

AGENDA
www.townofvaldese.com

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

Monday, March 30, 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**
 - A. Proclamation Declaring April 2026 as Burke Impact Group (B.I.G) Challenge Month
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 Regular Meeting Minutes of March 2, 2026
 - B. Approval of Resolution Adopting the 2025 Local Water Supply Plan
 - C. Approval of Resolution for Fluoride Removal Water Treatment Plant Process
 - D. Approval of FY 25-26 Audit Contract – Lowdermilk Church & Co., LLP
 - E. Call for Public Hearing – Rezoning of 0 Griffin
 - F. Call for Public Hearing – Text Amendment for Electronic Message Sign Ordinance
 - G. Call for Public Hearing – Food Truck Ordinance
7. **New Business**
 - A. State of the Department – Fire Department (*Presented by Truman Walton*)
 - B. Presentation of the Proposed Pay Study (*Presented by David Hill*)
 - C. Public Hearing – Approval of Right-of-Way Closure (*Presented by Michael Rapp*)

- D. Approval of Resolution Approving Upset Bid Process – Right-of-Way Closure (*Presented by Bo Weichel*)
- H. Appointments to the Boards/Committees/Commissions (*Presented by Mayor Huffman*)
 - i. Drug & Homeless Task Force Committee
 - ii. Valdese ABC Board

8. Town Manager's Report

- A. Numerous events are scheduled throughout the month of April. An Event Calendar is included in the reading materials for your review and provides details on upcoming activities.
- B. Members of the Valdese Town Council will attend the Town & State Dinner in Hickory, NC on April 1, 2026. A quorum may be present, but no Town business will be discussed.
- C. Town Offices Closed on Friday, April 3, 2026, in Observance of the Easter Holiday
- D. Annual Town Council Budget Retreat – Tuesday, April 14, 2026, 9:00 a.m. to 5:00 p.m., in the Community Room, Valdese Town Hall
- E. Members of the Valdese Town Council will attend the Annual WPCOG Dinner in Hickory, NC on April 16, 2026. A quorum may be present, but no Town business will be discussed.
- F. FY 26-27 Budget Presentation for Council is scheduled for Monday, May 11, 2026, 5:00 p.m., Council Chambers, Valdese Town Hall
- G. Next Regular Council meeting scheduled for Monday, May 11, 2026, 6:00 p.m., Council Chambers, Valdese Town Hall

9. Mayor and Council Comments

- 10. Closed Session Pursuant to NC General Statute 143-318.11(a)(6)** to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee.

Closed Session Pursuant to NC General Statute 143-318.11(a) (3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, 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

SPRING

Litter Sweep

**April
11-25
2026**



N.C. Department of Transportation Biannual Cleanup Drive

ncdot.gov/littersweep

Forms, posters, and telephone listings are available on our website.



ADOPT-A-HIGHWAY

Learn how you can help keep North Carolina beautiful.
apps.ncdot.gov/LM



SWAT-A-LITTERBUG

Littering is illegal and a fineable offense upon conviction. G.S. 14-399. Let us know when a person is littering by contacting Litter Management through the Online Swat-A-Litterbug process or by calling the NC State Highway Patrol at *HP or NCDOT Litter Management at **1-800-331-5864**. Find out more at ncdot.gov/litterbug.



Litter Sweep Cleanup Procedures

1. Organize a volunteer group from your workplace, church, club, neighborhood, family, school, local government, etc., composed of people interested in removing roadside litter from their community and showing pride in North Carolina.
2. As soon as possible, choose a state road you would like to clean. You may have a road in mind. It may be a road in your neighborhood – the road in front of your church – any state road you think should be cleaner and would make you prouder of your community.
If you need help choosing a road to clean, call your NCDOT county maintenance office or local coordinator. They can recommend roads that need cleaning in your area.
3. Decide on a date and time to do your cleanup. Remember to determine a rain date in case of inclement weather on the original date.
4. Determine each person's role in the cleanup. Fill in the individual responsible for the following roles:
 - Who will be in charge of safety?
 - Who will pick up supplies needed from the local NCDOT county maintenance office?
Cleanup supplies: Orange safety vests, gloves and orange bags reversible to blue (for recycling plastic, metal and glass) and some counties may have pickup sticks available for you to borrow.
 - Who will count the number of bags of litter?
 - Who will request NCDOT to pick up the bags?
 - Who will be in charge of water and snacks for workers?
 - Additional roles (i.e. who will handle recycling?)
5. Be sure to print all safety procedures for those participating in the cleanup from our website and ask everyone to view the safety videos on the Litter Sweep website prior to your scheduled cleanup.
6. Close and tie the tops of your filled bags. Leave only the orange bags on the roadside several yards from the pavement.
7. For volunteers who do not have an AAH contract, report your pickup online at <https://apps.ncdot.gov/LM/Pickup/OtherPickup>. Your pickup Key is NSLKC. If preferred, you can also call your local coordinator and give the number of bags and their exact location on the road. NCDOT will remove and dispose of the orange bags.
AAH groups should report at <https://apps.ncdot.gov/LM/Pickup>. Use your Pickup Key assigned to you.
8. We encourage you to recycle. To do so, put the items to be recycled in blue recycling bags and take them to a recycling facility of your choice. Remember, it is illegal to put aluminum cans and plastic bottles into landfills and therefore they must be recycled.



Litter Sweep Certificate of Appreciation

Each volunteer may receive a certificate of appreciation suitable for framing as a “thank you” for helping in the cleanup. Simply complete and submit a request form by mail or email litternews@ncdot.gov.

Contact Us

NCDOT - **Litter Management**
1540 Mail Service Center
Raleigh, NC 27699-1540

Phone: (800) 331-5864
(919) 707-2970

<https://www.ncdot.gov/littersweep>

We will be pleased to answer your questions; mail you a Litter Sweep promotional packet or mail you forms or other information. If you would like your name or your organization’s name placed on our mailing list for future Litter Sweep events, let us know. All Litter Sweep promotional materials can be found on our website.

Safety Rules and Guidelines

For Volunteers

All Volunteers Must:

- Wear a NCDOT approved orange safety vest.
- Wear light-colored clothing that covers arms and legs.
- Wear leather shoes or boots, gloves, a hat and safety glasses.
- Wear clothing that will not divert attention of motorists during cleanup activities.
- Wear clothing that will not impair vision or movement during cleanup activities.
- Carpool to the site to reduce number of vehicles.
- Park all vehicles clear of the roadway and on the same side of the road where volunteers are working.
- Be 12 years of age to participate in a cleanup.
- Furnish adequate supervision by one or more adults 21 years of age or older for groups that have participants 12-17 years of age.
- Pick up litter only during daylight hours.
- Stay off the road at least five feet from the pavement edge.
- Obey all safety rules and guidelines.
- Conduct a safety meeting for all participants prior to each cleanup and go over “Safety Rules and Guidelines for Volunteers” and “Safety Procedures for Litter Pickup”
- Work in small groups.
- Face oncoming traffic when picking up litter and look up often to ensure that no vehicle is encroaching your work area.
- Stay well clear of any construction.
- Stop work in inclement weather.
- During warm weather months, drink plenty of fluids – take breaks – avoid overexertion.
- During cold weather months, dress warmly with layered clothing.
- Be alert for snakes, stinging insects and poisonous plants.
- Avoid contact with noxious weeds and areas where herbicides were applied.
- Use proper lifting and bending techniques.

Volunteers Must Not:

- Use or possess illegal drugs or alcohol during a cleanup.
- Pick up trash on the road surface.
- Pick up trash on bridges, on overpasses or in tunnels.
- Pick up trash on a median.
- Pick up what appears to be hazardous material or any type of container with unknown contents (notify your Adopt-A-Highway coordinator or NCDOT maintenance office if you encounter hazardous objects or holes, guy wires and other hidden obstacles in the ground).
- Attempt to squeeze bags to make room for more trash (injuries from broken or jagged objects can result from this practice).

In Case of Emergency:

- Have an adequate first-aid kit immediately available.
- Know the route from the work area to the nearest medical facility.
- Have transportation immediately available.

For the Safety of Department of Transportation Crews:

- Group the orange bags together and where practical place them at least eight feet from the side of the road to make the job of collecting bags easier and safer for our NCDOT employees.

THANK YOU FOR PARTICIPATING SAFELY!

Community Affairs & Tourism Monthly Stats

March 2026

Tourism Statistics

visitvaldese.com views (March 1-16) 6,084

townofvaldese.com views (March 1-16) 8,370

Top 5 Pages Viewed (townofvaldese): Utilities, Recreation, Schedules & Fees, Career Opp, Water Dept

Facebook

of followers 22,118

Page Views (last 28 days) 396,994

Page Visits (last 28 days) 6,463

Facebook Reactions/Feedback (last 28 days)

Content Interactions: 2,978 Link Clicks: 1,247

TOP FIVE AUDIENCE LOCATIONS (Cities): Valdese, Morganton, Drexel, Hickory, Lenoir

Approximate # of Visitors to the Tourism/CA Office 608

Community Affairs Stats

Old Rock School Rental Breakdown

AUDITORIUM	15
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TEACHER'S COTTAGE	11
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WALDENSIAN ROOM	14
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CLASSROOMS	0
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MAJOR EVENT (ENTIRE SCHOOL)	2
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Major Events Held at the Old Rock School	Average Number of Attendees
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BCPS Science Fair, Hickory Ballet Spring Recital	200
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Monthly Old Rock School Rentals	42
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Old Rock School Total Attendance	4,414
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CA Summary for March 2026

March was a productive month as the first signs of spring and spring events were in full bloom! The month kicked off with the Main Street Conference in New Bern, followed by the Lucky Leprechaun and Duck Hunt. The event was a great success, despite the frigid temperatures and the department greatly appreciated the partnership with Farris Insurance Agency for the second year in a row. Planning/promotion for the Spring Craft Market on April 25th is underway, as well as bookings for 2026-2027 Bluegrass at the Rock season. The last show of the 2025-2026 lineup will take place April 11th and the March 7th show with Appalachian Roadshow sold 345 tickets. The 2026 FFN Summer Concert series has been announced and the department is looking forward to another great summer. Planning for other Summer events such as the Independence Day Celebration and Waldensian Festival are also moving right along. Rentals were busy as ever with several large events taking place in the auditorium- BCPS Science Fair, OCP's "Cinderella", and Hickory Ballet's Spring Recital. Classic Plastics also held their annual toy show in the Waldensian Room with several vendors and attendees.

April 2026 Events



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3 Good Friday Town Offices Closed	4
5 American Legion Easter Egg Hunt 2:00 pm	6	7	8	9	10	11 Bluegrass at the Rock: Junior Sisk 7:30 pm: Old Rock School
12	13	14 Town Council Annual Budget Retreat 9:00 am: Town Hall	15	16	17 Outdoor Adaptive Recreation Day 10am-3pm: VLP	18
19	20	21	22	23	24	25 Spring Craft Market 9am-4pm: Temple Field
26 David Lamotte Concert 4:00pm Old Rock School	27	28	29	30		

VALDESE

PARKS & RECREATION



2026 Outdoor Adaptive Recreation Day



Valdese Lakeside Park
Friday, April 17, 2026
10:00am-3:00pm



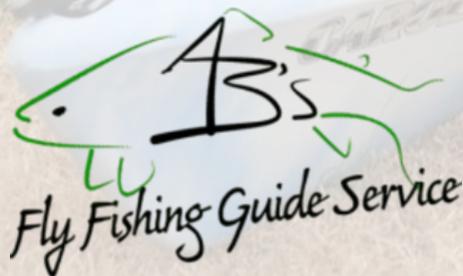
Join Valdese Parks and Rec and other local organizations as we showcase amazing outdoor adaptive recreation opportunities for the community!



For more information, please call the Valdese Parks and Recreation Department at [\(828\) 874-6737](tel:828-874-6737)



BRIDGE II SPORTS



May 2026 Events



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
31					1	2
3	4	5	6	7	8	9 McGalliard Falls Fun Fish Day
10	11 Town Council Meeting 6:00pm: Town Hall Budget Presented 5:00pm	12	13	14	15	16 McGalliard Falls Fun Fish Day *Rain Date*
17	18	19	20	21	22	23
24	25 Memorial Day Town Offices Closed	26	27	28	29	30

Save The Date!

GRANVILLE MORROW
MEMORIAL

McGalliard Falls Park

[Pre-Registration Begins March 1 at valdese.recdesk.com](http://valdese.recdesk.com)

Event Day Registration @ 8:15am

Ages 4-12

Prizes, Food, and Fun!

May 9, 2026 (Rain Date: May 16th)

VALDESE
PARKS & RECREATION



B.I.G. CHALLENGE

BURKE IMPACT GROUP

THROUGH THE MONTH OF APRIL

PRESENTED BY:



RALLY YOUR TEAM.



GIVE BACK.



MAKE A REAL IMPACT.

SIGN UP
Today!

Email: kgreen@burkecounty.org
Phone: 828-437-3021

BUSINESS AFTER HOURS CELEBRATION
MAY 5TH 4:00 PM - 6:00 PM



DECLARING THE MONTH OF APRIL AS TOWN OF VALDESE CHAMBER OF COMMERCE'S BURKE IMPACT GROUP (B.I.G) CHALLENGE MONTH

WHEREAS, the Burke Impact Group (B.I.G.) Challenge, led by the Burke County Chamber of Commerce, builds upon the success of the community's annual Litter Sweep efforts conducted over the past four years; and

WHEREAS, this expanded month-long initiative provides increased opportunities for residents, businesses, civic groups, and organizations throughout Burke County to participate in meaningful community improvement activities; and

WHEREAS, the B.I.G. Challenge is intentionally designed to be inclusive of individuals of all ages and physical abilities by offering a variety of ways to serve beyond traditional litter pickup; and

WHEREAS, these activities may include beautification projects, volunteer service, environmental stewardship, and other acts that strengthen community pride and engagement; and

WHEREAS, the Burke County Chamber of Commerce continues to demonstrate leadership in fostering partnerships that promote a cleaner, more connected, and more vibrant community; and

WHEREAS, the Burke Impact Group Challenge encourages citizens to take collective ownership in preserving the natural beauty and quality of life in Burke County;

NOW, THEREFORE, BE IT PROCLAIMED , I Mayor Keith Huffman and Town of Valdese Town Council do hereby designate the month of **April, 2026** as the **Burke County Chamber of Commerce's Burke Impact Group (B.I.G.) Challenge Month** and encourage all residents, businesses, schools, faith-based organizations, and community groups to participate in activities that make a positive impact throughout our county.

ADOPTED this 30th day of March, 2026.

Keith Huffman, Mayor

**TOWN OF VALDESE
TOWN COUNCIL REGULAR MEETING
MARCH 2, 2026**

The Town of Valdese Town Council met on Monday, March 2, 2026, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The following were present: Mayor Keith Huffman, Mayor Pro Tem Rexanna Lowman, Councilman Gary Ogle, Councilwoman Heather Ward, Councilwoman Melinda Zimmerman, and Councilwoman Shannon Radabaugh. Also present were: Town Manager Todd Herms, Assistant Town Manager/CFO Bo Weichel, Town Attorney Tim Swanson, Town Clerk Jessica Lail, and Various Department Heads.

Absent:

A quorum was present.

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

Pastor Tamika Garrison offered the invocation and Mayor Huffman led in the Pledge of Allegiance to the Flag.

OPEN FORUM/PUBLIC COMMENT Town Clerk Lail shared that no one had signed up for public comment.

CONSENT AGENDA: (enacted by one motion)

APPROVED SPECIAL CALLED MEETING MINUTES OF FEBRUARY 9, 2026

APPROVED BUDGET AMENDMENT – PUBLIC SAFETY BUILDING CONSTRUCTION DOCUMENTS

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the capital project ordinance for various capital projects funded from a variety of sources is hereby amended as follows.

Section I:

Revenues available to the Town to complete the projects are hereby amended as follows:

Account	Description	Decrease/ Debit	Increase/ Credit
35.3480.004	Sale of Properties		\$60,815.68
35.3480.001	ABC Distributions		\$51,006.25
	Total	\$0.00	\$111,821.93

Amounts appropriated for capital projects are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
35.5100.040	A&E Services		\$163,178.07
35.5300.200	Design Build Services	\$275,000.00	
	Total	\$275,000.00	\$163,178.07

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 CAPITAL PROJECT ORDINANCE AMENDMENT – UTILITY LINE REPLACEMENT PROJECT

MARCH 2, 2026, MB#33

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the capital project ordinance for various capital projects funded from a variety of sources is hereby amended as follows.

