

**TOWN OF VALDESE
TOWN COUNCIL MEETING
APRIL 4, 2016**

The Town of Valdese Town Council met on Monday, April 4, 2016, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue, SW, Valdese, North Carolina. The following were present: Mayor John F. "Chip" Black, Jr., Councilman Keith Ogle, Councilwoman Frances Hildebran, Councilwoman Susan Stevenson, Councilman Gary L. Delp, and Councilman Roy F. Sweezy. Also present were Town Manager Seth Eckard, Town Attorney Marc Mitchell, Deputy Town Clerk Thelda B. Rhoney, and various department heads.

Absent: None.

A quorum was present.

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

OPEN FORUM/PUBLIC COMMENT: None.

CONSENT AGENDA: (enacted by one motion)

APPROVED MINUTES: REGULAR MEETING - MARCH 7, 2016; BUDGET RETREAT – MARCH 22, 2016; AND CITIZENS ACADEMY - MARCH 24, 2016

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

End Consent Agenda

ITEM REMOVED FROM CONSENT AGENDA:

SPRING LITTER SWEEP, APRIL 16–30, 2016 Councilwoman Stevenson wanted to bring attention to this item as it was important. She said there was a lot of litter along the roads, and she realized some of the areas were not inside the corporate limits of Valdese.

Councilwoman Hildebran asked about Repay/Community Service workers. Deputy Town Clerk Thelda Rhoney reported the Town currently was assigned three workers and some have full-time jobs and they work when they can.

Town Manager Seth Eckard said the Town would observe April 16-30, 2016, as Spring Litter Sweep.

NEW BUSINESS:

ROAD PAVING DESIGN – THE SETTINGS Mayor Black said Mr. Jeff Morse would make the presentation. Mr. Morse said he had two items. One item was to offer a brief update on the project and the other was to request approval for reducing the paving from 3-inches to 2-inches. He said for transparency his only role with the bonding company was only a point person. He had no direct authority, no signature authority, or contractual authority. He was working to finish the project. The Bonding Company, Lake Rhodhiss, LLC, should have the entire project completed by the end of June, including all roads, water and sewer to current specifications. The bonding company is negotiating with a firm out of Charlotte to market and sell the remaining 100 lots that they own, as well as look at opportunities for the remaining 400 acres that is undeveloped. Regarding the second item, he requested that Council approve a reduction in the amount of asphalt from 3-inches to 2-inches, and the current standard for any road in Valdese was 2-inches. The reason for the extra asphalt may have been due to eliminating curb and gutter for a more environmentally friendly with grass instead of pavement. He said eight years ago the project cost was \$4.2 million and with the downturn in the economy over the years the contractor was looking at ways to cut costs and the extra asphalt would be a cost savings at approximated \$250,000. He said Tony Pizzelanti was available to represent The Settings property owners on what they were sold and told regarding the 3-inch asphalt which was a private road.

Councilman Delp asked if curb and gutter was removed before or after lots were sold. Mr. Pizzelanti said that was taken out with the 2012 settlement agreement.

Mr. Tony Pizzelanti, 135 Grandfathers Pass, Valdese, asked how they could be \$250,000 in the hole. Mr. Morse said the contractor told the bonding company they would be over by \$250,000.

Mr. Pizzelanti, Homeowner Association President, said the agreement stated 3-inches of asphalt and that was what the property owners recommended staying with. He offered photos of the view of the development he currently looked at as he entered his property on a daily basis, which was not very appealing.

Mr. Morse said the bonding company was in a construction phase and had until December 31, 2016 to complete the project and they are ahead of schedule. The road was seven years old and T & K Contractor would repair all the roads. The bonding company's obligation to the town and to The Settings citizens was to provide water, sewer and roads. They were negotiating selling to another developer and the property needs to look attractive to sell.

Mr. Mike Cioffoletti, 1831 Sandy Cove Drive, Morganton, said the road was breaking up now at 2-inches and he owns six lots in The Settings Development, and any reduction of the pavement will shorten the life of the road and he recommended staying with the 3-inches of asphalt.

