

AGENDA

www.townofvaldese.com

Town of Valdese Town Council
102 Massel Avenue SW, Valdese, NC

Monday, January 5, 2026
6:00 p.m., Valdese Town Hall, Council Chambers

The Town Council Meeting will be live-streamed on YouTube [@townofvaldese](https://www.youtube.com/@townofvaldese).

1. Call Meeting to Order

2. Invocation (*Led by the Valdese PD Volunteer Chaplains*)

3. Pledge of Allegiance

4. Informational Items

A. Reading Material

5. Open Forum/Public Comment

6. Consent Agenda

All items below are considered routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests. In which event, the item will be removed from the Consent Agenda and considered under Item 7.

A. Approval of Special Meeting Minutes of November 24, 2025

B. Approval of Regular Meeting Minutes of December 8, 2025

C. Approval of Closed Session Minutes of December 8, 2025

D. Approval of Budget Amendment - Police Vehicle

E. Approval of Resolution Abolishing Town Committees

F. Approval of Resolution Authorizing Upset Bid Process – 0 Praley St SW

7. New Business

A. Proclamation of Appreciation - Recognizing and Commending the Draughn High School Varsity Volleyball Team for Their Historic 2024-2025 Season (*Presented by Mayor Huffman*)

B. Proclamation of Appreciation – Recognizing and Commending the 2025 Burke Brawl Wrestling Tournament Champions, Draughn High School Wrestlers (*Presented by Mayor Huffman*)

C. State of the Department – Parks and Recreation (*Presented by David Andersen*)

- D.** Adoption of Parks & Recreation 10 Year Comprehensive Plan (*Presented by David Andersen*)
- E.** Approval/Authorization to Apply for Helene/PARTF Grant for Children's Park (*Presented by David Andersen*)
- F.** Public Hearing to Modify Unified Development Ordinance (*Presented by Michael Rapp*)
- G.** Approval of Resolution Abolishing the Valdese Housing Authority (*Presented by Attorney Swanson*)
- H.** Appointment to the Valdese Planning Board - Alternate Position (*Presented by Mayor Huffman*)

8. Town Manager's Report

- A.** Bluegrass at the Rock welcomes The Malpass Brothers - January 10, 2026 at 7:30 p.m., Old Rock School Auditorium - tickets available at visitvaldese.com
- B.** Members of the Valdese Town Council will attend the Essentials of Municipal Government course on January 15 and 16, 2026, in Asheville, NC. A quorum may be present, but no Town business will be discussed.
- C.** Town Offices Closed on January 19, 2026, in observance of Martin Luther King Jr. Day Holiday.
- D.** Old Colony Players Present: Disney Pixar Finding Nemo Jr., January 29, 30, 31 at 7:30 p.m. & February 1 at 2:30 p.m., Old Rock School Auditorium
- E.** Next Regular Council meeting scheduled for Monday, February 2, 2026, 6:00 p.m., Council Chambers, Valdese Town Hall

9. Mayor and Council Comments

- 10. (IF NEEDED) 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.

11. Adjournment

The Town of Valdese holds all public meetings in accessible rooms. Special requests for accommodation should be submitted by individuals with disabilities at least 48 hours before the scheduled meeting time. Contact Town Hall at 828-879-2120 or TDD Phone Line (hearing impaired) 1-800-735-2962.

READING MATERIAL

Community Affairs & Tourism Monthly Stats

December 2025

Tourism Statistics

<i>visitvaldese.com</i> views (Dec 1-22)	6,843
<i>townofvaldese.com</i> views (Dec 1-22)	10,735
<i>Top 5 Pages Viewed (townofvaldese): Home, Utilities, Recreation, Schedules & Fees, Career Opp</i>	
<i>Facebook</i>	
<i># of followers</i>	21,606
<i>Page Views (last 28 days)</i>	577,153
<i>Post Reach (last 28 days)</i>	91,746
<i>Facebook Reactions/Feedback (last 28 days)</i>	
Content Interactions: 11,472 Link Clicks: 1,550	
TOP FIVE AUDIENCE LOCATIONS (Cities): Valdese, Morganton, Drexel, Hickory, Lenoir	

<i>Approximate # of Visitors to the Tourism/CA Office</i>	540
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Community Affairs Stats

Old Rock School Rental Breakdown

AUDITORIUM	11
TEACHER'S COTTAGE	9
WALDENSIAN ROOM	13
CLASSROOMS	6
MAJOR EVENT (ENTIRE SCHOOL)	2
Major Events Held at the Old Rock School	Average Number of Attendees
BCPS Speech Contest, Studio Newton Winter Princess Ball	350
Monthly Old Rock School Rentals	41
Old Rock School Total Attendance	7,755

CA Summary for December 2025

December always passes in a busy, festive blur for the Valdese Community Affairs department. The month kicked off with the Hately Memorial Tree Lighting on December 2 and was the perfect start to the holiday event calendar. The annual Christmas parade was another success, held the first Saturday in December. The Town's newest addition to the event calendar was the second annual PJs on Parade. Over 15 businesses and organizations participated in hosting different holiday stations downtown to entertain shoppers and families and the event saw an excellent turn out, despite the cold! Mingle with Kringle wrapped the last event of the year with help from the Valdese Fire Department. Over 250 tickets were sold across the three sessions offered. Facility rentals were frequent as ever with the building hosting two major events this month- the Burke Co. Public Schools Speech Contest and the Studio Newton Winter Princess Ball.

TOWN OF VALDESE
TOWN COUNCIL SPECIAL CALLED MEETING
NOVEMBER 24, 2025

The Town of Valdese Town Council met on Monday, November 24, 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, Town Clerk Jessica Lail, various Department Heads, Mayor-Elected Keith Huffman, and Council-Elect Shannon Radabaugh.

Absent:

A quorum was present.

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

VPD Volunteer Chaplain Matt Matthews, Co-Pastor at the Waldensian Presbyterian Church, offered the invocation and Mayor Watts led in the Pledge of Allegiance to the Flag.

VPD Officer George Isbell sang the National Anthem.

OATHS OF OFFICE:

Burke County Clerk of the Superior Court Crystal Carpenter administered Oaths of Office to Councilwoman Shannon Radabaugh – Ward 1, Councilwoman Melinda Zimmerman – Ward 2, Councilwoman Rexanna Lowman – Ward 3, and Mayor Keith Huffman.

November 04, 2025 Municipal Election Results by Contest

Friday, November 21, 2025
 Page 1 of 1

Contest	Choice	Party	Total Votes	Election Day	Early Voting	Abs Mail	Provisional
TOWN OF VALDESE MAYOR	Keith A. Huffman		753	327	425	1	0
	Sandi Walker		222	126	94	0	2
TOWN OF VALDESE TOWN COUNCIL WARD 01	Shannon Radabaugh		642	266	375	0	1
	Ron Blancofor		332	183	147	1	1
TOWN OF VALDESE TOWN COUNCIL WARD 02	Melinda Zimmerman		870	404	464	1	1
TOWN OF VALDESE TOWN COUNCIL WARD 03	Rexanna Lowman		695	291	402	1	1
	William (Rick) McClurd		284	159	124	0	1

RECESS FOR 10 MINUTES – COUNCIL CONGRADULATIONS AND PHOTOS

Mayor Huffman requested a motion for a short, ten (10) minute, recess. A motion was provided by Councilwoman Melinda Zimmerman. Seconded by Councilwoman Lowman. The vote was unanimous and the motion carried.

PRESENTATION OF AWARD: ORDER OF THE LONG LEAF PINE:

Mayor Huffman announced that there was a special presentation. Mayor Huffman spoke to the history of the Order of the Long Leaf Pine Award, where he expounded that the Award was an honor granted by the Governor of North Carolina to public employees that had shown extraordinary service to the State. Mayor Huffman continued that this award typically required 30-years of dedicated service and that it was one of the highest awards of state service in North Carolina. Mayor Huffman then requested former Mayor, Charlie Watts, to meet him at the podium, where the award was presented. Mayor Huffman presented the award, stating that on behalf of the Governor's Office, Mayor Huffman wanted to thank former Mayor Watts for his exemplary service and his lifetime of public service.

Former Mayor Watts then gave a speech, indicating that he had not earned the award himself, that the award had come from the citizens that elected and supported him throughout his 40 years of service, expressing that most of them were present at the meeting. Former Mayor Watts continued by thanking his family, his wife, and the speech police, Town Clerk Jessica Lail. Former Mayor Watts proclaimed that if he had been deemed successful during his time as Mayor and during his time with the Fire Department, that it had been due to people such as, Jessica Lail, Morrissa Angi, Todd Herms, Greg Stafford, all the Town's Firefighters, and the Town Council. Mayor Watts concluded that the takeaway was that one man or one woman could not alone push Valdese to success, that it took everyone to make Valdese what it was and to continue said success.

State of North Carolina



Josh Stein
Governor

Reposing special confidence in the integrity, learning and zeal of
Leonard Charles Watts

I do by these presents confer

The Order of the Long Leaf Pine

with the rank of Ambassador Extraordinary privileged to enjoy fully all rights granted to members of this exalted order, among which is the special privilege to propose the following North Carolina Toast in select company anywhere in the free world:

*Here's to the land of the long leaf pine,
The summer land where the sun doth shine,
Where the weak grow strong and the strong grow great,
Here's to "down home," the Old North State!*

Josh Stein
Governor

November 10, 2025

Date



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.

TRIBUTE TO JIM JACUMIN – SANDI WALKER – 124 MAIN ST. W, VALDESE:

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Ms. Walker proclaimed that the reason she was present was to present a tribute to a citizen of Valdese, Mr. Jim Jacumin. Ms. Walker shared that Mr. Jacumin had passed away on November 23, 2025. Ms. Walker continued that Mr. Jacumin had probably done more for Valdese than any other individual and that she was present on the dais to honor a man that those present at the meeting thought they may had known, but did they really. Ms. Walker questioned if anyone had ever listened to Mr. Jacumin's stories of his youth, his family, or his ancestry, things Ms. Walker stated Mr. Jacumin was very proud of. Ms. Walker expressed that Mr. Jacumin was a man that loved the Lord with all his heart, and that he walked with his God as the early Waldensians had done, as a way of life and not as a religion. Ms. Walker continued that Mr. Jacumin's love for the Town of Valdese was deep and sincere, that he had fought to do things to make the Town better and help the citizens have a better quality of life. Ms. Walker declared that Mr. Jacumin's drive and results oriented attitude had often been misunderstood by many. Ms. Walker continued that she could have spent much more time than she had in her public address to outline Mr. Jacumin's efforts and dreams for the Town.

Ms. Walker recalled that Mr. Jacumin was once asked why he was doing a project, that had been considered self-serving by the questioner, she stated that Mr. Jacumin's reply was a question, where he asked if the questioner had ever read Proverbs 3:27. Ms. Walker stated she had been there when the question was asked and that she had later looked up this verse, which read, "Do not withhold good from those who deserve it when it is within your power to help them." Ms. Walker expressed that over the years she had seen Mr. Jacumin repeat this act of helping others, noting it was too many times to count. Ms. Walker asserted that Mr. Jacumin was not afraid of work and had still been very active up until his recent decline in his health. Ms. Walker noted that Mr. Jacumin had more projects than there was time to count, also expressing that those that knew Mr. Jacumin and loved him were going through the pain of loss and separation, but that she knew Mr. Jacumin's legacy would encourage everyone to step into the void that he had led, and that everyone would take strength in his example to continue the fight to see Valdese the Town God had intended it to be.

Ms. Walker concluded with the following poem, by Richard Kipling, as a tribute to Mr. Jacumin, "if you can keep your head when all about you are listening theirs and blame it on you, if you can trust yourself when all men doubt you but make allowance for their doubting too; if you can wait and not be tired by waiting, or being lied about, don't deal in lies, or being hated, don't give way to hating, and yet don't look too good, nor talk too wise: if you can dream, and not make your dreams your master; if you can think, and not make your thoughts your aim; if you can meet with triumph and disaster and treat those two impostors just the same; if you can bear to hear the truth about you spoken, twisted by knaves to make a trap for fools, or watch the things you gave your life to, broken, and stoop and build them up with worn-out tools: if you can make one heap all your winnings and risk it on one turn of pitch-and-toss, and lose, and start again at your beginnings and never breathe a word about your loss; if you can force your heart and nerve and sinew to serve your turn long after they are gone, and so hold on when there is nothing in you except the will which says to them: Hold on. If you can talk with crowds and keep your virtue, or walk with kings-nor lose the common touch, if neither foes nor loving friends can hurt you, if all men count with you, but none too much; if you can fill the unforgiving minute with sixty seconds' worth of distance run, yours is the earth and everything that's in it, and-what is more-you'll be a man, my son!" Ms. Walker ended her statement with the following: "God bless you, Jim Jacumin, Godspeed, good and faithful servant."

A FRESH LOOK – JEAN MARIE COLE – 705 BERTIS ST., VALDESE

Ms. Cole stated that as a new year begun with a new Town Council, that she wished to express that citizens were hopeful for true transparency and wise decision making. Ms. Cole continued that this led into the consideration of citizens input, or else surveys should not be sent out. Ms. Cole gave an example in the context of transparency, where she identified the mobile food service ordinance. Ms. Cole pointed out that the mobile food service ordinance had been on agendas for months and that every time it had been brought up the update had been similar, that the Planning Board was working on it and when they had finished it, it would be presented to Council for their approval. Ms. Cole prompted the Council to think about local merchants who would be affected by this, as well as the patrons who patronize their business, questioning how this would support them, and when they would get a say in the process. Ms. Cole stated there was a document in the council packet that no one had seen except the planning board, noting that this did not seem very transparent. Ms. Cole asserted that the mobile food service ordinance did not need to be discussed, it just needed to be voted on.

Ms. Cole identified a high survey priority had been facilities for the Town's Police and Fire Departments, but that month after month this had just been kicked down the road under the guise of doing further

research. Ms. Cole recalled that the last suggestion had been to waste part of the money the Town had tearing apart the Town Hall, even though experts had stated that doing so was not a good option. Ms. Cole affirmed that failure to take an action was also making a decision. Ms. Cole suggested letting people know what the plans were, how those plans were progressing, and when the firemen and policeman could see some hope at the end of the tunnel.

Ms. Cole identified another example in the swimming pool, where she stated everything had been set for a permanent structure, that surveys had indicated this was the preference of the citizens. Ms. Cole erroneously stated she was surprised that the pool bubble had not been on the Agenda, and that subsequently the contract had been canceled and a nonpermanent structure was being moved towards. Ms. Cole expressed concern that the Town's pool continued to be torn up and unusable, that in the previous winter, weather permitting, individuals were still able to use the pool, but that this was no longer an option. Ms. Cole specified that citizens were told the completion date would be in October, but that this had not happened, so there would be no swimming this winter. Ms. Cole stated it had been three (3) months and that those with health issues were paying the price of not being able to use water therapy. Ms. Cole determined that if one were to factor in weather conditions, she did not believe concrete would be able to be poured, as it would be too cold; and that this may move the competition date out to March. Ms. Cole concluded by pleading for citizens to be listened to, kept in the loop, and that the Council should take the needed actions to move the Town forward.

CONSENT AGENDA: (enacted by one motion)

APPROVED PRE-AGENDA MEETING MINUTES OF SEPTEMBER 29, 2025

APPROVED CLOSED SESSION MINUTES OF SEPTEMBER 29, 2025

APPROVED REGULAR MEETING MINUTES OF OCTOBER 6, 2025

APPROVED SPECIAL CALLED MEETING MINUTES OF OCTOBER 30, 2025

End Consent Agenda

ITEMS REMOVED FROM CONSENT AGENDA: None

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

NEW BUSINESS:

PROCLAMATION FOR BURKE COUNTY, NC NONPROFIT DAY (AKA 1BURKEGIVES)

Mayor Huffman recognized Burke County United Way member, Sheri Watts, to present on this matter. Ms. Watts thanked the Council for the invitation and introduced Ms. Roberta Eztorn, another member of the United Way. Ms. Watts exclaimed that she wanted to discuss 1BurkeGives, which was coming up on December 2, 2025. Ms. Watts informed the Council that, nationally, the second Tuesday of December was considered Giving Tuesday, but that it was called 1BurkeGives in Burke County, and that this had been done since 2020. Ms. Watts shared that this had come about during Covid, and gave individuals an opportunity to donate to a qualified 501(c)3 charities within the County, and to fundraise to help individuals that were in need. Ms. Watts stated that the fundraiser had grown since the first year it had been done. Ms. Watts explained that the program was a 24-hour program, that it was hosted online at 1burkegives.org, and that the Burke County United Way sponsored the online platform that nonprofits used. Ms. Watts identified that it was typical for them to have approximately 30 to 40 nonprofits participate annually, that currently there were 33 nonprofits signed up, and that she was hopeful there would be more signed up. Ms. Watts reported that traditionally the funds raised totaled more than \$75,000, identifying that this was a great deal of money for the small nonprofits that were in the community. Ms. Watts stated that this was the sixth year of fundraising and that they were hoping to exceed \$75,000 raised. Ms. Watts requested the Council's support through the proclamation of Tuesday, December 2, 2025, as 1BurkeGives Day.

Mayor Huffman read the proclamation as follows:

Proclamation
Burke County, NC Nonprofit Day
(aka 1BurkeGives)

Whereas, charitable nonprofit organizations throughout Burke County save taxpayers thousands of dollars through their services and contribute significantly to the high quality of life for all citizens; and

Whereas, these organizations are committed to serving the educational, cultural, civic, health, religious, human and animal services, recreational, philanthropic, environmental, and other diverse needs of Burke County; and

Whereas, the staff and volunteers of all Burke County nonprofit organizations are dedicated to upholding the highest standards of community service, donating their time and effort to making a difference in the lives of others; and

Whereas, Tuesday, December 2nd, 2025, observance of ‘Burke County, NC Nonprofit Day’ (aka 1BurkeGives) provides a unique opportunity for the citizens of Burke County to join in appreciation and support of the many contributions made by nonprofit organizations to our continued wellbeing while boosting awareness for continued growth.

Now, therefore, I, Keith Huffman, Mayor of the Town of Valdese, do hereby proclaim Tuesday, December 2nd, 2025, as Burke County, NC Nonprofit Day (aka 1BurkeGives) and encourage all citizens to recognize the positive impact nonprofit organizations have on the quality of life of the citizens of Burke County.

Signed: _____

Title: _____

Date: _____

COUNCIL ORGANIZATIONAL MEETING

Mayor Huffman stated he would accept a motion to nominate a Mayor Pro Tem. Councilwoman Radabaugh made a motion to nominate Councilwoman Lowman as Mayor Pro Tem. Councilwoman Radabaugh explained that Councilwoman Lowman had received the most electoral votes from the previous election, that she had been on the Council for the previous four (4) years, and that she would serve on Council for the next four (4) years. Seconded by Councilwoman Ward. The vote was unanimous and the motion carried.

Mayor Huffman expressed that there were several committee assignments. Mayor Huffman listed the following boards, commissions, and committees for appointments.

- Burke Development, Inc (BDI):
 - Previous Appointee: Former Mayor Watts
 - Appointment: Mayor Huffman
- Western Piedmont Council of Governments Representative:
 - Previous Appointee: Former Mayor Watts

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- Appointment: Mayor Huffman
- Western Piedmont Council of Governments Metropolitan Planning Organization (MPO):
 - Previous Appointee: Former Councilman Harvey
 - Appointment: Councilwoman Zimmerman
- Parks and Recreation Commission:
 - Previous Appointee: Councilman Ogle
 - Appointment: Councilwoman Radabaugh
- Animal Control Appellate Board:
 - Previous Appointee: Former Mayor Watts
 - Appointment: Mayor Huffman

Mayor Huffman entertained a motion to accept the committee assignments as presented. A motion was made by Councilwoman Ward. Seconded by Councilwoman Lowman. The vote was unanimous and the motion carried.

APPROVED RESOLUTION ADOPTING 2026 COUNCIL MEETING SCHEDULE

Mayor Huffman asked the Council what their preference was in adopting the Council Schedule for the following year. Mayor Huffman specified that there were two options presented, where option one (1) had twenty-two (22) meetings and the option two (2) had eleven (11) meetings.

Option 1

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

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

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

<i>Council Chambers, Unless Noted</i>		<i>Council Chambers, Unless Noted</i>	
2026 PRE-AGENDA MONTHLY MEETINGS (Preview of Regular meeting agendas)		2026 REGULAR MONTHLY MEETINGS	
December 29, 2025	Review Jan Meeting	January 5	
January 26	Review Feb Agenda	February 2	
February 23	Review Mar Agenda	March 2	
March 23	Review April Agenda	March 30	April Meeting (moved one week earlier due to Easter week)
		April 14	Budget Retreat, 9:00 am, Community Room
May 4	Review May Agenda	May 11	Budget Presented, 5:00 pm Regular Meeting, 6:00 pm
May 26	Review June Agenda - Tuesday	June 1	Budget Hearing
July (No Regular meeting in July.)		July	No Meeting
July 27	Review August Agenda	August 3	
September 8	Review Sept Agenda - Tuesday	September 14	Moved one week later due to Labor Day Holiday
September 28	Review Oct Agenda	October 5	
October 26	Review Nov Agenda	November 2	
November 30	Review Dec Agenda	December 7	

This 24th day of November, 2025.

Keith Huffman, Mayor

TOWN OF VALDESE

RESOLUTION ADOPTING 2026 TOWN COUNCIL MEETING SCHEDULE

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

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

January 5, 2026	
February 2, 2026	
March 2, 2026	
March 30, 2026	April Meeting (moved one week earlier due to Easter week)
April 14, 2026	Annual Budget Retreat, Town Hall – Community Room 9:00 a.m.
May 11, 2026	Budget Presented @ 5:00 p.m., Regular Meeting @ 6:00 p.m.
June 1, 2026	Budget Public Hearing/Approval
July 2026	No Meeting
August 3, 2026	
Sept 14, 2026	Moved one week later due to Labor Day Holiday
October 5, 2026	
November 2, 2026	
December 7, 2026	

This 24th day of November, 2025.

Keith Huffman, Mayor

Councilwoman Zimmerman made a motion to approve option two (2) of the 2026 Council Meeting Schedule, with the expectation that the full agenda packet would be made available on Monday, the week prior to the meeting. Seconded by Mayor Pro Tem Lowman.

Mayor Huffman asked if there was any discussion. Councilwoman Ward clarified that this motion was contingent on the agenda packet being available a week prior to allow citizens to review the packet. Councilwoman Ward also shared that there were avenues for citizens who were curious as to what was happening within the Town. Councilwoman Ward encouraged citizens to reach out to Town Manager Herms, expressing that he was an open book, and could be called at the Town Hall if anyone had any questions on agenda packet materials. Councilwoman Ward also urged citizens to sign up to the Sunshine List, managed by Town Clerk Lail, identifying that there were currently only 32 people signed up to that list. Councilwoman Ward stated that those on the list would receive an email, notifying them that the agenda packet was available, and that it provided more detail along with packet. Councilwoman also requested that staff look into an alert system, where citizens signed up on the website, making such communication easier to find. Mayor Huffman requested if information regarding the Sunshine List could be added to the newsletter. Town Manager Herms and Town Clerk Lail responded in the affirmative.

The proceeding vote was four (4) to one (1), with Councilman Ogle, Mayor Pro Tem Lowman, Councilwoman Zimmerman, and Councilwoman Radabaugh voting Aye and Councilwoman Ward voting Nay. The motion carried.

MANAGER'S REPORT Town Manager Todd Herms reported:

Numerous events were scheduled for the months of November and December. A Holiday Event Calendar had been included in the reading materials for reference. Please review the calendar for detailed information on upcoming activities.

Town Offices Closed on November 27 & 28, 2025 in Observance of Thanksgiving

Special Called Meeting, Quasi-Judicial Public Hearing – Special Use Permit – Pineburr Property, Monday, December 8, 2025, 5:00 p.m., Council Chambers, Valdese Town Hall

Next Regular Council meeting scheduled for Monday, December 8, 2025, 6:00 p.m., Council Chambers, Valdese Town Hall

Councilman Ogle asked whether the Agenda Review meeting would be held on December 1, 2025. The Town Manager confirmed it would not.

MAYOR AND COUNCIL COMMENTS:

Councilwoman Ward shared that Mr. Jacumin was the one who had introduced her to the Waldensian heritage, expressing that he had taught her a lot. Councilwoman Ward expressed she had been looking for volunteer opportunities, as she would be a professional volunteer if it paid more. Councilwoman Ward continued that she had stepped up to work at the Trail of Faith as it was so close to her home and she had fallen in love with the history, which had made her fall in love with Valdese even more. Councilwoman Ward stated she wanted to notify everyone of Mr. Jacumin's funeral arrangements, that this service would be held on Saturday, November 29, 2025, from 12:00 PM until 2:00 PM at the East Valdese Baptist Church, that the funeral service would begin at 2:00 PM, and that the burial would follow the service at Abernathy Memorial United Methodist Church Cemetery in Rutherford College, welcoming anyone to attend. Councilwoman Ward expressed that Mr. Jacumin was quite a character, that he was someone that loved Jesus with all of his heart, and that he had done a phenomenal job spreading the love of God to his community. Councilwoman Ward continued that Mr. Jacumin had done a lot for Valdese and that she had greatly appreciated his work. Councilwoman Ward concluded by welcoming the Mayor and Council-Elects, expressing that Mayor Huffman had done a good job in leading proceedings that night, and that she looked forward to working with them.

Mayor Pro Tem Lowman welcomed her new comrades, Mayor Huffman and Councilwoman Radabaugh, and articulated that she looked forward to continue working with Councilwoman Zimmerman, Councilman Ogle, and Councilwoman Ward. Mayor Pro Tem Lowman congratulated former Mayor Watts on the Order of the Long Leaf Pine recognition, spoke to what an honor it was, and stated that no one deserved it more than former Mayor Watts.

Councilwoman Zimmerman expressed that she was glad to be back on the Council, working with everyone, and that she looked forward to their time together. Councilwoman Zimmerman shared that the Christmas Parade was going to occur on December 6, 2025, that the Grand Marshal would be Ms. Emma Draughn, and that she thought this was an honor, and wanted to have Ms. Draughn recognized.

Councilwoman Radabaugh thanked Mayor Huffman, her fellow Council members, and the citizens of Valdese. Councilwoman Radabaugh stated that she was truly humbled that she had been elected to serve the people of Valdese, and that this was not an accomplishment that she had reached alone. Councilwoman Radabaugh thanked her family for their unwavering support, and everyone in the community who had believed in her, encouraged her, and taken the time to vote. Councilwoman Radabaugh shared that her military background had taught her the value of service, commitment, and integrity, and that those were the values that she would bring to the Council. Councilwoman Radabaugh continued that her faith guided her daily and that she was thankful for the strength and clarity it provided as she stepped into this responsibility. Councilwoman Radabaugh resolved that she loved the Town and that she believed deeply in the power of community involvement, that if everyone showed up, worked together, and supported one another, there was no limit to what Valdese could accomplish. Councilwoman Radabaugh stated that moving forward, her goal was to listen, truly listen, to the people of Valdese, and that she would like to be their voice after having listened to their thoughts and ideas. Councilwoman Radabaugh continued that she would work together with fellow Council members to strengthen the community, support the Town's first responders, the youth, and would ensure Valdese continued to be the safe and thriving town for years to come, while preserving its small-town values. Councilwoman Radabaugh concluded that she was honored to serve and was eager to get to work for the Town's families, neighborhoods, and future.

Mayor Huffman expressed his gratitude to the citizens of Valdese for electing him as Mayor. Mayor Huffman continued that he would do his best and that nothing less should be expected. Mayor Huffman stated that the present Council represented not only their individual Wards, but all of Valdese, and that one should be

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proud of the men and women who had been called to serve, and asked that one extended the Council the courtesy and respect that was befitting of them and the positions of trust that they held. Mayor Huffman affirmed that for Valdese to move forward the Council would have to work together with the citizens to identify and solve issues of today, to make the Town a better place well into the future. Mayor Huffman concluded the Town needed to get back on track, that they must do better, that they could do better, and that they would do better.

ADJOURNMENT: At 7:59 p.m., there being no further business to come before Council, Mayor Pro Tem Lowman made a motion to adjourn, seconded by Councilman Ogle. The vote was unanimous.

Town Clerk

Mayor

mr

**TOWN OF VALDESE
TOWN COUNCIL REGULAR MEETING
DECEMBER 08, 2025**

The Town of Valdese Town Council met on Monday, December 8, 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 Keith Huffman, Mayor Pro Tem Rexanna Lowman, Councilman Gary Ogle, Councilwoman Heather Ward, Councilwoman Melinda Zimmerman, and Councilwoman Shannon Radabaugh. Also present were: Town Manager Todd Herms, Assistant Town Manager/CFO Bo Weichel, Town Attorney Tim Swanson, Town Clerk Jessica Lail, and various Department Heads.

Absent:

A quorum was present.

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

Brad Hinton, Pastor of Valdese First Methodist, offered the invocation and Mayor Huffman led in the Pledge of Allegiance to the Flag.

OPEN FORUM/PUBLIC COMMENT

OPEN FORUM/PUBLIC COMMENT GUIDELINES: Mayor Pro Tem Rexanna Lowman read the following open forum/public comment guidelines: The Council shall provide at least one period for public comment per month during a regular meeting, unless no regular meeting is held that month. Any individual or group who wishes to address the Council shall inform the Town clerk, any time prior to the start of the meeting, and provide their name, address and subject matter about which they wish to speak. Person(s) must be present if they wish to address the Council. Comments should be limited to five minutes per speaker.

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

MERCHANTS COMMITTEE – KEVIN FARRIS – 225 MAIN ST. E, VALDESE:

Mr. Farris identified that he currently served as Chairperson of the Valdese Merchants Advisory Committee, and that it was in this capacity that Mr. Farris was addressing the Council. Mr. Farris voiced that after much thought and introspection that he must tender his resignation. Mr. Farris expressed that it had become apparent that his other obligations, both personal and business, conflicted with his desire to fully apply his time and efforts to the Committee. Mr. Farris continued that it was his opinion that the bylaws that were directing the Committee, along with the wishes of the remaining members, were directly opposite from one another. Mr. Farris stated that it appeared to him that the Committee desired a merchant's group, one where they could raise and spend monies at their discretion, to operate independently from the Town and the Town's purview. Mr. Farris concluded that he believed the Council should review the Valdese Merchants Advisory Committee and determine its viability. Mr. Farris thanked the Council for allowing him to serve.

CONSENT AGENDA: (enacted by one motion)

APPROVED ORDINANCE DECLARING ROAD CLOSURES FOR THE TOWN OF VALDESE 2026 ANNUAL EVENTS

WHEREAS, the Town of Valdese desires to schedule an Independence Day Celebration; Annual Waldensian Festival; Treats in the Streets; and the Annual Valdese Christmas Parade; and

WHEREAS, part of US 70/Main Street in Valdese will need to be closed for each of these special events; and

WHEREAS, G.S. 20-169 provides that local authorities shall have power to provide by ordinance for the regulation of the use of highways by processions or assemblages;

NOW, THEREFORE, be it ordained by the Town Council of the Town of Valdese pursuant to G.S. 20-169 that the following portion of the State Highway System be closed during the times set forth below:

2026 Independence Day Celebration (Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St) on July 4, 2026 from 5:00 PM until 11:00 PM.

2026 Waldensian Festival Kickoff Celebration (Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St) on August 7, 2026 from 5:00 PM until 11:00 PM.

2026 Waldensian Festival Celebration (Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St) on August 8, 2026 from 5:30 AM until 11:00 PM.

2026 Valdese Treats in the Streets (Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St) on October 30, 2026 from 3:30 PM until 6:30 PM.

2026 Valdese Christmas Parade (Description of Closure: 1.19 mi. US 70 Main St from Hoyle St to Eldred St) on December 5, 2026 from 9:30 AM until 12 Noon.

Signs shall be erected giving notice of the limits and times of these street closures as required by G.S. 20-169. THIS, the 8th day of December, 2025

Keith Huffman, Mayor

ATTEST:

Town Clerk, Jessica Lail

APPROVED AMENDMENT TO THE CURRENT PAY & CLASSIFICATION STUDY

The part-time Planning Director retired in November 2024. The position was advertised from October 2024 through September 2025, but the applicants received during that period were not a suitable match for the needs of the Town. In response, Manager Herms contacted several MPA programs to see if there was interest in the Planning Intern position. Michael Rapp began working in August 2025 and is scheduled to complete his MPA program this December. After reviewing the Planning Director role with David Hill from the Piedmont Triad Regional Council, who is conducting the Town's pay study, the recommendation is to reclassify the position to Town Planner. The Personnel Policy requires Town Council approval for the creation of any new position.

APPROVED BURKE RIVER TRAIL KIOSK SIGNAGE

The Town of Valdese received a request from the Burke River Trail Association (BRTA) to install a kiosk sign at McGalliard Falls Park as part of the Burke River Trail project. The kiosk will provide trail rules, wayfinding and mapping information, and general educational content for trail users. Because public information kiosks require design approval from the Town Council under Section 9-3100 of the Town's Zoning Ordinance, this request was brought forward for consideration.

APPROVED RESOLUTION ESTABLISHING CHECK SIGNING PROCEDURES

TOWN of VALDESE
RESOLUTION

Establishing Check Signing Procedures

WHEREAS, G.S. 159-25(b) states that except as otherwise provided by law, all

checks or drafts on an official depository shall be signed by the finance officer or a properly designated deputy finance officer and countersigned by another official of the local government designated for that purpose; and

WHEREAS, G.S. 159-28.1 also states that the governing board shall charge the finance officer or some other bonded officer or employee with the custody of the necessary signature stamps and other devices and that that person and the sureties on his official bond are liable for any illegal, improper, or unauthorized use of them; and

WHEREAS, it is the desire of the Town Council that this resolution update and replace any previously established check signing procedures;

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

Section 1. Two signatures shall be required on each town check used to pay or reimburse expenses, regardless of the amount of the check.

Section 2. The Town Manager, Town Clerk, Deputy Town Clerk, and appointed deputy finance officer are designated as officials authorized to countersign checks and drafts on behalf of the town.

Section 3. The Accounting Technician II position for the Town shall be appointed as a deputy finance officer in accordance with G.S. 159-25(b).

Section 4. The Assistant Town Manager/CFO and Accounting Technician II are designated as town officers authorized to sign checks and drafts on behalf of the town.

Section 5. The use of signature stamps is authorized for use in signing of checks and drafts. As a bonded town officer, the Assistant Town Manager/CFO is charged with custody of the necessary signature stamps.

THE FOREGOING RESOLUTION IS ADOPTED THIS 8th DAY OF DECEMBER 2025.

ATTEST:

Jessica Lail, Town Clerk

Mayor

APPROVED CALL FOR PUBLIC HEARING TO MODIFY UDO SCHEDULED FOR JANUARY 5, 2026 AT 6:00 PM

End Consent Agenda

ITEMS REMOVED FROM CONSENT AGENDA: None

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

ADDED AGENDA ITEM – CLOSED SESSION Mayor Huffman entertained a motion to amend the agenda to add a 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, to the end of said agenda. A motion was made by Councilwoman Ward, seconded by Mayor Pro Tem Lowman. The vote was unanimous and the motion carried

NEW BUSINESS:

PRESENTED VALDESE POLICE DEPARTMENT AWARDS

Police Chief Marc Sharpe presented as follows:

“Good evening, everyone. The Valdese Police Department would like to take a moment to recognize a significant departmental accomplishment as well as several of our dedicated officers.

Our first presentation highlights a new initiative within the Valdese Police Department—our Drone Program. Thanks to a generous public donation, we were able to obtain a drone equipped to enhance the services we provide to the citizens of Valdese.

Each of you has been given a copy of our drone policy and the associated deployment forms for your review.

Recently, this specialized tool was deployed for the very first time. Officers used the drone to search for an accident victim who reportedly fled into a wooded area while injured.

Using FLIR thermal imaging during nighttime hours, our drone pilots were able to determine that the individual was no longer in the area. This allowed us to redirect our efforts quickly and efficiently, avoiding the need for a lengthy physical search with additional officers.

This first mission demonstrated how valuable the drone can be in helping us solve problems more effectively and expedite our operations.

The drone significantly expands our abilities to:

- Patrol difficult or inaccessible areas
- Conduct surveillance
- Utilize camera and video technologies
- Employ FLIR thermal imaging
- Use voice commands and spotlight functions during darkness

In addition to operational benefits, the program also creates new opportunities for job enrichment within the department.

Two officers volunteered to take on this new responsibility and completed the required training to become licensed Drone Pilots through the Federal Aviation Administration (FAA). The licensing exam is challenging, yet both officers passed on their first attempt with excellent scores.

Importantly, this program has come at no cost to the town, aside from occasional overtime during deployments and training—an investment that has already proven its value.

At this time, I would like to ask Officers Matt Smith and Tyler Watson to step forward.

Mayor Huffman, would you please present each officer with their Drone Pilot Patch, to be worn on their uniform, along with their first set of Police Drone Wings in recognition of their successful licensing and commitment to this program?

A photo of the wings is displayed on the screen, and afterward, the officers will be happy to show them to anyone who would like a closer look.

On behalf of the Valdese Police Department and our community, congratulations to both of you on a job exceptionally well done.

Thank you for your continued service, your dedication, and your willingness to embrace new opportunities to better serve our town.



Valdese Police Department Officer Recognition



Officer Tyler Watson VPD Drone Pilot

Officer Matt Smith VPD Drone Pilot



Police Drone Pilot Wings to be displayed on Officer's Uniform

Our next presentation introduces a new and meaningful chapter in one of our most valued recognitions.

