TOWN OF VALDESE
TOWN COUNCIL REGULAR MEETING
OCTOBER 06, 2025

The Town of Valdese Town Council met on Monday, October 06, 2025, 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 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, Assistant Town Manager/CFO Bo Weichel, Town Attorney Tim Swanson, WPCOG Planner Daniel Odom, and Town Clerk Jessica Lail.

Absent:

A quorum was present.

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

Reverend Doctor Rachel Matthews from the Valdese Waldensian Presbyterian Church offered the invocation and Mayor Watts led in the Pledge of Allegiance to the Flag.

RESOLUTION OF APPRECEATION

Mayor Watts presented Ms. Dianne Searcy with a resolution of appreciation. Mayor Watts stated that the proclamation did not come close to the appreciation that there was for Ms. Searcy. The proclamation was read by Mayor Watts as follows:

WHEREAS, the safety and well-being of police officers and firefighters are vital to protecting the residents of Valdese; and

WHEREAS, Susan Dianne Searcy has shown remarkable generosity and dedication by providing financial support to strengthen police and fire equipment, enhance employee safety, and expand advanced training opportunities; and

WHEREAS, this commitment has directly improved the readiness and effectiveness of the Valdese Police Department and Valdese Fire Department, ensuring they are better equipped to protect lives and property, thereby enhancing the safety and well-being of the community; and

WHEREAS, the investment made by **Susan Dianne Searcy** reflects a deep belief in public safety, community partnership, and the importance of supporting those who dedicate their lives to serving others; and

WHEREAS, the Town of Valdese wishes to recognize **Susan Dianne Searcy** for her leadership, generosity, and lasting contributions to the safety and professional development of its public safety departments.

NOW, THEREFORE, BE IT RESOLVED that the Valdese Town Council, on behalf of the citizens of Valdese, hereby expresses its deepest appreciation to **Susan Dianne Searcy** for her generous contribution and commitment to enhancing public safety in our community.

Be It Further Resolved, that the Town Council of the Town of Valdese, North Carolina, urges all residents to join in recognizing and thanking **Susan Dianne Searcy** for this extraordinary commitment to the safety and security of our community.

Adopted this the 6th day of October, 2025.

/s/ Charles Watts, Mayor

OPEN FORUM/PUBLIC COMMENT

OPEN FORUM/PUBLIC COMMENT GUIDELINES: Mayor Pro Tem Gary 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.

FACTS – RICK MCCLURD – 408 GARROU AVENUE SE, VALDESE: Mr. McClurd stated that one of the facts was that the Town was able to stop the building of the Fire and Police Department on Pineburr. Mr. McClurd stated he was glad the facilities would be located downtown. Mr. McClurd stated that following this he had called Mr. Clark Erwin to ask if he would be interested in the Pineburr plant. Mr. McClurd stated it seemed as Mr. Erwin was interested in purchasing the property. Mr. McClurd stated that Mr. Erwin ended up purchasing the Pineburr plant for $113,000. Mr. McClurd stated that Mr. Erwin planned to put 40 units in that building, starting with four (4) to six (6) at a time. Mr. McClurd stated this would bring in approximately $35,000 in tax revenue every year. Mr. McClurd stated that if that had not happened, that the Town would have never received any property tax value out of the Pineburr plant. Mr. McClurd stated that as he understood, the Town would be voting on changes to the zoning ordinance for the remainder of the property during the meeting. Mr. McClurd stated that he believed there was about a $75,000 bid on the remaining property. Mr. McClurd stated that he hoped they would be able to build condos or something similar in the area. Mr. McClurd stated that the property would bring the Town additional tax revenue, as well as water and sewer revenue. Mr. McClurd stated the Town had signed a contract with a company to look at four (4) different options for the fire and safety building. Mr. McClurd stated that the Council had also signed a contract to build an inflatable cover over the pool. Mr. McClurd stated it was originally planned for the structure to be permanent, he stated that it had gotten out of hand and had ended up being priced at around $2,000,000. Mr. McClurd stated the Town was able to do the inflatable at a reduced rate in comparison, he stated the Town was able to use a grant for the funding of the structure. Mr. McClurd stated that with the grant, the structure would now cost the Town $300,000. Mr. McClurd stated that he believed this structure would be available by the winter to allow individuals to swim. Mr. McClurd stated that he believed with no cover, individuals would still be able to sunbathe in the summer, he stated that this would not be the case with a permanent cover. Mr. McClurd stated that council had also changed a grant that was awarded to the Town, he stated that it was for a sidewalk and that the awarded total was $950,000. Mr. McClurd stated the sidewalk was going out of the Town, and that it was able to be moved to a sidewalk which was located within the Town. Mr. McClurd stated this sidewalk would go from the Town Hall to the Community Center. Mr. McClurd stated that he hoped the Town could get a sidewalk on Carolina Street as well, so people could walk into the Town. Mr. McClurd stated that Town citizens had gotten into a revolt, approximately a month prior, as the Planning Board had decided to place forty (40) units of low rent housing in the Town. Mr. McClurd stated that there had been a study two (2) years ago, where it was said that the Town did not want additional low rent housing. Mr. McClurd stated that he was not sure what the Planning Board had found out when that study had gone on. Mr. McClurd stated that the result of what he was saying was that the Town had done a lot in two (2) years, that the Town had saved $1,200,000 by not building the permanent structure at the Pool. Mr. McClurd continued by stating the Town had saved money by not building the Police and Fire Department on Pineburr, stating that the Town would have never gotten revenue out of that property. Mr. McClurd stated that he believed the Council had been doing a good job.

CONSENT AGENDA: (enacted by one motion)

APPROVD PRE-AGENDA MEETING MINUTES OF AUGUST 25, 2025

APPROVED CLOSED SESSION MINUTES OF AUGUST 25, 2025

APPROVED REGULAR MEETING MINUTES OF SEPTEMBER 2, 2025

APPROVED LEASE AGREEMENT AT OLD ROCK SCHOOL WITH VEDIC

Lease Agreement: VEDIC has been a tenant of the Old Rock School since 2024. Their office space is on the second floor and they host their monthly meetings in the Waldensian Room. They have been a welcome addition to the facility and often collaborate with Community Affairs in effort to support new Valdese businesses. The lease agreement is in the amount of $368.00 monthly.

APPROVED FIRST AMENDMENT TO AGREEMENT FOR PURCHASE FOR PURCHASE AND SALE OF LAND – 800 PINEBURR PROPERTY The Town received an offer to purchase the vacant parcel located at 800 Pineburr Avenue SE. At the April 7, 2025, meeting, Council approved a Resolution Authorizing the Upset Bid Process. Several upset bids were received following the initial offer.

The final bid concluded at $148,378.25, submitted by East McDowell Street Properties, LLC. The buyer has provided the required 5% deposit. At the June 2, 2025, meeting, Council approved the Agreement for Sale and a Resolution for Sale of Town-owned Property.

The First Amendment extends the examination period through January 15, 2026 and deletes Exhibit B.

FIRST AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE OF LAND

THIS FIRST AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE OF LAND (the “First Amendment”) is made by and between TOWN OF VALDESE, a North Carolina municipal corporation, having a mailing address of P.O. Box 339, Valdese, NC 28690 (“Seller”), and EAST MCDOWELL STREET PROPERTIES, LLC, a North Carolina limited liability company, having a mailing address of 118 North Sterling Street, Morganton, NC 28655 (“Buyer”), and is effective as of the last date herein below signed (the “Effective Date”). The identified parties are at times referred to herein collectively as “Parties” and individually as a “Party.”

RECITALS

A. Seller and Buyer entered into that certain Agreement for Purchase and Sale of Land signed by the Seller on June 5, 2025 and signed by the Buyer on April 30, 2025 (the “Agreement”), wherein Seller agreed to sell and Buyer agreed to purchase that certain real property more particularly described in the Agreement.

B. Seller and Buyer have agreed to amend the Agreement as provided herein.

IN CONSIDERATION of the premises and the mutual covenants and agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Previously Defined Terms; Conflict. Each capitalized term not expressly defined in this Amendment shall have the meaning ascribed thereto in the Agreement. In the event of any conflict or inconsistency between the Agreement and this First Amendment, this First Amendment shall control.