Section I:

Revenues available to the Town to complete the projects are hereby amended as follows:

Account	Description	Decrease/ Debit	Increase/ Credit
56.3000.000	Utility Fund Transfer		\$354,000.00
56.3000.100	Loan Proceeds		\$1,365,000.00
	Total	\$0.00	\$1,719,000.00

Amounts appropriated for capital projects are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
56.8120.400	Construction	\$1,719,000.00	
	Total	\$1,719,000.00	\$0.00

Section II:

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

Proposed Action:

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

Section I:

The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
30.3970.812	Loan Proceeds	1,365,000.00	
	Total	1,365,000.00	0.00

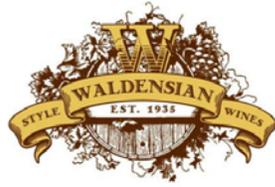
Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
30.8120.740	Capital Outlay		1,365,000.00
	Total	0.00	1,365,000.00

Section II:

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

APPROVED REQUEST FROM WALDENSIAN STYLE WINES TO SELL WINE AT ANNUAL EVENTS



Eddie & Brenda Zimmerman
Waldensian Style Wines
2340 Quail Run
Connelly Springs, NC 28612

Town of Valdese,

Waldensian Style Wines respectfully requests to sell wine at the following events:

- Craft Market – Saturday, April 25th, 2026 from 9am-4pm behind the Old Rock School
- Independence Day Celebration on July 4, 2026 from 5:00pm until 11:00pm
(In the designated area in the 100 block of West Main Street in Downtown Valdese)
- Annual Waldensian Festival
 - August 7, 2026 from 5pm until 11pm
 - August 8, 2026 from 12pm until 11pm(In the designated area in the 100 block of West Main Street in Downtown Valdese)
- Christmas in November Craft & Gift Show located at the Old Rock School (Waldensian Room)
 - November 12, 2026 from 4pm until 8pm
 - November 13, 2026 from 9am until 2pm

All our wines are listed as North Carolina wines. Waldensian Style Wines does have a Special Event permit and will follow the guidelines enforced by the North Carolina ABC Commission. Waldensian Style Wines – Dolce Vita, Inc. maintains a Liquor Liability Policy with the Town of Valdese listed as additional insured for all events listed above.

Sincerely,

Eddie Zimmerman
Waldensian Style Wines Owner
828-403-1414

APPROVED LEASE AGREEMENT AT THE OLD ROCK SCHOOL WITH DR. KYLE BARNES Lease agreement with Dr. Kyle Barnes for rental space at the Old Rock School, in the amount of \$60.00 per month.

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.

PRESENTATION FROM VEDIC Ms. Telisha Goossens, Loan Officer for VEDIC, stepped forward to the podium. Ms. Goossens shared that the VEDIC office was located in downtown Valdese, inside the Old Rock School. Ms. Goossens identified that VEDIC used to be located in the Town Hall, but that they had since moved, and were loving their new space. Ms. Goossens disclosed that VEDIC had three (3) staff members, Kerri Poteat, Executive Director, Eddie McGimsey, Business Development, and herself, Telisha Goossens, Loan Officer.

Ms. Goossens moved forward to give a history of VEDIC, stating VEDIC was created over ten (10) years ago, and worked with small businesses and entrepreneurs in North Carolina to help them realize their dreams by providing access to capital and trusted guidance for startups or current businesses.

Ms. Goossens discussed the impact of VEDIC on the local economy, noting that VEDIC to date had produced 210 total loans, totaling \$10,708,018, which were loaned to small businesses in the State of North Carolina. Ms. Goossens continued that VEDIC strived to create and retain jobs in the local, small business, market, stating that in Burke County alone, VEDIC had created or retained 870 jobs. Ms. Goossens

mentioned other counties that VEDIC had been able to assist in, citing Mitchell County as its most recent partner. Ms. Goossens shared that total jobs which had been created or retained by VEDIC presently totaled over 1,100.

Ms. Goossens stated that small business loans were generally a higher risk area, and proudly shared that VEDIC's default rate was 3.8%. Ms. Goossens expressed that VEDIC strived to partner with the small businesses to help see them succeed with additional resources, not only by offering access to funding, but by partnering with them post-loan to ensure success. Ms. Goossens disclosed that since VEDIC's inception, their loan loss had only been 1.4%, which represented \$152,086, out of the over \$10,000,000 in loans they had created and generated.

Ms. Goossens moved to discuss the origins of VEDIC's loan funds. Ms. Goossens stated that VEDIC had received a Burke Golden Leaf grant, which totaled \$250,000 in original loan funds. Ms. Goossens continued that the Total Loan fund for this particular source of funding now totaled \$919,481, citing that VEDIC regenerated this Grant into additional funds. Ms. Goossens then spoke about the Valdese Rural Center Revolving Loan Fund, noting that this was a grant from the Rural Center, which originally totaled \$125,000, and was intended only for businesses within Valdese. Ms. Goossens shared that his Fund had revolved to a total of \$492,285.

Ms. Goossens shared that VEDIC focused on minority lending, including female populations, populations of various ethnicities, veteran populations, etc. Ms. Goossens disclosed that 51% of all loans went to minority populations, which totaled \$6,033,189.18 in loans.

Ms. Goossens shared another funding source, which was the Appalachian Regional Commission (ARC) Grand Revolving Loan Fund. Ms. Goossens stated that VEDIC had received \$500,000 in ARC grants, and had so far loaned \$355,000 of those monies out, throughout 37 loans.

Ms. Goossens stated that VEDIC's current loan portfolio consisted of 61 loans, noting that VEDIC's three (3) staff members serviced all of those loans and business owners. Ms. Goossens disclosed that the present outstanding balance of those 61 loans totaled \$3,164,240, from an original loan amount of \$3,779,250

Mr. McGimsey shared he was responsible for collaborating with the aforementioned 61 borrowers, and that he provided two (2) services, which included keeping up with loan payments and screening applicants. Mr. McGimsey stated he was the first one within VEDIC to identify individuals who may need help or who may be in distress, noting that there were a lot of individuals who met those thresholds during COVID. Mr. McGimsey continued that, during COVID, VEDIC granted monies, which they had on hand, for emergency loans to individuals/businesses who were working with their banks, or trying to get grants. Mr. McGimsey stated that these emergency loans were made with the understanding that once those individuals/businesses received the bank loans or grants, they would immediately repay VEDIC. Mr. McGimsey disclosed that all emergency loans were fully recovered.

Mr. McGimsey stated that VEDIC borrowed most its money from the USDA, at 1% interest, and then relent it. Mr. McGimsey expressed that VEDIC had a good access to capital, which they could loan, but that they were still responsible for the repayment themselves. Mr. McGimsey noted that most of the loans VEDIC received were over a thirty (30) year period, while the loans they made were generally on five (5) to ten (10) year terms. Mr. McGimsey continued that this allowed VEDIC to work with clients who potentially struggled to make timely payments.

Mr. McGimsey pointed out that the majority of VEDIC's borrowers had an approximate credit score of 600, noting that this was an at-risk group. Mr. McGimsey expressed that VEDIC did not compete with banks and that it required candidates to have a rejection from a bank, prior to proceeding with any business loans.

Mr. McGimsey identified VEDIC's service area, stating it was all rural counties, which included Burke, Caldwell, Catawba, Iredell, McDowell, and Rutherford.

Mr. McGimsey identified that VEDIC had updated its application procedure to now allow for electronic applications and split its application into a two (2) step process, a pre-application and a full loan application.

Mr. McGimsey communicated that he oversaw the pre-application process, identifying viable borrowers before moving them forward to a full loan application.

Mr. McGimsey noted that a lot of the grant funds which VEDIC received were also received by other entities, but that those entities granted the funds to businesses rather than loaning them. Mr. McGimsey gave credit to Mr. Jeff Morris and Mr. Rick McClurd for deciding on a revolving loan fund, and allowing VEDIC to manage it.

Ms. Goossens gave a preview of the application pages, application criteria, and also noted that VEDIC generated loans up to \$250,000. Ms. Goossens discussed the steps of processing the loans, which included face to face meetings with the clients, document requests, and an overview of the applicants plans. Ms. Goossens continued that after initial meetings, the loan application was shared with the Loan Review Committee, which consisted of members of the local community. Ms. Goossens stated that after approval was received from the Loan Review Committee, the application moved on to the VEDIC Board, which consisted of members of the community and community representatives.

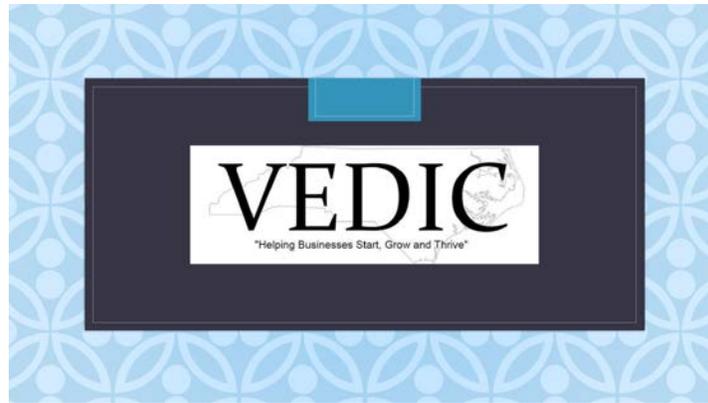
Mr. McGimsey then broke down loan statistics, specifically within the Town of Valdese, stating that out of the \$10,000,000 total loaned, \$2,500,000 was loaned within the Town, and that out of the 800 created jobs, 126 were created within the Town.

Mr. McGimsey stated that VEDIC's work was very relationship-driven and close to home, explaining that the Town of Valdese had been instrumental in VEDIC's creation, having sponsored the organization, provided free office space, established its charter, and funded its initial startup costs. Mr. McGimsey noted that VEDIC began very small but gradually grew its impact within the community. Mr. McGimsey shared several examples of local projects VEDIC had supported, including a small loan to Grace Jewelers which helped keep the business open, assistance with construction for a truck service garage near the Old Rock School, participation in financing improvements associated with the Old Mill project, and loans connected to 100 Main when it became a restaurant. Mr. McGimsey also mentioned involvement within a local Brewery, where VEDIC helped fund the installation of a kitchen during its second opening, which later contributed to the success of the current restaurant which had taken over.

Mr. McGimsey explained that VEDIC's loans often served as a catalyst for property improvements, encouraging landlords to renovate and upgrade electrical, plumbing, and other building systems when new small businesses occupied a space. Mr. McGimsey stated that these improvements not only supported business development but also contributed to increased property values and local tax base growth. Mr. McGimsey emphasized that Valdese and Burke County remained VEDIC's primary focus areas, noting that the organization did not broadly advertise or seek to expand beyond its hometown roots. He concluded by expressing appreciation for the Town's longstanding commitment and support, stating that although Valdese was not a large town, it made a significant difference, and VEDIC aimed to return that impact through its continued work in the community.

Mayor Huffman asked if Council had any questions. Councilman Ogle stated he had been on the VEDIC committee for almost two (2) years, expressed how professional VEDIC's staff was, and noted they had done a great job. Councilman Ogle thanked VEDIC for what they had done for Valdese.

Councilwoman Radabaugh echoed Councilman Ogle's thanks. Councilwoman Radabaugh stated that she was not from Valdese and appreciated VEDIC's presentation to educate her and other citizens of Valdese about the work VEDIC was doing and had done. Councilwoman Radabaugh added that without VEDIC, a lot of businesses could not get loans, and acknowledged, as a business owner herself, that there was not a lot of opportunity out there.



VEDIC Office



Our office is conveniently located in downtown Valdese on Main Street, inside the historic Old Rock School

400 Main Street
West
Valdese, NC



VEDIC STAFF



Kerri Poteat
Executive Director



Eddie McGimsey
Business Development



Telisha Goossens
Loan Officer



VEDIC MISSION

VEDIC works to promote a thriving North Carolina economy through partnering with small businesses and entrepreneurs to realize their dreams by providing accessible capital and trusted guidance.

Economic Development Impact & Analytics

Kerri Poteat

LOAN PRODUCTION TO DATE

\$10,708,018
210 Total Loans

JOBS CREATED/RETAINED TO DATE

	Sum of Jobs FT/PT
Alexander	4
Burke	870
Caldwell	23
Catawba	69
Cleveland	3
Irredell	22
McDowell	83
Meck	1
Mitchell	5
Rowan	34
Rutherford	31
Grand Total	1135

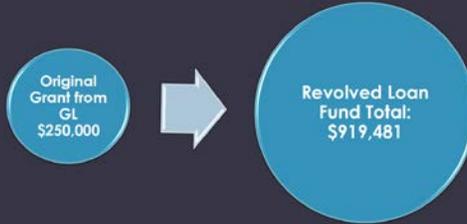
DEFAULT RATE

3.8%
8 of 210 Loans

LOAN LOSS % SINCE INCEPTION

1.4%
\$152,086

BURKE COUNTY GOLDEN LEAF REVOLVING LOAN FUND TO DATE

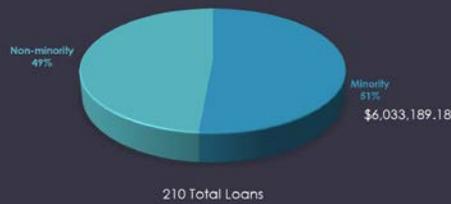


VALDESE RURAL CENTER REVOLVING FUND TO DATE



MINORITY LENDING

LOAN DEMOGRAPHICS



APPALACHIAN REGIONAL
COMMISSION GRAND REVOLVING
LOAN FUND TO DATE

\$500,000 ARC Grants

\$355,000 = 37 Loans

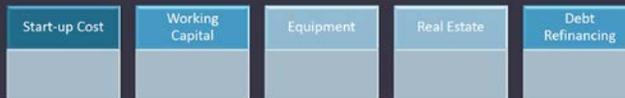
CURRENT LOAN PORTFOLIO



Technical Assistance
& Business Development

Eddie McGimsey

Loan Types



Service Area

VEDIC is authorized to service any area in North Carolina that meets the USDA eligibility requirements.

- Rural areas outside a city or town with a population of less than 50,000.
- Counties of focus:
 - Burke
 - Caldwell
 - Catawba
 - Iredell
 - McDowell
 - Rutherford

Business Development

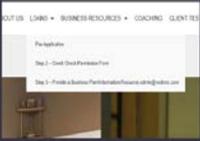
- Preliminary review of Pre-Application
- Tailored recommendations based on business needs and length of time in operation
- Two requirements to work with VEDIC- (USDA Guideline) Business plan & Bank Denial Letter



Client First Steps

Pre Application

www.vedicnc.com



Technical Assistance

- ❖ Technical Assistance continues for the life of the loan.
- ❖ Relationship is continuously monitored through periodic site visits, and financial updates

Loan Officer & Underwriting

Telisha Goossens



The image shows a screenshot of a VEDIC credit release form. The header features the VEDIC logo with the tagline "Helping Businesses Start, Grow and Thrive!". Below the logo, the form is titled "Application Fee - Credit Release Form" and includes a sub-note: "Application Fee is \$75 (Business 2 applicants and 1 business)". The form contains several input fields: "Full Name" with a dropdown menu, "Personal Phone" with a dropdown menu, "Business/Industry Phone" with a dropdown menu, "Business" with a dropdown menu, "Social Security #", and "Business Name". There are also checkboxes for "Business" and "Individual" under the "Business" dropdown.

