

**TOWN OF VALDESE
TOWN COUNCIL REGULAR MEETING
SEPTEMBER 14, 2026**

The Town of Valdese Town Council met on Monday, September 14, 2026, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The Council meeting was live-streamed on YouTube @Townofvaldese. The following were present: Mayor Keith Huffman, Mayor Pro Tem Rexanna Lowman, Councilman Gary Ogle, Councilwoman Heather Ward, Councilwoman Melinda Zimmerman, and Councilwoman Shannon Radabaugh. Also present were: Town Manager Todd Herms, Assistant Town Manager/CFO Bo Weichel, Town Attorney Tim Swanson, Town Clerk Jessica Lail, and various department heads.

Absent: None

A quorum was present.

Mayor Huffman called the meeting to order at 6:00 p.m.

Dr. Rachel Matthews, Valdese PD Volunteer Chaplain, offered the invocation.

Mayor Huffman led in the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

Mayor Huffman noted the required addition of a closed session to the Agenda, pursuant to North Carolina GS 143-318.11(a)(3) to consult with an attorney retained by the Town in order to preserve the attorney-client privilege between the Town attorney and the Town Council.

Councilwoman Zimmerman made a motion to approve the Agenda as presented. Seconded by Councilwoman Radabaugh. The vote was unanimous and the motion carried.

APPROVAL OF MEETING MINUTES

Mayor Pro Tem Lowman made a motion to approve the minutes for the August 3, 2026 Regular Meeting, the August 3, 2026 Closed Session Meeting, and the August 17, 2026 Special Called Meeting. Seconded by Councilwoman Zimmerman. The vote was unanimous and the motion carried.

PRESENTATIONS:

LAW ENFORCEMENT PROFESSIONAL CERTIFICATE RECIPIENT

Police Chief Marc Sharpe recognized Sergeant Billy Storm Hicks for receiving his Intermediate Law Enforcement Certificate from the North Carolina Criminal Justice Education and Training Standards Commission. Chief Sharpe explained that the professional certificate is awarded based on a combination of formal education, professional training, and law enforcement experience.

Chief Sharpe stated that Sergeant Hicks has served in law enforcement since 2020, has accumulated approximately 1,000 hours of professional training, and is expected to complete his associate degree by the end of the year. He congratulated Sergeant Hicks on the achievement and recognized his dedication, professionalism, and continued commitment to growth in the law enforcement profession.

SCHEDULED PUBLIC HEARINGS:

BDI – ECONOMIC DEVELOPMENT INCENTIVE

Mayor Huffman called the public hearing to order at 6:05 p.m.

Town Manager Todd Herms introduced Brandon Ruppe, President of Burke Development, Inc. (BDI), to present information regarding Project Arlington, a potential economic development project for the Town. Manager Herms explained that the presentation outlined the proposed project and potential economic development incentive. He noted that the project remains contingent upon the company reaching an

agreement with the property owner and that any final development agreement or contract would be brought back before Town Council for consideration and approval.

Mr. Ruppe stated that Project Arlington is a family-owned, U.S.-based manufacturing company considering locations in Burke County and Virginia. He continued that the company was interested in purchasing a vacant former textile facility located at 1901 Main Street East in Valdese and returning the property to productive industrial use.

Mr. Ruppe reported that the project was anticipated to create 64 new jobs with an average annual salary of approximately \$59,000, compared with a Burke County median wage of approximately \$49,020. He stated that approximately \$7 million in net new investment was anticipated for the Town and noted that the company also provided an annual profit-sharing program for its employees.

Mr. Ruppe presented a proposed Town incentive consisting of a grant equivalent to 50 percent of the applicable Town property taxes for four years, paid in arrears following payment of the company's property taxes. He noted that any incentive payments would be based upon actual taxes paid. Mr. Ruppe stated that Burke County had approved a similar incentive, and that approximately \$950,000 in State support had also been identified for the project.

Mr. Ruppe stated that Valdese and Burke County remained the company's preferred location; however, the project remained competitive and was dependent upon the company being able to acquire the property and complete its due diligence. He explained that the primary outstanding issue was reaching an agreement with the current property owner. He stated that approval of the proposed incentive would demonstrate the Town's continued support for Project Arlington while negotiations continued.

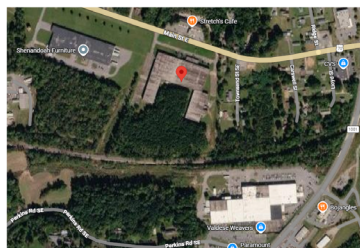
Mr. Ruppe then introduced Dr. Joel Welch, President of Western Piedmont Community College and Chair of the Burke Development Board. Dr. Welch discussed his meetings with representatives of Project Arlington and described the proposed positions as high-quality manufacturing jobs involving metalworking and automation. He stated that the positions aligned well with workforce development and training initiatives underway at Western Piedmont Community College, particularly efforts focused on high-wage, high-demand occupations. Dr. Welch expressed that the company and proposed employment opportunities would complement the existing workforce and economic development efforts within Valdese and Burke County.



Project Arlington (New)

Project	Site	Jobs	CAPEX	Average Wage	Confidence	Urgency
Arlington	Former Textile Facility	64	\$15,000,000	\$58,984	High	High

- Domestic, family-owned company considering Burke County or a County in Virginia.
- The company is considering the former Valdese Textile Mill located at 1901 Main Street East Valdese, NC- which has been vacant for 10+ years.
- The company is projected to invest \$11,000,000 over the next 5 years. Approximately \$7,000,000 will be net new investment (excluding property acquisition costs).
- The company is projected to create 64 new jobs at an average annual wage of \$58,984 which exceeds the County median of \$49,020.
- The company also has an annual profit-sharing program for employees.





Project Arlington (New)

YEARS	NET NEW INVESTMENT (Cumulative)	50% of the \$0.415 tax rate for 4 years
1	\$ -	\$ -
2	\$ 4,000,000.00	\$ 8,300.00
3	\$ 5,000,000.00	\$ 10,375.00
4	\$ 6,000,000.00	\$ 12,450.00
5	\$ 7,000,000.00	\$ 14,525.00
TOTAL	\$ 7,000,000.00	\$ 45,650.00

*For illustration purposes only. Grant payments will be made based on actual taxes paid on net new investment. Illustration does not factor in depreciation.

- Burke County has agreed to 50% of their tax rate for 4 years.

STATE PROGRAMS	ESTIMATED VALUE
Statutory Incentives	
Sales Tax Exemption on M&E Purchases	\$337,500
Discretionary Incentives	
One North Carolina Fund	\$180,000
Rural Division Building Reuse (Based on 40 jobs over 2 years)	\$320,000
Workforce Incentives	
North Carolina Community College System's Customized Training Value	\$96,000
Job Ready Grants	\$17,500
TOTAL	\$951,000

Mayor Huffman opened the floor to Public Comment, none was provided.

Mayor Huffman closed the public hearing at 6:15 p.m.

MOTION: Mayor Pro Tem Lowman made a motion to approve the proposed economic development incentive package for Project Arlington. Seconded by Councilwoman Ward.

DISCUSSION: Councilman Ogle asked whether the proposed incentive would remain applicable if the company was unable to acquire the property. Town Manager Herms clarified that Council was being asked to approve the proposed incentive structure at this time and that a final agreement would be brought back to Council once the project progressed.

Town Attorney Swanson explained that, because a final economic development agreement had not yet been negotiated, Council's action should reflect approval of the proposed incentive structure subject to a mutually agreeable contract. Mr. Ruppe agreed and stated that approval would authorize the Town Manager and Town Attorney to negotiate the agreement while demonstrating the Town's continued support for the project.

Councilman Ogle stated that his question was not intended to indicate any lack of support for the project.

AMENDED MOTION: Mayor Pro Tem Lowman amended her motion to approve the proposed economic development incentive package, subject to a mutually agreeable contract, and to authorize the Town Manager to negotiate the contract. Seconded by Councilwoman Zimmerman.

VOTE: The vote was unanimous and the motion carried.

2ND PUBLIC HEARING CDBG-DR STREETS AND DRAINAGE IMPROVEMENTS PROJECT & APPROVED – APPLICATION RESOLUTION

Mayor Huffman called the public hearing to order at 6:20 p.m.

Kyle Case, Community and Economic Development Manager with the Western Piedmont Council of Governments, presented information regarding the Town's proposed Community Development Block Grant-Disaster Recovery (CDBG-DR) application. Mr. Case explained that the Town previously held an initial public hearing regarding its intent to pursue CDBG funding and that the second public hearing was specific to the proposed project.

Mr. Case provided that the funding program was administered through the North Carolina Department of Commerce, Division of Community Revitalization. The Town was proposing to request \$1,182,581 in CDBG-DR funding for street and drainage improvements within a residential area near downtown. The

project includes portions of Anthony Ave NE, Carter Ave NE, Club Circle NE, Eldred Street NE, Jaubert Ave SE, Laurel Street NE, Tarvia Avenue NE, and White Street NE.