2. Examination Period. Section 1(e) of the Agreement is hereby deleted in its entirety and replaced with the following language in its place and stead: “Examination Period” shall mean the period beginning on the Contract Date and continuing until January 15, 2026. TIME IS OF THE ESSENCE AS TO THE EXAMINATION PERIOD.”

3. Exhibit B. Exhibit B to the Agreement is hereby deleted in its entirety.

4. No Other Revisions to Agreement. All other provisions of the Agreement which are not specifically amended by this First Amendment shall remain the same and in full force and effect.

5. Electronic Mail as Writing. The Parties expressly acknowledge and agree that, notwithstanding any statutory or decisional law to the contrary, the printed or digital product of an electronic mail transmittal, including DocuSign or any other similar method, including counterparts, shall be deemed to be “written” and a “writing” for all purposes of this Amendment.

6. Counterparts. This First Amendment may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument. It shall not be necessary for all the Parties to execute each counterpart for this First Amendment to be binding and this First Amendment shall be binding if each party executes at least one counterpart hereof.

IN WITNESS WHEREOF, each of the Parties hereto has caused this First Amendment to be duly executed, by its authorized officers or individually, on the Effective Date.

EAST MCDOWELL STREET
PROPERTIES, LLC,
a North Carolina limited liability company

____

By:

Its:

Date: ______________________________

IN WITNESS WHEREOF, each of the Parties hereto has caused this First Amendment to be duly executed, by its authorized officers or individually, on the Effective Date.

[AFFIX SEAL]

ATTEST:

____

By: Jessica Lail

Its: Town Clerk
TOWN OF VALDESE,
a North Carolina Municipal Corporation

____

By: Charles Watts

Its: Mayor

Date: ______________________________

PRE-AUDIT CERTIFICATE

This Agreement has been pre-audited pursuant to North Carolina General Statute§ 159-28 in the manner required by the Local Governmental Budget and Fiscal Control Act.

____

By: Bo Weichel

Its: Finance Officer

Approved as to form on behalf of the Town this day of , 2025.

____

By: Timothy D. Swanson

Its: Town Attorney

APPROVED CALL FOR PUBLIC HEARING ON MONDAY, DECEMBER 8, 2025, 5:00 PM – SPECIAL USE PERMIT 800 PINEBURR PROPERTY The Town of Valdese has received a request for a Special Use Permit for 800 Pineburr Avenue SE . Special Use Permit's must follow Quasi-Judicial proceeding requirements as established by N.C. General Statute and the Town of Valdese Zoning Ordinance. These requirements include the scheduling and public notification of the Quasi-Judicial Hearing.

A motion was made by Councilwoman Lowman to approve the consent agenda, seconded by Councilwoman Ward. The vote was unanimous and the motion carried.

End Consent Agenda

ITEMS REMOVED FROM CONSENT AGENDA: None

PUBLIC HEARING – COMMUNITY DEVELOPMENT BLOCK GRANT NEIGHBORHOOD REVITILIZATION (CDBG-NR) – FUNDING FOR BERRYTOWN WATERLINE PROJECT
At 6:13 PM, Mayor Watts opened the Public Hearing.

Mr. Ben Willis, Director for Community and Economic Development, WPCOG, stated that the Berrytown project had been worked on for approximately the last year. Mr. Ben Willis stated that the public hearing today was the third public hearing for the Community Development Block Grant Neighborhood Revitalization grant. Mr. Ben Willis stated that the grant covered waterline and service line connections to low- and moderate-income homes in the Berrytown community. Mr. Ben Willis stated that the Town had initially applied for $800,000 for the project and that that had been presented at the second public hearing. Mr. Ben Willis stated that due to cost increases, the application budget had been amended to $1,000,000, and was awarded at that amount. Mr. Ben Willis stated that the public hearing on this dais was to notify the public of the additional $200,000 awarded. Mayor Watts asked if there were any comments from members of the Council. None were offered. Mayor Watts asked if there were any comments from members of the public. None were offered.

Mayor Watts then declared the Public Hearing closed at 6:15 PM.

ADOPTED COMMUNITY DEVELOPMENT BLOCK GRANT-INFRASTRUCTURE (CDBG-NR) DOCUMENTS Mr. Ben Willis stated that the plans that were presented were the same plans as the ones adopted several months ago for the CDBG Infrastructure Grant, through NCDEQ. Mr. Ben Willis stated the documents had been modified to reflect the contact information in reference to the North Carolina Department of Commerce. Mr. Ben Willis stated that there were no policy changes, that the action was a formality. Mr. Ben Willis stated there were two (2) different pots of money, both from CDBG's, one (1) Neighborhood Revitalization and one (1) Infrastructure, with one (1) coming out of Commerce and one (1) coming out of DEQ. Mr. Ben Willis stated that the adoption of the document would ensure that the language matches the language which was necessary for the grants. Mayor Watts asked if there were any comments from the Council. None were provided.

A motion was made by Mayor Pro Tem Ogle to adopt the CDBG-Infrastructure Documents, seconded by Councilwoman Lowman. The vote was unanimous and the motion carried.

APPROVED ORDINANCE DIRECTING CLOSURE OF PROPERTY DEEMED IMMINENT DANGER
Mr. Curt Willis, Code Enforcement Manager, WPCOG, stated that on July 11, 2025, a notice of violation was issued to the property at 508 Pineburr Avenue, for the property owner Ms. Bolick to vacate the property as she was living on the property in a tent, without any sanitary facilities or any kind of safe habitation. Mr. Curt Willis stated a minimum housing hearing was held on July 23, 2025 at the property in question, he stated that during the hearing he was accompanied by members of the Homeless Response Team to help take down information and to help find Ms. Bolick a place to live. Mr. Curt Willis stated that on July 25, 2025 an order to vacate the property was issued, with a deadline of September 25, 2025. Mr. Curt Willis stated that once the deadline had expired, an ordinance was created to vacate and close the property, which now sat before the Council. Mr. Curt Willis stated that the Ordinance would include placarding of the property, removal of the tent if necessary, which he stated he believed Ms. Bolick would do herself. Mr. Curt Willis stated that it would be his recommendation to pass the Ordinance, for the Council to set a deadline for Ms. Bolick to leave the property, and to allow for the property to continue to be maintained.