After a brief discussion, Councilman Ogle made a motion to stay with the 3-inches for asphalt that was in the original agreement.

Mayor Black said if Council chose to do nothing, then the contract would stand as it exists today and there would be no action unless Council wished to change the agreement. So he asked Council if it wanted to change the agreement with Lake Rhodhiss, LLC to reduce the asphalt from 3-inches to 2-inches.

Councilwoman Hildebran asked if the Town was holding any money. Mr. Eckard said there was \$500,000 and \$396,000 was paid toward electrical installation.

Mayor Black said the contract stands as it exists.

PUBLIC HEARING FOR ZONING TEXT AMENDMENTS - ANIMAL KEEPING Planning Director Larry Johnson said The Jon Mercer Family came before Council in December 2015 asking to keep chickens within the corporate limits. The item was sent to the Planning Board for review and a recommendation. Other towns/cities were contacted and they found it was common for chickens and the Town's current ordinances were reviewed. Cooperative Extension offered classes on the keeping of chickens and there were websites on the subject. The Planning Board recommended up to 10 chickens in residential districts, which only affected three residential areas, no roosters, and they had recommended setbacks and distances from adjoining lots. The amendment also updates the Town Code of Ordinances regarding horses. **(Note: Amendments may be found in Ordinance Book No. 9, pg. 135.)**

Mayor Black opened the public hearing and asked if anyone wished to speak either for or against.

Ms. Jean Marie Cole, 705 Bertis Street SW, commented that homes in Crow Hill were close and she appreciated that their homes were too close for chickens, and she appreciated the work by the Planning Board.

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

After a brief discussion, Councilman Ogle made a motion to approve the zoning text amendments regarding animal keeping recommend by the Planning Board, seconded by Councilwoman Hildebran. The vote was unanimous.

Mayor Black thanked Mr. Mercer for bringing this issue to the Town's attention.

QUOTES FOR INTERIOR REPAIRS - RECREATION DEPARTMENT Recreation Director Doug Knight said due to water damage from heavy rains he recommended repairs to the gymnasium to paint and match walls and ceiling areas at a cost of \$6,030 and to replace all ceiling tiles in the Bowling Alley at a cost of \$5,000. Total cost - \$11,030.

After a brief discussion, Councilman Sweezy made a motion to approve the aforementioned repairs in the amount of \$11,030, seconded by Councilman Ogle. The vote was unanimous.

APPROVAL OF REVISED FAÇADE GRANT APPLICATION Community Affairs Director Morrissa Angi reviewed proposed amendments to the application.

Councilman Sweezy said he was part of the Design Committee and assisted in writing the grant guidelines as they originally existed and priority was given to Main Street, and they included rear building improvement because of the new parking area. He would like it to remain in the application. Ms. Angi said the committee did want that back in the application after the majority of buildings on Main Street were completed.

Councilman Delp said visual aids should be a requirement of the application.

After a brief discussion, it was the consensus of Council to ask Ms. Angi to work with the Design Committee and Staff to tweak the application and bring back for Council approval.

BUDGET AMENDMENTS Finance Director Jerry LaMaster presented the following amendments:

BUDGET AMENDMENT NO. 19 - COMMUNITY CENTER ROOF REPAIRS

As per discussions held in previous council meetings pertaining to the subject, the following budget amendment is essential in order to appropriate the necessary funds.

BE IT ORDAINED by the Governing Board of the Town of Valdese, North Carolina that the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2016:

Section 1. To amend the General Fund, the expenditures are to be changed as follows:

| <u>Acct. No.</u> | <u>Debit</u> | <u>Credit</u> |
|-----------------------------|-----------------|---------------|
| 10.6200.150 Maint & Repairs | <u>73,050</u> | <u> </u> |
| Total | <u>\$73,050</u> | <u>\$ 0</u> |

This will result in a net increase of \$ 73,050 in the expenditures of the General Fund. To provide funding for the above, the following revenue budgets will be increased. These additional revenues have already been received.

| | | |
|-------------------------------|-----------|-----------------|
| 10.3970.300 From Utility Fund | | <u>73,050</u> |
| Total | <u>\$</u> | <u>\$73,050</u> |

Section 2. 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.

