

**TOWN OF VALDESE
TOWN COUNCIL REGULAR MEETING
AUGUST 4, 2025**

The Town of Valdese Town Council met on Monday, August 4, 2025, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The Council meeting was live-streamed on YouTube @Townofvaldese. The following were present: Mayor Charles Watts, Mayor Pro Tem Gary Ogle, Councilwoman Rexanna Lowman, Councilwoman Heather Ward, Councilwoman Melinda Zimmerman, and Councilman Glenn Harvey. Also present were: Town Manager Todd Herms, Town Attorney Tim Swanson, Town Clerk Jessica Lail, and various Department Heads.

Absent: Assistant Town Manager/CFO Bo Weichel

A quorum was present.

Rev. Dr. Josh Lail from First Baptist Church, Valdese, offered the invocation. Following the invocation, Mayor Charles Watts led in the Pledge of Allegiance to the Flag.

OPEN FORUM/PUBLIC COMMENT:

OPEN FORUM/PUBLIC COMMENT GUIDELINES: Councilman Ogle 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.

WATER RATES – FRANK HORTON – 3065 BRANDON RD E, MORGANTON: Mr. Horton addressed the Council regarding recent increases in water rates. He stated that last year the base water rate increased by \$10, and this year it rose by \$9.85, bringing the current base rate for 3,000 gallons to \$67.60. He said the Town Manager's office confirmed that rates increase almost every year. He reviewed budget figures for the water plant, stating it has a budget of over \$6 million. He estimated that water revenues in the "triple community" area (on town water rather than wells) would be approximately \$2,251,000 annually based on the current base rate, and compared this to census population data and other rate scenarios. He questioned why water revenue appears higher than what is needed and asked where the money is going. Mr. Horton also discussed the recent property tax rate reduction from \$0.51 to \$0.41 per \$100 valuation, noting that while this saves homeowners some money (about \$8.33/month on a \$100,000 home and about \$20/month on a \$250,000 home), the lost tax revenue may be offset by higher water rates. He believes residents in certain areas are bearing more of the cost through increased water bills. He compared local water rates to those in other towns, noting significantly lower rates in places like Hickory, even though Hickory is much larger and has a \$38 million budget. He expressed skepticism about oversight on spending, mentioning that requests for inspections of water lines and streets have not been fulfilled. Regarding infrastructure spending, Mr. Horton questioned the budget for a planned sidewalk from the current location to Rec Center. He stated he walked the route in just over two minutes, estimating it to be about 0.2 to 0.3 miles. He said typical sidewalk construction costs he researched range from \$34,000 to \$76,000 for a project of that size, yet the town's budget allocates \$950,000. He questioned why the cost is so high. He concluded by reiterating his concern that residents are paying \$67.60 per month for water, even if they use less than 3,000 gallons, and that there is no sense in the base rate being so high without clear justification of where the revenue is going.

CONSENT AGENDA: (enacted by one motion)

APPROVED REGULAR MEETING MINUTES OF JUNE 23, 2025

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APPROVED CLOSED SESSION MINUTES OF JUNE 23, 2025

APPROVED SPECIAL CALLED MEETING MINUTES OF JULY 11, 2025

APPROVED CLOSED SESSION MINUTES OF JULY 11, 2025

APPROVED BUDGET AMENDMENT FOR MERIDIAN 10-INCH SEWER LINE REPAIR

Valdese Town Council Meeting

Monday, August 4, 2025

Budget Amendment #

1-30

Subject:

Sewer Line repair

Description:

Town owned 10" sewer line on Meridian Specialty Yarn property

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2025:

Section I:

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
30.3990.000	Utility Fund Balance Appr.		75,000
Total		\$0	\$75,000

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
30.8120.740	Capital Outlay	75,000	
Total		\$75,000	\$0

Section II:

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

Councilman Harvey made a motion to approve the aforementioned items on the Consent Agenda, seconded by Councilwoman Zimmerman. The vote was unanimous and motion carried.

End Consent Agenda

ITEMS REMOVED FROM CONSENT AGENDA: None

APPROVED PUBLIC HEARING – ROSTAN VOLUNTARY ANNEXATION At 6:09 pm, Mayor Watts opened the Public Hearing.

