

**TOWN OF VALDESE
TOWN COUNCIL REGULAR MEETING
May 11, 2026**

The Town of Valdese Town Council met on Monday, May 11, 2026, 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 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:

A quorum was present.

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

Reverend Josh Lail offered the invocation and Mayor Huffman led in the Pledge of Allegiance to the Flag.

OPEN FORUM/PUBLIC COMMENT

PROCLAMATION OF APPRECIATION FOR THE DRAUGHN HIGH SCHOOL VARSITY CHEERLEADER CHAMPIONS

Mayor Huffman read the proclamation of appreciation as follows:

PROCLAMATION OF APPRECIATION FOR DRAUGHN HIGH SCHOOL VARSITY CHEERLEADERS

WHEREAS, the Draughn High School Varsity Cheerleaders captured the NCHSAA State Championship in the Small Varsity DII Game Day Division, earning a score of 73.8 points; and

WHEREAS, the team delivered a deduction-free performance, demonstrating exceptional discipline, preparation, teamwork, and composure under pressure; and

WHEREAS, the accomplishments of the Draughn High School Varsity Cheerleaders bring pride and positive recognition to their school, families, coaches, and the entire Valdese community;

NOW, THEREFORE, BE IT RESOLVED, that I, Keith Huffman, Mayor of the Town of Valdese, does hereby congratulates and honors the Draughn High School Varsity Cheerleaders, their coaches, and supporters on winning the NCHSAA State Championship.

BE IT FURTHER RESOLVED that a copy of this resolution be presented to the team and entered into the official records of the Town of Valdese as a lasting expression of appreciation and community pride.

Adopted this the 11th day of May, 2026.

/s/ Keith Huffman, Mayor

The Players and Coaches from the Draughn High School Varsity Cheerleading Team then posed for photos and were congratulated by the Mayor, Council Members, and Members of the Public.

PROCLAMATION OF APPRECIATION FOR THE DRAUGHN HIGH SCHOOL POLE VAULT CHAMPION

Mayor Huffman read the proclamation of appreciation as follows:

PROCLAMATION OF APPRECIATION FOR DRAUGHN HIGH SCHOOL POLE VAULT

WHEREAS, Anna Cape is a four-year varsity letterman in Track & Field at Jimmy C. Draughn High School and has distinguished herself as one of the top pole vaulters in North Carolina; and

WHEREAS, she is the 3A Indoor State Champion in pole vault and is ranked #1 in the 3A West Region and tied for #1 in the State; and

WHEREAS, she demonstrates dedication through additional training outside of school at the Vault House and serves as a team leader, including leading practice warm-ups; and

WHEREAS, she has also excelled as the team's top long jumper ranking 7th in the region, and is known for her strong work ethic, leadership, and commitment to improvement;

NOW, THEREFORE, BE IT RESOLVED, that I, Keith Huffman, Mayor of the Town of Valdese, do hereby recognize and honor Anna Cape for her remarkable athletic achievements, leadership, and dedication, and extend our best wishes for her continued success in all future endeavors.

BE IT FURTHER RESOLVED that a copy of this proclamation be presented to the team and entered into the official records of the Town of Valdese as a lasting expression of appreciation and community pride.

Adopted this the 11th day of May, 2026.

/s/ Keith Huffman, Mayor

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.

BUDGET WORKSHOP DISCUSSION – MICHAEL SIMPSON – 6669 MCGALLIARD POINTE DR NE, VALDESE, NC

Mr. Simpson stated that he had the opportunity to sit in on the Town's budget workshop. Mr. Simpson stated he believed that budget cuts were a better option than raising taxes. He acknowledged the current ad valorem tax rate, 41.5 cents per \$100, with the added 13 cent fire district tax was nearly a 30% increase on the tax rate, and added that this did not include the 7% increase in utility rates.

Mr. Simpson suggested some places where cuts may be made that had not yet been considered, reporting that the pumps in the Water Treatment Plant were rated for far higher usage than the Town currently needed. Mr. Simpson provided that he had served in the military and likened this situation to that of an aircraft carrier, stating that if one did not need the pumps, they could be put in lay-up. Mr. Simpson then discussed the need of new roads, stating he did not have an answer to the problem, but noted that his road was made of dirt, did not have curbs or sidewalks, and that he was fine with that. He added that he could drive up a dirt road just as easy as he could a paved road.

Mr. Simpson concluded by stating that very few communities managed to grow through tax increases, and that one could look to states such as California and New York as examples of places which were driving out residents through high taxes as they looked for cheaper places to live. Mr. Simpson thanked the Council for their time.

APPROVED – RESOLUTION AMENDING 2026 TOWN COUNCIL MEETINGS CALENDAR

Mayor Huffman stated that the meeting originally scheduled for June 1, 2026 needed to be rescheduled due to anticipated conflicts with Council attendance. Mayor Huffman reported that it was recommended that the meeting be moved to May 28, 2026 at 6:00 p.m. in the Valdese Town Hall Council Chambers.

May 11, 2026, MB#33

A motion was made by Mayor Pro Tem Lowman to amend the 2026 Town Council Meetings Schedule. Seconded by Councilwoman Radabaugh. The vote was unanimous and the motion carried.

**TOWN OF VALDESE
RESOLUTION AMENDING 2026 TOWN COUNCIL MEETING SCHEDULE**

WHEREAS, pursuant to Section 2-1011 of the Town of Valdese Code of Ordinances, there shall be a regular meeting of the council at the town hall, on the first Monday in each month, at 6:00 p.m., unless another place, date or time shall be designated.

NOW, THEREFORE, BE IT RESOLVED that the Town of Valdese Town Council adopts the following Meeting Schedule for 2026:

January 5, 2026	
February 2, 2026	
March 2, 2026	
March 30, 2026	April Meeting (moved one week earlier due to Easter week)
April 14, 2026	Annual Budget Retreat, Town Hall – Community Room 9:00 a.m.
May 11, 2026	Budget Presented @ 5:00 p.m., Regular Meeting @ 6:00 p.m.
May 28, 2026	Budget Public Hearing/Approval
July 2026	No Meeting
August 3, 2026	
Sept 14, 2026	Moved one week later due to Labor Day Holiday
October 5, 2026	
November 2, 2026	
December 7, 2026	

This 11th day of May, 2026.

Keith Huffman, Mayor

CONSENT AGENDA: (enacted by one motion)

Mayor Huffman asked if there were any items Council wished to discuss. Councilwoman Ward stated she would like Items E, Call for Public Hearing – Community Development Block Grant, and F, Call for Public Hearing – Development Agreement with Burke County, to be removed from the consent agenda. Items E, Call for Public Hearing – Community Development Block Grant, and F, Call for Public Hearing – Development Agreement with Burke County, were moved to New Business without objection.

APPROVED REGULAR MEETING MINUTES OF MARCH 30, 2026

APPROVED CLOSED SESSION MINUTES OF MARCH 30, 2026

APPROVED BUDGET RETREAT MINUTES OF APRIL 14, 2026

APPROVED CALL FOR PUBLIC HEARING – FY 26-27 BUDGET APPROVAL

MOVED TO NEW BUSINESS CALL FOR PUBLIC HEARING – COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

MOVED TO NEW BUSINESS CALL FOR PUBLIC HEARING – DEVELOPMENT AGREEMENT WITH BURKE COUNTY

APPROVED CALL FOR PUBLIC HEARING - FINANCING FOR A PUBLIC SAFETY BUILDING

**Town of Valdese, North Carolina -- Notice of Public Hearing
Financing for a Public Safety Building**

The Town Council of the Town of Valdese, North Carolina, will hold a public hearing on May 28, 2026, at 6:00 p.m. (or as soon thereafter as the matter may be heard). The purpose of the hearing is to take public comment concerning a proposed financing contract, under which the Town would borrow an amount estimated at approximately \$10,800,000 to pay for the acquisition and construction of improvements to new public safety building for the police and fire departments.

The hearing will be held in the Council's usual meeting room, Town Hall Council Chambers, 102 Massel Avenue SW, Valdese, North Carolina, 28690.

The proposed financing would be secured by a lien on the public safety building (and its associated land), as well as the Town's promise to repay the financing, but there would be no recourse against the Town or its property (other than the pledged public safety building and the associated land) if there were a default on the financing.

All interested persons will be heard. The Town's plans are subject to change based on the comments received at the public hearing and the Council's subsequent discussion and consideration. The Town's entering into the financing is subject to the Town's obtaining approval from the North Carolina Local Government Commission.

Persons wishing to make written comments in advance of the hearing or wishing more information concerning the subject of the hearing may contact Bo Weichel, Assistant Town Manager, 102 Massel Avenue South West, Valdese NC, 28690 (telephone 828-879-2123, email BWeichel@townofvaldese.gov).

End Consent Agenda

ITEMS REMOVED FROM CONSENT AGENDA: Items E, Call for Public Hearing – Community Development Block Grant, and F, Call for Public Hearing – Development Agreement with Burke County, were removed from the consent agenda and moved to New Business for further discussion.

Mayor Huffman asked for a motion to approve the remaining consent agenda items. A motion was made by Councilwoman Zimmerman to approve the remaining items on the consent agenda. Seconded by Councilwoman Ward. The vote was unanimous and the motion carried.

NEW BUSINESS:

CALL FOR PUBLIC HEARING – COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Councilwoman Ward stated that the reason that she asked for the removal was to gather more information for Citizen clarity. She asked for an explanation of what a CDBG grant did for citizens, if there would be any additional cost incurred to the Town, and if there were projects the Town was currently considering.

Mr. Weichel responded that CDBG was short for Community Development Block Grant, and that it was a grant program which went through the Department of Commerce. Mr. Weichel provided that the Town had applied to CDBG rounds in the past, sometimes receiving the grants and other times not receiving them. Mr. Weichel stated that the public hearing was a requirement for the Town to be able to apply for any CDBG funding. He continued that the public hearing was a preliminary step to allow the Town to proceed.

Mr. Weichel reported that there were CDBG funds that were becoming available over the next few months, more immediately there was a CDBG-DR grant, which stood for disaster recovery. He added that these DR funds were for units of government that were affected by Hurricane Helene. Mr. Weichel indicated that there would also be a CDBG round for infrastructure that would come out later in the year. He asserted that the Town was pursuing these funds as hard as it could.

Mr. Weichel wanted to be proactive, and be ready to pounce on the applications when they were available, which was why the first step of the public hearing had to take place.

A motion was made to approve the call for public hearing for the CDBG application by Councilwoman Ward. Seconded by Councilwoman Radabaugh. The vote was unanimous and the motion carried.

CALL FOR PUBLIC HEARING – DEVELOPMENT AGREEMENT WITH BURKE COUNTY

Councilwoman Ward explained that she wanted to make sure that the same situation that happened in the past with the Settings, where the Town was putting forth money that it would not be able to regain if something were to go wrong. Town Manager Herms replied that the development agreement that was being worked on did have protections for the Town in case the development did not go as anticipated. Town Manager Herms expressed that any time a Town was dealing with economic development there was some type of risk, which he believed the Town had mitigated as much as possible. Town Manager Herms reported that Burke County was going into the deal with a 50 / 50 split with the Town. He continued that the little bit of risk the Town did have was being split with the County. Town Manager Herms added that the development agreement was a work in progress, but had to be made available to the public before the public hearing.

Councilwoman Ward asked if there would be a performance bond. Town Manager Herms stated that he would not call it a performance bond, but there was collateral put up that superseded the amount of money the Town would invest in the project. Town Attorney Swanson added that there would be more clarity at the next meeting, that he had not yet reviewed the development agreement, and as a result did not have any details to share.