Mr. Case explained that CDBG funds were federally funded through the U.S. Department of Housing and Urban Development and were generally required to primarily benefit low- and moderate-income households. He stated that the proposed project area was located within Census Tract 209.02, which was approximately 62.3 percent low- and moderate-income and therefore met the applicable income qualification threshold.

Mr. Case further noted that Burke County was designated as a Most Impacted and Distressed county in connection with Tropical Storm Helene and as a Tier One economically distressed county, both of which strengthened the Town's application. The proposed project would address deteriorated pavement, potholes, standing water, drainage deficiencies, eroded ditches, and related infrastructure concerns. Mr. Case stated that residents within the project area had also submitted letters documenting flooding and drainage concerns and expressed support for the application.

Mr. Case advised that the application was being submitted under Round One (1) of the infrastructure category and was due September 16. Following the public hearing, Council would be asked to consider an authorizing resolution allowing Town staff to proceed with submission of the application.

Mayor Pro Tem Lowman asked how the applicable census tract was identified and how the project area was determined to qualify based on low- and moderate-income criteria.

Mr. Case explained that the project area was initially identified through discussions with Town staff regarding streets and drainage infrastructure in need of improvement. Western Piedmont Council of Governments staff then reviewed available funding sources and compared the proposed project area with U.S. Census data used by HUD to determine low- and moderate-income eligibility.

Mr. Case stated that the majority of the proposed project area fell within a census tract already identified through HUD and Census data as meeting the applicable low- and moderate-income threshold. He noted that one street was excluded because it did not fall within the qualifying area. He further explained that using an already-qualified census tract allows the Town to document eligibility without having to use other methods of demonstrating low- and moderate-income benefit.

Mayor Pro Tem Lowman asked whether the grant would fund both storm drainage improvements and street paving. Mr. Case confirmed that both would be eligible project costs. He further stated that CDBG funding is 100 percent grant funded and requires no local match; therefore, if awarded, the project costs would be paid with federal grant funds rather than Town funds.

Councilwoman Ward asked for clarification regarding the role of Town staff in identifying potential project areas. Mr. Case explained that HUD updated its qualifying low- and moderate-income census tract data annually and that Western Piedmont Council of Governments worked with local governments to compare identified infrastructure needs within areas eligible for CDBG funding.

Councilwoman Ward expressed concern regarding streets in the Fourth and Fifth Wards and asked whether areas outside a HUD-qualified census tract could still be considered for future funding. Mr. Case stated that other methods may be used to demonstrate eligibility for a specific project area, including household income surveys and supporting documentation. He noted that this approach required additional work but could allow a project to qualify even when the broader census tract did not meet the applicable threshold.

Mr. Case further stated that the census tract associated with the proposed project was currently the only HUD-designated qualifying tract within the Town of Valdese and noted that the number of qualifying census tracts throughout the region had declined in recent years. He stated that Western Piedmont Council of Governments would continue to work with Town staff to evaluate other areas and potential funding opportunities.

Councilwoman Ward reiterated the need to consider street and drainage concerns within the Fourth and Fifth Wards as future funding opportunities are identified.

Mayor Huffman opened the floor to Public Comment, none was provided.

Town Manager Herms reiterated that the census tract associated with the proposed project was currently the only census tract within the Town that met the applicable low- and moderate-income parameters. He stated that staff would continue to review the qualifying census tract data each year when updated information became available in the Fall.

Mayor Huffman closed the public hearing at 6:32 p.m.

**RESOLUTION OF THE TOWN OF VALDESE
COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION
STREETS AND DRAINAGE IMPROVEMENTS PROJECT**



WHEREAS, the Valdese Town Council has previously indicated its desire to assist in community development efforts; and,

WHEREAS, the Valdese Town Council has held two public hearings concerning the proposed application for Community Development Block Grant funding to benefit low- and moderate-income residents of the Valdese community; and,

WHEREAS, the Valdese Town Council wishes the Town to pursue a formal application for Community Development Block Grant funding to benefit low-and-moderate income residents through the proposed project that will improve approximately 1.75 miles of local residential streets that have experienced significant deterioration due to age, inadequate drainage, and recurring stormwater impacts. The proposed streets include Anthony St, Carter St NE, Club Circle NE, Eldred St NE (Main to Laurel St), Jaubert Ave SE, Laurel St NE to Gardiol Ave NE, Tarvia Ave NE, and White St NE.

WHEREAS, the Valdese Town Council certifies it will meet all federal regulatory and statutory requirements of the Community Development Block Grant Program,

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

That Bo Weichel, Assistant Town Manager / CFO, and successors so titled, is hereby authorized to execute and file an application on behalf of the Town of Valdese with The NC Department of Commerce Division of Community Revitalization (DCR) for approval of a Community Development Block Disaster Recovery Grant for Community Infrastructure to benefit low-and-moderate income residents through the proposed project that will improve approximately 1.75 miles of local residential streets that have experienced significant deterioration due to age, inadequate drainage, and recurring stormwater impacts. The proposed streets include Anthony St, Carter St NE, Club Circle NE, Eldred St NE (Main to Laurel St), Jaubert Ave SE, Laurel St NE to Gardiol Ave NE, Tarvia Ave NE, and White St NE.

That Bo Weichel, Assistant Town Manager / CFO, and successors so titled, is hereby authorized and directed to furnish such information as The NC Department of Commerce Division of Community Revitalization (DCR) may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the Town of Valdese has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to the grants pertaining thereto.

Adopted this the _____ day of _____, 2026 at Valdese, North Carolina.

Mayor
Town of Valdese

ATTEST:

Town Clerk
Town of Valdese

Councilman Ogle made a motion to approve the authorizing Resolution of the Town of Valdese Community Development Block Grant Application for the Streets and Drainage Improvements Project. Seconded by Councilwoman Ward. The vote was unanimous and the motion carried.

**2ND PUBLIC HEARING CDBG-DR WASTEWATER TREATMENT PLANT GENERATOR
REPLACEMENT PROJECT & APPROVED – APPLICATION RESOLUTION**

Mayor Huffman called the public hearing to order at 6:34 p.m.

Mr. Case presented the Town's proposed CDBG-DR application for the Wastewater Treatment Plant Generator Replacement Project. He stated that the Town was proposing to request \$5,567,386 in grant funding to replace the aging backup generator at the wastewater treatment plant, along with related electrical improvements.

Mr. Case explained that the wastewater treatment plant was a critical public facility serving residential, commercial, and industrial customers both within and outside the Town. He stated that the existing generator had significant age and technological deficiencies and that the proposed improvements would increase the resiliency of the wastewater treatment plant.

Mr. Case stated that the project was anticipated to be submitted during Round Two (2) of the CDBG-DR infrastructure funding cycle later in the Fall. He further explained that, although the wastewater treatment plant was not located within a qualifying low- and moderate-income census tract, the project would be submitted under the program's urgent need category because the facility served the community as a whole. He noted that the loss of backup power during an event such as Tropical Storm Helene could disrupt wastewater treatment service throughout the Town.

Councilwoman Zimmerman asked whether the grant would cover the full project cost without requiring local funds. Mr. Case confirmed that no local match would be required and stated that the requested amount includes construction, engineering, and grant administration costs.

Mayor Huffman opened the floor to Public Comment.

Mr. Willie Sorrell, 102 Oakland Ct NE, Valdese, NC 28690, stepped forward to the podium. Mr. Sorrell addressed Council and encouraged the Town to continue pursuing CDBG funding opportunities. Mr. Sorrell stated that CDBG funds provided an opportunity for federal tax dollars to be returned to the community through eligible local projects. He commended the WPCOG for identifying funding opportunities and projects that met program qualifications. Mr. Sorrell encouraged Council to pursue eligible CDBG projects whenever possible.

Mayor Huffman closed the public hearing at 6:38 p.m.



**RESOLUTION OF THE TOWN OF VALDESE
COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION
WWTP GENERATOR REPLACEMENT PROJECT**

WHEREAS, the Valdese Town Council has previously indicated its desire to assist in community development efforts; and,

WHEREAS, the Valdese Town Council has held two public hearings concerning the proposed application for Community Development Block Grant funding to benefit low- and moderate-income residents of the Valdese community; and,

WHEREAS, the Valdese Town Council wishes the Town to pursue a formal application for Community Development Block Grant funding to benefit low-and-moderate income residents through the proposed project that will replace an aging backup generator at the Town's wastewater treatment plant (WWTP), a critical public facility that provides wastewater service to residential, commercial, and industrial users.