- Minimum FICO- 600
- Overall creditworthiness
- History
- Payment patterns
- Obligations

Loan Processing

- Face to face meeting with client
- Documents requested varies based on each request.
- Each piece adds to the overall picture of the borrower's ability to succeed

Loan Review Committee

- Committee is comprised of members of the community
- Loan officer presents findings and recommendations for discussion
- Committee reviews and makes a recommendation to the Board



LOAN REVIEW COMMITTEE

<ul style="list-style-type: none"> ❖ Charles Conley Office Manager, Burke County United Way ❖ Sharon Jablonski Director of the Department of Cultural & Creative Development, City of Morganton ❖ Nancy Page Retired-Personal Banker, Wells Fargo Bank ❖ Tonia Stephenson President & CEO, Burke County Chamber of Commerce 	<ul style="list-style-type: none"> ❖ Marla Thompson Town of Long View ❖ Lily Laramie Director, Small Business Center WPCC ❖ Suzanne Wallace Director, Small Business Center Mitchell Community College ❖ Sherry Griffin Part Time/Retired- Western Piedmont Council of Governments
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Board Review

Business Plan

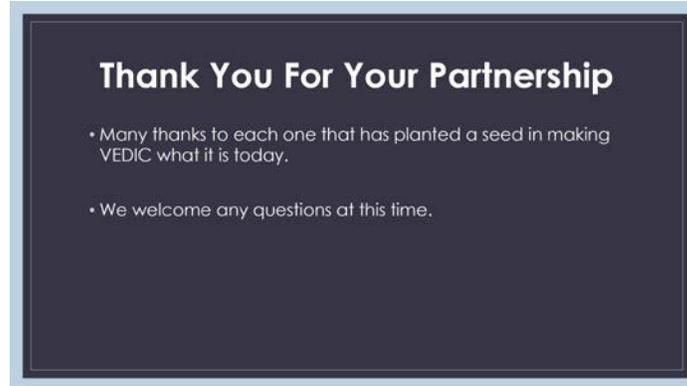
- The VEDIC Board is comprised of leaders from the community, SBC, COG
- Loan package presented along with the Loan Review Committee recommendation
- The Board of Directors makes the final loan approval decision

VEDIC BOARD OF DIRECTORS 2025-2026

<p><u>BOARD MEMBERS</u></p> <ul style="list-style-type: none"> Brian Barrier John Branstrom Randy Burns William Carroll Kylie Gera Sherr Long Griffin Todd Herms Rick Justice Sharon Jablonski Lily Laramie Rick McClurd Gary Ogle 	<p><u>Crystal Reed</u></p> <ul style="list-style-type: none"> Karen Robinson Tonia Stephenson Bo Weichel Donna Zamora 	<p><u>Executive Board Members</u></p> <ul style="list-style-type: none"> Chairman- Marla Thompson Vice Chairman- Butch McSwain Treasurer- Johnny Berry Secretary- Jessica Bargley
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2025-2026 Contributors

Burke County	Town of Valdese	City of Morganton	Town of Connelly Springs
Town of Drexel	Town of Hildebran	Town of Rhodhiss	Town of Rutherford College
Town of Long View	ARC Grant	USDA RMAP Technical Assistance Grant	



STATE OF THE DEPARTMENT – POLICE DEPARTMENT Police Chief, Marc Sharpe, announced the departure of Officer Jason Xaysana and thanked him for his service to the Town. Chief Sharpe then introduced a reserve officer in training who would soon be coming on full time with the Town, Officer Jonathon Kulp, and welcomed him to the Town of Valdese. Chief Sharpe shared that it was his two (2) year anniversary in Valdese and that over that time he had been tasked with restoring the Police Department. Chief Sharpe disclosed that within that 24 months, the Town had lost two officers, but that those officers were immediately replaced by a reserve officer in waiting.

Chief Sharpe explained that when he arrived, he focused immediately on morale and retention, noting the department seemed “beaten down” and needed rebuilding. Chief Sharpe discussed that while salary was one of the most significant challenges and remained a work in progress, he also prioritized improving the department’s image, equipment, uniforms, training, policies, officer wellness, confidence, responsibilities, and accountability.

Chief Sharpe described the department’s early emphasis on rebuilding pride and visibility by redesigning the police patch with officer input and adopting a renewed image that could be displayed at festivals, parades, and other community events. Chief Sharpe introduced the challenge coin program and highlighted it as a symbol of the department’s core values, noting that officers carry the coins and that residents can also obtain them to promote accountability to those standards.

Chief Sharpe noted that the department transitioned to new uniforms at no additional cost by changing styles during the normal uniform replacement cycle, selecting designs intended to improve comfort and reduce strain from traditional duty-belt equipment. Chief Sharpe disclosed that he personally purchased the initial challenge coins to launch the program and later sustained it through sales, and Chief Sharpe added that a citizen donation funded new leather gear to match the updated uniforms.

Chief Sharpe reported that equipment modernization was also a key priority, identifying that patrol rifles in use when he arrived were outdated, were from the Vietnam era, and had cycled through multiple agencies before reaching Valdese. Chief Sharpe shared that through public donations the department obtained new patrol rifles and handguns, added optics to improve accuracy in high-risk situations, and conducted associated training to enhance safety for officers and residents.

Chief Sharpe emphasized that the department updated vehicle striping and branding to be more reflective, visible, and consistent with the new image, noting that this improvement was also supported through public donation. Chief Sharpe noted that these changes were part of a broader effort to strengthen morale and make the Valdese Police Department a place officers and residents could be proud of.

Chief Sharpe compared retention trends, explaining that he was told the department had lost 52 officers over a five (5) year period prior to his arrival, while his first 24 months reflected only two (2) departures, with another potential departure anticipated. Chief Sharpe explained that to help retain staff, the department expanded job enrichment opportunities, including “train-the-trainer” pathways and specialized instruction roles.

Chief Sharpe highlighted that Sergeant Beck became a firearms instructor and now certifies and qualifies officers annually across handgun, patrol rifle, and shotgun platforms. Chief Sharpe announced that qualification scores had reached the highest overall levels the department had seen, attributing improvements to enhanced training, upgraded equipment, and increased effort. Chief Sharpe added that raising standards improved officer and citizen safety and reduced long-term exposure related to civil liability.

Chief Sharpe identified a major readiness gap when he arrived, noting the entire department was not CPR trained despite police often being first on scene. Chief Sharpe explained that the department brought in an instructor so all officers are now trained in CPR and basic first aid, and Chief Sharpe added that officers also received tactical casualty care and Narcan training that was now incorporated into recurring in-service cycles.

Chief Sharpe reported that since implementing CPR training, officers had already performed CPR in approximately six (6) incidents that previously would have required waiting for fire or EMS. Chief Sharpe described this as a meaningful operational improvement that strengthened coordinated emergency response when police arrived first and could begin care before other responders.

Chief Sharpe discussed strengthening training capacity and recruitment visibility, noting that the department had no general instructor certifications when he arrived. Chief Sharpe explained that instructor development allowed Valdese to be visible within Basic Law Enforcement Training (BLET) environments, helped recruit future officers, and reinforced the department's reputation as a quality place to work. Chief Sharpe noted that officers, including Sergeant Beck and Sergeant Angley, were taking part in BLET instruction efforts, and Chief Sharpe identified a partnership with Western Piedmont Community College as a strategy for increased visibility and credibility.

Chief Sharpe described additional job enrichment roles, including a designated fleet maintenance and vehicle design lead who assisted with striping coordination and day-to-day fleet upkeep. Chief Sharpe noted that the department also assigned a social media manager who oversaw the department's Facebook presence and was also being trained to serve as a Public Information Officer to support transparency and timely public updates.

Chief Sharpe announced the creation of a chaplain program, noting that seven (7) chaplains from various denominations were brought together to support officer wellness. Chief Sharpe explained that chaplains provided an additional avenue for conversation and support, participated in ride-a-long's, assisted with debriefings after critical incidents, and offered spiritual guidance when requested, complementing HR's EAP resources.

Chief Sharpe disclosed that he personally purchased "Emotional Survival for Law Enforcement" for every officer and incorporated the book into voluntary devotionals focused on the realities of cumulative trauma and stress. Chief Sharpe noted that officers face far greater exposure to critical incidents over a career than the average civilian, and Chief Sharpe explained that the chaplain program helped identify red flags and encouraged early support when needed.

Chief Sharpe shared that Valdese officers contributed case studies to a book written by a local retired pastor and that this material had been used broadly beyond the local area. Chief Sharpe noted that the department continued to use this content as part of ongoing devotional programming which was available to officers on a voluntary basis.

Chief Sharpe discussed additional programs implemented to expand operational capability, noting the acquisition of an ATV through public donation. Chief Sharpe explained that the ATV was used for festivals, trail patrol, and searches, and Chief Sharpe shared that it was used during large events to assist residents who became overheated or needed help returning across town.

Chief Sharpe reviewed the drone program and noted that two (2) certified pilots were now operating the drone, which was recently used during a missing juvenile search to clear park areas more quickly. Chief Sharpe explained that drone capability supported more efficient search operations and strengthened coordination with fire and rescue during multi-agency incidents.

Chief Sharpe described the department's trespassing program as a response to persistent problem areas associated with unsheltered populations and drug activity. Chief Sharpe explained that the program uses posted signage and participation from property owners to enable consistent enforcement of trespassing statutes and to support broader efforts to address recurring issues.

Chief Sharpe highlighted community outreach efforts and announced the launch of Operation Blue Santa. Chief Sharpe explained that the goal was to help 12 children at Christmas, but community support enabled the department to assist 24 children, and Chief Sharpe noted that every officer participated and contributed, with support from residents, council, churches, and community partners.

Chief Sharpe discussed technology and administrative upgrades that improved operational efficiency, including creating a shared-drive library of approximately 140 departmental forms in printable and fillable PDF format. Chief Sharpe explained that many forms include built-in guidance for investigative steps, such as death investigations, missing persons, and sexual assaults, helping officers collect consistent information and perform duties more efficiently.

Chief Sharpe described additional investigative tools, including a search warrant index officers could adapt for probable cause development, as well as drug tax references and related resources. Chief Sharpe noted that the department added software such as TLO for investigative support and QuickLaw to provide immediate access to statutes and ensure officers can confirm statutory elements in real time.

Chief Sharpe reported that the District Attorney evidence portal was established and being used, allowing officers to upload case files, video, audio, and photographs directly to the DA rather than producing and delivering large paper packets. Chief Sharpe explained that this shift brought Valdese in line with modern practices used across the county and improved the overall flow of cases to prosecution.

Chief Sharpe discussed ongoing work to improve report writing, noting the department obtained access to the county's report writing system at no cost, but officers had not been trained on its capabilities. Chief Sharpe explained that a manual was obtained and training sessions were being developed to ensure officers could fully use the system for reporting, attachments, and case documentation.

Chief Sharpe expressed pride in the department's accomplishments and credited officers for working hard to meet higher expectations and rising standards. Chief Sharpe identified three major challenges that continue to hurt the department: salaries, facilities, and additional staffing.

Chief Sharpe emphasized that competitive pay was necessary to maintain experience and quality, noting that referenced salary statistics were outdated and current statewide ranges place Valdese behind the market. Chief Sharpe disclosed that two recent departures occurred for higher pay elsewhere, including one officer who left for an \$11,000 increase at a smaller department within Burke County, and Chief Sharpe recounted the officer's statement that he "couldn't eat on what-ifs" and needed a guaranteed paycheck.

Chief Sharpe explained that each departure created a significant operational burden, including overtime, scheduling disruptions, and replacement of experienced officers with new graduates who were still developing. Chief Sharpe underscored that facilities were a critical need, explaining that Town Hall was not a police department and did not provide appropriate spaces for interviews, evidence storage, digital evidence handling, or victim privacy. Chief Sharpe identified safety concerns for other Town staff who encounter intoxicated individuals or persons attempting to turn themselves in, and Chief Sharpe emphasized that police business should be conducted in a dedicated police facility occupied by police personnel.

Chief Sharpe explained that the department's staffing levels were thin, noting limited patrol coverage and minimal administrative capacity while still being responsible for evidence handling, investigations, citizen complaints, program development, policy writing, equipment management, media relations, and other operational requirements. Chief Sharpe discussed that many agencies would have dedicated roles such as a detective, training coordinator, or equipment manager, while Valdese currently juggled these responsibilities across a small team.

Chief Sharpe highlighted how thin staffing affected public safety during major events, describing the July 4, 2024 fireworks crowd and explaining that simultaneous incidents prevented officers from staffing traffic control points, resulting in congestion and limited capacity to manage both enforcement and crowd safety. Chief Sharpe urged collaboration and solutions rather than assigning blame, warning that delays allow costs to rise and needs to become further past due. Chief Sharpe thanked council and attendees for listening and acknowledged that his remarks were lengthy but intended to clearly outline the department's progress and remaining needs.

Mayor Pro Tem Lowman acknowledged the large discrepancy in salaries and asked how much money it cost the Town to train an officer who came in. Chief Sharpe estimated that after all was said and done, it would probably cost the Town \$100,000. Councilman Ogle clarified that this was the cost for a single officer. Chief Sharpe responded in the affirmative and noted that the loss of an officer also put additional strain on the department, that it created a hole that needed to be filled.

Mayor Huffman stated that he had the opportunity to work along side Chief Sharpe since being elected, and that Chief Sharpe was a man of integrity, the epitome of service before self, and that Valdese was lucky to have him. Mayor Huffman acknowledged the Council had heard him, and that it would do its best to do something.

Councilman Ogle asked what the three things were that Chief Sharpe had identified as the departments biggest needs. Chief Sharpe recounted that these were salaries, facilities, and additional help. Chief Sharpe then spoke to how these three needs all interact with one another.

Councilman Ogle asked how many officers Chief Sharpe needed. Chief Sharpe stated that over a period of time he would like to get one (1) full-time detective and two (2) additional evening officers. Chief Sharpe stated this would create a situation where one could have a supervisor in training in the midshift, as a corporal, with another patrol officer, which would keep four (4) officers, in Town, patrolling for a majority of the time. Chief Sharpe added that this would also allow for the opportunity to send officers out to training.

Councilwoman Ward stated that before one could have anything in a town, one needed safety. Councilwoman Ward apologized to the public across the board. Councilwoman Ward expressed that this hit home for her as she came from a law enforcement family. Councilwoman Ward stated there would be hard decisions the Town would have to make over the next few months, and that she wanted to encourage the Council, and members of the audience, to share the state of department presentations that had recently been given to help understand the scope of these decisions.

Chief Sharpe expressed how grateful he was that the Town had citizens who cared enough about the department and the Town to help "put icing on their cake" and "make their new Cadillac look good," but that if one were to lift the hood, there would not be anything there. Chief Sharpe continued that if one took off the icing, the cake would be hardened and crumbled. Chief Sharpe restated there were things that needed to be addressed, that these things were not one (1) persons fault, but that they had just been left for too long. Chief Sharpe expressed that he did not come to the Town not to fix the aforementioned issues.

Councilwoman Zimmerman expressed appreciation that Chief Sharpe had brought these issues to the attention of the Council. Councilwoman Zimmerman indicated that it took courage from Chief Sharpe to come forward and speak with such candor about what his needs were. Councilwoman Zimmerman recounted Councilwoman Ward's comments that there were decisions to be made over the next couple of months. Councilwoman Zimmerman thanked Chief Sharpe for his time.

Valdese Police Department



State of the Department
2026



Valdese Police Department: State of the Department *Current Staff*

- Chief Marc A. Sharpe 300
 - Administrative Assistant Harley Chesek-Brown 319
 - Animal Control/Code Enforcement Sean Link 316
- Assistant Chief/Detective James Buchanan 301
- Sergeant William Beck 302
 - Officer Adam Marlowe 313
- Sergeant Billy Hicks 305
- Sergeant Michael Branch 303
 - Officer Tyler Watson 312
- Sergeant Tyler Angley 304
- Officer Matthew Smith 310
- Officer George Isbell 315
- Officer Jason Xaysana 311
- Officer Roger Rutherford 314
- Reserve Officer Tim Williams 320
- Reserve Officer Paul Phillips 321
- Reserve Officer Levi Henry 323
- Reserve Officer Michael Hicks 324
- Reserve Officer Jonathon Kulp 325



Issue: Morale and Retention State of the Department *Accomplishments*

• Morale and Retention:

Let's be proud of who we are, what we stand for, and where we are going.
(I want your input and thoughts)

Salary was not the only issue (although one of the most significant):

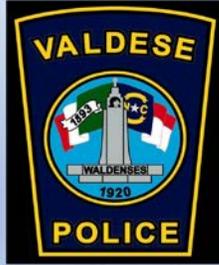
What has been addressed internally with continued work in progress.

Image	Equipment	Uniforms	Training	Polices
Wellness	Confidence	Responsibility	Accountability	



Issue: Morale and Retention State of the Department *Accomplishments*

- Image: Let's be seen and Identified by OUR brand.



Newly designed patch by VPD employees put into use during yearly uniform order.



Department tent and table for festivals, special events, job fairs, and other programs.



Valdeese Police Department *State of the Department*

- New Programs: Challenge Coin Program
- Promotes officer involvement to a TEAM effort and approach.
- Displays dedication to core values of VPD and law enforcement Code of Ethics, by carrying our symbol as part of your uniform. Taking great care not to tarnish that symbol, it's an addition to the badge more closely defined with the department.
- Building a new culture and image by disseminating the Challenge Coin to citizens promotes citizen involvement in programs. It also allows us to share our core values to create new bonds between citizens and officers.