A motion was made to approve the call for public hearing for the Development Agreement with Burke County by Councilwoman Ward. Seconded by Mayor Pro Tem Lowman. The vote was unanimous and the motion carried.

STATE OF THE DEPARTMENT – COMMUNITY AFFAIRS

Morrissa Angi, Director of Community Affairs, stepped forward to the podium and presented the following:



Who makes up the department?



2026
Community
Affairs &
Tourism

3-Full Time

- Morrissa Angi, Director - 16 years
 - (Director for 11 years / Assistant Director for 5 years)
- Annie South, Assistant Director - 8 years
 - (3 years with Finance + 5 with Community Affairs)
- Sean Meiners, Maintenance Supervisor - 18 years
 - (14 years with Wastewater + 4 with Community Affairs)

3 Part Time Employees

- Robert Heilman
 - (35 years FT + 5 years PT)
- Allan Bonner
 - (8 years as Rock School Operator)
- Caleb Smith
 - (9 years as Rock School Operator)

What is Community Affairs & Tourism?

Public Information

- Social Media
- Website
- Publications
- Community Alerts

Tourism

- Event Coordination
- Attraction Promotions
- Marketing Plans

Main Street Program

- Business Collaboration
- Economic Development
- Downtown Statistics

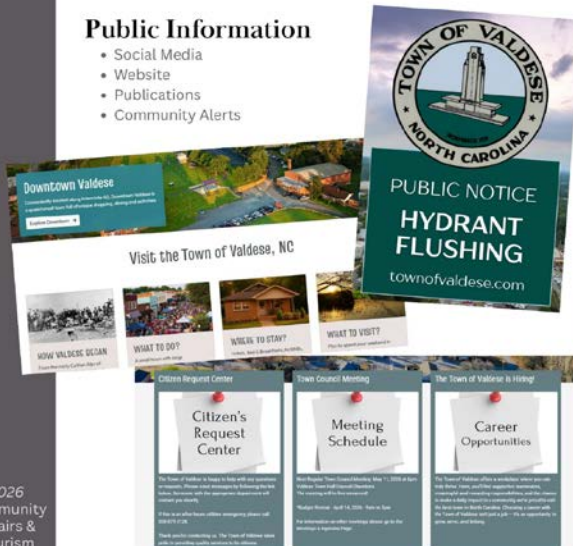
Old Rock School

- Entertainment Booking
- Facility Management
- Facility Maintenance
- Public Rentals
- Leases

2026
Community
Affairs &
Tourism

Public Information

- Social Media
- Website
- Publications
- Community Alerts



2026
Community
Affairs &
Tourism

2025 Website Traffic

townofvaldese.com
= 46,000
Active Users

Top Pages Viewed
*Utilities
*Recreation
*Schedules & Fees
*Career Opportunities
*Meetings & Agendas

visitvaldese.com
= 55,000
Active Users

Top Pages Viewed
*Events & Celebrations
*Waldensian Festival
*McGalliard Falls
*Bluegrass at the Rock
*Family Friday Nights
*Old Rock School

2025 Social Media

TOV Facebook =
22,175 Followers
(+5.3% since 2024)

New Followers 1,030
5,889,906 Views
66,353 Interactions

Electronic Newsletter

Subscribers
= 12,500

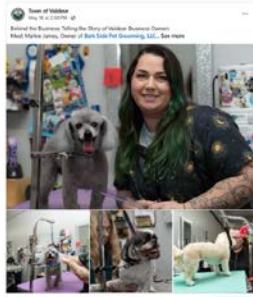
Open Rate
= 30%
(Considered "strong")

Ms. Angi reported that there were free business opportunities which the Town gave to its downtown merchants. She stated that her department assisted them with promoting their business, telling the story of their business, and highlighting sales, among other things. Ms. Angi added that her department partnered with businesses for different events, coordinated a recently introduced Business Vibes and Breakfast event, and was working on new promotions involving story segments of business owners to highlight the faces of the Town's community.

Ms. Angi stated that the information presented was shared with each business within Valdese. She continued that annually, in the month of April, her and her staff walked around, handed business owners packets, and reminded them of all the ways the Town could support them.

Main Street Program

- Business Collaboration & Support
- Economic Development
- Downtown Statistics
- Downtown Building Archive
- Business Recruitment
- Networking
- Promotions
- Annual Assessments
- Main Street Market Studies



NEW Promotion - Behind the Business
The Community Affairs Department will interview the business owner, develop an article and offer professional photography. The article will be shared on the Town of Valdese social media pages. The goal of this promotion is to share with the public who they are supporting. What does "Support Local" really mean?


FREE SUPPORT TO VALDESE BUSINESSES

- E-NEWSLETTER** - Businesses are invited to submit digital ads to be included in the monthly merchant e-newsletter. Submissions due monthly on the 15th.
- WEBSITE LISTING** - All businesses are listed on valdesevibes.com with an image, description, contact information and a link to their business social media page or Facebook.
- EVENT COLLABORATION** - Businesses are invited to participate in special town hosted events with the Community Affairs Dept. Examples include: Getting up at the Summer Concert Series, hosting contests, discounts for craft shows, booths, window decorating contests, & more! See the full event calendar for details.
- SPONSORSHIP OPPORTUNITIES** - Family Friday Nights Concert Series & Walkenstein Festival. The Community Affairs Dept. offers sponsorship packages for businesses. Sponsorships include a variety of advertising opportunities for all budgets.
- OLD ROCK SCHOOL TV ADVERTISEMENT** - The Old Rock School auditorium lobby has a TV that plays ads for downtown businesses. Businesses are invited to submit a free promotion each year. This promotion will play for one month.
- BUSINESS SPOTLIGHTS & SOCIAL MEDIA** - The Community Affairs Department features businesses weekly on the Town of Valdese social media pages. Each spotlight includes photo, contact, description and is shared to over 20,000 Followers. Businesses can also share any updates, sales, or announcements on the social media group "What is there to do in Valdese".
- DOWNTOWN SHOPPING GUIDES** - Downtown shopping guides are printed annually. Each business offering retail items is featured with a listing & contact info. These guides are shared throughout Valdese, in Tourism/New Resident Bags which are provided to event attendees at the Old Rock School, ex. projects, and also at the Blue Church Visitor Center.
- COLLABORATION** - Businesses are invited to join the Downtown Valdese Businesses Group on Facebook. This group serves as a platform for special announcements and collaboration posts between businesses.
- FAÇADE GRANT** - The Town of Valdese offers a facade grant to help businesses renovate their storefronts. Grants require a 50/50 match and are up to \$2,500 per business.

Valdese Business Vibes & Breakfast

Casual Collaboration & Free Breakfast

May 6
Old Rock School Room 119
8:30am - 9:30am



2026 Community Affairs & Tourism

Ms. Angi clarified how the aforementioned stats were made up, stating that individuals who spent less than 10 minutes within the Town's downtown were removed from counts.

Tourism

- Event Coordination
- Attraction Promotions
- Ad Creation
- Marketing Plans
- Relocation Packets
- Tour Bookings



Spring CRAFT MARKET
SATURDAY, APRIL 25, 2026 | 9AM-4PM

10+ craft vendors offering handmade items
Free Beery House & Games
P&W Railroad Museum Open House
R&M Art Gallery featuring the talents of Waldensian High School students!
Food Trucks & Concessions:
Wilder Ice Cream, The Mill, Faith Community Church

WALDENSIAN Heritage Museum
Take A Journey Through Valdese into the Past



2025 Visitor Statistics

-Valdese Overall- 2.9 million visits

398,700 Out of market visitors (5.6% Increase over 2024)

134 minutes Avg. daily time spent in market

-Downtown Specific- 1.1 million visits

204,700 Out of market visitors (9.8% Increase over 2024)

73 minutes Avg. daily time spent in market

Market Population Metrics

Metric	Value	YOY Change
Valdese Town - North Carolina	398.7K	+5.6% YOY
Out-of-Market Visitors	2.9M	+0.4% YOY



Plan your visit to **VALDESE NORTH CAROLINA** at visitvaldese.com

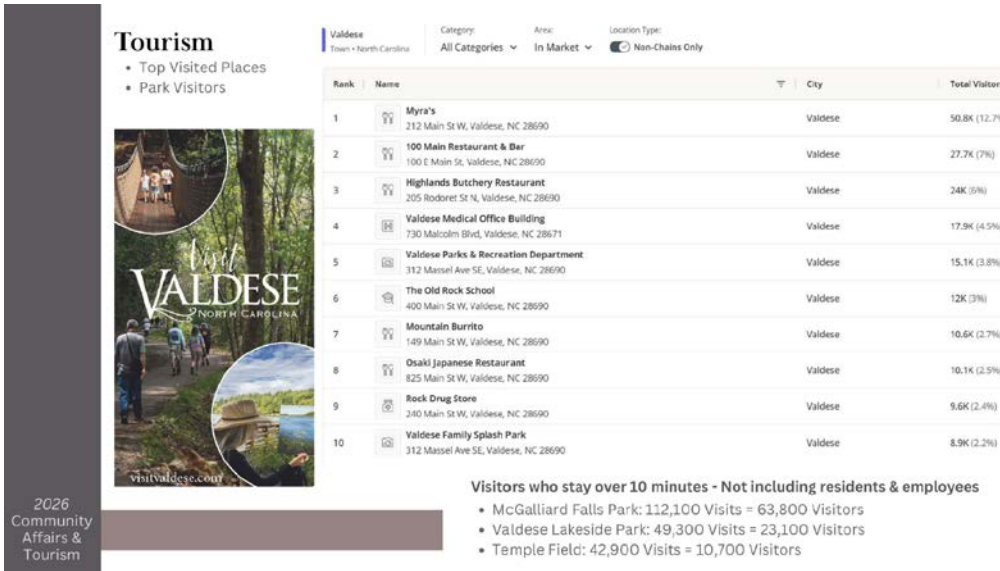
UNIQUE EATS

OUTDOOR ADVENTURES

2026 Community Affairs & Tourism



2026
Community
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2026
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Ms. Angi expressed pride for how well the Town's Bluegrass at the Rock season had grown. She provided that the 2025 season had six (6) concerts. Ms. Angi reported that the concert series had been generating solid revenue and as a result had been expanded to allow for eight (8) concerts in the upcoming season.

Ms. Angi stated that season tickets, for the concert series which started in October, went on sale in April and that 137 tickets had already been sold. She added that this already matched the previous years sales numbers.

Old Rock School

- Entertainment Booking
- Facility Management
- Facility Maintenance
- Public Rentals
- Leases

Who occupies the ORS?

- Non-Profits
 - Valdese Rotary Club
 - Rock School Arts Foundation
 - Old Colony Players
 - Piedmont & Western Railroad
- Businesses
 - Dream Connections Inc.
 - VEDIC, Inc.
 - Tranquility Day Spa
 - Modern Treatment



39,500 Visits
11,100 Visitors

Average Dwell Time
= 116 minutes

Bluegrass at the Rock
Series Established in 1991
2025-2026 = 137
Season Ticket Holders
Generated in Revenue
=\$57,500
6 concerts = 2,000 attendees

2026-2027 Season Tickets
= 137 as of 4/30
8 concerts scheduled
**16 out of State*

BLUEGRASS at the ROCK

VALDESE, NORTH CAROLINA

For decades, the historic Old Rock School in Valdese has welcomed award-winning bluegrass musicians and national favorites, offering an unforgettable experience in its intimate, 500-seat auditorium. The Bluegrass at the Rock series returns for the 2025-2027 season perfect for a day trip or weekend getaway to this charming foothills town.