WHEREAS, the Valdese Town Council certifies it will meet all federal regulatory and statutory requirements of the Community Development Block Grant Program,

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

That Bo Weichel, Assistant Town Manager, and successors so titled, is hereby authorized to execute and file an application on behalf of the Town of Valdese with The NC Department of Commerce Division of Community Revitalization (DCR) for approval of a Community Development Block Disaster Recovery Grant for Community Infrastructure to benefit low-and-moderate income residents through the proposed project that will replace an aging backup generator at the Town's wastewater treatment plant (WWTP), a critical public facility that provides wastewater service to residential, commercial, and industrial users.

That Bo Weichel, Assistant Town Manager, and successors so titled, is hereby authorized and directed to furnish such information as The NC Department of Commerce Division of Community Revitalization (DCR) may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the Town of Valdese has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to the grants pertaining thereto.

Adopted this the _____ day of _____, 2026 at Valdese, North Carolina.

Mayor
Town of Valdese

ATTEST:

Town Clerk
Town of Valdese

Councilwoman Ward made a motion to approve the authorizing Resolution of the Town of Valdese Community Development Block Grant Application for the WWTP Generator Replacement Project. Seconded by Councilwoman Radabaugh. The vote was unanimous and the motion carried.

APPROVED – AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

Mayor Huffman called the public hearing to order at 6:40 p.m.

Mr. Michael Rapp, Town Planner, stepped forward to the podium. Mr. Rapp presented a proposed text amendment to Section 1.2, Applicability, of the Unified Development Ordinance (UDO). Mr. Rapp explained that when the Town adopted the UDO, Council included a temporary provision allowing applicants to choose between the new UDO and the 2024 Zoning Ordinance during the transition period. He stated that the provision was included in response to changes made by the North Carolina General Assembly regarding the State's downzoning statute.

Mr. Rapp stated that the General Assembly had not yet enacted a statewide change resolving the issue for the Town and, as a result, the Town could not fully transition to the new UDO at that time. The proposed amendment would extend the transition date in Section 1.2 from July 1, 2026, to January 1, 2030. He explained that the longer extension would avoid the need to return to Council for repeated short-term

extensions while allowing additional time for legislative action and for the Town to respond to any future statutory changes.

Mr. Rapp stated that the Planning Board reviewed the proposed amendment and recommended approval at its June 15 meeting. He further stated that the required public notice had been provided. Following the public hearing, staff recommended adoption of the consistency statement and approval of the proposed UDO text amendment.

Mayor Huffman opened the floor to Public Comment, none was provided.

Mayor Huffman closed the public hearing at 6:42 p.m.

Councilwoman Zimmerman made a motion to adopt the Ordinance Amending Section 1.2, Applicability, of the UDO and to adopt the attached consistency statement. Seconded by Mayor Pro Tem Lowman. The vote was unanimous and the motion carried.

OPEN FORUM/PUBLIC COMMENT

OPEN FORUM/PUBLIC COMMENT GUIDELINES: Mayor Pro Tem Rexanna Lowman read the following open forum/public comment guidelines: The Council shall provide at least one period for public comment per month during a regular meeting, unless no regular meeting is held that month. 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. Person(s) must be present if they wish to address the Council. Comments should be limited to five minutes per speaker.

Open Forum is not intended to require Council or staff to answer impromptu questions. Speakers will address all comments to the entire Council as a whole and not one individual member. Discussions between speakers and the audience will not be permitted. Speakers will maintain decorum at all times. Speakers are expected to be courteous and respectful at all times regardless of who occupies the Council chairs. These guidelines will help ensure that a safe and productive meeting is held and all those wishing to address the Council will be afforded the opportunity.

HENRY J. BELADA JR. – 1971 SUNNYSIDE DR, MORGANTON, NC 28655 – PHONE CALL (WATER)

Mr. Belada addressed Council regarding notification of water line flushing. Mr. Belada stated that in previous years he received telephone notifications before water lines in his area were flushed, allowing him to avoid using water during that time. He stated that he did not receive similar notifications during flushing events in March and August of this year and subsequently experienced sediment in his hot water tank. Mr. Belada requested that the Town review its notification procedures and ensure that he receives advance notice of future water line flushing in his area.

Town Manager Herms asked Mr. Belada to provide his contact information to staff and stated that he would follow up with him the following day to determine what had occurred and address the notification issue.

JOHNNY BUFF – 617 WASHINGTON AVE NW, VALDESE, NC 28690 – QUESTIONS

Mr. Buff addressed Council regarding conditions along Washington Avenue NW. Mr. Buff stated that the roadway serving the four homes in that area had previously been considered for paving but was ultimately surfaced with gravel. Mr. Buff stated that additional gravel was now needed because heavy rains had washed portions of the roadway away. He also raised concerns regarding storm-damaged trees in the area, noting that one remaining portion was located near a power line and had not yet been removed.

CONSENT AGENDA: (enacted by one motion)

APPROVED – LEASE AGREEMENT AT OLD ROCK SCHOOL WITH P&W RAILROAD CLUB

CALLED FOR PUBLIC HEARING – HOUSE BILL 162 – TEXT AMENDMENT (UDO)

CALLED FOR PUBLIC HEARING – HOUSE BILL 162 – TEXT AMENDMENT (2024 ZONING ORDINANCE)

End Consent Agenda

ITEMS REMOVED FROM CONSENT AGENDA: None.

Mayor Huffman asked for a motion to approve the consent agenda. A motion was made by Councilwoman Zimmerman to approve the consent agenda. Seconded by Mayor Pro Tem Lowman. The vote was unanimous and the motion carried.

NEW BUSINESS:

ADOPTED – CDBG-DR CITIZEN PARTICIPATION PLAN & RESIDENTIAL ANTI-DISPLACEMENT PLAN

Mr. Case presented the CDBG-DR Citizen Participation Plan and Residential Anti-Displacement and Relocation Assistance Plan. He explained that both plans were required by HUD for CDBG grantees and were being updated in connection with the Town's proposed CDBG-DR applications.

Mr. Case stated that the Citizen Participation Plan established procedures for public involvement and identified a Town staff contact for citizens with questions or concerns related to the program. He noted that the Town had previously adopted similar plans for existing CDBG projects, but updated plans were required for new applications.

Mr. Case explained that the Residential Anti-Displacement and Relocation Assistance Plan established policies intended to minimize displacement and addressed relocation assistance if displacement were to occur. He stated that neither of the Town's current proposed projects involved the removal or displacement of residents, but adoption of the plan was nevertheless required as part of the grant process.



THE TOWN OF VALDESE CDBG CITIZEN PARTICIPATION PLAN

This plan describes how The **Town of Valdese** will involve citizens in the planning, implementation, and assessment of the Community Development Block Grant (CDBG) program. The funds must be used for projects which benefit low and moderate-income persons, aids in the elimination and prevention of slums and blight. The program is intended to assist governments in understanding neighborhood improvement programs. The regulations give ultimate responsibility for the design and implementation of the program to local elected officials and require that citizens be given an opportunity to serve in a key advisory role to these elected officials.

SCOPE OF CITIZEN PARTICIPATION

Citizens will be involved in all stages of the CDBG program, including program implementation, assessment of performance, and design of changes in the CDBG Citizen Participation Plan. There will be three (3) general mechanisms for their involvement:

1. To provide input during public hearings or community meetings; and
2. To provide individual citizen efforts in the form of comments, complaints, or inquiries submitted directly to the Program Administrators or designated Town official; and
3. To serve as an advisory committee to potential projects impacting a particular area.

PROGRAM IMPLEMENTATION

Citizen participation in program implementation will occur primarily through consultation with the Town. The Town will be asked to review and comment on specific guidelines for approved projects. They will also meet to review any program amendments, budget revisions, and program modifications. All such changes will be discussed with the Town and their comments considered prior to acting. If program amendments require approval from the North Carolina Department of Commerce, a public hearing shall be held, specifically on the amendment. Citizens may also be involved in implementation of projects specifically requiring citizen participation, such as self-help projects. Their roles will be defined as the project develops. Technical assistance will be available as needed.

PROGRAM ASSESSMENT

Program assessment activities by citizens will occur in a variety of ways. A performance hearing will be held twenty- five (25) to sixty (60) days prior to the start of planning for the next program year. The Program Amendment will be asked to provide citizen commentary for the Grantee Performance Report.

As a part of the orientation to the program offered at the public hearing, citizens will be invited to submit comments on all aspects of program performance through the program year. Comments should be submitted in writing to the **Town of Valdese**, 102 Massel Ave SW Valdese, NC 28690. They will respond in writing within ten (10) days. If the response is unsatisfactory, the complainant should

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write directly to the Mayor c/o the Clerk to the Board, 102 Massel Ave SW Valdese, NC 28690. They shall respond within ten (10) days.

If the citizen is still dissatisfied, the citizen should write to the NC Department of Commerce, Division of Community Revitalization (DCR)/State CDBG Program, 4301 Mail Service Center, Raleigh, NC 27699-4346, Attention: Citizen Participation Matter. Program staff will also be available during normal business hours to respond to any citizen inquiries or complaints at (919) 707-1560.