Issue: Morale and Retention State of the Department *Accomplishments*

- Image: Let's be seen and Identified by OUR brand.
- Department Challenge Coins, Symbol of our core values.

Front



Back





Issue: Morale and Retention
State of the Department
Accomplishments

- Image: Let's be seen and Identified by OUR brand.
- Valdeese officers sporting newly issued uniforms. New leather gear acquired through private citizen public donation.



Issue: Morale and Retention
State of the Department
Accomplishments

- Image: Let's be seen and Identified by OUR brand.
- New patrol rifles and pistols with optics acquired by private citizen donation.



Issue: Morale and Retention
State of the Department
Accomplishments

- Image: Let's be seen and Identified by OUR brand.
- New car striping acquired by private citizen donation.





Valdeese Police Department *State of the Department*

- **Morale and Retention:**

Training: Become more self sufficient, train instructors to train officers.

Provides job enrichment, input, accountability, and instills confidence.

- Sergeant obtained Firearms Instructor Certification, who is training and improving firearms training within the department.
- An additional Firearms Instructor is planned for the future.
- Highest overall qualifications scores ever within the department.
- Saves Officers Lives and citizens.
- Saves Town and Department Money.



Valdeese Police Department *State of the Department*

- **Morale and Retention:**

Training Updates: Firearms and Optics, Patrol Rifles and Optics.
Leather gear, Pepper spray, Taser equipment.

(Accomplished through public donation at no cost to all citizens)
Someone cares!

- Training provided by us. (New Instructors)
- Dinner at the Range, work together, eat together, train together.
- Improved bonding of officers. Involvement improves accountability.
- Recert training in Taser, Pepper Spray, ASP, Driving.
- Proud of our accomplishments and our improvements
- Our officers are now part of that!



Valdeese Police Department *State of the Department*

- **Morale and Retention:**

Training: Become more self sufficient, train instructors to train officers.

Valdeese Police Departments improved basic medical response.

- Training CPR, AED, Ambu Bag and Basic First Aid instructor, NARCAN.
- Part of yearly In-service.
- More services for citizens, saving lives, helping the community.
- Medical care for officers and catastrophic events. (Preparedness)
- Shared experience, sale and promotion of VPD to new officers.



Valdeese Police Department *State of the Department*

- **Morale and Retention:**
Training: Become more self sufficient, train instructors to train officers.

Promote Valdeese Police Department and its officers.

- Additional officer obtained Basic Instructor training with more to follow
- Officers taking part in BLET Training.
- Partnership with WPCC, making VPD known and more visible as a quality place to go work.
- Additional input in the LE community.
- Shared experience, sale and promotion of VPD to new officers.



Valdeese Police Department *State of the Department*

- **Departmental Improvements; New Completed Training Opportunities:**

- | | |
|--|---|
| <ul style="list-style-type: none"> • Firearms and Optics training • CPR and AED • FTO • First line supervision • Crime scene processing • CPR instructor • General instructor • Tactical Medical Response • OC Spray • Taser • Officer Safety • Business Response (SAFT) | <ul style="list-style-type: none"> • ASP Baton • Narcan • Homeless response • LEMA • Criminal Justice Standards Workshop • ATV Operations • Drone Piloting • Drug enforcement • Driver Training • Crime Scene Processing • Tactical First Aid • School Response |
|--|---|



Valdeese Police Department *State of the Department*

- **Morale and Retention:**
Job Enrichment Opportunities: Designated an officer to oversee fleet maintenance, new car design and striping. Another as our social media manager and departmental PIO, to connect with the public on important police information as needed and monthly statistics for departmental transparency.



Departmental Statistics: 10/1/2025 - 10/31/2025	
Calls for service	1,142
Arrests and Detentions/Incarcerations	149
Officer Deaths	0
Community activities	25
Vehicle stops	1,000
Vehicle citations	10
Domestic Violence Incidents/Arrests/Incarcerations	10
Reports filed	10
Total arrests	149

Forensic Examination Update
December 3, 2023

The human remains discovered on Freely Street II on November 6, 2023, have been transported to the South Carolina Office of the Chief Medical Examiner (OCME) Forensic Lab for identification and determination of the cause and manner of death.

The following outlines the standard process for the examination and investigation of human remains:

Transportation:
The remains are transported to a local morgue or, if an autopsy or specialist analysis is required, to the Office of the Chief Medical Examiner's facility in Aiken.

Analysis and Autopsy:
At the OCME, forensic pathologists and anthropologists conduct detailed examinations. This process may include an autopsy, toxicology testing, and osteological examination if the remains are skeletal.

Identification:
Identification efforts may involve DNA analysis, dental record comparisons, and the evaluation of any personal articles discovered with the remains.

Final Report:
Once the examination and investigation are complete, a final autopsy report will be issued. This process can take several months.

The Valdeese Police Department will continue to provide updates as new information becomes available.



Valdeese Police Department *State of the Department*

- **New Programs: Chaplains Program**

- A chaplain's board was created consisting of multi-denominational pastors to promote the following:
- Officer wellness
- Provide spiritual guidance when requested
- Create a safe space for venting and receiving counsel on handling the many strains and stresses of being a police officer.

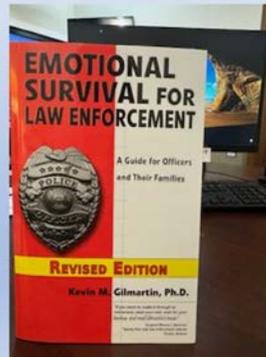
The Chaplain's assist in building a new culture and image which inspires the officer's thoughts:

- "I care because I have input, someone is listening, and someone cares."
- "I am working at being a better overall person."
- "The work I put into myself will provide a higher quality employee to the town, our department, and the citizens; as well as present member of my family."



Valdeese Police Department *State of the Department*

- **Departmental Improvements; Officer Wellness and Support from Chaplains**



Taking care of employees:

A Typical civilian on average are exposed to:
2 to 3 "critical incidents and 3 to 4 traumatic events during a lifetime.

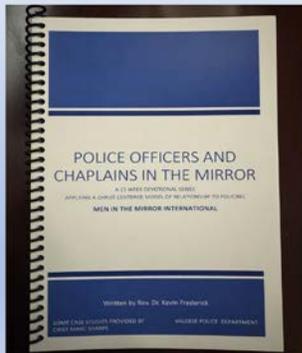
A Police Officer on Average are exposed to:
178 "Critical Incidents" and 400 to 600 "traumatic events" during a career.

Our Chaplains discuss the issues and provide a safe environment for our staff to deal and heal. Debriefs are scheduled for those involved in critical incidents and traumatic events.



Valdeese Police Department *State of the Department*

- **Departmental Improvements; Officer Wellness and Support from Chaplains**



Taking care of employees:

Time spent between officers and our Chaplains produced information which provided case studies from our officers which are now being utilized in published material to help officers identify their wellness needs worldwide. US and foreign countries.



Valdese Police Department *State of the Department*

- Departmental Improvements: Continued efforts to improve. New Programs being created by Public Donation:



ATV Program: Street Festivals Parks, wooded area suspect apprehensions.



Drone Program: Training selected officers to become Drone Pilots through the FAA for search and arrest operations, air patrol for festivals and events, and mutual aid assistance.



Valdese Police Department *State of the Department*

- Trespassing Program: Trespassing signs erected on property with the owner's consent or request have helped combat unsheltered crime in addition to offering identified resources as well as enforcing areas where drug crime issues are a problem within Town Limits.



The Valdese Police Department *State of the Department*

- Departmental Improvements: Community Outreach Efforts, Public Donations from Business and Citizens to help our Children:



"Operation Blue Santa"

Our Police Department working with Churches, Businesses, and Citizens to provide for children who have less.

In turn, creating trust between law enforcement and the younger generation which will allow them to see police as a trusted resource when needed.

Our Goal was to help 12 children this past year; our accomplishments exceeded 24 children.

Rewarding for all involved!



Valdese Police Department *State of the Department*

- Departmental Improvements: Continued efforts to improve.
 - 1- Shared Drive Access: has allowed the creation of folders with new and expanded information at officer's fingertips.
 - (i.e. Form Index, Search Warrant Index, Drug Tax Index, Drug Stats)
 - 2- Software Improvements:
 - TLO, Quick Law
 - 3- DA Evidence Portal Established and in Use



Valdese Police Department *State of the Department*

- Departmental Report Writing System obtained through County. Huge financial break for the department and the town of Valdese. We took a cheaper way to provide report writing capabilities but provided NO TRAINING!

Currently in work!

- 1- Officer's and staff received no official training for its use
- 2- Material recently obtained to create training program for the programs full use and capabilities to include evidence input, as well as upload capabilities for various case attachments, sketches, and photos.



Valdese Police Department *State of the Department*

- Identified Pressing Issues for the Valdese Police Department:
 - "Public Donations for your favorite icing are fine but the cake should be supplied by the Town."
 - What is hurting us?
 - Salaries
 - Facilities
 - Additional Staff



Valdeese Police Department *State of the Department*

Those were accomplishments over the past 24 months lets identify future needs:



Valdeese Police Department *State of the Department*

SALARIES: The stats in that video are over (10) ten years old!

The demands of the job hasn't changed, being a Police Office is still tough. However, higher expectations exist for training and education which require higher salary to maintain quality and experience!
We need to catch up!

Current North Carolina Police Officer Salary Rates:

Low end:	\$49,000.00 to \$55,000.00
Mid (Most common Range):	\$60,000.00 to \$62,000.00
High End:	\$70,000.00 to \$90,000.00



Valdeese Police Department *State of the Department*

Over the past 23 to 24 months, you have seen some of the internal issues and the things this leadership has tackled and worked to improve on limited means. Those items have helped morale temporarily but not completely.

We have lost two officers in the last 8 months which have been replaced with newly hired reserve officers that were hired to fill additional help needs. Both officers left for more money. The latest went to a smaller police department for a \$ 11,000.00 pay increase doing the same job in our own county.

Hats off to them, We invested 4 years in his training and experience, and replaced him with an officer right out of BLET, he didn't want to leave, his heart was here, but he went for the money. We can't compete with departments half our size.
Officer Quote:, "Chief I can't eat on what if's, I have a guarantee to go to".



Valdese Police Department *State of the Department*

I would ask each council member to close your eyes for a moment and listen to a hypothetical.

FACILITIES:

Your child just became a victim of a sexual assault, together you respond to your town's makeshift police department, they have no interview room, an evidence room not to state mandated standards, no privacy for you and your child, and you have to sit and wait in an open area while they call in the Chief or Asst. Chief who just left after being there over 12 hours to provide guidance on your case to file a report because the two officers on duty are tied up on a vehicle accident resulting in a DWI arrest and that's all the help they have right now. The Chief directs you and your child to the hospital and contacts a nurse to meet with you, while he is in route to meet you as well, he is on the phone trying to locate a suspect and attempting to utilize neighboring agencies for help who are also busy. The suspect is located and the interview has to be conducted in a borrowed location at a local church while attempting to piece together a recording device to meet standards for the interview because no interview room exist. I will not go into all of the evidence issues. Welcome to Valdese! This is only one case example.

- Is that the response you want for you and your child? Simply put! We have to address and repair this!



Valdese Police Department *State of the Department*

- Facilities are a must! However, we have to be able to pay the officers to put in the facilities or our building will be empty.

Must follow State mandates, recommendations, and statutory authority to conduct day to day business within a Police Department.

- Evidence procedures and guidelines.
- Proper evidence handling and storage, refrigeration, digital evidence.
- Victim, Witness, and Suspect Audio Video Recordings.
- Officer Safety Issues.
- Other Valdese Staff safety issues. (Violent intoxicated subject in lobby)
- Police Business needs to be conducted in a Police Department occupied by Police.



Valdese Police Department *State of the Department*

Additional Staff: We need more help!

We have two regular Patrol officers on the streets most of the time. Two administrative staff and one assistant to run day to day Police Operations, handle evidence, conduct serious investigations, handle complaints, speak with citizens, develop programs, write policy, handle equipment needs, speak with the media, and many other unnamed items.

Other departments would have at least one full time detective to handle the more serious cases that come in which are not handled by patrol. A person to handle the majority of the equipment and a person to schedule and maintain training. We are juggling many, many, many hats.



Valdese Police Department *State of the Department*

Additional Staff:

To help spread what needs to be done and meet expectations you must be able to send officers for additional training. One officer gone for a class turns the department upside down. An officer out sick or injured turns things upside down.

The smaller staff presents major scheduling issues, limited training opportunities, stunts employee growth, and greatly effects the ability to enforce laws, make arrest, and be available for emergencies, which puts the overall safety of citizens in question and at risk.



Valdese Police Department *State of the Department*

Additional Staff:

Events, Festivals, Concerts, Car Shows, Parades; These are fun times for the Town; the Police Department is stretched thin. We want everyone to have a good time but, we also want to ensure your safety!

Example:

4th of July Fireworks 2024. Every officer we have was working, Reserves, and full-time staff, REACT assisting with traffic. As the fireworks came to a close, officers began heading to traffic assignments. Calls on Main Street erupted, A subject with a gun near a downtown business, two vehicle accidents, a fight involving 4 subjects in front of another business, and an intoxicated subject on main. Every call came in at once, while we were attempting to move and funnel 20,000+ people out of the downtown area in cars and on foot leaving the area.



Valdese Police Department *State of the Department*

Help us address the needs:

- (1) Salary: To maintain experience and quality, we have to pay more. We are losing experience that we have trained to smaller agencies. We must have officers to put in facilities.
- (2) Facilities: We our outdated and not keeping up with technology and evidence requirements to meet todays needs and mandates. The longer this goes the further behind we get.
- (3) Additional Staff: Is needed to provide the needs requested and provided to our citizens while maintaining a healthy well trained police department.



Valdeese Police Department *State of the Department*

Rome wasn't built in a day!

However, many of these needs are past due!

Let's stop playing the blame game and begin to work together
to address these needs and find solutions!!

The clock is ticking as we get further behind and the costs continue to rise!



Valdeese Police Department *State of the Department*

That's all Folks! But, just for Today.

Thank you for listening!