Before the show, enjoy Valdese's vibrant dining scene, from Italian-inspired dishes honoring the town's Waldensian roots to Southern comfort, gluten-free craft pizza, sweet treats, and locally roasted coffee.

Explore the outdoors at scenic McDaniel Falls or hike at the 200-acre Valdese Lakeside Park, ideal for paddling, canoeing, fishing, or walking trails. Discover the town's rich Waldensian heritage through museum, festivals, and community celebrations.

Come for the bluegrass, stay for the small-town charm, distinctive dining, natural beauty, and welcoming spirit that make Valdese a hidden gem in Western North Carolina.

OBBER TICKETS AT 828-879-2129
VISITVALDESE.COM





2026
Community
Affairs &
Tourism

Ms. Angi shared that the upcoming event season was underway, adding that the first concert of the year was June 5, 2026 and that it would take place at Temple Field.

Upcoming Events



SEASON LINEUP

JUNE 5: DIRTY GRASS SOUL
JUNE 12: SYNCHRONIC DRAG
JUNE 19: HONEY MOON BAND
JUNE 26: GOTCHA GROOVE

INDEPENDENCE DAY
FIREWORKS DISPLAY
FOOD TRUCKS, CAR SHOW, BOB AREA

JULY 4: THE TONEZ

JULY 10: GABRIEL HUFFMAN BAND
JULY 17: DRAGGING PHOENIX
JULY 24: SHAKEDOWN
JULY 31: SMITTY & THE JUMPSTARTERS

WALDENSIAN FESTIVAL
AUG. 7 & 8 - MAIN STREET
CAR SHOW, FOOD TRUCKS AND MORE!
FRI@PPAL: SOUTHSIDE STATION
ENTERTAINMENT ALL DAY

YAK: THE WALLEY JUMPERS
ISSAQUE: OLD COUNTRY PLAYERS
BANK: J. GREEN CLOUTIER
IZPA: TRIST THE BALLOON MAN
PNC: TOMBLEMANA & ELITE STORM
SPIN: J. GREEN CLOUTIER
SPIN: ACES & SCOTTS

SAT @PNC: CASSETTE REWIND
BOOKS BY VENDOR! ART COMPETITION!
WHEEL PORTABLES TOURS! (BY DONOR)





2026
Community
Affairs &
Tourism

Ms. Angi spoke to the upcoming Waldensian Festival, providing that it included a concert on both Friday and Saturday night. She stated that vendor spaces for the event were already being sold, and that the event typically brought in approximately 13,500 individuals into Town. Ms. Angi asserted that the event paid for itself.

480



Ms. Angi reported that there was one new upcoming event. She added that the Town was partnering with the Waldensian Heritage Foundation, Waldensian Museum, and Charters of Freedom to offer an America 250 celebration on August 29, 2026 at the Old Rock School. She added that the American Legion and a community choir would be joining as well, and that individuals in costumes would be hosting a meet and greet to allow individuals to meet various figures from American history. Ms. Angi mentioned that she had also been in talks with the Burke History Museum about the possible presence of a mobile history museum.

New Event

Valdese CELEBRATES AMERICA 250

AUGUST 29, 2026

5PM-8PM | OLD ROCK SCHOOL & TEMPLE FIELD
400 MAIN STREET WEST VALDESE, NC

EVENT DETAILS:

- 5pm - Picnic, Photo Opps & Family Fun
Myra's Ice Cream Truck Highlands *Lucky Dogs
- American History Meet, Greet & Treats!**
George Washington, Paul Revere, Amelia Earhart, Abraham Lincoln, Uncle Sam, Johnny Appleseed, Lady Liberty, John Hancock, Betsy Ross & more!
- Foundation Forward/Charters of Freedom Patriotic Celebration at 227 Main Street West**
Meet & Greet with Alexander Hamilton & Thomas Jefferson
View replicas of the Declaration of Independence, Constitution & Bill of Rights
- 6pm - Make & Take Patriotic Arts & Crafts
America's Art Exhibit sponsored by the Rock School Arts Foundation
- 6:30pm - Presentation of Colors by Valdese American Legion Post #234
Patriotic Music by the Community Choir
- Explore National Parks with Photographer Ed Lane
- 7:30pm - Outdoor Movie **"Wild America"** Rated PG (1997)

2026 Community Affairs & Tourism

WALDENSIAN HERITAGE FOUNDATION | TOWN OF VALDESE | COMMUNITY AFFAIRS

Town Manager Herms thanked Ms. Angi for everything she did for the Town. He added that not everyone knew this, but if there was ever a question dealing with a downtown business, his first call was to Ms. Angi. Town Manager Herms recounted the many visits to businesses he had done with Ms. Angi, and reported that she did a great job with everyone, especially in being a direct line of communication for the Town's small businesses.

DENIED - PUBLIC HEARING – REZONING OF 0 GRIFFIN AVE PIN: 2733573173

Mayor Huffman opened the public hearing at 6:30 p.m. Mr. Rapp stepped forward to the podium and presented the following:

- **Property Location:**
0 Griffin Ave NW, Valdese 28690
- **PIN:** 2733573173
- **ACREAGE:** 15.82 acres
- **REQUESTED ACTION:**
Rezone property from M-1, R-12, & R-8
to R-8

PROPERTY LOCATION

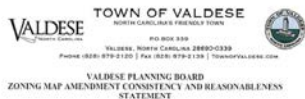


BACKGROUND

- The existing parcel is zoned for manufacturing use and is currently vacant. The owner of the property is Hayne Hens Farm Inc. and the applicant for the rezoning is KRP Investments LLC. The intent for the rezoning is to build a multi-family apartment complex. Should the rezoning be approved, this proposal will be submitted again to the Board of Adjustment for a Special Use Permit.
- The property is currently zoned a majority M-1, with a few small portions being R-12 and R-8.
- The complex will consist of 3, 3-story apartment buildings with 84 units total; consisting of 1, 2, and 3 bedroom options. Access will be provided on Dixie Ave NW. Amenities will include internal sidewalks, clubhouse, playground, picnic area, outdoor seating areas, and onsite dumpster and recycling.
- It is important to note that this site is designated as a Brownfield site by the EPA. The specific designation associated with the subject property comes with restrictions. The restrictions are outlined, in the most pertinent part of the most recent Land Use Restrictions Update (01/16/24), as follows:
 - "No use may be made of the Brownfields Property other than for office, warehouse and industrial purposes, with associated driveways and parking, and, if the Department of Environment and Natural Resources ("DENR") issues prior written approval, other commercial purposes."

BACKGROUND (CONT.)

- At its March 16, 2026 meeting, the Valdese Planning Board considered the rezoning request and voted five to zero (5-0) to recommend denial of the request to rezone the property from M-1 General Manufacturing to R-8 Residential. The Planning Board found the request to be inconsistent with the Town's Comprehensive Plan and Future Land Use Map and further found that the proposed zoning amendment was not reasonable and not in the public interest, citing the property's existing industrial designation, surrounding land use context, potential land use conflicts with nearby industrial uses, and the absence of demonstrated changed conditions warranting the amendment.



VALDESE PLANNING BOARD
ZONING MAP AMENDMENT CONSISTENCY AND REASONABLENESS STATEMENT

Comprehensive Plan Consistency Statement
March 16, 2026
Zoning Case No. RZ-2026-01
Parcel ID: 233357173
Location: 9 Griffin Ave NW (off Griffin Ave and Dixie Ave)
Applicant: Davis Ray, Wynemfield@comcast.net

On March 16, 2026, the Valdese Planning Board met to consider a proposed Zoning Map Amendment for Parcel ID 233357173, located off Griffin Avenue NW and Dixie Avenue NW, from M-1 (General Manufacturing) to R-8 (Residential).

After considering the Zoning Case Documents, including the Application, Staff Report, Town of Valdese Comprehensive Plan, The Valdese Vision: A Land Use Action Plan for the Future, the Planning Board finds that the proposed zoning map amendment is **INCONSISTENT** with the Comprehensive Plan, is **INCONSISTENT** with the Future Land Use Map, and should be **DENIED**.

The request has been found to be inconsistent with the following Comprehensive Plan policies:
6.3.4 Priority 4: Residential Development (RD)
• RD 4.7: Encourage the development of mixed-use and multi-family housing in appropriate zoning districts.
6.3.9 Priority 5: General Services (GS)
• GS 6.10: Discourage the extension of water and sewer lines into environmentally sensitive areas.
6.3.7 Priority 7: Natural Resources (NR)
• NR 7.3: Allow development only in areas of Town that have suitable soil and topographic characteristics.

The Town of Valdese Future Land Use Map identifies the parcel as Industrial, maintaining the industrial designation supports the Town's long-range economic development strategy, and maintains consistency with the Town of Valdese Future Land Use Map.

The Planning Board further finds that the proposed zoning amendment is not reasonable and not in the public interest because:
1. Size / Physical Conditions: The subject property's physical characteristics, existing zoning designation, and surrounding land uses support its retention in the M-1 General

Manufacturing District. The current zoning remains appropriate given the property's location, size, and established industrial context, and

- Benefit / Detriment: While the rezoning may benefit the individual landowner by permitting residential development, it may create potential land use conflicts with adjacent or nearby industrial uses and diminish the availability of land designated for empty non-based development. Retaining the existing zoning protects economic development opportunities; and
- Relationship to Surrounding Development: The development, permissible under the R-8 Residential District with the approval of a special use permit, would represent a departure from the current industrial zoning pattern and could introduce residential uses into an area planned and zoned for manufacturing uses. Such a change may create incompatibility between residential occupants and lawful industrial operations; and
- Public Interest: Maintaining the M-1 zoning choice preserves land intended for employment-generating uses, supports the Town's long-range economic development strategy, and maintains consistency with the Future Land Use Map. The action to deny the amendment therefore better protects the public interest; and
- Changed Conditions: No substantial change in conditions has been demonstrated that would warrant a change from the established industrial zoning designation or adopted land use framework.

Based upon these findings, the Valdese Planning Board voted 5 to 0 to recommend denial of the proposed zoning map amendment to the Valdese Town Council.

Carleen Carson
Carleen Carson, Chair Date: 3/16/26





PHYSICAL POSTING



NEWSPAPER ADVERTISEMENT

- Advertisement occurred on:
 - 4/25/26
 - 5/02/26

**TOWN OF VALDESE
NOTICE OF
PUBLIC HEARING**

The public shall hereby take notice that on Monday, May 11th, 2026, at 6:00 P.M., the Town of Valdeese Council will hold a public hearing at Valdeese Town Hall in the Council Chambers of the Valdeese Town Hall, at 102 Massel Avenue SW, to consider the following:

Petition 01-2026: A request by the applicant, KSP Investments LLC, and property owner, Hayne Heris Farm INC, Proposed rezoning of 0 Griffin Ave Northwest, Valdeese, NC 28690, PIn: 2733573173, a 15.82 lot currently zoned M-1 to R-8

For additional information, please contact Town of Valdeese Planning (828) 879-2124 or planning@valdesenc.gov.

