brainstorming session for Downtown revitalization. Ideas such as new business education/welcome packets, more efficient communication, and event promotion were discussed. The department also celebrated the retirement of employee Robert Heilman. Heilman served the Town for 35 years as the Events & Facility Supervisor.

Town of Valdese Personnel Report

<u>Employee Name</u>	<u>Position</u>	<u>Previous Position</u>	<u>Department</u>	<u>Date of Event</u>
<i>Promotions</i>				
<i>New Hires</i>				
Joshua Davis	Street Maintenance Worker		Public Works	2/14/2022
Angel Mitchell	Customer Service Rep		Finance	2/21/2022
Jason Xaysana	Police Officer		Police	2/26/2022
<i>Transfers</i>				

VALDESE POLICE DEPARTMENT

Jack W. Moss
Chief of Police
Post Office Box 339
121 Faet Street
Valdese, North Carolina 28690

Telephone 828-879-2109
Fax 828-879-2106

Mar 1, 2022

To: Seth Eckard
From: Chief Moss
Re: Boots on the ground

Progress reports: Boots on the Ground for January & February

Location:

Officer Visits:

McGalliard Falls	151 Visual Checks / Walk around
Old Rock School	132 Visuals Checks / Walk around
Children's Park	114 Visual Checks / Walk around
Community Center	43 Visual Checks / Walk around
Lakeside Park	64 Community Contact
Main St Extra Patrol	Nightly Door Checks
Business/Residential Contact	163 Community Policing
Family Fun Night	0 Community policing
Myra's Car show	When event takes place now

Our officer have logged 532 residential/business security checks, 723 extra patrols and 163 community policing contacts in 30 days for a total of 1418 events related to the safety, security and public interest. These checks and extra patrols include all of the standard residential checks, business, and boots on the ground CAD logs.

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

The Town of Valdese Town Council met on Monday, February 7, 2022, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The following were present: Mayor Leonard "Charlie" Watts, Councilwoman Frances Hildebran, Councilwoman Rexanna Lowman, Councilman J. Andrew Thompson, and Councilman Keith Ogle. Also present were: Town Attorney Tim Swanson, Town Manager Seth Eckard, Town Clerk Jessica Lail, and various Department Heads.

Absent: Councilman Paul Mears

A quorum was present.

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

OPEN FORUM/PUBLIC COMMENT:

RECOGNITION OF THE VALDESE TIGERS FOOTBALL PEEWEE TEAM: Parks & Recreation Director David Andersen recognized the Valdese Tigers Pee wee team, undefeated 9-0 this past season. The team was present at the meeting and took a picture with Council. Coach, Craig Treadway, thanked the coaches, players, and parents for all their hard work.

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

Rule 5. Public Comment

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

PRIORITIES - WILLIAM WALKER, 200 ITALY ST NE, VALDESE: Mr. Walker read the following and provided a copy to the Town Clerk. Comments are verbatim: "Let's get our priorities right! Not tomorrow of next week. Let's get them right here and now! My name is Bill Walker. I am a local businessman here in the fine Town of Valdese. My company buys and develops property as well as build and sell new homes. I would like to provide a little context. On Jan. 23rd, 2019 I submitted a site sketch to our town manager, Mr. Eckard for the consideration of a small indoor self-storage facility. In less than 24 hours, I was told that this was not something that Mr. Johnson nor the planning board would consider. Naturally, as a business person, this was not a pleasing answer. Valdese desperately needs the right economic growth. The same growth as our founders such as The Waldensian Hosiery Mill stated in 1901, Valdese Manufacturing started in 1913, and The Waldensian Bakery founded in 1915. I bring this opening event for this reason. Council, and leaders what are your priorities for our fine town? One does not need an accounting degree to understand that our financial obligations verses our yearly revenue will be well out of balance and will be highly over leveraged with unnecessary debt if you choose to move forward with the proposed 6.5 million dollar public safety building. My question is simple. Should we as a town be focused on adding economic growth to our bottom line or adding more long term debt to our balance sheet? A 6.5 million dollar building project is a staggering financial obligation during a time that we desperately need housing, local shops, restaurants, and possibly a bed and breakfast or two. The proposed facility based on sheer size and cost is vastly out of proportion based on our current population and revenue. Lastly, I will add, that my company is now working with a neighboring town to build the self-storage facility similar to what I had proposed to the town in 2019 with no serious road blocks. We need economic development, especially when it is at our doorstep and not more financial debt."

AFFORDABLE HOUSING – ROGER HEAVNER, 1004 CURVILLE ST NE, VALDESE: Mr. Heavner shared that the Mayor & Council's goal was affordable housing, and a study was made Morgan Trace. Mr. Heavner shared the results using the same ratio that was completed on Morgan Trace with the Pineburr location. Mr. Heavner explained that if 90 units were built on the Pineburr property over 18 acres, it would add \$98,000.00 town revenue each year, a \$54,000.00 water rate intake at a minimum of \$54.00 a month. Over 40 years, with today's rates, the Town would take in over six million dollars in revenue rather than the debt from building a Public Safety Building.

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YOUTH & COMMUNITY GROWTH – CAROL BRINKLEY, 1022 CURVILLE ST NE, VALDESE: Ms. Brinkley read the following and provided a copy to the Town Clerk. Comments are verbatim: “Hello Major Watts and honorable members of the council. My name is Carol Brinkley and I live at 1022 Curville Street, Valdese. I have lived in Valdese my entire life. I am here today to advocate for our youth and our community. *If the council continues to move forward with the building of a new police and fire department of \$6.2 million or more, how will the community continue to grow without raising our taxes?

*I am extremely concerned about our youth 12-18 years of age in the community. I do not feel that they currently have many options to entertain themselves without finding mischief. There are limited things for them to do in Valdese.

*One for instance, is the basketball court at the community center. The youth there have to share the courts with grown adults. I do not feel this is safe for our children. The Tiger gym is also closed and it has been told to me that they cannot open it due to manpower and building maintenance. Another basketball area that has been pushed to the side and neglected are the outside courts between the Old Rock School and Tiger gym. Why do we have a 2nd gym if it's not available to the public? Why haven't the outside courts been replaced since they were built? Does the council have plans to build a 2nd gym, maintain what they have, or just do without as they have since I was a child?

*A 2nd concern I have are the tennis courts that were torn down at McGalliard Falls. Why were the courts torn down without a plan to replace them? It is an eye sore and a dangerous place for our children to play. Does the council have plans to build new courts? Because the courts at the community center are always full. Is this in our current budget?

*A 3rd concern I have are the sidewalks in town. The town has encouraged and supported the development of the walking trail connecting to the McGalliard Park. However, has the town thought about the current sidewalks? There are not any sidewalks leading to McGalliard Falls or to the walking park. It is very dangerous for our youth to walk there or ride their bikes there. How are citizens who do not drive supposed to utilize these facilities? Are you planning on extending the sidewalks? Are you planning on adding bike lanes? Do you have a plan?

*A 4th concern I have are the baseball fields. The town is supposed to maintain these fields for our children and citizens. Currently there are no fields for the older youth. Last time my child played baseball we had to go to Drexel to practice because we don't have fields large enough for the older youth. Does the town have plans to fix what we have? Build new fields or continue to ask citizens to drive to a neighboring town to use their facilities? Is this fair for the tax paying citizens and their children?

*And lastly, I have been and continue to be very upset with the amount of community facilities that are always taken for out of town daycares. The parks and community swimming pool are always so over packed that the tax paying citizens have no room to play. The pool area needs to accommodate the Valdese citizens, not the daycares from other towns.

Thank you council for listening to my concerns and the needs of our youth and our community. I urge you to seek input from our youth and citizens and think about how we can grow, improve, and repair the facilities we have for our youth, their parents, and all of our citizens.”

GROWTH & TOWN DEBT – RICK MCCLURD, 408 GARROU AVE SE, VALDESE: Mr. McClurd shared that as a part of the Pineburr residents, he would rather see housing development versus a Police and Fire department. Mr. McClurd was a part of starting the program VEDIC several years ago and during the process Mr. McClurd got in contact with people that developed housing. Several developers thought the Pineburr site would be good for apartments or a complex like Morgan Trace. Mr. McClurd explained it would bring a lot of tax and water/sewer revenue. Mr. McClurd asked the Council if they want to be the ones that are remembered for creating a lot of debt for the Town or be remembered for creating stability and financially sound Town.

PUBLIC SAFETY BUILDING – DAVID WIESE, 3318 MONTANYA VIEW DR., VALDESE: Mr. Wiese read the following and provided a copy to the Town Clerk. Comments are verbatim: “A. I hope that at some time during today's meeting the Council can answer the following questions regarding the format for the Feb. 15, 2022 public meeting. 1. Will the public have an opportunity to speak either before or after the presentation, or both? 2. Will individuals be limited to just questions or will comments also be permitted? 3. Will there be a limit on the number of speakers allowed? 4. What will be the time limit per individual? 5. It is to everyone's benefit to have as many citizens attend as possible. Therefore, does the Town plan to advertise the meeting anywhere in addition to the Town website? Such as a public service announcement on the radio or placing an ad in the News Herald? 6. Several folks who plan to attend the presentation have asked if it would be possible to stay after adjournment to discuss the Public Safety Building project with other attendees. Would the Town permit the auditorium to be kept open for an hour or so after the meeting

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has been adjourned to accommodate this gathering? If so, would there be a charge for this, and if so, how much?

B. Regarding the financial data to be included in the information packet, in addition to the repair cost for the existing facility and the construction cost for the new facility, I would hope that at a minimum the data package includes the following cost information: 1. Furnishing the facility 2. Any new technology such as computers, telecommunication and firefighting equipment, etc. 3. Any increases or savings in insurance, maintenance, and utilities, etc. 4. Interest costs over the life of any loans 5. Cost to demo the Pine Burr Plant facility, including a hazardous waste remediation, if not already part of construction cost.

C. If we build a new facility, what are the plans for the existing facility?"

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

MAYOR AND MEMBERS OF COUNCIL

TOPICS – COMMUNICATIONS, AND RESPONSIBILITY

THE TOWN IS FACING THE LARGEST SINGLE FINANCIAL DECISION EVER
REPAIR OR REPLACE PUBLIC SAFETY BUILDING

Citizens are pleased to learn that updated financial numbers will be presented to us on the 15th.

The only financial information we have received to date was the financing plan for the new building, as presented to election candidates in October.

Let me start by citing points from the August 6, 2018, T C Meeting:

1. Fire Chief Charlie Watts requested permission to proceed with short-term repairs to the public safety building for \$149,500 – rejected by Council.
2. Chief Watts shared that Option A would be a long-term fix, that with proper maintenance, could be effective for up to 50 years. BTW – "Option A" was estimated to cost \$700,000, in 2018.
3. Mayor Black acknowledged that Council had reached a consensus, wishing to pursue Option A, and requested to continue this discussion at the next meeting when staff has more definite numbers and details for this option.

The discussion was not continued at the "next meeting" which would have been September 2018.

The subject was not addressed at a Council meeting, for another two years. Then, suddenly, at the September 2020 meeting, Council approved a contract with an architectural firm to design a new building, at a starting contract amount of \$445,000. Since then, we learned about the site purchased for the building on Pineburr next to a residential area.

With each step since August 2018, all indications have been that the issue is STAFF- DRIVEN and the only direction has been towards a new building.

Nothing makes it clearer that the Town Council is not leading the process, than reading reports on the Town website and as "The Town" had published in Friday's edition of the News Herald. In each report – the direction given to citizens is not to discuss this matter with the officials whom we elected, but to take our questions to town employees.

Further, and to the chagrin of many citizens, in each report, we read that citizens are spreading false rumors about reduction in services and programs.

I respectfully request that the Mayor and Town Council make it clear to citizens that you are solely responsible for this decision. And, further, that you offer to take questions from your constituents – directly – rather than referring them to your employees. I further request that "The Town" not cast aspersions on citizens through unfounded claims, such as false rumors being spread.

Among the dozens of citizens with whom I am in communication, the only information we have regarding the cost of the proposed building was in the financing plan given to candidates in October, prior to the election. That plan did not even mention a cost for repairing the existing building. It dealt only with a new building – estimated to cost \$6.2 million.

That financing plan also suggested the possibility of reduction of four programs to meet payments if a loan greater than \$5.6 million were needed to finance the building.

I offer a fact sheet along with these comments.

CONSENT AGENDA: (enacted by one motion)

APPROVED REGULAR MEETING MINUTES OF JANUARY 3, 2022

APPROVED SPECIAL MEETING MINUTES OF JANUARY 13, 2022

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

ITEMS REMOVED FROM CONSENT AGENDA: None

Alan Wood, President of Burke Development Inc., shared a brief background on how the Burke Business Park started in 2005. Mr. Wood shared that a company that is looking to build a 500,000 sq. ft. building in lots A, B, & C in the park which will cover about 23.6 acres of land. This project called "It's About Time" will create approximately 72 jobs, and the company will invest around 35 million dollars. Mr. Wood explained that he is requesting the Town of Valdese to support the project by conveying the approximately 23.6 acres as a local incentive. Mr. Wood stated that there is still a lot of land left; this would take 23 out of 83 total acres.



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TOWN OF VALDESE
NOTICE OF PUBLIC HEARING
ECONOMIC DEVELOPMENT INCENTIVE
February 7, 2022 - 6:00 P.M.

Notice is hereby given that the Valdese Town Council will meet in the Council Chambers of the Valdese Town Hall, at 102 Massel Avenue SW, **February 7, 2022, at 6:00 p.m.**, for the purpose of giving consideration to and approving the expenditure of public funds to assist with the location of Project It's About Time located in Burke County. Project It's About Time, a local company proposes to build a 500,000 square foot building at the Burke Business Park in phases. The company would invest approximately \$25M over five years. Approximately 23.6 acres, a market value estimated at \$944,000 would be conveyed to the company as part of a local incentive. The Valdese Town Council believe the project will stimulate economic activity, will result in the creation of approximately 72 new jobs, help stabilize and increase the tax base and create additional revenues in the County.

If reasonable accommodations are needed to participate, please contact the Clerk at 828-879-2117 at least 48 hours prior to the public hearing.

PUBLISH: JANUARY 26, 2022

Mayor Watts asked if anyone wished to speak either for or against the proposed public hearing.