For many years, we have honored exceptional service through our Officer of the Year Award. This year, we have re-named and elevated that award in tribute to a former Chief of Police whose legacy continues to shape our town's history and heritage. By attaching his name to this honor, we hope to inspire future generations of officers to strive for excellence and to carry forward the values he exemplified.

Chief Oscar Pascal served as Valdese Police Chief from 1970 to 1986.

Born the second youngest of twelve children to John Henry and Marie Margaret Bounous Pascal—both Waldensians and among the first settlers of Valdese—he was deeply rooted in the heritage of this community.

Chief Pascal began his law enforcement career in 1940 when he stepped into a deputy position at the Burke County Sheriff's Office following the passing of his brother, Henry "Campy" Pascal, at just 28 years old.

Less than a year later, he answered a second call to service when he was drafted to defend our country in World War II, serving overseas as a Military Policeman. In 1946, he returned to the Burke County Sheriff's Office, dedicating sixteen more years there before joining the Valdese Police Department. In 1970, he became Chief of Police, ultimately serving an extraordinary 44 years in law enforcement.

Chief Pascal was known for his pride in our town, his Waldensian heritage, and his unwavering dedication. A proud veteran, he was a member of the American Legion Post 234, Le Phare des Alpes, and the Waldensian Presbyterian Church. His work ethic was legendary—never working less than a 60-hour week—and he served Valdese with passion, honor, integrity, loyalty, and a heartfelt commitment to making this community a safer place for all.

His children, Marie, Eddie, and Teresa—who are here with us tonight—fondly remember accompanying him on nighttime rounds after he had already come home from work. He believed in visiting with citizens, talking with them, and staying connected to the people he served.

Chief Pascal served during a vibrant era of Valdese's history.

A time when Main Street was filled with the Dime Store, Western Auto, General Electric, Belk's, and the A&P Supermarket that gave out green stamps; when families visited The Rock Drug, The Soda Shoppe, Ott's Shoe Shop, the Valdese Sandwich Shop—affectionately known as "the Rat Hole"—and the Style Shop.

Our schools—Valdese Elementary, The Rock School, Valdese Junior High, and Valdese High—were

bustling with children who stopped by the Waldensian Bakery's sweet shop on their way to the Valdese Rec Center. Crestline ballfield lit up the evenings with games, and our mills and factories were thriving. These were the glory days of our town—memories that built the foundation of the community we cherish today. Chief Pascal continued to work for the Town of Valdese even after retirement up to the time of his death as he served as Security and a Host for the Old Rock School. I think we can all imagine the stories he told. The family has provided me on loan Chief Pascal's scrap book which can be viewed after tonight's meeting with me if anyone would like to view some of his memories.

In honor of Chief Pascal and the era he helped define, we proudly present the Chief Oscar Pascal Memorial Officer of the Year Award.

This award recognizes an officer who exemplifies the same courage, commitment, honor, and loyalty that Chief Pascal embodied. Officers are nominated by their peers in written form, and the final selection is made by an independent board outside the department.

At this time, I would like to invite Eddie, son of Chief Pascal, who served four years alongside his dad as a town magistrate to step forward with the award.

It is my honor to present the very first Chief Oscar Pascal Memorial Officer of the Year Award to Officer Tyler G. Watson

in recognition of his outstanding accomplishments and service to the Valdese Police Department over the past year.

Congratulations, Officer Watson, on a job exceptionally well done."

Chief Oscar Pascal Memorial Officer of the Year Award



Waldensian Chief of Police
Served Citizens of Valdese
as Chief of Police 1970-1986



Our First Chief Oscar
Pascal Memorial
Officer of the Year
Recipient

Patrol Officer Tyler G. Watson

BOYSCOUT MERIT BADGE ACKNOWLEDGEMENT

Mayor Huffman pointed out some Scouts in the audience, prompting them to stand for recognition. Troop Leader, Dr. Jonas Johnson, shared that those present were from Troop 192, in Valdese, and that one of the things that they had to do was to attend a Town Council meeting to get a merit badge, specifically the merit badge for Communications and Citizenship in the Community. Mayor Huffman thanked the Scouts for their time and comments.

REVIEW OF COMPREHENSIVE FEASIBILITY EVALUTION FOR POLICE & FIRE OPERATIONS

Bob Rawson, D.R. Reynolds Company, was given the floor by Mayor Huffman. Mr. Rawson recounted that D.R. Reynolds had been selected several months prior to assist with the design and build of a new Police/Fire Station. Mr. Rawson continued that the last couple of months were used to review Town Facilities that were being considered for the project and that, as he understood it, the Council had received a written report detailing D.R Reynolds findings, but that he was present to answer questions. Mr. Rawson shared additional context, that 215 Main Street East as well as the old Fire Station on 121 Faet St, had been considered. Mr. Rawson stated that civil engineers, structural engineers, and architects had looked at the available properties and that it was D.R. Reynolds recommendation that the Council be asked to consider a combination of Police and Fire Stations at the Massel Avenue SW property.

Mr. Rawson moved to discuss the Main Street property in specific, where it was found that there would be a lot of challenges, that D.R Reynolds felt, would make the property economically unfeasible to properly upgrade the facility for a Police Department. Mr. Rawson maintained that the building was structurally sound, but that upgrades, along with things that would have to be done to bring the building up to current codes, would not be feasible for that particular function. Mr. Rawson moved discussion to the Faet St. Property, where it was stated that they thought they had hit the gold mine, as the facility had a built-in sally port and an area for a gym facility, but that structurally, an engineer had found that the North end of the building would not be sound without extensive work.

Mr. Rawson resolved that this had led them to examine the Massel Avenue property, where they believed they could do a combination of the Police and Fire facilities. Mr. Rawson detailed that there would be an elevated Police Station at the northernmost side of the property and that there would be two (2) distinct buildings with distinct entrances both on the North and South sides of the property. Mr. Rawson reported that the surveys, topographical analysis, and soil samples would need to be done at this property as the next step to move forward with the project. Mr. Rawson shared that Mr. Weichel had reached out to a firm that the Town would use for the purpose of the surveys and soil work, and that D.R. Reynolds would start coming up with preliminary sketches to show how the property would be developed. Mr. Rawson believed that by the end of January some schematics should be laid out to move forward and provide a price to complete design work, and that by the end of the second quarter a guaranteed maximum price for construction of the project should be brought back.

Town Manager Herms stated that the next step in the process would be for Council to give staff the go-ahead to do soil samples, topographical analysis, and physical surveys of the Massel Avenue property. Town Manager Herms included that if it were the wish of the Council, the Town could also start work with the Town Attorney to move toward the sale of the Main Street property. Town Manager Herms shared that him and Mr. Rawson had had several conversations over the last few months, and that the conclusion from those conversations were that the cost per square foot would be cheaper to build new for police than it would be to retrofit the Main Street property to meet the needs and requirements that the Town had. Town Manger Herms continued that the Main Street property would make a great commercial building, but that the requirements for evidence storage, an armory, and other necessities required by statute, would make it cheaper to build new, rather than retrofit the existing property. Town Manager Herms stated the downside of this was that there would not be a Police Department on Main Street, which he knew was a concern, but that if the Massel Avenue property was used, one would have the Recreation Center, Town Hall, the Fire Department, and the Police Department all together along Massel Avenue.

Councilman Ogle requested clarification on the combination, asking if both buildings were being put together or if they would be separated. Mr. Rawson responded that he was discussing putting Police on top and Fire below, so that they would be one building, which was more economical than building and permitting two (2) separate facilities. Mr. Rawson believed that an idea could be come up with that both looked good and was functional, and that D.R. Reynolds was not there to hit a home run and build one fancy palace, but

was there to build something that fit within, and be a long staple of, the community. Mr. Rawson continued that the building was not for anybody in the present room, that it was for generations beyond, that D.R. Reynolds was looking out 25 to 40 years to inform their construction of the building. Mr. Rawson reported that he had been working with Police, Fire, and Town Manager Herms to discuss the needs, wants, and where they perceived things going in the future, and that they were now at the point of coming up with a footprint, but that as of the present day, no footprint had been drawn, and that direction was needed from Council to move either forward on Massel Avenue or dig deeper into alternate options.

Town Manager Herms established that the natural elevation of the Massel Avenue property was being considered, that a parking lot was already existing near the top of the property which could be used for Police, and that Fire would be on the bottom. Town Manager Herms affirmed that the goal was to have two (2) distinct entrances for both facilities, but to do this in the most economical way possible, and that this is what had been come up with. Mr. Rawson added on that the plans were not to interconnect the facilities, that no elevator would be necessary, and that the facilities would have their own, separate, meeting rooms on the first floor, so that handicap accessibility would not be challenged. Further specifications of the facility were discussed between Mr. Rawson and Town Manager Herms.

Councilman Ogle requested clarification that both the 215 Main property along with the Faet Street property were no longer being considered. Mr. Rawson responded in the affirmative. Councilman Ogle responded that this left the Town with constructing a new building. Mr. Rawson responded in the affirmative.

Councilwoman Zimmerman recounted that the given target prior to proceeding, to provide cost estimates, was the end of the second quarter in 2026. Mr. Rawson responded in the affirmative, that they hoped by early in the third quarter, the project would be permit ready, but that they would not submit for permits until Council had approved the cost of construction. Mr. Rawson stated that a guaranteed maximum price would be provided at that point, and that D.R. Reynolds was then responsible for receiving at minimum three (3) prices on every trade of the project. Town Manager Herms shared that this would line up well with the Town's budget schedule as well as the Town's modeling schedule.

A motion was made by Mayor Pro Tem Lowman to authorize the Town Manager to engage in whatever site assessment was necessary to move forward with the Massel Avenue Property. Seconded by Councilman Ogle. The vote was unanimous and the motion carried.

A motion was made by Mayor Pro Tem Lowman to authorize the Town Manager and the Town Chief Financial Officer to engage in selling of the 215 Main Street property and 121 Faet Street property, as the time was appropriate. Seconded by Councilwoman Ward.

Councilman Ogle questioned when these properties could be placed on the market. Town Manager Herms responded that the 215 Main Street property would be placed on the market quickly, and the 121 Faet Street property would be subject to the Fire Departments move out date, which was stated should be in twelve (12) to eighteen (18) months. Town Manager Herms specified that the goal of opening the new facility would be December of 2027. Mr. Rawson commented that this was not a stretch and would be a feasible date.

The vote was unanimous and the motion carried.

APPROVED CONTRACT FOR STREET PAVING & REPAIRS

Mr. Weichel provided context that in prior years the Town had done a paving study, and in 2024, field observations were done to follow up on said paving study. Mr. Weichel resolved that following those two (2) actions, a list was developed of almost three (3) dozen streets, within Town limits, that needed immediate attention. Mr. Weichel expounded that as a part of that list, there were smaller segments that the Town could handle in-house, that staff had gone out and gotten informal quotes for eight (8) streets to be improved, and that quotes were solicited to three (3) paving contractors. Mr. Weichel declared that Asphalt Roads and Driveways LLC had submitted the lowest responsive quote, and that the contract before the Council tonight was to enter into agreement with Asphalt Roads and Driveways LLC to improve the aforementioned segments of streets. Mr. Weichel presented a map as follows, outlining the streets which were to be improved.

Mr. Weichel outlined that these streets would fit into a smaller budget to get some work done, stating that this work did not replace a larger paving project, which may be undertaken next year if the Council were to wish to do so, but that it knocked some things out that could be done at the present time. Mr. Weichel noted that this proposal represented an even spread across the Town. Mr. Weichel then went into detail about specific roads and what work would be done to them.

Mr. Weichel affirmed the list was not comprehensive, and that the Town knew there were more streets needing attention, but that for the present moment, this project met the budget. Mr. Weichel outlined that the contract stated the contractor would have 180 days, or approximately six (6) months, to complete the work. Mr. Weichel expounded that the reason for this was as the work would have to be completed in warmer weather, stated a May timeframe was expected, and that once the contractors were to be present, work would take approximately a week to be completed.

Mayor Huffman questioned how the notification of residents would be handled, since the presented streets had not seen activity, as far as repaving, in decades. Town Manager Herms responded that historically this was done through social media posts and things of that nature, but that the main way was for the Planning Department to mail out letters, notifying residents. Town Manager Herms continued that another way to address the matter could be through an alert system, but ultimately that the Town would do as much notification as it possibly could. Town Manager Herms then referenced the future paving project, noting that notification would be more difficult for this project due to its larger scale, but that more information about this project would be provided in the springtime, during the budgeting process. Mr. Weichel mentioned that door hangers had also been used in the past as a method of notification.

Mr. Weichel revealed the grand total for the work was quoted to be \$297,606, and that the work did not just include resurfacing, but that it also included a lot of fine-tuned work. Mr. Weichel stated there were a lot of necessary repairs that were unique to each street, and that that should be kept in mind when looking at the overall cost. Mr. Weichel recounted that the overall cost was \$297,606, that the budget amendment would follow this, but that first the contract with Asphalt Roads and Driveways LLC would have to be approved.

Councilwoman Zimmerman made a motion to approve the contract for the road repair and resurfacing with Asphalt Roads and Driveways LLC. Seconded by Councilwoman Radabaugh.

Councilwoman Zimmerman stated that she was glad a move was being made on this, that she thought everyone could recognize that there were a lot of streets within the Town that needed help, that the presented roads were in worse shape than others, and that she believed this was a good step forward. Mayor Pro Tem Lowman shared that she drove the presented roads and thought this was a good start, that while she was campaigning a lot of citizens had mentioned the state of the roads, and that she was glad the Town was getting started. Councilwoman Ward questioned if any of the properties would need assistance with their pipes prior to paving. Mr. Weichel responded that this was something that was considered during the selection of the presented streets, additionally noting that citizens may notice that some streets were worse than those presented, but that they should consider that there were plans for water and sewer line replacements that were a part of the utility fund process, that the Town did not want to pave over a street and then four (4) years later have to replace water lines. Mr. Weichel stated he wanted to make sure this was done strategically so the Town got the best bang for its buck, so that it should be kept in mind that if a street looked worse than some of the ones presented, that there might be a reason for that, and that it was possible the ten (10) year Capital Improvement Plans addressed the aforementioned streets.

The vote was unanimous and the motion carried.

**CONSTRUCTION AGREEMENT
BETWEEN OWNER AND CONTRACTOR
FOR A CONSTRUCTION CONTRACT WITH A STIPULATED PRICE**

THIS AGREEMENT (the "Agreement") is made and entered into by and between the Town of Valdese ("Owner"), a North Carolina municipal corporation, having a mailing address of P.O. Box 339, Valdese, NC 28690, and Asphalt Road & Driveways, LLC ("Contractor"), a North Carolina limited liability company, having a mailing address of 3497 Hickory Blvd, Hudson, NC 28638. This Agreement shall be effective as of the last date signed below (the "Effective Date"). The identified parties are at times referred to herein collectively as the "Parties" and individually as a "Party."

ARTICLE 1 – WORK

1.01 *Contractor shall complete all Work as specified or indicated in this Agreement and/or any Exhibit hereto (the "Work"). The Work is generally described as follows:*

Pavement repairs and asphalt resurfacing, complete with necessary appurtenant repairs, on seven (7) street segments within the Town of Valdese, Burke County, North Carolina identified in **Exhibit A** attached hereto and incorporated herein by reference (the "Project"), and includes all other labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the Contractor's obligations under this Agreement. The Work shall also include, but not be limited to, all required asphalt patching, asphalt overlay, adjustment of utility accesses, vault and/or box frames and lids, and manhole or catch basin frames, covers, and grates, placement and conditioning of *Aggregate Base Course (ABC)* stone, application of necessary tack coat(s), and any work incidental to the scope and necessary to deliver a full and finished product. The Contractor warrants that it is a licensed contractor as required by the law of the State of North Carolina and agrees that all Work will be performed in a workmanlike manner and in accordance with industry standards and the North Carolina Department of Transportation's Quality Management System (QMS) Manual for Asphalt Pavements (latest edition), and will conform to all applicable federal, state, and local statutes and regulations governing the Work.

ARTICLE 2 – CONTRACT TIMES

2.01 *Substantial Completion; Final Completion; Time of the Essence; Liquidated Damages*

Subject to adjustments of the Contract Time as provided in this Agreement, the Contractor shall achieve Substantial Completion of the entire Work within 180 days of the Effective Date of this Agreement (the "Contract Time"). Substantial Completion is the stage in progress of the Work when the Work is sufficiently complete in accordance with this Agreement, the Owner can use the Work for its intended use, and only minor items remain to be corrected or completed that have no significant interference with the Owner's use of the Work. The time limit stated in this Agreement is of the essence of the Agreement. By executing this Agreement, the Contractor confirms that the Contract Time is a reasonable period to achieve Substantial Completion of the Work.

Upon receipt of the Contractor's written notice that the Work is ready for final inspection and acceptance and upon receipt of a final application for payment, the Owner will promptly make such

inspection. When the Owner finds the Work acceptable under this Agreement and the terms this Agreement have been fully performed, the final payment and any remaining retainage will be due and payable. Prior to issuing final payment, the Contractor will furnish to the Owner certification in a form provided by Owner that all subcontractors and vendors associated with the Project have been paid in full, no liens and/or lawsuits have been placed against the Contractor for the Work, and the total dollar amount has been paid to all subcontractors, suppliers, and others associated with this Project.

If the Contractor does not achieve Substantial Completion of the Work within the Contract Time, the Contractor shall pay the Owner, as liquidated damages and not as a penalty, a sum of \$50 per calendar day, on a cumulative basis, by which the actual date of final completion exceeds the Contract Time. The parties agree that the Owner's actual damages for such delay would be difficult or impossible to ascertain in such event and that such liquidated damages constitute a fair and reasonable amount of damages under the circumstances.

ARTICLE 3 – CONTRACT PRICE

3.01 *Lump Sum Price*

The full and total Contract Price, inclusive of all items in the scope of Work and further described in **Exhibit A**, shall be **\$297,606.00** (the “Contract Price”).

3.02 *Progress Payments*

Progress payments to Contractor over the life of this Agreement may be considered based upon the attached scope of Work for each location as described in **Exhibit A** and indicated in **Exhibit B**. Payment for completed and accepted street segments may be considered following acceptance by the Owner, provided that all scope elements have been satisfactorily completed in accordance with all industry standards and the standards set forth in the North Carolina Department of Transportation's Quality Management System (QMS) Manual for Asphalt Pavements (latest edition), accepted by the Owner or his designee, and approved for payment by the Owner or his designee. In no circumstance shall progress payments be approved for partially completed street segments. Additionally, Contractor and Owner agree that applications for progress payments, should they be necessary, may be submitted on a monthly basis for Work completed and accepted by the Owner. Under no circumstance will more than one (1) application for payment be processed during any given month in which Work is completed and accepted.

3.03 *Retainage*

In accordance with North Carolina General Statute (NCGS) 143-134.1, retainage will be withheld from each progress payment in the amount of 5% until 50% of the total value of the Contract Price has been completed and accepted by the Owner. After such time, no further retainage will be withheld provided that Work progresses satisfactorily and the Owner finds the character and progress of the Work to be in accordance with the Agreement. Retainage withheld prior to fifty percent (50%) completion shall continue to be held by the Owner until final completion and acceptance of the Project by the Owner.

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3.04 *Changes to the Contract Price or Contract Time*

By full and final execution of this Agreement, both Owner and Contractor do agree that changes to the Contract Price and/or Contract Time shall only be duly recognized and enforceable after execution of a written Change Order by all Parties to this Agreement. Contractor further understands and agrees that no additional work will be paid for by Owner without execution of a Change Order or Work Change Directive authorizing said work and any additional compensation or time recognized and noted therein.

For purposes of this Agreement, Contract Time shall mean the period of time, including authorized adjustments, allotted in this Agreement for Substantial Completion of the Work.

For purposes of this Agreement, Change Order shall mean a written instrument signed by the Owner and Contractor stating their agreement upon all of the following: (A) the change in the Work; (B) the amount of the adjustment, if any, in the Contract Price; and (C) the extent of the adjustment, if any, in the Contract Time.

For the purposes of this Agreement, changes to the Contract Price shall be based upon the Unit Prices included below, as those being the same derived from the Contractor's proposal (Exhibit A) The lump sum pricing quote (Exhibit A) shall include all approximated quantities listed on the quote.

- Asphalt Repair (patch) - \$3.00/square foot
- Asphalt Overlay (2-inch) - \$2.00/square foot
- Water Valve Box Riser - \$15.00/each
- Manhole Frame Riser - \$80.00/each

Other work not specified herein shall be compensated at a rate based on negotiation and agreement between Owner and Contractor prior to performance of said work. Unauthorized work outside of the terms and conditions of this Agreement will not be considered for additional compensation.

ARTICLE 4 – CONTRACTOR'S REPRESENTATIONS

4.01 *In order to induce and satisfy the Owner, for the purposes of entering into this agreement, the Contractor hereby makes the following representations:*

- A. Contractor has carefully examined the Work area(s), the necessary scope of Work at each location, and the contents of this Agreement;
- B. Contractor is familiar with and is satisfied to all federal, state, and local, laws and regulations that govern the Project cost, progress, and performance of the Work;
- C. Based upon the information noted above, the Contractor warrants that further site visits, investigations, exploration, examinations, or studies are not necessary to willfully enter into this Agreement;
- D. Contractor deems the scope of Work and this Agreement as sufficient to convey a full and final understanding of the terms and conditions to perform full and final performance

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and furnishing of the Work to the satisfaction of the Owner.

4.02 *Insurance*

By execution of this Agreement, Contractor does hereby affirm that it will provide and maintain satisfactory insurance coverage throughout the life of this Agreement, in accordance with the policy limitations and conditions listed herein. At a minimum, the Contractor shall provide Certificates(s) of Insurance to the Owner sufficient to satisfy the policy limitations and coverage amounts stated in this Agreement as follows:

- Workers' Compensation per North Carolina General Statute (NCGS)
- General Liability not less than \$1,000,000 (each occurrence)
- Automobile Liability not less than \$1,000,000 (combined single limit)
- Umbrella Liability not less than \$2,000,000

The Owner shall be listed as Certificate Holder and Additionally Insured on any Certificate of Insurance provided by the Contractor.

ARTICLE 5 – TERMINATION

5.01 *Termination by the Owner for Cause.* The Owner may terminate this Agreement if the Contractor (A) repeatedly refuses or fails to supply enough properly skilled workers or proper materials; (B) fails to make payment to subcontractors or suppliers in accordance with the respective agreements between the Contractor and the subcontractors or suppliers; (C) repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or (D) is otherwise guilty of substantial breach of a provision of this Agreement.

Upon termination for cause, the Owner may, without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' notice, terminate employment of the Contractor and may, subject to any prior rights of the surety, if any, (A) exclude the Contractor from the Project site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor; (B) accept assignment of the subcontracts; and (C) finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work. When the Owner terminates the Agreement for cause, the Contractor shall not be entitled to receive further payment until the Work is finished. If the unpaid balance of the Contract Price exceeds the costs of finishing the Work, including compensation for design services and expenses made necessary thereby, and other damages incurred by the Owner that are not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner.

5.02 *Termination by the Owner for Convenience.* The owner may, at any time, terminate the Agreement for the Owner's convenience and without cause. Upon receipt of notice from the Owner of such termination for the Owner's convenience, the Contractor shall (A) cease operations as directed by the Owner in the notice; (B) take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and (C) except for Work directed to be performed

prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontractors and purchase orders.

In case of such termination for the Owner's convenience, the Owner shall pay the Contractor for Work properly executed.

ARTICLE 6 – MISCELLANEOUS

6.01 *Terms*

Terms used in this Agreement will only have the meanings stated in this Agreement, in Exhibits attached to this Agreement, and in further fully executed modifications to this Agreement, if necessary.

6.02 *Assignment of the Contract*

No assignment by a party hereto of any rights under or interests in this Agreement will be binding on another party hereto without the written consent of the party sought to be bound; unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

6.03 *Successors and Assigns*

Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in this Agreement.

6.04 *Severability*

Any provision or part of this Agreement held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

6.05 *Contractor's Certifications*

Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing this Agreement.

6.06 *Place of Project; Choice of Law and Forum.* This Agreement shall be deemed made in Burke County, North Carolina. This Agreement shall be governed by and construed in accordance with the law of North Carolina. The exclusive form and venue for all actions arising out of this Agreement shall be the North Carolina General Court of Justice, in Burke County. Such actions shall neither be commenced in nor removed to federal court. This Section shall not apply to subsequent actions to enforce a judgment entered in actions heard pursuant to this Section.

6.07. *Definitions.* Unless otherwise defined herein, terms in this Agreement shall have the same

meaning as those in AIA Document A201-2017, General Conditions of the Contract for Construction.

6.08 Notices. All notices to be given under this Agreement must be in writing and made by personal delivery, UPS, Federal Express, a designated delivery service authorized pursuant to 26 U.S.C. 7502(f)(2), or certified United States mail, return receipt requested. In addition, the party giving notice or other communication shall also send it by fax or email if the other party has provided a valid, working fax number or email address.). If a notice is sent by United States mail, it is deemed complete upon actual delivery or on the third day following the day on which it is deposited with the United States Postal Service, whichever occurs first. Subject to change, the addresses for notices are:

Owner: Town of Valdese
Attn: Town Manager
P.O. Box 339
Valdese, NC 28690

With a copy to
(which shall not constitute notice): Timothy D. Swanson
Young, Morphis, Bach & Taylor, LLP
P.O. Drawer 2428
Hickory, NC 28603

Contractor: Asphalt Road & Driveways, LLC
Attn: _____
3497 Hickory Blvd.
Hudson, NC 28638

6.09 Indemnification.

- A. **In general.** The terms of subsection (C) (Standard Indemnification Provision) below shall apply to the Contractor, subject to subsections (D) through (J), where applicable.
- B. **Definitions.** These definitions apply to this section unless otherwise stated. Contractor -- Each Party to this contract except the Owner. Construction agreement -- any promise or agreement in, or in connection with, a contract or agreement relative to the construction, alteration, repair, or maintenance of a roads identified in Exhibit A, including demolition and excavating connected therewith. Defend -- In this section except in subsection (C), defend means to pay for or furnish counsel at the expense of the Contractor to defend any of the Indemnitees against claims alleged or brought against any of the Indemnitees by a third party alleged or brought in any court or other tribunal, including forms of alternative dispute resolution required by law or contract, before the court or tribunal has reached a final determination of fault. Derivative parties -- with respect to a party, any of that party's subcontractors, agents, employees, or other persons or entities for which the party may be liable or responsible as a result of any statutory, tort, or contractual duty. Fault -- a breach of contract; negligent, reckless, or intentional act or omission constituting a tort under applicable statutes or common law; or violations of applicable statutes or regulations. Indemnitees -- the Owner and its officers, officials, independent contractors, agents, and employees, excluding the Contractor. Subcontractor -- any person or entity, of any tier, providing

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labor or material through the Contractor for use on the Project at issue in the applicable construction agreement.

- C. Standard Indemnification Provision. (i) The Contractor shall defend, indemnify, and hold harmless Indemnitees from and against all Charges that arise in any manner from, in connection with, or out of this Agreement as a result of acts or omissions of the Contractor or its derivative parties. In performing its duties under this subsection (C), the Contractor shall at its sole expense defend Indemnitees with legal counsel reasonably acceptable to Owner. (ii) "Charges" means claims, judgments, costs, damages, losses, demands, liabilities, duties, obligations, fines, penalties, royalties, settlements, and expenses. Included without limitation within "Charges" are (1) interest and reasonable attorney's fees assessed as part of any such item, and (2) amounts for alleged violations of sedimentation pollution, erosion control, pollution, or other environmental laws, regulations, ordinances, rules, or orders -- including but not limited to any such alleged violation that arises out of the handling, transportation, deposit, or delivery of the items that are the subject of this contract. By appropriate litigation, each Indemnitee, severally, shall have the right to enforce this section (titled "Indemnification") directly against the Contractor, but not against the Owner.
- D. Restriction regarding Indemnitees' Negligence. This Agreement shall not require the Contractor to indemnify or hold harmless Indemnitees against liability for damages arising out of bodily injury to persons or damage to property proximately caused by or resulting from the negligence, in whole or in part, of Indemnitees.
- E. Restriction regarding Fault in Construction Agreements. Nothing in this Agreement requires the Contractor to indemnify or hold harmless Indemnitees or any other person or entity against losses, damages, or expenses unless the fault of the Contractor or its derivative parties is a proximate cause of the loss, damage, or expense indemnified.
- F. Liability When at Fault. The Parties intend that nothing in this Agreement shall be construed to exclude from any indemnity or hold harmless provisions enforceable under subsection (D) (Restriction regarding Indemnitees' Negligence) and subsection (E) (Restriction regarding Fault in Construction Agreements) any attorneys' fees, litigation or arbitration expenses, or court costs actually incurred by the Owner to defend against third party claims alleged in any court, tribunal, or alternative dispute resolution procedure required of the Owner by law or by contract, if the fault of the Contractor or its derivative parties is a proximate cause of the attorney's fees, litigation or arbitration expenses, or court costs to be indemnified. Every provision in this Agreement that violates the Parties' intent expressed in the preceding sentence shall be construed and revised to the extent that it is lawful in order to make the provision conform with such intent.
- G. Insurance Contracts and Bonds. This section does not affect an insurance contract, workers' compensation, or any other agreement issued by an insurer; and this section does not apply to lien or bond claims asserted under Chapter 44A of the N.C. General Statutes.
- H. Other Provisions. Every provision in this Agreement that violates subsection (D) (Restriction regarding Indemnitees' Negligence), subsection (E) (Restriction regarding Fault in Construction Agreements), shall be construed and revised to the extent that it is lawful in order to make the provision conform with those subsections.

I. Survival. This section shall remain in force despite termination of this Agreement (whether by expiration of the term or otherwise) and termination of the services of the Contractor under this Agreement.

J. Compliance with Law. This section shall be applied to the maximum extent allowed by law but it shall be construed and limited as necessary to comply with N.C.G.S. § 22B-1. This section is not to be construed in favor or against any Party as the drafter. The preceding sentence is not intended to imply or direct how the remainder of this section or of this Agreement is to be construed.

6.10 *Waiver*. The failure of either Party to insist upon a strict performance of any of the terms or provisions of this Agreement, or to exercise any option, right, or remedy under this Agreement, shall not be construed as a waiver or relinquishment for the future of such term, provision, option, right, or remedy, but the same shall continue and remain in full force and effect. No waiver by either Party of any term or provision of this Agreement shall be deemed to have been made unless expressed in writing and signed by the Party against whom the waiver is asserted.

6.11 *E-Verify Requirements*. (A) If this contract is awarded pursuant to North Carolina General Statutes (NCGS) 143-129 – (i) the contractor represents and covenants that the contractor and its subcontractors comply with the requirements of Article 2 of Chapter 64 of the NCGS; (ii) the words "contractor," "contractor's subcontractors," and "comply" as used in this subsection (A) shall have the meanings intended by NCGS 143-129(j); and (iii) the Owner is relying on this subsection (A) in entering into this contract. (B) If this contract is subject to NCGS 143-133.3, the contractor and its subcontractors shall comply with the requirements of Article 2 of Chapter 64 of the NCGS.

6.12 *Iran Divestment Act Certification*. The Contractor certifies that, if it submitted a successful bid for this contract, then as of the date it submitted the bid, the Contractor was not identified on the Iran List. If it did not submit a bid for this contract, the Contractor certifies that as of the date that this contract is entered into, the Contractor is not identified on the Iran List. It is a material breach of contract for the Contractor to be identified on the Iran List during the term of this contract or to utilize on this contract any subcontractor that is identified on the Iran List. In this Iran Divestment Act Certification section -- "Contractor" means the person entering into this contract with the Owner; and "Iran List" means the Final Divestment List – Iran, the Parent and Subsidiary Guidance- Iran list, and all other lists issued from time to time by the N.C. State Treasurer to comply with G. S. 147-86.58 of the N.C. Iran Divestment Act.

6.13 *Companies Boycotting Israel Divestment Act Certification*. The Contractor certifies that that it has not been designated by the North Carolina State Treasurer as a company engaged in the boycott of Israel pursuant to N.C.G.S. 147-86.80 et seq.

6.14 *Pre-audit Requirement*. This Agreement has not been fully executed and is not effective until the Pre-audit Certificate (if required by N.C.G.S. § 159-28) has been affixed and signed by the Owner's finance officer or deputy finance officer.

6.15 *Counterparts*. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, email, or other means of electronic

transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

ARTICLE 7 – CONTENTS OF AGREEMENT

7.01 This Agreement consists of the following:

- A. The Agreement Document, ten (10) pages in total
- B. Exhibit A, Contractor's Scope of Work and Proposal Document
- C. Exhibit B, Project Location Map

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement. Counterparts have been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or have been identified by Owner and Contractor or on their behalf.

OWNER:

Town of Valdese

By: _____

Title: _____

Attest: _____

Title: _____

Address for giving notices:

CONTRACTOR

Asphalt Road & Driveways, LLC

By: _____

Title: _____

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____

Title: _____

Address for giving notices:

License No.: _____

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Pre-Audit Statement: This instrument has been pre-audited in the manner required by the Local Budget and Fiscal Control Act as amended.

Agent for service of process:

By: _____

Title: _____

Date: _____

Approved as to Form:

By: _____

Title: _____

Date: _____

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EXHIBIT A



Asphalt Roads & Driveways, LLC

State Contractor License #86796

3497 Hickory Boulevard I Hudson, NC 28638
Office (828) 212-5300 | (828) 260-3558 | www.asphaltroadsnc.com

Bid Proposal for Repaving Streets in Valdese NC

Berry Ave

- Repairs to approximately 1,798 sq ft = \$5,394
- Applying overlay to approximately 22,806 sq ft x 2" thick = \$45,612
- 2 water valve risers and 4 manhole risers = \$350
- \$51,356 Total Cost

Bellview to Clyde

- Repairs to approximately 200 sq ft = \$600
- Applying overlay to approximately 20,898 sq ft x 2" thick = \$41,796
- 3 water valve risers and 2 manhole risers = \$205
- \$42,601 Total Cost

Bellview NE [Laurel to Walnut]

- Repairs to approximately 900 sq ft = \$2700
- Applying overlay to approximately 11,900 sq ft x 2" thick = \$23,800
- 2 water valve risers and 2 manhole risers = \$190
- \$26,690 Total Cost

Tarheel Ave NE

- Repairs to approximately 150 sq ft = \$450
- Applying overlay to approximately 16,020 sq ft x 2" thick = \$32,040
- 2 water valve risers = \$30
- \$32,520 Total Cost

Vinay Ave NW

- Repairs to approximately 550 sq ft = \$1650
- Applying overlay to approximately 13,302 sq ft x 2" thick = \$26,604
- 1 water valve riser and 3 manhole risers = \$255
- \$28509 Total Cost



Asphalt Roads & Driveways, LLC

State Contractor License #86796

3497 Hickory Boulevard I Hudson, NC 28638
Office (828) 212-5300 | (828) 260-3558 | www.asphaltroadsnc.com

Bid Proposal for Repaving Streets in Valdese NC

Hickory Ave NW

- Repairs to approximately 225 sq ft = \$675
- Applying overlay to approximately 9504 sq ft x 2" thick = \$19008
- 2 water valve risers and 3 manhole risers = \$270
- \$19,953 Total Cost

Flora Ln NE Gravel Portion

- Grade out deteriorated asphalt, leveling course of ABC compacted stone = \$1500
- Apply 2" lift of Binder, tack coat, and then apply a 2" lift of surface mix to approximately 8,120 sq ft of area = \$32,480
- 2 water valve risers and 2 manhole risers = \$190
- \$34,170 Total Cost

Bass St NW

- From Tron Ave NW to Dixie Ave NW
- Repairs to approximately 1528 sq ft = \$4584
- Applying overlay to approximately 28,389 sq ft x 2" thick = \$56,778
- 3 water valve risers and 5 manhole risers = \$445
- \$61,807 Total Cost

\$297,606 Grand total for all work.



APPROVED BUDGET AMENDMENT FOR STREET PAVING & REPAIRS

Mr. Weichel presented budget amendment 2-10, stating that the \$297,000 that was just approved would be funded in a couple of different ways. Mr. Weichel shared that the Town had Powell Bill funds that had built up over the years, that these were funds coming from the state, and that these funds were allocated annually towards the larger paving project, capital project fund, which had been set up in years prior. Mr. Weichel continued that there were some excess funds that the Town had not budgeted for, that these monies went into a separate fund balance or reserve account, that this fund had been slowly building up over the years to approximately \$171,000, and that this fund would be pulled from to cover some of the \$297,000. Mr. Weichel described that the remaining amount would be covered by an amendment to increase the expected earned interest income on idle funds which were sitting in the bank.

Mr. Weichel gave a snapshot of funds between July and December, where it was found that the Town had brought in approximately \$100,000 more dollars than what had been projected in the budget with the previously mentioned idle funds. Mr. Weichel noted that the Fed had not dropped interest rates as much as expected, and that this had helped the Town a little bit. Mr. Weichel established that \$100,000 would be pulled from that source, increasing expected revenues, and that those two (2) sources would cover the \$297,000. Mr. Weichel noted that every project required a bit of contingency, as a result a 10% contingency was built in to this project, and that this contingency would come from general fund reserves if it were needed. Mr. Weichel concluded that the majority of the project would be funded without having to pull from the Town's reserves.

Mayor Huffman entertained a motion to authorize the \$297,606 for the pavement repairs and asphalt resurfacing. A motion was made by Councilwoman Ward. Seconded by Mayor Pro Tem Lowman. The vote was unanimous and the motion carried.