Alison Adams from WPCOG presented the annexation request for Mark Rostan's 1.61-acre property located on Montana View Circle. Ms. Adams stated the public hearing was set at the July 28 meeting, with all legal requirements fulfilled, including two newspaper advertisements, property posting, and notification of adjoining property owners. She also noted the petition, filed by Mr. Rostan on May 27, 2025, was reviewed by the clerk and found sufficient.

Mayor Watts asked if any members of the public would like to speak for or against this proposal. Hearing none, Mayor Watts closed the public hearing at 6:12 pm.

AUGUST 4, 2025, MB#33
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
TOWN OF VALDESE, NORTH CAROLINA

WHEREAS, the Town Council has been petitioned under N.C.G.S. § 160A-31 to annex the area described below; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Valdese Town Hall, at 6:00 p.m. on the 4th day of August, 2025, after due notice by publication in "The Paper" on 19th & 26th days of July, 2025; and

WHEREAS, Town Council finds that the petition meets the requirements of N.C.G.S. § 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Valdese, North Carolina that:

Section 1. By virtue of the authority granted by N.C.G.S. § 160A-31, the following described territory is hereby annexed and made part of the Town of Valdese as of the 4th day of August, 2025.

Being all of that tract containing 1.61 acres and being referred to as "PART OF 274206279575 TO BE RECOMBINED WITH 274206373669" as shown on survey prepared by West Consultants, PLLC dated August 27, 2007, entitled "PROPERTY OF JOHN P ROSTAN III (RECOMBINATION OF EXISTING PARCELS)" and recorded August 27, 2007 in Plat Book 34, Pages 221-222, Burke County Registry.

TAX ID #: 2742370517

BACK DEED REFERENCE: Book 1965, Page 193, Burke County Registry

Section 2. Upon and after 4th day of August, 2025, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Valdese and shall be entitled to the same privileges and benefits as other parts of the Town of Valdese. Said territory shall be subject to municipal taxes according to N.C.G.S. § 160A-58.10.

Section 3. The Mayor of the Town of Valdese shall cause to be recorded in the office of the Register of Deeds of Burke County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by N.C.G.S. § 163-288.1.

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

Councilwoman Lowman made a motion to approve the voluntary annexation, seconded by Councilman Harvey. The vote was unanimous and the motion carried.

APPROVED PUBLIC HEARING – REZONING OF ROSTAN PROPERTY At 6:12 pm, Mayor Watts opened the Public Hearing.

Ms. Adams presented a zoning request for a 1.61-acre property recently petitioned for annexation. The property is outside the town limits and not in the ETJ and currently has Burke County R-1 zoning. As part of the annexation process, the property must be assigned a town zoning designation.

The public hearing for this request was set at the July 28 meeting, with legal requirements met, including two newspaper ads, posting the property, and notifying adjoining property owners.

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The request is to rezone the property to Town of Valdese R-12 to match surrounding zoning. Staff recommended approval, finding it consistent with the land use plan. The Planning Board also unanimously recommended approval.

Mayor Watts asked if any members of the public would like to speak for or against this proposal. Hearing none, at 6:14 pm, Mayor Watts closed the public hearing.

Councilman Harvey made a motion to approve the rezoning request, seconded by Councilwoman Lowman.

Councilman Harvey commended Mr. Roston for annexing his property from Burke County into the Town of Valdese, noting he will now be paying town property taxes. He stated the purpose was to match the zoning classification of the adjoining property.

The vote was unanimous and the motion carried.

**VALDESE TOWN COUNCIL ZONING MAP AMENDMENT
CONSISTENCY AND REASONABLENESS STATEMENT**

On August 4, 2025, the Valdese Town Council met to consider Rezoning Petition 02-2025, which was unanimously approved and recommended by the Valdese Planning Board. After considering the Plan (defined below), ordinances, maps, recommendations, and other materials presented, the Valdese Town Council makes the following findings and conclusions:

1. In 2014, the Town of Valdese adopted a comprehensive land use plan entitled "The Valdese Vision: A Land Use Action Plan for the Future" (hereinafter the "Plan").
2. Mark Rostan, post annexation and in process with, request to establish Town Zoning on the PIN 2742370517. "Property")
3. The primary use of the Property is residential which is allowed in the R-12 Residential District.
4. North Carolina General Statute 160D-605(a) provides, in pertinent part, as follows:

When adopting or rejecting any zoning text or map amendment, the governing board shall approve a brief statement describing whether its 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 amendment, 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.