(Someone spoke but did not come to the podium and Clerk was unable to hear the recording.)

There being no one else wishing to speak, Mayor Watts closed the public hearing.

Councilman Ogle made a motion to approve giving the proposed project the 23.6 acres of land, seconded by Councilwoman Lowman. The vote was unanimous.

INTRODUCTION OF NEW EMPLOYEE: Parks & Recreation Director David Andersen introduced the new Aquatics & Fitness Supervisor, Alex Bustle.

FOUNDATION FORWARD UPDATE: With Foundation Forward, Dr. David Streater and Ron Lewis presented Council with an overview on Foundation Forward and what will be included in Valdese's Charters of Freedom.

<p>FOUNDATION FORWARD BUILDING YOUR CHARTERS OF FREEDOM SETTINGS <small>Declaration of Independence – U.S. Constitution – Bill of Rights</small> SETTING v. MONUMENT WHAT ARE THEY DOING IN THE CAROLINAS ? RON B. LEWIS, MA DAVID W. STREATER, Ph.D.</p>	<p>--FOUNDATION FORWARD-- 501 (c)(3) NON-PROFIT Apolitical and Areligious WORKS OVER WORDS What is happening in the Carolinas? AN EDUCATIONAL ORGANIZATION -ACCESS- -EDUCATION- -COMMUNITY-</p>
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WHAT IS FOUNDATION FORWARD?

Foundation Forward is a **non-profit education project**. It is an organization that builds *Your* Charters of Freedom Settings in communities across the country.

Our Passion is to provide easy and open Access for all to visit these founding documents:

**Declaration of Independence
United States Constitution
Bill of Rights.**

Our Vision is to provide this Access and Education in all communities across the United States of America.

Our Goal is to educate people and preserve American history.



The National Archives; Washington, DC



The Rotunda for The Charters of Freedom



Declaration of Independence



United States Constitution (First Page)



Bill of Rights

FOUNDING FATHERS ON EDUCATION

• BENJAMIN FRANKLIN

Author, Musician, Printer, Political Theorist, Politician, Postmaster, Scientist, Inventor, Sage.

• THOMAS JEFFERSON

Third United States President, Author of The Declaration of Independence, Farmer, Inventor, BusinessPerson, Manufacturer.



BEN FRANKLIN AND THOMAS JEFFERSON THEIR IDEAS FOR EDUCATION

PRIMARY LEVEL: Teach our youth how to function in life.

- Reading
- Writing
- Math

SECONDARY LEVEL: Teach our youth how to survive in the world.

- Accounting
- Living Languages
- Geography
- **History - Civics and Government**
- Vocations and Trades

THIRD LEVEL: Advanced education.

- Sciences
- Arts
- Professions (Law, Medicine, etc.)
- Culture of Virtue – Knowledge, Mores, and Ethics

BEN FRANKLIN AND THOMAS JEFFERSON THEIR IDEAS FOR EDUCATION

PRIMARY LEVEL: Teach our youth how to function in life.

- Reading
- Writing
- Math

SECONDARY LEVEL: Teach our youth how to survive in the world.

- Accounting
- Living Languages
- Geography
- History - Civics and Government
- Vocations and Trades

THIRD LEVEL: Advanced education.

- Sciences
- Arts
- Professions (Law, Medicine, etc.)
- Culture of Virtue – Knowledge, Mores, and Ethics

FOUNDATION FORWARD ESTABLISHED AS AN EDUCATIONAL NON-PROFIT ORGANIZATION

PROVIDING CHARTERS OF FREEDOM SETTINGS WITH
ACCOMPANYING EDUCATIONAL MATERIALS

SCOPE OF PROJECT

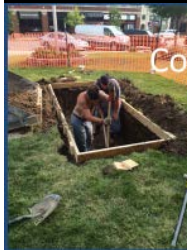
Design and build replicas of the Charters of Freedom display as exhibited in the National Archives Rotunda, Washington, D.C. in communities.

The display *must* be **central** and open to the community **24/7**, with high visibility, voluminous **foot traffic**, and easy access for **school children, veterans, and all others.**

When BUILDING SETTINGS --

Three documents in order--as displayed in The National Archives.

Declaration of Independence on the left;
United States Constitution in the center;
Bill of Rights on the right.



Construction Process



Engineered and Built for 300 – 500 Years



Side displays measure
4'x 4' – Solid Concrete



Middle Display
4'x16' – Solid
Concrete



Document Tray Being Placed and Secured

DOCUMENT TRAY BEING PLACED ON TOP OF
FOUNDATION SUPER-STRUCTURE



The six documents will be original size on 1/4" etched bronze. Each document weighs over 60 pounds and covered by engineered industrial viewing glass.



United States Constitution

The Declaration of Independence

The Bill of Rights

TIME CAPSULE – SAFE & PLAQUE



Back side of the setting is a vault with a *Time Capsule* sealed inside. To be opened Constitution Day, Sept. 17, 2087.

TRANSFORMATION OF SITE



BEFORE
Burke County
Courthouse,
Morganton, North
Carolina



July 2014
Burke County Courthouse,
Morganton, North
Carolina

Example of Brick Setting

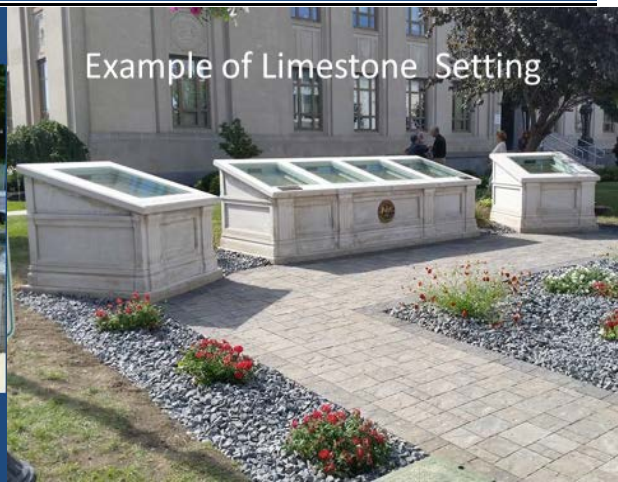


Burnsville, Yancey County, North Carolina

EXAMPLE of GRANITE SETTING ASHEVILLE, NC



Example of Limestone Setting



February 7, 2022, MB#31

Civil Rights – 13th, 14th, 15th, 19th, and 24th Amendments.



4th Pedestal – Far Right

Each Setting Has Dedication Ceremony.
Beautiful Dedication Days




- Burnsville, North Carolina
- September 25, 2017

Morganton, NC 2014

Mike Unruh with Foundation Forward shared that there are 39 Charters of Freedom settings throughout North Carolina and across the country. Mr. Unruh shared that Valdese was going to be the first setting in the United States to have the addition of the civil rights amendments, which will be engraved on a setting next to the Bill of Rights. Mr. Unruh also shared that benches, and flags honoring veterans will be added. Valdese will have the first-ever Foundation Forward Educational Park. The statue of George Washington will be in the center of the park and all the statues will be the size, age, and dress of the founding fathers at the time of the founding of our nation. Other figures will include Thomas Jefferson, James Madison, and John Adams. Mr. Unruh shared that there are sponsorship opportunities to raise money. Mr. Unruh invited Council to the May 6, 2022 dedication for the front of the park. An August dedication will be scheduled for the inside of the Iron Gate.

PUBLIC HEARING FOR COMMUNITY DEVELOPMENT BLOCK GRANT CLOSEOUT: Mayor Watts opened the Public Hearing.

Lisa Helton, WPCOG Community Development Administrator, reminded Council that the Town applied for funding for Community Development Block Grant and received \$350,600. Ms. Helton shared that grant #17-C-2986 rehabilitated six homes in Valdese. All six homes were low income, five households were elderly, and one was a family. Ms. Helton shared that most of the items addressed were roofing, HVAC, electrical, plumbing, new windows and doors, and painting. Ms. Helton shared pictures of the homes before and after.

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TOWN OF VALDESE
NOTICE OF PUBLIC HEARING
CLOSEOUT OF THE SCATTERED-SITE HOUSING PROJECT
COMMUNITY DEVELOPMENT BLOCK GRANT

The Valdese Town Council will hold a public hearing to receive public comment for the closeout of the Scattered Site Housing Project, Community Development Block Grant (CDBG) Number 17-C-2986. This grant rehabilitated 6 houses in the city limits of Valdese. CDBG funds provided 93% of the total expenditures.

The Public Hearing will be held before the Town Council on Monday February 7, 2022, at 6:00 pm in the Town Council Chambers. The Town of Valdese holds all public meetings in accessible rooms. All interested persons are invited to attend this hearing. Auxiliary aids will be supplied to the disabled if requested five days prior to the public hearing. Person needing special assistance or non-English speaking persons desiring to participate in this hearing should contact Jessica Lail, Town Clerk at 828-879-2117 or 1-800-735-0533 (TDD/TTY) for the hearing impaired.

This information is available in Spanish or any other language upon request. Please contact Lisa Helton at 828-322-9191 ext. 281 or WPCOG, PO Box 9026, Hickory, NC 28603 for accommodations for this request.

Esta información está disponible en español o en cualquier otro idioma bajo petición. Póngase en contacto con Lisa Helton at 828-322-9191 ext. 281 or WPCOG, PO Box 9026, Hickory, NC 28603 de alojamiento para esta solicitud.



Publish: January 26, 2022.

Mayor Watts asked if anyone wished to speak either for or against the proposed grant closeout.

There being no one else wishing to speak, Mayor Watts closed the public hearing.

Councilman Ogle made a motion to approve the community block grant #17-C-2986 closeout, seconded by Councilman Thompson. The vote was unanimous.

PUBLIC HEARING FOR RE-ZONING APPLICATION 1-11-21 PONS/BURKE COUNTY HABITAT & ADOPTION OF THE VALDESE TOWN COUNCIL ZONING MAP AMENDMENT CONSISTENCY STATEMENT: Mayor Watts opened the Public Hearing.

Planning Director Larry Johnson shared the following presentation on the rezoning application #1-11-21 for Leon and Betty Pons & Habitat for Humanity Burke County.

Introduction

A joint application was filed November 2021 by Susan Pons (Leon and Betty) and Habitat For Humanity Burke County, to rezoning a total of four parcels. One parcel (lot 1267 Margaret) is under the ownership of the Pons and the three remaining parcels (1275-1287 Margaret) are under the ownership of Habitat For Humanity. The current zoning designation of the parcels is B-2 General Business.



1267 Margaret Street NW Leon and Betty Pons

The 0.74 acre parcel is located between Margaret Street NW and Church Street NW. Vacant and partially wooded, the Pons lot is currently zoned B-2 General Business. The owner has a buyer that would like to build a home on the property.

The Pons parcel is contiguous to M-1 Manufacturing and R-8 Residential districts of the Town and the County's R-1 Residential District.

1275-1287 Margaret Street NW Habitat For Humanity Burke County

The three 0.70+ acre parcels are located between Margaret Street NW and Church Street NW. Vacant, the Habitat lots are currently zoned B-2 General Business. The owner has **not** stated any immediate plans for residential single family development.

The Habitat lots are contiguous to the R-8 Residential District, B-2 General Business District and the County's R-1 Residential District.

Request

**B-2 General Business Zoning District
to
R-8 Residential High Density.**

Zoning Map

B-2 General Business to R-8 Residential



**Pons Parcel
(0.74 acres)**



**Habitat Parcels
(0.70+ each)**



Habitat Parcels



**Surrounding Land Use and
Zoning**

February 7, 2022, MB#31

**North
R-1 Residential Burke County
Residential Use**



**South
B-2 General Business District
Vacant Building**



**East
R-8 Residential District**



R-1 Residential Burke County



**West
R-8 Residential District
Residential Use**



**West
R-8 Residential District
Residential Use**



**West
M-1 Manufacturing District
Manufacturing Use**



Considerations

- Traffic Impact
- Zoning Use Consistency
- Consistency with The Valdese Vision:
Land Use Action Plan for Future

Traffic Impact



Margaret Street NW is identified as a local or minor street residential street. It currently provides ingress and egress for five single-family homes, and a manufacturing plant (By-Design Black Oxide & Tool).

Lydia Avenue NW intersects with Margaret Street NW to provide ingress and egress to the Falls Road Terrace Apartments – 64 units.

Traffic Impact



A traffic study by Valdese Public Works reveals Average Daily Traffic count (ADT) of 52 vehicles per day during a seven day period.

Church Street has capacity for 15,000 ADT, and current at 2,600 per day

Traffic generated from future development of four single-family lots WILL NOT be detrimental to existing traffic volume.

Zoning Consistency



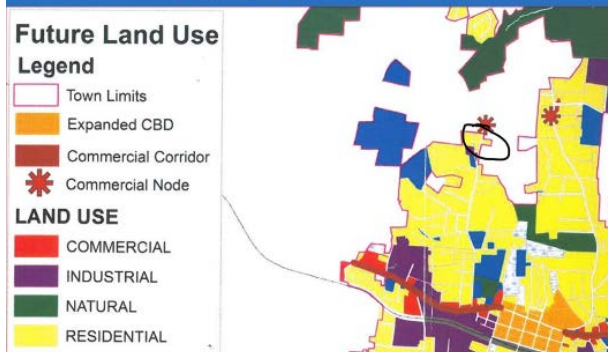
1. The applicants request a zoning designation of "R-8 Residential". R-8 Residential (least restrictive of the three residential zoning districts), accommodates numerous residential uses including single-family, two-family, Class A Manufactured Homes (double-wide) modular and multi-family buildings.

Zoning Consistency



2. The four parcels are contiguous with residential uses and residentially zoned parcels within the corporate limits and the County. A zoning change from B-2 General Business to R-8 Residential will not allow any uses inconsistent with surrounding land uses.

The ValdeseVision: A Land Use Action Plan Future Land Use Map



The Valdese Vision - Land Use Action Plan for Future

The proposed rezoning or map amendment is **consistent** with the Valdese Vision: Land Use Action Plan adopted by Town Council 2014 that established a vision for future growth in Valdese, and constitutes the legal basis for land-use decision making.