The Citizen Participation Plan will be subject to annual review and proposed revision, to occur in the period between the performance hearing and the public hearing on the subsequent year's application.

TECHNICAL ASSISTANCE

Technical Assistance will be provided to citizen organizations and groups of low/moderate income persons or target area residents upon request to the Town of Valdese. Such assistance will support citizen efforts to develop proposals, define policy, and organize for the implementation of the program. It is expected that such assistance will be provided by the **Town of Valdese** in response to their request. Assistance could be provided in the form of local presentations, informational handouts, research of a specific issue, or other short-term efforts.

PUBLIC INFORMATION

The Town of Valdese will also undertake public information efforts to promote citizen participation. These efforts will include the following:

1. Public Notice of all Public Hearings will be published in the non-legal section of the local newspaper at least ten (10) days before the scheduled hearing. These notices will indicate the date, time, location, and topics to be considered. These notices will also be made available in the form of a press release, posted on the Town of Valdese website and posted at publicly accessible Town of Valdese facilities as appropriate.
2. Orientation Information will be provided at the first public hearing. The Program Administrator(s) will make a presentation which covers: (a) the total amount of CDBG funds available and the competitive basis for award; (b) the range of eligible activities; (c) the planning process and the schedule of meetings and hearings; (d) the role of citizens in the program; and (e) a summary of other program requirements, such as the environmental policies, fair housing provisions, and contracting procedures.
3. A Public File containing program documentation will be available for review at the Town of Valdese, 102 Massel Ave SW Valdese, NC 28690 during normal business hours. Included will be copies of the Application, Environmental Review Record, the Citizen Participation Plan, and the Annual Performance Report.
4. Public Hearings an interpreter will be provided for all non-English speaking individuals and/or hearing impaired individuals.

ADOPTED, this ____ day of _____, 2026.

Mayor
Town of Valdese

Clerk
Town of Valdese

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**RESOLUTION APPROVING
THE TOWN OF VALDESE
CDBG-DR CITIZEN PARTICIPATION PLAN**

WHEREAS, The Town of Valdese is in the process of preparing applications for grants through the North Carolina Community Development Block Grant (CDBG) Disaster Recovery Program;

WHEREAS, program requirements require each applicant and recipient shall provide citizens with an opportunity for meaningful involvement on a continuing basis and for participation in the planning, implementation and assessment of the program;

WHEREAS, further, each applicant for CDBG-DR funds shall develop and adopt, by resolution of their governing board, a written citizen participation plan developed in accordance with applicable rules; and

WHEREAS, Planning Department has drafted a citizen participation plan and requests its adoption by the Town Council.

NOW, THEREFORE, BE IT RESOLVED by the Town Council for the Town of Valdese as follows:

1. That the Town of Valdese CDBG-DR Citizen Participation Plan included with this agenda item is hereby adopted, and the Mayor is authorized to execute said Plan.
2. That all acts and doings of officers, employees and agents of the Town, whether taken prior to, on, or after the date of this Resolution, that are in conformity with and in the furtherance of the purposes and intents of this Resolution as described above shall be, and the same hereby are, in all respects ratified, approved and confirmed.
3. That this resolution shall be effective upon its adoption.

This the ____ day of _____, 2026.

ATTEST

TOWN COUNCIL FOR THE
TOWN OF VALDESE

Clerk

BY _____
Mayor

Approved as to form:

Town Attorney



RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

This Residential Anti-Displacement and Relocation Assistance Plan is prepared by the Town of Valdese in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to our CDBG projects.

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, the Town will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Coordinate code enforcement with rehabilitation and housing assistance programs.
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- Adopt tax assessment policies, such as deferred tax payment plans, to reduce impacts of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
- Work with HUD approved Housing Counseling Agency to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures.
- Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.

CDBG programs include: Entitlement Community Development Block Grant (CDBG) Program, State CDBG Program, CDBG Small Cities Program, Section 108 Loan Guarantee Program, CDBG Special Purpose Grants Program, and the Neighborhood Stabilization Program (NSP).

- If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are "low-income dwelling units" (as defined in 24 CFR 42.305).
- Target only those properties deemed essential to the need or success of the project.

A. Relocation Assistance to Displaced Persons

The Town will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG Program[s], move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-

income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant will be provided with relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

B. One-for-One Replacement and Lower-Income Dwelling Units

The Town will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the CDBG Program[s] in accordance with 24 CFR 42.375.

Before entering into a contract committing the Town of Valdese to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the Town will make public by publish in a local paper of general circulation and post on the information board in Town Hall and submit to State CDBG Programs(s) North Carolina Department of Commerce (NCDOC) the following information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided. [See also *CFR 42.375(d)*].
5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, the Town will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

C. Replacement not Required Based on Unit Availability

Under CFR 24 42.375(d), the Town may submit a request to the State (NCDOC) for a determination that one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the areas.

D. Contacts

The Community and Economic Development Manager at WPCOG, Kyle Case (828) 485-4285, is responsible for tracking the replacement of lower income dwelling units and ensuring that they are provided within the required period.

The Assistant Town Manager / CFO, Bo Weichel (828) 879-2123, is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use.

Adopted this ____ day of _____, 2026

Mayor
Town of Valdese

ATTEST:

Town Clerk
Town of Valdese

Councilwoman Ward made a motion to adopt the Citizen Participation Plan as well as the Residential Anti-Displacement Plan. Seconded by Councilwoman Zimmerman. The vote was unanimous and the motion carried.

STATE OF THE DEPARTMENT – PUBLIC WORKS

Public Works Director Allen Hudson presented a State of the Department overview of the Town's Public Works Department. Mr. Hudson explained that the department was organized into five primary divisions: Administration, Streets, Grounds, Sanitation, and Water and Sewer Operations. He reviewed staffing within each division and summarized the responsibilities performed by Public Works employees.

Mr. Hudson stated that administrative staff provided customer service, processed and tracked work orders, assisted with meter reading records and billing issues, maintained departmental records, and provided general administrative support. He also discussed the Town's fleet maintenance responsibilities, which included maintaining vehicles and equipment used by departments throughout the Town, performing routine maintenance and inspections, and assisting with emergency and snow removal equipment preparation.

Mr. Hudson reported that the Street Department maintained approximately 35 to 37 miles of Town-owned streets and rights-of-way. He continued that responsibilities included routine street maintenance, pothole repairs, brush and leaf collection, signage, pavement markings, traffic control devices, storm drainage, and emergency response. Mr. Hudson noted that the division operated with three employees and worked to maintain year-round service despite its broad range of responsibilities.

Mr. Hudson stated that the Grounds Department maintained municipal buildings, public spaces, landscaping, mowing, seasonal plantings, and other grounds maintenance activities. The Sanitation Department supplemented the Town's contracted garbage collection service by providing additional collection of bulk items, excess trash, and other materials throughout the year.

Mr. Hudson reported that Water and Sewer Operations maintained approximately 164 miles of water lines and 84 miles of sewer lines. He added that staff performed continuous monitoring, preventative maintenance, repairs, and system upgrades to maintain regulatory compliance and provide reliable utility service to residential, commercial, and industrial customers.

Mr. Hudson concluded by emphasizing the department's continued focus on responsible asset management, infrastructure improvements, safety, operational efficiency, and stewardship of Town resources. He thanked Council for its continued support and stated that Public Works remained committed to maintaining the infrastructure and services necessary to support the Town and its future growth.

STATE OF PUBLIC WORKS DEPARTMENT



9. 14 .26

Divisions & Impact:

- The Public Works Department is organized into five primary divisions, each plays a vital role in the community :
 1. PW Administrative Department: 4 employees
 2. Street Department: 3 employees
 3. Grounds Department: 4 employees
 4. Sanitation Department: 2 employees
 5. Water & Sewer Operations: 6 employees



1. PW Administrative Department

- Public Works Office Assistant:
 - Providing administrative and customer service support to ensure the efficient operation of the Public Works Department. Primary Duties include:
 - Processing and tracking work orders for water, sewer, streets, sanitation, and other Public Works Services
 - Assisting with water meter reading records, entering meter data, and helping resolve billing discrepancies
 - Providing customer service by answering phones, responding to public inquiries, and assisting residents with utility service requesting and concerns
 - Maintaining records, filing documents, and updating department databases
 - Coordinating communication between office staff and other administrative documents, as needed
 - Preparing reports, correspondence, and other administrative documents
 - Scheduling service requests and ensuring work orders are completed
 - Assisting with utility account information, payments, and general office operations while maintaining confidentiality and accuracy
 - Performing additional clerical and administrative duties as assigned to support the Public Works Department



Fleet Maintenance Duties:

- Performing preventive maintenance on town vehicles and equipment.
- Diagnosing and repairing mechanical, electrical, hydraulic, and diesel engine problems.
- Servicing light-duty and heavy-duty trucks, construction equipment, mowers, and other municipal equipment.
- Changing oil, filters, fluids, belts, brakes, tires, and batteries.
- Inspecting vehicles to ensure they meet safety standards.
- Keeping maintenance records and work orders up to date.
- Maintaining the maintenance shop, tools, and equipment.
- Assisting with snow removal equipment preparation and emergency response when needed.
- Coordinating parts ordering and ensuring equipment is available for Public Works crews.