Mayor Watts opened the floor to the Council for questions. Councilwoman Lowman stated that the Council was told Ms. Bolick had received a voucher from the Homeless Response Team, and asked Mr. Curt Willis if this was correct. Mr. Curt Willis stated Ms. Bolick had received a Back-to-Home voucher and that he had Ms. Amber Bradford, Homeless Response Team Manager, WPCOG, present to explain the process. Ms. Bradford stated there were some things that she could share and some things she could not share. Ms. Bradford stated that the Team had been working with Ms. Bolick since July after receiving a referral from Mr. Curt Willis. Ms. Bradford stated that, there was no voucher, but that Ms. Bolick had eligibility for a program as she was homeless. Councilwoman Lowman questioned what the Back-to-Home program would entail for Ms. Bolick. Ms. Bradford stated that the program worked as a supportive housing program, that it was a twenty-four (24) month program, where Ms. Bolick would receive assistance in finding permanent supportive housing opportunities. Ms. Bradford stated that the program included case management assistance, assistance in finding a place to live, but that Ms. Bolick would have to do leg work to do those things as well. Mayor Pro Tem Ogle questioned if Ms. Bolick had done the leg work. Ms. Bradford responded by stating Ms. Bolick had some barriers in front of her, that Ms. Bolick was working through the barriers, but that she could not speak to all of what Ms. Bolick was going through, but could say that Ms. Bolick had made connections with the Homeless Response Team to help support those things. Councilman Harvey questioned if the Council were to approve the ordinance, how long would Ms. Bolick have to vacate the property. Mr. Curt Willis stated that that date would be up to the Council to set. Councilman Harvey then asked how long it had been since Ms. Bolick's house burnt down, questioning how long Ms. Bolick had been without a house. Mr. Curt Willis stated it had been two (2) years. Councilman Harvey stated he believed someone had died in the fire. Councilman Harvey asked if there was some way to provide Ms. Bolick with a porta-john to take care of the sanitation problem. Mr. Curt Willis stated that the provision of a porta-john would be kicking the can down the road, that he was not opposed to give Ms. Bolick more time, but that this issue went further than sanitation. Mr. Curt Willis stated Ms. Bolick was living in a tent, that this was not safe, that it was an open invitation for theft, though he noted this had not happened yet. Mr. Curt Willis stated the approval of the Ordinance could help Ms. Bolick receive housing opportunities through emergency response programs or actions. Mr. Curt Willis stated if the Council wished to provide Ms. Bolick a port-o-john that it would be up to them. Councilman Harvey questioned whether Ms. Bolick was alone on the property or if other were involved. Mr. Curt Willis stated that it involved Ms. Bolick along with her twenty-five (25) year old son, and two (2) dogs. Mr. Curt Willis stated that Ms. Bolick used to reside in a camper, but that she had been living in a tent since last Spring. Councilwoman Zimmerman asked Town Attorney Swanson, about Section 6 of the Ordinance, where it stated that there was a thirty (30) day period, and was wondering when the period applied. Town Attorney Swanson stated that the thirty (30) day period came from NCGS Chapter 160D, stating that was the time period which had to elapse before the Town could file a summary ejectment to have Ms. Bolick removed by the court from the property. Councilman Harvey asked that if the Ordinance were to be passed on October 6, 2025, would Ms. Bolick have to move on the next day. Town Attorney Swanson responded stating that the date could be set, but it could not be enforced for a period of 30 days. Councilman Harvey then stated that if the date were to be set for October 7, 2025, Ms. Bolick would still have 30 days to find a place. Town Attorney Swanson responded in the affirmative. Councilwoman Ward stated that since an article came out, that citizens had been calling with concerns of constitutional rights violations. Councilwoman Ward then asked if Ms. Bolick would lose her property. Town Attorney Swanson stated Ms. Bolick would not lose her property. Councilwoman Lowman shared that she had received calls of concerns, coming from neighbors about the property. Mayor Watts stated he had also received calls. Councilman Harvey stated he had also received complaints for the previous two years. Mayor Pro Tem Ogle stated he had received a call approximately a year ago about the property. Mayor Watts asked if there were any further comments from the Council. None were provided.

AN ORDINANCE DIRECTING TOWN OFFICIALS TO VACATE AND CLOSE THE PROPERTY HEREIN DESCRIBED AS AN IMMINENT DANGER TO THE PUBLIC AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED

WHEREAS, N.C. Gen. Stat. § 160D-1201, et seq. authorizes any local government by ordinance to provide for the repair, closing, or demolition of dwellings, as defined by N.C. Gen. Stat. § 160D-1201(a), found unfit for human habitation due to dilapidation, defects increasing the hazards of fire, accidents or other calamities, lack of ventilation, light, or sanitary facilities, or other conditions rendering the dwellings unsafe or unsanitary, or dangerous or detrimental to the health, safety, morals, or otherwise inimical to the welfare of the residents of the local government; and

WHEREAS, the Town has adopted by ordinance in Division II, Part 9, Chapter 1, Article D of the Town of Valdese Code of Ordinances (“Minimum Housing Standards”) to provide for the repair, closing, or demolition of dwellings found unfit for human habitation; and

WHEREAS, on or about July 11, 2025, the Code Enforcement Officer, as defined in Section 9-1061 of the Minimum Housing Standards, found that the Dwelling located at 508 Pineburr Avenue SW, Valdese, North Carolina, Parcel ID: 2733731506 (the “Dwelling”), as unfit for human habitation; and

WHEREAS, on July 11, 2025, the Code Enforcement Officer, after conducting a preliminary investigation disclosing a basis for such charges, issued and caused to be served on Kristina J. Bolick, the Owner of the Dwelling, as defined by N.C. Gen. Stat. § 160D-1202(1), and parties in interest of such Dwelling a complaint stating the charges in that respect and containing a notice that an administrative hearing would be held before the Code Enforcement Officer, or the designated agent, at a place within Burke County; and

WHEREAS, after notice and an administrative hearing, the Code Enforcement Officer determined that the Dwelling was unfit for human habitation due to the fact that the Dwelling consisted of a tent without sanitary facilities and stated, in writing, findings of fact to support that determination; and

WHEREAS, the repair to the Dwelling cannot be made at a reasonable cost in relation to the value of the Dwelling; and

WHEREAS, on July 25, 2025, the Code Enforcement Officer issued and caused to be served on the Owner an order requiring the Owner to vacate and remove the Dwelling by not later than September 25, 2025; and

WHEREAS, the Owner of the Dwelling has been given a reasonable opportunity to bring the Dwelling into conformity with the Minimum Housing Standards, but has failed to comply; and

WHEREAS, N.C. Gen. Stat. § 160D-1203 provides that if the Owner fails to comply with an order to vacate, close and/or remove the Dwelling, the Code Enforcement Officer may, following ordinance adopted by the governing board, cause the Dwelling to be vacated, closed, posted with a placard on the main entrance of the Dwelling the following words: “This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful,” and removed; and

WHEREAS, the Town Council has determined that the Dwelling is unfit for human habitation due to lack of sanitary facilities rendering the Dwellings unsafe or unsanitary, or dangerous or detrimental to the health, safety, morals, or otherwise inimical to the welfare of the residents of the Town of Valdese; and

WHEREAS, based on the foregoing, the Town Council finds that the Dwelling should be vacated, closed, and removed to meet the requirements of the Minimum Housing Standards, and should be placarded by placing thereon a notice prohibiting use for human habitation until removed; and

WHEREAS, the Town Council finds that all of the provisions of the Minimum Housing Standards have been complied with as a condition of the adoption of this Ordinance.

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

SECTION 1. The Owner of the Dwelling having been notified in accordance with Chapter 160D of the North Carolina General Statutes, is hereby ordered to vacate the Dwelling on or before October ____, 2025.

SECTION 2. The real property upon which the Dwelling is situated is more particularly described as follows:

TRACT I. BEGINNING on an iron stake and pointers, Shuping northeast corner of Shuping residence lot and runs North 7½ poles to an iron pipe; thence East 7½ poles to a stake; thence South 10° West 7½ poles to 3 white oaks; thence West to the BEGINNING.

TRACT II. BEGINNING on an iron and pointers, the Shuping northeast corner of residence lot and runs East 7 poles to 3 white oak trees; thence South 11 poles to a stake on north edge of a public road; thence with the north edge of said road West 3 poles to a stake, thence North 65° West 3 poles to a stake in Shuping line; thence North with his line 7 poles to the BEGINNING.

Parcel ID: 2733731506

SECTION 3. That the Owner of the real property described herein is Kristina J. Bolick.

SECTION 4. The Code Enforcement Officer or his designee is hereby authorized and directed to place a placard on the main entrance of the Dwelling containing the legend: “THIS DWELLING IS UNFIT FOR HUMAN HABITATION. THE USE OR OCCUPATION OF THIS DWELLING FOR HUMAN HABITATION IS PROHIBITED AND UNLAWFUL. ANYONE FOUND TRESPASSING ON THE PROPERTY CAN BE CHARGED WITH A CLASS 1 MISDEMEANOR.”

SECTION 5. It shall be unlawful for any person to remove or cause to be removed the placard from Dwelling to which it is affixed thereto pursuant to this Ordinance. It shall likewise be unlawful for any person to occupy or to permit the occupancy of Dwelling having been declared to be unfit for human habitation. Occupation of a building so posted shall constitute a Class 1 misdemeanor.

SECTION 6. That Owner and parties in interest of the Dwelling are hereby ordered to vacate and close the Dwelling found by the Code Enforcement Officer and Town Council to be unfit for human habitation within thirty (30) days from the date of adoption of this Ordinance. If the Owner or parties in interest fail to have the Dwelling vacated within thirty (30) days from the adoption of this Ordinance, the Code Enforcement Officer is hereby authorized to commence summary ejectment proceedings pursuant to N.C. Gen. Stat. § 160D1203(8).

If the Owner or parties in interest shall fail or refuse to vacate and close Dwelling within the time allowed, then the Code Enforcement Officer is hereby authorized to proceed to vacate, close and secure and demolish the Dwelling in accordance with this Ordinance pursuant to the Minimum Housing Standards and N.C. Gen. Stat. § 160D-1203. The cost of vacating and closing, or removal and demolition by the Code Enforcement Officer shall be a lien against the real property upon which the cost was incurred as provided in the Minimum Housing Standards and N.C. Gen. Stat. § 160D-1203(7).