5. The request for amendment was duly considered at a meeting of the Town of Valdese Planning Board. The Planning Board found the request to amend the Town's Zoning Map around the Property from Burke County R-1 zoning district to the Town of Valdese R-12 zoning district to be *consistent* with the Plan.
6. The Planning Board, at their June 16, 2025, meeting, voted unanimously to recommend that the Town Council amend the Town's Zoning Map regarding the Property Burke County R-1 zoning district to the Town of Valdese R-12 zoning district.
7. The Valdese Town Council hereby finds Rezoning Petition 02-2025 regarding rezoning the Properties Burke County R-1 zoning district to the Town of Valdese R-12 zoning district to be *consistent* with the Plan.

8. North Carolina General Statute 160D-605(b) provides, in pertinent part, as follows:

When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board. This statement of reasonableness may consider, among other factors, (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

9. The Town Council finds that the zoning amendment is reasonable and in the public interest based on the following:

- a. The Property is adjacent to R-12 zoning and therefore is not to be construed as “spot” zoning.
- b. The Plan seeks to encourage residents in strategic locations within the Town as outlined on the Future Land Use Map.
- c. The purpose of the R-12 is to provide for agricultural uses as well as single-family development. The purpose of the R-12 District is to provide an adequate amount of land for agricultural uses and single-family residential development. Uses that would interfere with the quiet, less urban residential nature of single-family neighborhoods, such as multi-family and commercial uses, are not appropriate in this district.
- d. The surrounding zoning designations on 75% of the perimeter is R-12, with the other 25% still located in the County as R-1.
- e. To the extent the proposed zoning may detrimentally affect properties in the general vicinity of the Properties, both the former zoning designation and proposed zoning designation permit similar zoning uses.
- f. The extent to which the proposed amendment (zoning map) will cause public services to fall below acceptable levels, public services are in place and serve the parcels. These include public water, police and fire protection.

Based upon the recommendation of the Valdese Planning Board and the findings from the public hearing, the Valdese Town Council, having found Rezoning Petition 02-2025 in regards to rezoning the Properties from the current Burke County R-1 zoning to the Town of Valdese R-12 to be *consistent* with the Plan and approves Rezoning Petition 02-2025 and the recommendation from the Valdese Planning Board to amend the Town's Zoning Map regarding the Properties from R-1 to R-12 District.

Based on those above and the findings from the public hearing, the Valdese Town Council further finds Rezoning Petition 02-2025 reasonable and approves Rezoning Petition 02-2025.

Read, approved and adopted this _____ day of _____, 2025.

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

Councilman Harvey made a motion to adopt the consistency statement and reasonableness statement that was in the agenda packet, seconded by Councilwoman Zimmerman. The vote was unanimous and the motion carried.

APPROVED CALL FOR A PUBLIC HEARING TO MODIFY UNIFIED DEVELOPMENT ORDINANCE Ms. Adams stated that this is to set a Public Hearing date of September 2, 2025. Ms. Adams explained the proposal to change the effective date of the UDO to January 1, 2026. The change is intended to allow time for the legislature to address outstanding issues related to downzoning. The six-month extension would make the new date the official start of the UDO.

Councilman Ogle made a motion to set the public hearing date and time at September 2, 2025, at 6:00 PM to discuss the modified unified development ordinance, seconded by Councilwoman Ward. The vote was unanimous and the motion carried.

APPROVED IRON MOUNTAIN CONTRACT & RESOLUTION OF TENTATIVE AWARD FOR THE VALDESE BLUFFS PROJECT Mr. Herms reported the town was awarded an \$801,983 grant. Mr. Herms noted that this was supposed to be a much bigger project that we had to pause on. To avoid losing the funds, engineers worked with the lowest bidder, Iron Mountain Contractors, to develop a plan to install durable infrastructure now, avoiding items like electronics that could deteriorate without use. The revised project budget includes \$634,723 for construction, a \$7,000 contingency, and \$38,500 for construction administration. This work will position the town to resume the larger project in the future.

Councilman Harvey wondered if we should increase the contingency amount in case we go over. Mr. Herms said the engineering cost has already occurred so we have already paid out some of that grant funding. Mr. Herms said if we were doing the total project, we would have increased the contingency and we will work within the current budget.