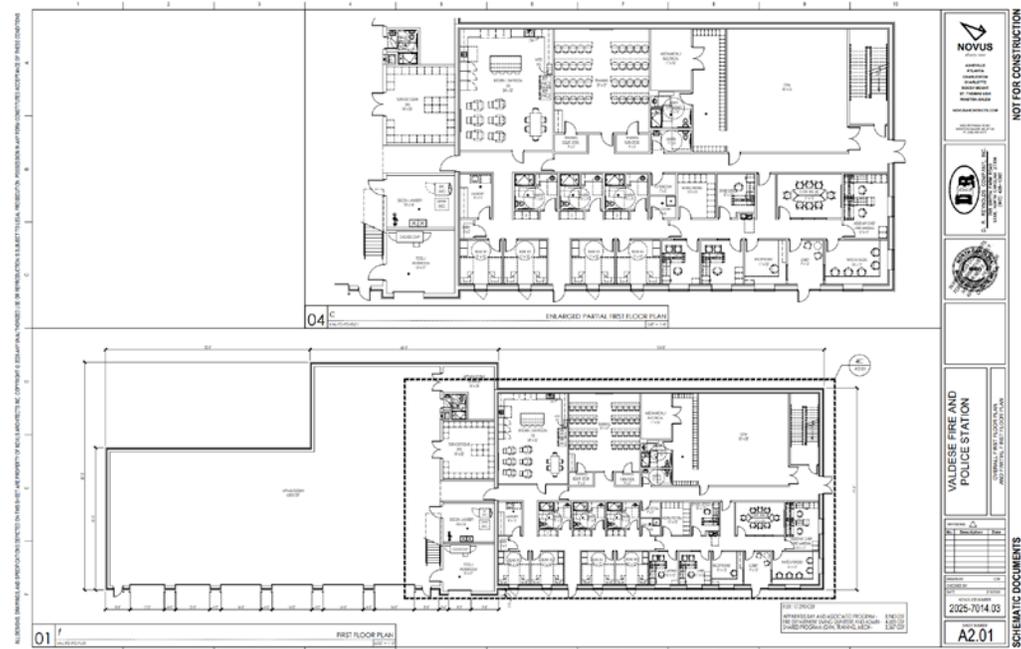
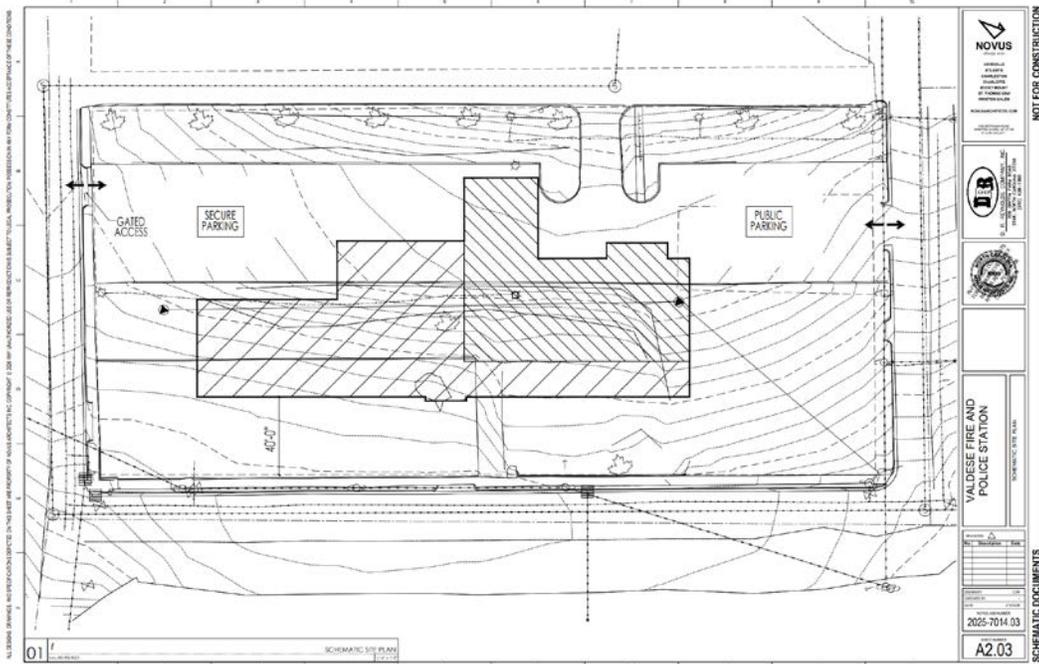
PUBLIC SAFETY FLOOR PLAN PRESENTATION Town Manager, Todd Herms, shared that the Council had an opportunity to review the floor plans for the public safety building and noted that copies were available within the agenda packet. Town Manager Herms stated that the facility was designed with the help of both Chief Sharpe, and Fire Chief Truman Walton. Town Manager Herms disclosed that throughout his career he had built a police department and two (2) fire departments, and added that the Town's two (2) Chief's had a lot of needs, not wants. Town Manager Herms continued that there were no requests for an extra big day room for a large TV, requests that were made were essential. Town Manager Herms gave examples of requests which were made, such as a shower, so fire fighters could get the contaminants off their uniforms and a secure entryway so one can bring a wanted person into the police department without walking past citizens in the lobby. Town Manager Herms expressed he was thankful to the Town's two (2) chiefs and noted that they had the best intentions throughout the design process.

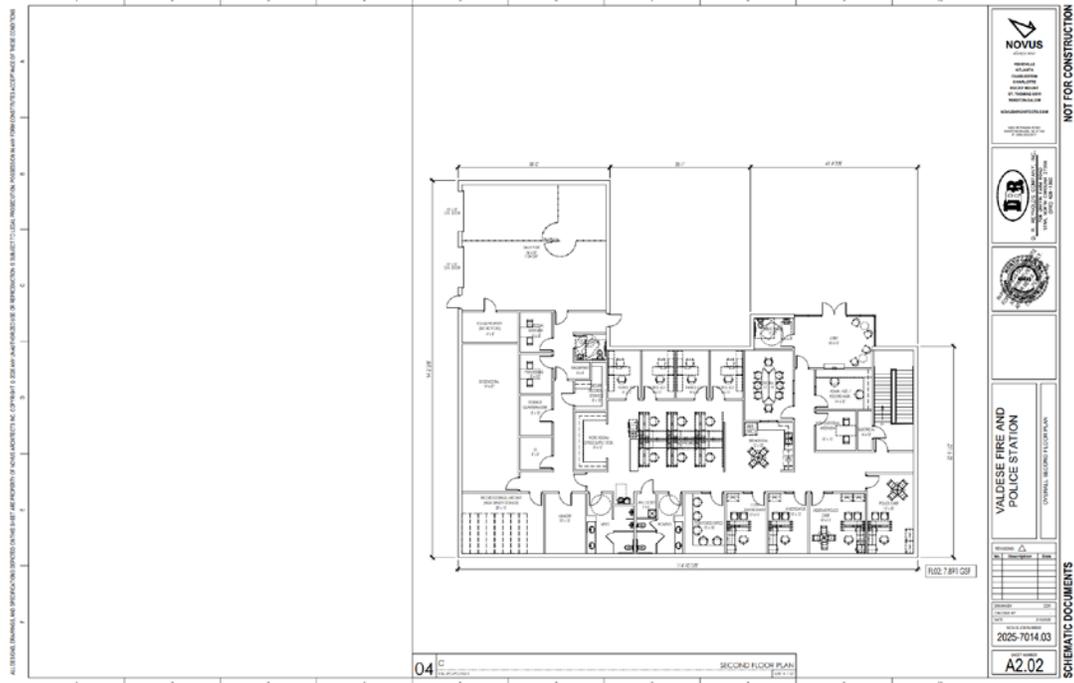
Town Manager Herms discussed shrinking the footprint of the facility to get it as small as possible due to limitations of the budget. Town Manager Herms spoke to the size of the work spaces, that patrol officer cubicles were seven (7) feet by seven (7) feet and that some offices were eight (8) by ten (10) feet. Town Manager Herms believed that this was the smallest one could legally make an office with a desk. Town Manager Herms reiterated that both Chief Walton and Chief Sharpe worked hard to get the footprint to what it was now.

MARCH 2, 2026, MB#33

Town Manager Herms shared that the Town was looking toward doing a metal and split place block exterior, but that costs and materials were still being explored. Town Manager Herms stated that the presented plan took a lot of work and involved a lot of man hours. Town Manager Herms reported that the Town was in the process of creating poster boards to keep copies of the plans in the Town Hall lobby, in case anyone wanted to view them. Town Manager Herms continued that work was being done with Ms. Morrissa Angi, Community Affairs Director, to display the plans on the Town's website as well.

Town Manager Herms concluded that everyone understood what was being worked on, and that the Town was ready to move forward if there were no objections from Council.





APPROVED ACCEPTANCE OF PROPERTY DONATION: 101 FAT AVENUE NE David Andersen, Parks and Recreation Director, thanked Chief Sharpe and his officers for helping keep everyone safe in the parks and recreation world, noting that a safe venue for children to play could not be offered without the help of the police department.

Mr. Andersen stated that Council should have memos regarding the acceptance of property donation for 101 Fat Avenue Northeast, which was the property directly across from Children’s Park. Mr. Andersen introduced Mr. Tom Kenney, from Foothills Conservancy, and stated he would be giving additional information about the property.

Mr. Kenney introduced himself and explained that he represented Foothills Conservancy, a regional nonprofit land trust serving the Western Piedmont and the Foothills of the Blue Ridge Mountains. Mr. Kenney stated that the organization’s office was located in Morganton and that he was present to request that the Town Council approve acceptance of a property donation located across the road from Children’s Park.

Mr. Kenney provided background on Foothills Conservancy and noted that the organization had previously partnered with the Town of Valdese and Ms. Beth Heile with Friends of Valdese Recreation to acquire property at Lake Rhodhiss which was now known as Lakeside Park. Mr. Kenney explained that the partnership raised significant funds around 2018–2019 to secure the property and that the resulting park had become a major recreational asset and regional attraction.

Mr. Kenney also discussed the establishment of the Wilderness Gateway State Trail, which was authorized by the North Carolina State Parks system in 2019. Mr. Kenney noted that citizens and outdoor recreation advocates within Valdese played a key role in helping create a loop of the trail which connected into the Valdese community and surrounding outdoor resources.

Mr. Kenney explained that the property under consideration was located across from Children’s Park along Fat Avenue and East Main Street and included frontage along Micol Creek. Mr. Kenney stated that discussions about acquiring the property began in 2022 with Town staff, the Friends of Valdese Recreation, and Parks Director David Andersen after the property owners, Dennis Jaschab and his wife, expressed interest in selling the land for park and recreation purposes.

Mr. Kenney disclosed that Foothills Conservancy completed the due diligence process, secured grant funding from the State of North Carolina, and purchased the property in 2023. Mr. Kenney explained that Foothills Conservancy currently owned the property and was now offering to donate it to the Town for inclusion within the Town's Parks and Recreation system.

Mr. Kenney described the parcel as vacant land adjacent to Micol Creek and located directly across from Children's Park. Mr. Kenney noted that the creek passes beneath Highway 70 through a large culvert and suggested that the location could potentially provide a safe pedestrian connection between Children's Park and the newly acquired property. Mr. Kenney stated that the property could create opportunities for additional public trails, a possible parking expansion for Children's Park, and other outdoor recreational amenities for residents and visitors.

Mr. Kenney emphasized the broader economic and community value of outdoor recreation and trail systems. Mr. Kenney observed that tourism development authorities throughout Burke County and neighboring counties actively promoted outdoor recreation to attract new residents, retirees, and business investment, and Mr. Kenney stated that trails and recreation amenities play an important role in supporting those economic development goals.

Mr. Kenney provided additional context regarding funding opportunities associated with the Wilderness Gateway State Trail. Mr. Kenney noted that the North Carolina General Assembly established the "Complete the Trails" program to fund land acquisition and trail development for the state's trail system. Mr. Kenney explained that Foothills Conservancy successfully applied for grant funding through that program and anticipated reimbursement for the Micol Creek property acquisition.

Mr. Kenney stated that some grant funds remained available for any additional due diligence the Town wished to conduct. Mr. Kenney emphasized that Foothills Conservancy had already completed most of the necessary work to make the potential transfer as efficient and seamless as possible for the Town.

Mr. Kenney then discussed the broader alignment of the property with the Wilderness Gateway State Trail corridor. Mr. Kenney explained that the trail generally ran from Old Fort toward Lake Lure, through Southern McDowell County, South Mountains State Park, and surrounding game lands before turning Northeast toward Valdese. Mr. Kenney noted that the proposed trail loop included Lakeside Park and McGalliard Falls Park and that they were still identifying the most appropriate routes through Valdese that would provide convenient access to downtown businesses while maintaining an enjoyable outdoor trail experience.

Mr. Kenney concluded by explaining that the Micol Creek property could potentially serve as a future trail corridor while also providing immediate recreational benefits due to its proximity to Children's Park. Mr. Kenney thanked the Council for its time and consideration and offered to answer any questions regarding the proposed donation.



FOREVER AND FOR THE BENEFIT OF ALL

Our Mission

Foothills Conservancy of North Carolina inspires conservation in Western North Carolina by permanently protecting land and water for the benefit of people and all living things.

Our Vision

Foothills Conservancy of North Carolina envisions a thriving region to live and visit, with clean water, healthy forests, productive farmland, diverse wildlife, access to outdoor recreation, and communities that value conservation.

MICOL CREEK

5.69 ACRES | TOWN OF VALDESE

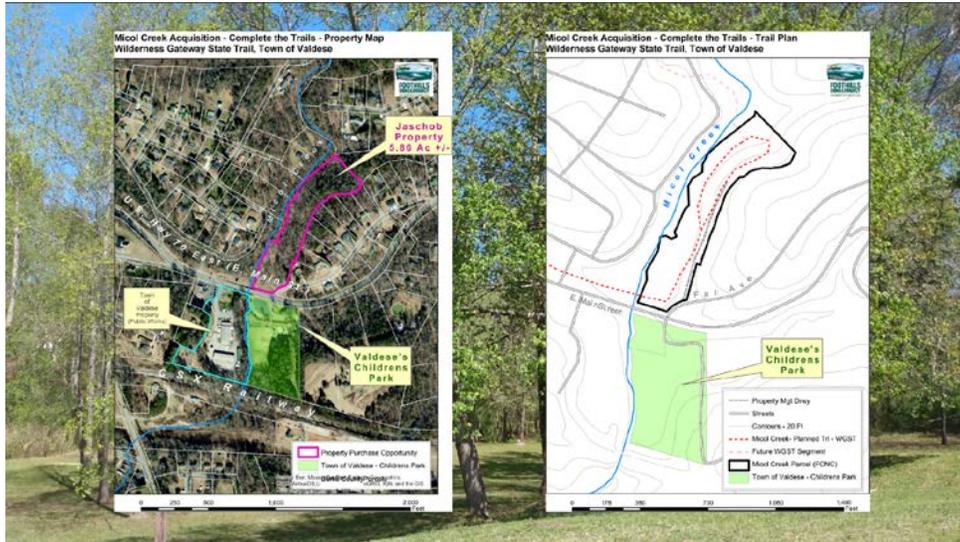


SUMMARY OF REQUEST

TOWN OF VALDESE APPROVAL

- ACCEPT DONATION OF MICOL CREEK PROPERTY FROM FOOTHILLS CONSERVANCY OF NC



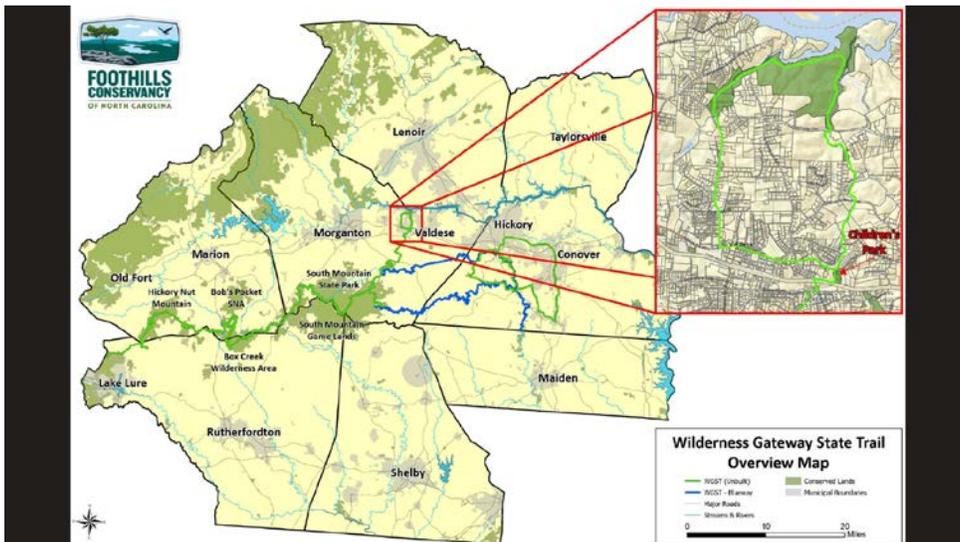


PROJECT BACKGROUND

WILDERNESS GATEWAY STATE TRAIL

NC COMPLETE THE TRAILS GRANT

- REIMBURSEMENT TO FCNC FOR INITIAL LAND PURCHASE COST
- PROVIDES UP TO \$15,000 (TRANSACTION LEGAL FEES, PROPERTY SURVEY, HISTORIC/CULTURAL RESOURCES ASSESSMENT)



PROJECT OUTCOMES

PUBLIC TRAIL OPPORTUNITIES:

- TRAILHEAD // WILDERNESS GATEWAY STATE TRAIL
- FUTURE CONNECTION // LOVELADY ROAD/ VALDESE LAKESIDE PARK
- ADDITIONAL PARKING // CHILDREN'S PARK



February 17, 2026

MICOL CREEK PROPERTY DONATION – Town of Valdese's Childrens Park

Dear Mayor & Town Council,

Foothills Conservancy proposes to donate and transfer to the Town of Valdese a 5.69-acre tract of vacant land on US 70 East in the Town of Valdese for public trail and park purposes. The tract is across US 70 from Children's Park. (Exhibit A)

Using a NC Complete the Trails grant awarded to Foothills Conservancy, our land trust will reimburse our land purchase and transaction costs to acquire the tract in December 2022. Our intention in purchasing the land was to transfer it to the Town of Valdese for public trail and park purposes, including a future section of North Carolina's Wilderness Gateway State Trail. The grant funds awarded include up to \$15,808 in transaction (diligence) costs, including a survey.

We respectfully request the Town of Valdese's consideration to accept the land donation. Foothills Conservancy anticipates completing the land donation to the Town of Valdese this year.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Kenney".