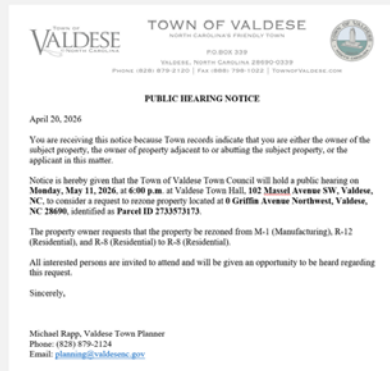
Requests for accommodations by persons with disabilities should contact Jessica Lail, Town Clerk, at (828) 879-2117 at least 48 hours before the scheduled meeting time. 2721-341200
04/23/26, 05/02/26

MAILINGS SENT TO THE FOLLOWING PROPERTIES:



MAILER

- Enclosed within this mailer:
 - Public Hearing Info
 - Rezoning Info
 - A map outlining the area proposed for rezoning



REVIEW CRITERIA

**I. ZONING AND EXISTING LAND USES
IN THE GENERAL VICINITY OF THE
SUBJECT'S PROPERTY:**

- North
 - The properties are zoned R-12 Residential and contain single-family homes.
- South
 - The properties are zoned M-1 Manufacturing and contain commercial and warehousing uses.
- East
 - The properties are zoned R-8 and contain single-family homes.
- West
 - The properties are zoned M-1 Manufacturing and contain manufacturing/warehouse uses.

ZONING MAP



**2. ZONING CRITERIA OF PROPOSED
DISTRICT**

- UDO Zoning District Description / 3.2.3 RESIDENTIAL DISTRICT (R-8):
 - Intent: The district shall provide for town-scaled residential development within walking distance (generally one-fourth (1/4) mile) of services. Streets shall be interconnected and a range of lot sizes is encouraged. The Neighborhood Residential District is to permit the completion and conformity of residential subdivisions.
 - The zoning of the adjacent neighborhood to the property is currently zoned R-8, therefore the proposed rezoning to R-8 would be consistent with the surrounding districts. To further continue with the proposed multi-family apartments, a Special Use Permit will be required. In that application, the applicant will need to show that they meet the landscaping, parking, and built-upon area requirements of the UDO.

UDO PERMITTED USE TABLE

Key
 P = Use permitted with subdivision plat and/or the plan approved by Town staff
 NS = Use permitted with subdivision plat and/or the plan approved by Town staff, and compliance with the Specific Standards referenced
 SUP = Use permitted with approval of a Special Use Permit issued by the Towns (C - Conditional Zoning)
 Blank Cell = Use prohibited

Use Category	Use	Zoning Districts										Conditional Zoning District	Use Specific Standards	
		RR	RLSA	RLS	RLC1	R-17	R-21	U-1P	M-1	PP	FP			
Agricultural and Animal uses	Agricultural uses, including general farming, pasture, growing, outdoor plant nurseries, horticulture, silviculture, forestry, and farming, and wild crop harvesting but not agricultural industry													P
	Animal husbandry													U-1
	Animal husbandry - U-1													U-1
	Animal husbandry - U-1													U-1
Residential uses	Single family homes	P	P	P	P	P	P	P	P	P	P	P	P	
	Two family homes (duplexes)	P	P	P	P	P	P	P	P	P	P	P	P	
	Townhomes	P	P	P	P	P	P	P	P	P	P	P	P	
	Manufactured Homes, Class A													U-1
	Manufactured Homes, Class B													U-1
	Manufactured Homes Parks, (per U-1)													U-1
	Modular homes													U-1
	Multi-family building													U-1
	Open air markets, retail only													U-1
	Public use													U-1

3. TRAFFIC

- The property has access on both Dixie Ave NW, Griffin Ave NW, and Bass St NW. The apartment complex currently only has one proposed entrance using Dixie Ave NW. The street network in this area is gridded, making for multiple options for ingress and egress along Dixie Ave NW to West End St SW, Bass St NW, or Morganton St NW to access the main thoroughfare Main St W (Hwy 70) or secondary thoroughfare Church St NW. The NCDOT 2024 Average Daily Traffic along Main St W was recorded at 8,500 trips per day. The Average Daily Traffic along Church St NW was 2,500 trips per day. The neighborhood street does not have any traffic count data associated with them. There are no funded improvements to Main St W or Church St NW in the 2024-2033 NCDOT State Transportation Improvement Plan (STIP).
- The maximum vehicular capacity outlined in DOT's Level of Service Manual identified the maximum vehicular capacity to be 10,300 on Main St W and 9,200 on Church St NW.

TRAFFIC STANDARDS (DOT)

Mountain Level of Service D Standards for Minor Thoroughfares *						Mountain Level of Service D Standards for Other Major Thoroughfares *						
MPH	1 Lane Per Direction		1 Lane Per Direction WC/L			MPH	1 Lane Per Direction		1 Lane Per Direction WC/L			
	Urban	Suburban	Rural	Urban	Suburban	Rural	Urban	Suburban	Rural	Urban	Suburban	Rural
55 MPH	14000	14000	13100	13300	13500	13500	14000	13100	13300	13500	13500	14000
12 foot lanes	13300	14100	14800	14800	14800	14800	13300	14100	14800	14800	14800	14800
11 foot lanes	13100	13600	14100	14300	14500	14500	13100	13600	14100	14300	14500	14500
10 foot lanes	12900	13400	13900	14100	14300	14300	12900	13400	13900	14100	14300	14300
9 foot lanes	12700	13200	13700	13900	14100	14100	12700	13200	13700	13900	14100	14100
8 foot lanes	12500	13000	13500	13700	13900	13900	12500	13000	13500	13700	13900	13900
7 foot lanes	12300	12800	13300	13500	13700	13700	12300	12800	13300	13500	13700	13700
6 foot lanes	12100	12600	13100	13300	13500	13500	12100	12600	13100	13300	13500	13500
5 foot lanes	11900	12400	12900	13100	13300	13300	11900	12400	12900	13100	13300	13300
4 foot lanes	11700	12200	12700	12900	13100	13100	11700	12200	12700	12900	13100	13100
3 foot lanes	11500	12000	12500	12700	12900	12900	11500	12000	12500	12700	12900	12900
2 foot lanes	11300	11800	12300	12500	12700	12700	11300	11800	12300	12500	12700	12700
1 foot lanes	11100	11600	12100	12300	12500	12500	11100	11600	12100	12300	12500	12500
10 foot lanes	10900	11400	11900	12100	12300	12300	10900	11400	11900	12100	12300	12300
9 foot lanes	10700	11200	11700	11900	12100	12100	10700	11200	11700	11900	12100	12100
8 foot lanes	10500	11000	11500	11700	11900	11900	10500	11000	11500	11700	11900	11900
7 foot lanes	10300	10800	11300	11500	11700	11700	10300	10800	11300	11500	11700	11700
6 foot lanes	10100	10600	11100	11300	11500	11500	10100	10600	11100	11300	11500	11500
5 foot lanes	9900	10400	10900	11100	11300	11300	9900	10400	10900	11100	11300	11300
4 foot lanes	9700	10200	10700	10900	11100	11100	9700	10200	10700	10900	11100	11100
3 foot lanes	9500	10000	10500	10700	10900	10900	9500	10000	10500	10700	10900	10900
2 foot lanes	9300	9800	10300	10500	10700	10700	9300	9800	10300	10500	10700	10700
1 foot lanes	9100	9600	10100	10300	10500	10500	9100	9600	10100	10300	10500	10500
9 foot lanes	8900	9400	9900	10100	10300	10300	8900	9400	9900	10100	10300	10300
8 foot lanes	8700	9200	9700	9900	10100	10100	8700	9200	9700	9900	10100	10100
7 foot lanes	8500	9000	9500	9700	9900	9900	8500	9000	9500	9700	9900	9900
6 foot lanes	8300	8800	9300	9500	9700	9700	8300	8800	9300	9500	9700	9700
5 foot lanes	8100	8600	9100	9300	9500	9500	8100	8600	9100	9300	9500	9500
4 foot lanes	7900	8400	8900	9100	9300	9300	7900	8400	8900	9100	9300	9300
3 foot lanes	7700	8200	8700	8900	9100	9100	7700	8200	8700	8900	9100	9100
2 foot lanes	7500	8000	8500	8700	8900	8900	7500	8000	8500	8700	8900	8900
1 foot lanes	7300	7800	8300	8500	8700	8700	7300	7800	8300	8500	8700	8700
9 foot lanes	7100	7600	8100	8300	8500	8500	7100	7600	8100	8300	8500	8500
8 foot lanes	6900	7400	7900	8100	8300	8300	6900	7400	7900	8100	8300	8300
7 foot lanes	6700	7200	7700	7900	8100	8100	6700	7200	7700	7900	8100	8100
6 foot lanes	6500	7000	7500	7700	7900	7900	6500	7000	7500	7700	7900	7900
5 foot lanes	6300	6800	7300	7500	7700	7700	6300	6800	7300	7500	7700	7700
4 foot lanes	6100	6600	7100	7300	7500	7500	6100	6600	7100	7300	7500	7500
3 foot lanes	5900	6400	6900	7100	7300	7300	5900	6400	6900	7100	7300	7300
2 foot lanes	5700	6200	6700	6900	7100	7100	5700	6200	6700	6900	7100	7100
1 foot lanes	5500	6000	6500	6700	6900	6900	5500	6000	6500	6700	6900	6900
9 foot lanes	5300	5800	6300	6500	6700	6700	5300	5800	6300	6500	6700	6700
8 foot lanes	5100	5600	6100	6300	6500	6500	5100	5600	6100	6300	6500	6500
7 foot lanes	4900	5400	5900	6100	6300	6300	4900	5400	5900	6100	6300	6300
6 foot lanes	4700	5200	5700	5900	6100	6100	4700	5200	5700	5900	6100	6100
5 foot lanes	4500	5000	5500	5700	5900	5900	4500	5000	5500	5700	5900	5900
4 foot lanes	4300	4800	5300	5500	5700	5700	4300	4800	5300	5500	5700	5700
3 foot lanes	4100	4600	5100	5300	5500	5500	4100	4600	5100	5300	5500	5500
2 foot lanes	3900	4400	4900	5100	5300	5300	3900	4400	4900	5100	5300	5300
1 foot lanes	3700	4200	4700	4900	5100	5100	3700	4200	4700	4900	5100	5100
9 foot lanes	3500	4000	4500	4700	4900	4900	3500	4000	4500	4700	4900	4900
8 foot lanes	3300	3800	4300	4500	4700	4700	3300	3800	4300	4500	4700	4700
7 foot lanes	3100	3600	4100	4300	4500	4500	3100	3600	4100	4300	4500	4500
6 foot lanes	2900	3400	3900	4100	4300	4300	2900	3400	3900	4100	4300	4300
5 foot lanes	2700	3200	3700	3900	4100	4100	2700	3200	3700	3900	4100	4100
4 foot lanes	2500	3000	3500	3700	3900	3900	2500	3000	3500	3700	3900	3900
3 foot lanes	2300	2800	3300	3500	3700	3700	2300	2800	3300	3500	3700	3700
2 foot lanes	2100	2600	3100	3300	3500	3500	2100	2600	3100	3300	3500	3500
1 foot lanes	1900	2400	2900	3100	3300	3300	1900	2400	2900	3100	3300	3300
9 foot lanes	1700	2200	2700	2900	3100	3100	1700	2200	2700	2900	3100	3100
8 foot lanes	1500	2000	2500	2700	2900	2900	1500	2000	2500	2700	2900	2900
7 foot lanes	1300	1800	2300	2500	2700	2700	1300	1800	2300	2500	2700	2700
6 foot lanes	1100	1600	2100	2300	2500	2500	1100	1600	2100	2300	2500	2500
5 foot lanes	900	1400	1900	2100	2300	2300	900	1400	1900	2100	2300	2300
4 foot lanes	700	1200	1700	1900	2100	2100	700	1200	1700	1900	2100	2100
3 foot lanes	500	1000	1500	1700	1900	1900	500	1000	1500	1700	1900	1900
2 foot lanes	300	800	1300	1500	1700	1700	300	800	1300	1500	1700	1700
1 foot lanes	100	600	1100	1300	1500	1500	100	600	1100	1300	1500	1500

Uses "Principal Arterials" and "Minor Arterials" Facility Types in NCDOT
 * Decrease in Lane Width Capacity calculated via 2000 Highway Capacity Manual lane-width adjustment factor for saturation flow rate
 See Appendix E1 for HCM 2000 Urban Arterial Equations
 See Appendix E4 for Mountain Minor Thoroughfare inputs for adjustments
 NOTE: Lane Width is adjusted downward by 3.33% per less foot of pavement

4. PUBLIC SERVICES

- These public services include water and sewer, police, and fire protection. The proposed apartment complex would require water/sewer taps on the site. Water and sewer are located in that area. Since the property is presently vacant, the development of the apartment complex would require additional police and fire protection.