Valdese Town Council Meeting

Monday, December 8, 2025

Budget Amendment #

2-10

Subject: 2025-2026 Street Paving Project

Description:

This amendment covers:

- Paving Contract with Asphalt Road and Driveways LLC
- 10% project contingency

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, 2026:

Section I:

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3991.000	Powell Bill-Restricted Fund Reserves		171,000
10.3290.000	Investment Earned Interest		126,606
10.3990.000	General Fund Reserves (contingency)		29,760
Total		\$0	\$327,366

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.5700.740	Capital Outlay-Powell Bill	171,000	
10.5600.450	Contracted Services-Streets	156,366	
Total		\$327,366	\$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.

APPROVED AMENDMENTS TO THE TOWN COUNCIL RULES OF PROCEDURES

Mayor Huffman recounted that at the previous Council meeting, the Council voted to get rid of the pre-agenda meeting, and as a result it was required a change to the Council's Rules of Procedures. Mayor Huffman read the following changes to the Council's Rules of Procedures:

Rule 4. Agenda

(a) Proposed Agenda. The town clerk shall prepare a proposed agenda for each meeting. All requests, supporting documents, and agenda items must be received by the deadlines set in the agenda deadline schedule. Any council member may, by a timely request, have an item placed on the proposed agenda. A copy of all proposed ordinances shall be attached to the proposed agenda. An agenda package shall be prepared that includes, for each item of business placed on the proposed agenda, as much background information on the subject as is available and feasible to reproduce. Each council member shall receive the proposed agenda and agenda package on Monday, one week prior to the meeting, and proposed agenda shall be available for public inspection and distribution or copying when it is distributed to the council members.

Mayor Huffman entertained a motion to accept the proposed changes. A motion was made by Councilwoman Zimmerman. Seconded by Mayor Pro Tem Lowman.

Mayor Pro Tem Lowman shared that she liked getting the Agenda packet a week in advance, that it gave one time to read it, to digest the information, and to be prepared for the meetings.

The vote was unanimous and the motion carried.

CONTINUED CONSIDERATION OF APPROVAL OF RESOLUTION ABOLISHING THE VALDESE HOUSING AUTHORITY

Town Attorney Swanson reported that this Agenda item came off the heels of the Valdese Housing Authority transferring its assets to the Western Piedmont Council of Governments, a change that had happened in June of the previous year. Town Attorney Swanson shared that he had received a phone call from the North Carolina Secretary of State indicating that the Valdese Housing Authority had remained somewhat of a dormant entity on its books, and that they were seeing if something could be done about that. Town Attorney Swanson stated he had put it on the Agenda for this day with anticipation that Council would be asked to adopt a resolution to abolish the authority, so that the Town could then file articles of dissolution with the Secretary of State which would remedy the issue. Town Attorney Swanson noted that after he had spoken with one of the former board members of the Valdese Housing Authority, that there was one more box he had to check in speaking with the Western Piedmont Council of Governments before the Town could do this. Town Attorney Swanson requested that instead of taking action on the present day, that the item be continued to the January Town Council meeting.

Councilman Ogle made a motion to continue the matter to the January 5, 2026 Regular Town Council Meeting. Seconded by Mayor Pro Tem Lowman. The vote was unanimous and the motion carried.

DRUG & HOMELESS TASK FORCE END OF YEAR REPORT

Chief Sharpe presented the following:

"The Homelessness/Drug Task Force has continued to meet monthly, gathering on the last Tuesday of each month at 6:00 p.m. at the First Baptist Church on Faet Street in Valdese. During the past twelve months, two members have resigned, and the Task Force currently has two openings.

As a group, we have explored a variety of approaches and researched available resources to support members of our community who struggle with substance use and homelessness. We have invited guest speakers from multiple organizations to help us strategize and identify effective ways to serve our citizens in need.

The Task Force has successfully assisted numerous individuals by connecting them with job opportunities, rehabilitation programs, temporary housing, veteran support, food and clothing resources, transportation, and other forms of assistance.

While Valdese's unsheltered population has decreased, we recognize that we have not yet resolved the underlying factors contributing to homelessness or substance abuse. Nonetheless, we continue to discuss potential solutions and develop strategies, while also taking direct action where possible. Our police department continues to offer resources as well as enforce our criminal complaints supporting both avenues within these issues.

One of our most recent guest speakers was an unsheltered individual who willingly shared their personal story, including how they became homeless and the daily struggles they face. Their testimony was eye-opening for many group members who had not encountered or been exposed to these issues on the front lines.

Chae Moore, who is Burke Counties Homeless Outreach Specialist has recently become a regular attendee of our meetings and is assisting in identifying new and untried resources.

Our group remains committed to meeting regularly and helping individuals one at a time, using the resources we have while seeking additional avenues of support whenever possible. Recently, I received a call from a homeless individual we assisted, who wished me a "Merry Christmas" and expressed gratitude for not having to be outside this holiday season. This person has remained off the streets and is finding success through a program we connected them with. Moments like this motivate our group to keep trying,

because making a difference for even one person shows that our efforts are in fact successful—one life at a time."

Councilman Ogle questioned Town Manager Herms on how many homeless people he thought were currently present in Valdese. Town Manager Herms stated he had just asked Chief Sharpe that question a couple of days prior. Town Manager Herms asserted that it depended if you looked within the Town limits versus within a mile or two of downtown, and that depending on those parameters one would have different results. Town Manager Herms stated within town limits, at one point in time, the Town had identified north of 40 individuals, and that this number could be doubled if one looked slightly further outside of the Town limits, and since that point in time, this number had been reduced to less than 20 individuals. Councilman Ogle confirmed that he had not seen as many unhoused individuals than he did a year prior. Councilwoman Ward noted that she would be meeting with Ms. Moore, Homelessness Outreach Specialist, Western Piedmont Council of Governments, to discuss a point in time count, to gather a better understanding of those whom are experiencing homelessness and what their needs may be. Councilwoman Ward expressed that if these individuals were not given the mental health support they needed, along with additional support, the situation would worsen. Councilwoman Ward continued that she loved how things had been handled with the task force, where one-on-one relationships had been built. Councilwoman Ward commended the Town's Police Officers, as well as Chief Sharpe, on what a tremendous job they had done.

Mayor Huffman then questioned Councilwoman Ward and Town Manager Herms about the reception of an opioid settlement, and how this settlement had helped with the housing of the homeless. Councilwoman Ward stated as she understood there was still some back and forth about where those funds were, and what they were for. Town Manager Herms stated that those funds were limited in what they could be used for, and that he did not believe that homelessness directly was one of those things, though that the funds could be used to combat drug use, which lent itself to homelessness. Chief Sharpe shared that these funds had supported some of the drug rehab programs, as well as Narcan programs, that the County was administering.

APPROVED APPOINTMENTS TO BOARDS/COMMISSIONS/COMMITTEES

Mayor Huffman stated that the Town of Valdese Planning Board had vacancies, that recommended appointments were for full four (4) year terms, that one of these appointments was a reappointment and that one was filling a vacant position, but that both of these positions were for voting members. Mayor Huffman continued that there was alternate position which was also unfilled, that the unfilled term was set to expire on 12/31/26, and that this unfilled alternate position would be addressed at the next Council meeting as applications were still being received. Mayor Huffman specified that it was recommended that Mr. Mark Rostan be reappointed to the Planning Board and that Mr. Jordan Greene be moved up from alternate to fill the vacant seat on the Planning Board.

Mayor Pro Tem Lowman made a motion for Mr. Rostan to be appointed to the Planning Board and that Mr. Greene be moved from alternate to fill the vacant seat on the Planning Board. Seconded by Councilwoman Zimmerman.

Councilwoman Ward questioned whether those who wanted to apply for the Planning Board would apply for the alternate position, which would be assigned in January. Mayor Huffman responded in the affirmative. Councilman Ogle asked whether a Council Member would be appointed to said alternate position. Town Manager Herms responded that this could leave the Town open to a perceived conflict of interest, as if something came before the Planning Board, and was voted on by a Council Member, it would then be voted on again by the same Council member as it came to the Council. Town Attorney Swanson added on that he had never seen this done, that he likely agreed with Town Manager Herms, and that he would recommend against doing so.

The vote was unanimous and the motion carried.

Mayor Huffman shared that the Parks and Recreation Commission had vacancies, that several applications had been submitted to Town Clerk Lail for consideration, and that these appointments were for a full, three (3) year term, and two, unexpired terms, which ended in December of 2026. Mayor Huffman stated that it was recommended that Mr. Eric White be appointed to a full term, to fill the expired seat previously held by Mr. Chip Stallings, and that it was recommended that Mr. Denver Treadway and

Mrs. Annette Skidmore be appointed to the unexpired terms of Councilwoman Radabaugh and Mr. Justin Carwell.

Mayor Pro Tem Lowman made a motion to appoint Mr. White to fill the expired term of Mr. Stallings and that Mr. Treadway and Mrs. Skidmore be appointed to fill the unexpired terms of Councilwoman Radabaugh and Mr. Carwell. Seconded by Councilwoman Radabaugh. The vote was unanimous and the motion carried.

MANAGER'S REPORT Town Manager Todd Herms reported:

Town Manager Herms declared he wanted to update the Council and the audience. Town Manager Herms provided that the Town had a productive meeting on Friday with the construction crew and engineers about the Town's pool dome. Town Manager Herms recounted that the Town had been chasing bad dirt and had finally gotten past that obstacle, and that if work were to continue without hiccups, the targeted date for completion would be the last week of January. Town Manager Herms acknowledged that it had been sleeting and snowing outside, and resolved that realistically the first of February could be the actual completion date. Town Manager Herms shared that the good news was that the Town would be able to complete the project within the previously asked for budget amendment.

Numerous events were scheduled for the months of November and December. A Holiday Event Calendar had been included in the reading materials for reference. Please review the calendar for detailed information on upcoming activities.

Town Offices Closed on December 24, 25, & 26, 2025 in Observance of Christmas and January 1, 2026 in Observance of New Year's Day.

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

MAYOR AND COUNCIL COMMENTS:

No comments were shared

At 7:17 pm, Mayor Pro Tem Lowman made a motion to go into Closed Session under NC General Statute 143-318.11(a)(3) to consult with an attorney retained by the Town in order to preserve the attorney-client privilege between the Town attorney and the Town Council, which privilege is hereby acknowledged. Seconded by Councilwoman Ward. The vote was unanimous and the motion carried.

At 8:03 pm, Mayor Pro Tem Lowman made a motion to go out of Closed Session, seconded by Councilwoman Zimmerman. The vote was unanimous and the motion carried.

ADJOURNMENT: At 8:04 p.m., there being no further business to come before Council, Councilwoman Zimmerman made a motion to adjourn, seconded by Mayor Pro Tem Lowman. The vote was unanimous.

Town Clerk

mr

Mayor

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Assistant Town Manager / CFO

Subject: Patrol vehicle

Meeting: January 5, 2026

Presenter: Bo Weichel, Assistant Town Manager / CFO

ITEM OF INTEREST:

Purchase of a patrol vehicle replacement with up-fitting.

BACKGROUND INFORMATION:

The Police Department has an opportunity to purchase a patrol vehicle at the prior model year's pricing due to additional availability through the vendor. This vehicle was already scheduled for replacement in the upcoming budget cycle; however, purchasing it approximately six months earlier allows the Town to avoid anticipated price increases associated with the new model year and escalating vehicle costs. Advancing the purchase does not expand the fleet but instead accelerates a planned replacement at a lower cost.

In addition, a reserve patrol vehicle was recently involved in an incident while in the line of duty and sustained significant damage. As the oldest vehicle in the fleet, it is no longer operational or suitable for continued service. While insurance proceeds will be pursued, the replacement value does not nearly cover the cost of acquiring a comparable reserve patrol vehicle.

By proceeding with the purchase of this patrol vehicle now, the Town can address both the planned fleet replacement and the unexpected loss of a reserve unit. Once placed into service, the new patrol vehicle would replace the unit originally scheduled for replacement, and that outgoing patrol vehicle would then be reassigned to serve as the reserve vehicle. This approach maintains fleet readiness, minimizes operational impacts, and results in overall cost savings to the Town.

BUDGET IMPACT:

Budget Amendment 3-10 for \$65,000.

RECOMMENDATION / OPTIONS:

Recommend for Council approve the budget amendment for the purchase of the available vehicle.

LIST OF ATTACHMENTS:

Budget amendment 3-10

Valdese Town Council Meeting

Monday, January 5, 2026

Budget Amendment #

3-10

Subject: Patrol vehicle with upfitting

Description:

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, 2026:

Section I:

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3990.000	General Fund Reserves		65,000
		Total	\$0
			\$65,000

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.5100.740	Capital Outlay-Police	65,000	
		Total	\$65,000
			\$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.

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: _____

Subject: Resolution Abolishing Town Committees

Meeting: January 5, 2026

Presenter: Consent

ITEM OF INTEREST:

Resolution Abolishing Town Committees

BACKGROUND INFORMATION:

In 2024, several committees were established by resolution. At this time, none of these committees are actively meeting, with the exception of the Drug and Homeless Task Force. Two of the committees were never populated with members and therefore never convened. Given the lack of activity and ongoing need, it is recommended that the following committees be abolished:

Merchants Advisory Committee
Ad Hoc Facilities Review Committee
Ad Hoc Efficiency Task Force Committee
Ad Hoc Utilities Infrastructure Review Committee
Ad Hoc Street Maintenance Committee

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

Approval of Resolution Abolishing Town Committees

LIST OF ATTACHMENTS:

Resolution

**A RESOLUTION OF THE TOWN OF VALDESE TOWN COUNCIL ABOLISHING
THE MERCHANTS ADVISORY COMMITTEE, AD HOC FACILITIES REVIEW
COMMITTEE, AD HOC EFFICIENCY TASK FORCE COMMITTEE, AD HOC
UTILITIES INFRASTRUCTURE REVIEW COMMITTEE, AND AD HOC STREET
MAINTENANCE REVIEW COMMITTEE**

WHEREAS, N.C.G.S. 160A-146 authorizes the Town Council for the Town of Valdese to create, change, abolish and consolidate boards and commissions and to organize Town government in order to promote orderly and efficient administration of Town affairs; and

WHEREAS, the Town Council believes that the current Merchants Advisory Committee, Ad Hoc Facilities Review Committee, Ad Hoc Efficiency Task Force Committee, Ad Hoc Utilities Infrastructure Review Committee, and Ad Hoc Street Maintenance Committee should each be abolished to facilitate more efficient governance and operations.

NOW, THEREFORE, BE IT RESOLVED that the Town of Valdese Town Council hereby abolishes the Merchants Advisory Committee, Ad Hoc Facilities Review Committee, Ad Hoc Efficiency Task Force Committee, Ad Hoc Utilities Infrastructure Review Committee, and Ad Hoc Street Maintenance Committee.

ADOPTED this _____ day of _____, 2026.

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

(SEAL)

ATTEST: By: _____
Keith Huffman, Mayor

Jessica Lail, Town Clerk

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Assistant Town Manager/CFO

Subject: Offer to Purchase

Meeting: January 5, 2026

Presenter: Bo Weichel, Assistant Town Manager/CFO

ITEM OF INTEREST:

Offer to purchase 0 Praley St SW. (PIN: 2733814911)

BACKGROUND INFORMATION:

The Town has received an offer on a vacant parcel located at 0 Praley St SW. This parcel has no value or benefit to Town operations. It has been in the possession of the Town since 2012.

Acreage: 1.04

Appraised Land Value per Burke County GIS: \$32,476

The Town has been offered \$18,000 for this parcel. The required offer deposit of 5% has been received.

There are several steps to sell a Town owned property:

- 1) Adopt a RESOLUTION AUTHORIZING UPSET BID PROCESS
- 2) Advertise for 10 days
- 3) If no upset bids are received, the Town can then consider the sale through a RESOLUTION AUTHORIZING SALE OF REAL PROPERTY

BUDGET IMPACT:

None.

RECOMMENDATION / OPTIONS:

Approve the RESOLUTION AUTHORIZING UPSET BID PROCESS

LIST OF ATTACHMENTS:

1. Offer to Purchase
2. GIS Map
3. Resolution Authorizing Upset Bid Process

TOWN OF VALDESE
OFFER TO PURCHASE AND CONTRACT
(OFFER SUBJECT TO UPSET BID PROCEDURE)

Hook Properties, LLC as "Buyer," hereby offers to purchase, and the Town of Valdese, a municipal corporation, as "Seller," upon the execution hereof as authorized by action of the Valdese Town Council, agrees to sell and convey, all of that plot, piece or parcel of land described below, together with improvements, if any, located thereon (the "Property"), upon the following terms and conditions:

1. REAL PROPERTY: Located in the Town of Valdese, County of Burke, State of North Carolina, being known as and more particularly described as:

Street Address: 0 Praley St SW
 Legal Description: REID: 63014 PIN: 2733814911

2. OFFER/PURCHASE PRICE: The purchase price offered is \$18,000 and shall be paid as follows:

(a) \$900 950, representing a 5% deposit paid by certified check (bank certified check or money order) with the delivery of this contract, to be held in escrow by the Town of Valdese, until the sale is closed, as which time it will be credited to Buyer, or until this contract is otherwise terminated and it is disbursed to Buyer.
17,050

(b) \$17,100, the balance of the purchase price in cash at closing. At closing Buyer agrees to pay for all advertising costs incurred by the Town of Valdese during the upset bid process in addition to the purchase price offered in section 2 above.

3. CONDITIONS: The attached Standard Provisions are incorporated herein by reference shall apply to this Offer and Contract, unless expressly modified by addendum to this instrument.

4. DURATION OF OFFER: This offer to purchase shall be effective for sixty (60) days from the date hereof. Following acceptance of this offer, the parties shall remain bound hereby for an additional forty-five (45) days and closing shall occur before the expiration of such period.

5. CLOSING: All parties agree to execute any and all documents and papers necessary in connection with closing and transfer of title at a place designated by the Seller. The conveyance is to be made to the Buyer by **NON-WARRANTY** deed.

6. POSSESSION: Possession shall be delivered **immediately upon closing**.

This offer shall become a binding contract when signed by both Buyer and Seller.

Date of Offer: <u>12/19/25</u>	Date of Acceptance: <u>12/19/25</u>
Buyer: <u>Hook Properties, LLC</u> (Seal)	Seller: <u>Town of Valdese</u>
Address: <u>P.O. Box 789 Morganton NC 28680</u>	By: <u>B. C. Cook</u>
Phone: <u>828-443-2027</u>	Town Manager <u>CFO</u>
Email: <u>ryancook1988@yahoo.com</u>	Council Resolution Date: <u>2/2/25</u>

Town Receipt of Bid Deposit:

I hereby acknowledge receipt of the earnest money herein set forth and agree to hold and disburse the same in accordance with the terms hereof.

Town of Valdese

Date: 12/19/25

By: B. C. Cook

To Submit in Person: Jessica Lail, Town Clerk, Town Hall, 102 Massel Avenue SW, Valdese, NC 28690
To Submit by Mail - Mailing address: Town of Valdese, Attn. Jessica Lail, Town Clerk, PO Box 339, Valdese, NC 28690



December 22, 2025

Burke County, NC

Owner: TOWN OF VALDESE
P O BOX 339

VALDESE, NC 28690

Property Address: 0 PRALEY ST SW
VALDESE 28690
PROPERTY_DESC

PIN: 2733814911
PIN EXT: 000
REID: 63014
Property Value: \$0
Acreage: 1.04
Deed Book: 002030
Deed Page: 00990
Deed Date: 07/01/2012

0 62.5 125
Feet

1:806



Disclaimer: The information contained on this page is taken from aerial mapping, tax mapping, and public records and is NOT to be construed or used as a survey or 'legal description'. Only a licensed professional land surveyor can legally determine precise locations, elevations, length and direction of a line, and areas.

**RESOLUTION AUTHORIZING UPSET BID PROCESS ON
0 Praley St SW, VALDESE, NC**

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

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

WHEREAS, on December 19, 2025, Hook Properties, LLC offered to purchase the Property from the Town for eighteen thousand and 00/100 Dollars (\$18,000.00) and deposited nine hundred fifty and 00/100 Dollars (\$950.00), or five percent (5%) of his bid, with the Town Clerk.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Town Council authorizes sale of the Property through the upset bid procedure of N.C. Gen. Stat. §160A-269. The Town Clerk shall cause a notice of the proposed sale to be published. The notice shall contain a general description of the Property, the amount and terms of the offer, and a notice that within ten (10) days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder.

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

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

4. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid. The deposit may be made by cashier's check or by certified check. The Town will return the deposit on any bid not accepted, and will return the deposit on an offer

subject to upset if a qualifying higher bid is received. The Town will return the deposit of the final high bidder at closing.

5. The terms of the final sale are that:

- (a) the Town Council must approve the final high offer before the sale is closed, which it will do within sixty (60) days after the final upset bid period has passed;
- (b) the buyer must pay the purchase price in certified funds at the time of closing;
- (c) the Property shall be sold "as is" and subject to all existing easements, restrictions, utility easements and right of ways of record;
- (d) the Town will reserve easements for all town utility lines located on or under the Property; and
- (e) the Property shall be conveyed by special warranty deed.

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

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

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

[SEAL]

ATTEST: By: _____
Keith Huffman, Mayor

Jessica Lail, Town Clerk

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Town Clerk

Subject: State of the Department Report

Meeting: January 5, 2026

Presenter: Parks & Recreation Director David Andersen

ITEM OF INTEREST:

State of the Department Report - Parks & Recreation

BACKGROUND INFORMATION:

Each month, a Town of Valdese department will provide Council with a short State of the Department report. This report is intended to offer an overview of current operations, highlight recent accomplishments, and outline priorities moving forward.

For this month, the Parks & Recreation Department is providing its State of the Department.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

N/A

LIST OF ATTACHMENTS:

A presentation will be provided at the January 5, 2026 Town Council meeting.

Town of Valdese AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: David Andersen, Parks and Recreation Director

Subject: Adoption of Parks and Recreation 10 Year Comprehensive Plan

Meeting: January 5, 2026

Presenter: David Andersen

ITEM OF INTEREST:

Adoption of Parks and Recreation 10 Year Comprehensive Plan

BACKGROUND INFORMATION:

Since late summer of 2024, the Western Piedmont Council of Government has been working with Town of Valdese Parks and Recreation staff, the Valdese Parks and Recreation Commission, and members of the public to complete a 10 year comprehensive plan for the Parks and Recreation Department.

The attached represents the deliverable for the contract entered into with WPCOG. It will be useful to the department and the town as a whole as we pursue future planning and grant opportunities such as those obtained to develop Valdese Lakeside Park and Downtown Park (Splash Pad Building).

BUDGET IMPACT:

None

RECOMMENDATION / OPTIONS:

Staff recommends adoption of the comprehensive plan.

LIST OF ATTACHMENTS:

2025 Parks and Recreation Comprehensive Plan Files:

Narrative

Maps

Appendix



TOWN OF VALDESE

2025 Comprehensive Recreation Plan

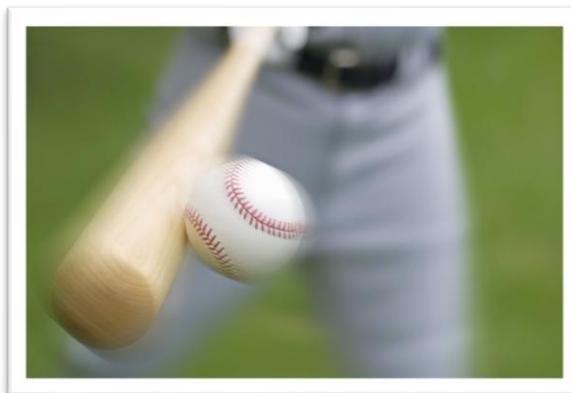


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Summary of Citizen & Staff Identified Recreation Improvements

The Town of Valdese offers a wide range of recreation facilities and programs. In a recreation survey (made available to all Town citizens on paper and online; **321 responses were received**) and during 2 public drop-in meetings, citizens identified improvements that they would like to see made to each Town facility. ***Citizen responses focused mainly on desired improvements to existing facilities*** rather than on adding or constructing entirely new facilities or amenities.

Below is a summary of the top 5 citizen and staff identified facility improvements. The Town of Valdese can use this information to prioritize future facility improvements and guide the Recreation Department's future decision-making process. For additional information, see the full survey results in the Appendix.

Valdese Recreation Center and Pool – Top 5 Improvements		
<i>Citizen Identified</i>	<i>Staff Identified</i>	<i>Alignment</i>
Pool Improvements	A/C in gymnasium	
Additional Seating Around Pool	Paint and flooring in bowling alley	
Improve Parking Lot Lighting	Additional playground space at splash pad	
Improve Concession Stand	Resurface/re-pour tennis court	
Improve Restrooms	Improve bowling alley restrooms	YES

McGalliard Falls Park – Top 5 Improvements		
<i>Citizen Identified</i>	<i>Staff Identified</i>	<i>Alignment</i>
Improve Restrooms	Restroom improvements	YES
Increase Beautification	Parking improvements (repave/seal/stripe)	
Improve Falls Viewing Area	Provide access to base of falls and add viewing platform at Grist Mill	YES
Improve Grist Mill House/Provide Pedestrian Access	Stream restoration	
Improve Picnic Shelters/Grilling Areas	Add disc golf along greenway	

Summary of Citizen & Staff Identified Recreation Improvements

Valdese Lakeside Park – Top 5 Improvements		
<i>Citizen Identified</i>	<i>Staff Identified</i>	<i>Alignment</i>
Add Picnic Areas	Additional parking along Lake Rhodhiss Drive (30-50 spaces)	
Add New Fishing Areas	--	
Add Nature/Lake Observation Areas	--	
Add New Trails	Combined staff identified trail improvements: Improve connection between park and Hoyle Creek sidepath; Establish connection to 11-acre property south of Lovelady Dr.	YES
Improve Lighting in Parking Areas	Add boulders for climbing/play	

Children's Park – Top 5 Improvements		
<i>Citizen Identified</i>	<i>Staff Identified</i>	<i>Alignment</i>
Improve Public Restrooms	Bathroom/concession replacement	YES
Improve Playground Equipment	Playground equipment replacement	YES
Improve Picnic Shelter, Grilling, and Sitting Areas	Streambank restoration and bridge replacement	
Improve Ballfield	Improve field drainage	YES
Increase Beautification	Landscaping around Memorial	YES

Fletcher Park – Top 5 Improvements		
<i>Citizen Identified</i>	<i>Staff Identified</i>	<i>Alignment</i>
Improve Restrooms; Improve Concession Stand (combined)	Renovate bathrooms/concessions	YES
Improve Scoreboards	Scoreboards (<i>being installed Winter 2025</i>)	YES
Improve Ballfields/Seating Areas	Level fields (overseed and dirt)	YES
Improve Ballfield Lighting	Replace batting cage net and add hard surface	
--	Parking lot work (paint, additional lighting in parking lot and possible walkway lighting to MFP)	

Summary of Citizen & Staff Identified Recreation Improvements

Tiger Gym/Temple Field – Top 5 Improvements		
Citizen Identified	Staff Identified*	Alignment
Improve Public Restrooms	Renovate bathrooms	YES
Improve Seating Areas at Football Field	--	Owned by BCPS
Improve Gym Accessibility/Building Maintenance	Combined staff identified improvements: Strip gym floor to natural wood and add polyacrylic layer (with appropriate volleyball anchors); Renovate concessions for use as concessions/check in area; Finish bathrooms	YES
Increase Beautification	Convert old office to storage for football/soccer/basketball equipment	
Improve Lighting in Parking Lot	--	

*Tiger Gym only.



In the recreation survey, **citizens also identified potential new facilities/amenities** that they would like to have available. Citizens were asked to “rank the FIVE most important recreation facilities to your household. Not all of these facilities are in the Town of Valdese. Choose only FIVE. (1 = highest priority, 2 = high priority, 3 = medium priority, 4 = low priority, 5 = lowest priority.”

By examining the highest, high, and medium priority responses ‘below, the Valdese community can evaluate potential new facilities/amenities and consider appropriate locations for each. In the tables below, red arrows indicate the activities/amenities with larger responses to ‘highest priority’, ‘high priority’ and ‘medium priority’ categories.

Additional Citizen Identified Recreation Improvements

Recreation Activity	1 st	2 nd	3 rd	4 th	5 th	Total
Paved Walking/Jogging /Running/Biking Trails (i.e. “Greenways”)	84 responses	32 responses	35 responses	30 responses	19 responses	200
Kayaking/Canoeing Access	9 responses	16 responses	25 responses	12 responses	22 responses	84
Disc Golf Courses	4 responses	5 responses	16 responses	10 responses	33 responses	68
Dog Parks	7 responses	20 responses	19 responses	22 responses	23 responses	91
Fishing Access	21 responses	16 responses	15 responses	19 responses	14 responses	85
Hiking Trails	32 responses	32 responses	36 responses	22 responses	23 responses	145
Horseshoe pits/cornhole/s shuffleboard/bocce ball courts	5 responses	15 responses	23 responses	12 responses	11 responses	66
Baseball/Softball Fields	35 responses	24 responses	24 responses	15 responses	17 responses	115
Outdoor Soccer Fields	12 responses	13 responses	14 responses	16 responses	22 responses	77
Indoor Soccer Fields/Courts	8 responses	9 responses	13 responses	13 responses	24 responses	67
Outdoor Fitness Equipment	8 responses	11 responses	14 responses	22 responses	21 responses	76
Indoor Fitness Equipment	36 responses	26 responses	33 responses	20 responses	13 responses	128
Open Space/Natural Areas	29 responses	18 responses	20 responses	15 responses	11 responses	93

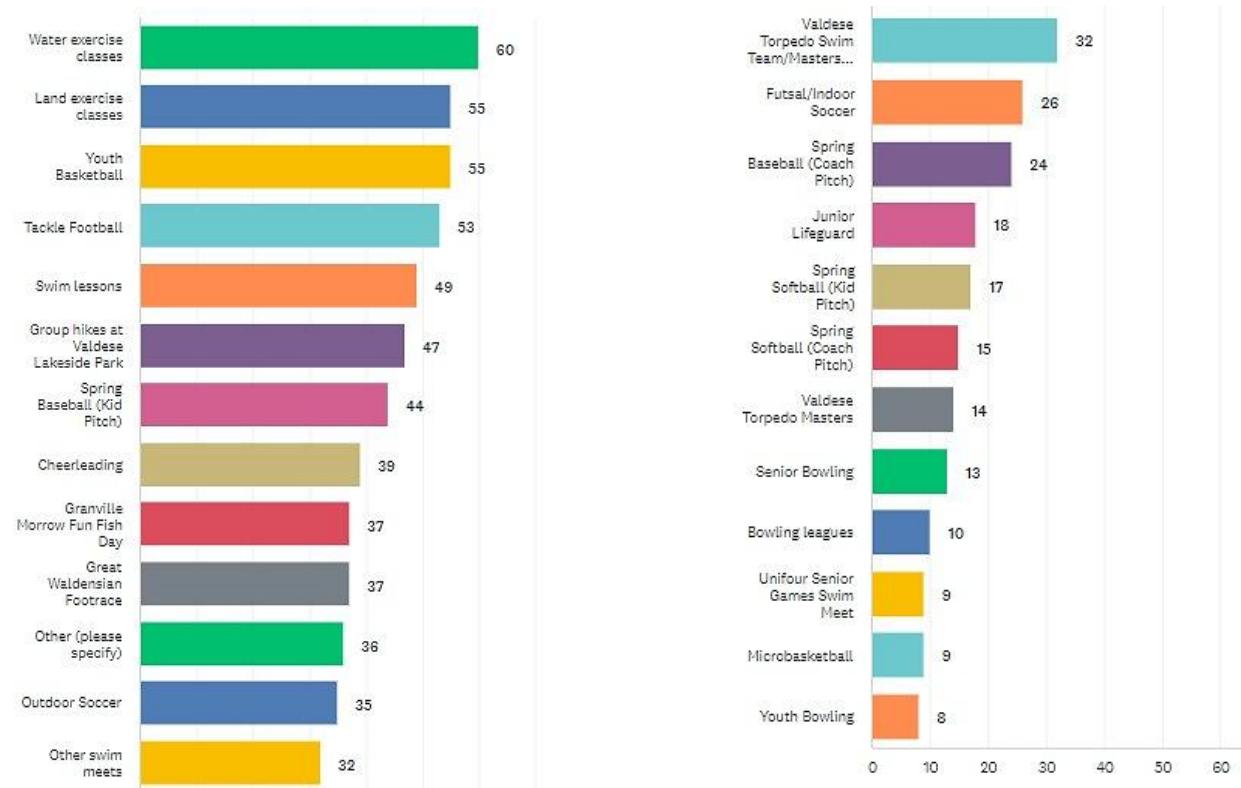
By examining the highest, high, and medium priority responses below, the Valdese community can evaluate potential new facilities/amenities and consider appropriate locations for each. In the table below, red arrows indicate the activities/amenities with larger responses to ‘highest priority’, ‘high priority’ and ‘medium priority’ categories.

Additional Citizen Identified Recreation Improvements (continued)

Climbing Walls	5 responses	10 responses	10 responses	15 responses	31 responses	71
Amphitheaters/ Stages	12 responses	14 responses	19 responses	16 responses	29 responses	90
Playgrounds	51 responses	27 responses	25 responses	13 responses	17 responses	133
Outdoor Tennis Courts	7 responses	11 responses	21 responses	18 responses	15 responses	72
Indoor Tennis Courts	2 responses	8 responses	14 responses	16 responses	21 responses	61
Outdoor Pickleball Courts	15 responses	11 responses	21 responses	18 responses	18 responses	83
Indoor Pickleball Courts	5 responses	16 responses	23 responses	14 responses	22 responses	80
Outdoor Basketball Courts	11	15	16	9	13	64
Indoor Basketball Courts	18 responses	17 responses	12 responses	15 responses	13 responses	75
Picnic Shelters	18 responses	23 responses	30 responses	20 responses	14 responses	105
Picnic Tables (not covered)	8 responses	11 responses	22 responses	14 responses	12 responses	67
Outdoor Grills	10 responses	11 responses	15 responses	15 responses	13 responses	64
Outdoor Football Fields	33 responses	19 responses	14 responses	13 responses	16 responses	95
Community Garden	13 responses	13 responses	21 responses	16 responses	13 responses	76
Outdoor Sand Volleyball Courts	5 responses	11 responses	17 responses	16 responses	18 responses	67
Indoor Volleyball Courts	8 responses	7 responses	16 responses	15 responses	19 responses	65
Restrooms	44 responses	32 responses	21 responses	18 responses	25 responses	140
Outdoor Swimming Pools	57 responses	52 responses	27 responses	15 responses	19 responses	170
Indoor Swimming Pools	72 responses	36 responses	15 responses	17 responses	21 responses	161
Splash Pads	28 responses	21 responses	17 responses	15 responses	17 responses	98
Skateboard Parks	8 responses	9 responses	19 responses	10 responses	27 responses	

Additional Citizen Identified Recreation Improvements: Programs & Classes

In the survey, citizens were asked to identify [w]hich of the following recreation programs/classes do you or others in your household participate in regularly? Please check all that apply.



Finally, when asked to “[l]ist any other recreation programs/classes that you or others in your household **WOULD** participate in **if the Town offered them**, citizens responded:

- Weightlifting/Fitness – 23 responses
- Adult Sports (Basketball, volleyball, softball, pickleball, tennis) – 13 responses
- Swimming/Lane Swimming – 11 responses
- Leagues for Older Kids (13+) – 11 responses
- Yoga – 7 responses
- Adaptive Activities for Special Needs/Disabled Persons – 7 responses
- Arts and Crafts – 6 responses
- Skatepark - 2 responses

- Track/Running – 4 responses

By examining the level of participation in classes and programs, and citizen responses indicating desired programs/classes, the Valdese community can evaluate potential additional or new programs/classes.

Introduction



Introduction:

Parks, recreation, and tourism create meaningful and memorable moments by offering spaces and experiences that bring people together. Whether it's a family picnic in a local park, a hike through scenic trails, a community festival, or a vacation to a unique destination, these experiences become cherished memories that enrich people's lives. Recreational activities and shared outdoor experiences promote health and emotional well-being, while also offering opportunities for learning, play, and cultural engagement across generations.

In addition to personal enrichment, parks, recreation, and tourism contribute significantly to local economies and community connections.

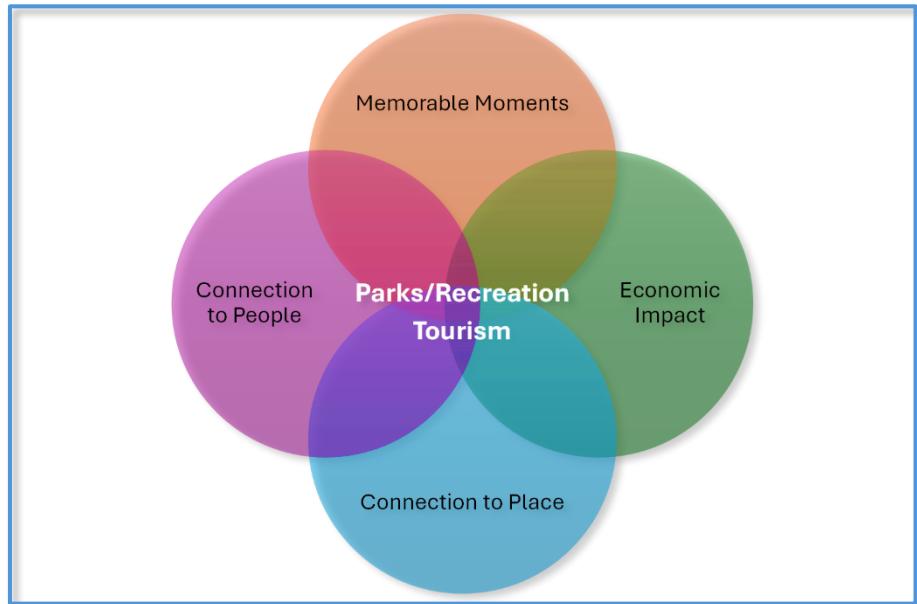
They attract visitors who support local businesses, create jobs, and boost public revenue through tourism-related spending.