Tom Kenney, Land Protection Director
Foothills Conservancy of North Carolina

EXHIBIT A

Map

Micol Creek Acquisition - Complete the Trails - Property Map
Wilderness Gateway State Trail, Town of Valdese



Mayor Pro Tem Lowman made a motion to accept the property donation, known as 101 Fat Avenue Northeast, Valdese, NC 28690, from Foothills Conservancy. Seconded by Councilwoman Radabaugh.

Councilwoman Ward asked what the budget impact would be in regard to park staff mowing and maintaining the property. Mr. Andersen responded that he had staff look at the property that morning to double check their estimates and disclosed that it would take them approximately a half hour to mow the additional property. Mr. Andersen reported that this would lead to an approximate cost of \$500 annually.

Councilwoman Zimmerman noted that she did not realize until recently that pedestrians would be able to go underneath the road, as she was previously concerned about the crossing of US-70. Councilwoman Zimmerman thought this was a neat feature for folks to use.

The vote was unanimous and the motion carried.

APPROVED RESOLUTION APPROVING CONVEYANCE OF PERSONAL PROPERTY TO A NONPROFIT ORGANIZATION Councilwoman Zimmerman disclosed that she was on the Board of the Waldensian Heritage Foundation, and that she needed to be recused from the conversation. Mayor Huffman acknowledged Councilwoman Zimmerman's recusal.

Fire Chief, Truman Walton, stated that the 1932 Mack Firetruck was the first firetruck purchased brand new by the Town when the fire department was created in 1932. Chief Walton continued that the old Mack Firetruck served as one of the first out engines for the Fire Department until the early 1970s. Chief Walton shared that at the time Morganton and Valdese were the only two (2) fire departments in the area, stating that the old Mack Firetruck covered and responded to most of the Eastern half of Burke County. Chief Walton shared that when Chief Charlie Watts was with the Town he had driven the old Mack Firetruck up Interstate-40 to go to the J. Iverson Riddle Parade.

Chief Walton stated that the resolution which was before Council would allow for the donation of the truck to the Waldensian Heritage Foundation, which was better known as the Waldensian Heritage Museum. Chief Walton reported that the Waldensian Heritage Foundation would house the old Mack Firetruck in their

basement for members of the public to view as they wished. Chief Walton added that the only downside was that the old Mack Firetruck would no longer be able to be utilized during parades.

Chief Walton expressed that if they were to get rid of the old Mack Firetruck, and it would leave the Town, he would be against it. Chief Walton added that he thought this was a great option to preserve the old Mack Firetruck within the Town and house it in the Museum.

**A RESOLUTION APPROVING CONVEYANCE OF PERSONAL
PROPERTY TO A NONPROFIT ORGANIZATION PURSUANT TO THE
PROVISIONS OF N.C.G.S. § 160A-279**

WHEREAS, the Town of Valdese owns certain personal property consisting of a 1932 Mack Type 50 Fire Engine, Vehicle Identification Number 6BG681057 (the “Truck”); and

WHEREAS, N.C. Gen. Stat. § 160A-279 authorizes a city or county to convey personal property it owns to any public or private nonprofit entity that carries out a public purpose. Any such conveyance must include covenants or conditions ensuring that the property is used for a public purpose by the recipient. The procedural requirements of N.C. Gen. Stat. § 160A-267 apply to such conveyances; and

WHEREAS, the Town Council of the Town of Valdese has declared the Truck to be surplus, obsolete, or unused personal property; and

WHEREAS, the Town of Valdese desires to convey the Truck to the Waldensian Heritage Foundation, Inc., a North Carolina nonprofit corporation recognized as a tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code (the “Foundation”); and

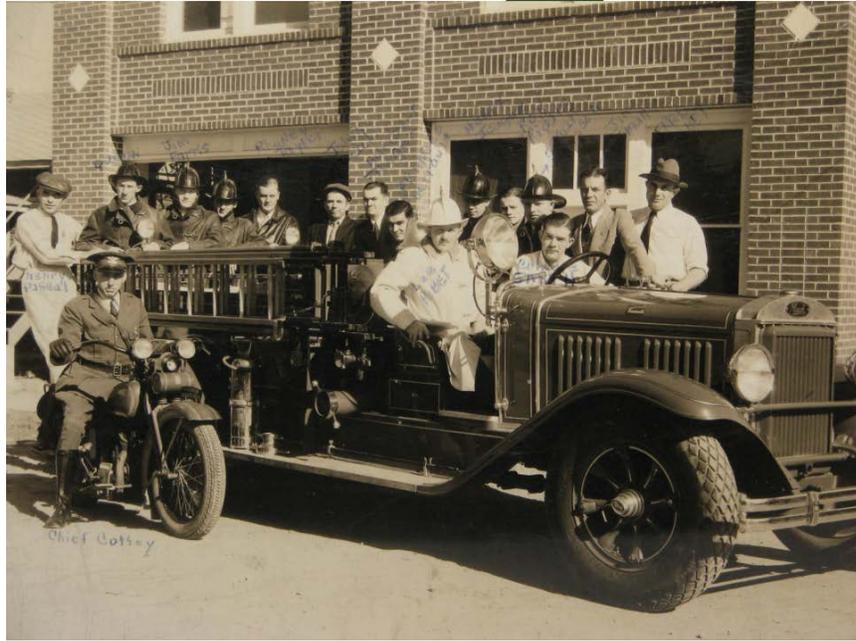
WHEREAS, the Foundation houses, preserves, stores, and maintains artifacts relating to the Waldensian people who first settled the Town of Valdese, for the purpose of preserving and promoting the history and heritage of the Town; and

WHEREAS, the Foundation will use the Truck as a publicly accessible display item for the education and enjoyment of residents and visitors; and

WHEREAS, the Town Council finds that the Foundation’s preservation and public display of the Truck serves a public purpose and benefits the citizens of the Town of Valdese.

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

1. The Mayor is authorized to execute all documents necessary to convey title to the Truck to the Foundation, in accordance with N.C. Gen. Stat. § 160A-279.
2. The conveyance is made in consideration of the public purpose served by the Foundation’s preservation, maintenance, and public display of the Truck as part of the Town’s historical heritage. Upon transfer of title, the Foundation assumes all responsibility for the possession, storage, maintenance, condition, and use of the Truck.
3. The Truck shall be used by the Foundation solely for historical preservation, educational purposes, and public display consistent with the public purpose described in this Resolution.



A motion was made by Councilman Ogle to adopt the resolution donating the 1932 Mack Firetruck. Seconded by Mayor Pro Tem Lowman.

Councilman Ogle acknowledge that representatives from the Waldensian Heritage Foundation were present and asked if they had any comments. Mr. John Heilman expressed appreciation that the Town of Valdese had considered the Foundation to house the old Mack Firetruck. Mr. Heilman provided that the Museum had just redone the basement flooring, and that other vehicles would be housed with the old Mack Firetruck. Mr. Heilman thanked the Council for thinking of the foundation and allowing them to house the vehicle.

The vote was unanimous and the motion carried.

APPROVED RESOLUTION WITHDRAWING MASSEL AVE SIDEWALK PROJECT APPLICATION

Mr. Rapp presented the following:

“This item is a resolution to withdraw the Massel Avenue Sidewalk Project, BL-0166, from the Greater Hickory MPO’s Transportation Improvement Program.

The Greater Hickory MPO periodically issues a call for transportation projects through its Locally Administered Projects Program, which provides funding assistance to local governments for eligible infrastructure improvements. Sidewalk projects are one of those eligible improvements.

This project was previously submitted through the Greater Hickory MPO’s LAPP Program and was programmed into the TIP for a curb-and-gutter sidewalk along Massel Avenue SE from Rodoret Street S to Carolina Street SE.

The total estimated project cost was \$950,000, with \$760,000 in federal STBG-DA funding. As it is a pedestrian/bike project under LAPP, it would require a 20% local match, which would equal approximately \$190,000.

Given increasing cost pressures across multiple municipal priorities the Town’s local share and long-term financial commitments associated with the project are cost prohibitive at this time.

Withdrawal of the project would return the \$760,000 in federal funds to GHMPO’s LAPP discretionary pool for future reallocation and free up the \$190,000 in Town funding commitments previously associated with the project.

Staff therefore recommends approval of the resolution.”

TOWN of VALDESE

RESOLUTION

Resolution to withdraw the Massel Avenue Sidewalk Project, BL-0166, from the Statewide Transportation Improvement Plan

WHEREAS, the Greater Hickory Metropolitan Planning Organization (GHMPO) issued a call for projects to agencies in its jurisdiction for Locally Administered Projects Program (LAPP); and

WHEREAS, the Town of Valdese submitted an application and funding was programmed for Preliminary Engineering, Right-of-Way & Utility Acquisition, and Construction for a curb and gutter sidewalk along Massel Avenue SE, Valdese starting at Rodoret Street S and ending at Carolina Street SE, identified as BL-0166 in GHMPO’s Transportation Improvement Plan (TIP); and

WHEREAS, the Town of Valdese has determined that the sidewalk required by the LAPP Grant is cost prohibitive both as a singular project as well as it being cost prohibitive overall to the Town budget due to other competing projects which rose in costs; and

WHEREAS, the Town of Valdese is returning \$760,000 in Surface Transportation Block Grant – Direct Attributable (STBG-DA) funds to GHMPO’s LAPP discretionary funding.

NOW, THEREFORE, BE IT RESOLVED, the Town of Valdese Town Council requests that the Western Piedmont Council of Governments withdraw the Massel Ave Sidewalk Project, BL-0166, from the Statewide Transportation Improvement Plan.

THE FOREGOING RESOLUTION IS ADOPTED THIS ____ DAY OF _____ 2026.

Keith Huffman, Mayor

ATTEST:

Jessica Lail, Town Clerk

(corporate seal)

A motion was made by Councilwoman Ward to adopt the resolution to withdraw the Massel Avenue Sidewalk Project Application. Seconded by Councilwoman Zimmerman.

Councilman Ogle clarified that the adoption of the resolution would free up \$190,000 of Town funding commitments previously associated with the project. Mayor Huffman responded in the affirmative. Councilman Ogle stated that he wanted the Citizens of Valdese to know that the Council was working hard to make sure the police and fire department happened, and that this money could be used for that purpose.

The vote was unanimous and the motion carried.

APPROVED - BUDGET AMENDMENT – PD PERSONNEL BUDGET Assistant Town Manager, Bo Weichel, stated that Chief Sharpe had alluded to this amendment earlier. Mr. Weichel reported that the budget amendment was in the amount of \$9,942 and was serving two (2) purposes. Mr. Weichel disclosed that the budget amendment was covering the vacation payout of a police officer which had left the Town, continuing that this could not be included in the normal operating budget as one could not predict when an employee would leave.

Mr. Weichel stated that the second purpose was to increase the pay for reserve police officers from seventeen dollars (\$17) an hour to twenty-seven dollars (\$27) an hour. Mr. Weichel added that the seventeen dollar (\$17) an hour figure was not attracting anyone.

Mayor Pro Tem Lowman noted that the Agenda Packet stated that local hospitals were paying forty dollars (\$40) an hour for security services, continuing that even though the Town was moving to twenty-seven dollars (\$27) an hour, it was still below the forty dollars (\$40) an hour being paid by local hospitals for security services.

Mr. Weichel stated that the twenty-seven dollar (\$27) an hour figure would be carried forward with the proposed budget which was to come, adding that the present budget amendment would go through to June 30, 2026.

Proposed Action:

BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 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		9,942
Total		\$0	\$9,942

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.5100.020	Wages	4,110	
10.5100.050	FICA taxes	646	
10.5100.065	Deferred Contributions	206	
10.5100.070	Retirement System	660	
10.5100.022	Part time reserve officers	4,320	
Total		\$9,942	\$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.

A motion was made by Mayor Pro Tem Lowman to approve the budget amendment to the PD Personnel Budget. Seconded by Councilwoman Ward. The vote was unanimous and the motion carried.

APPROVED AMENDMENTS TO THE CODE ENFORCEMENT AND ANIMAL CONTROL – CODE OF ORDINANCES Chief Sharpe shared that the current code of ordinances was outdated and needed to be updated. Chief Sharpe noted that the animal control and code enforcement officer’s roles were under public works. Chief Sharpe stated that he, and Officer Sean Link, Code Enforcement Officer, had collaborated with Town Attorney Swanson to modify the Code of Ordinances to restructure these roles into the Police Department.

Chief Sharpe stated that he and Officer Link had collaborated with the City of Hickory for code enforcement training, and tried to adapt some of their practices in the Town of Valdese. Chief Sharpe noted that it was helpful that Town Attorney Swanson also worked for the City of Hickory, as the Town worked to align their code with Hickory's.

Chief Sharpe reported that wording was added in the Town's nuisance violations to include things related to the Controlled Substances Act, to help assist with drug situations. Chief Sharpe added that the appeals process had also been moved under the Chief of Police. Chief Sharpe shared that Officer Link had spent a lot of time rewording and reworking forms that went along with the Town's code enforcement program to get them all in line with the changes being made. Chief Sharpe stated that Town Attorney Swanson had overseen and reviewed the proposed changes.

A motion was made by Councilwoman Ward to approve the proposed amendments to the Code Enforcement and Animal Control chapters within the Town's Code of Ordinances. Seconded by Councilwoman Radabaugh.

Councilwoman Zimmerman asked if the ordinance would replace the existing ordinance or come in addition to the existing ordinance. Town Attorney Swanson stated that it would replace the existing ordinance.

The vote was unanimous and the motion carried.

A comprehensive overview of the Amendments to the Code Enforcement and Animal Control chapters of the Code of Ordinances can be obtained from the Town Clerk's Office. Please Contact the Town Clerk at (828) 879-2117.

APPROVED RESOLUTION FOR POSTING SECURITY NOTICE 24 HOUR VIDEO SURVEILLANCE IN

USE Chief Sharpe stated that the Town had various town-owned buildings that had audio and video surveillance. Chief Sharpe identified that the facilities were the Old Rock School, Public Works, the Recreation Center, and added that Town Hall should have them.

Chief Sharpe expressed what the Police Department wanted to do was put stickers on the doors that let the public and citizens know that those properties were under video surveillance 24-hours a day, and that the surveillance records were maintained and reviewed by the Valdese Police Department. Chief Sharpe reported that this made the recordings investigative records, and that by being investigative records they were protected differently. Chief Sharpe noted that by being investigative records the recordings would not be open for public view or public request, adding that a court order would have to be issued in order for files to be released.

SECURITY NOTICE

■ 24-HOUR VIDEO SURVEILLANCE IN USE

This Town of Valdese building is monitored at all times by video recording systems for public safety and security purposes, in accordance with North Carolina law.

Security cameras are maintained under the authority of the
Valdese Police Department.

Entry into this facility constitutes notice of video monitoring.

A RESOLUTION DESIGNATING THE VALDESE POLICE DEPARTMENT AS THE CUSTODIAL AUTHORITY FOR AUDIO AND VIDEO RECORDINGS FROM TOWN-OWNED SECURITY CAMERAS AND ESTABLISHING NOTICE OF SURVEILLANCE

WHEREAS, the Town of Valdese owns and operates facilities for governmental purposes; and

WHEREAS, the Town utilizes audio and video security camera systems at certain Town-owned properties to enhance public safety, protect municipal assets, support investigations, and deter unlawful activity; and

WHEREAS, the Town Council finds that centralized custodianship and review of such recordings by trained law enforcement personnel promotes accountability, evidentiary integrity, and proper handling of materials related to complaints, investigations, and criminal matters; and

WHEREAS, North Carolina law provides specific procedures and protections governing access to and disclosure of law enforcement investigative materials and recordings; and

WHEREAS, the Town desires to clarify administrative authority, handling procedures, and public notice regarding such recordings in a manner consistent with applicable law;

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

Section 1. Designation of Custodial Authority

All audio and video recordings generated by security camera systems installed on or within Town-owned properties shall be placed under the custodial authority of the Valdese Police Department.

The Valdese Police Department is authorized to:

- a. Review and access recordings in response to complaints, incidents, or potential violations of law or Town policy;
- b. Preserve recordings for evidentiary or investigative purposes;
- c. Maintain chain-of-custody and retention practices consistent with law enforcement standards; and
- d. Administer internal procedures governing access, handling, and storage.

Section 2. Investigative and Evidentiary Use

When recordings are reviewed, retained, or used in connection with complaints, investigations, or criminal matters, such recordings shall be treated as law enforcement investigative material and handled in accordance with applicable North Carolina statutes governing disclosure, evidentiary use, and judicial authorization.

MARCH 2, 2026, MB#33

Nothing in this Resolution is intended to supersede, expand, or restrict statutory rights or obligations established under North Carolina law. Disclosure shall occur only as permitted or required by law.