SECTION 7. The Code Enforcement Officer or his designee is further directed and authorized to take such other and further action and exercise such other powers with respect to said dwelling as may be necessary or convenient to carry out and effectuate the provisions of the Minimum Housing Code of the Town of Valdese.

SECTION 8. That any person violating the provision of this Ordinance or the Minimum Housing Standards shall be subject to the penalties and fines set forth in Section 9-1085. If the violation is continued, each day’s violation shall be a separate offense. In addition, this Ordinance may be enforced by an appropriate equitable remedy such as an injunction or order of abatement issuing from any court or competent jurisdiction pursuant to N.C. Gen Stat. § 106D-1208 and by any, all, or a combination of the remedies as authorized and prescribed by law or under the Town of Valdese Code of Ordinances.

SECTION 9. That the Town Clerk is hereby directed to record a certified copy of this Ordinance in the Office of the Burke County Register of Deeds and see that it is properly indexed in the name of the Owner in the grantor index.

SECTION 10. That all ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 11. That if any section, subsection, paragraph, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable and such holding shall not affect the validity of the remaining portions hereof.

SECTION 12. That the Town Attorney is authorized to proceed with in rem foreclosure proceedings to collect taxes and liens owed for the property, if any.

SECTION 13. This Ordinance shall become effective upon its adoption.

ORDAINED by Town Council for the Town of Valdese, North Carolina, this __ day of _______________, 2025.

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

Councilman Harvey made a motion to approve the Ordinance to vacate and close the property, posting the property, and enforcing the trespass clause of the Ordinance in accordance with the NC General statutes, setting the date for October 6, 2025. Seconded by Councilwoman Zimmerman. The vote was unanimous and the motion carried.

APPROVED CAPITAL PROJECT ORDINANCE – UTILITY LINE REPLACEMENT FY 25-26 Mr. Weichel stated that this item would set up a project ordinance. Mr. Weichel recalled back to the budgeting process, where appropriations were included within the utility fund for improvements to water and sewer in several different areas of the Town. Mr. Weichel stated these areas were Rodoret St. N, Rodoret St. S, Curville St. NE, and Jefferson Ave. NE. Mr. Weichel stated these projects were being presented as a total package. Mr. Weichel stated the project ordinance would allow engineering work to continue until the Town reached the bidding phase. Mr. Weichel stated that once the bid phase had passed, the Town would know what construction costs would be and that the project ordinance would be modified from there.

TOWN OF VALDESE
UTILITY LINE REPLACEMENT for FISCAL YEAR 2025-2026
CAPITAL PROJECT BUDGET 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 **Utility Line Replacement – Fiscal Year 2025-2026**. The project proposes the replacement of existing sanitary sewer lines along the backs of residences on Rodoret Street North, replacement of the existing water main line along Rodoret Street North, replacement of an existing sanitary sewer line along the backs of residences on the west side of Rodoret Street South, replacement of an existing sanitary sewer line along the backs of residences on Jefferson Avenue NE, and replacement of the existing water main line on Curville Street NE.
This project is part of the Town's annual Capital Improvements Plan (CIP) and has a total estimated value of $2,054,000 for the 2025-2026 fiscal year.

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:

Source		Amount	Assigned Account Number
Utility Fund		335,000	56.3000.000

	$	335,000	
		=======	

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

Source		Amount	Assigned Account Number
Survey/Design/Permitting Phase	$	213,000	56.8120.100
Bidding and Award Phase		12,000	56.8120.200
Construction Admin Phase		110,000	56.8120.300

	$	335,000	
		========	

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 6th day of October, 2025.

Charles Watts., Mayor

Jessica Lail, Town Clerk

Councilwoman Lowman made a motion to adopt the Capital Project Ordinance for the Rodoret, Jefferson, and Curville, Area Utility Line Replacements, while reserving future amendment authority to incorporate actual construction costs. Seconded by Councilwoman Ward. The vote was unanimous and the motion carried.

APPROVED CAPITAL PROJECT ORDINANCE – WATER PLANT BULK CHEMICAL FACILITY IMPROVEMENTS Mr. Weichel stated the Capital Project Ordinance would be for engineering work only. Mr. Weichel stated that the reason for this was to include the work in the bid package for the larger water plant upgrade project, to allow for more better costs and more competitive bids for the work. Mr. Weichel stated the Town wanted to get the design work for the project done, stating it would be more affordable if done this way, and that the Town would still have the design work for future years. Mayor Watts opened the floor to Council for questions. None were provided.

TOWN OF VALDESE
WATER PLANT BULK CHEMICAL FACILITY IMPROVEMENTS
CAPITAL PROJECT BUDGET 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 **Water Plant Bulk Chemical Facility Improvements**. The project proposes the replacement of the existing bulk storage chemical tanks, piping, valves, and associated appurtenances for the Aluminum Sulfate feed system and the Caustic feed system. In addition, coatings will be applied within the existing containment area as required to ensure compliance and long-term facility protection.
This project has been developed through the Town's annual Capital Improvements Plan (CIP) and has a total estimated value of $780,000 for the 2026–2027 fiscal year. The work is planned to be coordinated with and incorporated into the ongoing **Water Treatment Plant Upgrades Project** currently being completed with appropriation of funds from the North Carolina State Legislature.

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:

Source		Amount	Assigned Account Number
Utility Fund		57,000	57.3000.000

	$	57,000	
		=======	

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

Source		Amount	Assigned Account Number
Survey/Design/Permitting Phase	$	55,000	57.8100.100
Bidding and Award Phase		2,000	57.8100.200

	$	57,000	
		========	

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 6th day of October, 2025.

Charles Watts., Mayor

Jessica Lail, Town Clerk

Councilwoman Zimmerman made a motion to authorize the Project Ordinance to proceed with design and cost estimating services, allowing the water plant bulk chemical facility improvements to be integrated into the water treatment plant upgrade project. Seconded by Councilwoman Ward. The vote was unanimous and the motion carried.

YEAR-TO-DATE FINANCIAL RESULTS Mr. Weichel stated the financial statements for the first three (3) months of the fiscal year, July, August, and September, were included in the agenda packet. Mr. Weichel stated it was still early in the year, so he did not have anything significant to point out, but that he was present to answer any questions. Councilman Harvey stated he would like to compliment Mr. Weichel on the great amount of detail he had provided in the financial statements. Councilman Harvey stated that Mr. Weichel had provided some trial balance details, along with other things, that he may not have to provide to the council in the future. Councilman Harvey stated it could be beneficial for Mr. Weichel to review this data with the future council as to give them insight into how the Towns finances were handled.

APPROVED CLARIFICATION OF NOVEMBER AND DECEMBER COUNCIL MEETINGS Councilman Harvey stated that the formal designation of the "Organizational Meeting" was discussed thoroughly at the previous Pre-agenda Meeting. Councilman Harvey stated that a proposed motion had been reviewed with Town Attorney Swanson.

Councilman Harvey therefore moved to resolve that the organizational meeting of the Town Council for the Town of Valdese has been set and shall take place on November 17, 2025, if the Burke County Board of Elections had certified the 2025 election results by that date, or if not on the first regular meeting in December, after the results of the municipal election had been certified. Seconded by Councilwoman Ward.

Mayor Watts opened the floor for further discussion. Councilman Harvey stated the motion clarified, as had been planned, to swear in new elects on the November 17, 2025 meeting. Councilman Harvey stated that two years ago, the newly elected council had been left in the dark following the election. Councilman Harvey stated the motion would clarify that the new council would be sworn in approximately two (2) weeks after the election. Councilman Harvey stated that North Carolina General Statute 168-68 specified that the council could fix the date and time of the organizational meeting, at which the newly elected mayor and council shall qualify by taking oath, and at which meeting council shall elect from among its members a Mayor Pro Tem to serve at the pleasure of the council.

The vote was unanimous and the motion carried.

Mayor Watts moved to Item G, iii, relevance of November 10 "Pre-agenda Meeting." Councilman Harvey stated that a question was posed at the previous pre-agenda meeting in regard to this. Councilman Harvey stated that it was assumed that the new council would be seated on November 17, and as a result it would be their agenda. Councilman Harvey then questioned if the Council wished to do the pre-agenda meeting on November 10.