Parks also serve as gathering places that build social bonds and strengthen community identity. By connecting people to their natural surroundings, cultural heritage, and one another, recreation spaces foster a strong sense of belonging and stewardship toward the places we call home.

Plan Purpose:

The purpose of this document is to help the Town of Valdese make informed decisions regarding recreation planning. This document will enable the Town to achieve the following objectives:

- ✓ Ensure that future facilities are wanted, needed, and will be used
- ✓ Ensure that future facilities will be available, accessible, and convenient to as much of the Town's population as possible
- ✓ Consider the need for recreation facilities in the context of Valdese's climate, topography, population patterns & trends, and other factors
- ✓ Maximize the impact of each dollar spent on recreation
- ✓ Plan with existing resources in mind, maximize the use of existing facilities, and make the most of recreation offered by other entities
- ✓ Ensure that the recreational concerns of all citizens and groups are addressed
- ✓ Avoid duplication of facilities and services where duplication is unnecessary and undesired
- ✓ Help justify the need for facilities when applying for grant funding



Source: Outdoor Recreation Roundtable.

Background



Background:

The Town of Valdese developed this Plan with the dual purpose of planning recreation facilities for the next 10 years and positioning the Town to qualify for grant funding for future facility improvements. This Plan will allow the Town to better serve the needs of local taxpayers by aligning recreation demands with supply. The Plan will also guide the Town of Valdese in vital areas such as determining how best to utilize the Town's existing facilities and identifying future recreational needs and opportunities.

Plan Methodology:

This Plan identifies the recreational needs of the Town through various methods including household surveys, staff interviews, an inventory of existing facilities, and community meetings. The benefits of recreation in general are listed, along with an explanation of the role of recreation in creating successful communities.

Existing recreation facilities are analyzed as are demographics. Natural features are also considered in relation to existing and future recreation facilities. All of this information is then analyzed to produce recommendations for future facilities.

Limitations and Revisions:

Various efforts have been made to accurately forecast the recreation needs of the Town's citizenry, as well as the feasibility of achieving these objectives. This Plan, however, reflects situations and outlooks at a particular point in time, and will need to be amended as necessary to remain current and relevant.

*This document is a guide for recreation planning, **but not a prescription**. Priorities can change rapidly due to cultural trends, fluctuating costs, and activities of private businesses and organizations.*

*Other variables include unexpected donations and unique opportunities tied to new grant sources, a particular new form of recreation, and other unforeseen factors. **Flexibility is paramount.***



North Carolina Recreation Enabling Law:

The State of North Carolina's Recreation Enabling Law (G.S. 160A Article 18) declares "the lack of adequate recreational programs and facilities is a menace to the morals, happiness, and welfare of the people of this State." From this it can be concluded that recreation is a basic human physical and mental need, widely recognized as essential to the proper functioning of society, and as important as other local government services such as waste disposal, law enforcement, or education.

The provision of recreation as a government service ensures that all citizens- regardless of income level- have access to parks and recreation facilities. Government entities are able to provide parks and natural areas that may not produce income directly but do have a value to society. Local governments offer stability and permanency to parks and basic recreation facilities that might otherwise be subject to changing economic conditions or short-term trends.

§ N.C.G.S 160A-351. Declaration of State policy.

The lack of adequate recreational programs and facilities is a menace to the morals, happiness, and welfare of the people of this State.

Making available recreational opportunities for citizens of all ages is a subject of general interest and concern, and a function requiring appropriate action by both State and local government.

The General Assembly therefore declares that the public good and the general welfare of the citizens of this State require adequate recreation programs, that the creation, establishment, and operation of parks and recreation programs is a proper governmental function, and that it is the policy of North Carolina to forever encourage, foster, and provide these facilities and programs for all its citizens. (1945, c. 1052; 1971, c. 698, s. 1.)

Town of Valdese Recreation Related Expenditures:

The following chart provides highlights of the Town's main recreation-related expenditures. Expenditures are from the 2024-2025 recommended budget.



Natural Features & Climate



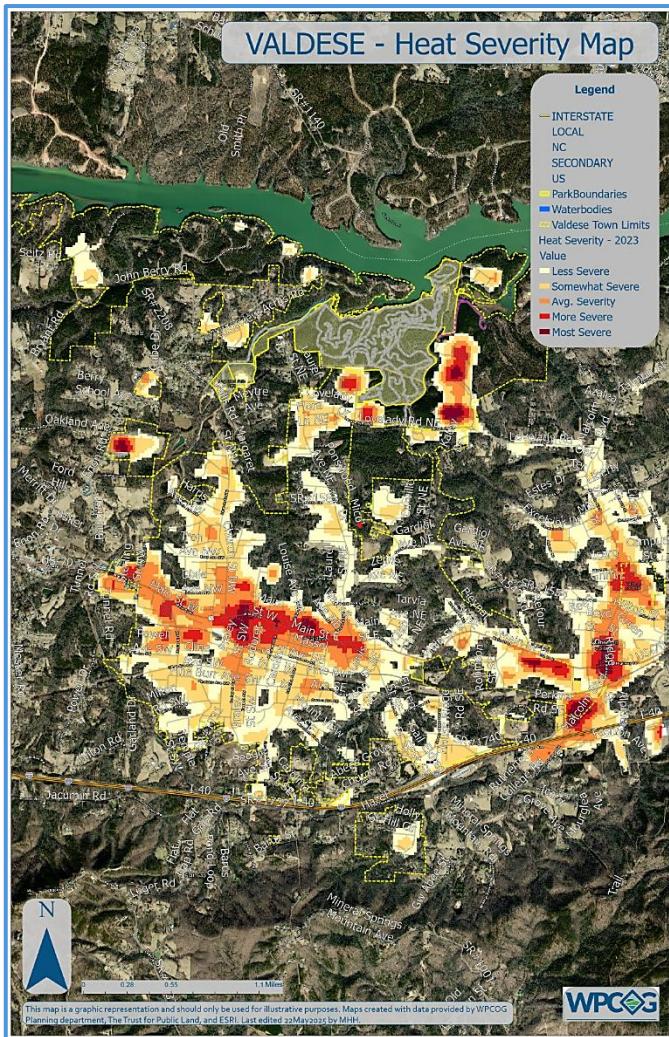
Natural Features and Climate:

Climate:

Valdese's climate is characterized by four distinct seasons, with cold winters and hot summers. Seasonal transition times in the fall and spring often result in unpredictably wide temperature fluctuations over a short period of time.

July is typically the hottest month (average high of 88 degrees and average low of 67 degrees), while January is the coldest (average high of 50 degrees and average low of 28 degrees). Valdese's frequently wet and chilly late fall and winter climate affects opportunities for outdoor recreation and makes planning for events and other activities challenging. The Town's indoor recreation facilities and programs offer a wide range of activities for residents to take part in during hot and cold periods, helping to ensure the availability of year-round recreation access.

Some areas of town are hotter at the surface than others, primarily due to the presence of pavement, concrete, buildings, or fewer trees. Data from the Landsat 8 satellite shows these areas, with darker red areas being hotter than orange areas, or areas with no coloring at all.



For the comfort of those participating in recreational activities, it should be a priority of the Town to either leave existing trees in place or replace trees if their removal is necessary for a project. Trees provide the added benefits of slope stabilization and stormwater filtration, both of which are important to the usability of the Catawba River and the town's other streams as recreation resources

Topography:

Familiarity with the Town's topography (i.e. terrain or 'lay of the land') enables one to understand existing population and transportation patterns, which in turn guide the placement and success of future recreation facilities. Topography is a factor in Valdese because the town's rivers and streams are themselves existing or potential recreation facilities - which may become more accessible in the future.

In addition to topography, several factors influence potential locations for recreation facilities, including proximity to residential neighborhoods, accessibility, available land/structures, other nearby facilities, and landform characteristics (e.g. amount of grading needed).

Geographic proximity to a neighborhood alone, for example, does not guarantee a desirable

recreation site if the site is not accessible or requires excessive grading. The topographic features described above and their influence on population and transportation patterns should be considered when planning future recreation facilities. Though most Town residents are inherently mindful of these features and patterns from everyday living, a deliberate awareness and analysis of the Town's topography will result in confident placement of future recreation facilities.

Surface Waters:

The Catawba River, McGalliard Creek, Hoyle Creek, Micol Creek, Dye Branch and Double Branch are located in Valdese. These bodies of water serve a variety of functions – from providing drinking water and scenic settings to wildlife observation and recreation opportunities. Importantly, the Catawba River provides a recreational link between Valdese, Morganton, Burke County, the City of Hickory and the wider region.

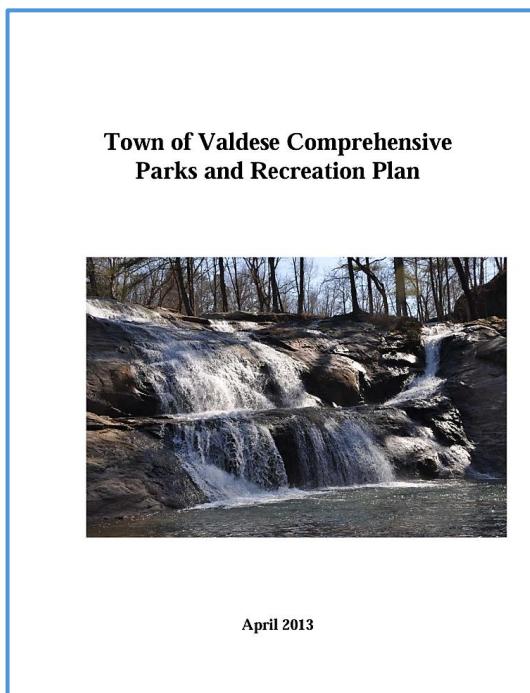


Previous Recreation Related Plans



Previous Recreation Related Plans:

Town of Valdese Comprehensive Parks and Recreation Plan:

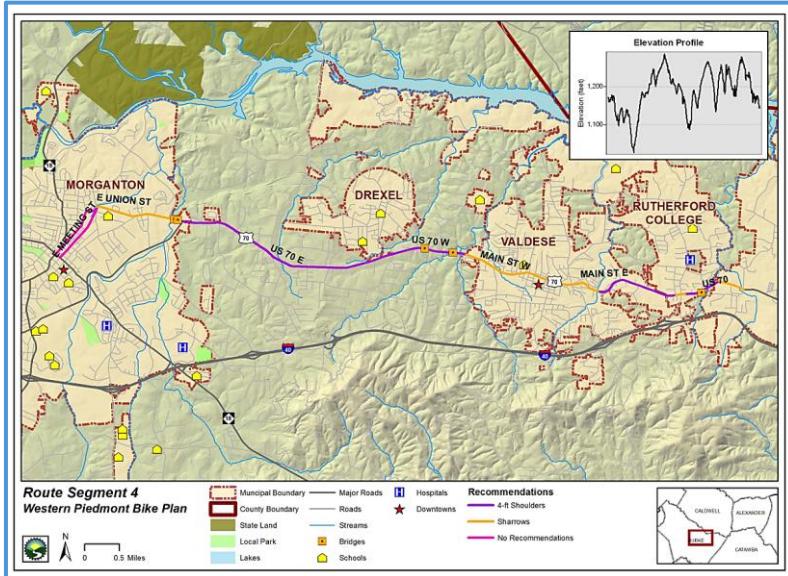


In 2013, the Town worked with the Western Piedmont Council of Governments to develop a **Comprehensive Parks and Recreation Plan**. The plan made several recommendations to improve parks and recreation facilities in Valdese.

https://static.townofvaldese.com/public/media/uploads/valdeseparksandrecplan_final.pdf

The Western Piedmont Bicycle Plan:

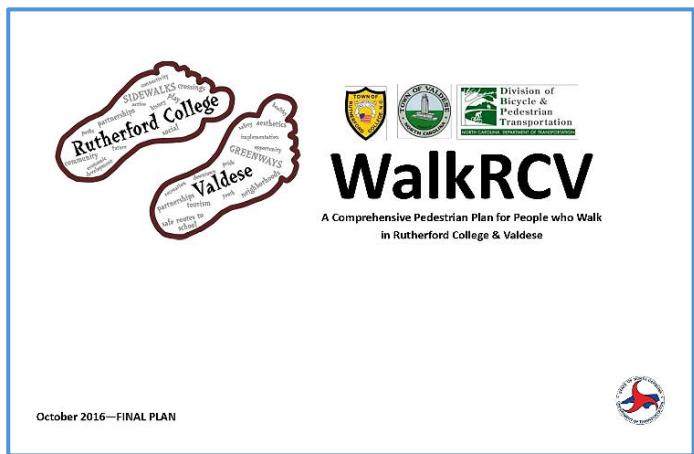
In 2014, the Western Piedmont Council of Governments completed the **Western Piedmont Bicycle Plan**, a regional bicycle plan for the four-county region of Alexander, Burke, Caldwell, and Catawba Counties.



The plan provided a framework for the development of new facilities, programs, and policies that will support safe and efficient cycling throughout the region, including Valdese. Route Segment 4 in the plan shows a connection between the Town of Valdese, the City of Morganton, Drexel and Rutherford College.

<https://connect.ncdot.gov/municipalities/PlanningGrants/Documents/Western%20Piedmont%20Bicycle%20Plan%20Compressed.pdf>

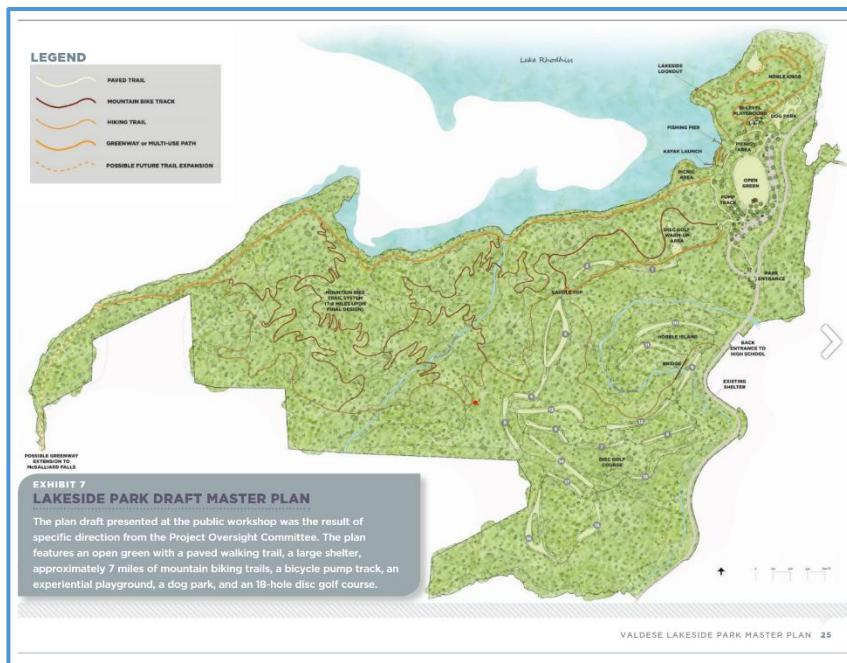
Walk RCV Plan:



Although not strictly a recreation plan, the **WalkRCV** plan (2016) recommended several ways to safely improve pedestrian and bicycle mobility in Valdese. The plan recognizes the importance of improving connectivity between neighborhoods, downtown, and recreation facilities. As such, the plan addresses the need for facilities that provide opportunities to walk, run and roll – which are all directly related to recreation.

<https://connect.ncdot.gov/municipalities/PlanningGrants/Documents/Rutherford%20College%20and%20Valdese%20Ped%20Plan.pdf>

Valdese Lakeside Park –Master Plan:



In 2019, Friends of Valdese Rec worked with a consultant to develop a **Master Plan for Valdese Lakeside Park**. The plan served as a guide for the creation and development of the park.

https://issuu.com/dbdplanning/docs/lakesidepark_finalplan110518_1_?fr=xKAE9_zU1NQ

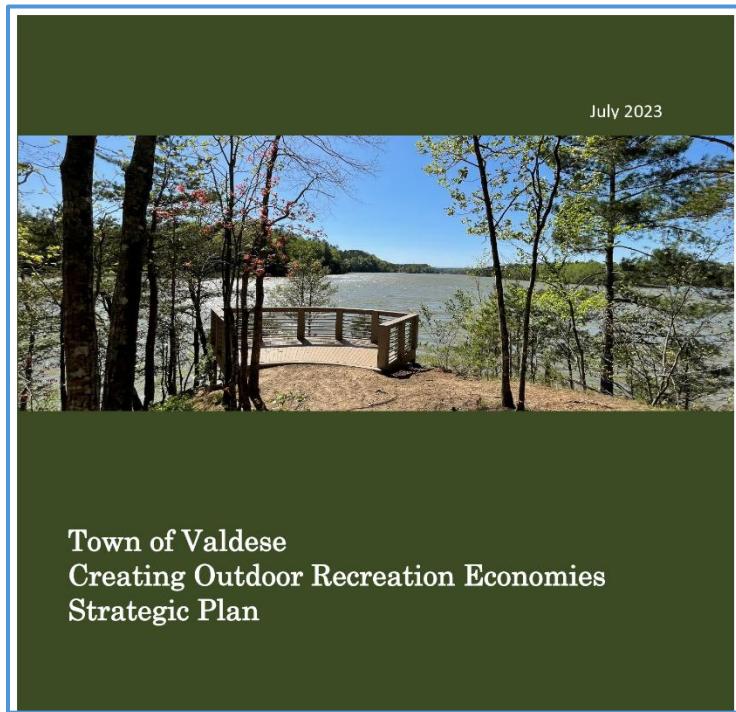
River Trail of Burke County Feasibility Study:



https://www.wpcog.org/_files/ugd/960958_c9c6148c67ad44e7839086280db56784.pdf

In 2023, the Town worked with Western Piedmont Council of Governments to develop a **trail feasibility study** to determine a preferred alignment for a non- motorized, contiguous trail extending from Morganton, through Valdese and on to Hickory, Long View and Hildebran.

Creating Outdoor Recreation Economies (CORE) Strategic Plan:



In 2023, the Town worked with the North Carolina Department of Commerce's Rural Economic Development Division and local stakeholders to develop the **Creating Outdoor Recreation Economies (CORE) Strategic Plan**.

The plan makes a total of 29 recommendations under 3 priority areas. These priority areas, identified by the local work group, include:

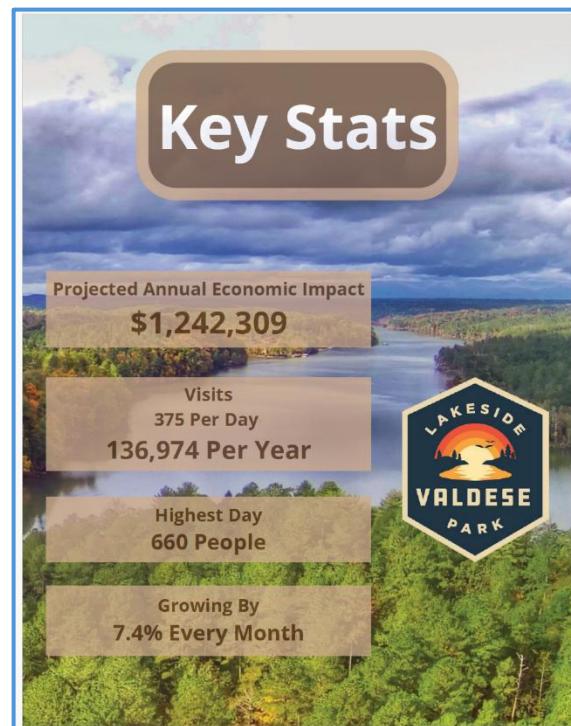
- 1. Parks, Trails, and Facilities:** To provide and maintain a variety of recreation amenities that improve quality of life and encourage a sense of community for residents and visitors.
- 2. Communication and Activation:** Promote and educate residents and visitors about the community's recreation amenities.

3. Economic Impacts: Utilize the community's outdoor assets to improve the downtown, local and regional economies.

[https://static.townofvaldese.com/public/media/uploads/2023_town_of_valdese_core_strategic_plan_\(1\).pdf](https://static.townofvaldese.com/public/media/uploads/2023_town_of_valdese_core_strategic_plan_(1).pdf)

Valdese Lakeside Park Economic Impact Study:

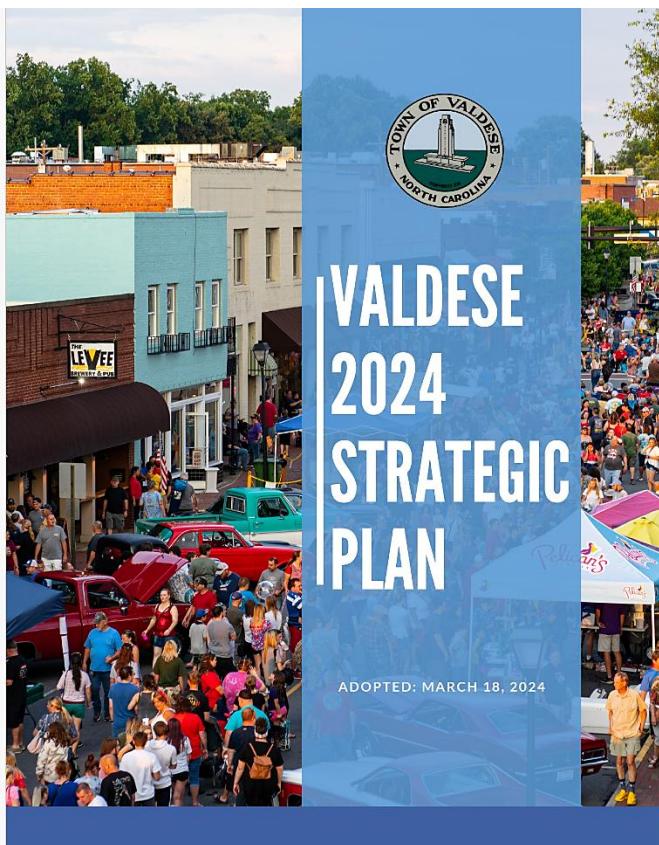
Also in 2023, Friends of Valdese Rec completed an **economic impact study** of Valdese Lakeside Park. The study examines park visitation levels, estimates economic impacts and explores the impact of the park's amenities.



https://friendsofthevaldeserec.org/_files/2023/05/VLP-Economic-Impact-Report.pdf



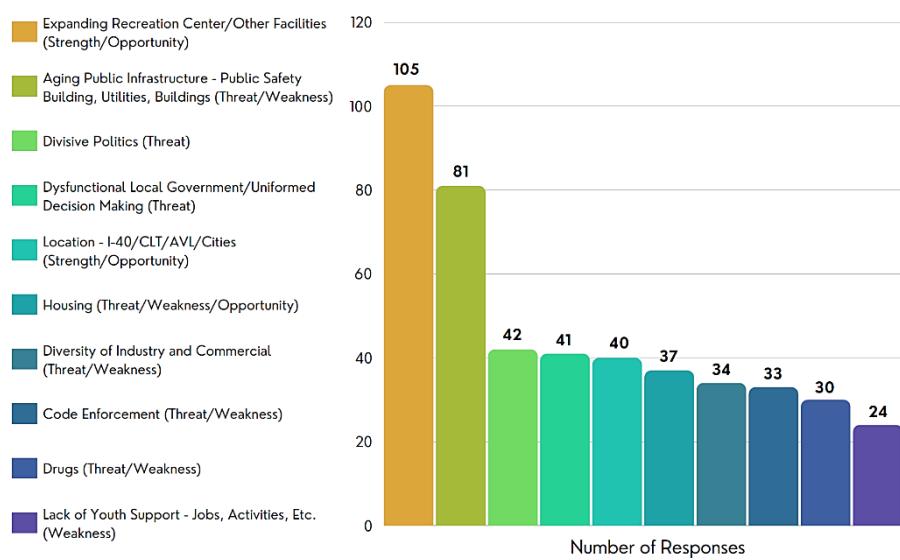
Valdese Strategic Plan:



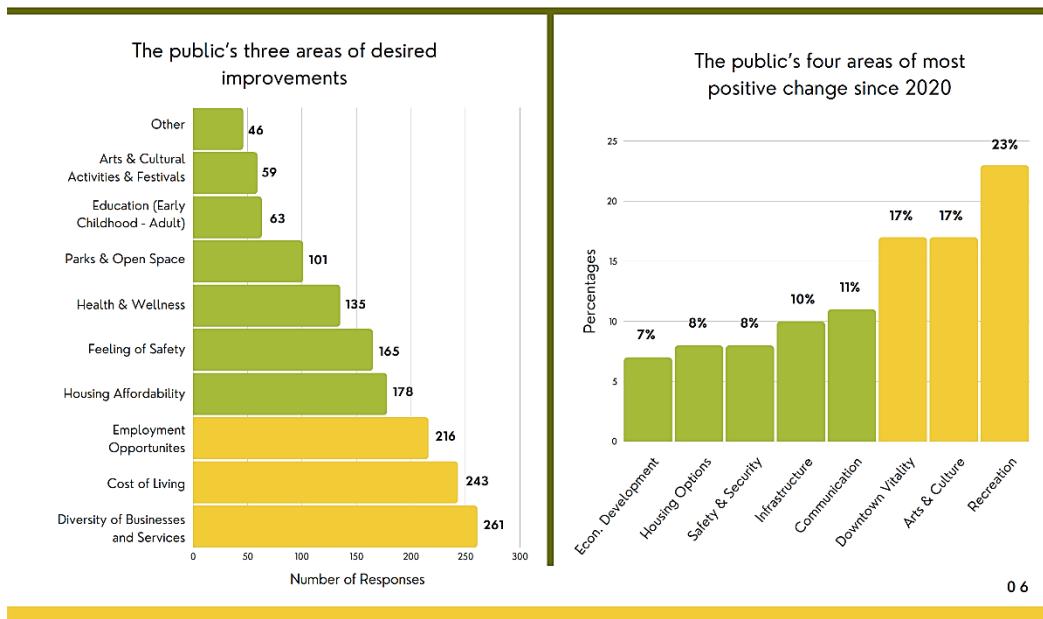
Completed in 2024, the **Valdese Strategic Plan** identified four areas for the Town to focus on. Recreation was included in the Public Infrastructure focus area

Expansion of the Recreation Center was identified by citizens as being the most important issue for the Town of Valdese.

Public Input Meeting Top Issues



Valdese Strategic Plan (Cont'd):



Citizens identified Parks & Open Space and Health & Wellness as areas of desired improvement.

Citizens also identified Recreation as having the most positive change since 2020.

2. Construct a permanent structure over the pool at the Valdese Aquatic and Fitness center.

a. Identify possible coverage options, compare the cost and functionality and determine a construction timeline.

b. After construction is complete encourage and market the pool for year-round swimming.

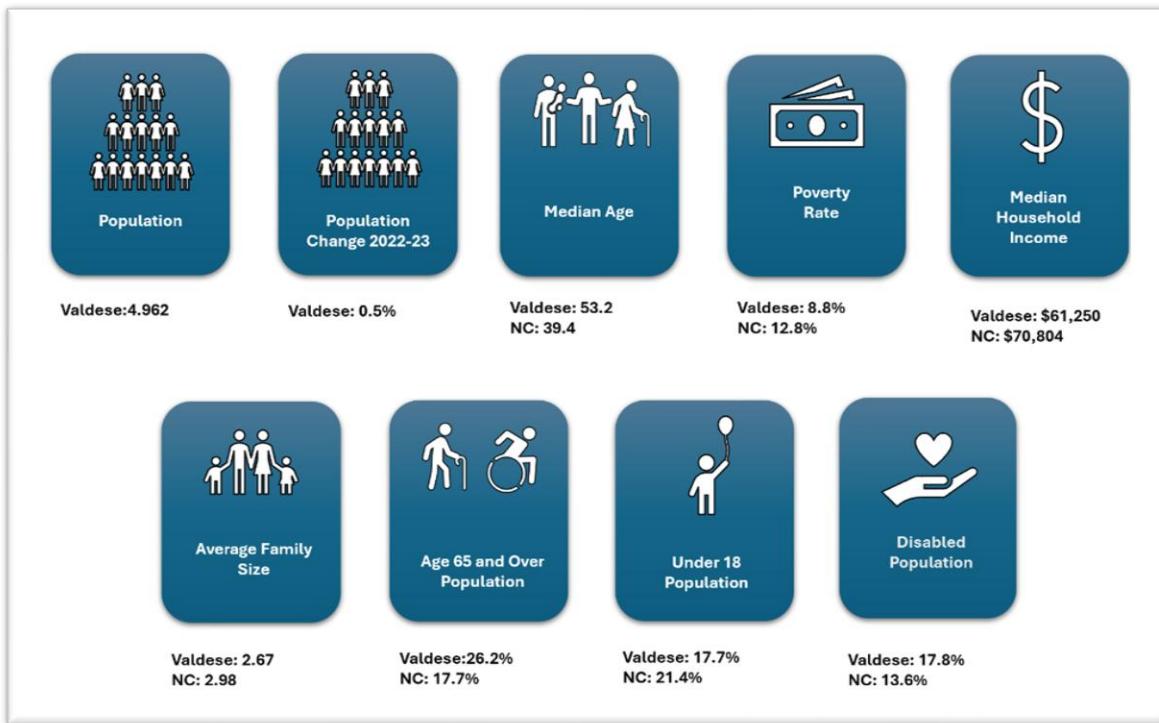
Focus Area 3 of the plan identified the need to address the construction of permanent pool cover at the Valdese Aquatic and Fitness Center.

Demographics Overview



Population and Demographics Overview:

The chart below provides an overview of population and demographics in Valdese. Generally speaking, Valdese's population is older than North Carolina. Valdese has not experienced major growth since 2020 and has a lower poverty rate than North Carolina as a whole. Compared to the state, Valdese has a lower median household income, higher percentage of disabled people and a lower percentage of children under 18 years of age.



Source: North Carolina Office of State Budget and Management; American Community Survey.

Recreation Planning & Demographics

For the purpose of recreation planning, one conclusion from the demographic data is that facility planning should take place with an older population in mind. This might affect the type of recreation facilities provided in the future, with a possible marginal shift away from children and youth focused facilities/activities to a more mature population. However, any changes in age proportions will be incremental, not dramatic; meaning that sudden demands for different age facilities will not be as likely.

The Need for Recreation



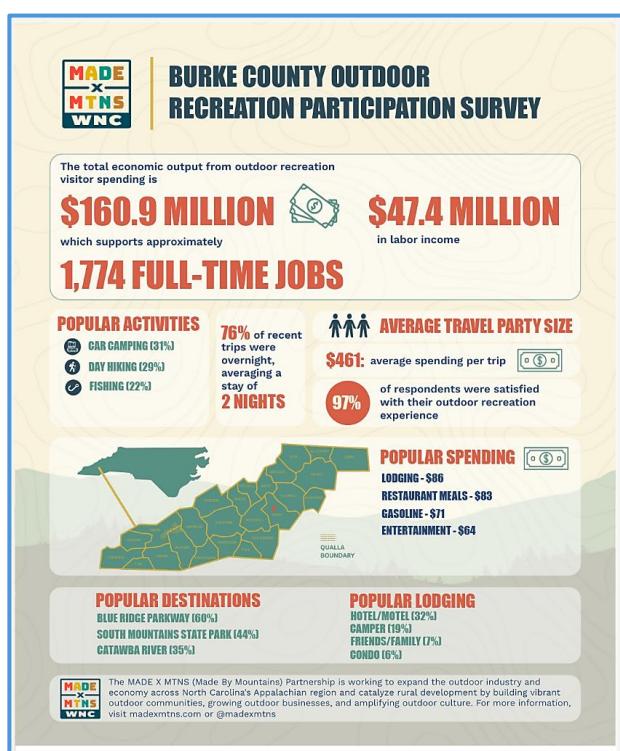
The Need for Recreation:

The need for recreation facilities may not seem obvious at first. Valdese's close proximity to the City of Morganton and the fact that Burke County is a popular choice for recreation enthusiasts can reinforce the perception that recreation is close at hand, with little need for deliberate provision.

While open space in the area may seem to be fairly abundant, access to it is not universal. Even where access is available, barriers may be present and/or facilities may not exist to make recreation possible (a potential streamside walk, for example, may be impossible due to vegetation or fencing). In addition, meaningful recreation is often group related - as such, recreation often requires planning, organization, and structure.

Regional/Remote Recreation Opportunities:

Regional recreation facilities (e.g. Lake James State Park, South Mountains State Park,), should not be seen as substitutes for the recreation facilities typically provided by local governments. Their relative remoteness and limited accessibility often present significant barriers to local citizens. For example, a Valdese resident who regularly walks on the Temple Field track for health-maintenance purposes may not be able to travel to Lake James State Park on a regular basis. Many regional recreation opportunities are located at a considerable distance from Valdese.



Recreation: Regional & Local Economic Impacts

Tourism is a key component of Valdese's overall economic development strategy. According to a study and survey conducted by Appalachian State University (ASU) and the Building Outdoor Communities program (Western North Carolina Outdoor Recreation Participation Survey, 2024), the total annual economic output from outdoor recreation in Burke County is \$160.9 million. The study also showed that the County's tourism economy supports 1,774 full-time jobs.

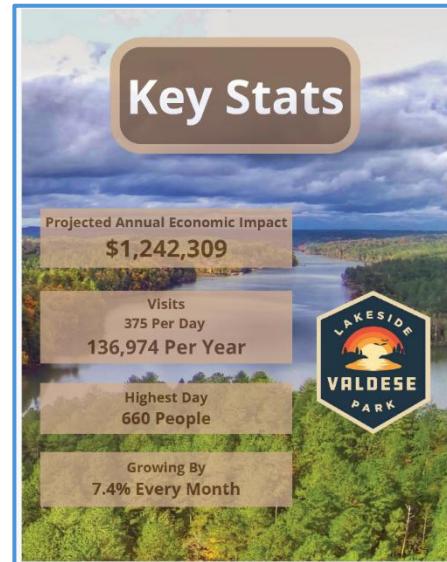
The ASU study showed that two very popular tourist activities in Burke County are day hiking (29%) and fishing (22%). Significantly, the Catawba River is a popular destination (35%) for visitors.

The ASU study clearly shows that the Town of Valdese is in an ideal position to leverage the popularity of the

Catawba river, day hiking and fishing by both maintaining and developing additional recreation amenities that cater to outdoor recreation enthusiasts.

Several other studies have shown that parks contribute significantly to local economic development in other ways, including the 2023 Valdese Lakeside Park Economic Impact Study, which concluded that the park's projected annual economic impact was \$1.24 million and generates 375 visits per day, or 136,974 annually.

The North Carolina Department of Commerce (NCDoC) also provides tourism data. While NCDoC's data differs from ASU's



of

data, both sets

data underscore the significant economic impact of recreation and tourism in Burke County. Tourism in Burke County generated \$154 million in visitor spending in 2024, which represented a 12% increase over the previous year. That increase in visitor spending over 2023 indicates a very strong post-Helene tourism recovery – and was the second highest in North Carolina. Understanding the economic impacts of parks and recreation facilities can help Town decision makers as they evaluate the creation, improvement and maintenance of their parks.



This chart (left) summarizes several of the economic impacts associated with parks and recreation facilities.

Source: National Recreation and Park Association (NRPA); <https://www.nrpa.org/contentassets/f568e0ca499743a08148e3593c860fc5/2023-economic-impact-report.pdf>.

Recreation & Quality of Life



Recreation & Quality of Life:

The provision of recreation is a common service offered by most local governments, but the benefits of recreation to a locality are not always fully recognized. Various studies show that recreation has a significant positive impact on everything from mental health to economic development.

Parks and recreation facilities provide space for exercise – working out, walking, jogging, cycling, and sports. Studies have shown that exposure to nature and green space help lower stress and anxiety. Parks can foster connections, reducing loneliness and isolation. In addition, recreation programs provide constructive outlets and mentorship for children and teens, while events, sports leagues and cultural activities held at parks bring communities together.

Well-known parks can attract visitors, boost local economies and significantly influence an employer's decision to locate new facilities in a certain area.

Employers increasingly consider quality of life factors like parks in determining new site locations as a part of their ability to attract and retain talent. Homes near parks often have higher property values.

Benefits of Parks and Recreation Facilities



Improved Physical & Mental Health



Higher Quality of Life & Economic Development



Educational Opportunities for Children



Water Quality & Flood Prevention

Recreation, Health and Fitness:

Research shows a strong correlation between regular exercise and good physical and mental health. Physical activity can lower the risk of early death, heart disease, stroke, diabetes, high blood pressure, some cancers, depression, and other maladies.

The U.S. Department of Health & Human Services' recommendations for physical activity are as follows:

Ages 3-5

Children in this age group benefit by being active throughout the day to enhance growth and development. Adults caring for children in this age range should encourage active play (light, moderate, or vigorous intensity) and aim for at least 3 hours per day.