5. ENVIRONMENTAL AND WATERSHED

- The property consists of a large flood hazard zone that runs along Dye Branch, which flows through the center of the property. The proposed development of the property would not take part in the flood hazard areas and would not require any floodplain permitting. The property is located within the WS-IV Protected Area, which follows the table below for allowable built-upon area. The proposed sq. ft. of impervious area is 91,908 sq. ft., which is roughly 13.3% of the property. This proposed development would qualify as a low-density development under other residential.

Table 8.5.3: Watershed Table of Allowable Uses

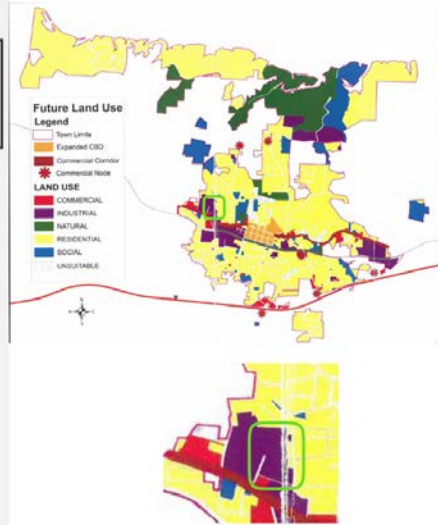
WATER SUPPLY CLASSIFICATION	LOCATION IN THE WATERSHED	MAXIMUM ALLOWABLE PROJECT DENSITY OR MINIMUM LOT SIZE		
		Low Density Development		High Density Development
		Single family detached residential	Non-residential and all other residential	All Types
WS-IV	Critical Area	1 dwelling unit (2.5) per one-half acre or 3 d.u. per 20,000 square foot lot including roadway right-of-way or 24% built-upon area	24% built-upon area	24 to 50% built-upon area
	Protected Area	1 d.u. per one-half acre or 3 d.u. per 20,000 square foot lot, excluding roadway right-of-way or 24% built-upon area; or 3 d.u. per acre or 36% built-upon area without curb and gutter street system	24% built-upon area, or 36% built-upon area without curb and gutter street system	24 to 70% built-upon area

FLOOD HAZARD MAP



6. CONSISTENCY OF THE PROPOSED ZONING WITH THE VALDESE VISION: A LAND USE ACTION PLAN

- The Valdese Vision: A Land Use Action Plan shows the future designation of the property as industrial. Therefore, the proposed zoning designation of R-8 Residential is not compatible with the future land use of “industrial” in the Valdese Vision adopted by the Valdese Town Council in 2014.



COMPREHENSIVE PLAN POLICY REVIEW

Consistent alignment first, followed by inconsistent.

6. CONSISTENCY OF THE PROPOSED ZONING WITH THE VALDESE VISION: A LAND USE ACTION PLAN (CONT.)

The request could be found to be consistent with the following **Comprehensive Plan policies:**

- 6.3.2 Priority 2: Industrial Development (ID)
 - ID 2.1: Continue to provide developers with incentives for the adaptive reuse of vacant industrial sites.
 - ID 2.3: Keep an up to date inventory of industrial sites in and around Valdese that are available for development or redevelopment.
- 6.3.4 Priority 4: Residential Development (RD)
 - RD 4.1: Evaluate the Town's development ordinances for areas that will help promote a diversity of housing choices.
- Pursuant to 2.8.4 (D) of the Town of Valdese Unified Development Ordinance, upon approval of the rezoning, the Town of Valdese Future Land Use Map is considered amended and consistent.

6. CONSISTENCY OF THE PROPOSED ZONING WITH THE VALDESE VISION: A LAND USE ACTION PLAN (CONT.)

The request could be found to be inconsistent with the following **Comprehensive Plan policies**:

- 6.3.4 Priority 4: Residential Development (RD)
 - *RD 4.7: Encourage the development of mixed-use and multi-family housing in appropriate zoning districts.*
- 6.3.6 Priority 6: General Services (GS)
 - *GS 6.10: Discourage the extension of water and sewer lines into environmentally sensitive areas.*
- 6.3.7 Priority 7: Natural Resources (NR)
 - *NR 7.3: Allow development only in areas of Town that have suitable soil and topographic characteristics.*
- The Town of Valdese Future Land Use Map identifies the parcel as Industrial, maintaining the Industrial designation supports the Town's long-range economic development strategy, and maintains consistency with the Town of Valdese Future Land Use Map.

Following Mr. Rapp's presentation, Mr. Davis Ray, the applicant's representative, stepped forward to speak. Mr. Ray thanked the Mayor and Council for their time. Mr. Ray gave some background on KRP Investments, stating it was approximately a 15 to 20-year-old development firm based out of Sunset Beach. He continued that he was with Winfield Forward LLC, which was a Jamestown organization which specialized in the development of housing construction and property management. Mr. Ray reported that his firm currently managed approximately 7,000 units across the State of North Carolina, with additional properties under construction.

Mr. Ray added that the development scope had been downsized from the proposed 84 units down to 52 units, but provided that a final plan for that development had not been procured by his construction team. He continued that a 52-unit plan felt more suitable, not only for the site, but for the road situation.

Mr. Ray opened the floor for questions to him related to the request. Mayor Pro Tem Lowman clarified that the site was a brownfield site, and asked about the safety of building housing in a brownfield designated area. Mr. Ray stated that his firm currently had three (3) properties in their portfolio which had gone through the brownfield program, and been developed on, in Kannapolis, Lincolnton, and Mooresville. He added that different things could qualify and quantify a brownfield trigger. Mr. Ray stated any development would require a work plan with NCDEQ if the site were considered suitable. He added that at the present moment, his team was trying to make sure that the entitlements were in place prior to going through the process with NCDEQ, as it was an arduous process which could take months.

Mayor Huffman asked if there were any members of the public who wished to speak regarding the rezoning.

Mr. Joshua Miller, who lived at 815 Tron Avenue Northwest, stepped forward to the podium. Mr. Miller stated he had lived in Valdese, on-and-off, for the past 30 years and had just moved back in September of the prior year. He expressed that the neighborhood was great, that there were a lot of elderly residents and that there were kids playing up and down the street, including his own. Mr. Miller provided that his children were younger, which was part of his concern, as the proposed development was near his backyard.

Mr. Miller expressed that his main concern was traffic safety for children and elderly individuals, especially given the number of units which were proposed. He added that his family's reason for moving to Valdese was that it was a safe haven for them.

Mr. Miller reported that he had gotten approximately 75 signatures from individuals who were opposed to the rezoning and submitted said petition to the record.

May 11, 2026, MB#33

PETITION RE: PROPOSED APARTMENT COMPLEX May 2026

Town of Valdese
PO Box 339
Valdese, NC 28690

To the Valdese Town Council:
This petition calls for denial of permission to construct 84 proposed affordable housing apartments in the area within the bounds of Dixie Ave., Bass St., and Tron Ave. This area has been designated as "flood plain" and "brown field", thus not usable for residential habitation.
"We, the residents living on Dixie, Bass, & Tron, and in the surrounding area, STRONGLY oppose changing the zoning of this property so that it may be used to build multiple affordable housing units."
The similar petition submitted to Town Council on April 7, 2025, spoke to narrow streets, dangerous intersections, the addition of many more vehicles (in the present case, 126 vehicle spaces for 84 units) on these narrow streets. This apartment complex would threaten the safety and well-being of residents in this neighborhood and beyond.

PEOPLE OPPOSED TO THE PROPOSED REZONING

PRINTED NAME	SIGNATURE	ADDRESS
WILL MUELLER	Will Mueller	610 Dixie Ave NW
Rose T. Mueller	Rose T. Mueller	610 Dixie Ave NW
Kaylan Dula	Kaylan Dula	305 Morganton Street NW
Denjio Buff	Denjio Buff	516 Morganton St. NW
Jeremy W. Buff	Jeremy W. Buff	617 Washington Ave NW
Johnny Buff	Johnny Buff	617 Washington Ave NW
Bradley Murphy	Bradley Murphy	304 Morganton St NW
Debbie Hernandez	Debbie Hernandez	705 Dixie Ave NW
Linda Dees	Linda Dees	721 Dixie Ave NW
Jeroline Powell	Jeroline Powell	730 Dixie Ave NW
Debbie Perry	Debbie Perry	719 Maple Ave NW
Stanley Perry	Stanley Perry	" " "
THOMAS FOX	Thomas Fox	1013 PARKLEY ST SW
Angela Danner	Angela Danner	609 Dixie Ave NW
Danny Danner	Danny Danner	609 Dixie Ave NW

PETITION RE: PROPOSED APARTMENT COMPLEX May 2026

Town of Valdese
PO Box 339
Valdese, NC 28690

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The similar petition submitted to Town Council on April 7, 2025, spoke to narrow streets, dangerous intersections, the addition of many more vehicles (in the present case, 126 vehicle spaces for 84 units) on these narrow streets. This apartment complex would threaten the safety and well-being of residents in this neighborhood and beyond.

PEOPLE OPPOSED TO THE PROPOSED REZONING

PRINTED NAME	SIGNATURE	ADDRESS
Jessica Fraser	Jessica Fraser	609 Dixie Ave NW Valdese 28690
Jason Birk	Jason Birk	609 Dixie Ave NW Valdese
Zack Weston	Zack Weston	305 Morganton St. NW 28690
James Sturgill	James Sturgill	612 Washington Ave NW 28690
Teresa Sturgill	Teresa Sturgill	612 Washington Ave. NW 28690
Cameron Sexton	Cameron Sexton	302 Morganton St NW 28690
Ted Hanky	Ted Hanky	601 DIXIE AVE
Deborah Hanky	Deborah Hanky	601 Dixie Ave.
Jennifer Rieff	Jennifer Rieff	613 Dixie Ave
Randall Bohler	Randall Bohler	613 Dixie Ave.
Sam Fitzwater	Sam Fitzwater	705 Dixie Ave.
Stacy Gerrmann	Stacy Gerrmann	720 Dixie Ave
Virginia Buchanan	Virginia Buchanan	724 Maple Ave.
Melissa Williams	Melissa Williams	721 Maple Ave
Gracie Sexton	Gracie Sexton	302 Morganton St NW Valdese Apt 2
Samantha Kirk	Samantha Kirk	713 Dixie Ave NW
Kristine Severst	Kristine Severst	301 Morganton St

PETITION RE: PROPOSED APARTMENT COMPLEX May 2026

Town of Valdese
PO Box 339
Valdese, NC 28690

To the Valdese Town Council:
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The similar petition submitted to Town Council on April 7, 2025, spoke to narrow streets, dangerous intersections, the addition of many more vehicles (in the present case, 126 vehicle spaces for 84 units) on these narrow streets. This apartment complex would threaten the safety and well-being of residents in this neighborhood and beyond.