Councilwoman Zimmerman made a motion to change the calendar and remove the pre-agenda meeting for November 10, seconded by Councilwoman Lowman. Councilman Harvey stated he would be all for this. The vote was unanimous and the motion carried.

ENGAGEMENT OF FINANCIAL ANALYSIS AND MODELING CONSULTANT Councilman Harvey stated that the engagement of financial analysis and modeling consultant was discussed both at the September 2 meeting and at the previous pre-agenda meeting. Councilman Harvey stated it seemed as if it had all been resolved, but that it was not clear to him that everyone was on the same page.

Councilman Harvey moved to direct the Town Manager to ensure that all relevant immediate near-term and long-term financial data applicable to each option were available when the Valdese Town Council decides to proceed with phase two (2) of the contract with DR Reynolds by coordinating the recommendations with in-depth financial analysis and modeling of all factors using the Tryon Financial Advisor's Model and the assistance that the town had acquired for $25,000. Seconded by Councilwoman Ward.

Mayor Watts opened the floor for discussion. Councilman Harvey stated that the last thing the Council had heard, at the pre-agenda meeting, was that Mr. Weichel had gone back to Tryon Financial Advisors, that the model that was initially intended for future budgets could be adapted for project evaluations, and that Tryon Financial Advisors had offered to come to help implement and present the model. Councilwoman Lowman asked Mr. Weichel if the $25,000 being paid to Tryon Financial would cover this as well. Mr. Weichel responded in the affirmative. Mayor Pro Tem Ogle asked that as the Town had four (4) options, would the modeling and financial projections be on all four (4) of the previously mentioned options, or would they only be on the options recommended by DR Reynolds. Mayor Pro Tem Ogle continued by stating he did not want to waste resources going over all four (4) options if only two (2) were recommended as viable. Town Manager Herms stated he believed everyone was on the same page, that the Town would use the financial modeling on any viable options, that if one (1) was not viable, that it would not make sense to do financial modeling on it. Councilwoman Zimmerman stated that it seemed as if the Council understood that the modeling was available, that the Council would not make a knee-jerk decision without the analysis of the options. Councilwoman Zimmerman stated she did not understand the point of the motion, as the new council would be the ones making the decision. Councilman Harvey stated that the RFQ and previous discussion from the September 2 meeting indicated that DR Reynolds would submit recommendations regarding four (4) options and that the Council would make decisions on those four (4) options, where the Council would then immediately go into phase two (2) of the contract. Councilman Harvey stated that this did not cost any money, that it clarified what was discussed in the two (2) previous meetings, and that more work was being done in order to get Tryon Financial Advisors up to speed so Council could look at the numbers all at once. Councilman Harvey stated that this motion would simply confirm what was going on and have the modeling ready to use when DR Reynolds came back with their recommendation. Councilman Harvey stated that it was his recommendation to pass this, move on, and make sure everyone would know that the Council would look at all costs encompassed by the options. Councilwoman Ward stated this would not cost any extra money, that she would want as much information as possible, and that anyone voted in would want as much information as possible as well.

Councilman Harvey requested a roll call vote to occur. Councilwoman Lowman voted yes, Councilman Harvey voted yes, Mayor Pro Tem Ogle voted yes, Councilwoman Ward voted yes, and Councilwoman Zimmerman voted yes. The vote was unanimous and the motion carried.

CONSIDERATION OF PERSONNEL POLICY AND TRAINING RECOMMENDATIONS BY TOWN MANAGER AFTER 5 MONTHS ON THE JOB Town Manager Herms stated he would try and cover items I, i. Clarification of overtime, compensatory time, and flex time for exempt and non-exempt employees, ii. Personal use of town vehicles, and iii. Status of training: $25k budget allocation in FY 25, deferred to FY26, together. Town Manager Herms stated the Town had contracted with Mr. David Hill of Piedmont Triad Consulting for a pay classification study, as well as a review of the Town's Personnel Policy. Town Manager Herms stated once this was completed that it would be brought back to the elected body for a vote on changes to the personnel policy, along with they pay study.

Mayor Watts opened the floor to Council for questions. Mayor Pro Tem Ogle asked who Town Manager Herms was looking to employ to do this. Town Manager Herms responded that the Town had already entered into a contract with Mr. David Hill, stating that he did approximately 80% of the region's pay studies and classification studies. Town Manager Herms stated Mr. Hill was very well known, knowledgeable, and had a long history of working in human resources. Councilwoman Zimmerman questioned the time frame of the project. Town Manager Herms stated the forms from employees were due in a week, and then Mr. Hill would review these over approximately 30 days. Town Manager Herms stated the Town already had some preliminary data, but that this was very preliminary and raw data. Town Manager Herms stated Mr. Hill would need approximately another four (4) to six (6) weeks to review the personnel policy. Town Manager Herms stated he hoped to bring something to the elected body near January or February 2026, to be implemented on July 1, 2026, for pay, but that the personnel policy could be implemented immediately.

UPDATES ON ONGOING OR PENDING COUNCIL RESOLUTIONS Town Manager Herms started updates by discussing the NC DOT 2024 Resurfacing Agreement. Town Manager Herms stated the Town had been in contact with NC DOT, stating that they were still behind the eight ball from Hurricane Helene. Town Manager Herms stated alternatives were being reviewed where the Town may group together with other municipalities in the area to go out for bid. Town Manager Herms stated he hoped to have an answer around December, to plan for Summer paving. Town Manager Herms stated that there was a list of roads, that for one reason or another, needed attention beforehand and that the Town would start on those, but that they were minimal.

Town Manager Herms then discussed the Lenoir Interconnect Agreement. Town Manager Herms stated that Lenoir was in the process of acquiring the necessary easements that were needed for the line, as well as moving toward acquiring approval from Duke Energy and FERC to approve the crossing of the lake. Town Manager Herms stated the Interconnect Agreement had already been signed, executed, and once the lines were installed, could start day one.

Town Manager Herms then moved to discuss the status of the Hoyle Creek restoration and path project. Town Manager Herms stated that the Town had met with DOT, along with other stakeholders. Town Manager Herms stated that it seemed as if DOT was willing to permit soft surfacing trails within their right-of-way. Town Manager Herms stated that the site survey field work had been completed and that the environmental water resources and threatening endangered species surveys had also been completed. Town Manager Herms stated that the Town was coordinating with Duke Energy for pole modification and relocation, and that once this was completed and grading was more formally established, stream modeling could then be evaluated for stream improvement that was needed.

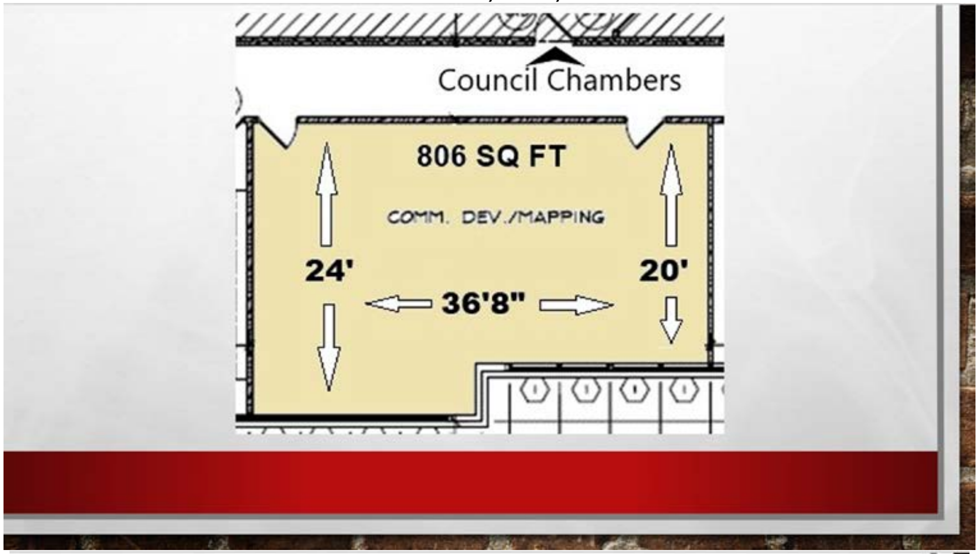
Town Manager Herms then discussed the Mobile Food Service Ordinance, where he stated that this ordinance was currently with the Planning Board. Town Manager Herms stated that the Planning Board had gone through a couple of meetings discussing the ordinance, and that once the Planning Board made its recommendation, it would be brought back to the Council for a formal vote to approve or modify their recommendation.