Ages 6-17

Children in this age group benefit by getting at least 60 minutes of moderate-to-vigorous activity.

Adults

Adults need at least 150 to 300 minutes of moderate-intensity aerobic activity, like brisk walking or fast dancing, each week.



Recreation and Mental Health in Burke County:

The County Health Rankings website provides county-level health and wellness data. The following table summarizes several measures that are useful in understanding the link between community health and the need for recreation facilities, given the Department of Health & Human Services' recommendations.

Measure	North Carolina	Burke County
• Poor Mental Health Days	• 4.9 days	• 5.5 days
• Feelings of Lonliness	• 31%	• 30%
• Suicide	• 13 per 100,000 population	• 15 per 100,000 population
• Poor Physical Health Days	• 4.1 days	• 4.5 days



Source: County Health Rankings and Roadmaps, 2025.

In Burke County, adults reported that their mental health was not good on 5.5 of the previous 30 days, while 30% of adults reported that they always, usually or sometimes feel lonely. In addition, there were 15 deaths by suicide per 100,000 people (2018-2022), and adults reported that their physical health was not good on 4.5 of the previous 30 days.

Given the clear links between recreation, improved physical and mental health, higher quality of life and economic development, the Town should pursue a strategy of ensuring that it offers a balance of recreational opportunities that appeal to a wide range of users. The Town should also be intentional about developing new facilities (or improving existing facilities) by ensuring that they maximize their appeal to both existing residents and potential new ones. In addition, Valdese may need additional facilities to "catch up" with the current population's expressed recreational needs.



Youth: Recreation and Mental Health:

Several studies have shown that youth mental health and physical activity are linked. According to KABOOM!, a national nonprofit that works to improve access to play spaces, there is a clear need for “[s]paces where young people can be active, express themselves, connect with friends and neighbors, or just blow off steam are critical...[parks and playgrounds] should be part of a comprehensive approach to meeting the needs of the one in five youth who experience mental illness.” Understanding how parks and recreation facilities relate to youth mental health can help decisionmakers assess the overall impact that those facilities have on the community.

According to the National Parks and Recreation Association:



Refer to the Demographics section of this plan for additional discussion about planning for youth recreation in Valdese.



Seniors: Recreation, Accessibility and Mental Health:

A study published in the journal *Geriatric Nursing* surveyed older adults' (those 65 and over) favorite activities and concluded that seniors preferred activities that involved considerable body movement or strength. 'Walking/Jogging' was the most popular choice, followed by 'Playing Sports' at number three. 'Other Physical Activity' and 'Other Outdoor Activity' are ranked fifth and sixth, respectively. 'Walking with Pets' was also identified by older adults as being a favorite physical activity ¹. Another study in the journal *Lancet* concluded that "*older people need to interact with others to be healthy and happy, and social isolation has been linked with higher mortality rates.*"².



In order to help senior citizens participate in these (and other) recreation activities, it is important to ensure that new recreation facilities (and modifications to existing facilities) are designed with this population group in mind. The checklist below summarizes several of the recreation-related facilities or amenities that the Town can provide to help achieve this goal.

Recreation Facilities & Older Adults	Tree shaded benches and places to rest
	Pet-friendly parks
	Tennis Courts
	Gardening spaces/Community gardens
	Game spaces (cards, board games, shuffleboard, and billiards)
	Fitness centers with low-impact equipment
	Community centers (for socializing, dancing, arts & crafts, celebrations)
	Group exercise classes
	Well-lit & accessible walking paths/sidewalks/trails/nature areas
	Pickleball Courts

¹Sarah L. Szanton, PhD, CRNP. *Older adults' favorite activities are resoundingly active: Findings from the NHATS study*, *Geriatric Nursing* 2014.

²Steptoe A., Deaton A., Stone A.A. Subjective Wellbeing, Health, and Ageing. *Lancet*. 2014.

Refer to the Demographics section of this plan for additional discussion about recreation planning for Senior Citizens in Valdese.

Resource-Based and User-Oriented Facilities:

Recreation facilities can be categorized either as 'resource-based" or "user-oriented". Resource-based facilities are focused on natural or semi-natural features such as rivers, lakes, geologic features, scenic settings, etc. They usually encompass many acres and are significant to a broad constituency, i.e. having regional or even national significance. An example in the Valdese area is South Mountain State Park.

User-oriented facilities generally focus on particular activities including exercise, ball games and picnicking. These activities usually require a relatively small land area and typically are not dependent on a natural feature; hence it is possible to establish them in more locations.

Towns typically focus on providing user-oriented facilities- such as ball fields, playgrounds and local greenways because of space limitations.

The Town of Valdese is unique in that it currently offers a range of user-oriented facilities yet also has the added benefits of having the Catawba River (and several other streams) running through town. For recreation planning purposes, these water bodies should be considered as potential resource-based and user-oriented recreation facilities.



Other Recreation Facilities: Public Schools & Churches

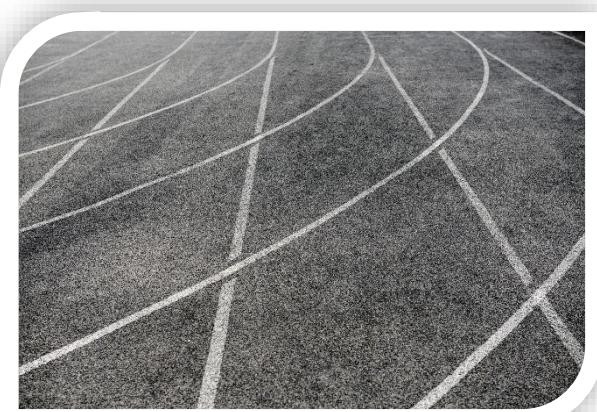
The Town of Valdese currently shares the use of Temple Field with Valdese Elementary School, holding events like Family Friday Nights and Football on the field. The possibility exists to expand the shared use of facilities to Heritage Middle School or Jimmy C. Draughn High School, if there is demand for additional outdoor programming or need for additional access to recreation facilities – subject agreement between the Town and Burke County Schools.

N.C.G.S 115C-203 Article 13, Community Schools Act addresses the use of public-school facilities by the public. Section § 115C-206 states that:

“The Superintendent of Public Instruction shall prepare and present to the State Board of Education recommendations for general guidelines for encouraging increased community involvement in the public schools and use of public-school facilities. These recommendations shall include, but shall not be limited to provisions for:

- (1) The use of public-school facilities by governmental, charitable or civic organizations for activities within the community...”

Some area churches may also allow limited use of their facilities by the public. Many churches have picnic shelters, tables and other outdoor recreation facilities. While these facilities generally are not open to the public, they are available to a significant segment of the local population who are members of these churches. Assessing the need for additional picnic facilities should take this situation into account.



“The Superintendent of Public Instruction shall prepare and present to the State Board of Education recommendations for general guidelines for encouraging increased community involvement in the public schools and use of public-school facilities. These recommendations shall include, but shall not be limited to provisions for:

- (1) The use of public-school facilities by governmental, charitable or civic organizations for activities within the community.***

...”

N.C.G.S 115C-203 Article 13, Community Schools Act

Recreation Needs Survey



Recreation Needs Survey:



As a part of the development of this Plan, a recreation survey of Valdese residents was conducted in 2025. The survey was made available to all Town residents via SurveyMonkey, and paper copies were also available at the Recreation Center. In addition, the Town promoted the survey via its social media accounts and at community events. The Town received 321 completed surveys in response.

The survey provided respondents with different ways to express their opinions regarding recreation needs; (i.e. similar questions were asked in varying formats), and respondents were provided with open-ended questions to ensure that a wide range of views could be expressed.

Key Survey Takeaways:

Citizens of Valdese are heavily involved in recreation activities. The survey's respondents indicated a high level of interest in recreation facilities and programs that serve families, children and seniors.

Active recreation activities were popular amongst survey respondents:

- Walking/Jogging/Running (243 responses)
- Swimming (187 responses)
- Hiking (159 responses)
- Playground activities (123 responses)
- Weightlifting/Fitness Classes (107 responses)



- Respondents showed a clear interest in active recreation. But passive recreation activities like bird/nature watching, fishing and picnicking were also popular (245 responses combined).
- When asked “How many people in your household (counting yourself) are in each age range below?”, ages 30-39 and up to 60+ garnered the most responses (608 persons aged 30 – 60+). However, a cluster of 9-12-year-olds (125) was also indicated.

The top 5 recreation programs/classes ranked by household participation were:

Water Exercise Classes (60 responses)



Land Exercise Classes (55 responses)



Youth Basketball (55 responses)

Tackle Football (53 responses)

Swimming Lessons (49 responses)

- Responses indicated the importance of the pool for recreation programs and activities. Other respondents indicated that groups hikes, spring baseball, cheerleading, Fun Fish Day and the Great Waldensian Footrace were popular.
- The Town's recreation facilities are well used.*** Survey takers were asked 'how many times in the past year have you or someone in your household used' each recreation facility.

Facility	None*	1 to 5 Times	5 to 10 Times	10 to 15 Times	15+ Times
Valdese Community Center and Pool	17.2	21.0	10.3	10.3	41.0
McGalliard Falls Park	14.7	43.2	17.8	9.7	15.3
Valdese Lakeside Park	12.5	27.8	16.3	12.5	30.7
Children's Park	40.2	27.0	14.4	8.4	9.7
Fletcher Ballpark	64.3	8.5	8.5	4.4	14.0
Tiger Gym	64.4	17	7.4	4.5	6.7

**Caution should be exercised when interpreting usage at specialized facilities, because survey respondents may not participate in the specific recreation activities that take place at those facilities.*

- Of the respondents who said they had visited Children's Park in the past year (1 to 15+ times), about 70% (133 respondents) have children under the age of 18.
- Of the respondents who said they had visited Fletcher Ballpark in the past year (1 to 15+ times), about 80% (90 respondents) have children under the age of 18.
- Of the respondents who said they had visited Tiger Gym in the past year (1 to 15+ times), about 83% (92 respondents) have children under the age of 18.

- About 63% of respondents said 'Yes' when asked if the Town provides enough information to them about recreation activities, special events, leagues etc.
- **When asked to rate how well maintained the Town's parks and recreation facilities are** the average rating was 4 out of 5, meaning most respondents believe that the Valdese's facilities are well maintained.
- **When asked how well the Town's parks and recreation facilities are staffed**, 51.2% said that additional staff were needed, and 39.7% said current staffing levels were adequate.



Yes, the Town provides enough information to them about recreation activities, special events, leagues etc.: 63%



Maintenance of Town Parks and Recreation facilities: ★★★★☆



Additional staff needed: 51.2%

Current staffing levels are adequate: 39.7%

It is recommended that Recreation Department staff determine facilities in need of additional staffing, in dialogue with citizens, potentially by using a survey specifically designed to determine staffing needs and financial resources.



User Ratings:

Survey takers were asked to **rate each of the Town's recreation facilities** as being either 'Excellent', 'Good', 'Fair' or 'Poor'. This question also included an option for selecting 'Don't know/haven't used park.' or facility.

User ratings for Valdese Community Center/Aquatic Center, McGalliard Falls Park and Valdese Lakeside Park respectively were as follows:

Excellent
or Good

75%

Excellent
or Good

65%

Excellent
or Good

83%

User ratings for Children's Park, Fletcher Ball Park and Tiger Gym respectively were as follows:

Good or
Fair

60%

Good or
Fair

33%

Good or
Fair

32%

- Respondents clearly rated the Community Center/Pool, McGalliard Falls Park and Valdese Lakeside Park as being "Excellent or Good."
- Children's Park, Fletcher Ballpark and Tiger Gym were more frequently rated as being "Good/Fair."

Facility Improvements:

Survey takers were asked to ***list improvements that they felt should be made to each recreation facility.***

Valdese Recreation Center and Pool:



Top 5 Survey Responses

- Pool Improvements
- Add Seating Around Pool
- Improve Parking Lot Lighting
- Improve Concession Stand
- Improve Restrooms

Mc Galliard Falls Park:



Top 5 Survey Responses

- Improve Restrooms
- Increase Beautification
- Improve Falls Viewing Area
- Improve Grist Mill House/Provide Pedestrian Access
- Improve Picnic Shelters/Grilling Areas

Valdese Lakeside Park:



Top 5 Survey Responses

- Add Picnic Areas
- Add New Fishing Areas
- Add Nature/Lake Observation Areas
 - Add New Trails
- Improve Lighting in Parking Areas

Children's Park:



Top 5 Survey Responses

- Improve Public Restrooms
- Improve Picnic Shelter, Grilling, and Sitting Areas
- Improve Playground Equipment
 - Improve Ballfield
 - Increase Beautification

Tiger Gym/Temple Field:



Top 5 Survey Responses

- Improve Public Restrooms
- Improve Seating Areas at Football Field
- Improve Gym Accessibility/Building Maintenance
 - Increase Beautification
 - Improve Lighting in Parking Lot

Fletcher Ball Park:



Top 5 Survey Responses

- Improve Public Restrooms
 - Improve Scoreboards
- Improve Ballfields & Seating Areas
 - Improve Concession Stand
 - Improve Ballfield Lighting



Inventory of Existing Facilities



Children's Park – 5.14-acre park with 0.66-acre parking area.



Facility	Number	Condition
<i>Picnic Shelter</i>	1	Good
<i>Picnic Tables</i>	10	Good
<i>Restrooms</i>	2	Fair
<i>Playground</i>	1	Fair
<i>Swings</i>	8	Poor
<i>Field</i>	1	Fair
<i>Field Light Poles</i>	2	Fair
<i>Open Space for Passive Recreation</i>		Good

✓ Improvement Focus Areas:

Restrooms, swings, playground, sandbox, field and lighting.



Fletcher Ball Park/McGalliard Falls Park – 26.41-acre park (combined land area).

Fletcher Ball Park:



Facility	Number	Condition
<i>Ballfields</i>	2	Poor
<i>Concession Stand</i>	1	Fair
<i>Restrooms</i>	1	Fair
<i>Field Light Poles</i>	16	Good
<i>Scoreboards</i>	2	Poor
<i>Metal Bleachers</i>	3	Good
<i>Wood Bleachers</i>	2	Fair
<i>Parking Lot</i>		Poor

✓ Improvement Focus Areas:

Ballfields, Concession Stand, Restrooms, Scoreboards, Wood Bleachers, Parking Lot.



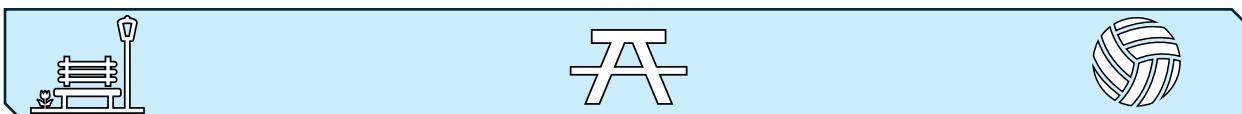
McGalliard Falls Park:



Facility/Area	Number	Condition
Stairs at Greenway Entry/Exit	1	Good
Bicycle Racks	3	Good
Unpaved Walking Path	1	Good
Covered Picnic Benches	2	Good
Sand Volleyball Court	1	Good
Covered Picnic Shelters	2	Poor
Picnic Tables (at Shelter)	20	Good
Grill	1	Good
Restrooms	2	Good
Falls Observation Deck	1	Good
Stairs to Falls Observation Deck	1	Fair
Concrete Picnic Table (Creek Area)	1	Good
Benches (Creek Area)	4	Fair
Unpaved Walking Path (Creek Area)	1	Poor
Paved Parking Area	1	Good
Observation Deck (far side of falls)	1	Good

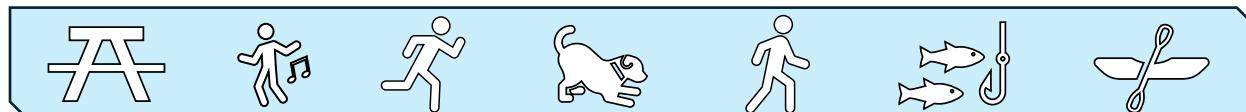
✓ Improvement Focus Areas:

Stairs, Creek area path and amenities.



Lakeside Park – 320.34 acres (in cooperation with Friends of Valdese Rec.):

Facility/Area	Number	Condition
Welcome Area:		
Restrooms	2	Good
Bicycle Rack	1	Good
Bicycle Tire Inflator	1	Good
Bicycle Service Rack	1	Good
Unpaved Parking Area	1	Good
Drinking Fountain	1	Good
Dog Park:		
Shelter	1	Good
Fence	1	Good
Dog Ramps	4	Good
Bone Bench	1	Good
See Saw Obstacle	1	Good
Greenway/Trails:		
Total Mileage: 12.2 mi.	--	Good
Mountain Bike Optimized Trails: 4.6 mi.	--	Good
Crushed Cinder Greenway: 2 mi.	--	Good
Meditation Point Observation Deck	1	Good
Amphitheater	1	Good
Dock/Fishing Area:		Good
Kayak Dock	1	Good
Stairs	1	Good
ADA Accessible Ramp	1	Good
Other:		
Bridges	4	Good
Benches (Total)	45	Good
Small Bridge/Board Crossings	5	Good
Picnic Tables (Total)	24	Good
Mountain Bike Obstacles	3	Good
Burke River Trail (0.6 mi. segment)	1	Good
Lovelady Road Parking Access	1	Good
Wood Pedestrian Path	1	Good
Wood Balance Beam	1	Good



**Tiger Gym and Temple Field: Gym: 1.5-acre facility; Field: 7.39 acres
(Temple Field owned by Burke County Schools)**



Tiger Gym:

Facility/Area	Number	Condition
Restrooms	2	Poor
Lobby/Concession Stand Area	1	Poor
Drinking Fountain	1	Poor
Gymnasium Floor	1	Poor
Scoreboards	2	Good; Poor
Metal Bleachers	1	Good
Basketball Backboards with Nets	2	Good
Public Address System	1	Fair
Gymnasium Lights	12	Good
Exhaust Fans	2	Good

✓ **Improvement Focus Areas:**

Restrooms, Lobby, Drinking Fountain, Gymnasium Floor, Scoreboard, Public Address System.



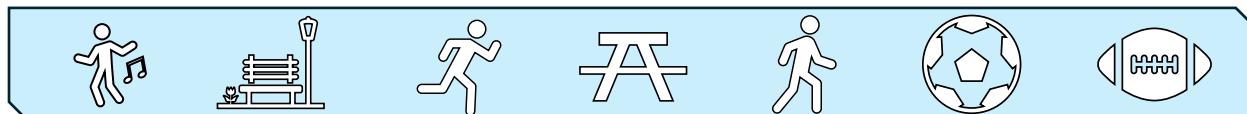
Temple Field (Owned by Burke County Public Schools):



Facility/Area	Number	Condition
Field	1	Good
Concession Stand/Field House	1	Good
Restrooms	2	Good
Picnic Shelters with Picnic Tables and Benches	2; 2	Good
Field Light Poles	9	Good
Scoreboard	1	Good
Bleachers	2	Good; Poor
Paved Walking/Running Track	1	Good
Stage	1	Good
Bench @ Concession Stand	1	Good
Drinking Fountain	1	Good
Bean Bag Toss Area	4	Good
Stairs to School	2	Good
Benches @ Walking/Running Track	2	Good

✓ Improvement Focus Areas:

Bleachers.



Splash Pad Park



Facility/Area	Number	Condition
<i>Splash Pad</i>	1	Good
<i>Playground</i>	1	Good
<i>Picnic Shelter</i>	1	Good
<i>Picnic Tables with Benches</i>	6	Good
<i>Multipurpose Space</i>	1	Good
<i>Restrooms</i>	2	Good
<i>Drinking Fountains</i>	2	Good
<i>Kitchen Area</i>	1	Good

✓ Improvement Focus Areas:

Additional space for the playground.



Recreation Center



Facility/Area	Number	Condition
Pool	1	Good
Children's Pool	1	Good
Bowling Area	1	Good
Snack Bar/Grill	1	Fair
Event Room	1	Fair
Fitness Center	1	Good
Locker Rooms	2	Good
Gymnasium	1	Good
Restrooms	4	Good
Gymnasium Air Conditioning – Currently Limited to Heating Only	--	Fair
Tennis/Pickleball Courts	2	Good
Rotary Park:		
Grill	1	Good
Picnic Shelter	1	Good
Tables @ Picnic Shelter	4	Good
Additional Tables	2	Good
Water Fountain	1	Poor
Benches (Tree Area)	4	Good

Improvement Focus Areas:

Gymnasium Air Conditioning, Locker Rooms, Snack Bar, Event Room.

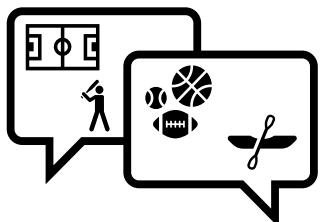
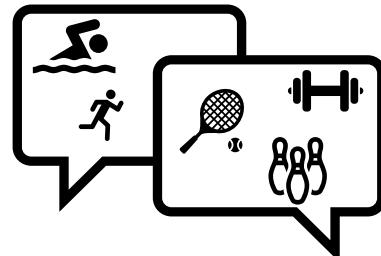


Public Participation

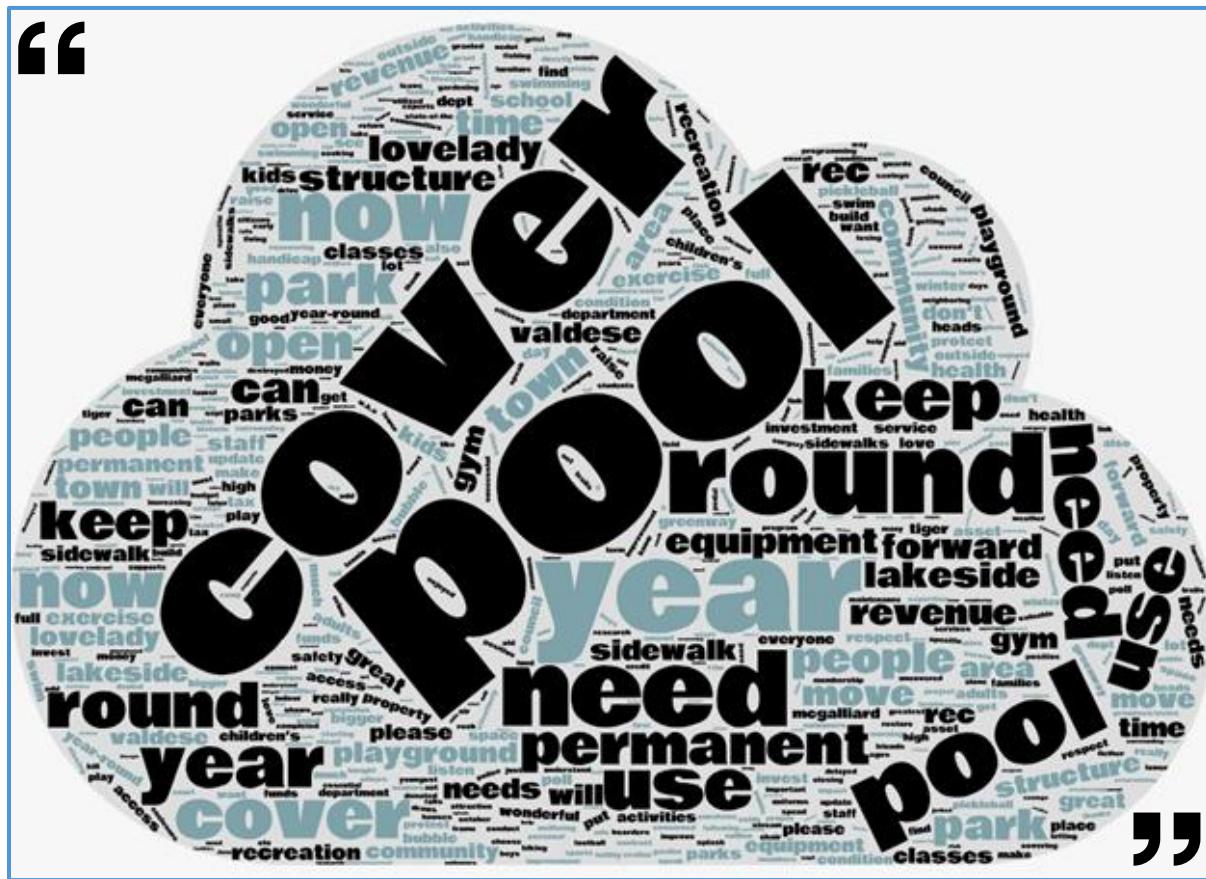


Public Participation:

In addition to the public input survey, 2 public drop-in meetings were held to provide opportunities for citizens to review the results of the survey and provide comments on the development of the plan. Staff attended each meeting and were on hand to answer questions and receive feedback and comments. Public comments received at the drop-in meetings are summarized below, and all public comments are listed in the Appendix.



Public Drop-In Meetings Word Cloud:



The vast majority of the comments made in writing at the public drop-in meetings had to do with the Town's pool. Many commenters stated that they wanted a cover for the pool so that it could operate year-round or mentioned the importance of the pool for health and recreation needs. **Of the 73 comments received, 53 mentioned the pool. Other non-pool related comments included:**

"State-of-the art playground at Valdese Lakeside Park with ADA play equipment."

"More pickleball courts inside/outside (Tiger gym)
Bigger space to have dance class (Tiger Gym)."

"I really appreciate the senior activities."

"Handicap access to tennis court and gym
Age proper equipment for splash pad area."

"Sidewalk connecting all town parks."

"See McGalliard Fall as a historic and recreation attraction. Grist Mill update."

Other non-pool related comments (continued):

"Playground at McGalliard Falls."

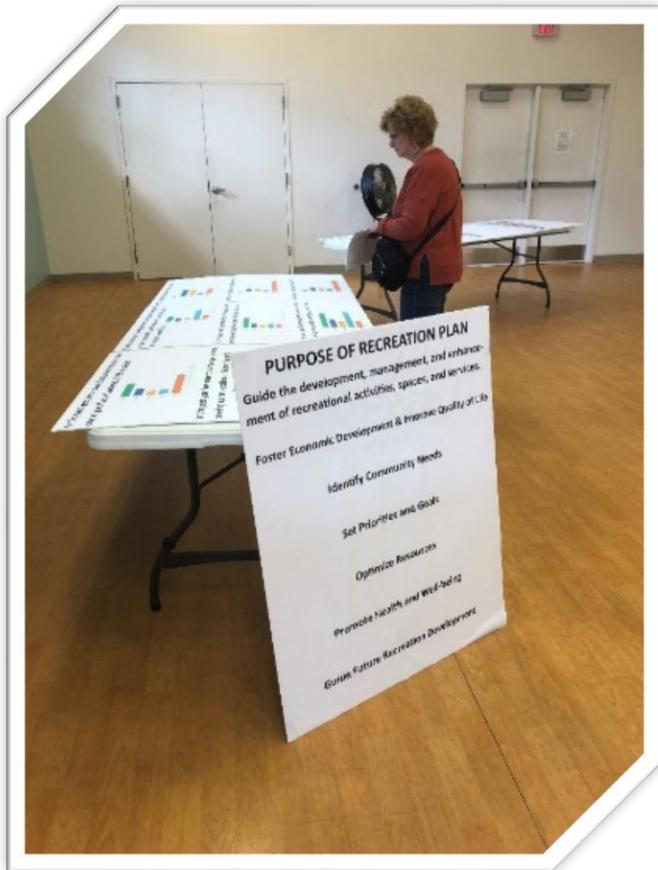
"Community garden."

"Air condition Rec Center gym."

"Improve Children's Park playground and field
Add playground and improve fields at Fletcher."

"Place for indoor pickleball."

"Invest in equipment and uniforms for football (great program)."



Staff-Identified Improvements



Facility Improvements – Recreation Department Staff Input:

The results of the public input survey, the input received during the public drop-in meetings and **discussions with Town staff (see charts below) resulted in the identification of several potential recreation improvements.** The results of these discussions should be used to guide the Town's future recreation investment priorities.

Fletcher Ball Park:

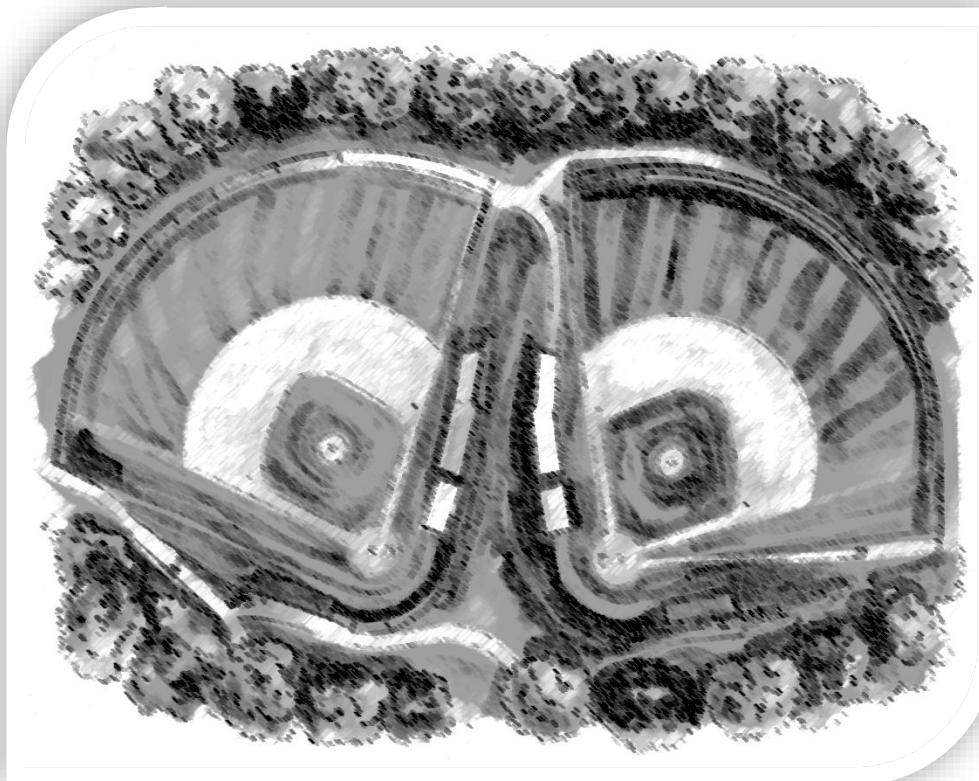
Level fields (overseed and dirt)

New scoreboards (purchased, being installed Winter 2025)

Parking lot work (paint, additional lighting in parking lot and possible walk way lighting to MFP)

Renovate bathrooms/concessions/storage room

Replace batting cage net and add hard surface



Rendering for illustrative purposes only.

Tiger Gym:

Strip gym floor to natural wood and add polyacrylic layer (with appropriate volleyball anchors)

Renovate bathrooms

Convert old office to storage for football/soccer/basketball equipment

Renovate concessions for use as concessions/check in area



Rendering for illustrative purposes only.

Children's Park:

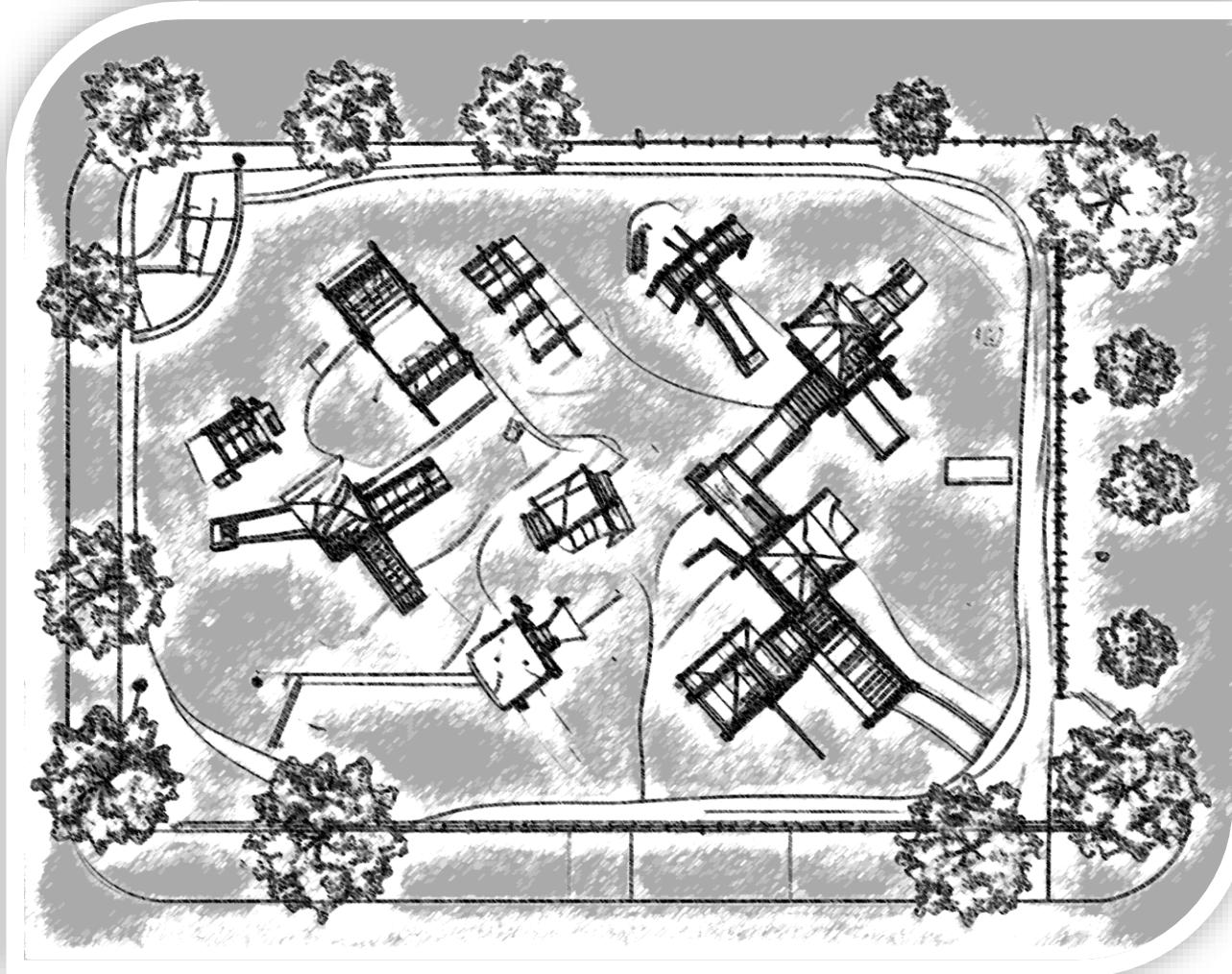
Playground equipment replacement

Streambank restoration and bridge replacement

Bathroom/concession replacement

Landscaping around Memorial

Drainage for field



Rendering for illustrative purposes only.

Valdese Lakeside Park:

Additional parking along Lake Rhodhiss Drive (30-50 spaces)

Improve connection between park and Hoyle Creek
sidewalk

Establish connection to 11 acre property south of Lovelady
Dr.

Add boulders for climbing/play



Rendering for illustrative purposes only.

McGalliard Falls Park:

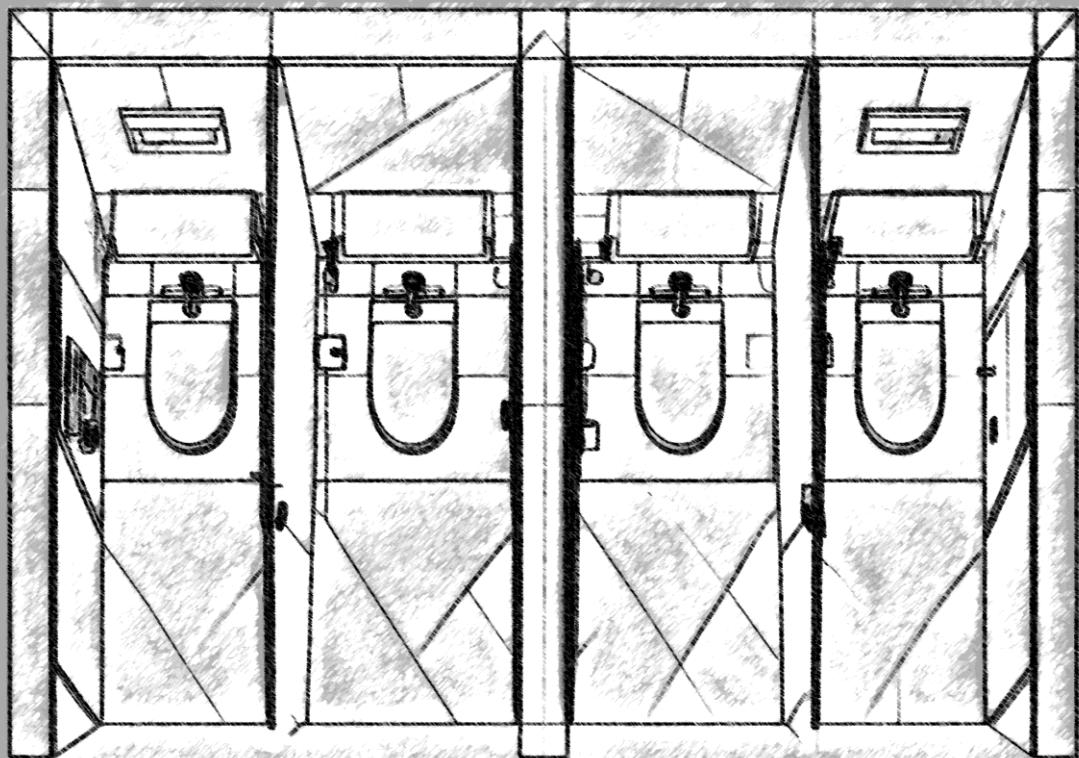
Restroom improvements

Parking improvements (repave/seal/stripe)

Provide access to base of falls and add viewing platform at Grist Mill

Stream restoration

Add disc golf along greenway



Rendering for illustrative purposes only.