2. Street Department

- **Street Maintenance:** Responsible for the upkeep of approximately 37 miles of town-owned streets and rights-of-way. This includes routine maintenance, pothole repairs, and ensuring roads are safe and navigable.
- **Brush and Leaf pickup:** The Brush and Leaf Collection program provides residents with year around curbside pickup of leaves, brush, small branches, and other approved yard waste.
- **Traffic Safety:** Manages signage, pavement markings, and traffic control devices to protect motorists, pedestrians, and navigable.
- **Storm Drainage and Emergency Response:** Maintains storm drainage systems and provides rapid response during severe weather events, such as clearing debris after storms and addressing drainage issues. This ensures the town remains accessible and safe during emergencies.

3. Grounds Department

- **Public Space Maintenance:** Maintains the appearance and functionality of municipal buildings, parks, and public areas.
- **Landscaping & Beautification:** Handles grass mowing, landscaping, seasonal flower planting, and general grounds upkeep. Their work keeps Valdese clean, welcoming, and visually appealing.
- **Building Maintenance:** Ensures municipal buildings are well-kept, contributing to the town's overall character and beauty.

4. Sanitation Department

- **Solid Waste Collection:** Provides reliable garbage collection services, ensuring the timely and efficient removal of household and business waste year round contracted thru Simply Green.
- **Bulk and Dumpster Collection:** The Bulk and Dumpster Collection program provides residents with convenient disposal options for large household items, unwanted materials, and oversized debris. Services include roadside pickup of approved bulk items and roll-off dumpster collection to support community cleanup efforts and proper waste disposal.
- **Recycling Services:** Offers recycling collection to promote environmental responsibilities and reduce landfill use.
- **Public Health Protection:** Plays a critical role in maintaining community cleanliness and protecting public health, with staff working in all conditions to deliver these essential services.

5. Water & Sewer Operations

- **Water Distribution:** Operates and maintains 164 miles of water lines, delivering clean drinking water to homes, businesses, and industries.
- **Sewer Collection** Manages 84 miles of sewer lines, ensuring safe and effective wastewater collection and disposal.
- **Infrastructure Maintenance:** Conducts continuous monitoring, preventative maintenance, repairs, and upgrades to meet regulatory standards and support the town's growth. This work is vital for public health and economic development, even though much of it happens behind the scenes.

Commitment to Service & the Future

- Public Works maintains 164 miles of water lines and 84 miles of sewer lines. The extensive utility system provides clean drinking water and safe wastewater collection for homes, businesses, and industries. Our team conducts continuous monitoring, preventative maintenance, and necessary upgrades and repairs to meet regulatory standards and support Valdese growth.



Commitment to Service & the Future

- The strength of our department lies in our dedicated employees. Their experience, teamwork, and commitment to excellence enable us to respond quickly to issues, manage emergencies, and maintain essential services efficiently.
- Looking ahead, we remain focused on:
 - Responsible asset management
 - Infrastructure improvements
 - Safety and operation efficiency
 - Being good stewards of town resources
- As Valdese continues to grow, we are committed to maintaining and enhancing our streets, utilities, and public spaces to support a thriving community.



Closing

On behalf of the Valdese Public Works Department, thank you for your continued support. We are honored to serve the residents and businesses of Valdese and remain dedicated to maintaining the infrastructure and services that make our town a great place to live.



Town Manager Herms thanked Mr. Hudson for the presentation and expressed appreciation for his work and service to the Town. He acknowledged that Mr. Hudson is often more comfortable working in the field than making presentations and commended him for doing a great job.

Councilwoman Radabaugh thanked Mr. Hudson for his presentation and expressed appreciation for the work performed by the Public Works Department, noting that much of the department's work occurred behind the scenes, at night, and during inclement weather. She stated that Public Works not only helped keep the Town beautiful, but also kept it running.

DISCUSSION OF 2027 TOWN EVENTS & APPROVED ORDINANCE DECLARING A ROAD CLOSURE FOR THE TOWN OF VALDESE

Community Affairs and Tourism Director Morrissa Angi presented proposed changes to the Town's 2027 event schedule and the annual road closure ordinance.

Ms. Angi stated that staff was proposing to hold the 2027 Independence Day celebration on Friday, July 2, as July 4 fell on a Sunday. She also presented the idea of rebranding the event as "Fireworks Friday Night" or "Patriotic Friday Night" to better connect the celebration with the Town's Friday night concert series while maintaining the same family activities, entertainment, and fireworks.

Ms. Angi also recommended that the 2027 Waldensian Festival be concluded at 5:00 p.m. on Saturday, August 14. She explained that an earlier conclusion would reduce overtime costs, allow vendors to leave and Main Street to reopen more efficiently and safely, and create an opportunity to redirect savings toward another community event.

Staff proposed reallocating funding currently used for the Saturday evening festival band toward a September Family Friday Night's concert. Ms. Angi stated that the goal was to provide at least one (1) major community event each month from March through December, with outdoor concerts occurring monthly from May through September. She explained that the proposed changes were intended to create a more balanced and sustainable event calendar while continuing to support local businesses, attract visitors, and provide opportunities for community engagement.

Councilwoman Zimmerman thanked Ms. Angi and staff for their thoughtful approach to the 2027 event schedule. She stated that the proposal responded well to previous discussions about adjusting Town events by scaling back where appropriate while continuing to provide a variety of activities for residents and visitors. She expressed support for the proposed plan moving forward.

Councilman Ogle asked for clarification regarding the proposed rebranding of the Independence Day celebration.

Ms. Angi explained that holding the event on July 4 could create scheduling and staffing challenges when the holiday fell on certain days of the week, particularly Sundays or Mondays. She stated that rebranding the event as a patriotic-themed Friday night celebration would give the Town greater flexibility in how the event was promoted while still recognizing Independence Day.

Councilman Ogle asked whether the fireworks would then be held on the Friday before July 4 each year. Ms. Angi clarified that the proposed date applied only to 2027 and that Council would continue to consider and approve the event date and associated road closure each year. She noted that approval for 2027 is needed at this time so staff could begin contracting for fireworks.

Mayor Pro Tem Lowman commended Ms. Angi and staff for developing an event schedule that provided community activities throughout nearly every month of the year.



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:

2027 Independence Day Celebration (Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St) on July 2, 2027 from 5:00 PM until 11:00 PM.

2027 Waldensian Festival Kickoff Celebration (Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St) on August 13, 2027 from 5:00 PM until 11:00 PM.

2027 Waldensian Festival Celebration (Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St) on August 14, 2027 from 5:00 AM until 6:00 PM.

2027 Valdese Treats in the Streets (Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St) on October 29, 2027 from 3:30 PM until 6:30 PM.

2027 Valdese Christmas Parade (Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St) on December 4, 2027 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 14th day of September, 2026.

ATTEST:

Keith Huffman, Mayor

Town Clerk

Councilwoman Ward made a motion to approve the Road Closure Ordinance for the Town's 2027 Special Events. Seconded by Mayor Pro Tem Lowman. The vote was unanimous and the motion carried.

Town Manager Herms recognized Ms. Angi and her staff for their efforts and stated that they do an outstanding job in planning and carrying out the Town's community events.

APPROVED – INTERNAL CONTROL POLICY FOR FEDERAL FUNDING AWARDS

Mr. Weichel presented an updated Internal Control Policy for Federal Funding Awards. He explained that the policy was being revised in response to updated federal requirements and the Town's continued pursuit and administration of federal funding.

Mr. Weichel stated that the policy addressed financial management, eligibility and allowable costs, procurement, segregation of duties, and other internal controls associated with federal grant funds. He explained that the update was intended to ensure the Town remained compliant with requirements applicable to both existing federal awards and future funding applications.

Councilman Ogle made a motion to adopt the attached Internal Control Policy for Federal Funding Awards. Seconded by Councilwoman Radabaugh. The vote was unanimous and the motion carried.

A complete copy of the Town's Internal Control Policy for Federal Funding Awards can be obtained from the Town Clerk's Office. Please contact the Town Clerk at (828) 879-2117.

APPROVED – SALE OF TOWN-OWNED PROPERTY – 0 PRALEY ST

Mr. Weichel presented the proposed sale of Town-owned property located at 0 Praley Street. He stated that the Town received an initial offer of \$20,000 in April and that Council authorized the upset bid process at its May 11 meeting.

Mr. Weichel reported that several upset bids were received during the process, with the final bid reaching \$37,500. He noted that the Burke County GIS tax value of the property was \$31,200 and that the Town had received the required five (5) percent bid deposit. He stated that the next step would be for Council to approve the sale of the property for \$37,500.