Town Manager Herms moved to discuss the Pool Cover and ADA Compliance Project. Town Manager Herms stated the ADA handicap ramp rails were being put up on October 6, and that this would hopefully be completed by October 7. Town Manager Herms stated that the pool dome project had run into a few issues, stating that the plans for the structure were extremely old and that they did not entirely align with reality. Town Manager Herms stated that the Town was looking into alternatives to fix that issue, also stating that the Town had run into electrical issues which had already been worked through. Town Manager Herms stated while working through this, Mr. Weichel was able to save the Town $20,000 through a third estimate on the project. Town Manager Herms stated that once changes had been wrapped up into a completed change order, that they may need to be brought back to the Council for a budget amendment, depending on the amount. Councilman Harvey questioned what the date would be when the pool would reopen. Town Manager Herms stated that the Town was shooting for October, but due to increased rain delays that he did not have a firm date at the time. Councilman Harvey questioned that if delays were to continue, would the East Burke and Draughn High School swim teams still be able use the facilities over the winter. Town Manager Herms stated that he could not state this for certain, that it depended on construction and other issues that could arise. Town Manager Herms stated that the pool was extremely old and that as a result unforeseen issues were run into, but that the Town was hoping to have a firm date set sometime in the following week, at which point Council and the public would be updated. Councilman Harvey stated he was concerned for the school system, stating that over the last two years they had to go out and find other facilities, and that he believed they were counting on the Town to provide facilities. Town Manager Herms stated he understood and was trying to complete the project as fast as possible.

Councilman Harvey then questioned Town Manager Herms to inquire about the schedule of when recommendations would come back for the Public Safety Facility options. Town Manager Herms stated that the hope was to have information regarding the project in late October or early November for Staff's review. Town Manager Herms stated if there was no issue, it would then be forwarded on to the elected body, likely at the December meeting.

Councilman Harvey then presented on the Design-Build Contractor Wall-estimates, per October 7, 2024 Council Resolution. Councilman Harvey stated that the Council went into detail regarding the design last October, when the resolution was passed. Councilman Harvey stated that when the design-build contractor was located, that the town would receive estimates on minor modifications to the Town Hall. Councilman Harvey stated he had put together a PowerPoint presentation which would simplify this request along with added benefits that had not been previously discussed. Councilman Harvey stated that he was drawing from his day job, stating that he had experience adapting old commercial buildings to meet current needs. Councilman Harvey stated that the Town Hall had a lot of bad design features, and that the Town had already spent quite a bit of money on maintenance for the building. Councilman Harvey stated what he was suggesting dealt with two issues, those being oversized offices and dangerous through traffic. Councilman Harvey stated that typical commercial design allocates 150 square feet per employee, continuing to state that there were four administrators occupying offices that added up to 2200 square feet, an average of 550 square feet per employee. Councilman Harvey stated it would be easy to change the largest office, which was the planning office, as it was over 800 square feet, the second largest room in the Town Hall. Councilman Harvey then presented measurements and layouts of the planning office. Councilman Harvey stated the Council had used the office in the past for interviews, trainings, and for other special matters. Councilman Harvey stated that if there were someone occupying the planning office that the conference space could not be used by anyone else. Councilman Harvey stated the simple solution was to put a wall across the center of the planning office as to separate the office from the conference section. Councilman Harvey stated it was likely designed as two offices to start with, as it already had separate entrances, and that changes would be simple as a result. Councilman Harvey stated he believed it would take a general contractor only two (2) to three (3) days, or a weekend, to make such changes. Councilman Harvey stated it could be used for the Council's closed session meetings, and that it was also currently being used by the Planning Board, but that this change would allow other staff, along with the Police Department, to use the space. Councilman Harvey stated he believed that was a good enough reason to invest in that wall. Councilman Harvey stated that if the wall was invested in, it could free up the current room used for Council closed session meetings, and that the room connected to the Council Chambers could be used by the Police Department for interviews and could be used as a secured entrance. Councilman Harvey stated that this change would satisfy a critical need of the Police Department. Councilman Harvey then took a closer look at the terrace which was located outside the current Council Chambers, stating that this could be used by the Police Department for loading and unloading of individuals, and generally as an egress point separate from other employees. Councilman Harvey then went on to review the drive-thru facility of the Town Hall. Councilman Harvey stated that to use the drive-thru, individuals had to drive between two (2) rows of parked cars, through the back of the building, and then exit through another two (2) rows of parked cars. Councilman Harvey then noted another feature of the building which he believed to be bad, that being the design of the staff lunch patio. Councilman Harvey stated that he hoped Town Staff and Police Officers were not using it, as anybody and everybody who drove through the drive-thru was within a few feet of where people could potentially be taking their lunch break. Councilman Harvey then raised the following question; could that drive-thru be closed. Councilman Harvey stated that back in 2010, citizens paid their bills to the Town through check or cash, and that they used to pay property taxes as well. Councilman Harvey continued, stating that Valdese no longer collected property taxes, and that the drop box that was out there could be moved to the front of the Town Hall. Councilman Harvey stated that there were currently police officers which had to go between the building and their cars, stating that in an emergency situation this could create a traffic situation and was an unnecessary danger. Councilman Harvey then suggested putting a gate at each end of the drive-thru, allowing staff to safely use the patio, and allow the Police Department to use the area for loading and unloading, along with storing impounded vehicles. Councilman Harvey stated he had been made privy to the Police Department requiring a vault, he then stated that the Town Hall already had a vault, and then suggested dividing this room and creating a separate, secured, entrance for the Police Department. Councilman Harvey summarized his suggestions, suggesting a wall to divide the planning office and turning over room B, and the terrace, to the Police Department.

Councilwoman Lowman stated it sounded as if Councilman Harvey was wanting to put the Police Department in the Town Hall permanently. Councilwoman Lowman then reference the December 2, 2024 meeting, where she pointed out that Councilman Harvey had made a motion asking for an RFQ request for a quote for the cost of expanding the Town Hall to accommodate the Police Department, and that that motion was defeated three (3) to one (1), with Council Members Ogle, Ward, and Lowman voting against the motion. Councilwoman Lowman stated that this had been discussed previously and that it was voted down at that time. Councilman Harvey stated that what he was suggesting was not a proposal for a permanent location, that it was simply a suggestion to improve the utilization of the planning office and to help the Police Department for the next two (2) years that they would be occupying the building. Councilman Harvey stated that the recommendation was not for anything permanent, that he had made the motion in the past as he believed it was an overlooked opportunity, but that that was history. Councilman Harvey stated that these items were for the Manager, Police Chief, and future council to consider, and that he believed it had a lot of benefits. Councilman Harvey stated that he spent much of his life, as it was his day job, in the real estate development and renovation field. Councilwoman Lowman stated that putting in a sally port would be a major thing for a police station. Councilwoman Ward stated that since this was the last meeting with Councilman Harvey, she wanted to say thank you, as she appreciated his ideas and his drive to save the Town money.