Community Center/Splash Pad:

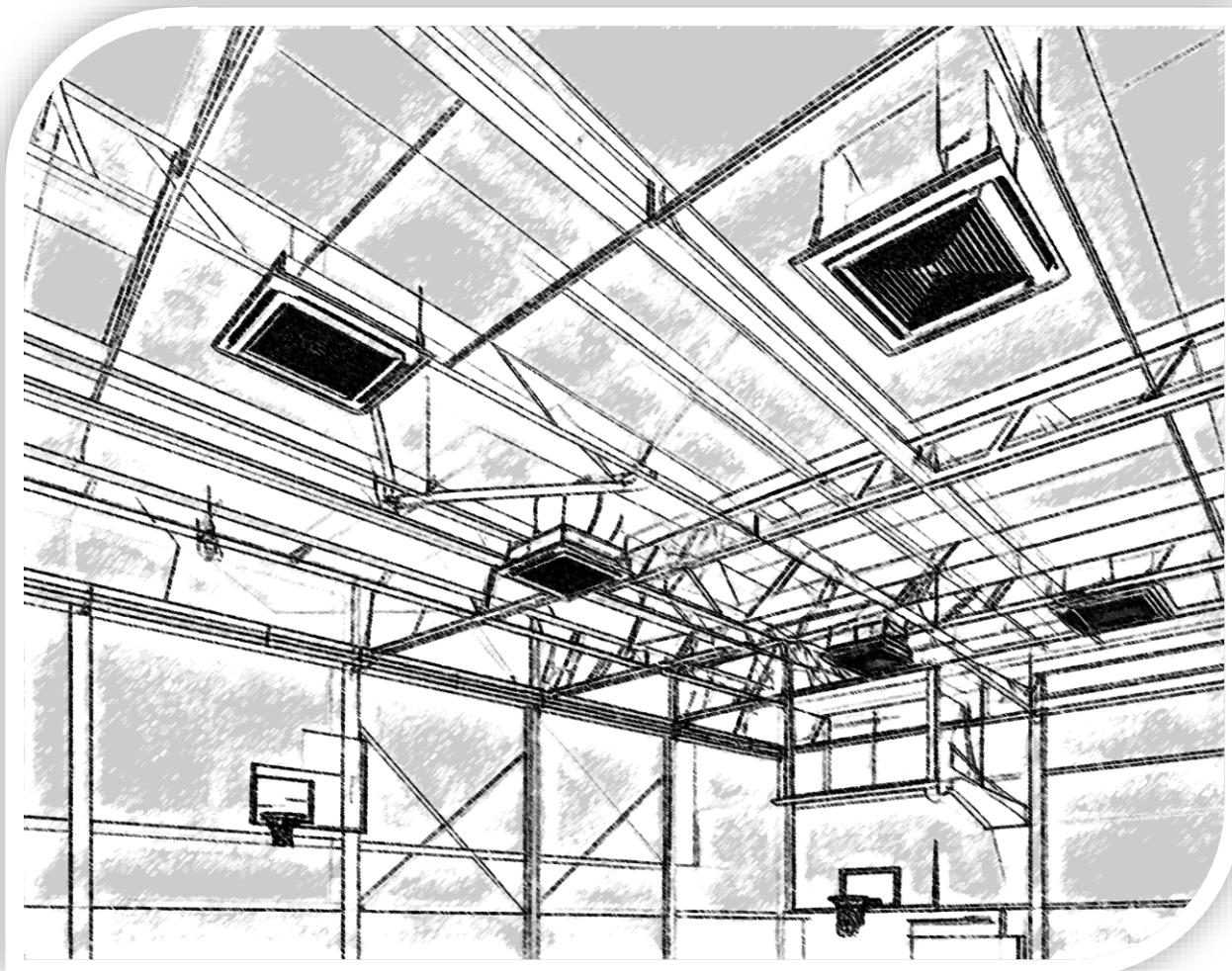
A/C in gymnasium

Paint and flooring in bowling alley

Improve bowling alley restrooms

Resurface/re-pour tennis court

Additional playground space at splash pad



Rendering for illustrative purposes only.

Recommendations



Plan Recommendations:

While decisions involving future facility development should be made in accordance with the recommendations contained in this Plan, **it is recognized that the implementation of the recommendations in this Plan may change** if the Recreation Department's goals change, if a specific grant opportunity becomes available or if a cash or land donation is made for a particular project.

Recommendations Table:



Implement the facility improvements that were identified through the public input survey, staff discussions, and drop-in community meetings by applying for grant funding and through continued implementation of CIP.



Repair and maintain existing recreation facilities as needed while also focusing on new opportunities to expand or develop new facilities.



Consider the recommendations resulting from other recent planning efforts (for example the Valdese 2024 Strategic Plan, Town of Valdese CORE Strategic Plan etc.) when undertaking future recreation development projects.



Develop surveys to determine citizen interest in adding Recreation Department staff, expanding existing recreation programs, developing new programs, or adding new facilities/amenities.



Upgrade existing recreation facilities to include amenities that reflect community preferences.



Develop easements/acquire land for future recreation use, including trails, parks, passive recreation water/stream access and other activities.



Continue to explore ways to improve pedestrian and bicycle connectivity between recreation facilities and residential neighborhoods/downtown.



Monitor the Town's demographics and review this plan's public input survey to ensure that all recreation facilities are developed with all age groups and abilities in mind.



Upgrade recreation facilities to address ADA requirements.



Leverage technology (including location analytics) to more precisely understand recreation facility demand and economic impacts.



Explore the feasibility of developing a centrally located facility to house recreation program equipment and maintenance supplies.



Activate underutilized park spaces.



Continue to work with nearby municipalities, Burke County and Burke County Public Schools to identify and develop facility usage partnerships as needed.



Continue to develop passive recreation facilities that provide opportunities for nature watching and lake/falls/stream viewing.



Continue to promote Valdese as a destination that offers a high quality of life by providing unique and memorable recreation opportunities.



Continue to leverage the popularity of Lakeside Park as a destination to promote Valdese's downtown, as well as other recreation facilities and community events.



Work with the Greater Hickory Metropolitan Planning Organization to identify trail/sidewalk/natural surface trail routes that are eligible for construction under the NCDOT Trail Encroachment Agreement program.



Improve pedestrian/bicycle connectivity between the town's parks/facilities, downtown, surrounding neighborhoods, and planned/new recreation facilities by using grant funding available through the Greater Hickory Metropolitan Planning Organization's Locally Administered Projects Program (LAPP) and other programs as they are established.

Funding Options



Grant Funding Sources:

The information provided below is taken from each entity's website.

The **North Carolina Parks and Recreation Trust Fund (PARTF)** provides dollar-for-dollar matching grants to local governments for the acquisition and/or development of park and recreational projects to serve the general public. A local government can request a maximum of \$500,000 with each application. Local governments can apply to acquire land for parks and build recreational facilities for use by the public. A PARTF grant can also be used to protect the natural and scenic resources or renovate older park facilities. A project must be located on a single site.

An applicant must match the grant dollar-for-dollar, 50 percent of the total cost of the project, and may contribute more than 50 percent. The appraised value of land to be donated to the applicant can be used as part of the match. The value of in-kind services, such as volunteer work, cannot be used as part of the match. An applicant must own or have at least a 25-year signed lease or easement for the property where a PARTF facility will be located. Property acquired with PARTF must be dedicated forever for public recreational use. Facilities built or renovated with a PARTF grant must be available for public recreational use for at least 25 years. Link:

<https://www.ncparks.gov/about-us/grants/parks-and-recreation-trust-fund>



In addition to the Parks and Recreation Trust Fund, other grant sources may be available to fund projects. Grant funding is subject to availability.

Land and Water Conservation Fund Federal Grant - The Land and Water Conservation Fund has historically been a primary funding source of the U.S. Department of the Interior for outdoor recreation development and land acquisition by local governments and state agencies. In 2019, Congress permanently reauthorized the fund and then permanently funded the program the following year with the passage of the Great Outdoors Act.

In North Carolina, the program is administered by the Department of Natural and Cultural Resources. The Governor appoints a state liaison officer (SLO), who reviews the LWCF allocation in consultation with and with advice from the LWCF staff. The SLO determines the minimum and maximum amount of grant awards for state agency and local government projects. During each funding cycle, the LWCF staff will review the evaluations of each application submitted, consider the ranking of the projects, and recommend a list of projects to the SLO for funding. The SLO recommends the list of projects to the National Park Service for final review and funding. Link: <https://www.ncparks.gov/about-us/grants/land-and-water-conservation-fund>

Locally Administered Projects Program (LAPP) – The LAPP program is offered by the Greater Hickory Metropolitan Planning Organization (GHMPO) and is designed to prioritize and program local

transportation projects in the region that use federal transportation funding. The process involves a regular call for projects, and results in new projects added to the GHMPO's Transportation Improvement Program (TIP). LAPP funding enables local governments to plan, design, and construct bike/pedestrian improvements. Funds are commonly used for sidewalk extension/expansion and multi-use path construction. Link: <https://www.wpcog.org/local-admin-project-program>

Outdoor Recreation Legacy Partnership Program - The Outdoor Recreation Legacy Partnership Program is a nationally competitive grant program that provides matching grants to create outdoor recreation spaces and reinvigorate existing parks in underserved urban communities. Grants are selected by the federal Department of the Interior's National Park Service, following a solicitation and nomination by the state.

ORLP was created in 2014 in coordination with Congress and the Secretary of the Interior. This program is funded through the federal Land and Water Conservation Fund, so all projects must be consistent with the purposes and requirements of the LWCF Act. ORLP grants do not count against state LWCF appointments. Link: <https://www.ncparks.gov/about-us/grants/outdoor-recreation-legacy-partnership-program>

The Recreational Trails Program – the Recreational Trails Program (RTP) has provided funding for construction of new trails, maintenance and repair of existing trails, land acquisition, purchase of trail tools and planning, legal, environmental and permitting costs. This federal grant program designed to help states provide and maintain recreational trails for both motorized and non-motorized recreational trail use. The program is administered by the U.S. Department of Transportation's Federal Highway Administration.

RTP is a reimbursement grant program. Funds must be spent and then reimbursed upon completion of deliverables. Eligible applicants must be a state, federal or local government agencies or qualified nonprofit organization. All applications are reviewed by the North Carolina Trails Committee and recommendations are made to the Secretary of the Department of Natural and Cultural Resources. The Secretary makes the final determination on grant awards. Link: <https://trails.nc.gov/trail-grants>

NCDOT Project Prioritization – funding for pedestrian projects may be available. Contact the Greater Hickory MPO for further information. <https://www.wpcog.org/metropolitan-planning-org>

Other Recreation Development Methods:

Cooperative Approaches

Examples of cooperative approaches include a joint town/county project, town/civic club project, town/community group project, and a town/individual and local government/corporate/business sponsored project.

Donation

Individuals, organizations, and businesses can donate land to the Town for recreational and open space purposes. In return, the donor is eligible to receive federal and state deductions on personal income and may be able to avoid inheritance taxes, capital gains taxes and recurring property taxes.

Fee-Simple Purchase

The Town can purchase property outright, obtaining full title to the land by using general funds or monies donated to the Town that were raised to be used specifically for land acquisition for recreation.

Easements

The acquisition of an easement entitles the Town to only those rights granted in the easement agreement. Easements are a method by which the Town can acquire land for recreational and conservation purposes. Water, sewer and electric utility property easements can be negotiated with landowners to provide space for public recreation.

Right of First Refusal:

A local government can establish an agreement with a property owner to provide the right of first refusal on a parcel of land, scheduled to be placed on the market. This means the Town would be notified first, prior to the sale of the parcel to any other agency or person.

Maps



Appendix



Valdese Parks: Children's Park

Legend

- Existing Sidewalk
- Park Boundaries
- Valdese Town Limits



This map is a graphic representation and should only be used for illustrative purposes. Maps created with data provided by WPCOG Planning department and ESRI. Last edited 5 June 2025 by MHH.

Esri Community Maps Contributors: State of North Carolina DOT, © Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NC CGIA, Maxar, Microsoft

Valdese Parks: Fletcher Park



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Valdese Parks: McGalliard Falls/Meytre Grist Mill



Church St NW

127 of 178

Valdese Parks: Tiger Gym/Football Field

Legend

- Park Boundaries
- Parcels
- Park Trails



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Valdese Parks: Lakeside Park



Methodist
Church
129 of 178

Arnaud Ave SE

Carolina St SE

Arnaud Ave SE

Arnaud Ave SE

Coach Wayne
Owens
Memorial Gym

Laurel St SE

Massel Ave SE

Hill St SE

Massel Ave SE



WPCOG

0 0.01 0.03 0.05 Miles

This map is a graphic representation and should only be used for illustrative purposes. Maps created with data provided by WPCOG Planning department and ESRI. Last edited 5June2025 by MHH.

Valdese Parks: Valdese Recreation Center and Family Splash Pad

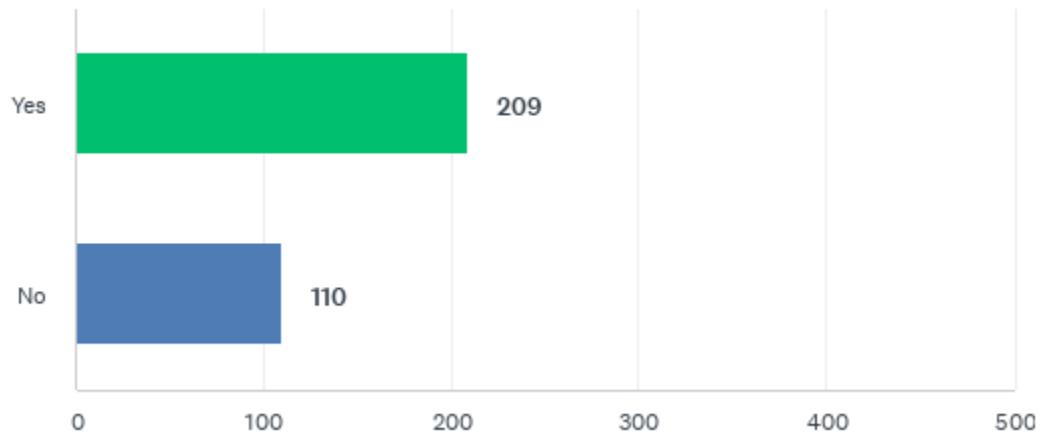
Legend

Park Boundaries

Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NC CGIA, Maxar, Microsoft

321 Responses

1) Are you a resident of Valdese?



- About 66% of respondents are residents and 34% are not.

2) From the list below, rank the FIVE most important recreation facilities to your household. Not all of these facilities are in the Town of Valdese. Choose only FIVE. (1 = highest priority, 2 = high priority, 3 = medium priority, 4 = low priority, 5 = lowest priority)

Recreation Activity	1 st	2 nd	3 rd	4 th	5 th	Total
Paved Walking/Jogging /Running/Biking Trails (i.e. "Greenways")	84 responses	32 responses	35 responses	30 responses	19 responses	200
Kayaking/Canoeing Access	9 responses	16 responses	25 responses	12 responses	22 responses	84
Disc Golf Courses	4 responses	5 responses	16 responses	10 responses	33 responses	68

Dog Parks	7 responses	20 responses	19 responses	22 responses	23 responses	91
Fishing Access	21 responses	16 responses	15 responses	19 responses	14 responses	85
Hiking Trails	32 responses	32 responses	36 responses	22 responses	23 responses	145
Horseshoe pits/cornhole/s shuffleboard/baseball courts	5 responses	15 responses	23 responses	12 responses	11 responses	66
Baseball/Softball Fields	35 responses	24 responses	24 responses	15 responses	17 responses	115
Outdoor Soccer Fields	12 responses	13 responses	14 responses	16 responses	22 responses	77
Indoor Soccer Fields/Courts	8 responses	9 responses	13 responses	13 responses	24 responses	67
Outdoor Fitness Equipment	8 responses	11 responses	14 responses	22 responses	21 responses	76
Indoor Fitness Equipment	36 responses	26 responses	33 responses	20 responses	13 responses	128
Open Space/Natural Areas	29 responses	18 responses	20 responses	15 responses	11 responses	93
Climbing Walls	5 responses	10 responses	10 responses	15 responses	31 responses	71
Amphitheaters/Stages	12 responses	14 responses	19 responses	16 responses	29 responses	90
Playgrounds	51 responses	27 responses	25 responses	13 responses	17 responses	133
Outdoor Tennis Courts	7 responses	11 responses	21 responses	18 responses	15 responses	72
Indoor Tennis Courts	2 responses	8 responses	14 responses	16 responses	21 responses	61
Outdoor Pickleball Courts	15 responses	11 responses	21 responses	18 responses	18 responses	83
Indoor Pickleball Courts	5 responses	16 responses	23 responses	14 responses	22 responses	80

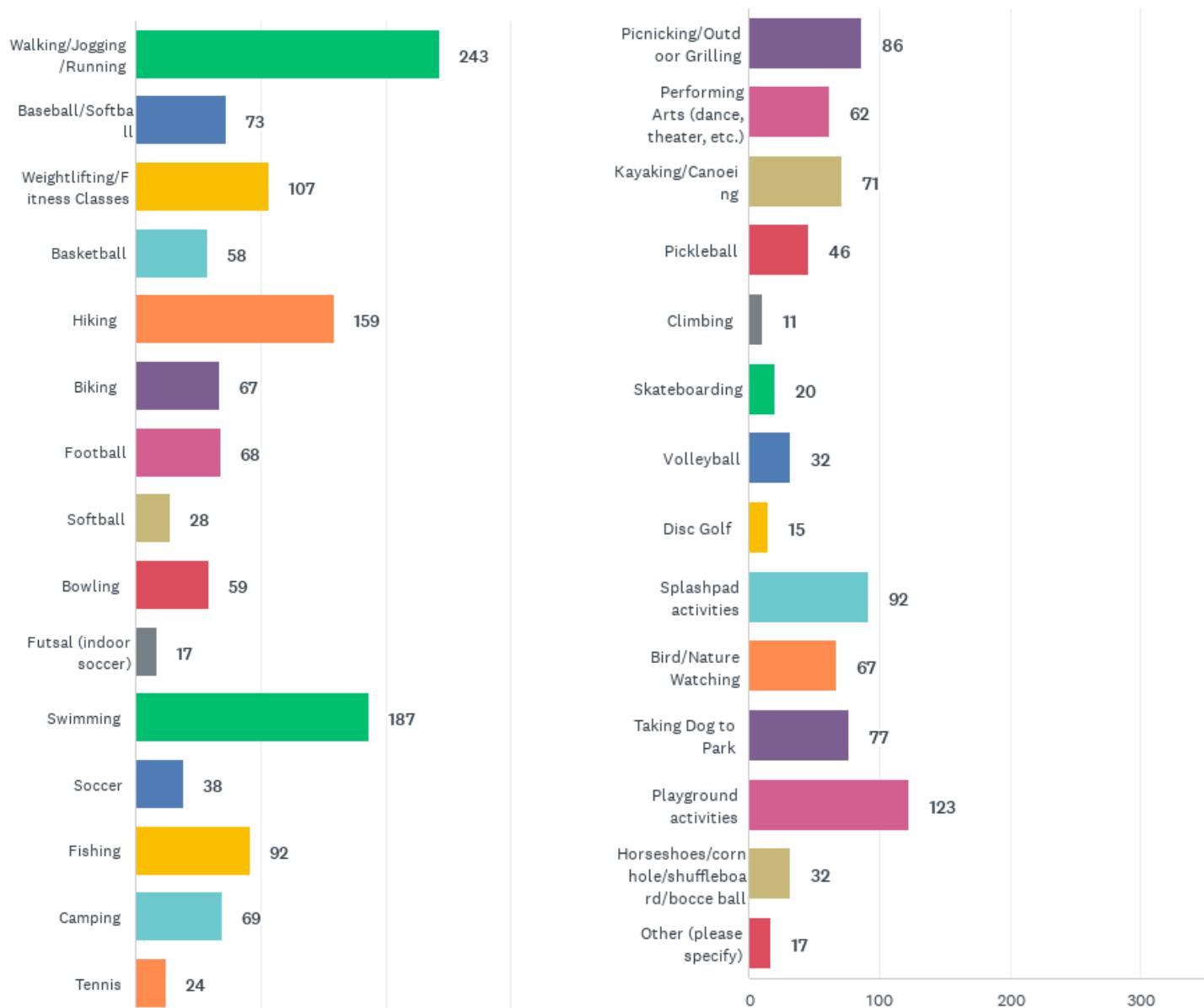
Outdoor Basketball Courts	11	15	16	9	13	64
Indoor Basketball Courts	18 responses	17 responses	12 responses	15 responses	13 responses	75
Picnic Shelters	18 responses	23 responses	30 responses	20 responses	14 responses	105
Picnic Tables (not covered)	8 responses	11 responses	22 responses	14 responses	12 responses	67
Outdoor Grills	10 responses	11 responses	15 responses	15 responses	13 responses	64
Outdoor Football Fields	33 responses	19 responses	14 responses	13 responses	16 responses	95
Community Garden	13 responses	13 responses	21 responses	16 responses	13 responses	76
Outdoor Sand Volleyball Courts	5 responses	11 responses	17 responses	16 responses	18 responses	67
Indoor Volleyball Courts	8 responses	7 responses	16 responses	15 responses	19 responses	65
Restrooms	44 responses	32 responses	21 responses	18 responses	25 responses	140
Outdoor Swimming Pools	57 responses	52 responses	27 responses	15 responses	19 responses	170
Indoor Swimming Pools	72 responses	36 responses	15 responses	17 responses	21 responses	161
Splash Pads	28 responses	21 responses	17 responses	15 responses	17 responses	98
Skateboard Parks	8 responses	9 responses	19 responses	10 responses	27 responses	

Other Activities Mentioned:

- Adaptative activities for special needs/disabled (3 responses)
- Yoga/Pilates/Dance studio (2 responses)
- Mountain bike trails (2 responses)
- Bowling lanes (2 responses)

- Top 5 activities that had the most responses for “1 = Highest Priority”
 1. Paved Walking/Jogging/Running/Biking Trails (i.e. “Greenways”) – **84 Responses**
 2. Indoor Swimming Pools – **72 Responses**
 3. Outdoor Swimming Pools - **57 Responses**
 4. Playgrounds – **51 Responses**
 5. Restrooms – **44 Responses**
- Top 5 activities that had the most responses for “2 = High Priority”
 1. Outdoor Swimming Pools – **52 Responses**
 2. Indoor Swimming Pools – **36 Responses**
 3. Restrooms – **32 Responses**
 4. Hiking Trails – **32 Responses**
 5. Paved Walking/Jogging/Running/Biking Trails (i.e. “Greenways”) – **32 Responses**
- Top 5 activities that had the most responses for “3 = Medium Priority”
 1. Hiking Trails – **36 Responses**
 2. Paved Walking/Jogging/Running/Biking Trails (i.e. “Greenways”) – **35 Responses**
 3. Indoor Fitness Equipment – **33 Responses**
 4. Picnic Shelters – **30 Responses**
 5. Outdoor Swimming Pools – **27 Responses**
- Top 5 activities that had the most responses for “4 = Low Priority”
 1. Paved Walking/Jogging/Running/Biking Trails (i.e. “Greenways”) – **30 Responses**
 2. Dog Parks – **22 Responses**
 3. Hiking Trails – **22 Responses**
 4. Outdoor Fitness Equipment – **22 Responses**
 5. Indoor Fitness Equipment – **20 Responses** / Picnic Shelters – **20 Responses**
- Top 5 activities that had the most responses for “5 = Lowest Priority”
 1. Disc Golf Courses – **33 Responses**
 2. Climbing Walls – **31 Responses**
 3. Amphitheaters/Stages – **29 Responses**
 4. Skateboard Parks – **27 Responses**
 5. Restrooms – **25 Responses**

3) Which of the following recreation activities do you or others in your household participate in regularly? Please check all that apply.



- Top 5
- 1. Walking/Jogging/Running (243 responses)
- 2. Swimming (187 responses)
- 3. Hiking (159 responses)
- 4. Playground activities (123 responses)
- 5. Weightlifting/Fitness Classes (107 responses)

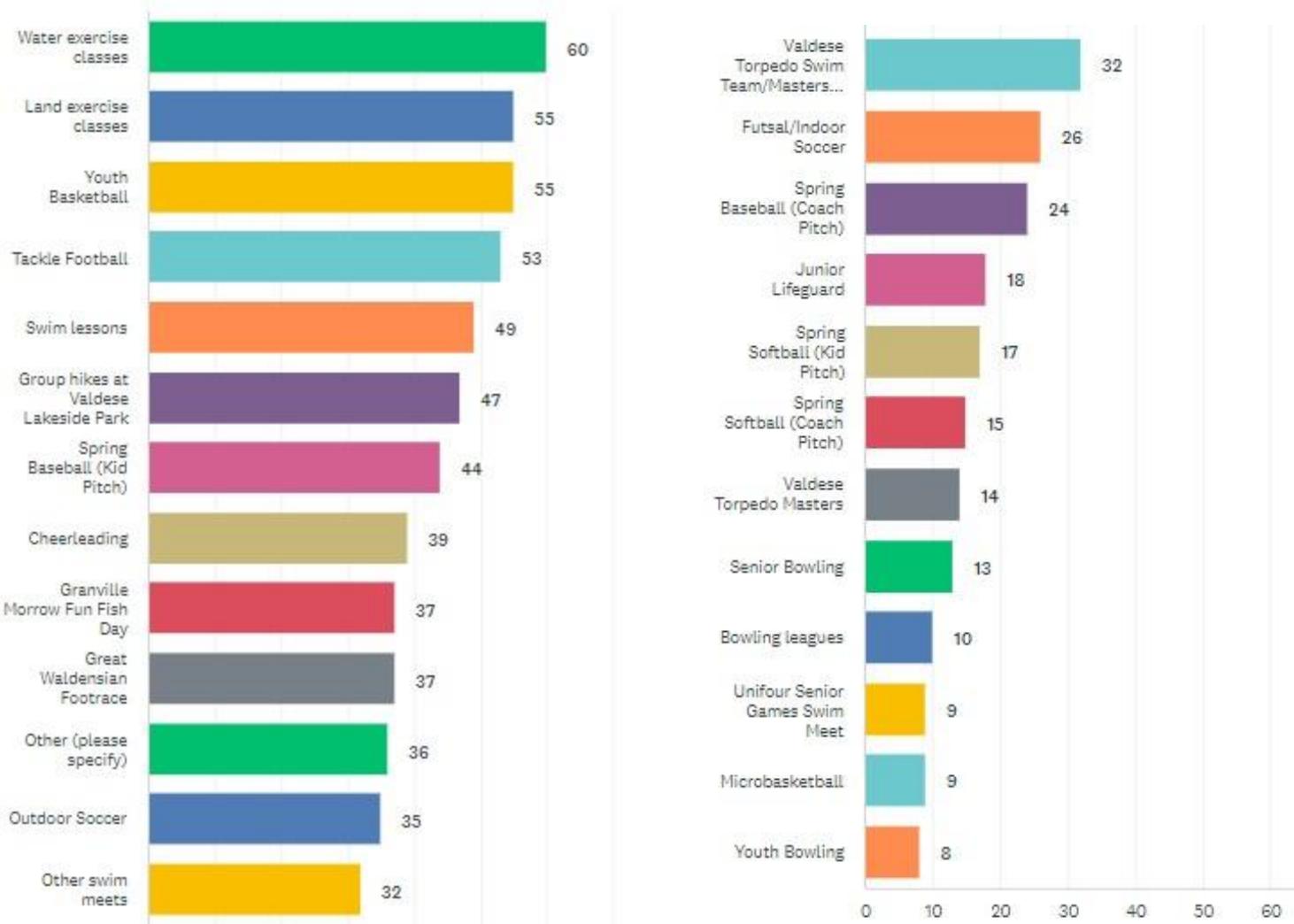
- Other answer option:
 - Yoga/Pilates/Dance
 - Mountain Bike
 - Football
 - Senior Water Activities
 - Jiu Jitsu
 - Bowling

4) How many people in your household (counting yourself) are in each age range below?

Age Groups	Total
Age 0-5	87
Age 6-8	73
Age 9-12	125
Age 13-15	68
Age 16-18	49
Age 19-21	32
Age 22-29	65
Age 30-39	153
Age 40-49	162
Age 50-59	102
Age 60+	191

Number of Households with Children 18 or Under	168
Number of Households with 1 Child 18 or Under	31
Number of Households with 2 Children 18 or Under	81
Number of Households with 3 Children 18 or Under	34
Number of Households with 4 Children 18 or Under	16
Number of Households with 5 Children 18 or Under	6
Number of Households with Adult Children (19-21)	26
Number of Households with only Adults 22 or Older	137

5) Which of the following recreation programs/classes do you or others in your household participate in regularly? Please check all that apply.

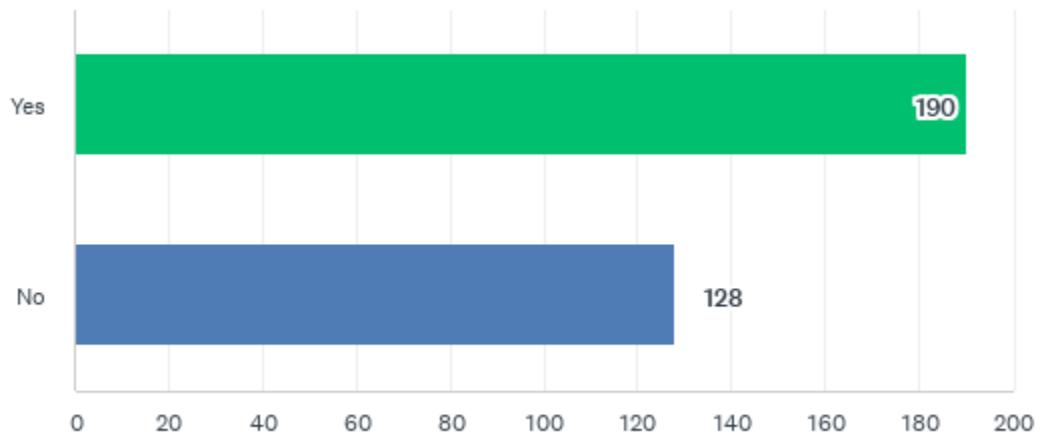


- Top 5
 1. Water Exercise Classes (60 responses)
 2. Land Exercise Classes (55 responses)
 3. Youth Basketball (55 responses)
 4. Tackle Football (53 responses)
 5. Swimming Lessons (49 responses)

6) List any other recreation programs/classes that you or others in your household WOULD participate in if the Town offered them.

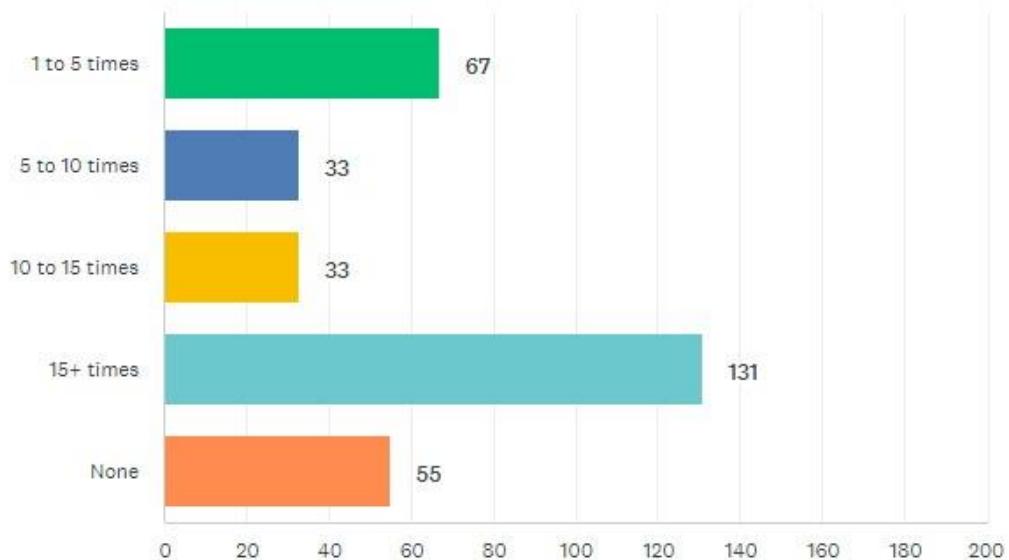
- Weightlifting/Fitness
- Swimming/Lane Swimming
- Yoga
- Adult Sports (Basketball, volleyball, softball, pickleball, tennis)
- Leagues for Older Kids (13+)
- Adaptive Activities for Special Needs/Disabled Persons
- Skatepark

7) Do you pay Town taxes?



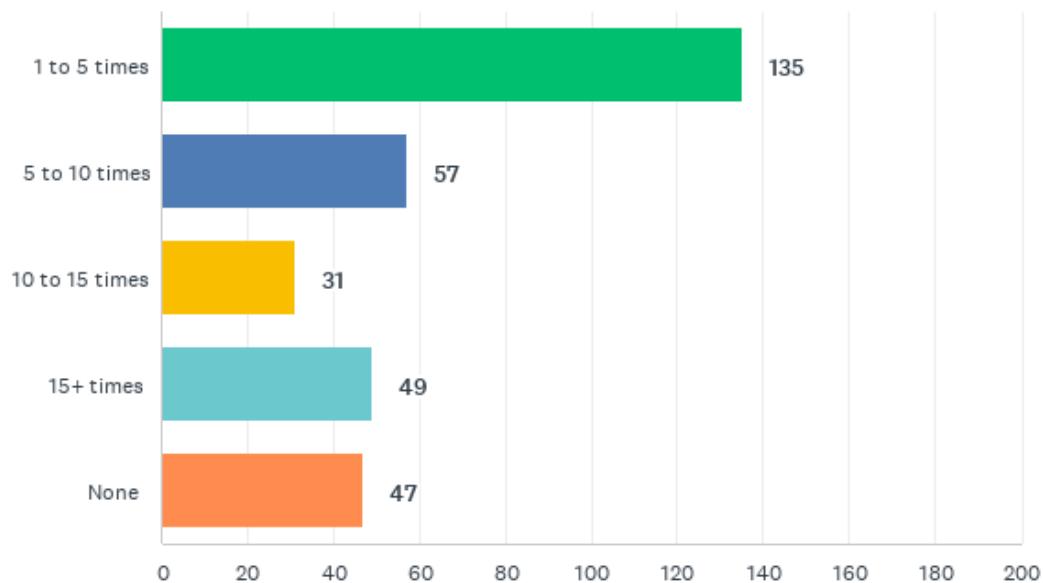
- About 60% of respondents do pay taxes and 40% do not.
- Of those respondents that live in Valdese, 182 (87.5%) said that they do pay taxes and 26 (12.5%) said they do not pay taxes.

8) In the past year, how many times have you or someone in your household used the Valdese Community Center/Aquatic Center Pool?



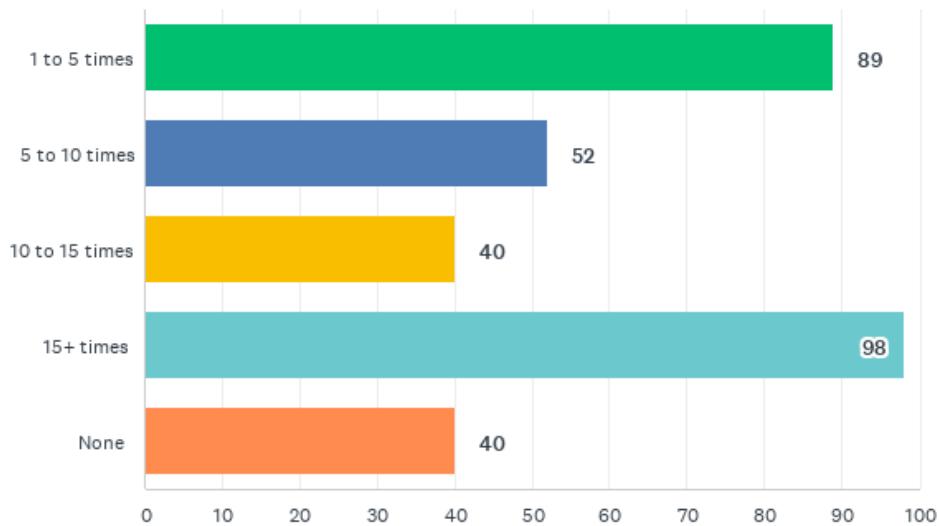
- 21% responded 1 to 5 times, 10.34% responded 5 to 10 times, 10.34% responded 10-15 times, 41.07% responded 15+ times, and 17.24% responded none.
- Of those that responded “15+ times”, around 50% (66 respondents) have children under the age of 18. About 10% (13 respondents) have adult children (those 19-21) and 40% (52 respondents) are households with adults aged 22+.
- Over half, about 51%, of respondents said that they have visited the Community Center/Pool between 10 to 15+ times in the past year.
- Of the respondents who said they had visited the Community Center/Pool in the past year (1 to 15+ times), about 57% (150 respondents) have children under the age of 18. About 7% (20 respondents) have adult children (those 19-21) and 36% (94 respondents) are households with adults aged 22+.