**RESOLUTION AUTHORIZING SALE OF REAL PROPERTY
0 PRALEY ST. SW., VALDESE, NC**

WHEREAS, the Town of Valdese (the "Town") is the owner of that certain tract or parcel of real property (the "Property") situated in Burke County, Valdese, North Carolina commonly known as 0 Praley Street Southwest, Valdese, North Carolina, PIN: 2733814911, REID: 63014;

WHEREAS, pursuant to N.C. Gen. Stat. §160A-269 a city or town may receive, solicit, or negotiate an offer to purchase property and advertise it for upset bid. When the offer is made and council proposes to accept it, the council shall require the offeror to deposit five percent (5%) of his bid with the city clerk and shall publish a notice of the offer. The notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within ten (10) days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder. When a bid is raised, the bidder shall deposit with the city clerk five percent (5%) of the increased bid, and the clerk shall re-advertise the offer at the increased bid. This procedure shall be repeated until no further qualifying upset bids are received, at which time the council may accept the offer and sell the property to the highest bidder. The council may at any time reject any and all offers;

WHEREAS, on July 27, 2026, Mimosa Campground, LLC offered to purchase the Property from the Town for thirty-seven thousand five hundred and 00/100 dollars (\$37,500.00) and deposited one thousand nine hundred ninety-four and 00/100 Dollars (\$1,994.00), or five-point-three percent (5.3%) of the bid, with the Town Clerk;

WHEREAS, no upset bids were received within the ten (10) day upset bid period and the offer of Mimosa Campground, LLC for \$37,500.00 is the last and highest bid for the Property; and

WHEREAS, the Offer to Purchase and Contract stipulates the buyer agrees to pay for all advertising costs incurred by the Town during the upset bid process in addition to the purchase price. The total advertising costs associated with this sale are three hundred ninety-two and 00/100 Dollars (\$392.00)

WHEREAS, the Town does not need the Property, and the Town therefore desires to accept the offer and sell the Property to Mimosa Campground, LLC upon the terms and conditions hereafter set forth.

NOW, THEREFORE, BE IT RESOLVED THAT pursuant to N.C.G.S. § 160A-269, the sale of the Property to Mimosa Campground, LLC for the purchase price of \$37,500.00 plus advertising fees of \$392.00 is approved and the Town Manager is hereby authorized and directed to deliver to Mimosa Campground, LLC a special warranty deed for the Property upon receipt of the purchase price, subject to the following terms and conditions: that the Property shall be sold "as is" and subject to all existing easements; that the Town shall reserve easements for all Town utility lines located on or under the property, if any; that Mimosa Campground, LLC pay all legal fees associated with preparation of the closing documents and all closing costs necessary to transfer ownership of the Property from the Town to Mimosa Campground, LLC.

THIS RESOLUTION IS ADOPTED this _____ day of _____, 2026.

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

[SEAL]

ATTEST:

By: _____
Keith Huffman, Mayor

Jessica Lail, Town Clerk

300590-1

Councilman Ogle made a motion to approve the Resolution Authorizing the Sale of Real Property commonly known as 0 Praley Street Southwest, Valdese, NC 28690 for a bid in the amount of \$37,500. Seconded by Councilwoman Zimmerman. The vote was unanimous and the motion carried.

APPROVED – RESOLUTION APPROVING COMPROMISE & SETTLEMENT OF DISCOVERED-PROPERTY TAX CLAIM

Town Manager Herms presented a resolution approving a compromise and settlement of a discovered-property tax claim. He explained that in 2025, Burke County discovered property associated with a hospital or nursing home that had not previously been taxed due to an exemption classification.

Town Manager Herms stated that an agreement had been reached whereby the current year's taxes would be paid, while the discovered taxes for 2023 and 2024 would be waived as part of the settlement. He further explained that an independent third party would review properties owned by hospitals and nursing homes within Burke County to determine their proper tax status.

Town Manager Herms noted that Burke County had already approved the settlement and that the County collected property taxes on behalf of the Town. He stated that the resolution before Council would authorize the Town's participation in the compromise and settlement of the discovered-property tax claim.

Mayor Pro Tem Lowman sought to clarify that the nursing home was billed for property taxes in the years 2023, 2024, and 2025 by Burke County. Town Manager Herms responded in the affirmative. Mayor Pro Tem Lowman continued, asking if this discrepancy was discovered, and has now come back up as it was possible they were not supposed to be billed. Town Manager Herms responded in the affirmative.

Town Manager Herms summarized that the agreement waived collecting taxes from 2023 and 2024, but that they would pay the outstanding amount owed for 2025. He continued that moving forward, a third party would come in and evaluate properties to properly determine whether they were taxable or not.

Town Attorney Swanson explained that the central issue was whether the property is ultimately entitled to the tax exemption and stated that the matter remained unclear. He noted that the Town could waive the discovered taxes for 2023 and 2024, but not for 2025.

Mr. Swanson stated that Burke County had agreed to waive its portion of the 2023 and 2024 taxes while requiring payment of the 2025 taxes, and that the proposed resolution would authorize the Town to take the same approach. He continued that there would be an investigation or evaluation of whether or not properties were entitled to that exempt status.

**TOWN OF VALDESE, NORTH CAROLINA
RESOLUTION APPROVING COMPROMISE AND SETTLEMENT OF
DISCOVERED-PROPERTY TAX CLAIM**

WHEREAS, Valdese Nursing Home, Inc. ("Valdese Nursing") was issued a 2025 discovery bill by Burke County concerning certain real property under account/bill number 47972 (the "Discovery Bill"), reflecting taxes owed to the Town of Valdese (the "Town") for tax years 2023, 2024, and 2025 totaling approximately \$79,068.17 as of May 6, 2026, exclusive of interest accruing as provided by law;

WHEREAS, the Discovery Bill remains delinquent as of the date of this Resolution;

WHEREAS, Blue Ridge Healthcare Hospitals, Inc. ("Blue Ridge Healthcare") is the sole member of Valdese Nursing;

WHEREAS, Burke County levies and collects ad valorem taxes on real property located within the County, including taxes levied by the Town of Valdese (the "Town");

WHEREAS, Valdese Nursing has requested that the Town compromise and settle the Town's claim arising from the Discovery Bill by accepting payment of the Town's portion of the 2025 taxes, which had an original balance of \$24,396.50, together with all interest accruing on that amount until paid, in full settlement of the Town's claim;

WHEREAS, as part of the proposed compromise and settlement, the Town would compromise, settle, and adjust the balance of its claim attributable to tax years 2024 and prior, including any associated penalties and interest; and

WHEREAS, pursuant to N.C. Gen. Stat. § 105-312(k) and (l), the Town Council is authorized to compromise, settle, or adjust the Town's claim for taxes arising from discovered property.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Valdese, North Carolina, as follows:

Section 1. Approval of Compromise and Settlement. Subject to the Town's receipt of the payment described in Section 2, the Town Council approves the compromise and settlement of the Town's claim arising from the Discovery Bill under N.C. Gen. Stat. § 105-312(k) and (l).

Section 2. Payment. The Town shall accept payment of the Town's portion of the 2025 taxes, which had an original balance of \$24,396.50, together with all interest accruing on that amount through the date of payment, in full settlement of the Town's claim arising from the Discovery Bill.

Section 3. Adjustment of Remaining Claim. Upon the Town's receipt of the payment described in Section 2, the Town's remaining claim arising from the Discovery Bill and

attributable to tax years 2024 and prior, including associated penalties and interest, is compromised, settled, and adjusted to zero. This Resolution affects only the Town's claim and does not compromise, settle, or adjust any claim of Burke County or any other taxing unit.

Section 4. Authorization. The Town Manager is authorized and directed, on behalf of the Town, to execute and deliver any agreement or other document with Valdese Nursing, Blue Ridge Healthcare, and Burke County that the Town Manager determines, in consultation with the Town Attorney, is necessary or appropriate to carry out this Resolution. The Town Manager may approve nonmaterial revisions that are consistent with the terms of this Resolution.

Section 5. Effective Date. This Resolution is effective upon its adoption.

ADOPTED this day of September, 2026.

TOWN OF VALDESE

By: _____
Keith Huffman, Mayor

ATTEST:

Jessica Lail, Town Clerk

A motion was made by Mayor Pro Tem Lowman to approve the Resolution Approving the Compromise and Settlement of the Discovered-Property Tax Claim totaling \$24,396.50. Seconded by Councilwoman Radabaugh. The vote was unanimous and the motion carried.

APPROVED – STREET REPAIRS & PAVING CONTRACT

Mr. Weichel presented a proposed street repairs and paving project covering six (6) street segments in the northwest portion of Town. He explained that paving projects were grouped geographically when possible to reduce contractor mobilization costs and improve project efficiency.