RESOLUTION OF TENTATIVE AWARD

WHEREAS, the Town of Valdese, North Carolina has received bids, pursuant to duly advertised notice therefore, for construction of the Bluffs Sewer Extension project, and

WHEREAS, the Town's Consulting Engineer, McGill Associates, has reviewed the bids; and

WHEREAS, of four (4) bids at the formal, public bid opening, Iron Mountain Construction Company, Inc. of Mountain City, Tennessee was the lowest, responsive, responsible bidder for the Bluffs Sewer Extension project, in the total bid amount of \$634,723 and

WHEREAS, the scope of work has been negotiated to reduce the contract price to \$634,723,

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

That TENTATIVE AWARD is made to Iron Mountain Construction Company, Inc. for the negotiated Contract Price of \$634,723.

That such TENTATIVE AWARD be contingent upon the approval of bidding documentation by the North Carolina Department of Environmental Quality, Division of Water Infrastructure.

That Wm. Todd Herms, Town Manager, the Authorized Official, and successors so titled or titled as Town Manager, is hereby authorized to execute and approve all contract documents, memoranda of negotiation, and change orders for this project on behalf of the Town of Valdese.

Adopted this the 4th day of August, 2025 at Valdese Town, North Carolina.

SEAL

Charlie Watts, Mayor

CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting **Town Clerk** of Valdese does hereby certify: That the above/attached resolution is a true and correct copy of the resolution, as regularly adopted at a legally convened meeting of the Town of Valdese duly held on the ____ day of August, 2025; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2025.

Signature of Recording Officer

Jessica Lail, Town Clerk

Printed Name and Title

Councilwoman Zimmerman made a motion to approve the Iron Mountain contract and resolution of tentative award for the Valdese Bluffs project, seconded by Councilwoman Lowman. The vote was unanimous and the motion carried.

APPROVED DR REYNOLDS CONTRACT FOR PUBLIC SAFETY FACILITIES Mr. Herms stated that the town has finalized a contract with the contractor for Phase One of the police and fire facilities study. This phase will review various options for each location, outlining pros and cons, and provide recommendations to the Council on how to proceed.

Council discussed the scope of Phase One for the police and fire facilities study. The original RFQ called for three options, but a fourth location was added after the contractor's walk-throughs:

1. Renovate the existing building at 215 East Main for police operations.
2. Construct a new fire station at 200 Massel Avenue.
3. Construct a combined police department and fire station with shared space at 200 Massel Avenue.
4. Renovate the old town hall portion of 121 Faet Street for police operations.

Councilman Harvey raised concerns about expanding beyond the original three options, noting the Council previously decided not to consider renovation of the 121 Faet Street facility. Councilman Harvey noted that he asked about adding expanding the current town hall to combine police and administrative functions but was told he couldn't but asked if we could.

Mr. Herms stated the contractor selected the four options based on experience from site visits and we could add additional locations for an extra fee (estimated \$12,000). Councilwoman Zimmerman noted that we have already talked about renovating Town Hall to accommodate the Police Department and decided not to do that.

Mr. Herms emphasized that work could begin immediately based on council direction and that the goal was to avoid delays. Council ultimately considered whether to approve the DR Reynolds contract as presented or amend the scope before work begins.

Councilwoman Zimmerman made a motion to approve the DR Reynolds contract for Public Safety Facilities as presented in the packet, seconded by Councilwoman Lowman. The vote was unanimous and the motion carried.

(A copy of the contract is available for review in the Clerk's office.)

INFORMATION ITEMS FOR COUNCIL DISCUSSION:

i. **FY 2025 PRELIMINARY FINAL RESULTS, AS OF JUNE 30, 2025** Mr. Herms reported that preliminary audit results indicate the town will add approximately \$500,000 to reserves this year, largely due to interest income. He cautioned that this is a one-time increase, as ongoing and upcoming projects will reduce available funds and thus future interest earnings.

Councilman Harvey noted that of the \$500,000 surplus, about \$115,000 comes from increased interest income, with the remainder from reduced expenses. He expressed concern that budget estimates can change significantly after approval, citing last year's larger surplus partly due to miscalculated property

taxes and higher-than-expected interest. He emphasized the challenge for council members, many with public service backgrounds but limited budgeting experience, to manage revenue expectations. He also mentioned public pressure to raise taxes and suggested improving the accuracy of budget projections earlier in the process to reduce such issues.

ii. **STATUS OF MOBILE FOOD ORDINANCE** Mr. Herms said the current food ordinance is in draft form and may undergo several changes before final approval. It will be refined, sent to the Planning Board for review, and then proceed through the approval process before reaching the council.

iii. **RESIDENCY REQUIREMENT FOR VALDESE TOWN COUNCIL ADVISORY COMMITTEES** Councilman Harvey presented a suggested list of six committees, recommending removal of the ABC Store committee. He encouraged council members to provide feedback but received only one supportive response. With no objections, the ABC Store committee will be removed, and the suggested requirements will apply to the remaining five committees. Attorney Swanson will draft a resolution for each committee, excluding the ABC board for the next Council meeting.