Review and Discussion

- Joint application filed in the office of the Planning Director, November 2021
- Request four parcels be rezoned from B-2 General Business to R-8 Residential District.
- The four parcels are vacant and undeveloped
- The four parcels are contiguous with other residential uses or zones.
- Each lot exceeds minimum lot size requirement of the R-8 District (8,000sf).
- Development of the lots for residential uses will have minimal impact on existing traffic along Margaret Street NW and Church Street NW.
- Rezoning petition is consistent with The Valdese Vision: Land Use Action Plan

Additional Notes

- Property owners within 100 feet of the four parcels were notified by first class mail. Two contacted Planning Department. There were no objections.
- A Notice of Public Hearing was advertised in local paper
- Property Posted

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Recommendation	
<p>The Planning Board met on January 24, 2022 to consider Application 1-11-21 to rezone four Margaret Street NW parcels, one parcel under the ownership of Leon and Betty Pons and three under Habitat for Humanity Burke County from B-2 General Business District to R-8 Residential District.</p>	<p>The Planning Board considered and adopted a statement affirming the application's consistency with the Valdese Vision: A Land Use Action Plan for the Future; and recommends approval by Valdese Town Council and Town Council adoption of Zoning Map Amendment Consistency Statement. (7.F New Business)</p>

Mr. Johnson explained to Council that now it is required for Council to approve a Zoning Map Consistency Statement with all re-zonings since adopting 160D.

VALDESE TOWN COUNCIL ZONING MAP AMENDMENT CONSISTENCY STATEMENT

On February 7, 2022, the Valdese Town Council met to consider Rezoning Petition 1-11-21 and receive a recommendation from the Valdese Planning Board. Upon consideration, the Valdese Town Council finds:

1. The four parcels under consideration are identified as R-8 Residential by the Valdese Vision: A Land Use Action Plan for the Future land use map.
2. The R-8 Residential District permits high-density residential development areas. Permitted residential development includes single-family, two-family (duplexes), Class A Manufacturing (double-wide), modular, multi-family buildings.
3. The four parcels are contiguous with residential uses, similar to planned.
4. The lots exceed the minimum lot size requirement of the R-8 Residential District. *The minimum lot size for the R-8 Residential District is 8,000 square feet or 0.18 acres.*
5. Any improvements to the properties will be required to follow all applicable development regulations.
6. Public infrastructure currently in place in the area is sufficient to handle the development possible on the subject's property. *Public Works identifies waterlines along Margaret Street NW and Church Street NW and a sewer line along Margaret Street.*
7. Development of the lots for residential uses will have minimal impact on existing traffic along Margaret Street NW and Church Street NW. *The average daily traffic count is 56 vehicles per day.*
8. Development on the subject's property will require adherence to all local, county, and state regulations related to the action to ensure proper protections are provided to surrounding residents and property owners as prescribed by law.

Based upon the recommendation of the Valdese Planning Board and the findings from the public hearing, the Valdese Town Council has found Rezoning Petition 1-11-21 to be consistent with the Valdese Vision: A Land Use Action Plan for the Future and approves the petition.

Charles Watts, Mayor

Date

CITIZEN INPUT

A Notice of Public hearing appeared in the News-Herald on January 26, 2022, and February 2, 2022. In addition, adjoining property owners received the hearing notices by first-class mailings. Staff posted the Notice of Public Hearing on the properties.

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**NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENT TO THE
ZONING MAP OF THE TOWN OF VALDESE**

Valdese Town Council will meet in the Council Chambers of the Valdese Town Hall, at 102 Massel Avenue SW, February 7, 2022, at 6:00 p.m., upon rezoning four parcels from B-2 General Business R-8 Residential.

Map Amendment #01-11-21

The Valdese Planning Council will consider an application by Susan Pons and Habitat for Humanity to rezone four parcels located on Margaret Street NW. The parcel can be further identified by Parcel Identification Numbers 2734709872, 2734719090, 2734810104, 2734810206. The applicants request a change in the zoning designation from B-2 General Business District to R-8 Residential District.

At the hearing, all interested persons may voice support or objections to the proposed amendment to the Town of Valdese zoning map. Complete copies of the proposed map amendment and this notice are on file in the Office of the Planning Department at Valdese Town Hall for inspection by all interested citizens until the public hearings. For information regarding the above-listed items, contact the Planning Department at (828) 879-2124.

Interested parties should attend this hearing and present comments. Request for accommodations by persons with disabilities should contact Jessica Lail, Town Clerk, at (828) 879-2117 at least 48 hours before the scheduled meeting time.

PUBLISH: JANUARY 26, 2022 and FEBRUARY 2, 2022

Mayor Watts asked if anyone wished to speak either for or against the proposed amendments.

(Someone spoke but did not come to the podium and Clerk was unable to hear the recording.)

Phillip Truax – 1260 Margaret St. NW, Valdese: Mr. Truax suggested that if homes were built, that they would put their driveways coming off of Church Street versus Margaret St. NW. Mr. Truax is concerned that it would affect his business if the driveways were on Margaret St. Planning Director Larry Johnson replied that the Town could not tell someone where to put their driveway on their property.

There being no one else wishing to speak, Mayor Watts closed the public hearing.

Councilman Ogle made a motion to approve the Application #1-11-21 for re-zoning and adopt The Valdese Town Council Zoning Map Consistency Statement as presented, seconded by Councilwoman Lowman. The vote was unanimous.

APPROVED AWARD OF BID FOR PERMANENT STAGE AT TEMPLE FIELD: Community Affairs Director Morrisa Angi presented an award of bid recommendation to construct a permanent stage at Temple Field behind the Old Rock School. Ms. Angi shared that the stage would be 20' deep by 30' wide by 2' tall and have a dance floor joining it. The stage will be covered. Staff recommends awarding the bid to the lowest bidder, Houck Contracting, LLC, in the amount of \$53,450.00. (Other bids: Hefner Construction - \$53,500.00 with rock work included by someone else, and Jeff McGee and Brent Lowman - \$55,000.00) Ms. Angi shared the contributors to this project.

Councilman Ogle made a motion to award the bid to Houck Contracting, LLC, in the amount of \$53,450.00, seconded by Councilwoman Hildebran. The vote was unanimous.

APPROVED FY 22-23 AUDIT CONTRACT – LOWDERMILK CHURCH & CO., LLP: Finance Director Bo Weichel informed Council that the FY 2022-2023 audit contract was being presented in the amount of \$16,800.00. The fee does reflect a \$490.00 increase due to additional compliance reporting requirements for ARP funding.

Councilman Ogle made a motion to approve the aforementioned contract for the FY 2022 - 2023, seconded by Councilman Thompson. The vote was unanimous.

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APPROVED BUDGET AMENDMENT: Finance Director Bo Weichel presented the following Budget Amendment:

Valdese Town Council Meeting

Monday, February 7, 2022

Budget Amendment #

10

Subject:

Donation for Stage project

Description:

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

Proposed Action:

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

Section I:

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3350.000	Donations		30,000
Total		\$0	\$30,000

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.6250.740	Capital Outlay	30,000	
Total		\$30,000	\$0

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

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

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

Concerts at the Rock presents: Darin and Brooke Aldridge, February 5, 2022 at 7:30 p.m.

Coffee with the Chief, February 10, 2022, 9:00 a.m. at Old World Baking Company

Public Safety Building Workshop, February 15, 2022 at 6:00 p.m. Old Rock School Auditorium. There will be opportunity for public comment, no limit as to how many citizens speak, comments will be limited to five minutes.

Concerts at the Rock presents: Sister Sadie, March 5, 2022 at 7:30 p.m.

MAYOR AND COUNCIL COMMENTS: Councilman Ogle shared that Tiger Gym has not been fixed as they were told in the past. Councilman Ogle shared that the floor is slick and wet. Town Manager Seth Eckard stated that we would look into it and try to include something in the next budget.

Mayor Watts shared that he is sending Thank You cards to the employees on their anniversary date. Mayor Watts shared that he sent 11 employees notes this month and with all combined they had 98 years of service. Mayor Watts was impressed. Mayor Watts also thanked Public Works for their hard work on the snow removal.

ADJOURNMENT: At 7:48 p.m., there being no further business to come before Council, Councilman Ogle made a motion to adjourn, seconded by Councilman Thompson. The vote was unanimous.

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

Town Clerk

Mayor

jl

February 15, 2022, MB#31

**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

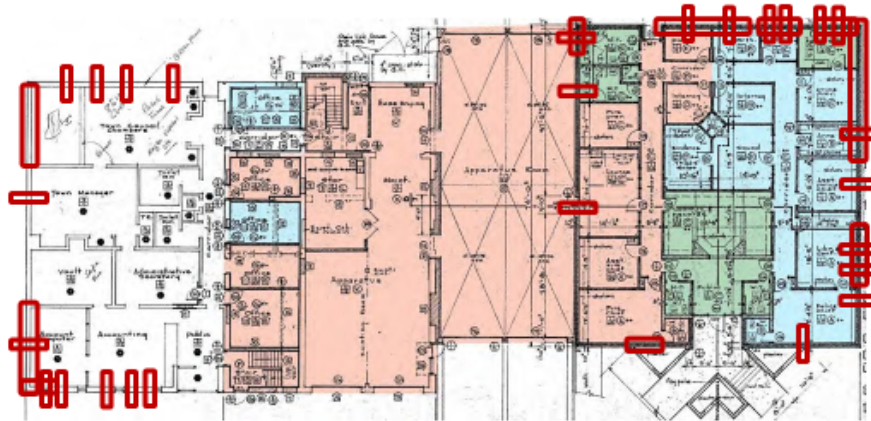
Building Repairs and Accessibility

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

Existing Building



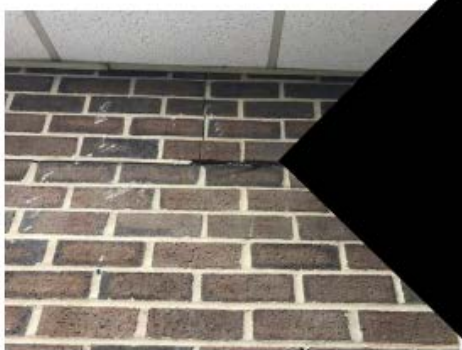
Interior Masonry Wall Cracks



Interior Vertical Wall Cracks (Police)



Interior Horizontal Wall Cracks (Police)



Interior Vertical Wall Cracks (Police)



Interior Vertical Wall Cracks (Police)



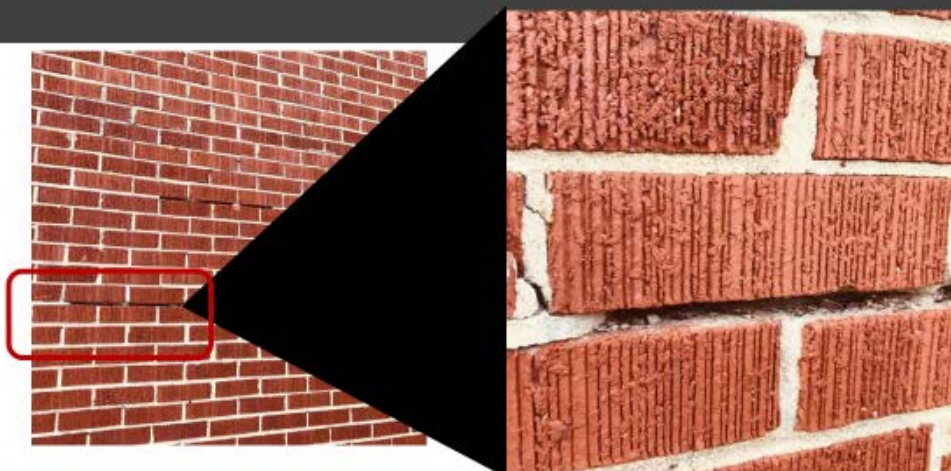
Interior Wall Displacement (Police)