Mr. Weichel stated that the six (6) street segments were selected based on available budget funding. The proposed contract amount was \$298,591 and included resurfacing, pavement patching, placement of ABC stone, and related adjustments to water valve boxes and manhole risers.

Councilwoman Ward asked for clarification regarding how streets were selected for paving projects and emphasized that Council did not directly choose which streets were included. She stated that she had received numerous questions from residents about the paving process and requested that staff explain the criteria and engineering considerations used to identify streets for improvement. Councilwoman Ward also noted that the selected streets were located within her ward and stated that improvements were needed, particularly due to the narrow width and safety concerns along some of the roadways.

Town Manager Herms explained that the Town maintained a list of street conditions and used available funding to address streets in phases. He stated that staff generally attempted to allocate approximately \$200,000 to \$300,000 at a time and evaluated which projects would provide the greatest amount of improvement for the available funding.

Town Manager Herms noted that street condition was an important factor, but the Town also considered project cost and how much paving could be completed within a particular area. He explained that some streets may be in worse condition but require significantly more funding and may therefore be better suited for future grant funding, economic development funding, or other financing opportunities.

Town Manager Herms emphasized that Council did not select the streets included in each paving project and that ward boundaries were not considered when projects were selected. He stated that staff worked from the existing street condition list and identified projects that could accomplish the most within the funding available.

Town Manager Herms stated that staff hoped to complete another smaller paving project in the spring, with funding levels to be evaluated later in the year. Town Manager Herms also noted that increases in petroleum and asphalt costs had reduced the amount of paving that could be completed for the same level of funding and that future project selections would continue to be based on available resources and overall street conditions.

Town Manager Herms summarized that the Town kept politics completely out of the selection process and relied on the experts. Councilwoman Ward thanked Town Manager Herms for the explanation.

Mr. Weichel added that when a street in poor condition was being addressed, staff may also include nearby streets in the same project to take advantage of the contractor already being mobilized in that area. He stated that this was why paving projects often appear in geographic clusters.

Mr. Weichel further explained that staff continued to use the Town's previously completed paving study as a baseline for evaluating street conditions and strategically selecting areas for improvement as funding allows.

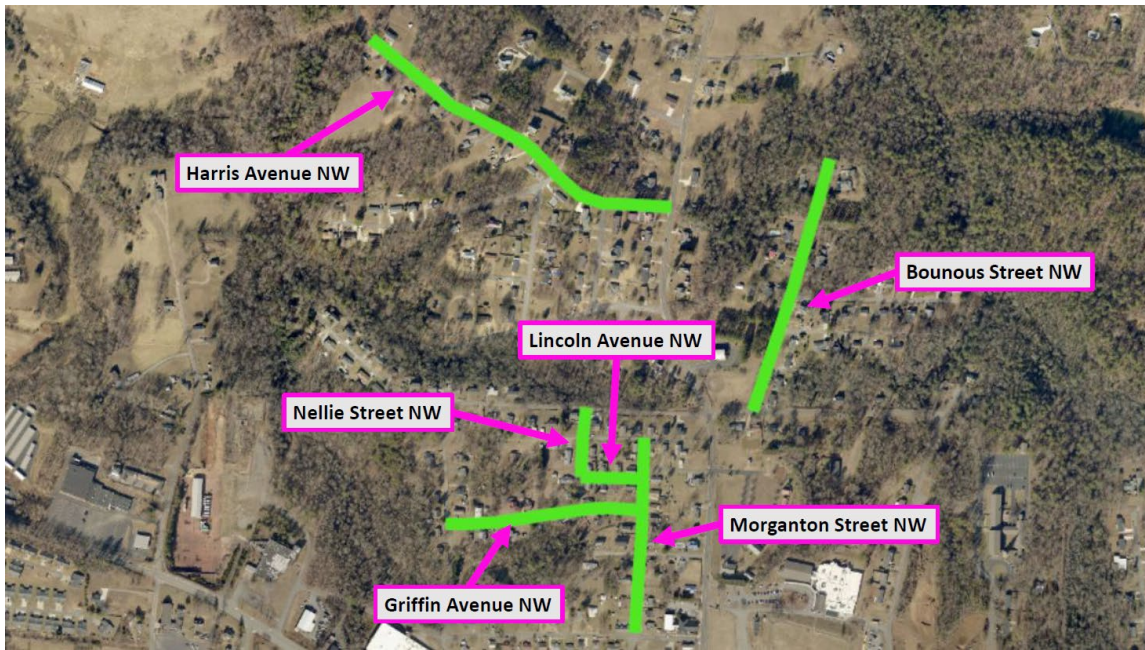
Mr. Weichel reiterated that the contract amount was \$298,591 and stated that the contractor had up to six (6) months to complete the work. He noted, however, that staff anticipated the project would likely be completed before winter, potentially by the end of November.

Councilman Ogle asked for clarification regarding the contingency included with the project.

Mr. Weichel explained that the contingency provided flexibility to address unforeseen conditions or additional work that may arise during construction without limiting the project strictly to the original contract amount.

Councilman Ogle confirmed that Council would be approving the \$298,591 street improvement contract together with the contingency, for a total authorized amount of \$313,521. He then asked what would happen to any unused contingency funds.

Mr. Weichel explained that any unspent contingency funds would remain in the fund and be available for a future street project. He stated that the contingency was intended to allow staff to address unforeseen issues promptly during construction without delaying the project while additional authorization was obtained.



Asphalt Roads & Driveways, LLC

State Contractor License #109933



3690 Hickory Boulevard
Hudson, NC 28638
Office (828) 212-5300

Bid Proposal for Repaving Streets in Valdese NC

Harris Ave NW

- Repairs to approximately 225 sq ft = \$675
- Note. There are 2 spots at house #701 and 709. They can be addressed when milling out for concrete driveway joint at no charge.
- Applying overlay to approximately 40,617 sq ft x 2" thick = \$81,234
- 4 water valve risers and 3 manhole risers = \$475
- \$82,384 Total Cost

Griffin Ave NW

- Repairs to approximately 812 sq ft = \$2,436
- Applying overlay to approximately 17,044 sq ft x 2" thick = \$34,088
- 1 water valve risers and 2 manhole risers = \$250
- \$36,774 Total Cost

Nellie St NW

- Repairs to approximately 100 sq ft [sunken spot] = \$300
- Applying overlay to approximately 7,260 sq ft x 2" thick = \$14,520
- 2 water valve risers and 2 manhole risers = \$290
- \$15,110 Total Cost

Bounous St NW

- Repairs to approximately 252 sq ft = \$756
- Applying overlay to approximately 28,074 sq ft x 2" thick = \$56,148
- 3 water valve risers and 1 manhole riser = \$225
- \$57,129 Total Cost

Morganton St NW

- Repairs to approximately 470 sq ft = \$1,410
- Applying overlay to approximately 44,925 sq ft x 2" thick = \$89,850

- 10 water valve riser and 7 manhole risers = \$1,135
- \$92,395 Total Cost

Lincoln Ave NW

- Repairs to approximately 130 sq ft = \$390
- Applying overlay to approximately 7,152 sq ft x 2" thick = \$14,304
- 1 manhole riser = \$105
- \$14,799 Total Cost

\$298,591 -Grand Total for all work.

Mayor Pro Tem Lowman made a motion to approve the Street Repairs & Paving Project Contract. Seconded by Councilwoman Zimmerman. The vote was unanimous and the motion carried.

A complete copy of the Construction Agreement Between Owner and Contractor for a Construction Contract with a Stipulated Price can be obtained from the Town Clerk's Office. Please contact the Town Clerk at (828) 879-2117.

APPROVED – CAPITAL PROJECT ORDINANCE AMENDMENT – STREET REPAIRS & PAVING PROJECT

Mr. Weichel presented a capital project ordinance amendment for the street repairs and paving project. He explained that the necessary funds were already available within the Town's existing paving project fund and that the amendment formally recognized the available revenue and increased the corresponding expenditure appropriation so the Town could pay project costs as they were incurred.

Valdese Town Council Meeting

Monday, September 14, 2026

Capital Project Ordinance Amendment # 2-76

Subject: Fall 2026 Street Improvements

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
76.3000.001	Transfer from General Fund		\$312,021.00
Total		\$0.00	\$312,021.00

Amounts appropriated for capital projects are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
76.5600.450	Street Improvements	\$298,591.00	
76.5600.900	Contingency	\$14,930.00	
76.5600.040	Engineering Services		\$1,500.00
Total		\$313,521.00	\$1,500.00

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.

Councilman Ogle made a motion to approve Capital Project Ordinance Amendment #2-76. Seconded by Mayor Pro Tem Lowman. The vote was unanimous and the motion carried.