UPDATES ON AGREEMENTS AND PROJECTS APPROVED AT THE JUNE 2025 MEETING:

i. **WPCOG PLANNING ASSISTANCE** Mr. Herms reported the planning contract has been executed and the town is working with the COG to provide a professional planner on-site Wednesdays. Due to staffing challenges, including recent absences, the COG has several planners on leave. To help bridge the gap, the town has hired an intern to work Tuesdays, Thursdays, and Fridays. The intern, currently working with the North Wilkesboro planning department, will handle general planning questions from the public. The long-term goal remains hiring a full-time planner, while managing current needs with available resources.

ii. **WPCOG STORMWATER PARTNERSHIP** Mr. Herms noted the town has partnered with the COG for years to manage the stormwater program, which serves 80-90% of local governments in the region. He explained the program is federally mandated and requires specialized engineers, making it uncommon for towns of this size or larger to manage stormwater independently.

iii. **FIRST TRYON FINANCIAL ADVISORS** Mr. Herms reported on working with First Tryon Financials, a reputable group that assists local governments with budgeting models. Initial meetings have been held, and their first detailed product review was positive. The system allows users to experiment with data while easily resetting changes. Mr. Herms expressed confidence that this tool will greatly aid the town and staff in forecasting future revenues.

iv. **APPLICATION FOR SUPPLEMENTAL HELENE FUNDING THROUGH DWI** Mr. Herms reported the town submitted the first round of grant applications for water infrastructure funding through the Division of Water Infrastructure by the August 1 deadline, focusing on the water plant, which sustained more hurricane damage and therefore scored higher in the grant's point system. The town plans to submit a second application for the sewer plant by the November deadline.

MANAGER'S REPORT Town Manager Todd Herms reported:

Capital Campaign Drive for Pool Cover Update - Mr. Herms updated that the town is developing a capital campaign for the pool cover project. They have reached out to several fundraising companies, with one, Kinetic, a nationwide firm with a regional presence, showing interest. Kinetic is preparing a proposal tailored to the town's goals and expects to achieve fundraising targets within six to twelve months if engaged.

Old Colony Players presents the Historic Outdoor Drama From This Day Forward, Fred B. Cranford Amphitheatre - Fridays & Saturdays 8:00 p.m. until August 9, 2025.

50th Annual Waldensian Festival and Footrace – August 8 & 9, 2025, see full event schedule at visitvaldese.com.

Family Friday Nights Summer Concert Series continues each Friday on Temple Field from 7:00 p.m. – 10:00 p.m. until August 29, 2025

AUGUST 4, 2025, MB#33

Next Agenda Review Council meeting is scheduled for Monday, August 25, 2025, 6:00 p.m., Council Chambers, Valdese Town Hall

Next Regular Council meeting scheduled for Tuesday, September 2, 2025, 6:00 p.m., Council Chambers, Valdese Town Hall

MAYOR AND COUNCIL COMMENTS: Councilwoman Lowman encouraged everyone to attend the 57th season production of *From This Day Forward*, which she saw two weeks ago and described as outstanding. She urged support for the Old Colony Players.

At 6:51 pm, Councilwoman Lowman made a motion to go into **Closed Session Pursuant to NC General Statute 143-318.11(a)(6)** to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee, seconded by Councilwoman Ward. The vote was unanimous and the motion carried.

At 7:02 pm, Councilman Harvey made a motion to go out of Closed Session, seconded by Councilwoman Zimmerman. The vote was unanimous and the motion carried.

APPROVED TOWN ATTORNEY NEW RATE: Councilman Harvey made a motion to accept the new rate for the Town Attorney, seconded by Councilwoman Ward. The vote was unanimous and the motion carried.

ADJOURNMENT: At 7:03 p.m., there being no further business to come before Council, Councilwoman Zimmerman made a motion to adjourn, seconded by Councilwoman Lowman. The vote was unanimous and motion carried.

Town Clerk

Mayor

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