9) In the past year, how many times have you or someone in your household used McGalliard Falls Park?



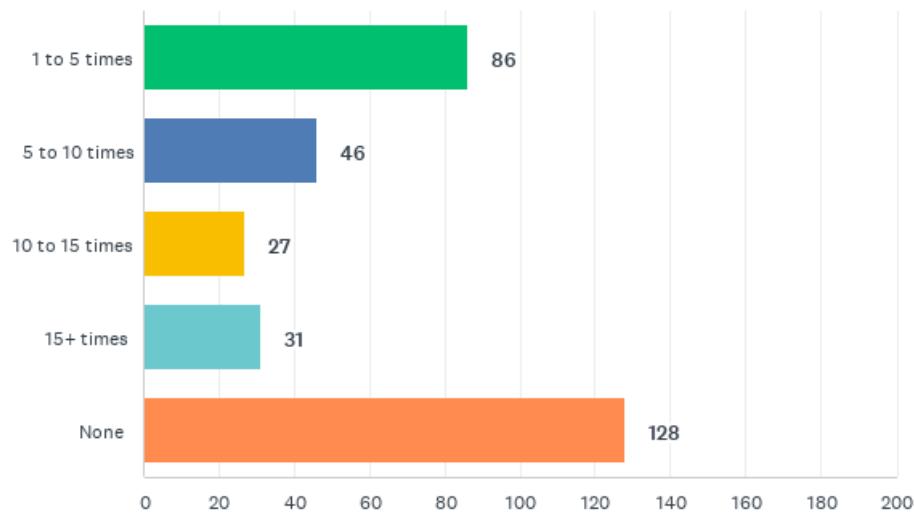
- 42.32% responded 1 to 5 times, 17.87% responded 5 to 10 times, 9.72% responded 10-15 times, 15.36% responded 15+ times, and 14.73% responded none.
- Of those that responded, “1 to 5 times”, around 53% (72 respondents) have children under the age of 18. About 8% (11 respondents) have adult children (those 19-21) and 39% (52 respondents) are households with adults aged 22+.
- Over half, about 60%, of respondents said that they have visited the park between 1 to 10 times in the past year.
- Of the respondents who said they had visited McGalliard Falls Park in the past year (1 to 15+ times), about 55% (151 respondents) have children under the age of 18. About 9% (24 respondents) have adult children (those 19-21) and 36% (97 respondents) are households with adults aged 22+.

10) In the past year, how many times have you or someone in your household used Valdese Lakeside Park?



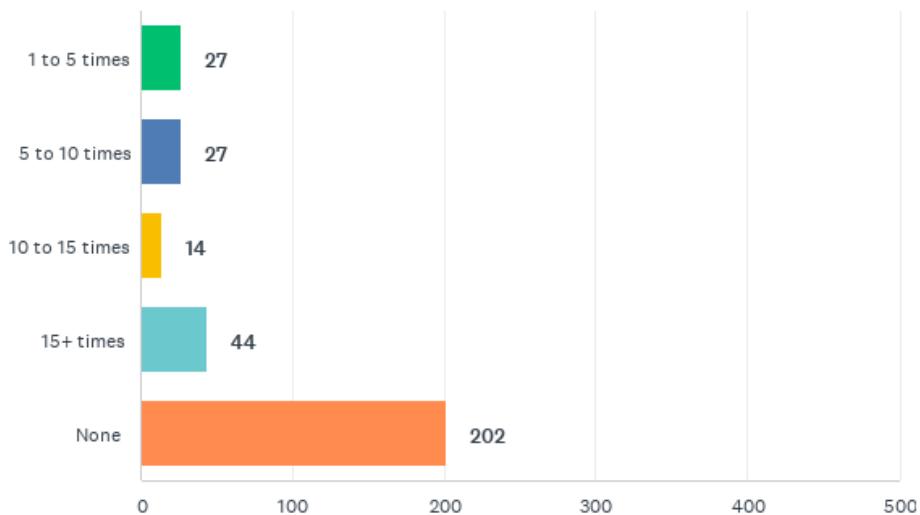
- 27.90% responded 1 to 5 times, 16.30% responded 5 to 10 times, 12.54% responded 10-15 times, 30.72% responded 15+ times, and 12.54% responded none.
- Of those that responded, “15+ times”, around 39% (38 respondents) have children under the age of 18. About 11% (11 respondents) have adult children (those 19-21) and 50% (49 respondents) are households with adults aged 22+.
- At about 13%, Valdese Lakeside Park received the lowest number of respondents who had not visited in the past year.
- Of the respondents who said they had visited Valdese Lakeside Park in the past year (1 to 15+ times), about 53% (147 respondents) have children under the age of 18. About 8% (24 respondents) have adult children (those 19-21) and 39% (108 respondents) are households with adults aged 22+.

11) In the past year, how many times have you or someone in your household used Children's Park?



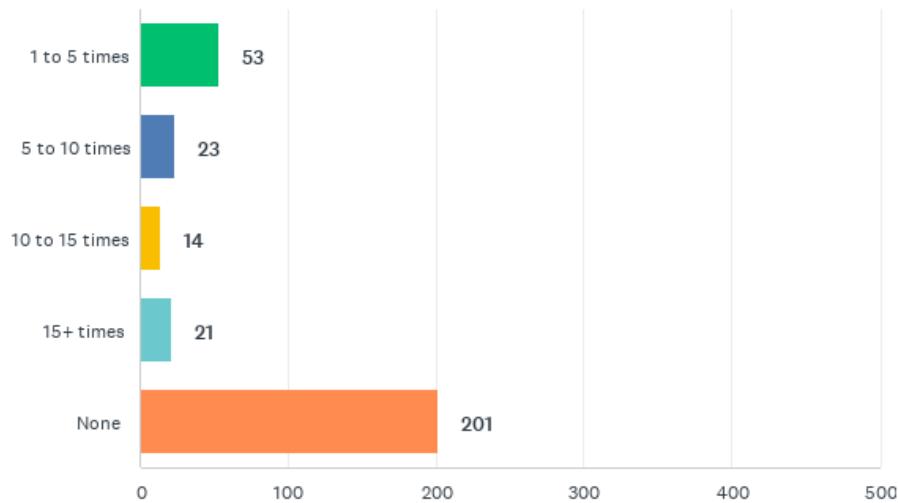
- 27.04% responded 1 to 5 times, 14.47% responded 5 to 10 times, 8.49% responded 10-15 times, 9.75% responded 15+ times, and 40.25% responded none.
- Of those that responded, “None”, 26% (34 respondents) have children under the age of 18. About 8% (10 respondents) have adult children (those 19-21) and 66% (84 respondents) are households with adults aged 22+.
- Over half, 214 respondents (67%), said that they have visited the park between 1 to 5 times or not at all in the past year.
- Of the respondents who said they had visited Children's Park in the past year (1 to 15+ times), about 70% (133 respondents) have children under the age of 18. About 8% (16 respondents) have adult children (those 19-21) and 22% (41 respondents) are households with adults aged 22+.

12) In the past year, how many times have you or someone in your household used Fletcher Ballpark?



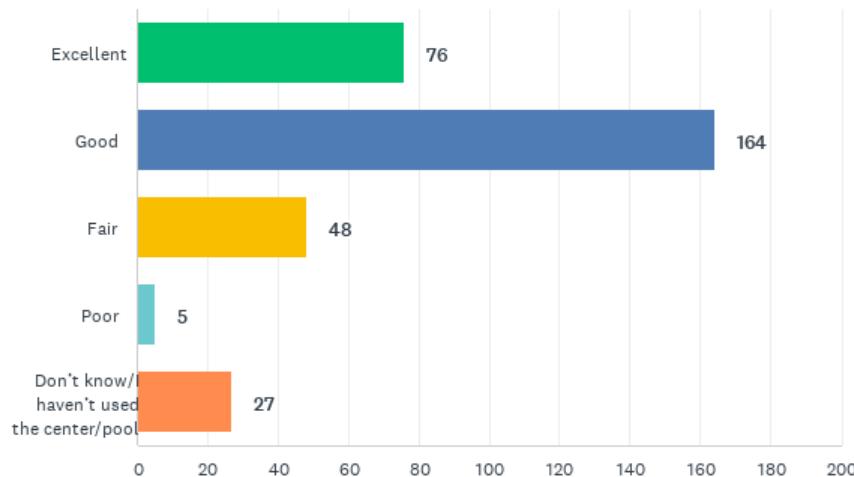
- 8.60% responded 1 to 5 times, 8.60% responded 5 to 10 times, 4.46% responded 10-15 times, 14.01% responded 15+ times, and 64.33% responded none.
- Of those that responded, “None”, about 37% (75 respondents) have children under the age of 18. About 8% (16 respondents) have adult children (those 19-21) and 55% (111 respondents) are households with adults aged 22+.
- Over half, 202 respondents (64%), said that they have not visited the park in the past year.
- Of the respondents who said they had visited Fletcher Ballpark in the past year (1 to 15+ times), about 80% (90 respondents) have children under the age of 18. About 9% (10 respondents) have adult children (those 19-21) and 11% (12 respondents) are households with adults aged 22+.

13) In the past year, how many times have you or someone in your household used Tiger Gym?



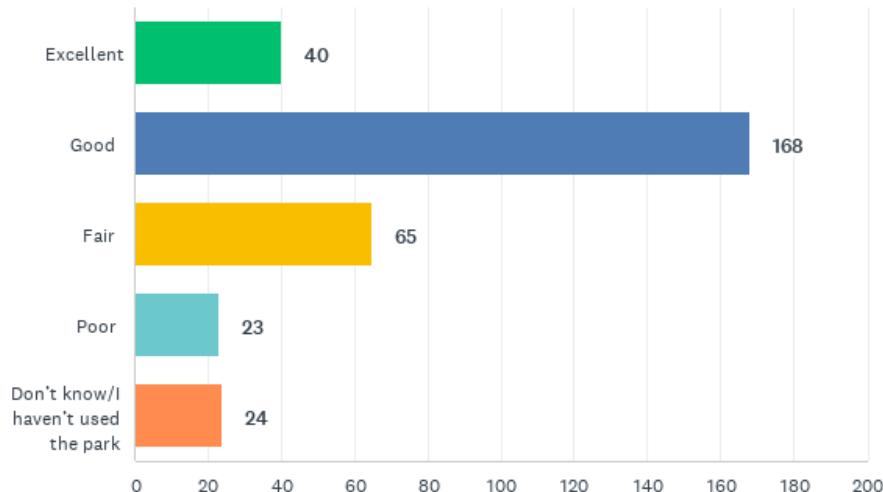
- 16.99% responded 1 to 5 times, 7.37% responded 5 to 10 times, 4.49% responded 10-15 times, 6.73% responded 15+ times, and 64.42% responded none.
- Of those that responded, “None”, about 36% (73 respondents) have children under the age of 18. About 8% (16 respondents) have adult children (those 19-21) and 56% (112 respondents) are households with adults aged 22+.
- Over half, 201 respondents (64%), said that they have not visited the gym in the past year.
- Of the respondents who said they had visited Tiger Gym in the past year (1 to 15+ times), about 83% (92 respondents) have children under the age of 18. About 9% (10 respondents) have adult children (those 19-21) and 8% (9 respondents) are households with adults aged 22+.

14) Overall, how would you rate the Valdese Community Center/Aquatic Center Pool?



- 23.75% responded excellent, 51.25% responded good, 15% responded fair, 1.56% responded poor, and 8.44% responded don't know.
- 75% of respondents rated the Community Center/Pool as either "Good" or "Excellent".
- Of the respondents who said they had visited the Community Center/Pool in the past year, about 26% rated the facilities as "Excellent", 53% rated it "Good", 17% rated it "Fair", 1% rated it "Poor", and 3% responded "Don't Know".

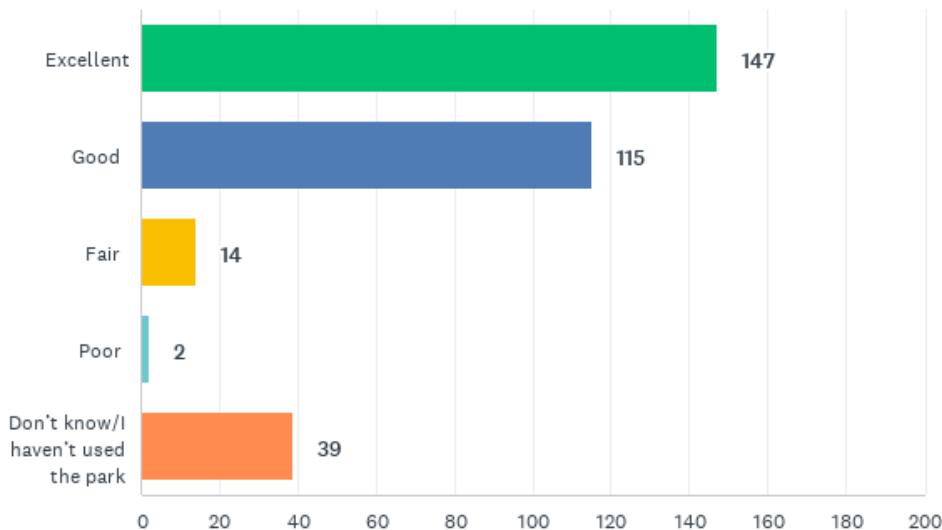
15) Overall, how would you rate McGalliard Falls Park?



- 12.5% responded excellent, 52.5% responded good, 20.31% responded fair, 7.19% responded poor, and 7.5% responded don't know.

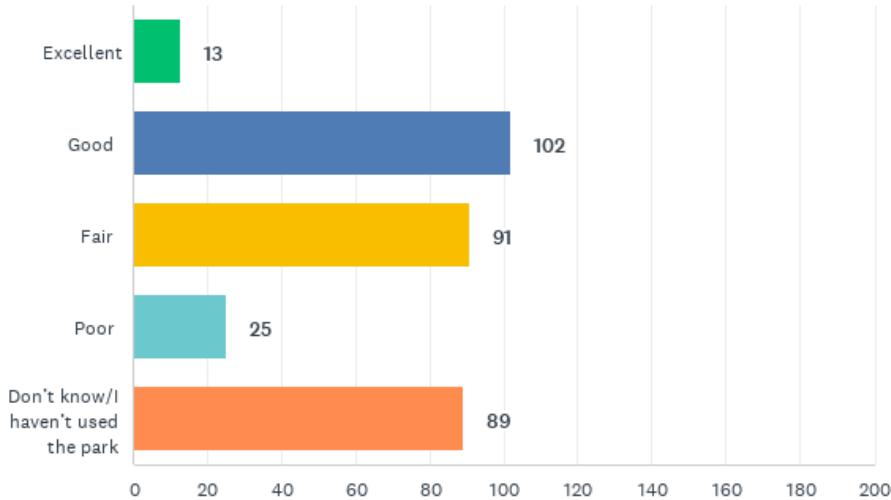
- 65% of respondents rated McGalliard Falls Park as either “Good” or “Excellent”.
- Of the respondents who said they had visited McGalliard Falls Park in the past year, about 14% rated the facilities as “Excellent”, 58% rated it “Good”, 21% rated it “Fair”, 6% rated it “Poor”, and 1% responded “Don’t Know”.

16) Overall, how would you rate Valdese Lakeside Park?



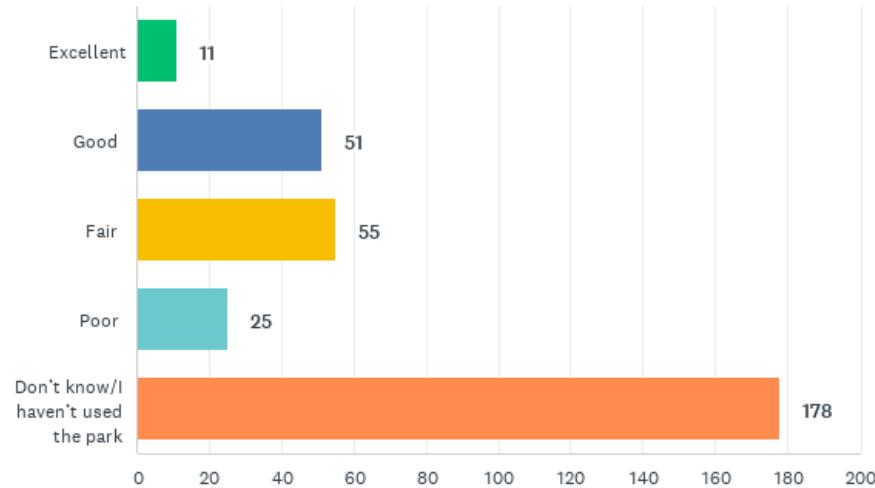
- 46.37% responded excellent, 36.28% responded good, 4.42% responded fair, .63% responded poor, and 12.3% responded don’t know.
- 83% of respondents rated Valdese Lakeside Park as either “Good” or “Excellent”.
- Of the respondents who said they had visited Valdese Lakeside Park in the past year, about 53% rated the facilities as “Excellent”, 40% rated it “Good”, 4% rated it “Fair”, 1% rated it “Poor”, and 2% responded “Don’t Know”.

17) Overall, how would you rate Children's Park?



- 4.06% responded excellent, 31.87% responded good, 28.44% responded fair, 7.81% responded poor, and 27.81% responded don't know.
- 60% of respondents rated Children's Park as either "Fair" or "Good".
- Of the respondents who said they had visited Children's Park in the past year, about 6% rated the facilities as "Excellent", 44% rated it "Good", 37% rated it "Fair", 11% rated it "Poor", and 2% responded "Don't Know".

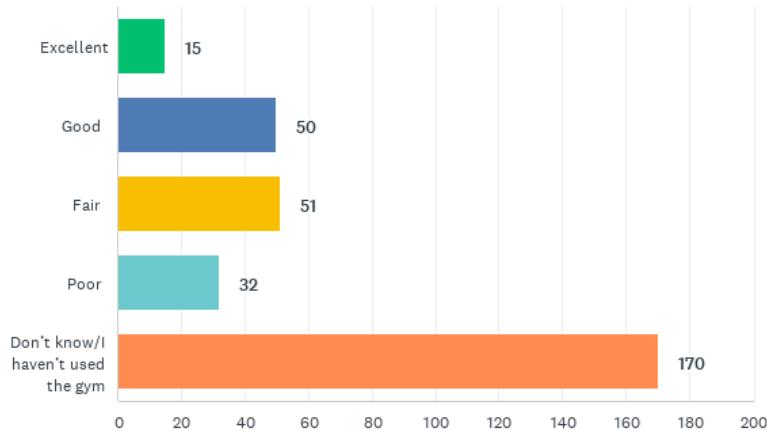
18) Overall, how would you rate Fletcher Ballpark?



- 3.44% responded excellent, 15.94% responded good, 17.19% responded fair, 7.81% responded poor, and 55.63% responded don't know.
- About 30% of respondents rated Fletcher Ballpark as either "Fair" or "Good".

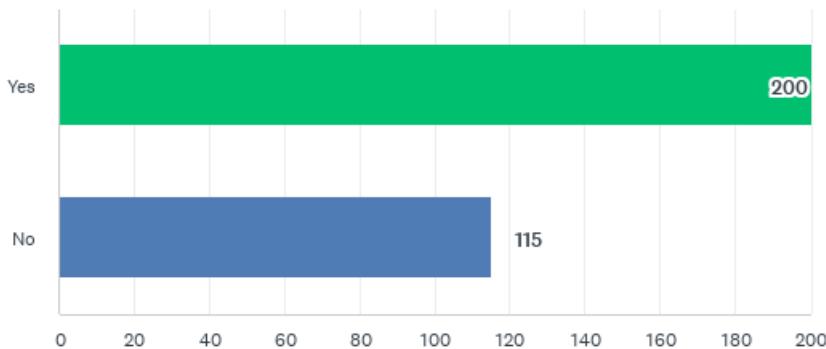
- Of the respondents who said they had visited Fletcher Ballpark in the past year, about 10% rated the facilities as “Excellent”, 33% rated it “Good”, 37% rated it “Fair”, 17% rated it “Poor”, and 3% responded “Don’t Know”.

19) Overall, how would you rate Tiger Gym?



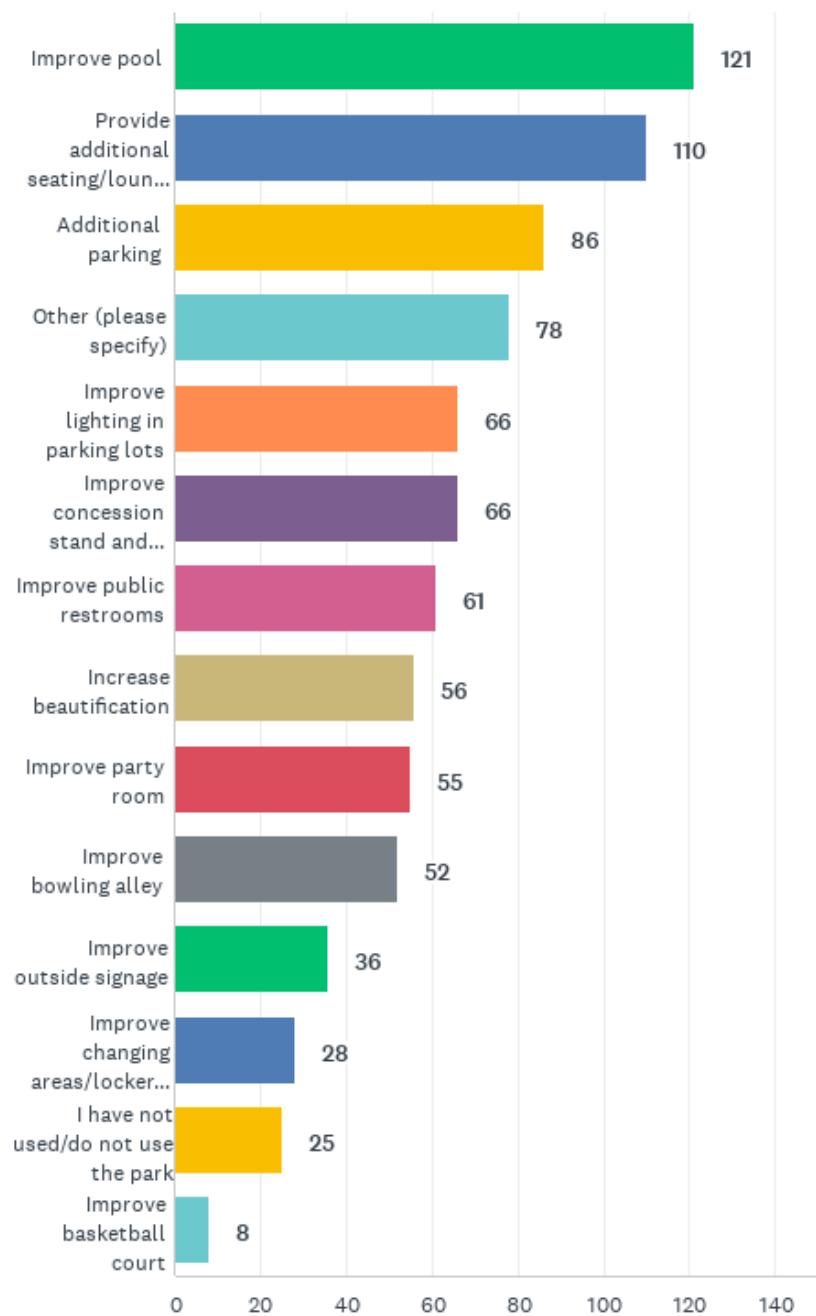
- 4.72% responded excellent, 15.72% responded good, 16.04% responded fair, 10.06% responded poor, and 53.46% responded don’t know.
- About 32% of respondents rated Tiger Gym as either “Fair” or “Good”.
- Of the respondents who said they had visited Tiger Gym in the past year, about 9% rated the facilities as “Excellent”, 35% rated it “Good”, 31% rated it “Fair”, 22% rated it “Poor”, and 3% responded “Don’t Know”.

20) Do you feel that the Town provides enough information to you about recreation activities, special events, leagues etc.?



- About 63% of respondents said yes and 37% said no.

21) Which improvements do you feel could be made to the Valdese Community Center/Aquatic Center Pool? Please check all that apply.



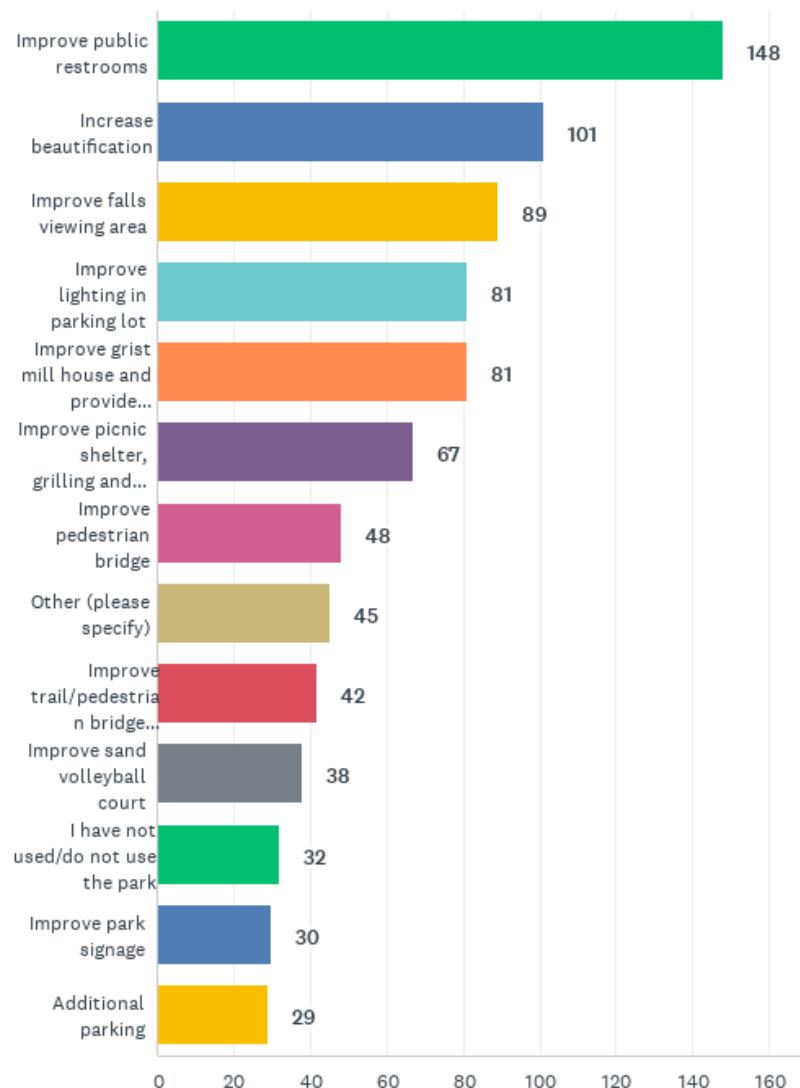
- Top 5
 1. Improve pool (121 responses)
 2. Provide additional seating/lounging around pool (110 responses)
 3. Additional Parking (86 responses)

4. Other (Specify) (78 responses)

- a. New gym equipment
- b. Extended hours for open swim
- c. Permanent pool cover for winter usage
- d. Better accessibility for those with special needs
- e. More shaded areas
- f. More lighting at the fields
- g. Better landscaping/pest control around pool and splash pad areas

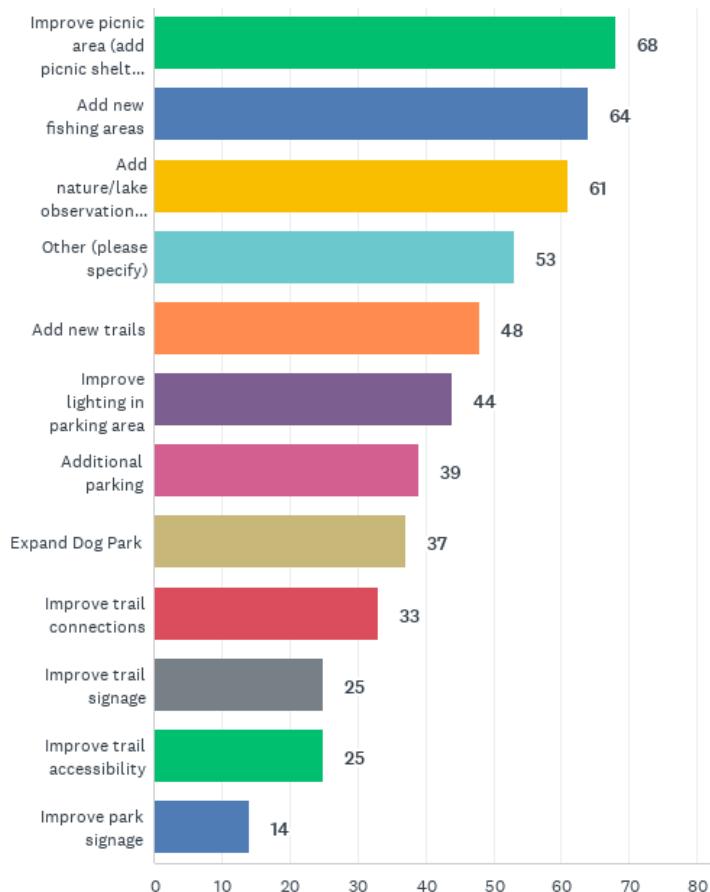
5. Improve lighting in parking lots (66 responses)

22) Which improvements do you feel could be made to McGalliard Falls Park? Please check all that apply.



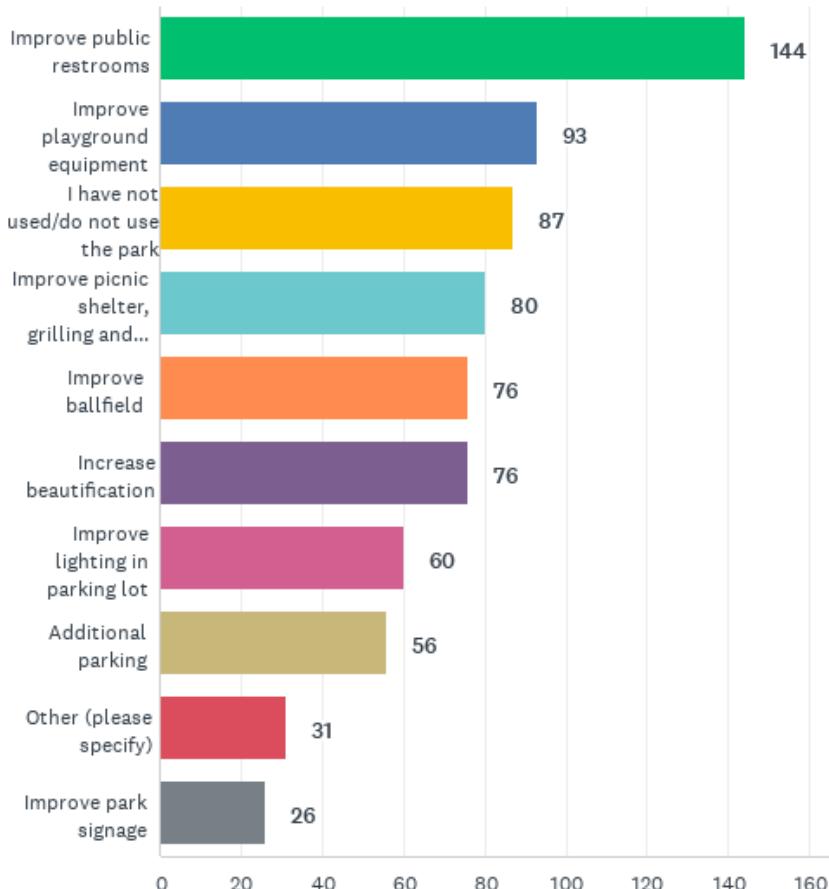
- Top 5
 1. Improve Public Restrooms (148 responses)
 2. Increase Beautification (101 responses)
 3. Improve Falls Viewing Area (89 responses)
 4. Improve Lighting in Parking Lot (81 responses)
 5. Improve Grist Mill House and Provide Pedestrian Access (81 responses)
- Other answer option:
 - Keep bathrooms clean
 - Add playground
 - More trash receptacles
 - Focus on cleaning the water
 - Add benches
 - Native foliage / better landscaping

23) Which improvements do you feel could be made to Valdese Lakeside Park? Please check all that apply.



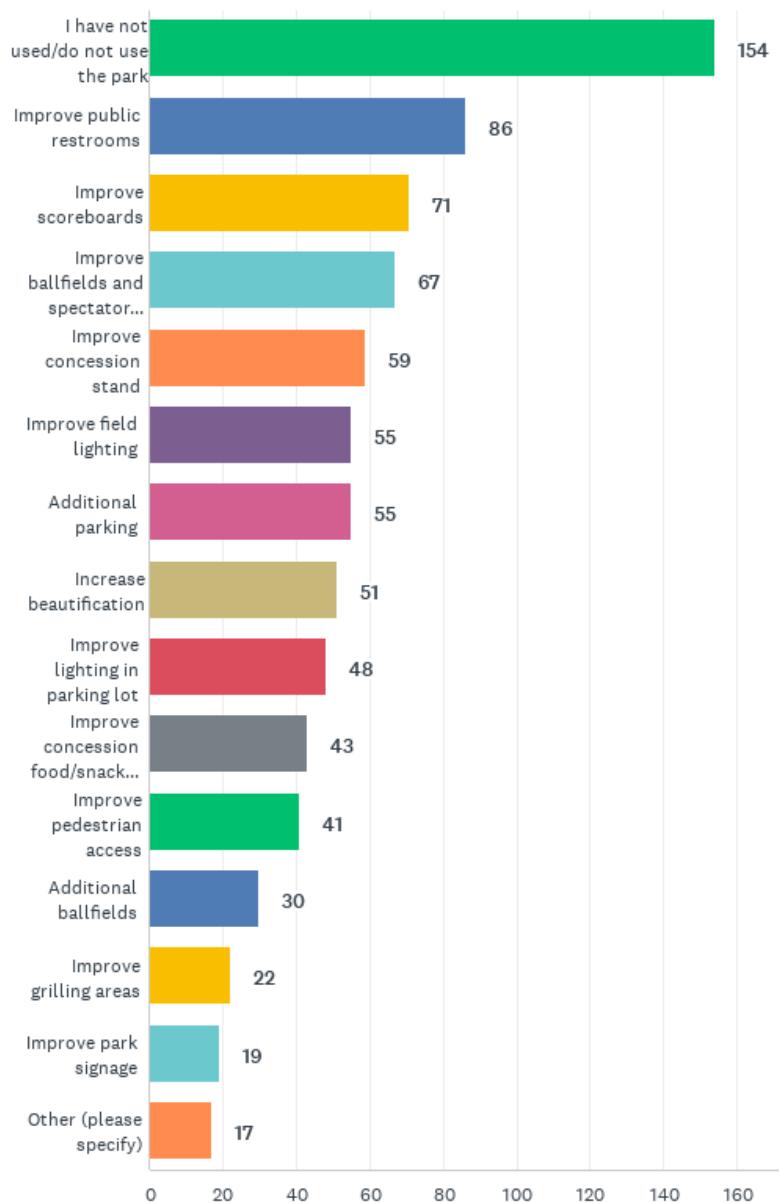
- Top 5
 1. Improve Picnic Area (add picnic shelter, grilling/sitting area) (68 responses)
 2. Add New Fishing Areas (64 responses)
 3. Add Nature/Lake Observation Areas (61 responses)
 4. Other (Specify) (53 responses)
 - a. Add more benches
 - b. Keep bathrooms clean
 - c. Better accessibility for those with special needs
 - d. Add public safety
 - e. More trash receptacles
 - f. Improve parking lot surface
 - g. Pave walkway
 5. Add New Trails (48 responses)

24) Which improvements do you feel could be made to Children's Park? Please check all that apply.



- Top 5
 1. Improve Public Restrooms (144 responses)
 2. Improve Playground Equipment (93 responses)
 3. I Have Not Used/Do Not Use the Park (87 responses)
 4. Improve Picnic Shelter, Grilling, and Sitting Areas (80 responses)
 5. Improve Ballfield (76 responses)
- Other answer option:
 - Keep bathrooms clean
 - Fix drainage issue on field
 - New playground equipment
 - Increased shade areas
 - Better upkeep of park
 - Park accessibility

25) Which improvements do you feel could be made to Fletcher Ballpark? Please check all that apply.