Council Chambers
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COMM. DEV./MAPPING
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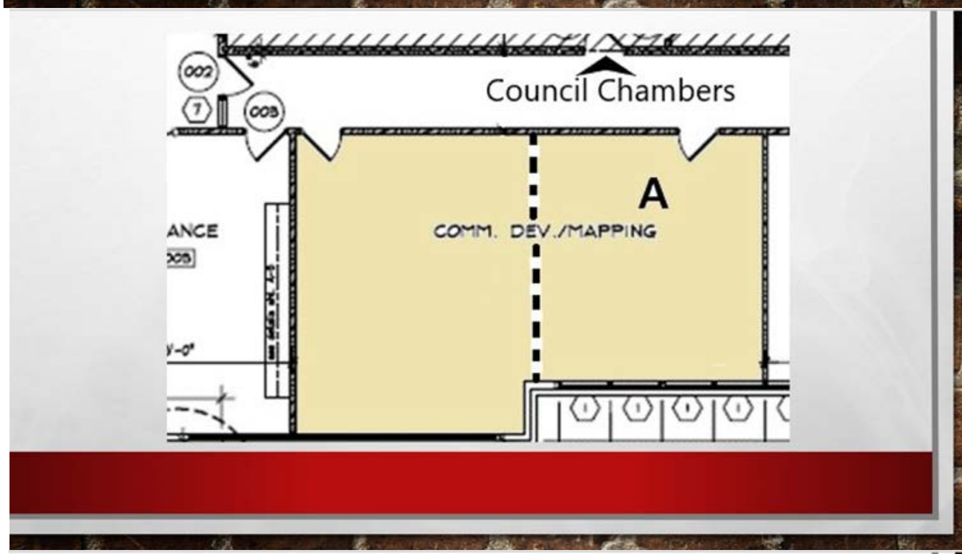
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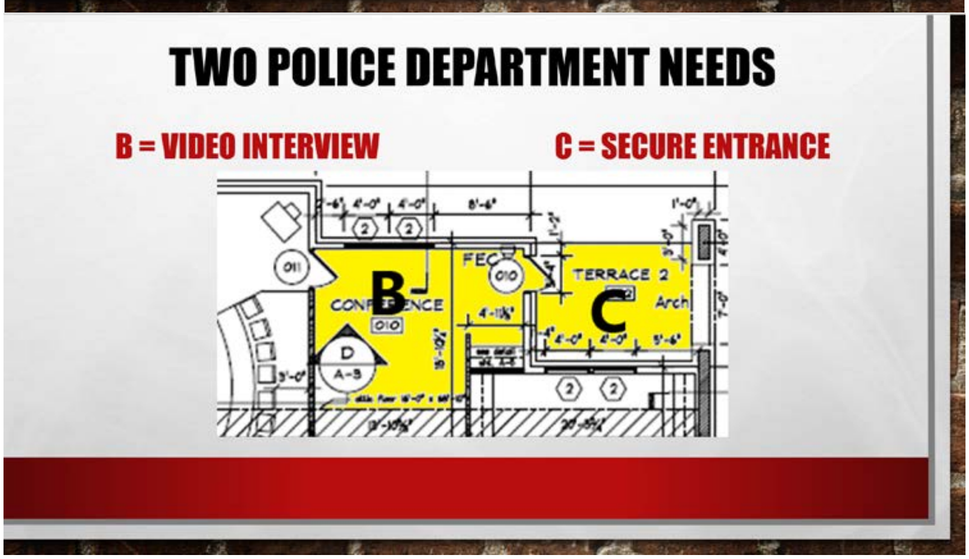
TWO POLICE DEPARTMENT NEEDS
B = VIDEO INTERVIEW
C = SECURE ENTRANCE
B
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A-3
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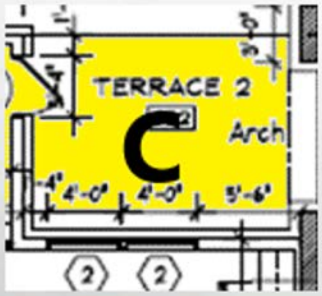
POSSIBLE VIRTUAL SALLY PORT ?



REAR BUILDING DRIVE THROUGH

COULD THE DRIVE-THROUGH BE CLOSED?

CURRENT DROP BOX

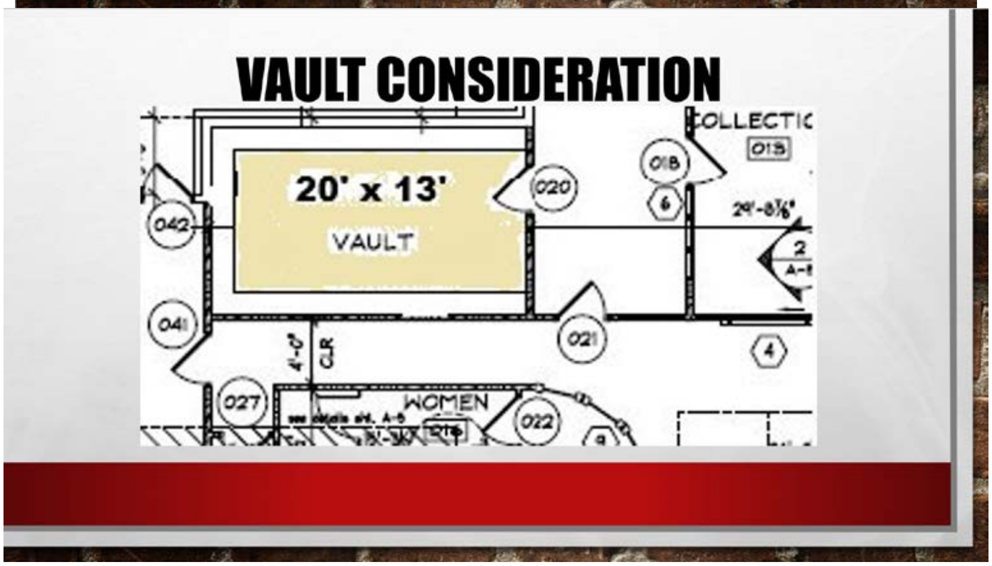
2010 FACTORS

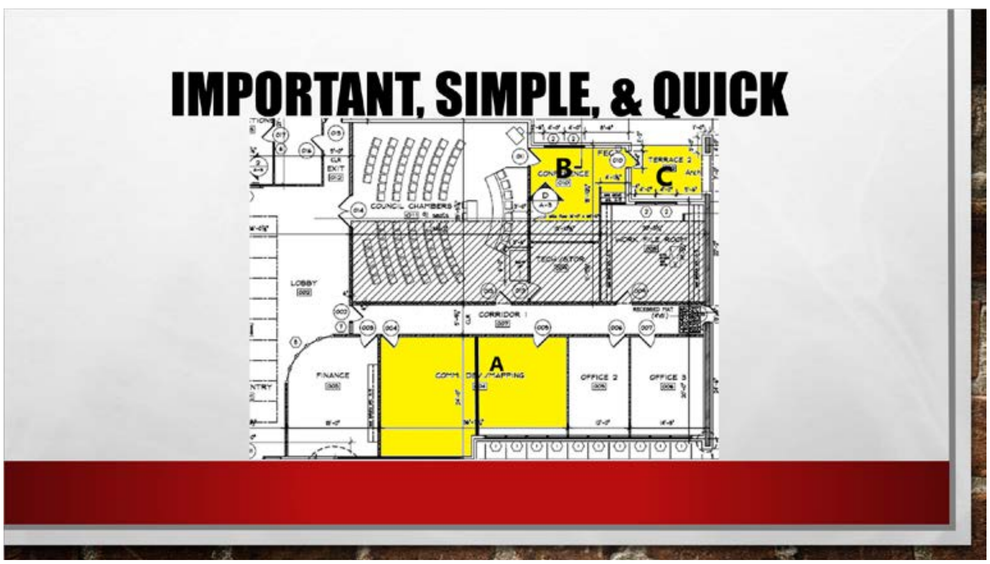
- PROPERTY TAXES
- CHECK OR CASH

2025

- NO PROPERTY TAXES
- ONLINE BANKING
- HOW MANY CASH?

POST AT FRONT





REMOVED AMENDMENT – 4TH OF JULY FIREWORKS Town Manager Herms stated he had been asked to see if the Council would remove this item, Item K, from the Agenda. Town Manager Herms stated that once the end of the year came up, one big budget amendment could be made. Town Manager Herms stated this item came up due to cost increases which were unforeseen.

Valdese Town Council Meeting | Monday, October 6, 2025

Budget Amendment # 1-10

Subject: Fireworks for July 4th, 2026

Description: Per memo, increase in fee for 2026

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
10.3990.000	General Fund Balance Appr.		2,716
	Total	$0	$2,716

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.6250.450	Contracted Services	2,716	
	Total	$2,716	$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 remove Item K from the Agenda, seconded by Councilwoman Zimmerman.

Councilman Harvey stated he would like to thank Town Manager Herms, that Council had been telling people that they had hired the best Town Manager in North Carolina, and that this was what a good town manager does.

The vote was unanimous and the motion carried.