South Wall Previous Horizontal Wall Crack Repair



Exterior Horizontal Wall Crack Repair

East Wall Cracks



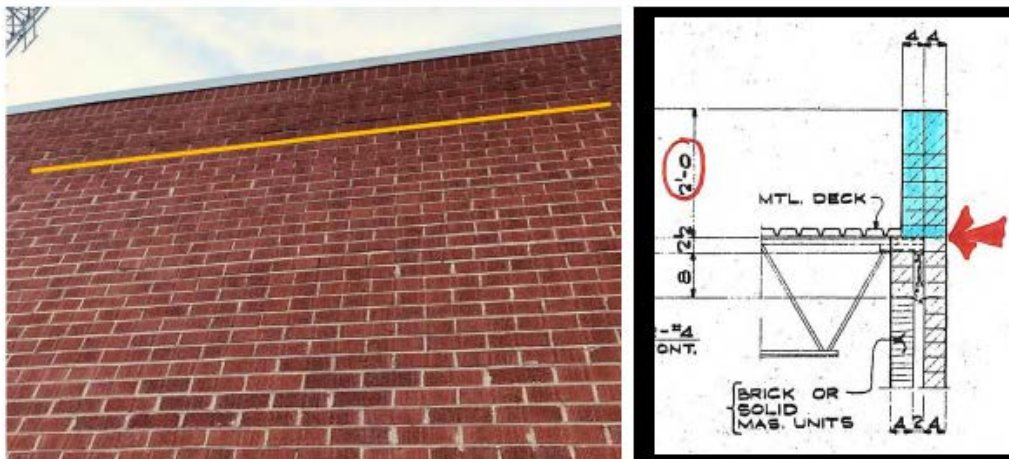
East Wall Canopy/Cracks



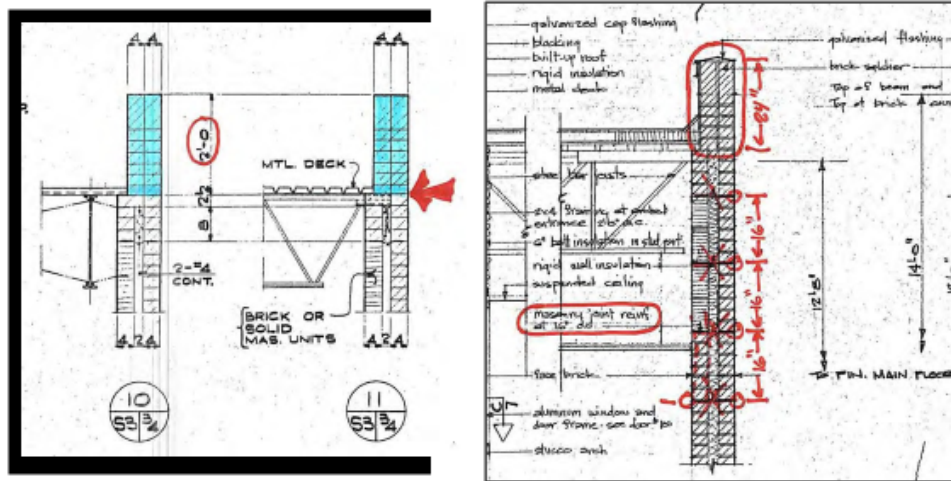
North Wall Cracks



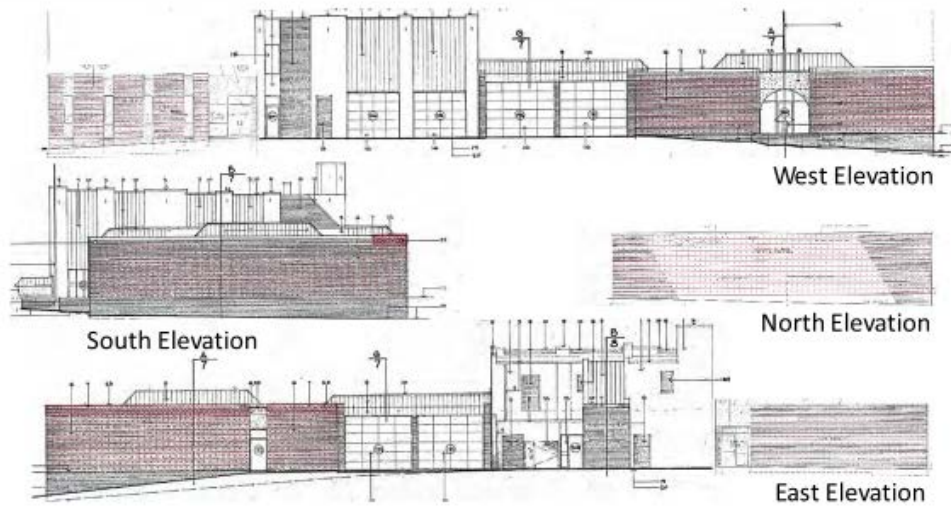
East Wall Parapet



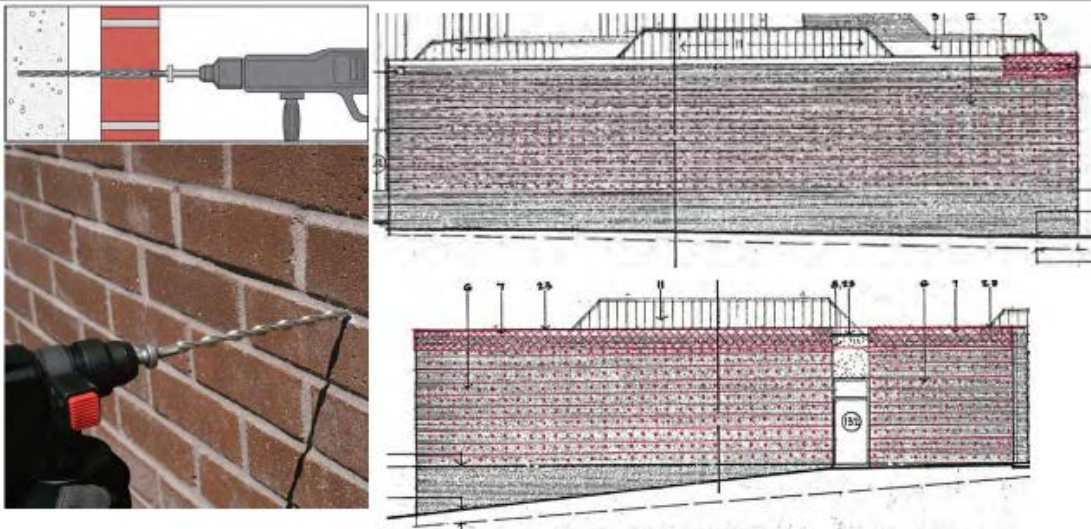
Wall Crack Diagram



Wall Repair



Wall Repair

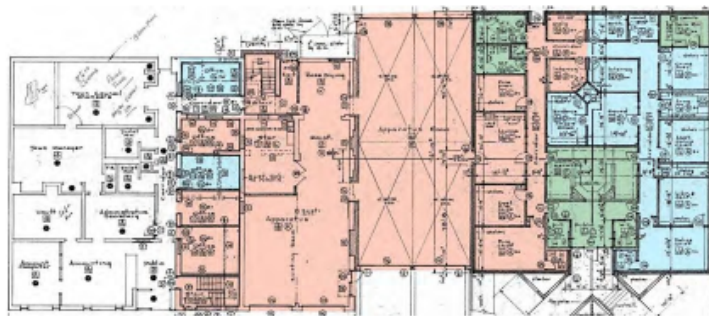


February 15, 2022, MB#31

Replace Exterior Steel Doors & Frames



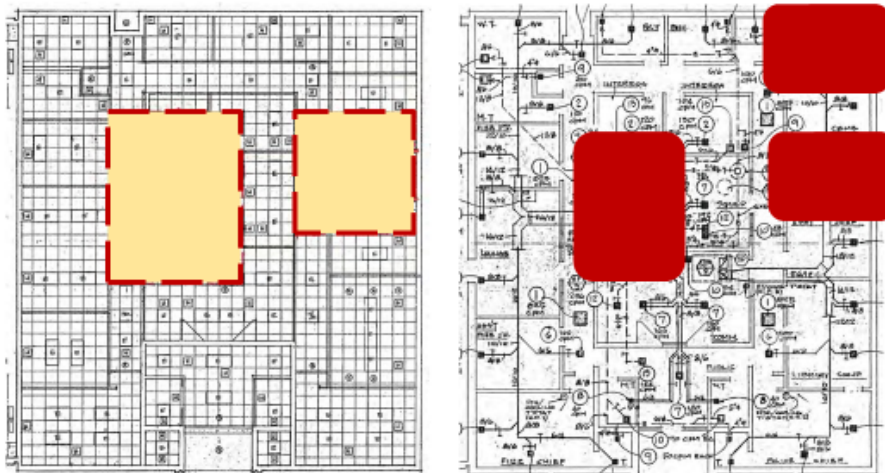
Fire Sprinkler



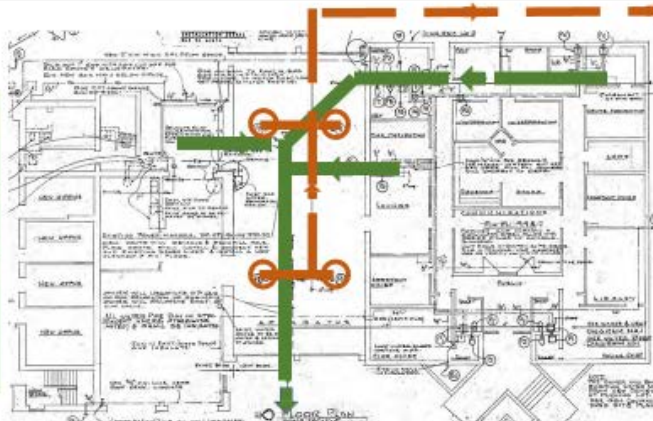
Full Building Coverage
 Riser Controls
 Backflow/Hotbox
 Fire Water Service
 Fire Alarm
 Monitoring

Police Upgrade / CALEA Requirements

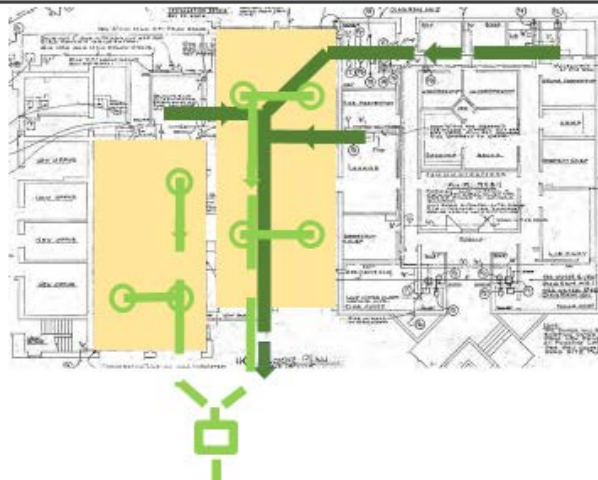
Commission on Accreditation for Law Enforcement Agencies



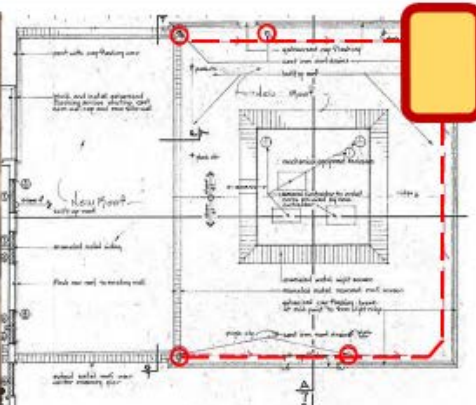
Building Renovations – Environmental Risk



Building Renovations – New Floor Drainage



Water Leak



Accessibility Renovation – Floor 1



Accessibility Renovation – Floor 2



Building Renovations

February 15, 2022, MB#31

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)



Building Renovations

Apparatus Bay Floor Finish
 Apparatus Bay Vehicle Exhaust System
 Replace Existing Windows
 Police & Fire Office Renovations

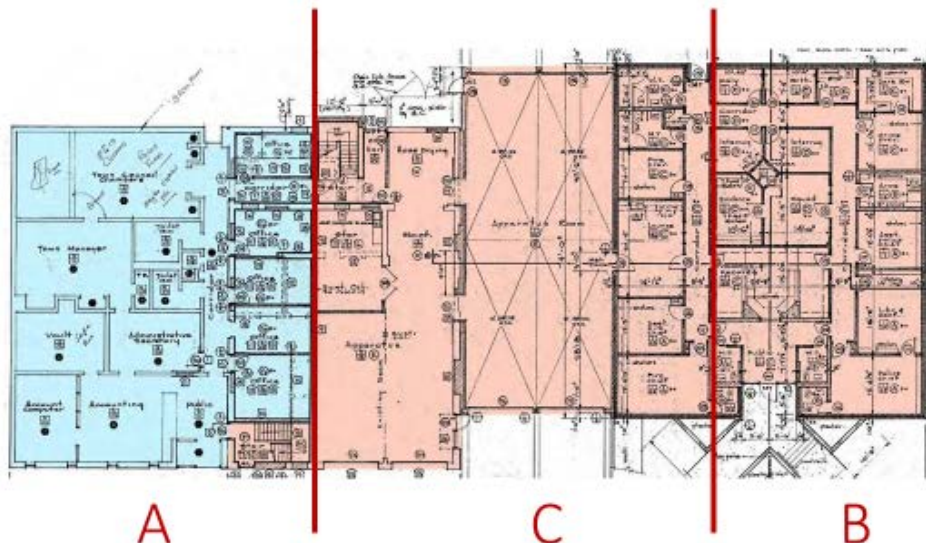


Relocation During Renovation

Phase Renovation to Reduce Relocation

Logistics

Logistics



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

February 15, 2022, MB#31

AREA SUMMARY COMPARISON			
	Existing Building	25 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	1239
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	24492
	Deficient	-9955	-17640
		-39%	-31%

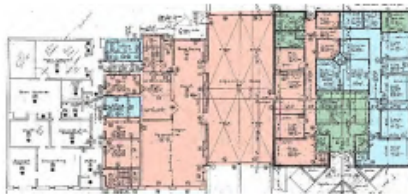
Comparison

>30% Deficient

Building Comparison

Existing
16,818 sf
(7644 sf)

Second Floor



First Floor

Proposed
24,500 sf

First Floor



Fire Lockers



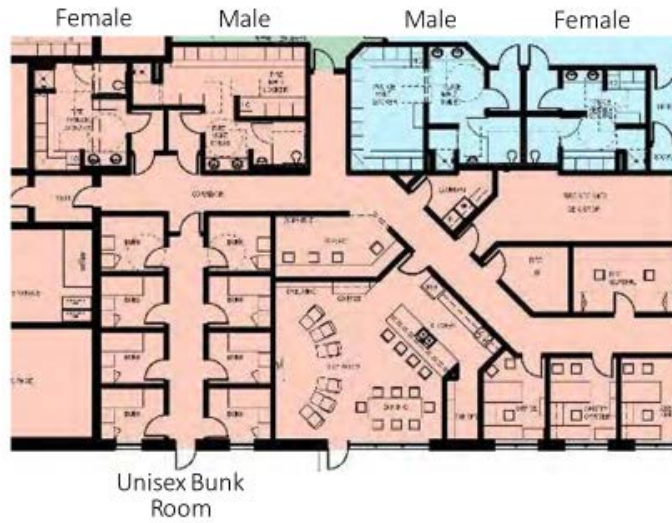
Fire Shower



Police Lockers

Gender
SeparationSeparate Bunk
Room & Locker
Room

February 15, 2022, MB#31



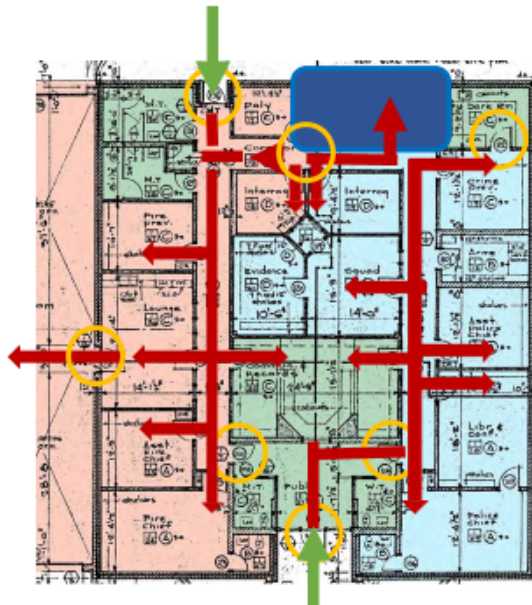
Gender Separation

Separate Bunk Room & Locker Room

Existing Building

Second Floor

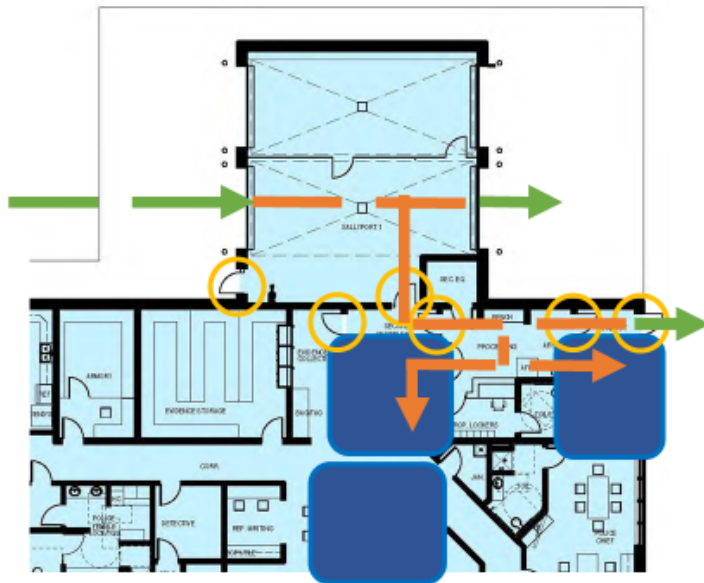
First Floor



Security Safety Risk

Existing Police Processing

Proposed New Facility



Reduce
Risk:

Secure Processing
& Holding

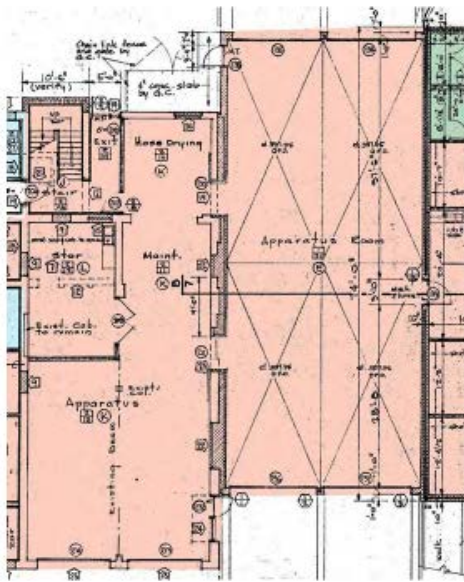
Existing Building

Second Floor

First Floor



February 15, 2022, MB#31



Health Risk:

Existing Condition

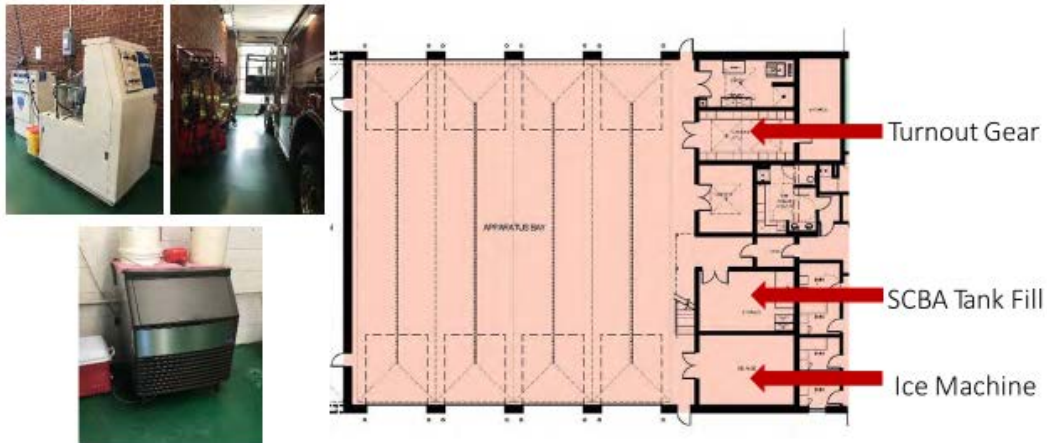
Vehicle Exhaust Contamination



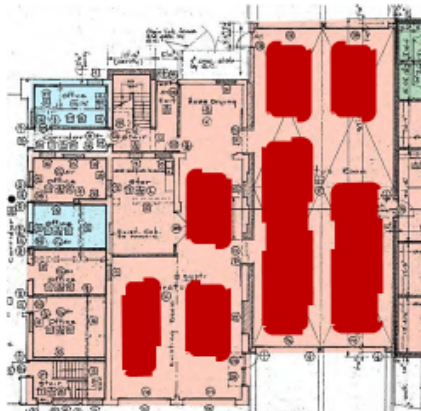
Proposed New Facility



Proposed New Facility – Isolated Storage

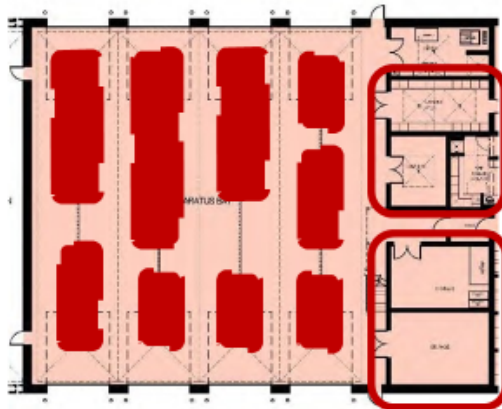


Existing Facility – Fire Truck Bays



- (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

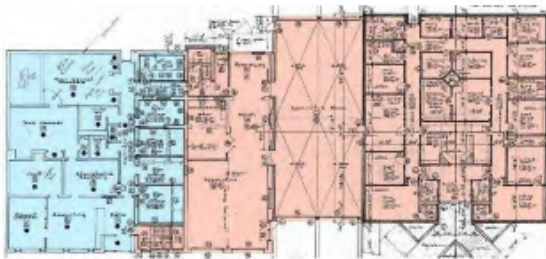
Proposed New Facility – Fire Truck Bays



- (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

February 15, 2022, MB#31

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

February 15, 2022, MB#31

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

MEMORANDUM

TO: Mayor and Town Council
FROM: Seth Eckard, Town Manager
DATE: March 4, 2022
SUBJECT: Valdese ABC Board Reappointment

Staff recommends the reappointment of John Heilman to a third, three-year term on the Valdese ABC Board. The term will expire April 1, 2025.



State of North Carolina – County of Burke

**Town of Valdese Lease Agreement**

THIS AGREEMENT, made and entered into this **First** day of **April 2022**, by and between the TOWN OF VALDESE, hereinafter called “Lessor” and **Dr. Kyle Barnes** hereinafter called “Lessee”; Lessor and Lessee are hereinafter referred to collectively as the “Parties”.

ARTICLE 1.00**Creation of Tenancy, Term and General Conditions**

- 1.01 **DEMISE OF PREMISES:** Lessor, for and in consideration of the rentals hereinafter provided and in further consideration of the covenants, conditions, and provisions hereinafter contained, does hereby demise and lease unto Lessee the property (hereinafter called “Premises”) located in that building known as the Valdese Old Rock School, Main Street, Valdese, Burke County, North Carolina, and being Suite(s) **Storage Room** as described on the attached Exhibit “A,” together with the right of access and use to the common areas of the building and parking, subject to the restrictions hereinafter set out.
- 1.02 **TERM:** The Lessee shall have and hold the premises for a period of time commencing the **First** day of **April, 2022** and extending to the **31st** day of **March 2023**.
- 1.03 **RENT:** Lessee agrees to pay Lessor a monthly rent of **\$50.00**. The first month’s rent shall be due and payable at the time of execution of this Lease, with each subsequent monthly rent being due and payable on the first day of the month for each and every month thereafter during the Lease term. In addition, the Lessee shall pay to the Lessor a deposit in the sum equal to one month’s rent. Said sum will be held by the Lessor and applied as a payment or partial payment of any damages that might occur by reason of a default under this agreement.
- 1.04 **UTILITIES:** During the term of this Lease the Lessor shall provide heating and air conditioning Monday through Friday of each week from 8:00 A.M. until 5:00 P.M., and such other times in the Lessor’s sole discretion. The Lessee shall be responsible for all other utilities, including electricity (other than lights) and telephone.
- 1.05 **TAXES:** During the term of this Lease the Lessor shall pay any taxes which might come due on the real property, however, the Lessee shall be responsible for all taxes on the personalty located on the premises.
- 1.06 **GENERAL CONDITIONS:** This Lease is made by Lessor and accepted by Lessee subject to the following:

- 54 of 82
1.01.1 All zoning regulations affecting the premises now or hereafter in force.
- 1.01.2 All ordinances, statutes, and regulations, and any presently existing violations thereof, whether or not of record.
- 1.01.3 The existing condition and state of repair of the premises.

ARTICLE 2.00

Use of Premises

2.01 CHARACTER OF USE:

- 2.01.1 The premises shall be used by the Lessee for a **Private Office & File Storage** and shall not be used by Lessee for any other purpose without the prior written consent of the Lessor.
- 2.01.2 Lessee covenants and agrees to comply with all legal requirements of the City, County, State and Federal Governments respecting any operation conducted, or any equipment installations or property located at the premises, and Lessee further covenants and agrees not to create or permit the creation of any nuisance on the premises, or to make any other offensive use thereof.

2.02 IMPROVEMENT AND ALTERATION OF PREMISES: Lessee shall not make, and shall not have the right to make any alterations, changes or improvements, structural, or otherwise in or to the premises without Lessor's prior written consent, provided, that if such consent is given, all such alterations, changes, and improvements shall be at Lessee's expense and shall become the property of Lessor at the termination of the Lease. The granting or denial of consent as provided for in this section shall be the subject of Lessor's sole and absolute discretion.

2.03 TRADE FIXTURES: Lessee will be permitted to install trade fixtures on the premises without necessity of written consent by Lessor, and shall be permitted to remove such fixtures upon the expiration of the Lease term, provided that the removal of such fixtures will not permanently damage the premises, and provided that Lessee shall return the premises to their condition at the commencement of this Lease.

ARTICLE 3.00

Condition of Premises

3.01 ACCEPTANCE OF PREMISES: Lessee acknowledges that the act of taking possession of the premises shall constitute conclusive evidence that Lessee has inspected and examined the premises, and that the same were and are in good and satisfactory condition.

3.02 MAINTENANCE: Lessee covenants and agrees to maintain said premises in their present condition, reasonable wear and tear excepted, during the term of this Lease or any extension thereof at Lessee's own cost and expense. Lessor shall maintain the roof, exterior walls, plumbing, heating and electrical

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System except to the extent that the same shall be damaged by the negligence, misuse or overuse by Lessee in which case Lessee shall make said repairs.

In addition, the Lessor shall be responsible for and maintain all common areas in the building, which shall consist of halls and restrooms. The Lessee and its guests may use such common areas, but will make no business use of or store any property in any common areas.

- 3.03 PARKING:** The Lessee and its guests and/or customers, may use the parking lot adjacent to the building between the hours of 7:30 A.M. and 6:00 P.M. on Monday through Friday, and such other times subject to regulations and restrictions as may be determined by the Lessor.
- 3.04 ACCESS:** The Lessee shall have access to the building between the hours of 7:30 A.M. and 6:00 P.M. on Monday through Friday (except on Holidays) and such other times subject to regulations and the Lessor may determine restrictions. The Lessor reserves the right to secure and lock the building and otherwise limit access, as it should determine advisable during other hours.
- 3.05 CONDITIONS UPON TERMINATION:** Upon the expiration, termination or acceleration of Lessee's obligations under this Lease, Lessee shall return the premises to a condition at least as good as their condition upon the commencement of this Lease, ordinary wear and tear accepted.

ARTICLE 4.00

Insurance, Liability of Parties

- 4.01 CASUALTY INSURANCE:** Lessor shall carry, at Lessor's expense, fire insurance with extended coverage insuring loss or damage to the premises. Lessee shall be responsible for insuring Lessee's personal property on the premises.
- 4.02 LIABILITY INSURANCE:** Throughout the continuance of this Lease, Lessee shall keep the premises insured, at Lessee's sole cost and expense, against claims for personal injury or property damage under a policy of general liability insurance, with a single limit of at least \$500,000.
- 4.03 INDEMNIFICATION:** The Lessee will protect, indemnify, save and hold harmless the Lessor, its officers, agents, servants, and employees, from and against any and all claims, demands, expense, and liability, arising out of injury or property which may occur on or in the demised premises or which may arise, or in any way grow out of any act or omission of the Lessee, its (his) agents, subcontractors, servants, and employees of the use and occupancy of the demised premises by the Lessee or anyone using or occupying said premises as a guest, patron, or invitee of Lessee.
- 4.04 WAIVERS:** Insofar as it may be permitted by the terms of the fire or extended coverage insurance policy carried by the Lessor or Lessee, each party hereby releases the other with respect to any claim (including a claim for negligence) that it might have against the other party for loss, damage or destruction with respect to its property by fire or other casualty (including rental value or business interruption, as the case may be) occurring during the term of this Lease. In the event one or both of the

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parties' insurance policies do not permit this waiver, such party will immediately give notice of such denial to the other party and upon such request shall cause the other party to be named in such policy or policies as one of the name insured.