BUDGET AMENDMENT NO. 20 - COMMUNITY CENTER ROOF REPAIRS

As per discussions held in previous council meetings pertaining to the subject, the following budget amendment is essential in order to appropriate the necessary funds.

BE IT ORDAINED by the Governing Board of the Town of Valdese, North Carolina that the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2016:

Section 1. To amend the Utility Fund, the expenditures are to be changed as follows:

| <u>Acct. No.</u> | <u>Debit</u> | <u>Credit</u> |
|-----------------------------------|-----------------|---------------|
| 30.8100.920 Contribution Gen Fund | <u>73,050</u> | <u> </u> |
| Total | <u>\$73,050</u> | <u>\$ 0</u> |

This will result in a net increase of \$ 73,050 in the expenditures of the Utility Fund. To provide funding for the above, the following revenue budgets will be increased. These additional revenues have already been received.

| | | |
|-------------------------------|-----------|-----------------|
| 30.3990.000 From Fund Balance | | <u>73,050</u> |
| Total | <u>\$</u> | <u>\$73,050</u> |

Section 2. 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 two aforementioned budget amendments, seconded by Councilman Ogle. The vote was unanimous.

MAYOR AND COUNCIL COMMENTS:

April 4, 2016, MB#30

MCGALLIARD FALLS PARK Councilman Delp said the daffodils, iris, daylilies were very pretty at the park.

Mr. Eckard said the Grist Mill roof had been repaired and he met last week regarding the water wheel which will be installed in the near future.

DOWNTOWN LIGHTING Councilman Ogle asked about the downtown lights that were out and he noticed some were being replaced this date. Mr. Eckard said yes Duke Energy was working on lights on the east end of town and the other lights were a different process. Mr. Eckard explained that Duke Energy was working on a different process and was working with a new subcontractor.

COMMENDED TOWN MANAGER Councilwoman Hildebran commended Town Manager Seth Eckard for keeping Members of Council updated on what was going on in the community.

Councilwoman Stevenson also agreed with Councilwoman Hildebran and she said it was appreciated to be kept updated on issues.

Councilman Sweezy said the Town Manager also stayed updated on available grants.

Mr. Eckard said he credited his team.

NC DEPARTMENT OF COMMERCE SEMINAR Councilman Sweezy said he recently attended a seminar offered by the NC Department of Commerce at Western Piedmont Community College and they had programs for constructive and destructive (demolition) grants. Mr. Eckard said the demolition grants required a 25 percent match.

MANAGER'S REPORT:

VALDESE TRIATHLON, SATURDAY, APRIL 9, 2016, 8:00 A.M.

GROUND BREAKING CEREMONY, MERIDIAN, TUESDAY, APRIL 12, 2016, 3:00 P.M. Mayor Black said he may be out of town and Mayor Pro Tem Stevenson would welcome everyone. Mr. Eckard said he would also be out of town for continuing education.

SECOND CITIZEN INPUT MEETING REGARDING PROPOSED TAX INCREASE, TUESDAY, APRIL 19, 2016, 6:00 P.M., VALDESE TOWN HALL - COMMUNITY ROOM

BUDGET WORKSHOP, SATURDAY, APRIL 23, 2016, 9:00 A.M., VALDESE TOWN HALL COMMUNITY ROOM

VALDESE CITIZENS ACADEMY Mr. Eckard said there have been two of the seven sessions of the academy and he said there were a couple of the participants in the audience and he appreciated them being present.

At 7:13 p.m., there being no further business to come before Council, Councilman Ogle made a motion to adjourn, seconded by Councilwoman Hildebran. The vote was unanimous.

The next meeting is a Budget Workshop on Saturday, April 23, 2016, 9:00 a.m., Valdese Town Hall Community Room.

Town Clerk

Mayor

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