MANAGER'S REPORT Town Manager Todd Herms reported:

Old Colony Players Presents: Nightfall with Edgar Allan Poe, October 16-19, 2025, 7:30 p.m. at Old Rock School Auditorium. Visit www.oldcolonyplayers.com for ticket information.

Bluegrass at the Rock: Authentic Unlimited, October 11, 2025, at 7:30 p.m. Visit www.bluegrassattherock.com for ticket information.

FVR 10 Miler, 5K, 10K, and 1 Miler Trail Run, Saturday, October 11, 2025, 8:00 a.m. from the parking area.

Parks & Recreation Department in partnership with NC Wildlife, NC Spinal Cord Injury Association, and Waypoint Adventures will host adaptive hikes at Valdese Lakeside Park on Wednesday, October 15, 2025, at 10:00 a.m. and 1:00 p.m. (equipment available for participants with mobility needs).

Great Trails State Day Celebration — Valdese Lakeside Parking Area, Saturday, October 18, 2025 • All day

Twilight Tales on the Trail will be held on Thursday, October 30, 2025, from 6:00–8:00 p.m. at the Lakeside Park Pavilion.

Treats in the Streets, Friday, October 31, 2025, 4:00-6:00 p.m.

Bluegrass at the Rock: Daniel Grindstaff & The Uptown, November 1, 2025, at 7:30 p.m. Visit www.bluegrassattherock.com for ticket information.

Christmas in November Craft & Gift Show at the Old Rock School is scheduled Friday, November 7, 2025, 4:00 pm – 8:00 pm & Saturday, November 8, 2025, 9:00 a.m. – 2:00 p.m.

Bring Rock to the Rock with Chasing Phoenix, Free concert from rainout with Family Friday Nights, Saturday, November 15, 2025, at 7:30 p.m., Old Rock School Auditorium

Next Regular Council meeting scheduled for Monday, November 17, 2025, 6:00 p.m., Council Chambers, Valdese Town Hall

Town Manager Herms apologized for the long list, but stated it was a busy time of the year. Mayor Watts stated he hoped that citizens could see what all the Town has going on and hoped they could attend many of those events, and would encourage them to do so.

MAYOR AND COUNCIL COMMENTS:

Councilwoman Zimmerman stated she would like to expand on all those calendar dates, stating she wanted to commend staff for the newsletter that had been in the water bills over the last few months. Councilwoman Zimmerman stated that it was well done, and that all the dates Town Manager Herms had listed were also on that newsletter.

Councilwoman Lowman stated she was excited about the Police Department Golf Tournament that was coming up. Councilwoman Lowman stated this would benefit the Blue Santa, which would provide Christmas for underprivileged children in the Valdese area. Councilwoman Lowman asked citizens to see how they could help support this event.

Councilwoman Ward stated that it had been a pleasure working with Mayor Watts and Councilman Harvey, stating that their opinions and thoughts were not always the same. Councilwoman Ward stated that she believed this was a positive, that it was good to have a difference of opinion and that without these differences it would be a cruddy world to live in. Councilwoman Ward continued, stating it was exciting getting to see different perspectives and that she appreciated both Mayor Watts and Councilman Harvey. Councilwoman Ward stated she looked forward to working with the next council, and that likely the same thing would happen again, but that you learn to live with that difference of opinions.

Councilwoman Ward moved to discuss the unfortunate passing of a young man, Calvin Yang, who was a member of the Valdese community. Councilwoman Ward stated that Mr. Yang went to Draughn High School and that he worked at the McDonald's in Town. Councilwoman Ward stated that if one were to have a couple extra dollars, could please bless his family with that, suggesting they could go to the Jethro's Facebook page and find their fundraiser. Councilwoman Ward stated that she believed the community must pull together for families in moments like this one. Councilwoman Ward stated the goal was to reach $10,000 and that the money would go straight to Mr. Yang's family. Councilwoman Ward stated there would be a candle lit vigil held on Wednesday at 7:30. Councilwoman Ward stated there were a lot of kids hurting in the community who were dealing with the loss of a friend, so that if one had a moment to stop by, that they should feel free to.

Councilman Harvey stated that this would be his last council meeting and his last opportunity to make closing comments. Councilman Harvey stated that he would like to remind everybody that November 4 would be the election when four (4) new people on the ballot would be elected for four (4) of the six (6) seats. Councilman Harvey stated that it was his intention to call each of the six (6) people who had filed and thank them for being willing to put their personality, efforts, and money out there in an effort to serve the Town. Councilman Harvey stated that win or lose, he would thank them for making that effort.

Councilman Harvey stated that November 17 was the next regular council meeting and he would be there to ensure that there was a quorum so that the new elects could be sworn in appropriately and in accordance with state statutes. Councilman Harvey stated he wanted to thank the citizens of Valdese for electing him, that it was an honor to serve the Town. Councilman Harvey stated it was an opportunity to address strategic planning and looming debt, which were two things that he had addressed in public comments a few years prior. Councilman Harvey stated that it was interesting, frustrating, and challenging, but rewarding all rolled up into one. Councilman Harvey stated that he had a confession to make, he stated that there was a mystery at the beginning of December 2023 and that it was never resolved. Councilman Harvey stated that people were wondering who did this, and that in fact the Police Chief retired at the end of December, and that it was still an open case when he retired. Councilman Harvey confessed that he was the one who came in and rearranged the seating for the Council. Councilman Harvey stated that the Mayor plaque, which used to be right in the center, was moved over to where it was designed to be, on the side, stating that this is where it was for most town councils. Councilman Harvey stated that the Mayor’s name plate was moved up to the center where the Town Manager used to sit and that chairs were pushed together. Councilman Harvey restated that he was the one that did this, and that he did not think that he broke any laws, but that a lot of people were wondering how it had happened. Councilman Harvey stated that to fulfill a pledge from December, where the Council authorized a capital fund drive for the pool cover, he donated his savings from the difference between his 2024 and 2023 tax bill. Councilman Harvey stated he would do the same in 2025, stating he would leave Town Manager Herms with a check donating his savings difference between his 2025 tax bill and 2023 tax bill. Councilman Harvey stated another thing he was going to provide to Town Manager Herms was his copy of Robert’s Rule Simplified so that he would be able to pass it along to whoever was elected as mayor. Councilman Harvey stated he was donating the book as he was not going to be in any board role in the future. Councilman Harvey stated that he had been poking around trying to learn what the artificial intelligence was all about. Councilman Harvey stated that with the help of ChatGPT, and with apologies to Dr. Seuss, that he had put together a flyer that described the 2023 election. Councilman Harvey stated he had also published a Kindle book titled: “Valdese Heard the Who.” Councilman Harvey stated the purpose of this was for any other people who feel they need change in their town, that they could read the saga of how Valdese did it. Councilman Harvey stated the content of this came out of the Town Council minutes, starting in December of 2023. Councilman Harvey stated Kindle would publish anything anyone gives them, but that one must put a price on it. Councilman Harvey stated he put the lowest possible price and that the e-book version was one dollar ($1) and the physical one was four dollars ($4), going on to state that any and all royalties would be donated to the Town. Councilman Harvey stated he wanted to make one last pledge, stating this was the fifth time he had retired and that he wanted everyone to know that when he retired, he retired. Councilman Harvey stated he would not be back in the Council Chambers to publicly criticize anybody who wants to run for office, going on to state that if they were willing to serve the Town, that God should bless them, and that they would not be criticized by him. Councilman Harvey stated he would not be coming back to criticize or advise the Council for not doing it in his way. Councilman Harvey stated that he would not be coming back to advocate for spending tax dollars on his pet desires. Councilman Harvey stated he wished the citizens, employees, council members he’d served with, and new council members all the best.

At 7:23 pm, Councilman Harvey made a motion to go into **Closed Session under NC General Statute 143-318.11(a)(3)** to consult with an attorney retained by the Town in order to preserve the attorney-client privilege between the Town attorney and the Town Council, which privilege is hereby acknowledged. Seconded by Councilwoman Lowman. The vote was unanimous and the motion carried.

At 8:01 pm, Councilwoman Zimmerman made a motion to go out of Closed Session, seconded by Councilwoman Lowman. The vote was unanimous and the motion carried.

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

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Town Clerk Mayor

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