ARTICLE 5.00

Termination, Default, Remedies

- 5.01 HOLDOVER TENANCY:** In the event that Lessee remains in possession after the expiration of the term hereof or the validly commenced extension thereof and without the execution of a new Lease, Lessee shall not acquire any right, title or interest in or to the premises and in such event Lessee shall occupy the premises as Lessee from month to month and be subject to all conditions, provisions, and obligations of this Lease in so far as the same shall be applicable.
- 5.02 DEFAULT OR BREACH OF COVENANT:** If Lessee shall fail to timely make any payment of rent herein provided for, or promptly perform any other covenant or obligation imposed upon it hereunder and shall fail to make good such Default within ten (10) days after written notice from the Lessor to Lessee, Lessor may enter the premises and expel Lessee therefrom without prejudice to any and all other remedies that may be available to Lessor under the laws.
- 5.03 REMEDIES ARE CUMULATIVE:** To the extent that the remedies provided for under this Lease are not clearly inconsistent, they shall be cumulative, and Lessor shall be entitled to pursue all or any part of the remedies provided herein. The remedies specified in this Lease are in addition to, and not in lieu of any remedies otherwise available to Lessor by law or in equity. Pursuit of any remedy by Lessor shall not constitute a binding election of such remedy or prevent Lessor from seeking other relief.
- 5.04 COSTS AND ATTORNEYS FEES:** In addition to any other damages sustained by Lessor as a result of Lessee's Default, Lessor shall be entitled to recover of Lessee all reasonable attorneys' fees and costs incurred in pursuit of Lessor's remedies.
- 5.05 ACCEPTANCE OF SURRENDER:** No act or conduct of Lessor, including without limitation, the acceptance of the keys to the premises shall constitute an acceptance of the surrender of the premises by Lessor before the expiration of the term. Only a Notice from Lessor to Lessee shall constitute acceptance of the surrender of the Premises and accomplish a termination of this Lease.

ARTICLE 6.00

Destruction or Taking of Premises

- 6.01 DAMAGE BY CASUALTY OR FIRE:** If said premises should be damaged or destroyed by casualty, explosion or fire, as to be unfit for Lessee's continued use, then this Lease shall thereupon be terminated and the rent for the month in which the damage occurred shall be apportioned and refunded to Lessee; but if said premises should be damaged or destroyed by casualty, explosion or fire, however caused or

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by the elements, or any cause or happening and still be fit for Lessee's continued use, then the same shall be promptly restored by Lessor to their previous condition and a just and fair proportion of the rent herein reserved shall abate until the same have been completely restored, and a like proportion of any rent unpaid in advance shall be refunded to Lessee.

The Lessor may, following damage as above provided, elect to terminate this Lease by providing the Lessee with written notice of its election within ninety (90) days of the occurrence of the damage.

ARTICLE 7.00

Additional Provisions

- 7.01 ASSIGNMENT AND SUBLETTING:** Lessee shall not have the right to assign or sublet the within Lease or sublet the premises in whole or in part without first obtaining the written consent of the Lessor. No approval of assignment or subletting shall be effective until the prospective assignee or Sublessee shall have given Lessor Notice acknowledging familiarity with the terms of this Lease and evidencing agreement to be bound thereby. Any assignment or subletting in violation of this provision shall be void and the discretion of the Lessor as to whether to permit such assignment or sublease is absolute.
- 7.02 RIGHT OF ENTRY:** Lessor shall have the right at all reasonable times to enter and inspect the premises, and to take any action which Lessor reasonably believes to be necessary to protect the premises from damage.

ARTICLE 8.00

Special Provisions

- 8.01 RELATIONSHIP OF PARTIES:** It is specifically understood that the parties hereto have created a Lessor-Lessee relationship with respect to the demised premises and that the Lessor shall in no way control or be responsible for the acts of the Lessee with respect to the operations carried out on the demised premises. The Lessee specifically agrees to indemnify and hold harmless the Lessor from any loss by reason of operation on the premises and it is further agreed to erect a suitable sign to be placed in a visible located on the demised premises indicating the name and ownership of the business being rented upon the property and further the Lessee agrees not to take any action that might in any way indicate any involvement by Lessor in the Lessee's business except as hereinafter set out.

ARTICLE 9.00

Interpretation, Execution

- 9.01 GOVERNING LAW:** The laws and decisions of the State of North Carolina will govern and control the construction, enforceability, validity, and interpretation of this Lease and of all agreements, instruments and documents heretofore, now or hereafter executed by Lessee and delivered to Lessor pertaining or relating to this Lease or the transaction contemplated herein.

- 9.02 MODIFICATION:** This Lease, together with the schedules and exhibits attached hereto, contains the full, final and exclusive statement of the Lease between Lessor and Lessee relating to the leasing of the premises and cannot be amended, altered, modified or terminated except by a written agreement signed by both Lessor and Lessee. The parties hereto specifically relinquish any rights they may have to orally rescind or otherwise terminate this Lease and acknowledge that they will not rely upon any such oral agreements.
- 9.03 SEVERABILITY:** If any clause or provision of this Lease is illegal, invalid or unenforceable under present or future laws effective during the term of extensions thereof, in that event it is the intention of the Parties hereto that the remainder of this Lease shall not be affected thereby.
- 9.04 CAPTIONS:** The caption of each Section is added as a matter of convenience only, and shall be considered of no effect in the construction of any provision of this Lease.
- 9.05 WORD USAGE:** Throughout this Lease, the masculine gender shall include the plural and vice versa, wherever the context requires such construction.
- 9.06 EFFECT UPON SUCCESSORS:** This Lease shall inure to the benefit of and shall be binding upon the heirs, executors, administrators, conservators, guardians, or other legal representatives and assigns of each party.
- 9.07 MULTIPLE SIGNATURES:** If there is more than one signer (exclusive of Lessor) of this Lease, whether as Lessee or a co-signer, their obligations will joint and several, and term "Lessee" will include each such party, jointly and severally.
- 9.08 QUIET ENJOYMENT:** The Lessor agrees that Lessee on paying the stipulated rental and keeping and performing the agreement and covenants herein contained, shall hold and enjoy the premises for the term aforesaid, subject however to the terms of this Lease, and further warrants that the use of the premises called for herein do not violate the terms of any zoning affecting the premises.

X_____

Town of Valdese

Seth Eckard, Town Manager

Lessor

X_____

Dr. Kyle Barnes.

Dr. Kyle Barnes, Owner

Lessee

X_____

Witness (Attest)

X_____

Witness

Eddie & Brenda Zimmerman
Waldensian Style Wines
2340 Quail Run
Connelly Springs, NC 28612

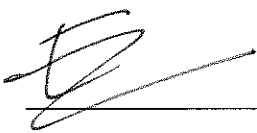
Town of Valdese,

Waldensian Style Wines respectfully requests to sell wine at the following events:

- Craft Market – Saturday, April 30th, 2022 from 9am-4pm behind the Old Rock School
 - Independence Day Celebration on July 1, 2022 from 5:00pm until 11:00pm
 - 47th Annual Waldensian Festival
 - August 12, 2022 from 5pm until 11pm
 - August 13, 2022 from 5pm until 10:00pm
- (In the designated area in the 100 block of West Main Street in Downtown Valdese)

All our wines are listed as North Carolina wines. Waldensian Style Wines does have a Special Event permit and will follow the guidelines enforced by the North Carolina ABC Commission.

Sincerely,



Eddie Zimmerman
Waldensian Style Wines Owner



TOWN OF VALDESE

NORTH CAROLINA'S FRIENDLY TOWN

P.O. BOX 339

VALDESE, NORTH CAROLINA 28690-0339

PHONE (828) 879-2120 | FAX (828) 879-2139 | TOWNOFVALDESE.COM

AN ORDINANCE DECLARING ROAD CLOSURE FOR TOWN OF VALDESE SPECIAL EVENTS

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

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

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

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

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

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

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

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

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

Signs shall be erected giving notice of the limits and times of these street closures as required by G.S. 20-169.

THIS, the 7th day of March, 2022.

Charles Watts, Mayor

ATTEST:

Town Clerk

MEMORANDUM

TO: Mayor and Town Council

FROM: Seth Eckard, Town Manager

DATE: March 4, 2022

SUBJECT: Public Safety Building

As Council is well aware, the Town has been evaluating options for the future of the Public Safety Building project since 2018. At the February 15, 2022, Public Safety Building Workshop, Architect Marty Beal presented options to either renovate the existing Public Safety Building or relocate and build a new Public Safety Building.

Staff is requesting that Council authorize staff to proceed with either renovation or new construction.

COUNCIL AGENDA MEMO

To: Town Clerk
From: Greg Padgett, Public Services Director
Date: March 7, 2022
Re: Sewer Collection System Assessment (AIA Project)

REQUEST

Accept, executive summary and resolution for completion of the AIA project.

BACKGROUND

The town accepted a \$150,000 grant for an Asset and Inventory Assessment (AIA) Grant on June 24, 2019. The project was to assess the condition of various sewer lines in the town. West Consultants has completed the project and this resolution is accepting the final results from West Consultants as presented. This resolution is needed to close out the project and to receive our final reimbursement from the state.

RECOMMENDATION

Staff recommends approving the resolution at a cost of \$0.00.

BUDGET ANALYSIS:***Budgetary Action***

Is a Budget Amendment required?

Yes

☐

No

☒

Town of Valdese
Sewer Collection System Assessment Grant Project
NCDEQ State Reserve Grant E-AIA-W-19-0174

Executive Summary

The collection system has experienced sanitary sewer overflows during significant rain events, while the WWTP has experienced pass-through of solids during these events. Elevated flows occur even during moderate rain events. The Town of Valdese applied for and received an Asset Inventory and Assessment (AIA) grant to complete a sanitary sewer inventory and assessment project with the purpose of:

- Identifying, assessing, and reporting defective assets in the collection system suspected to be major contributors of infiltration and inflow, primarily the Cline Ave Pump Station (PS) tributary area.
- Create a rehabilitation/repair (rehab/repair) or replacement plan and a cost estimate to address defective assets.
- Use the rehab/repair plan to update the Town's Capital Improvement Plan.
- Plan for reduction of inflow & Infiltration (I/I) and thereby reduce WWTP Notices of Violation and costs associated with treating elevated flows.

The investigations included collecting information through manhole and smoke testing inspections, flow tracing, and closed-circuit television inspections to identify source points of I/I and possible illicit connections.

Since the Town did not have the resources to adequately investigate the collection system to find its defects that are contributing I/I, the project involved the use of outside assistance. West Consultants, PLLC and KRG Utilities (CCTV inspections) were requested to investigate, assess, and report on portions of the collection system suspected to be major contributors of I/I. The goal was to assess the infrastructure in these areas and to identify which manholes and pipes should be rehabilitated, repaired, or replaced first by prioritizing the severity of the identified defects (e.g. immediate, high, moderate).

Even though the Cline Ave PS tributary area was of concern to the Town, and visible elevation of the flows could be observed as a result of significant rain events, the field investigations did not result in the discovery of significant I/I sources to account for the level of elevated flows seen. Based on these observations and the various field inspections completed, it was concluded that the likely sources of the elevated flows into the Cline Ave PS are the aging and defective taps and service lines in that sewershed. It is recommended to replace the noted defective taps and to install two-way cleanouts on each service line to investigate and assess their condition.

There are two areas outside of the Cline Ave PS that are of significant concern due to observed active infiltration and/or broken clay pipes. This is especially true of the lines that parallel a creek off Praley Street, portions of which are close to collapsing. The immediate priorities should be grouped in phases to be added to the Town's Capital Improvement Plan to be completed over the next five years, starting with these two areas. However, the defective lines off Praley Street have the following challenges to address

prior to rehabilitation or replacement:

- the broken condition of these gravity lines prevents lining to be completed as a rehab option
- Dye Branch, a Duke Energy substation, and a railroad easement are in close proximity
- the depth of MH 1805 where the line crosses under Praley Street is over 22'

Once the optimal method (and cost) to address the lines off Praley street is determined, the next step is to determine what funding resources are available and the debt the Town is able to take on to address the immediate priorities.

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

IMMEDIATE PRIORITY ASSESSMENT			
GRAVITY SEWER REHAB/REPAIR TYPE	QUANTITY	MH REHAB/REPAIR TYPE (28 MH'S)	QUANTITY
8" VCP REPLACEMENT (FT)	587	CEMENTITIOUS LINE	26
8" CIPP* (FT)	2,286	REPLACE FRAME/COVER	1
SPOT REPAIR	2	INTERNAL FRAME TO RISER SEAL	2
TAP REPLACEMENT	6	INJECTION GROUT OR GROUT	4
		REHAB/REPAIR B/C OR PIPE SEAL	10
		PLUG OVERFLOW LINE	1
	COST EST. \$270,702		COST EST. \$68,124
*CIPP – CURED-IN-PLACE PIPE (PIPE RELINING)		B/C – BENCH/CHANNEL	

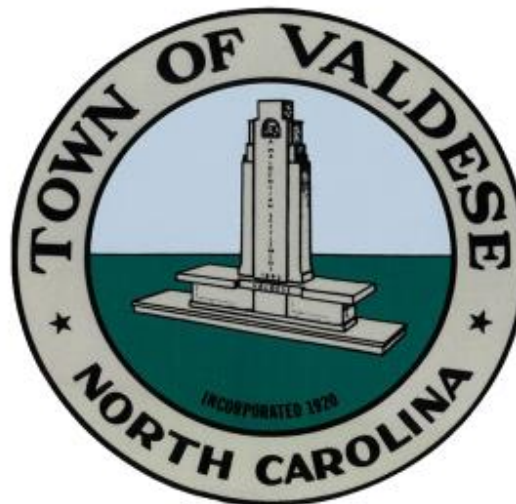
The estimated costs to complete all immediate, high, and moderate priority work is as follows:

PRIORITY ASSESSMENT	MANHOLES		GRAVITY SEWERS						TOTAL COST EST.
	COUNT	COST EST.	REPLACE LEN (LF)	COST EST.	CIPP LEN (LF)	COST EST.	REPAIR/REPLACE TAP COUNT	COST EST.	
IMMEDIATE	28	\$68,124	587	\$151,250	2,286	\$91,452	8	\$31,000	\$250,374
HIGH	54	\$103,249			5,362	\$244,432	46	\$156,000	\$503,681
MODERATE	74	\$79,753			2,109	\$99,324	27	\$46,900	\$225,977
		\$251,125		\$151,250		\$435,208		\$233,900	\$980,031
								MH INSERTS	\$23,175
								SMOKE TEST DEFECTS	\$48,300
									\$1,051,506

The estimated cost including 30% for contingency, engineering, and construction administration/observation is \$1,366,958.