Section 3. Public Notice of Surveillance

The Town shall display informational signage at public entrances to Town-owned buildings or facilities where security camera systems operate. Such signage shall inform the public that:

- Audio and/or video surveillance may be in use;
- Recordings are maintained under the authority of the Valdese Police Department; and
- Access to recordings is governed by applicable North Carolina law.

Section 4. Administrative Implementation

The Chief of Police is authorized to develop administrative procedures necessary to implement this Resolution, including:

- Retention schedules;
- Access protocols;
- Security and storage standards; and
- Documentation practices.

Section 5. Severability

If any portion of this Resolution is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Section 6. Effective Date

This Resolution shall become effective upon adoption.

ADOPTED and APPROVED this the ___ day of _____, 2026.

TOWN OF VALDESE:

By: Keith Huffman
Its: Mayor

ATTEST: _____
Jessica Lail, Town Clerk

[AFFIX SEAL]

A motion was made by Mayor Pro Tem Lowman to approve the resolution. Seconded by Councilwoman Radabaugh.

Councilman Ogle asked for more explanation in regard to an example case of camera footage at Town Hall. Chief Sharpe responded that if there was a camera present, and it possibly extended into the street, one could have a fight occur on camera. Chief Sharpe continued that the Police Department would then monitor that video, and maintain it as an investigative record. Chief Sharpe stated that otherwise, anyone could request it, obtain it, and view it. Chief Sharpe expressed that if the resolution were passed that footage would not be open to public view, that a court order would have to be obtained, which would be followed by a review from Town Attorney Swanson. Town Manager Herms added that this brought the Town up to standard, and that this was thought to have already been done.

The vote was unanimous and the motion carried.

MANAGER’S REPORT Town Manager Herms stated he was pleased to announce that if one rode up the road they would see a pool bubble in the air. Town Manager Herms added that it was not complete yet, and that there were still some issues, but that those issues were being worked through. Town Manager Herms reported that the issues consisted of first-time installation stuff and that he was confident that the Town would get through the issues, and that the pool bubble would go up much smoother in the years to follow.

Town Manager Todd Herms reported:

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

Next Regular Council meeting scheduled for Monday, March 30, 2026, 6:00 p.m., Council Chambers, Valdese Town Hall

MAYOR AND COUNCIL COMMENTS:

Councilwoman Radabaugh thanked Mr. Andersen for his due diligence over the past year as he worked towards getting the pool bubble erected. Councilwoman Radabaugh expressed that everyone was looking forward to being able to swim in the colder weather, and that she knew every member of the Council was happy to see it go up as well. Councilwoman Radabaugh looked forward to seeing everyone at the pool.

Mayor Pro Tem Lowman thanked Chief Sharpe for his report on the state of the police department. Mayor Pro Tem Lowman expressed that the Council was listening and appreciated the police and fire staff, and what they did each and every day.

Councilwoman Radabaugh reported that the Council had the pleasure of touring the Town's different facilities over the past month, and that they were able to meet with several of the individuals that worked for the Town, adding that she appreciated every one of them. Councilwoman Radabaugh also thanked Chief Sharpe, stating that she knew his presentation was not easy to put together, that he was very informative, and that he should know that the Council appreciated him coming to work every day. Councilwoman Radabaugh added that she knew the facility he worked in was not the facility he should be working in and that the Council was doing their best.

Councilwoman Ward voiced that everyone should share the state of the department presentations. Councilwoman Ward articulated that Chief Sharpe's presentation had made her emotional, as she saw what the Town's public safety people were going through, adding that the presentation was truly moving. Councilwoman Ward proposed the reinstatement of the Citizens Academy so citizens would be able to see what the departments were going through. Councilwoman Ward added that she had gone through the Citizens Academy in the past and reported that it was eye opening to her.

ADJOURNMENT: At 7:53 p.m., there being no further business to come before Council, Councilwoman Ward made a motion to adjourn, seconded by Mayor Pro Tem Lowman. The vote was unanimous.

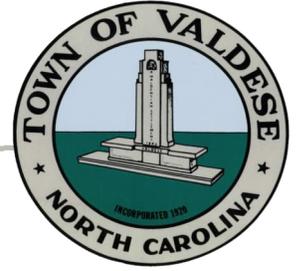
Town Clerk

Mayor

mr

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Assistant Town Manager / CFO

Subject: 2025 Annual Local Water Supply Plan

Meeting: March 30, 2026

Presenter: Bo Weichel, Assistant Town Manager / CFO

ITEM OF INTEREST:

2025 Annual Local Water Supply Plan

BACKGROUND INFORMATION:

The North Carolina Local Water Supply Plan (LWSP) serves as a comprehensive summary of a water system's current and future water demands, sources of supply, and wastewater management. The plan is an essential tool for water resource planning, enabling municipalities and other water providers to assess long-term sustainability and resilience in meeting community needs.

Each LWSP is prepared annually, reflecting data from the previous calendar year. These reports are then submitted to the Division of Water Resources (DWR) within the North Carolina Department of Environmental Quality (NCDEQ). The DWR staff conducts a thorough review of each plan to ensure accuracy, compliance with regulations, and alignment with state water management objectives. Upon approval, the LWSP helps guide strategic decision-making regarding water conservation, infrastructure development, and resource allocation.

By maintaining up-to-date local water supply plans, North Carolina ensures proactive water management that supports economic growth, environmental sustainability, and public health. These plans play a crucial role in identifying potential water shortages, improving drought response strategies, and facilitating regional cooperation among water systems.

The staff at NCDEQ have determined the LWSP for the Town of Valdese Water System hereby meets the minimum criteria established in North Carolina General Statute 143-355(l).

The next step is for the LWSP be adopted by resolution of the governing board. The LWSP cannot be considered compliant with the requirements of NCGS 143-355(l) until an adopted resolution is received by NCDEQ.

BUDGET IMPACT:

None.

RECOMMENDATION / OPTIONS:

Adopt and approve the resolution for the Town of Valdese 2025 Local Water Supply Plan (LWSP) that has been approved by NCDEQ.

LIST OF ATTACHMENTS:

Resolution to adopt approved 2025 LWSP

RESOLUTION FOR APPROVING 2025 LOCAL WATER SUPPLY PLAN

WHEREAS, North Carolina General Statute 143-355 (l) requires that each unit of local government that provides public water service or that plans to provide public water service and each large community water system shall, either individually or together with other units of local government and large community water systems, prepare and submit a Local Water Supply Plan; and

WHEREAS, as required by the statute and in the interests of sound local planning, a Local Water Supply Plan for Town of Valdese, has been developed and submitted to the Town Council of the Town of Valdese for approval; and

WHEREAS, the Town Council of the Town of Valdese finds that the Local Water Supply Plan is in accordance with the provisions of North Carolina General Statute 143-355 (l) and that it will provide appropriate guidance for the future management of water supplies for Town of Valdese Water System, as well as useful information to the Department of Environmental Quality for the development of a state water supply plan as required by statute;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Valdese that the Local Water Supply Plan entitled, Valdese LWSP dated 2025, is hereby approved and shall be submitted to the Department of Environmental Quality, Division of Water Resources; and

BE IT FURTHER RESOLVED that the Town Council of the Town of Valdese intends that this plan shall be revised to reflect changes in relevant data and projections at least once every five years or as otherwise requested by the Department, in accordance with the statute and sound planning practice.

This the _____ day of _____, 2026.

Keith Huffman, Mayor

Jessica Lail, Town Clerk

Valdese

2025 ▾

The Division of Water Resources (DWR) provides the data contained within this Local Water Supply Plan (LWSP) as a courtesy and service to our customers. DWR staff does not field verify data. Neither DWR, nor any other party involved in the preparation of this LWSP attests that the data is completely free of errors and omissions. Furthermore, data users are cautioned that LWSPs labeled **PROVISIONAL** have yet to be reviewed by DWR staff. Subsequent review may result in significant revision. Questions regarding the accuracy or limitations of usage of this data should be directed to the water system and/or DWR.

1. System Information

Contact Information

Water System Name: Valdese PWSID: 01-12-010
Mailing Address: P.O. Box 339 Ownership: Municipality
Valdese, NC 28690
Contact Person: Bo Weichel Title: Assistant Manager
Phone: 828-879-2123 Cell/Mobile: --

Complete

Distribution System

Line Type	Size Range (Inches)	Estimated % of lines
Asbestos Cement	6-14	11.00 %
Cast Iron	4-20	14.00 %
Ductile Iron	6-24	13.00 %
Galvanized Iron	1-2	4.00 %
Polyvinyl Chloride	2-8	58.00 %

What are the estimated total miles of distribution system lines? 154 Miles

How many feet of distribution lines were replaced during 2025? 0 Feet

How many feet of new water mains were added during 2025? 0 Feet

How many meters were replaced in 2025? 0

How old are the oldest meters in this system? 6 Year(s)

How many meters for outdoor water use, such as irrigation, are not billed for sewer services? 23

What is this system's finished water storage capacity? 7.6050 Million Gallons

Has water pressure been inadequate in any part of the system since last update? *Line breaks that were repaired quickly should not be included.* No

Programs

Does this system have a program to work or flush hydrants? Yes, Monthly

Does this system have a valve exercise program? No, As Needed

Does this system have a cross-connection program? Yes

Does this system have a program to replace meters? Yes

Does this system have a plumbing retrofit program? No

Does this system have an active water conservation public education program? Yes

Does this system have a leak detection program? No

Water Conservation

What type of rate structure is used? **Uniform**

How much reclaimed water does this system use? **0.0000 MGD** For how many connections? **0**

Does this system have an interconnection with another system capable of providing water in an emergency? **No**

NOTE Currently, in design phase for an Interconnection with the City of Lenoir.

2. Water Use Information

Service Area			
Sub-Basin(s)	% of Service Population	County(s)	% of Service Population
Catawba River (03-1)	100 %	Burke	100 %

What was the year-round population served in 2025? **13,000**

Has this system acquired another system since last report? **No**

Water Use by Type				
Type of Use	Metered Connections	Metered Average Use (MGD)	Non-Metered Connections	Non-Metered Estimated Use (MGD)
Residential	2,054	0.5651	0	0.0000
Commercial	331	0.1853	0	0.0000
Industrial	26	0.7664	0	0.0000
Institutional	13	0.0224	0	0.0000

How much water was used for system processes (backwash, line cleaning, flushing, etc.)? **0.1500 MGD**

Water Sales									
Purchaser	PWSID	Average Daily Sold (MGD)	Days Used	Contract			Required to comply with water use restrictions?	Pipe Size(s) (Inches)	Use Type
				MGD	Expiration	Recurring			
Burke County	01-12-065	0.0910	365	0.7000		Yes	Yes	8	Regular
Icard Township WC	01-12-060	0.3900	365	0.3330		Yes	Yes	12	Regular
Rutherford College WC	01-12-055	0.1590	365	0.2330	2026	Yes	Yes	12	Regular

3. Water Supply Sources

Monthly Withdrawals & Purchases								
	Average Daily Use (MGD)	Max Day Use (MGD)		Average Daily Use (MGD)	Max Day Use (MGD)		Average Daily Use (MGD)	Max Day Use (MGD)
Jan	3.5800	4.7000	May	3.1400	4.0000	Sep	3.5900	4.4000
Feb	3.3400	4.1000	Jun	3.3500	4.5000	Oct	3.4800	4.3000
Mar	3.2000	4.2000	Jul	3.4800	4.5000	Nov	3.3400	4.3000
Apr	3.0400	4.0000	Aug	3.4900	4.7000	Dec	3.1900	4.2000



Surface Water Sources							
Stream	Reservoir	Average Daily Withdrawal		Maximum Day Withdrawal (MGD)	Available Raw Water Supply		Usable On-Stream Raw Water Supply Storage (MG)
		MGD	Days Used		MGD	* Qualifier	
Catawba River	Lake Rhodhiss	3.2500	365	4.7000	12.0000	C	0.0000

* Qualifier: C=Contract Amount, SY20=20-year Safe Yield, SY50=50-year Safe Yield, F=20% of 7Q10 or other instream flow requirement, CUA=Capacity Use Area Permit

Surface Water Sources (continued)							
Stream	Reservoir	Drainage Area (sq mi)	Metered?	Sub-Basin	County	Year Offline	Use Type
Catawba River	Lake Rhodhiss	1,088	Yes	Catawba River (03-1)	Burke		Regular

What is this system's off-stream raw water supply storage capacity? 0 Million gallons

Are surface water sources monitored? Yes, Daily

Are you required to maintain minimum flows downstream of its intake or dam? No

Does this system anticipate transferring surface water between river basins? No

Water Treatment Plants

Plant Name	Permitted Capacity (MGD)	Is Raw Water Metered?	Is Finished Water Output Metered?	Source
Valdese Water Plant	12.0000	Yes	Yes	Lake Rhodhiss

Did average daily water production exceed 80% of approved plant capacity for five consecutive days during 2025? No

If yes, was any water conservation implemented?

Did average daily water production exceed 90% of approved plant capacity for five consecutive days during 2025? No

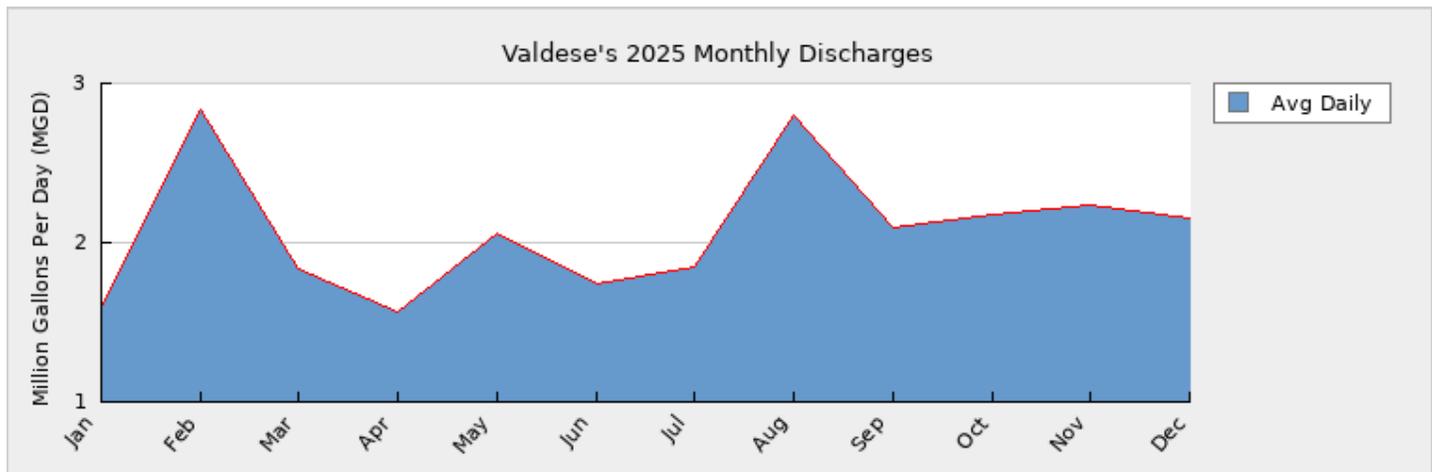
If yes, was any water conservation implemented?