PEOPLE OPPOSED TO THE PROPOSED REZONING

PRINTED NAME	SIGNATURE	ADDRESS
Steve Monroe	<i>[Signature]</i>	220 Church St NW
Barbara Nichols	<i>[Signature]</i>	312 Morganton St. NW
Chad Nichols	<i>[Signature]</i>	31 Morganton St. NW
Tracy Viggers	<i>[Signature]</i>	701 Dixie Ave NW
George Jacquot	<i>[Signature]</i>	400 Morganton St
Rachel Jacquot	<i>[Signature]</i>	400 Morganton St.
Nicholas Kirk	<i>[Signature]</i>	713 Dixie Ave St

PETITION RE: PROPOSED APARTMENT COMPLEX May 2026

Town of Valdese
PO Box 339
Valdese, NC 28690

To the Valdese Town Council:
This petition calls for denial of permission to construct 84 proposed affordable housing apartments in the area within the bounds of Dixie Ave., Bass St., and Tron Ave. This area has been designated as "flood plain" and "brown field", thus not usable for residential habitation.
"We, the residents living on Dixie, Bass, & Tron, and in the surrounding area, STRONGLY oppose changing the zoning of this property so that it may be used to build multiple affordable housing units."

The similar petition submitted to Town Council on April 7, 2025, spoke to narrow streets, dangerous intersections, the addition of many more vehicles (in the present case, 126 vehicle spaces for 84 units) on these narrow streets. This apartment complex would threaten the safety and well-being of residents in this neighborhood and beyond.

PEOPLE OPPOSED TO THE PROPOSED REZONING

PRINTED NAME	SIGNATURE	ADDRESS
Mitela Cassese	<i>[Signature]</i>	800 Tron Ave NW Valdese 28690
Michelle Allen	<i>[Signature]</i>	726 Tron Ave NW Valdese 28690
Jesse Allen	<i>[Signature]</i>	726 Tron Ave NW Valdese 28690
Patty Presnell	<i>[Signature]</i>	729 Tron Ave Valdese 28690
William Presnell	<i>[Signature]</i>	729 Tron Ave Valdese 28690

Janet Harrison	<i>[Signature]</i>	301 Tron Ave NW Valdese NC 28690
Patricia Smith	<i>[Signature]</i>	809 Tron Ave Valdese
Emily Harrison	<i>[Signature]</i>	801 Tron Ave Valdese NC
Angela Mayfield	<i>[Signature]</i>	810 Tron Ave Valdese NC
Matthew Mayfield	<i>[Signature]</i>	810 Tron Ave Valdese NC
Timothy Williams	<i>[Signature]</i>	804 Tron Ave, NW Valdese NC
Traci Wakefield	<i>[Signature]</i>	721 Tron Ave. NW Valdese NC
Nancy Horton	<i>[Signature]</i>	720 Tron Ave. Valdese, NC.
Ray Horton	<i>[Signature]</i>	720 Tron Ave Valdese NC.
Kimberly Brooks	<i>[Signature]</i>	724 Tron Ave Valdese NC.

PETITION RE; PROPOSED APARTMENT COMPLEX May 2026

Town of Valdese
PO Box 339
Valdese, NC 28690

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PEOPLE OPPOSED TO THE PROPOSED REZONING

PRINTED NAME	SIGNATURE	ADDRESS
Bobby R. Burns	<i>Bobby R. Burns</i>	824 Tron Ave
cathy G. Burns	<i>Cathy Burns</i>	824 Tron Ave
Alexander Lozada	<i>Alex Lozada</i>	817 Tron Ave.
Alex Lozada	<i>Alex Lozada</i>	817 Tron Ave
Brian Roberts	<i>Brian Roberts</i>	825 TRON AVE
Richard Radford	<i>R. Radford</i>	816 Tron Ave NW
Kathleen Radford	<i>Kathleen Radford</i>	816 Tron Ave NW
Yang Miller	<i>Yang Miller</i>	815 Tron Ave NW
JOSH MILLER	<i>Josh Miller</i>	810 Tron Ave NW
Sara Praley	<i>Sara Praley</i>	812 Tron Ave NW
Alex Praley	<i>Alex Praley</i>	812 Tron Ave NW

PETITION RE; PROPOSED APARTMENT COMPLEX May 2026

Town of Valdese
PO Box 339
Valdese, NC 28690

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PEOPLE OPPOSED TO THE PROPOSED REZONING

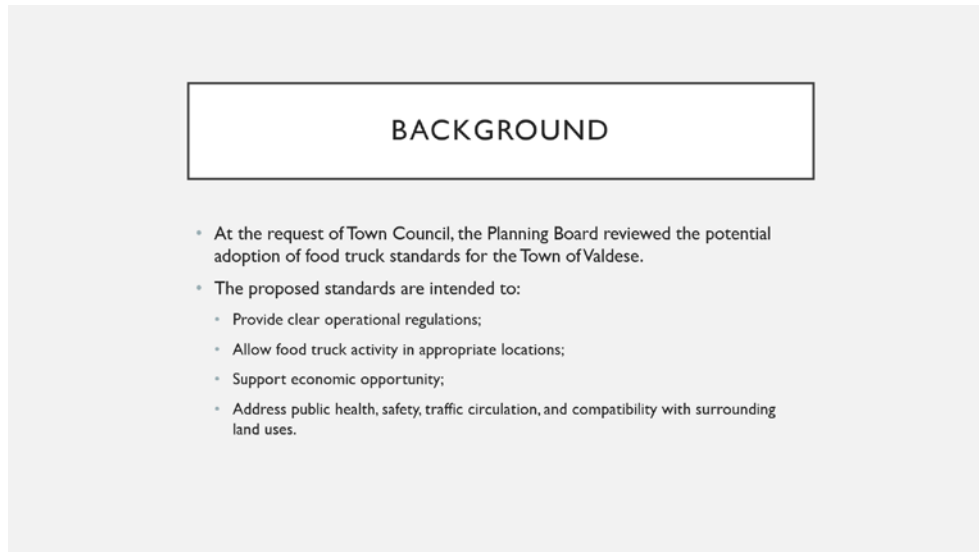
PRINTED NAME	SIGNATURE	ADDRESS
Jo Boggs	<i>Jo Boggs</i>	200 WEST END STREET
Albert Huffman	<i>Albert Huffman</i>	204 WEST End ST.
Jean Huffman	<i>Jean Huffman</i>	204 WEST End ST.
Debbie Britt	<i>Debbie Britt</i>	913 Sunset Ave SW
David Britt	<i>William D Britt</i>	913 Sunset Ave SW
Ernie R. Draughn	<i>Ernie R. Draughn</i>	111 Morgan Trace Dr
Kurt Draughn	<i>Kurt H. Draughn</i>	108 W End St SW
David R. Draughn	<i>David R. Draughn</i>	108 W. End St SW

Mayor Huffman closed the public hearing at 6:45 p.m.

Mayor Pro Tem Lowman moved that the Town Council adopt the Consistency and Reasonableness Statement for Rezoning 2026-01, finding that the request to rezone the property identified as Burke County PIN 2733573173, located at 0 Griffin Ave NW, from M-1 General Manufacturing to R-8 Residential was inconsistent with the Town of Valdese Comprehensive Plan, inconsistent with the Future Land Use Map, not reasonable, and not in the public interest, and denied Rezoning Petition 2026-01. Seconded by Councilwoman Ward. The vote was unanimous and the motion carried.

APPROVED – PUBLIC HEARING – FOOD TRUCK ORDINANCE

Mayor Huffman opened the public hearing at 6:47 p.m. Mr. Rapp stepped forward to the podium and presented the following:



NEWSPAPER ADVERTISEMENT

- Advertisement of the Public Hearing occurred on:
 - April 25, 2026
 - May 2, 2026

hearing and present comments. Request for accommodations by persons with disabilities should contact Jessica Lall, Town Clerk, at (828) 879-2117 at least 48 hours prior to the scheduled meeting time. 2721-341199 04/25/26, 05/02/26

**TOWN OF VALDESE
NOTICE OF PUBLIC
HEARING ON PROPOSED
AMENDMENT TO THE
TOWN OF VALDESE
UNIFIED DEVELOPMENT
ORDINANCE**

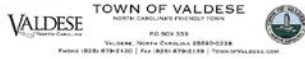
Notice is hereby given that a public hearing will be held at a meeting of the Valdesse Town Council in the Council Chambers of the Valdesse Town Hall, at 102 Massell Avenue SW, Valdese, North Carolina, on Monday, May 11, 2026, 6:00 p.m., upon the question of amending the Unified Development Ordinance of the Town of Valdese as follows:

TEXT AMENDMENT
The Valdesse Planning Board recommends Town Council approval of an amendment to the Valdesse Unified Development Ordinance for the addition of the following article: Food Truck Ordinance.

At the hearing, all interested persons may be heard and voice any objections to the proposed amendment to the Unified Development Ordinance of the Town of Valdese. Notice is further given that complete copies of the proposed amendment and of this notice are now and will remain on file in the Office of the Planning Department at Valdesse Town Hall for the inspection of all interested citizens, until the time of the public hearing. For information regarding the above listed items, contact the Planning Department at (828) 879-2124 or planning@valdesenc.gov. Interested parties are invited to attend this

REVIEW PROCESS

- Staff and the Planning Board reviewed examples of similar regulations from other North Carolina municipalities and developed draft language tailored to Valdese.
- The draft was reviewed over multiple Planning Board meetings and revised following comments from the Town Attorney.
- **Planning Board Recommendation:**
On March 16, 2026, the Planning Board voted **5-0** to recommend approval.



**VALDESE PLANNING BOARD
ZONING TEXT AMENDMENT CONSENT STATEMENT**

On March 16th, 2026, the Valdesse Planning Board met to consider A Proposed Text Amendment to the Unified Development Ordinance. Upon consideration, the Valdesse Planning Board found:

1. In 2014, the Town of Valdese adopted a comprehensive land use plan entitled "The Valdesse Vision: A Land Use Action Plan for the Future" (hereinafter the "Plan"). The Plan identifies the types of communities that Valdese wants to become in the future and the strategies that the Town will use to guide development and land use activities.

2. In 2025, the Town of Valdese adopted a Unified Development Ordinance (hereinafter the "UDO") intended to combine the zoning, subdivision, and Flood Damage Prevention Ordinances into one comprehensive document that simplifies the Town's Ordinances into a more readable document.

3. North Carolina General Statute (66D-6154) provides, in pertinent part, as follows:

When adopting or rejecting any zoning text or map amendments, the governing board shall approve a brief statement describing whether to action is consistent or inconsistent with an adopted comprehensive or land-use plan. The requirement for a plan consistency statement may also be met by a clear indication in the minutes of the governing board that at the time of action on the amendments, the governing board was aware of and considered the Planning Board's recommendations and any relevant portions of an adopted comprehensive or land-use plan. If a zoning map amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment has the effect of also amending any future land-use map in the approved plan, and no additional request or application for a plan amendment is required. A plan amendment and a zoning amendment may be considered concurrently.