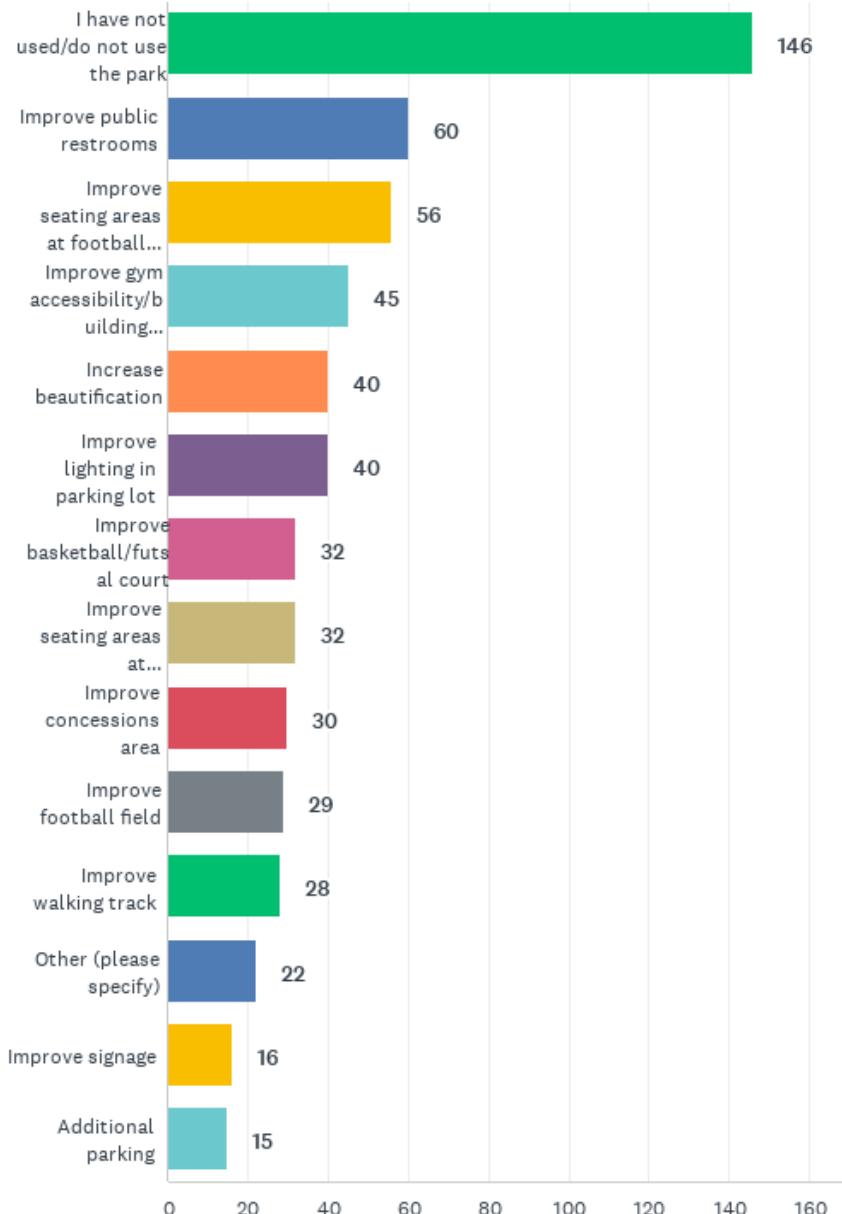


- Top 5

1. I Have Not Used/Do Not Use the Park (154 responses)
2. Improve Public Restrooms (86 responses)
3. Improve Scoreboards (71 responses)
4. Improve Ballfields and Spectator Seating (67 responses)
5. Improve Concession Stand (59 responses)

- Other answer option:
 - Improve lighting
 - Park accessibility
 - Improve parking lot

26) Which improvements do you feel could be made to Tiger Gym? Please check all that apply.

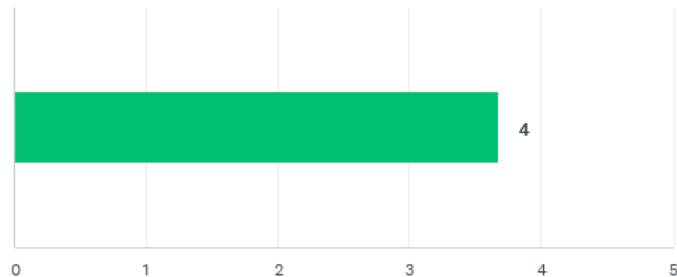


- Top 5

1. I Have Not Used/Do Not Use the Park (146 responses)
2. Improve Public Restrooms (60 responses)
3. Improve Seating Areas at Football Field (56 responses)
4. Improve Gym Accessibility/Building Maintenance (45 responses)
5. Increase Beautification (40 responses)

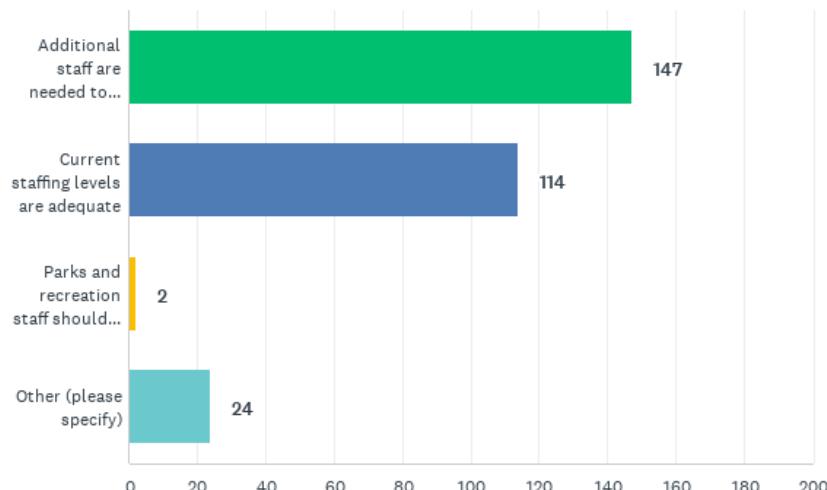
- Other answer option:
 - Improve gym floors
 - Lighting at football field
 - Add air conditioning in the gym
 - Bleachers for Saturday games
 - Improve accessibility

27) On a scale of 1 to 5 (with 1 being poor and 5 being outstanding), please rate how well maintained the Town's parks and recreation facilities are:



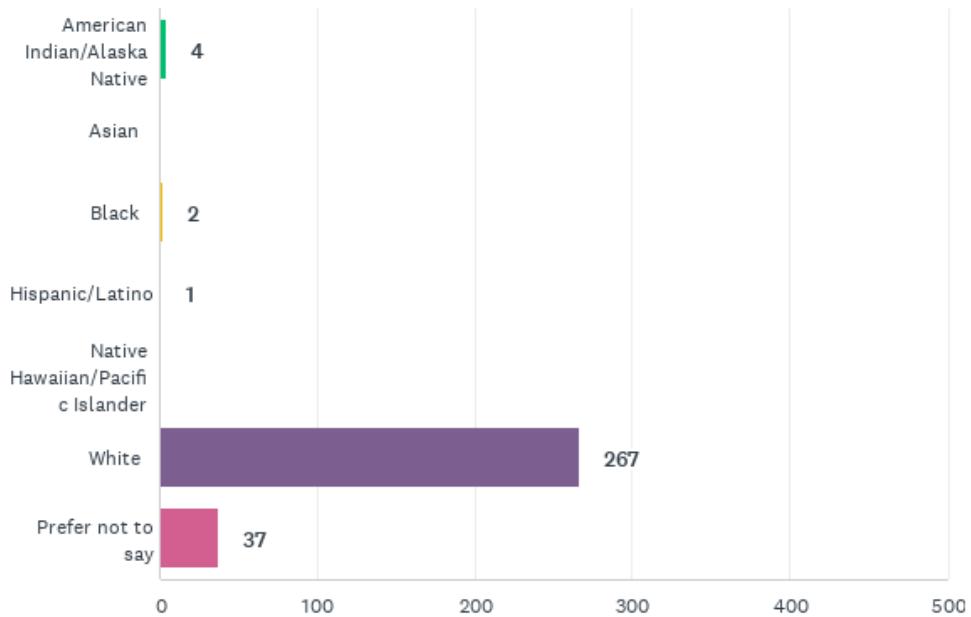
- The average rating was 4 out of 5, meaning most respondents believe that the Valdese's Park and Recreation facilities are well maintained.

28) How well do you feel the Town's parks and recreation facilities are staffed

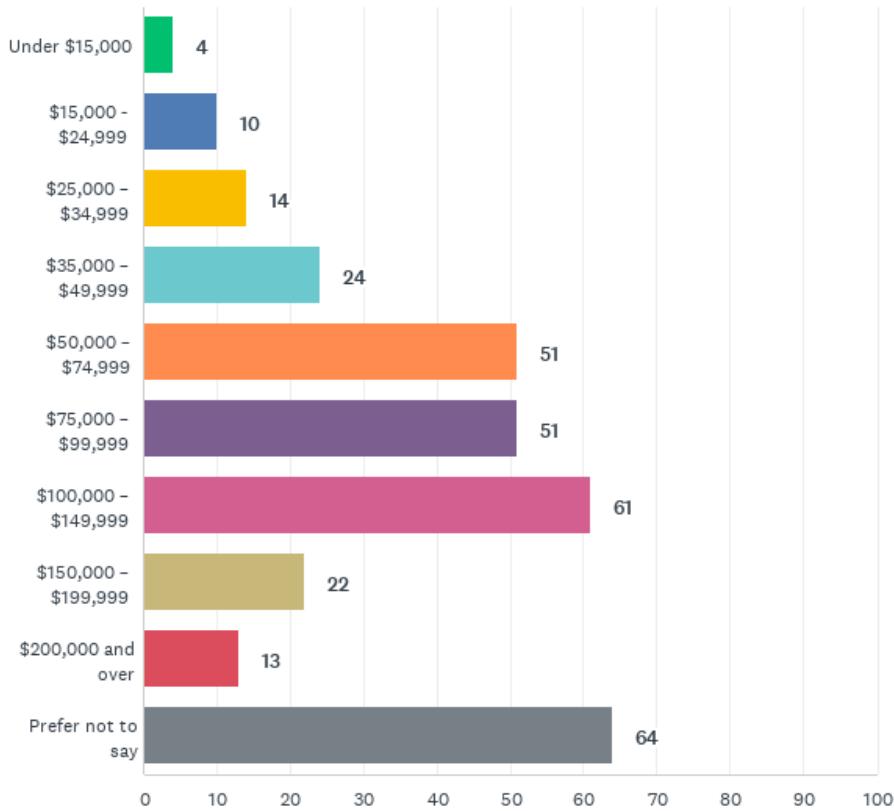


- Over half, about 51% of respondents, think that additional staff are needed. In contrast, about 40% of respondents think that current staffing levels are adequate, and 1% think staff should be reduced.
- Other Option:
 - From the written responses, respondents value the staff that work at the park and rec facilities, but know they are understaffed and underpaid.

29) What is your race?



30) What is your annual household income?



- About 17% of respondents said that their household income was below \$49,999, 32% said that their household income was between \$50,000 and \$99,999, and 32% said their income was above \$100,000. About 20% of respondents chose not to report their household income.

TOWN OF VALDESE REC PLAN PUBLIC MEETING

PUBLIC COMMENTS

FEBURARY 2025

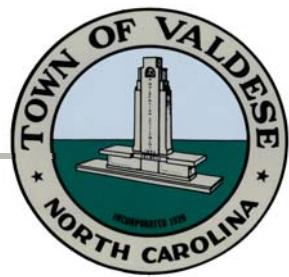
- Listen to your department heads. Respect their expertise.
- Move forward on year round pool structure
- Keep your promises/votes to Valdese citizens - Council Don't back pedal.
- Keep pool open & cover year round!
- Move on with getting the cover fixed
- Pool Structure
- The year-round pool is a community need. Please move forward on covering it.
- Build Permanent Pool Cover. Listen to town staff. They know far more than they are given credit for
- I think long term a pool cover (permanent structure) makes more overall sense than (a) a bubble & (b) letting the 10M pool be destroyed by weather conditions. Need to act, or, risk losing a unique, valuable town & county facility.
- Sidewalks between towns. Link for safety & Health.
- Pool Structure for year-round swim.
- Pool Cover would be a great asset to the community. This would aid in growth and revenue to the area.
- We need to start a specific pool fund monies set aside for pool alone. Like funds raised for the Old Rock School or Lakeside Park.
- Keep pickle ball nets in good condition.
- Pave Lakeside Park greenway to fishing pier handicap ramp.
- Cover the pool now! Police patrol of Lakeside greenway.
- Air condition rec center gym.
- Handicap access to tennis court and gym.
- Put sidewalk on Lovelady to Lakeside Park from Laurel.
- Respect the department heads. They are experts and need to directly speak to Council.
- Keep the pool open year round. Our High School students, kids, adults and everyone needs access to the pool 365 days a year!
- Pool maintenance. Dirty walls could be cleaned by guards (not in guard chair) their time should be utilized better.
- We need to cover the pool so it can be used year round. The high school kids and year round swimmers need it to keep up.
- We really need the pool full time. All year. A lot our four members are recovering from surgery and use the poll for essential exercise. Exercise is important for healthy living. We need a permanent cover.
- Cover the pool now.
- Keep pool open year round with cover / structure. Keep pool open! Keep pool open! Great investment for all! We can do this! We must do this for all!

- We need a permanent cover full time 365! Very Very Very sad that the plans were just jerked out from the people.
- Pool furniture
- Families need winter swimming
- I want more equipment at the dog park.
- It was our intent to use our tax savings from W.H.O to purchase a year round pool membership. The pool needs to be covered. An investment needs return.
- I really appreciate the senior activities. The staff is wonderful and concerned amount our health and wellbeing.
- Permanent cover over pool so we can make revenue.
- Our pool – one of this town's greatest assets needs a permanent cover. This pool also supports neighboring communities.
- We need a cover on the pool now so everyone can get good use of it. The cover is a small project and should be completed first. A lot of people use the pool early in the morning. Get it done!
- We need a permanent cover over the pool! The cover will protect the pool and also the people from the sun. The pool could be a revenue stream if there was shade for families. The swim teams need the pool for year round to be successful.
- Cover the pool! Please! We need it for our community. I miss my friends!
- Services delayed for this length of time is effectively service denied. Find a way to cover this pool now! Restore a service this town has enjoyed for 25 years that they now don't have.
- Understand economic impact of parks, trails, rec programming
- Age proper equipment for splash pad area
- Move forward with pool cover now!!
- Community garden
- Playground at McGalliard Falls
- Camping on town property south of Lovelady Rd
- Realize when people come in from the outside they spend money which creates revenue other than property tax. Keep closing boarders and you will kill our town.
- Protect your asset if you leave pool uncovered it will ruin a futility worth \$8-10 million
- From a mom of 3 boys who play all Valdese Rec sports we would love to see the following (1) improvement to Children's Park playground and field (2) add playground and improve fields at Fletcher (3) invest in equipment and uniforms for football (great program) (4) invest in personal for our Rec Dept we have and much opportunity we need the help. (5) We would love to have a year round pool. Thank you.
- More sidewalks for biking
- Move forward with permanent cover for pool now! Choose contract now so it can be put in place Sept – October time frame. Pool will be open for summer and winter. Raise money starting now! Pool serves all ages youngest to seniors. For recreation and health. Draws people not only from Valdese but surrounding area. Many people have bought houses in this area because of the wonderful year round pool.
- Go ahead with pool cover (not bubble). It had been voted on and funds were granted and others have been donated. Don't want to lose any of it. So lets go forward. Thanks

- Find or conduct research that shows the positive correlation between recreation and public safety kids adults parks lower crime etc.
- Connect Children's Park to Lovelady Rd
- Build a cover for the pool now
- Place for indoor pickleball
- Bigger space for exercise equipment
- Sidewalk connecting all town parks
- Accept NCDOT Lovelady sidewalk grant. Raise \$286k later
- Market budget for rec dept
- Cover pool for year round use!
- Cover pool for year round use and revenue. Keep it open all day
- See McGalliard Fall as a historic and recreation attraction. Grist Mill update
- Please cover pool for year round use
- Cover the pool now! Increasing staff so we can use pool all day
- Cover the poll for year round use. I have arthritis and it helps so much!
- Cover the pool! Update park facilities
- Year round use of pool with enclosure
- More pickleball courts inside and outside (Tiger gym)
- Bigger space to have dance class (Tiger gym)
- Lifestyle activities / classes (cooking, gardening, make and take classes)
- State-of-the art playground at Valdese Lakeside Park with ADA play equipment
- Cover pool for year round swimming and classes now!
- Sidewalk from Lovelady to Lake Rhodhiss Drive
- Cover the pool

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: David Andersen, Parks and Recreation Director

Subject: Helene Recovery Fund Grant Application

Meeting: January 5, 2026

Presenter: David Andersen

ITEM OF INTEREST:

Grant Application Permission

BACKGROUND INFORMATION:

The North Carolina General Assembly allocated funding to assist parks and recreation departments in areas impacted by Hurricane Helene to establish/repair/renovate parks and infrastructure. The application process is similar to the Parks and Recreation Trust Fund application with the removal of a few items. The application for this grant is due January 30. In order to apply, the department must have permission from the local governing body.

Staff would like to apply for this grant to update and repair streambanks and play equipment at Children's Park, as well as to obtain a new scoreboard and further landscape around the Children's Park Memorial sign and picnic shelter. If funds remain, then we would like to look at updating the restrooms. These items are all in accordance with findings in the 10 year comprehensive plan.

We intend to utilize private donations as the matching funds for this grant.

The Parks and Recreation Commission supports this application, as well.

BUDGET IMPACT:

None. Private funds will be used for the grant match.

RECOMMENDATION / OPTIONS:

Staff recommends permission to apply for this grant.

LIST OF ATTACHMENTS:

None

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Michael Rapp, Town Planner

Subject: Unified Development Ordinance Amendment - Section 1.2

Meeting: January 5, 2026

Presenter: Michael Rapp

ITEM OF INTEREST:

Proposed text amendment to modify the Unified Development Ordinance Section 1.2 Applicability, Subsection 1.2.1, Effective Date.

BACKGROUND INFORMATION:

The Town of Valdese adopted the new UDO with the stipulation that applicants could choose to use the old zoning ordinance or the new UDO with the hopes that the General Assembly would modify the down zoning provision making the January 1, 2026, date listed in the text legal. Due to the delay in changing to the down-zoning statute the date needs to be extended for six months, July 1, 2026, in hopes this will be addressed in the Spring on the state level.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

Staff recommends approval of Proposed Text Amendment as presented.

LIST OF ATTACHMENTS:

-Staff Report

-Ordinance Amending the Town of Valdese Unified Development Ordinance

-VALDESE TOWN COUNCIL UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT CONSISTENCY STATEMENT

TO: Valdese Town Council
FROM: Michael Rapp, Town Planner
DATE: January 5, 2026
SUBJECT: Text Amendment
ATTACHMENTS: Proposed Amendment to Section 1.2 “Applicability” and Valdese Planning Board Zoning Map Amendment Consistency Statement
REQUESTED ACTION: Text Amendment to modify 1.2 Applicability

BACKGROUND:

The Town of Valdese adopted the new Unified Development Ordinance (UDO) with the stipulation that applicants could choose to use the old zoning ordinance or the new UDO with the hopes that the General Assembly would modify the down zoning provision making the January 1, 2026, date listed in the text legal. Due to the delay in changing the down-zoning statute the date needs to be extended for six months, July 1, 2026, in the hope that SB 382, which proposes action upon the down-zoning statute, will be addressed in the Spring at the state legislature.

REVIEW CRITERIA:

1. Planning Board Recommendation: Planning Board reviewed the Proposed Amendment to the Unified Development Ordinance. During the November 17, 2025 Planning Board Meeting, the board reviewed and unanimously recommended the Proposed Amendment to section 1.2 “Applicability” for approval by Council.
2. Consistency with The Valdese Vision: A Land Use Plan: The Planning Board found the Proposed Amendment to section 1.2 “Applicability” to be consistent with the Valdese Vision, adopted by the Valdese Town Council, in that, among other things, it aims to bring the UDO into compliance with current state statutes pending a final decision on SB 382.

RECOMMENDED ACTION:

Staff find the Proposed Amendment to Section 1.2 “Applicability” of the Unified Development Ordinance **consistent** with the Valdese Vision: A Land Use Action Plan for the Future, and recommends approval with the following consistency statement:

Consistency Statement:

The Town of Valdese Council approves the Proposed Amendment to Section 1.2 “Applicability” of the Town of Valdese Unified Development Ordinance (UDO) under the following consistencies:

1. Brings the Town’s Ordinances into compliance with current state statutes.

CITIZEN INPUT

A Notice of Public Hearing appeared in the newspaper of general circulation (The Paper) providing statutorily compliant notice of said Public Hearing on January 5, 2026. These notices were published on 12/20/2025 and 12/27/2025.

CHAPTER 1: GENERAL PROVISIONS

1.1 TITLE, AUTHORITY, AND PURPOSE

1.1.1 TITLE

This ordinance shall be known as the “Unified Development Ordinance” or “UDO,” and includes the “Watershed Chapter,” the “Flood Damage Prevention Chapter,” and “Subdivision Regulations,” among others. The map identified by the title “Official Zoning Map, Valdese, NC,” may be known as the “Zoning Map” or “Watershed Map.”

1.1.2 AUTHORITY

The Valdese Town Council enacts this Unified Development Ordinance under the authority granted by Chapter 160D and Chapter 160A, Article 8 of the North Carolina General Statutes, as well as any applicable or related local act or ordinance. .

1.1.3 PURPOSE

As authorized in Chapter 160D of the North Carolina General Statutes, this UDO regulates the uses of buildings, structures, and land for trade, industry, commerce, residence, recreation, public activities, or other purposes; the size of yards, and other open spaces; the location, height, bulk, number of stories, and size of buildings and other structures; the density and distribution of the population; creating districts for said purposes and establishing the boundaries thereof; the subdivision of land; defining certain terms used herein; providing penalties for violations; providing for a Board of Adjustment and Planning Board and defining the duties and powers of said Boards; repealing conflicting Chapters, and for other purposes.

1.2 APPLICABILITY

1.2.1 EFFECTIVE DATE

- A. This UDO shall apply to all existing and new land and development in the town of Valdese beginning on ~~January 1, 2026~~ [July 1, 2026].
- B. Between February 3rd, 2025 and ~~January 1, 2026~~ [July 1, 2026], this UDO shall be available as an alternative set of Town land use requirements for all new development proposed, including any additions or enlargements to existing development and any changes of use on any properties.

1. Any applications for new development that are submitted after February 3rd, 2025 and before ~~January 1, 2026~~ [July 1, 2026] may choose to be reviewed under either the existing development standards or the new UDO standards.
2. No development application will be accepted for review during this time period until a letter has been provided that is signed by all property owners and notarized by a licensed Notary Public for all property proposed for inclusion in the new development.
 - a. The letter shall state which set of development standards the applicant has chosen to have their project reviewed under -- the existing standards or the new UDO standards -- and that they authorize this review using the applicable procedures specified by the Town in its ordinances.

1.2.2 JURISDICTIONS

Planning and development provisions of Chapter 160D shall apply to all property within the corporate limits of the Town of Valdese, and within any extraterritorial jurisdiction that may be established for the Town.

1.2.3 DEVELOPMENT APPROVALS RUN WITH LAND

Unless provided otherwise by law, all rights, privileges, benefits, burdens, and obligations created by development approvals made under this UDO attach to and run with the land.

1.2.4 ZONING MAP

The Official Zoning Map shall be identified by the signature of the Mayor attested by the Town of Valdese Clerk, and bearing the seal of the Town of Valdese. Said Map shall be retained in the office of the Planning Department of the Town of Valdese.

1.3 LEGAL STATUS

1.3.1 CONFLICT WITH OTHER REGULATIONS

Unless otherwise prohibited by N.C.G.S. 160A-174(b), when regulations in this UDO require a greater width or size of yards or courts, or require a lower height of a building or fewer number of stories, or require a greater percentage of a lot to be left unoccupied, or impose other higher standards than are required in any other statute or local ordinance or regulation, the regulations made under authority of Chapter 160D of the North Carolina General Statutes shall govern. Unless otherwise prohibited by G.S. 160A-174(b), when the provisions of any other



TOWN OF VALDESE
NORTH CAROLINA'S FRIENDLY TOWN



P.O. BOX 339
VALDESE, NORTH CAROLINA 28690-0339
PHONE (828) 879-2120 | FAX (828) 879-2139 | TOWNOFVALDESE.COM

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

On November 17, 2025, the Valdese Planning Board met to consider A Proposed Text Amendment to the Unified Development Ordinance. Upon consideration, the Valdese Planning Board found:

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”). The Plan identifies the type of community that Valdese wants to become in the future and the strategies that the Town will use to guide development and land use activities.
2. In 2025, the Town of Valdese adopted a Unified Development Ordinance (hereinafter the “UDO”) intended to combine the zoning, subdivision, and Flood Damage Prevention Ordinances into one comprehensive document that simplifies the Town’s Ordinances into a more readable document.
3. North Carolina General Statute 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.

4. The Proposed Text Amendment to Section 1.2 “Applicability” of the UDO is consistent with and supports the Valdese Vision: A Land Use Action Plan priorities, and is reasonable in the public interest including, but not limited to, the following:

- a. Brings the Town’s Ordinances into compliance with current state statutes;

- b. The UDO is consistent with the current land use plan: Valdese Vision Land Use Action Plan
- 5. The Planning Board, at their November 17, 2025, meeting, voted 5 to zero to recommend that the Town Council amend the UDO to delay the effective date to July 1, 2026.
- 6. No aspects of the proposed Text Amendment are inconsistent with The Valdese Vision: A Land Use Action Plan

Based upon these findings, the Valdese Planning Board recommends approval of Proposed Text Amendment to Section 1.2 "Applicability" as consistent with the Valdese Vision Plan and in the best interest of the Town to ensure legal requirements are met.

Carlton Caruso

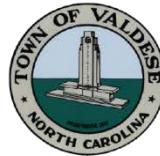
Carlton Caruso, Chair

Date

11/17/2025



TOWN OF VALDESE
NORTH CAROLINA'S FRIENDLY TOWN



P.O. BOX 339

VALDESE, NORTH CAROLINA 28690-0339

PHONE (828) 879-2120 | FAX (828) 879-2139 | TOWNOFVALDESE.COM

**VALDESE TOWN COUNCIL UNIFIED DEVELOPMENT ORDINANCE TEXT
AMENDMENT CONSISTENCY STATEMENT**

On January 5th, 2026, the Valdese Town Council ("Council") met to consider a Proposed Text Amendment to Section 1.2 "Applicability" of the Unified Development Ordinance after receiving a recommendation for approval from the Town of Valdese Planning Board. Upon consideration of the Comprehensive Plan (defined below), ordinances, 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"). The Plan identifies the type of community that Valdese wants to become in the future and the strategies that the Town will use to guide development and land use activities.
2. In 2025, the Town of Valdese adopted a Unified Development Ordinance ("UDO") intended to combine the zoning, subdivision, and Flood Damage Prevention Ordinances into one comprehensive document that simplifies the Town's Ordinances into a more readable document.
3. Section 1.2 of the UDO provides for an effective date of January 1, 2026.
4. Part III, Subpart III-K of Senate Bill 382 ("SB 382") entitled LOCAL GOVERNMENT, amends N.C.G.S. § 160D-601(d) by prohibiting local governments from enacting or enforcing any amendment to zoning regulations (e.g., text amendments to zoning ordinances) or zoning maps (e.g., rezonings) that would constitute "down-zoning" without first obtaining the written consent of all property owners whose property would be subject to such an amendment.
5. Due to the complications SB 382 creates for local governments, it is unclear at this time whether SB 382 will be repealed or what impacts, if any, SB 382 will have on the UDO. Council desires to extend the applicability provisions of the UDO until July 1, 2026 so as to comply with SB 382 while awaiting further clarity from the General Assembly.
6. 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.

7. Council finds that the proposed amendment to the UDO is consistent with and supports the Valdese Vision: A Land Use Action Plan priorities in that it, among other things, it aims to bring the UDO into compliance with current state statutes pending a final decision on SB 382.
8. The Planning Board met on November 17, 2025 and voted five in favor and zero against recommending that Council amend Section 1.2 of the UDO to delay the effective date until July 1, 2026.

Based upon the recommendation of the Planning Board and the findings from the Public Hearing, Council, having found the Proposed Text Amendment to Section 1.2 "Applicability" to be consistent with the Plan, approves the Proposed Text Amendment to section 1.2 "Applicability."

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

ATTEST:

KEITH HUFFMAN, Mayor (Seal)

JESSICA LAIL, Town Clerk

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF VALDESE TO
AMEND THE TOWN OF VALDESE UNIFIED DEVELOPMENT ORDINANCE**

WHEREAS, in 2014, the Town of Valdese (the “Town”) adopted a comprehensive land use plan entitled “The Valdese Vision: A Land Use Action Plan for the Future” (the “Plan”) to guide growth, development, and investments made in the Town and focus on land use, environmental protection, and infrastructure planning; and

WHEREAS, in 2025, the Town of Valdese adopted a Unified Development Ordinance (“UDO”) intended to combine the zoning, subdivision, and Flood Damage Prevention Ordinances into one comprehensive document that simplifies the Town’s Ordinances into a more readable document; and

WHEREAS, Section 1.2 of the UDO provides for an effective date of January 1, 2026.

WHEREAS, Part III, Subpart III-K of Senate Bill 382 (“SB 382”) entitled LOCAL GOVERNMENT, amends N.C.G.S. § 160D-601(d) by prohibiting local governments from enacting or enforcing any amendment to zoning regulations (e.g., text amendments to zoning ordinances) or zoning maps (e.g., rezonings) that would constitute “down-zoning” without first obtaining the written consent of all property owners whose property would be subject to such an amendment; and

WHEREAS, due to the complications SB 382 creates for local governments, it is unclear at this time whether SB 382 will be repealed and/or what impacts, if any, SB 382 will have on the UDO. Council desires to extend the applicability provisions of the UDO until July 1, 2026 to comply with SB 382 while awaiting further clarity from the General Assembly; and

WHEREAS, the Planning Board met on November 17, 2025 and voted five in favor and zero against recommending that the Town Council amend Section 1.2 of the UDO to delay the effective date until July 1, 2026;

WHEREAS, the Town of Valdese has held a duly advertised public hearing to consider public comments regarding the proposed UDO amendment and found the proposed UDO amendment is consistent with the Plan.

NOW, THEREFORE, IT IS HEREBY ORDAINED that the Town Council of the Town of Valdese that:

SECTION 1: The UDO is hereby amended to extend the effective date thereof as described in the attached Exhibit 1 designated “Town of Valdese UDO Amendment: Section 1.2 Applicability.”

SECTION 2: This Ordinance shall become effective upon adoption.

ORDAINED by Town Council for the Town of Valdese, North Carolina, this ___ day of January, 2026.

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

ATTEST:

KEITH HUFFMAN, Mayor (Seal)

JESSICA LAIL, Town Clerk

EXHIBIT 1: “Town of Valdese UDO Amendment: Section 1.2 Applicability”

To amend the UDO as illustrated below by red-line strikethrough:

1.2 APPLICABILITY

1.2.1 Effective Date

- A. This UDO shall apply to all existing and new land and development in the town of Valdese beginning on ~~January 1, 2026~~ [July 1, 2026].
- B. Between February 3rd, 2025 and ~~January 1, 2025~~ [July 1, 2026], this UDO shall be available as an alternative set of Town land use requirements for all new development proposed, including any additions or enlargements to existing development and any changes of use on any properties.
 - 1. Any applications for new development that are submitted after February 3rd, 2025, and before ~~January 1, 2025~~ [July 1, 2026] may choose to be reviewed under either the existing development standards or the new UDO standards.
 - 2. No development application will be accepted for review during this time period until a letter has been provided that is signed by all property owners and notarized by a licensed Notary Public for all property proposed for inclusion in the new development.
 - a. The letter shall state which set of development standards the applicant has chosen to have their project reviewed under -- the existing standards or the new UDO standards -- and that they authorize this review using the applicable procedures specified by the Town in its ordinances.

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Attorney Tim Swanson

Subject: A Resolution Abolishing the Valdese Housing Authority

Meeting: January 5, 2026

Presenter: Attorney Tim Swanson

ITEM OF INTEREST:

Resolution Abolishing the Valdese Housing Authority

BACKGROUND INFORMATION:

The Town of Valdese established the Valdese Housing Authority to carry out the responsibilities outlined in state law. On June 28, 2024, the Housing Authority transferred all of its assets and liabilities to the Western Piedmont Council of Governments. With this transfer complete, the Housing Authority no longer has a purpose or any remaining operations. State law allows the Town Council to abolish a housing authority by resolution. Since all assets and responsibilities have been fully transferred, staff recommends dissolving the Valdese Housing Authority at this time.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

Approval of Resolution Abolishing the Valdese Housing Authority

LIST OF ATTACHMENTS:

Resolution Abolishing the Valdese Housing Authority

A RESOLUTION ABOLISHING THE VALDESE HOUSING AUTHORITY

WHEREAS, the Town of Valdese created the Valdese Housing Authority to exercise the powers, duties, and responsibilities of a housing authority as prescribed in Chapter 157 of the North Carolina General Statutes;

WHEREAS, on or about June 28, 2024, the Valdese Housing Authority, a North Carolina corporate body created under Chapter 157 of the North Carolina General Statutes, transferred all of the assets and liabilities of the Valdese Housing Authority to the Western Piedmont Council of Governments, a Regional Council of Governments created under Part 2, Article 20 of Chapter 160A of the North Carolina General Statutes;

WHEREAS, upon the transfer of the assets and liabilities of the Valdese Housing Authority, the purpose for which the Valdese Housing Authority was formed ended;

WHEREAS, G.S. 157-4.1A provides that Town Council may, in its discretion, by resolution, abolish the Valdese Housing Authority, such abolition to be effective on a day set in such resolution that will allow sufficient time to wind down the operations of the housing authority; and

WHEREAS, now that all of the assets and liabilities of the Valdese Housing Authority have now been transferred to the Western Piedmont Council of Governments, the Town Council desires to abolish the Valdese Housing Authority effectively immediately.

NOW, THEREFORE, BE IT RESOLVED that the Valdese Housing Authority is hereby abolished effective immediately.

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

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

(SEAL)

ATTEST:

By: _____
Keith Huffman, Mayor

Jessica Lail, Town Clerk

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Michael Rapp, Town Planner

Subject: Planning Board Appointment

Meeting: January 5, 2026

Presenter: Mayor Keith Huffman

ITEM OF INTEREST:

Appointment of Town of Valdese Planning Board - Alternate

BACKGROUND INFORMATION:

The Town of Valdese Planning Board currently has a vacancy. One alternate member position remains unfilled, and the term for this position expires on December 31, 2026. Two citizens have submitted an application, Charlie Watts and Starr Franklin.

BUDGET IMPACT:

None

RECOMMENDATION / OPTIONS:

Recommend the council appoint one new Planning Board Alternate from the submitted applications.

LIST OF ATTACHMENTS:

Application 1: Charlie Watts
Application 2: Starr Franklin

TOWN OF VALDESE**Application for Appointment to Boards and Committees****Boards and Committees:**

1st Choice: Planning Board - Alternate

2nd Choice:

Information About Me:

Full Name: Charlie Watts

Age: 68

Marital Status: Married

Name of Spouse: Angie

Current Address: 701 Harris Ave NW, Valdese, NC 28690

Phone Number: 828-443-0881

Email: cwatts.firechief@gmail.com

If Resident of Valdese, Ward 5:

How many years: 32

If owner or manager of Valdese property or business, please describe:

Home Owner

Education and Employment:

Highest Level of Education: Some college

Employer: Retired Fire Chief/Mayor

Occupation

Business Address:

Business Phone:

Other Organizations:

Return to: Town of Valdese – Town Hall

Attn: Clerk to the Board

P.O. Box 339

Valdese, NC 28690

Email: jlail@valdesenc.gov

Public Records Statement:

Agreement to the Public Records Statement and a Digital Signature are required to submit your application.

I understand that any information submitted becomes a public record, is NOT confidential, and is subject to North Carolina Public Records Law. This information will be used by the Town Council in making appointments to boards and committees, and it may be used as news release information to identify you to the community.

Upon appointment to serve as a board or committee representative, I understand that I must be impartial and responsible to the board or committee on which I serve. Any board or committee representative's conduct deemed unacceptable by Town Council may result in the dismissal of the representative. I agree to this policy.

Signature: I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand that nonattendance, without good cause, of meetings of the board or committee on which I serve may be grounds for dismissal by Town Council.

L. Charles Watts

Signature

Nov. 25, 2025

Date

178 of 178

TOWN OF VALDESE

Application for Appointment to Boards and Committees



Boards and Committees:

1st Choice: Planning Zoning Board

2nd Choice:

Information About Me:

Full Name: Starr M Franklin

Age: 60

Marital Status: Married

Name of Spouse: Curtis Franklin, Jr

Current Address: 990 Laurel Street, NE Valdese

Phone Number: 828-308-7485

Email: starrmfranklin@gmail.com

If Resident of Valdese, Ward 1:

How many years: 2.5

If owner or manager of Valdese property or business, please describe:

Education and Employment:

Highest Level of Education: 2 Years Liberal Arts College, JY Monk Real Estate Cert, Next

Employer: Coldwell Banker Boyd & Hassell Occupation REALTOR/Broker

Business Address: 127 1st Ave, NE, Hickory Business Phone: 828-308-7485

Other Organizations: N.C. State Political Coordinator for North Carolina Realtors, Board of Directors - Catawba Valley Association of Realtors, USAA Agent, CUFI Congressional Liason

Return to: Town of Valdese – Town Hall
Attn: Clerk to the Board
P.O. Box 339
Valdese, NC 28690
Email: jlail@valdesenc.gov

Public Records Statement:

Agreement to the Public Records Statement and a Digital Signature are required to submit your application.

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Upon appointment to serve as a board or committee representative, I understand that I must be impartial and responsible to the board or committee on which I serve. Any board or committee representative's conduct deemed unacceptable by Town Council may result in the dismissal of the representative. I agree to this policy.

Signature: I certify that the facts contained in this application are true and correct to the best of my knowledge. I understand that nonattendance, without good cause, of meetings of the board or committee on which I serve may be grounds for dismissal by Town Council.

Starr M Franklin

dotloop verified
12/01/25 1:47 PM EST
AIFK-KCSX-DPYB-EZIT

12/01/2025

Signature

Date