TOWN OF VALDESE

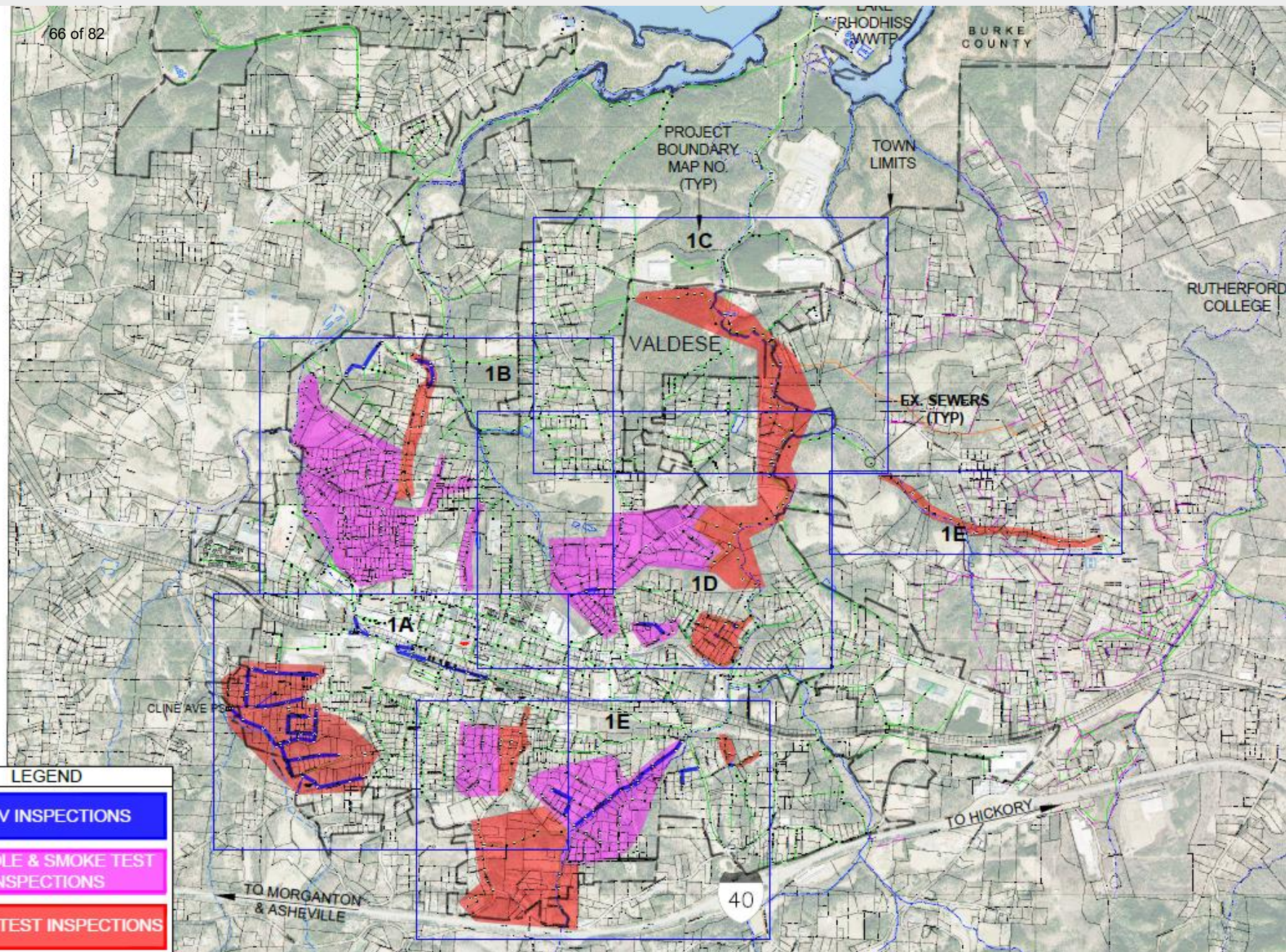
SEWER COLLECTION SYSTEM ASSESSMENT GRANT PROJECT



JANUARY 2022

Prepared By:
West Consultants, PLLC
405 South Sterling St
Morganton, NC 28655





LEGEND

CCTV INSPECTIONS

MANHOLE & SMOKE TEST INSPECTIONS

SMOKE TEST INSPECTIONS

PROJECT INSPECTION AREAS

SMOKE TESTING DEFECT EXAMPLES

SEWER TO STORM INDIRECT CONNECTION



JEFFERSON AV

SERVICE LINE DEFECT



HUGHES AV

ROOF DRAIN CONNECTION



DIXIE AV NW

MAIN LINE DEFECT (OVERFLOW LINE)



OUTFALL TO OLD WWTP



UNRESOLVED ISSUE (POSSIBLE STORM PIPE CONNECTION)

BLUE RIDGE APTS
PINEBURR AV SE



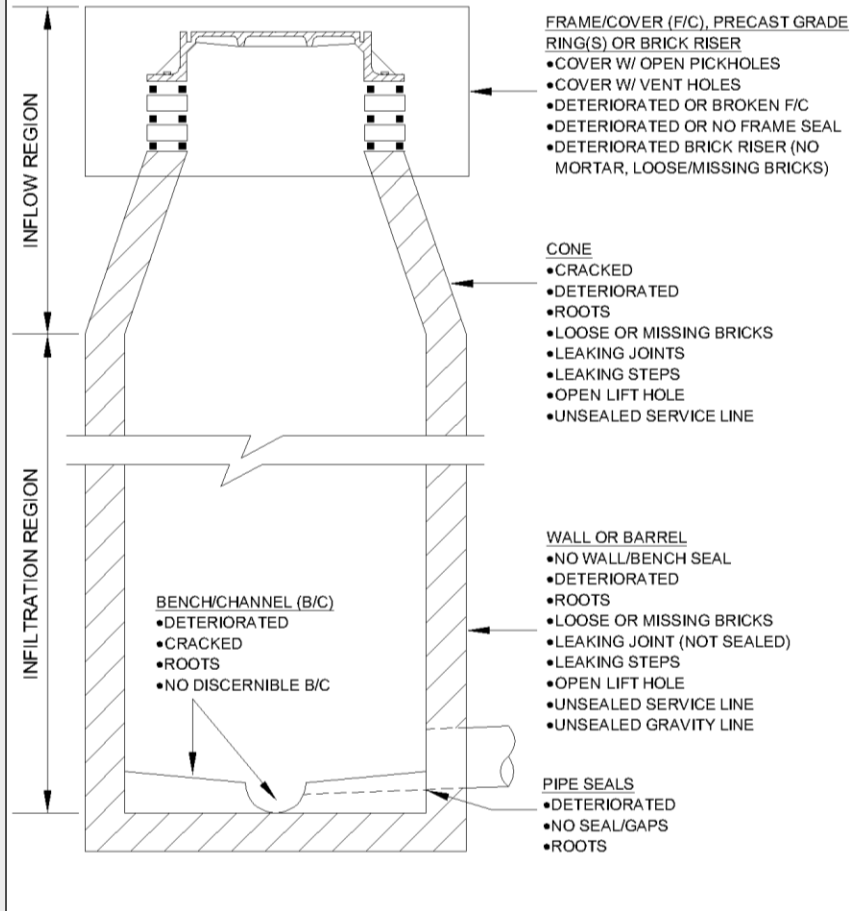
MAIN LINE DEFECT



OFF LOVELADY RD WEST OF KLEENTECH

MANHOLE INSPECTION DEFECT EXAMPLES

CORRELATION OF I/I WITH MANHOLE & TYPICAL DEFECTS



MH 1266 Large Penetration of Roots & Mud, Steady Infiltration Under SL



MH 1361 Multiple Vent Holes



MH 2248A Frame Offset



MH 2712 Severe Leak
(View from CCTV camera)



MH 2712 Severe Leak
(View from MH)



Creek Draining Into MH 2712



MH 1638 Roots Throughout



MH 1660 Large Roots & Missing Bricks



MH 1634 Heavy Roots in
Pipe Seal & Active Leak



MH 1383 Joint Leaks



MH 2432 Pipe Seal & Joint Leaks



MH 1420 Broken Cover



MH 1660 Deteriorated Frame



MH 2712 WITH SEVERE LEAK



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

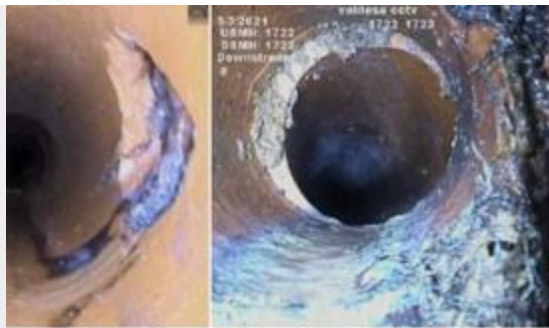
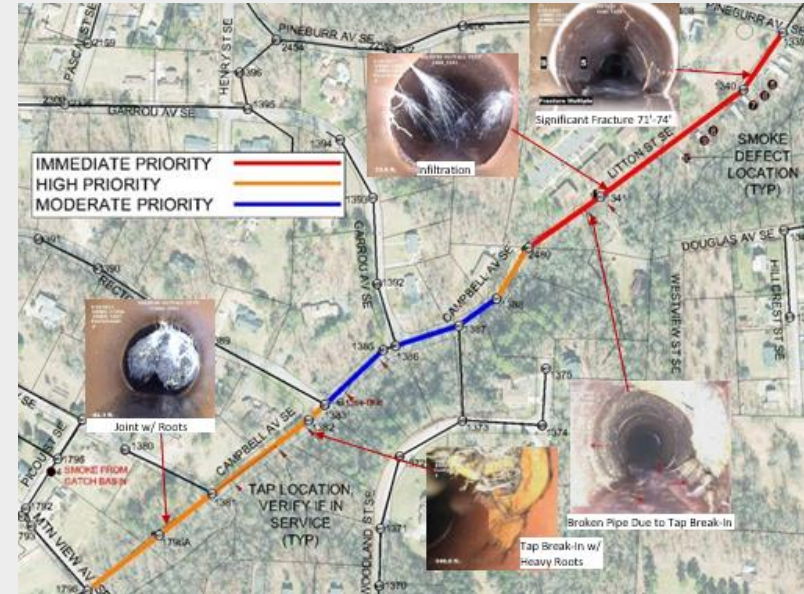
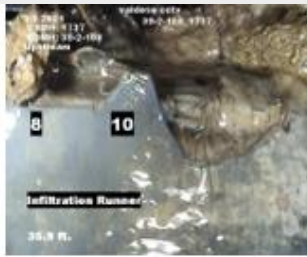
GRAVITY PIPE DEFECT EXAMPLES