4. The Proposed Text Addition of the "Town of Valdese Food Truck Ordinance" to the UDO is consistent with and supports the Valdesse Vision, A Land Use Action Plan priorities, and is reasonable in the public interest including, but not limited to, the following:

4. The UDO is consistent with the current land use plan: Valdesse Vision Land Use Action Plan.

5. The Planning Board, at their March 16, 2026 meeting, voted 5-0 to recommend that the Town Council adopt the "Town of Valdese Food Truck Ordinance" as an amendment to the UDO.

6. No aspects of the proposed Text Amendment are inconsistent with The Valdesse Vision, A Land Use Action Plan.

Based upon these findings, the Valdesse Planning Board recommends approval of the "Town of Valdese Food Truck Ordinance" as an amendment to the UDO as consistent with the Valdesse Vision Plan and in the best interest of the Town.

Carleen Curcio Date 3/16/26
Carleen Curcio, Chair

KEY DEFINITIONS

- The amendment includes definitions for:
 - **Food Truck:** A licensed motorized vehicle or trailer equipped to prepare, cook, and sell food to the public.
 - **Operator:** The individual or entity that owns, manages, or operates a food truck.
 - **Permit:** Town authorization allowing operation of a food truck.
 - **Public Property:** Town-owned or controlled property, including streets, sidewalks, and parks.
 - **Private Non-Corporate Event:** A private gathering not sponsored, organized, promoted, or advertised to the general public by a business, nonprofit, or governmental entity.

PERMIT REQUIREMENTS

- Food trucks would be required to obtain a Town permit before operating.
- Required submittals include:
 - Completed application;
 - N.C. Sales and Use Certificate;
 - Applicable food/health permits;
 - Vehicle or trailer registration;
 - Proof of liability insurance;
 - Approved grease disposal information;
 - Property owner authorization;
 - Site plan showing the proposed food truck location.
- Permits would be valid for **one year** and renewed annually.

EXAMPLE OF PERMIT

Permit No. _____ Permit # _____

Town of Valdese Food Truck Permit
 Planning Department
 302 Main Street - PO Box 218 Valdese, NC 28690
 Phone: (828) 879-2118
 Email: planning@valdese.nc.gov

Operator Information	
Food Truck Name:	
Operator/Reserve Name:	
Contact Person:	
Working Address:	
Phone Number:	City:
Contact for On-Site Communication (1 Name):	Phone Number:
Contact for On-Site Communication (2 Name):	Phone Number:

Property Information	
Property Address (Operator's location):	
County District:	City District:
Property PINE:	Parcel No.:

Permit Terms	
<i>(This permit is valid for one year from the date of issuance and is not renewable locally.)</i>	
Issued:	Expiration Date:

Signature/Block	
Operator Name:	Date:
Reserve:	Date:
Planning/Event Administration:	Date:

Required Documentation	
Completed Application	Vehicle or Trailer Registration
N.C. Sales and Use Certificate	Proof of Liability Insurance
NC Department of Ag. Food Permit (if applicable)	Location of Operator's Approved Grease Disposal Facility
State County Health Department Permit or Certification	Approved Site Plan

Permit No. _____ Permit # _____

Town of Valdese Food Truck Permit
 Planning Department
 302 Main Street - PO Box 218 Valdese, NC 28690
 Phone: (828) 879-2118
 Email: planning@valdese.nc.gov

Additional Information for Permits #01 of a comprehensive ordinance (check and file Town of Valdese 001)

Conditions of Operation

Hours of Operation:
 Food trucks may operate only between 6:00 a.m. and 8:00 p.m.
 Food trucks must operate the permitted location outside operational hours.
 Food trucks may not be stored, parked, or left unattended in public or permitted property.

Utilities and Power:
 The use of generators in residential areas are prohibited.
 Food trucks must provide their own power source.
 Street electric service connections are prohibited.

Health, Safety, and Sanitation:
 Operators must provide adequate waste management.
 Removal of food truck waste to household receptacles is prohibited.
 The discharge of grease, food, or oil waste into property is prohibited.
 Food trucks are subject to town noise ordinances and may not use audio amplification.
 Audible music can only be used if applicable noise regulations are in the Town's Code of Ordinances.

Signage and Lighting:
 All signs and lighting must be permanently affixed to the food truck.
 Only portable signs can be permitted, not exceeding 18 square feet and located within 10 feet of the food truck.
 The signs and banners are prohibited.
 Professional outdoor lighting is prohibited.

Location and Spacing Requirements

Food trucks are permitted only on publicly owned, non-residential property within the following zoning districts:
 B-1 General Business
 B-2 General Business
 B-3 Office/Business
 B-4 Manufacturing
 See 001B(1)(b) for details regarding the zoning district for an individual permit.

Food trucks shall not operate on public property or residentially zoned lots.

Food trucks shall not be stored on property within which operation is permitted unless under contract ownership, in which case the food truck may be stored on the rear of the property.

Minimum separation between:
 25 feet from the property, the department connections, entrances, alleys, and ADA accessible parking spaces
 25 feet from permanent structures
 25 feet from other food trucks operating on the same property

A maximum of **one (1) food truck per 0.25 acre** of lot area is permitted.

Food trucks may not operate within 50 linear feet of a restaurant's primary customer entrance during that restaurant's operating hours unless:
 The food truck and restaurant are under common ownership;
 Written permission is granted by the restaurant; or
 The food truck is operating on lot of a town-authorized special use.
 Obtaining and recording an easement between the food truck and the restaurant entrance.

OPERATIONAL STANDARDS

- The amendment establishes standards for day-to-day operation, including:
 - Hours of operation: **8:00 a.m. to 10:00 p.m.**, unless otherwise authorized;
 - No drive-through or drive-in operations;
 - Waste receptacles required;
 - No disposal of grease, liquid, or solid waste on public property, streets, storm drains, or sanitary sewer systems;
 - Signage limited to signs on the truck and one portable menu sign;
 - No permanent outdoor seating areas;
 - Compliance with noise regulations.

SAFETY AND UTILITY STANDARDS

- The proposed standards also address fire safety, lighting, and utility connections.
- Requirements include:
 - Fire extinguisher: minimum Class 2A, 10B, and C;
 - Class K extinguisher required if deep frying is proposed;
 - No temporary potable water connections;
 - Plumbing and electrical hookups must comply with applicable Building Code requirements;
 - No direct electrical wiring hookups;
 - Food trucks must supply their own power source if needed;
 - Lighting must minimize impacts to adjacent properties and motorists.

LOCATION STANDARDS

- Food trucks would be permitted only on private property in the following zoning districts:
 - **B-1 Central Business**
 - **B-2 General Business**
 - **O-1 Office/Institutional**
 - **M-1 Manufacturing**
- Food trucks would not be permitted on public property unless otherwise allowed through a Town event, rental, lease, or other authorization.

LOCATION STANDARDS (CONT.)

- Food trucks may not obstruct:
 - Drive aisles, Loading or service areas, Emergency lanes, Fire access, Building entrances, ADA-accessible parking spaces, and Pedestrian or vehicle circulation.
- Additional standards include:
 - One food truck per **0.25 acre** of lot area;
 - Minimum **20-foot** separation from permanent structures;
 - Minimum **20-foot** separation between food trucks on the same prop

RESTAURANT SEPARATION

- Food trucks and trailers may not be located within **50 linear feet** of a restaurant's primary customer entrance during that restaurant's operating hours unless:
 - The food truck and restaurant are under common ownership;
 - The restaurant provides written permission; or
 - The food truck is located in a Town-authorized special event location.

EXCLUSIONS

- The ordinance would not apply to:
 - Food trucks operating as part of Town-sponsored festivals or special events;
 - Food trucks operating as part of events on Town property under Town authorization;
 - Food trucks operating as part of private non-corporate events not open or advertised to the general public.

Mayor Huffman opened the floor for any members of the public who wished to speak. None came forward.

Mayor Huffman closed the public hearing at 6:54 p.m.

Councilman Ogle made a motion to adopt the Consistency Statement dated May 11, 2026, contained in the agenda materials and to approve the zoning text amendment to the Town of Valdese Unified Development Ordinance establishing use-specific standards for food truck operations. Seconded by Councilwoman Radabaugh.

Councilwoman Zimmerman commended the Planning Board for the creation of the Food Truck Ordinance. She stated that it seemed well thought out and organized. Councilwoman Zimmerman thought it was positive that the Town was addressing this matter, and added that it had been discussed for several years prior.

The vote was unanimous and the motion carried.

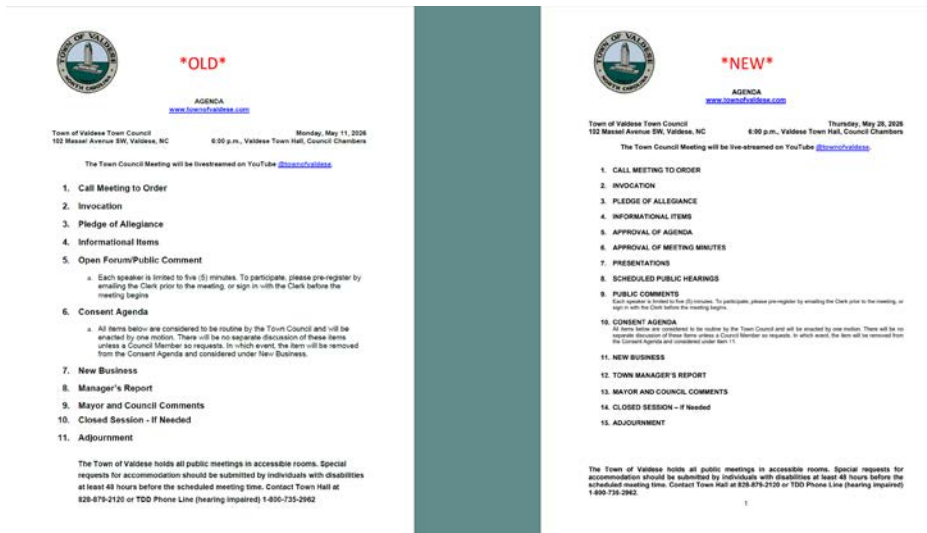
APPROVED AMENDMENT TO COUNCIL’S RULES AND PROCEDURES

Mayor Huffman stated that he would like to propose a slight adjustment to the order of the Town’s Agenda. He believed the proposed changes would help meetings run more smoothly, while allowing citizens who wished to speak a better opportunity to do so. Mayor Huffman referenced a comparison between the new and old agenda structures.

Mayor Pro Tem Lowman liked the fact that the new format moved public hearings near the beginning of the meetings, along side public comment, allowing members of the public to comment and go on their way if needed.

Mayor Huffman stated that it had been recommended that the Council update the Rules and Procedures, Rule 6 – Order of Business, to improve meeting efficiency and better accommodate guests. He then asked for a motion to approve the recommended changes and procedures.

A motion was made by Mayor Pro Tem Lowman. Seconded by Councilwoman Zimmerman. The vote was unanimous and the motion carried.



APPROVED RESOLUTION AMENDING WATER SHORTAGE RESPONSE PLAN

Town Manager Todd Herms recounted that the Town was currently dealing with a drought and had reviewed the Valdese Water Shortage Response Plan, dated August 29, 2023, in accordance with G.S. 143-355 (I). Town Manager Herms disclosed that nothing of material was changing, noting that changes included the format of how individuals were listed within the document. Town Manager Herms stated that individuals included in the plan no longer worked for the Town, therefore the changes being proposed would

be a one-time update to simply include a position title and phone number, as to not update the Plan every time there was a change in position.

Town Manager Herms continued that the Plan was cleared up to clarify language regarding temporary and permanent swimming pools at residential homes.