APPROVED – BUDGET AMENDMENT – TOWN HALL HVAC REPAIRS

Mr. Weichel presented a budget amendment related to recent HVAC repairs at Town Hall. He explained that one (1) unit serving the office area and Council Chambers developed a refrigerant leak, requiring the affected area to be evacuated until repairs could be completed. He stated that a separate unit on the opposite side of the building also experienced two (2) leaks, including one (1) located beneath the sidewalk leading to the exterior equipment.

Mr. Weichel stated that the repairs occurred unexpectedly at the beginning of the new budget year and that the proposed budget amendment would replenish funds that had to be used for the unanticipated HVAC expenses.

Valdese Town Council Meeting

Monday, September 14, 2026

Budget Amendment #

2-10

Subject: HVAC repairs-Town Hall

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, 2027:

Section I:

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3990.000	General Fund Balance Appr.		8,000
Total		\$0	\$8,000

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.4200.160	Maintenance	8,000	
Total		\$8,000	\$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 Zimmerman made a motion to approve Budget Amendment #2-10. Seconded by Councilwoman Radabaugh. The vote was unanimous and the motion carried.

APPROVED – CAPITAL PROJECT ORDINANCE AMENDMENT – VALDESE BLUFFS SEWER LINE EXTENSION

Mr. Weichel presented a capital project ordinance amendment for the Valdese Bluffs Sewer Line Extension. He explained that the project had continued to move forward following Council's approval of the agreement with Burke County.

Mr. Weichel stated that a portion of the project was funded through previously approved ARP grant funding. The remaining portion would initially be funded from the Town's Utility Fund balance and shared equally with Burke County. He explained that the Town would initially fund the full amount, after which Burke County would reimburse the Town for its share pursuant to the agreement.

Mr. Weichel stated that the Town's ultimate Utility Fund contribution would be approximately \$376,000, with Burke County contributing an additional \$376,000. He explained that the proposed amendment

appropriated the necessary funding and recognized the anticipated reimbursement from Burke County so the project could continue moving forward.

Town Manager Herms noted that this project came in approximately \$50,000 under budget.

Valdese Town Council Meeting

Monday, September 14, 2026

Capital Project Ordinance Amendment # 2-52

Subject: Valdese Bluffs Sewer Extension

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
52.3000.000	Utility Fund Contribution		\$376,107.00
52.3000.001	Burke County Contribution		\$376,107.00
Total		\$0.00	\$752,214.00

Amounts appropriated for capital projects are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
52.8110.100	Design	\$6,200.00	
52.8110.200	Planning	\$6,015.00	
52.8110.300	Bidding		\$12,214.00
52.8110.400	Construction Admin	\$41,800.00	
52.8110.700	Duke Energy Service Extension	\$10,000.00	
52.8110.800	Construction	\$644,614.00	
52.8110.900	Contingency	\$55,799.00	
Total		\$764,428.00	\$12,214.00

MOTION: Mayor Pro Tem Lowman made a motion to approve Capital Project Ordinance Amendment #2-52. Seconded by Councilwoman Zimmerman.

DISCUSSION: Councilwoman Ward asked if there was a chance this figure could increase. Mr. Weichel provided that this number was quite solid. He added that the project should wrap up within the next two (2) months.

VOTE: The vote was unanimous and the motion carried.

APPROVED – CAPITAL PROJECT ORDINANCE – LAKESIDE PARK PLAYGROUND

Mr. Weichel presented a capital project ordinance establishing the Lakeside Park Playground project. He explained that Council had previously considered an agreement related to the playground improvements at a special meeting.

Mr. Weichel stated that the project ordinance included \$350,000 in construction funding, with the entire amount to be financed through private donations and no Town funds committed to the project. He noted that additional amendments could be brought forward as the project progressed and stated that adoption of the ordinance would allow the Town to move forward with the construction agreement.

TOWN OF VALDESE
LAKESIDE PARK PLAYGROUND
CAPITAL PROJECT ORDINANCE

Be it ordained by the Town Council of the Town of Valdese that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby adopted.

Section 1. The project authorized is the Lakeside Park Playground located at 1149 Lake Rhodhiss Dr. This project involves site preparation, new playground equipment, and installation. The project will be funded by private donations.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the terms of the program ordinance and the budget contained herein.

Section 3. The following revenues are anticipated to be available to contribute to this project:

<u>Source</u>	<u>Amount</u>	<u>Assigned Account Number</u>
Private Donation	\$ 350,000	34.3900.000

	\$ 350,000	
	=====	

Section 4. The following amounts are appropriated for the project:

<u>Source</u>	<u>Amount</u>	<u>Assigned Account Number</u>
Construction	\$ 350,000	34.6200.000

	\$ 350,000	
	=====	

Section 5. The finance officer is hereby directed to maintain within the Project Fund sufficient specific detailed accounting records to provide the accounting to town council required by the program procedures, loan agreement(s), grant agreement(s) and state regulations.

Section 6. Funds may be advanced from the General Fund for the purpose of making payments as due.

Section 7. The finance officer is directed to report quarterly on the financial status of each project element in Section 4 and on the total revenues received or claimed.

Section 8. The budget officer is directed to include a detailed analysis of the past and future cost and revenues on this project in every budget submission made to this board.

Section 9: Copies of this project ordinance shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 14th day of September 2026.

Keith Huffman, Mayor

Jessica Lail, Town Clerk

MOTION: Councilwoman Zimmerman made a motion to approve the adoption of the Capital Project Ordinance. Seconded by Councilwoman Radabaugh.

DISCUSSION: Councilwoman Ward asked that the funding arrangement for the Lakeside Park Playground project be explained again for members of the public who may not have viewed the earlier special called meeting.

Town Manager Herms explained that a private donation had been provided to the Friends of Valdese Rec, which would in turn donate the funds to the Town to begin preliminary work on the Lakeside Park playground, including grading and other site preparation. He stated that additional fundraising would then be undertaken to secure the remaining funds needed to complete the project.

Manager Herms further explained that if the remaining funding was not raised, the project would not proceed, the Town would not expend Town funds, and any remaining donated funds would be returned as appropriate.

Mr. Weichel added that no funds would be expended until the Town had the revenues in the bank.

VOTE: The vote was unanimous and the motion carried.

MANAGER'S REPORT

Town Manager Todd Herms reported:

Numerous events are scheduled throughout the month of September. An Event Calendar is included in the reading materials for your review and provides details on upcoming activities.

Next Regular Council meeting scheduled for Monday, October 5, 2026, 6:00 p.m., Council Chambers, Valdese Town Hall

MAYOR AND COUNCIL COMMENTS:

Councilwoman Radabaugh recognized the groundbreaking held earlier that day for the Town's new Public Safety Building. She thanked the Mayor, Council, Public Works staff, police officers, firefighters, and others involved in moving the project forward. She acknowledged the extensive discussions surrounding the project and stated that the shared goal had been to do what is best for the Town. She expressed appreciation to those who attended the groundbreaking and stated that she looks forward to the project moving forward.

Mayor Pro Tem Lowman expressed excitement regarding the Public Safety Building groundbreaking and stated that she was pleased the Town's Police and Fire Departments would have a new facility from which to operate. She stated that the project represented a significant benefit to the citizens of Valdese.

Mayor Pro Tem Lowman also recognized the Old Colony Players' upcoming production of Disney's Descendants, scheduled for October 22 through October 25 at the Old Rock School. She noted that Councilman Ogle's grandson was performing in one of the lead roles and encouraged residents to attend the production.

Councilwoman Ward encouraged residents to spread kindness and reminded those watching that they mattered. She shared that she had recently experienced the loss of a high school friend to suicide and, in recognition of Suicide Prevention Month, encouraged residents to check on friends and family members who may be struggling. She encouraged anyone needing assistance to call 988 for mental health support and emphasized the importance of looking out for one another mentally and spiritually.

Councilwoman Ward also asked Town Manager Herms whether the Town could consider installing signs addressing bicycles on sidewalks. She stated that several residents had recently raised the issue and acknowledged the efforts of the Police Department to educate the public regarding the matter. Town Manager Herms stated he would look into this.

Mayor Huffman announced that the Town completed the final closing that morning on the property located at 215 Main Street, known as the Mitchell Building. He stated that the Town looked forward to the new business that would be occupying the building.

CLOSED SESSION

At 7:39 pm, Mayor Pro Tem Lowman made a motion to go into Closed Session under NC General Statute 143-318.11(a)(3) to consult with an attorney retained by the Town in order to preserve the attorney-client privilege between the Town Attorney and the Town Council, which privilege is hereby acknowledged. Seconded by Councilwoman Ward. The vote was unanimous and the motion carried.

At 8:00 pm, Councilwoman Zimmerman made a motion to go out of Closed Session, seconded by Councilwoman Radabaugh. The vote was unanimous and the motion carried.

ADJOURNMENT: At 8:02 p.m., there being no further business to come before Council, Councilwoman Zimmerman made a motion to adjourn, seconded by Councilwoman Radabaugh. The vote was unanimous.

Town Clerk

Mayor

mr