Defective PVC/Truss Connection with Roots & Gaps



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



Clay Pipe Tap Break-In Unsealed with Roots



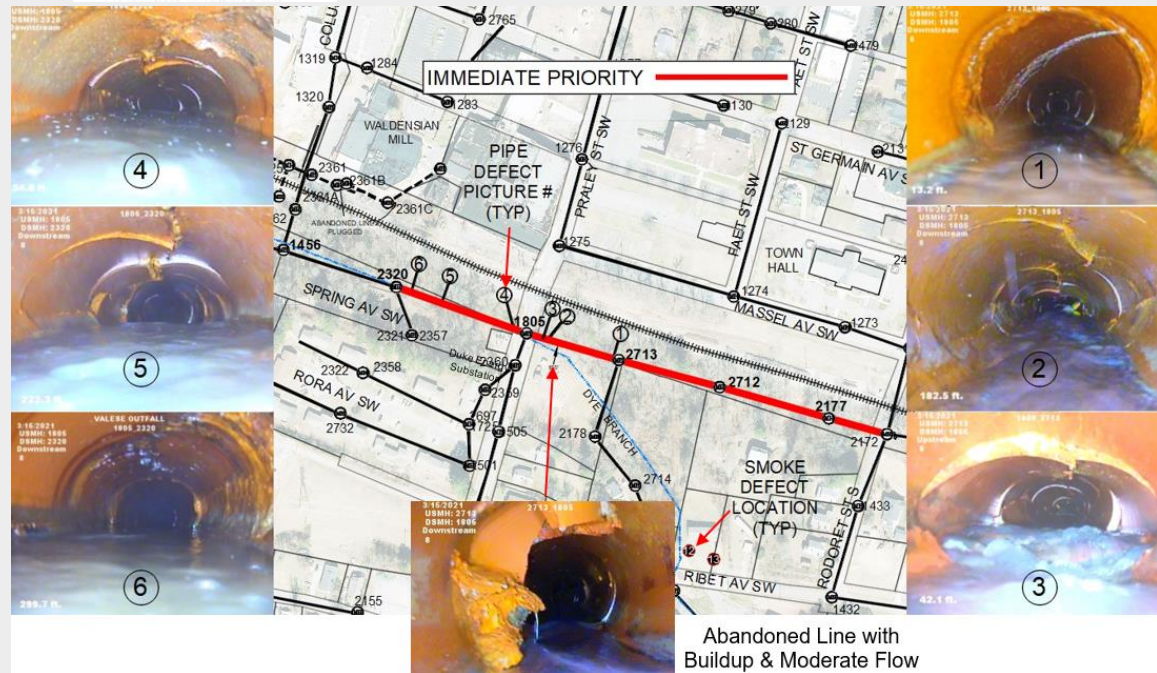
Joint with Roots

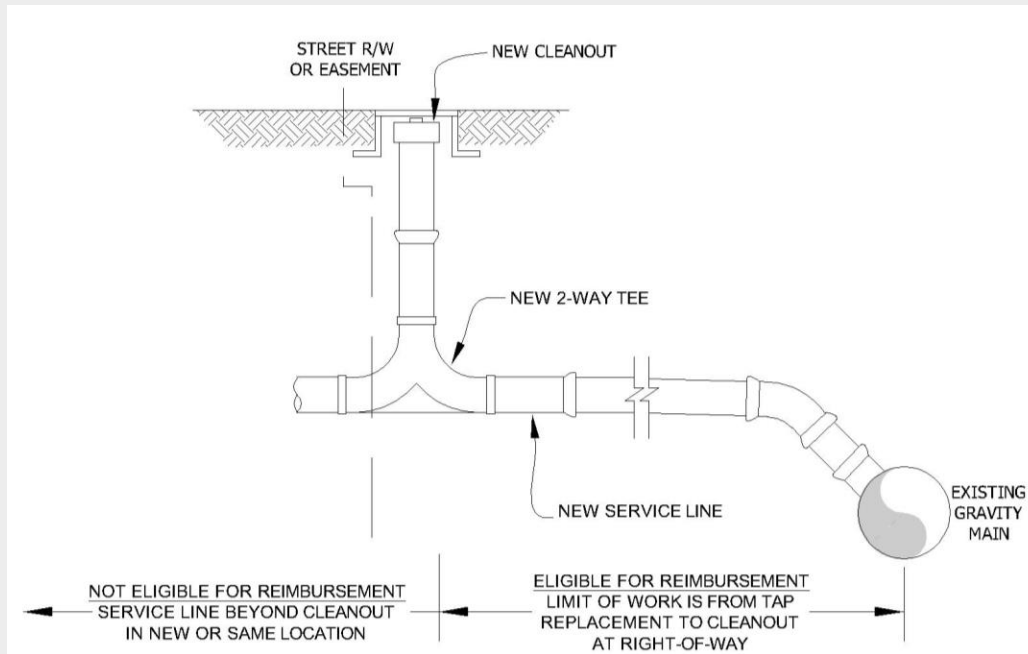


Bottom Right Portion of Pipe is Missing



Tap Break-In Caused Multiple Breaks in Pipe

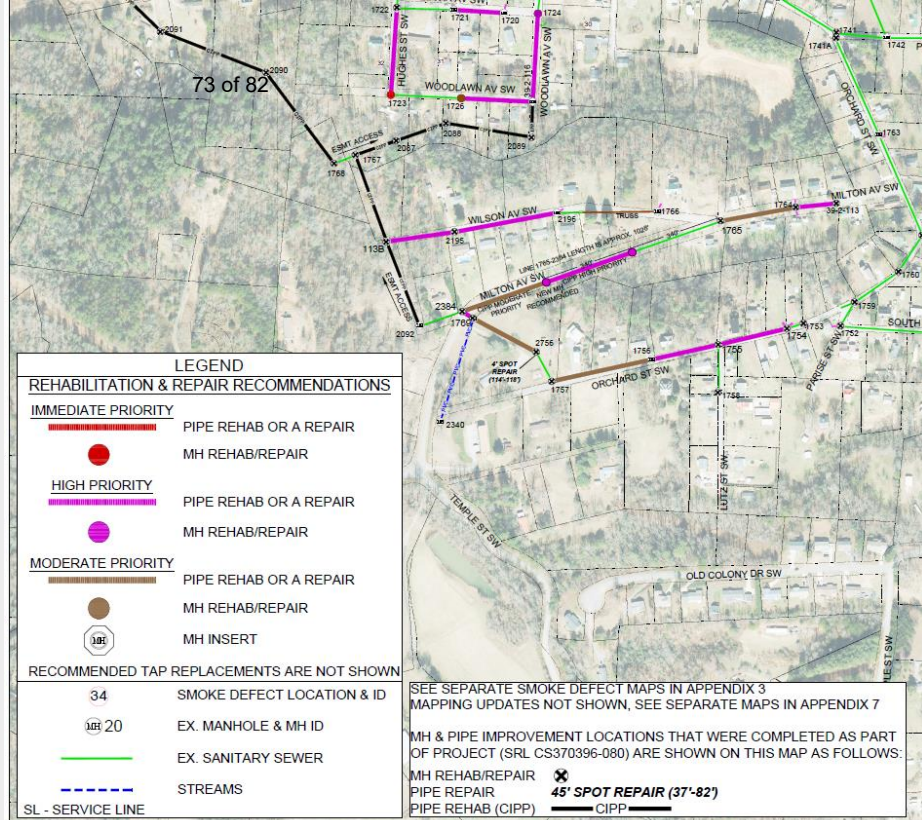




TWO-WAY CLEANOUT

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

CLINE AVE PS BASIN IMPROVEMENTS			
PIPE REHAB/REPAIR TYPE	COST EST.	MH REHAB/REPAIR TYPE	COST EST.
CIPP (6,821 LF)	\$272,852	CEMENTITIOUS LINE (11)	\$23,498
TAP REPLACEMENT (34)	\$102,000	OTHER	\$5,700
OTHER	\$27,900		
TOTAL	\$402,752	TOTAL	\$29,198
		NO. OF MH's	13
TOTAL COST ESTIMATE \$431,950			



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

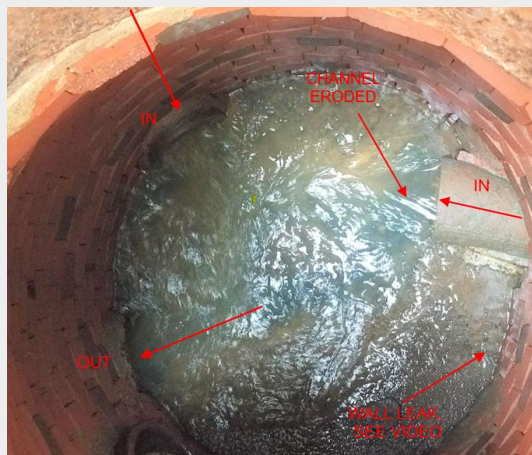
IMMEDIATE PRIORITY ASSESSMENT

GRAVITY SEWER REHAB/REPAIR TYPE	QUANTITY	MH REHAB/REPAIR TYPE (28 MH'S)	QUANTITY
8" VCP REPLACEMENT (FT)	587	CEMENTITIOUS LINE	26
8" CIPP* (FT)	2,286	REPLACE FRAME/COVER	1
SPOT REPAIR	2	INTERNAL FRAME TO RISER SEAL	2
TAP REPLACEMENT	6	INJECTION GROUT OR GROUT	4
		REHAB/REPAIR B/C OR PIPE SEAL	10
		PLUG OVERFLOW LINE	1
COST EST. \$270,702		COST EST. \$68,124	
*CIPP – CURED-IN-PLACE PIPE (PIPE RELINING)		B/C – BENCH/CHANNEL	

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

PRIORITY ASSESSMENT	MANHOLES		GRAVITY SEWERS				TOTAL	
	COUNT	COST EST.	REPLACE LEN (LF)	COST EST.	CIPP LEN (LF)	COST EST.	REPAIR/REPLACE TAP COUNT	COST EST.
IMMEDIATE	28	\$68,124	587	\$151,250	2,286	\$91,452	8	\$31,000
HIGH	54	\$103,249			5,362	\$244,432	46	\$156,000
MODERATE	74	\$79,753			2,109	\$99,324	27	\$46,900
		\$251,125		\$151,250		\$435,208		\$233,900
							MH INSERTS	\$23,175
							SMOKE TEST DEFECTS	\$48,300
								\$1,051,506

The estimated cost including 30% for contingency, engineering, and construction administration/observation is \$1,366,958. Rehab/repair recommendation maps are contained in Appendix 6 and a copy of the report in pdf format is on the USB in Appendix 1.



MANHOLES WITH ACTIVE LEAKS



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

WHEREAS, the North Carolina General Statutes Chapter 159G has created Asset Inventory and Assessment grants to assist eligible units of government with meeting their water infrastructure needs, and

WHEREAS, the North Carolina Department of Environmental Quality provided a State Reserve Grant in the amount of \$150,000 to perform asset inventory and assessment work, and

WHEREAS, the Town of Valdese committed to implementing said project in accordance with the agreed scope of work.

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

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

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

Charles Watts, Mayor

ATTEST:

Jessica Lail, Town Clerk

ARBOR DAY 2022 PROCLAMATION

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

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

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

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

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

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

WHEREAS, the Town of Valdese has received the prestigious Tree City USA award for the past 33 years.

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

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

This 7th day of March, 2022.

Charles Watts, Mayor



TOWN OF VALDESE

NORTH CAROLINA'S FRIENDLY TOWN

P.O. BOX 339

VALDESE, NORTH CAROLINA 28690-0339

PHONE (828) 879-2124

FAX (828) 879-2139

OFFICE OF THE PLANNING DIRECTOR

Memorandum

To: Charles Watts, Mayor
Town Council

From: Larry Johnson, Planning Director

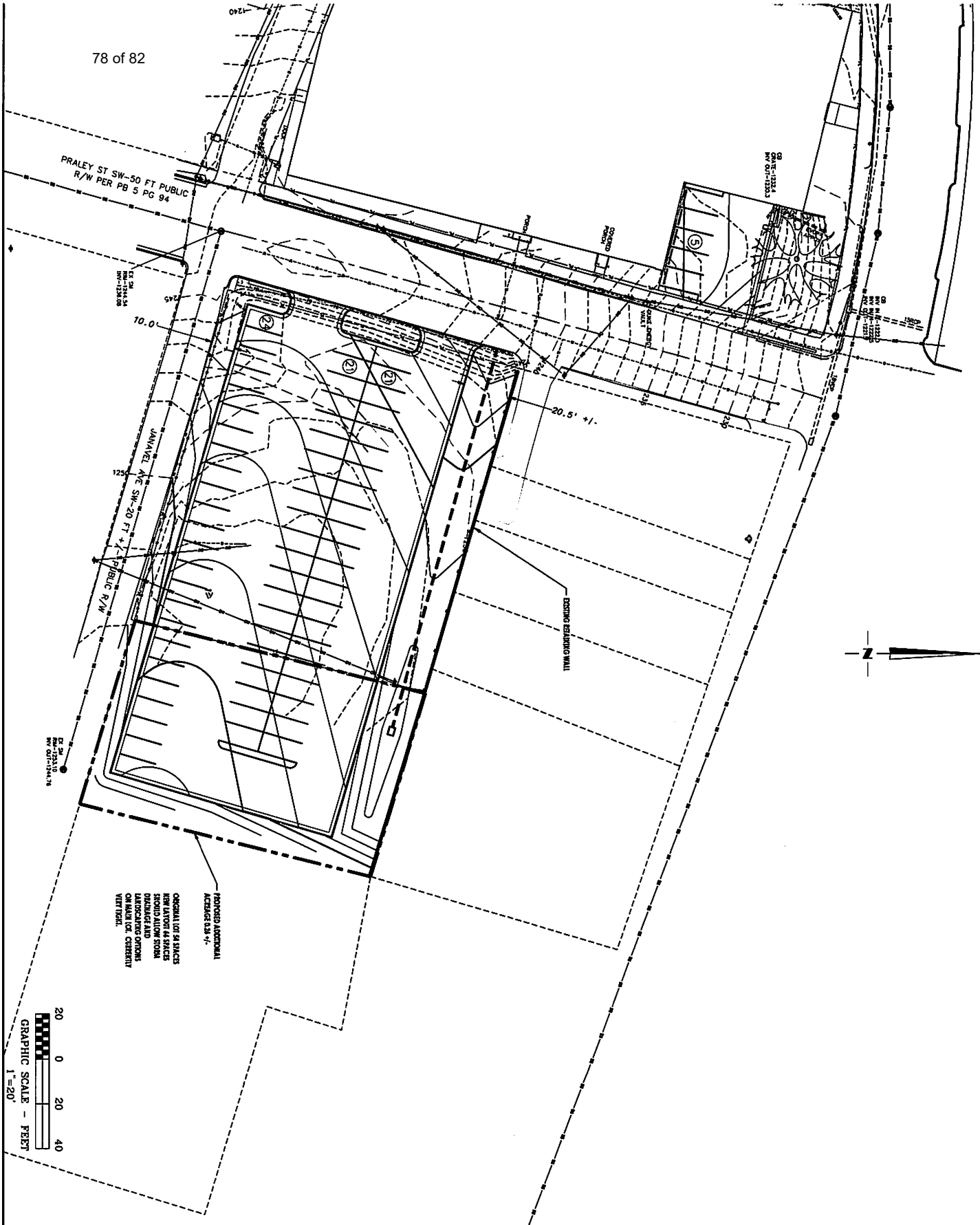
A handwritten signature in blue ink, appearing to be "L. Johnson", written over the name "Larry Johnson" in the "From:" field.

Date: February 28, 2022

Subject: Offer to Purchase Town-owned Property

I received a request from Ned Fowler, the principal developer for the Valdese Weavers Mill Multi-family Housing Project, located at the southwest corner of Main Street West and Praley Street SW. The Fowler's group needs additional parking and would like to purchase **0.26 acres** from the Town of Valdese. The property in question is 0.70 acres across from the old Town Hall along Janavel Avenue SW,

The offer to purchase 0.26 acres of the town-owned property is \$25,000.00. During March 7, 2022, Town Council Meeting, the staff requests Town Council adopt a Resolution for authorizing upset bids.



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

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

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

DEED REF: Book 592, Page 904, Burke County Public Registry

REID NO.: 38646

PIN NO.: 2733950313

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

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

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

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

1. The town council authorizes sale of the property described above through the upset bid procedure of North Carolina General Statute §160A-269.
2. The town clerk shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer and shall state the terms under which the offer may be upset.
3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the town clerk within ten (10) days after the notice of sale is published. At the conclusion of the 10-day period, the town clerk shall open the bids, if any, and the highest such bid will become the new offer. If there

is more than one bid in the highest amount, the first such bid received will become the new offer.

4. If a qualifying higher bid is received, the town clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the town council.
5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid. The deposit may be made by cashier's check or by certified check. The town will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The town will return the deposit of the final high bidder at closing.
7. The terms of the final sale are that:
 - (a) the town council must approve the final high offer before the sale is closed, which it will do within thirty (30) days after the final upset bid period has passed;
 - (b) the buyer must pay the purchase price in certified funds at the time of closing;
 - (c) the property shall be sold "as is" and subject to all existing easements;
 - (d) the town will reserve easements for all town utility lines located on or under the property; and
 - (e) the property shall be conveyed by special warranty deed.
8. The town reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject all bids at any time.

THIS RESOLUTION IS ADOPTED MARCH 7th, 2022.

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

(SEAL)

ATTEST:

By: _____
Charles Watts, Mayor

Jessica Lail, Town Clerk

Valdese Town Council Meeting

Monday, March 7, 2022

Budget Amendment #

11

Subject: Donation for Stage project

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

Proposed Action:

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

Section I:

The following revenues available to the Town will be increased:

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

Amounts appropriated for expenditure are hereby amended as follows:

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

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Valdese Town Council Meeting

Monday, March 7, 2022

Capital Project Ordinance Amendment # 9-35

Subject: Public Safety building

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

Proposed Action:

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

Section I:

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

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

Amounts appropriated for capital projects are hereby amended as follows:

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

Section II:

Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.