Mayor Pro Tem Lowman asked if swimming pools included the Town's Recreation Center Pool. Town Manager Herms responded that under stage two (2) restrictions, no commercial pools were included. He continued that if the Town had a YMCA with a pool, or if the High School had a pool, they would not be restricted until later stages. Town Manager Herms added that the Town was being as conservative as possible regarding water usage.

A motion was made by Councilwoman Zimmerman to approve the Resolution amending the Water Shortage Response Plan. Seconded by Councilwoman Ward.

Town Manager Herms added that until the Town came out of the drought situation, the Splash Pad would not be in use, though the pool would remain open.

Councilwoman Radabaugh asked if the pool bubble helped in reducing water evaporation. Mr. David Andersen, Parks and Recreation Director, responded that it did, but noted that as temperatures continued to rise, the space would become less pleasant. He recounted the ribbon cutting for the pool bubble, where he expressed that it felt like a sauna on that day.

The vote was unanimous and the motion carried.

**RESOLUTION AMENDING WATER SHORTAGE RESPONSE PLAN
(AUTHORIZATION SECTION)**

WHEREAS, the Town of Valdese previously adopted the *Valdese Water Shortage Response Plan* dated August 29, 2023, pursuant to North Carolina General Statutes § 143-355(l); and

WHEREAS, the Valdese Town Council desires to update the contact information and responsible personnel identified in the Authorization section of the Plan to ensure accuracy and clarity in implementation;

NOW, THEREFORE, BE IT RESOLVED by the Valdese Town Council of the Town of Valdese that:

1. **Amendment to Authorization Section.** Section I. Authorization of the Valdese Water Shortage Response Plan is hereby amended and replaced in its entirety to read as follows:

Authorization
The Valdese Town Manager shall enact the following water shortage response provisions whenever the trigger conditions outlined in Section IV are met. In his or her absence, the Water Plant Superintendent shall assume this role.

Valdese Town Manager
Phone: (828) 879-2116

Water Plant Superintendent
Phone: (828) 874-6788

2. **Amendment to Levels of Response Section.** Section III. Mandatory Reductions I under Stage 2 is hereby amended to prohibit the filling of temporary and permanent swimming pools.
3. **Ratification.** Except as expressly amended herein, all other provisions of the Valdese Water Shortage Response Plan shall remain in full force and effect.
4. **Effective Date.** This Resolution shall become effective upon adoption.

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

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

[AFFIX SEAL]

ATTEST:

By: _____
Keith Huffman, Mayor

Jessica Lail, Town Clerk

APPROVED RESOLUTION AUTHORIZING UPSET BID PROCESS – 0 PRALEY ST SW

Mr. Weichel reported that the Town had owned the property since 2012, that it was slightly over an acre, and that it currently served no purpose to the Town. Mr. Weichel stated the appraised land value on GIS was \$32,476 and that an offer in the amount of \$20,000 had been received, along with the required deposit.

Mr. Weichel disclosed that the action being taken was a resolution to authorize the upset bid process, to see if the Town could receive other bids on the property. He continued that at the end of the bidding period, the highest offer would be brought back to the Council with a resolution to authorize the sale of the property.

Mayor Pro Tem Lowman clarified that if there were no other upset bids, the Council would not have to accept the amount, if they did not want to. Mr. Weichel responded in the affirmative.

A motion was made by Councilman Ogle to approve the resolution authorizing the upset bid process. Seconded by Councilwoman Radabaugh.

Councilwoman Zimmerman asked if the proceeds from the sale of the property would go towards the construction of the Public Safety Building. Town Manager Herms responded in the affirmative.

The vote was unanimous and the motion carried.

RESOLUTION AUTHORIZING UPSET BID PROCESS ON

0 Praley Street 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 Lovelady Township, Valdese, North Carolina commonly known as 0 Praley Street SW, 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 April 29, 2026, Valor Enterprises, LLC offered to purchase the Property from the Town twenty thousand and 00/100 Dollars (\$20,000.00) and deposited one thousand and 00/100 Dollars (\$1,000.00), or five percent (5%) of its bid, with the Town Clerk.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Town Council authorizes sale of the Property through the upset bid procedure of N.C. Gen. Stat. §160A-269. The Town Clerk shall cause a notice of the proposed sale to be published. 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.
2. Persons wishing to upset the offer that have been received shall submit a sealed bid with their offer to the office of the Town Clerk within ten (10) days after the notice of sale is published. At the conclusion of the 10-day period, the Town Clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
3. If a qualifying higher bid is received, the Town Clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Town Council. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.

May 11, 2026, MB#33

4. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid. The deposit may be made by cashier's check or by certified check. The Town will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The Town will return the deposit of the final high bidder at closing.

5. The terms of the final sale are that:

- (a) the Town Council must approve the final high offer before the sale is closed, which it will do within thirty (30) days after the final upset bid period has passed;
- (b) the buyer must pay the purchase price in certified funds at the time of closing;
- (c) the Property shall be sold "as is" and subject to all existing easements, restrictions, utility easements and right of ways of record;
- (d) the Town will reserve easements for all town utility lines located on or under the Property; and
- (e) the Property shall be conveyed by special warranty deed.

6. The Town reserves the right to withdraw the Property from sale at any time before the final high bid is accepted and the right to reject all bids at any time.

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

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

[SEAL]

ATTEST:

By: _____
Keith Huffman, Mayor

Jessica Lail, Town Clerk

APPROVED RESOLUTION AUTHORIZING UPSET BID PROCESS – 215 MAIN ST E

Mr. Weichel reported that this was a building on Main Street, formerly known as the Mitchell Building, and that the offer was in the amount of \$360,000. He added that the required deposit had been received. Mr. Weichel restated that the resolution was to start the bidding process.

Councilwoman Zimmerman made a motion to approve the resolution authorizing the upset bid process. Seconded by Mayor Pro Tem Lowman.

Mayor Pro Tem Lowman asked if the proceeds from the sale of the property would go towards the construction of the Public Safety Building. Mr. Weichel responded in the affirmative.

The vote was unanimous and the motion carried.

May 11, 2026, MB#33

RESOLUTION AUTHORIZING UPSET BID PROCESS ON

215 MAIN STREET E, 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 Lovelady Township, Valdese, North Carolina commonly known as 215 Main Street E, Valdese, North Carolina, PIN: 2743041998, REID: 30953;

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 April 29, 2026, Three Brothers Properties, LLC offered to purchase the Property from the Town for three hundred sixty thousand and 00/100 Dollars (\$360,000.00) and deposited eighteen thousand and 00/100 Dollars (\$18,000.00), or five percent (5%) of its bid, with the Town Clerk.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Town Council authorizes sale of the Property through the upset bid procedure of N.C. Gen. Stat. §160A-269. The Town Clerk shall cause a notice of the proposed sale to be published. 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.

2. Persons wishing to upset the offer that have been received shall submit a sealed bid with their offer to the office of the Town Clerk within ten (10) days after the notice of sale is published. At the conclusion of the 10-day period, the Town Clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

3. If a qualifying higher bid is received, the Town Clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Town Council. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.

4. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid. The deposit may be made by cashier's check or by certified check. The Town will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The Town will return the deposit of the final high bidder at closing.

5. The terms of the final sale are that:

- (a) the Town Council must approve the final high offer before the sale is closed, which it will do within thirty (30) days after the final upset bid period has passed;
- (b) the buyer must pay the purchase price in certified funds at the time of closing;
- (c) the Property shall be sold "as is" and subject to all existing easements, restrictions, utility easements and right of ways of record;
- (d) the Town will reserve easements for all town utility lines located on or under the Property; and
- (e) the Property shall be conveyed by special warranty deed.

6. The Town reserves the right to withdraw the Property from sale at any time before the final high bid is accepted and the right to reject all bids at any time.

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

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

[SEAL]

ATTEST:

By: _____
Keith Huffman, Mayor

Jessica Lail, Town Clerk

APPROVED CAPITAL PROJECT ORDINANCE – CHILDREN’S PARK UPGRADES

Mr. Weichel reported that the action being taken would establish a capital project ordinance for the Children’s Park upgrades, so that the Town could legally receive and expend the funds. He continued that

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the park was 53 years old and was in dire need of some attention. Mr. Weichel noted that the stream bank was collapsing and that playground equipment needed updates. Mr. Weichel stated that all work was being done through grants and private donations, asserting there would be no cost to the Town.

A motion was made by Mayor Pro Tem Lowman to adopt the ordinance. Seconded by Councilwoman Zimmerman.

Mayor Pro Tem Lowman stated she had received several calls about the equipment at Children’s Park from parents and that she was happy to see that the Town was able to upgrade the equipment along with additional areas within the Park.

The vote was unanimous and the motion carried.

TOWN OF VALDESE
CHILDRENS PARK UPGRADES
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 Childrens Park Upgrades located at 102 Torre Pellice St SE. This project involves stream bank restoration and replacing playground equipment. The project will be funded by a combination of private donation and grants.

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	\$ 100,000	33.3900.000
Grant-Friends of Valdese Rec	20,000	33.3900.001
Grant-Rotarian	55,000	33.3900.002

	\$ 175,000	
	=====	

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

<u>Source</u>	<u>Amount</u>	<u>Assigned Account Number</u>
Upgrades	\$ 175,000	33.6200.000

	\$ 175,000	
	=====	

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 11th day of May 2026.

Keith Huffman, Mayor

Jessica Lail, Town Clerk

MANAGER’S REPORT

Town Manager Todd Herms reported:

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

Town Offices Closed on Monday, May 25, 2026, in Observance of Memorial Day

Next Regular Council meeting is scheduled for Thursday, May 28, 2026, 6:00 p.m., Council Chambers, Valdese Town Hall

MAYOR AND COUNCIL COMMENTS:

Councilwoman Ward expressed that she missed Jean-Marie Cole, that this was the first meeting without her, and that it was sad to look over and not see her sitting in the audience. Councilwoman Ward asserted that Ms. Cole loved the Town and its people, and that she was appreciated. Councilwoman Ward gave her sympathy and condolences to Ms. Cole’s family.

Mayor Pro Tem Lowman agreed, stating Ms. Cole would be missed by the Council.

Councilwoman Radabaugh stated there was a lot to look at as a Council over the next couple of weeks. She continued that she had been looking over things since the Budget Retreat, and that there were still some things that she had questions about. Councilwoman Radabaugh expressed that she wanted to be transparent toward the community.

Councilwoman Radabaugh stated that this was not an easy decision. She acknowledged the many people who worked for the Town and the community, stating she knew a public safety building was required, but added that she also felt for all the Town’s citizens who worked hard day-in and day-out. Councilwoman Radabaugh stated that she wanted everyone to know that their concerns were heard.

Mayor Huffman recognized a new Main Street business, June Belle Homes, had just opened and had their ribbon cutting ceremony. He wished them well. Mayor Huffman shared that him and Mayor Pro Tem Lowman attended the 47th annual Fun Fish event, with all the volunteers and recreation department led by Mr. Andersen. He expressed that he greatly appreciated the event, that it was a great opportunity for children to get out in nature, and that he hoped it was something that could be carried with the attendees as they moved forward through their lives.

Mayor Huffman shared that he had gone to Jethro’s and gotten to play Bingo with members of the facility. He added that he did not win, but had a great time, and got to meet Councilwoman Ward’s mother and father. Mayor Huffman thanked Councilwoman Ward for the opportunity.

ADJOURNMENT: At 7:11 p.m., there being no further business to come before Council, Mayor Pro Tem Lowman made a motion to adjourn, seconded by Councilwoman Radabaugh. The vote was unanimous.

Town Clerk

Mayor

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