Are peak day demands expected to exceed the water treatment plant capacity in the next 10 years? No

4. Wastewater Information

Monthly Discharges

	Average Daily Discharge (MGD)		Average Daily Discharge (MGD)		Average Daily Discharge (MGD)
Jan	1.6000	May	2.0600	Sep	2.0900
Feb	2.8300	Jun	1.7400	Oct	2.1800
Mar	1.8400	Jul	1.8500	Nov	2.2400
Apr	1.5700	Aug	2.8000	Dec	2.1500



How many sewer connections does this system have? 1,895

How many water service connections with septic systems does this system have? 3,457

Are there plans to build or expand wastewater treatment facilities in the next 10 years? No

Wastewater Permits

Permit Number	Type	Permitted Capacity (MGD)	Design Capacity (MGD)	Average Annual Daily Discharge (MGD)	Maximum Day Discharge (MGD)	Receiving Stream	Receiving Basin
NC0041696	WWTP	7.5000	7.5000	2.0800		Lake Rhodhiss	Catawba River (03-1)

Wastewater Interconnections

Water System	PWSID	Type	Average Daily Amount		Contract Maximum (MGD)
			MGD	Days Used	
Burke County	01-12-065	Receiving	0.1230	365	0.5000
Drexel	01-12-045	Receiving	0.2060	365	0.5000

Rutherford College WC	01-12-055	Receiving	0.0170	365	0.2000
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5. Planning

Projections						
	2025	2030	2040	2050	2060	2070
Year-Round Population	13,000	13,200	13,300	13,400	13,500	13,600
Seasonal Population	0	0	0	0	0	0
Residential	0.5651	0.5800	0.5800	0.5900	0.6000	0.6000
Commercial	0.1853	0.1900	0.2000	0.2100	0.2200	0.2300
Industrial	0.7664	0.7500	0.7500	0.7500	0.7500	0.7500
Institutional	0.0224	0.0300	0.0350	0.0400	0.0400	0.0400
System Process	0.1500	0.1500	0.1500	0.1500	0.1500	0.1500
Unaccounted-for	0.9208	0.7000	0.7030	0.7060	0.7090	0.7100

Future Water Sales						
Purchaser	PWSID	Contract			Pipe Size(s) (Inches)	Use Type
		MGD	Year Begin	Year End		
City of Lenoir	01-14-010	4.0000	2028			Emergency

Demand v/s Percent of Supply						
	2025	2030	2040	2050	2060	2070
Surface Water Supply	12.0000	12.0000	12.0000	12.0000	12.0000	12.0000
Ground Water Supply	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Purchases	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Future Supplies		0.0000	0.0000	0.0000	0.0000	0.0000
Total Available Supply (MGD)	12.0000	12.0000	12.0000	12.0000	12.0000	12.0000
Service Area Demand	2.6100	2.4000	2.4180	2.4460	2.4690	2.4800
Sales	0.6400	1.3230	1.3230	1.3230	1.3230	1.3230
Future Sales		0.0000	0.0000	0.0000	0.0000	0.0000
Total Demand (MGD)	3.2500	3.7230	3.7410	3.7690	3.7920	3.8030
Demand as Percent of Supply	27%	31%	31%	31%	32%	32%



The purpose of the above chart is to show a general indication of how the long-term per capita water demand changes over time. The per capita water demand may actually be different than indicated due to seasonal populations and the accuracy of data submitted. Water systems that have calculated long-term per capita water demand based on a methodology that produces different results may submit their information in the notes field.

Your long-term water demand is 43 gallons per capita per day. What demand management practices do you plan to implement to reduce the per capita water demand (i.e. conduct regular water audits, implement a plumbing retrofit program, employ practices such as rainwater harvesting or reclaimed water)? If these practices are covered elsewhere in your plan, indicate where the practices are discussed here. **No Changes**

Are there other demand management practices you will implement to reduce your future supply needs? **No Changes**

What supplies other than the ones listed in future supplies are being considered to meet your future supply needs? **No Changes**

How does the water system intend to implement the demand management and supply planning components above? **No Changes**

Additional Information

Has this system participated in regional water supply or water use planning? **Yes, WPCOG Water Use Plan. Member of Catawba-Wateree Water Management Group**

What major water supply reports or studies were used for planning?

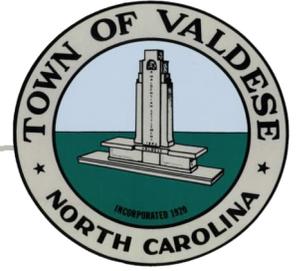
Please describe any other needs or issues regarding your water supply sources, any water system deficiencies or needed improvements (storage, treatment, etc.) or your ability to meet present and future water needs. Include both quantity and quality considerations, as well as financial, technical, managerial,

permitting, and compliance issues:

The Division of Water Resources (DWR) provides the data contained within this Local Water Supply Plan (LWSP) as a courtesy and service to our customers. DWR staff does not field verify data. Neither DWR, nor any other party involved in the preparation of this LWSP attests that the data is completely free of errors and omissions. Furthermore, data users are cautioned that LWSPs labeled **PROVISIONAL** have yet to be reviewed by DWR staff. Subsequent review may result in significant revision. Questions regarding the accuracy or limitations of usage of this data should be directed to the water system and/or DWR.

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Assistant Town Manager

Subject: Water Treatment Plant Process - Rescinding Fluoride Feed

Meeting: March 30, 2026

Presenter: Bo Weichel

ITEM OF INTEREST:

Town Staff and Administration are recommending that the current fluoride feed which is in operation at the WTP be ceased. To stop feeding fluoride, the Town Council must formally issue notices that rescind the request to feed fluoride.

BACKGROUND INFORMATION:

Based on advancements in commercially available oral health products, the need to feed fluoride at the Town's WTP for widespread consumption through drinking water is reduced.

Fluoride is currently fed as a liquid solution into the potable water that the Town provides to all of its customers. That treatment process is a hazardous and harsh one. Fluoride equipment is expensive and requires additional safety measures for handling the hazardous liquid chemical. Fluoride is also an expensive chemical to purchase in bulk for addition to the water system, with the Town budgeting approximately \$16,000 per year for fluoride chemical delivery.

Additionally, the upcoming WTP improvements project requires increased bulk storage for Caustic, a chemical unrelated to fluoride but which is necessary for adequate treatment. Removing the fluoride feed will allow for the existing bulk fluoride storage tank to be removed and a second bulk caustic tank to be installed. Removing the fluoride feed will also provide workplace safety improvements for WTP staff.

To comply with the rules in NCAC, the Town Council must act to remove fluoride feed and then Town Staff will have to provide notices to several adjacent agencies.

BUDGET IMPACT:

Reduce the overall chemical feed costs as budgeted for 2025-2026 and eliminate fluoride feed expenses in future budgets.

RECOMMENDATION / OPTIONS:

When considering the other commercial products which already add fluoride and the mixed overall health implications of fluoride in the human body, it is recommended that the Town stop feeding fluoride at the WTP. This process will begin with the Council passing the resolution to rescind its prior fluoride feed.

LIST OF ATTACHMENTS:

Resolution to remove fluoride feed.

RESOLUTION FOR DISCONTINUATION OF FLUORIDATION OF THE DRINKING WATER SYSTEM
BY GOVERNING BODY OF THE TOWN OF VALDESE

WHEREAS, The TOWN OF VALDESE has a standing Fluoridation Resolution which was adopted by the Town Council on March 2, 1970 to add fluoride to the drinking water that the Town produces; and

WHEREAS, The TOWN OF VALDESE recognizes the need for fluoride to be added in drinking water is no longer as pertinent as during the time frame during which it was added; and

WHEREAS, The TOWN OF VALDESE now is in the process of discontinuing the addition of fluoride to its drinking water; and

WHEREAS, The TOWN OF VALDESE recognizes that to complete the discontinuation process, the Town must follow the process enumerated by the applicable sections of the NC Administrative Code (15A NCAC 18C .1406); and

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

THAT the TOWN OF VALDESE hereby and in accordance with 15A NCAC 18C .1406 elects to rescind its prior resolution to feed fluoride at the Town's water treatment plant and will provide notice of this decision to the local board of health and also to the NC Department of Health and Human Services – Oral Services Section.

Adopted this the 30th day of March, 2026, at TOWN OF VALDESE, North Carolina.

SIGNATURE OF CHIEF ELECTED OFFICIAL/AUTHORIZED REPRESENTATIVE

DATE

TYPED NAME

TYPED TITLE

CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting Town Clerk of the TOWN OF VALDESE does hereby certify:

That the above/attached resolution is a true and correct copy of the resolution by the TOWN OF VALDESE to rescind its prior resolution to feed fluoride in its drinking water treatment process, as regularly adopted at a legally convened meeting of the Town Council of the TOWN OF VALDESE duly held on the March 30, 2026; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20__.

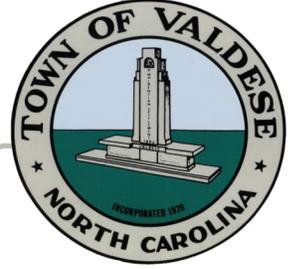
SIGNATURE

TYPED NAME

TYPED TITLE

Town of Valdese

COUNCIL MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Assistant Town Manager/CFO

Subject: Annual Audit

Meeting: 3/30/2026

Presenter: Bo Weichel, Assistant Town Manager/CFO

ITEM OF INTEREST:

FY 2025-26 Annual Audit Contract

BACKGROUND INFORMATION:

The North Carolina Local Government Commission (LGC) does not enforce formal bid requirements for auditing services due to the professional relationship formed between auditors and clients over an extended work history. The Secretary of the Local Government Commission approves all local government contracts for audit or audit-related work. Which must be presented annually to the governing board for adoption.

Lowdermilk Church & Co. offers a competitive rate for their services and is widely known for their professional staff and service throughout the local government community. The proposed fees for the Town for fiscal years ending June 30, 2026 is \$19,160.

It is very important for the Town's annual audit to be submitted to the LGC no later than December 31st each year. The services of Lowdermilk Church & Co. have been outstanding in meeting that deadline.

Once Town Council approves the contract, it will then be presented to the LGC for their approval.

BUDGET IMPACT:

None

RECOMMENDATION / OPTIONS:

Accept and approve the audit contract for FY ending June 30, 2026 with Lowdermilk Church & Co., LLP.

LIST OF ATTACHMENTS:

LGC-205 form (Contract to Audit Accounts)

The of and	Governing Board Town Council
	Primary Government Unit Town of Valdese
	Discretely Presented Component Unit (DPCU) (if applicable) NA

Primary Government Unit, together with DPCU (if applicable), hereinafter referred to as Governmental Unit(s)

and	Auditor Name Lowdermilk Church & Co., LLP
	Auditor Address 121 North Sterling Street, Morganton, NC 28655

Hereinafter referred to as Auditor

for	Fiscal Year Ending 06/30/26	Date Audit Will Be Submitted to LGC 12/31/26
-----	--------------------------------	---

Must be within six months of FYE

hereby agree as follows:

1. The Auditor shall audit all statements and disclosures required by "U.S. Auditing Standards – AICPA (Clarified)," referred to as generally accepted auditing standards (GAAS) and additional required legal statements and disclosures of all funds and/or divisions of the Governmental Unit(s). The non-major combining, and individual fund statements and schedules shall be subjected to the auditing procedures applied in the audit of the basic financial statements and an opinion shall be rendered in relation to (as applicable) the governmental activities, the business-type activities, the aggregate DPCUs, each major governmental and enterprise fund, and the aggregate remaining fund information (non-major government and enterprise funds, the internal service fund type, and the fiduciary fund types). Budgetary comparison information shall be prepared in accordance with applicable GASB standards. Budget-to-actual comparisons at the level of the legally adopted budget ordinance shall be presented as required supplementary information and shall not be included in the basic financial statements. Any other budgetary comparison information shall be presented only as supplementary information for funds required to be budgeted under NCGS Chapter 159, Article 3.

2. At a minimum, the Auditor shall conduct the audit and render the report in accordance with GAAS. If the Governmental Unit expended \$100,000 or more in combined Federal and State financial assistance during the reporting period, the Auditor shall perform the audit in accordance with *Generally Accepted Government Auditing Standards (GAGAS)*. The Governmental Unit is subject to federal single audit requirements in accordance with Title 2 US Code of Federal Regulations Part 200 *Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards, Subpart F (Uniform Guidance)* and the State Single Audit Implementation Act. Currently the threshold is \$1,000,000 for federal and state single audits, or such other threshold as applicable for the fiscal year under audit. This audit and all associated audit documentation may be subject to review by federal and State agencies in accordance with federal and State laws, including the staff of the Office of State Auditor (OSA) and the Local Government Commission (LGC). If the audit requires a federal single audit in accordance with the Uniform Guidance (§200.501) the Auditor and Governmental Unit(s) should discuss, in advance of the execution of this contract, the responsibility for submission of the audit and the accompanying data collection form (form SF-FAC) to the Federal Audit Clearinghouse as required under the Uniform Guidance (§200.512) to ensure proper submission.

If the audit and Auditor communication are found in this review to be substandard, the results of the review may be forwarded to the North Carolina State Board of CPA Examiners (NC State Board).

3. If an entity is determined to be a component of another government as defined by the group audit standards, the entity's auditor shall make a good faith effort to comply in a timely manner with the requests of the group auditor in accordance with AU-6 §600.41 - §600.42.
4. This contract contemplates an unmodified opinion being rendered. If during the process of conducting the audit, the Auditor determines that it will not be possible to render an unmodified opinion on the financial statements of the unit, the Auditor shall contact the LGC Staff to discuss the circumstances leading to that conclusion as soon as is practical and before the final report is issued. The audit shall include such tests of the accounting records and such other auditing procedures as are considered by the Auditor to be necessary in the circumstances. Any limitations or restrictions in scope which would lead to a qualification should be fully explained in an attachment to this contract.
5. If this audit engagement is subject to the standards for audit as defined in *Government Auditing Standards* (2018 revision or subsequent revisions, as applicable) issued by the Comptroller General of the United States, then by accepting this engagement, the Auditor warrants that he or she has met the requirements for a peer review and continuing education as specified in *Government Auditing Standards*. The Auditor agrees to provide a copy of the most recent peer review report to the Governmental Unit(s) and to the Secretary of the LGC prior to the execution of an audit contract. Subsequent submissions of the report are required only upon report expiration or upon the Auditor's receipt of an updated peer review report. If the audit firm receives a peer review rating other than pass, the Auditor shall not contract with the Governmental Unit(s) without first contacting the Secretary of the LGC for a peer review analysis that may result in additional contractual requirements.
- If the audit engagement is not subject to *Government Auditing Standards* or if financial statements are not prepared in accordance with U.S. generally accepted accounting principles (GAAP) and fail to include all disclosures required by GAAP, the Auditor shall provide an explanation as to why in an attachment to this contract or in an amendment.
6. It is agreed that time is of the essence in this contract. All audits are to be performed, and the report of audit submitted to LGC Staff, within six months of fiscal year end. At the time of the execution of this contract, if the parties know that the anticipated submission date of the audit exceeds six months after fiscal year end, a written explanation shall be provided to the Secretary of the LGC on this contract form (see the space provided on Page 7). If it becomes necessary to amend the audit fee or the date that the audit report will be submitted to the LGC, an amended contract along with a written explanation of the change shall be submitted to the Secretary of the LGC for approval.
7. It is agreed that GAAS include a review of the Governmental Unit's (Units') systems of internal control and accounting as they relate to accountability of funds and adherence to budget and law requirements applicable thereto; that the Auditor shall make a written report, which may or may not be a part of the written report of audit, to the Governing Board setting forth the Auditor's findings, together with his or her recommendations for improvement. That written report shall include all matters determined to be "significant deficiencies and material weaknesses" in accordance with AU-C §265 "Communicating Internal Control Related Matters Identified in an Audit" of GAAS. The Auditor shall file a copy of that report with the Secretary of the LGC.

For GAAS or *Government Auditing Standards* audits, if an Auditor issues an AU-C §260 report, "Auditor's Communication With Those Charged With Governance," commonly referred to as a "Governance Letter," LGC staff does not require the report to be submitted unless the Auditor cites significant findings or issues from the audit, as defined in AU-C §260 paragraphs 12 - 14. This would include issues such as difficulties encountered during the audit, significant or unusual transactions, uncorrected misstatements, matters that are difficult or contentious for which the Auditor consulted outside the engagement team and, in the Auditor's judgment, are significant and relevant to those charged with governance, and other findings or issues that the Auditor believes are significant and relevant. If matters identified during the audit were required to be reported as described in AU-C §260 paragraphs 12 - 14 and were communicated in a method other than an AU-C §260 letter, the written documentation must be submitted.

8. All local government and public authority contracts for audit or audit-related work require the approval of the Secretary of the LGC. This includes annual or special audits, agreed upon procedures related to internal controls, bookkeeping or other assistance necessary to prepare the Governmental Unit's records for audit, financial statement preparation, any finance-related investigations, or any other audit-related work in the State of North Carolina. Approval is also required for the Alternative Compliance Examination Engagement for auditing the Coronavirus State and Local Fiscal Recovery Funds expenditures as allowed by US Treasury. Approval is not required on audit contracts and invoices for system improvements and similar services of a non-auditing nature.
9. Invoices for services rendered under these contracts shall not be paid by the Governmental Unit(s) until the invoice has been approved by the Secretary of the LGC. This also includes any progress billings [G.S. 159-34 and 115C-447]. All invoices for audit work shall be submitted in PDF format to the Secretary of the LGC for approval. The invoice marked 'approved' with approval date shall be returned to the Auditor to present to the Governmental Unit(s) for payment. This paragraph is not applicable to contracts for audits of hospitals.
10. In consideration of the satisfactory performance of the provisions of this contract, the Governmental Unit(s) shall pay to the Auditor, upon approval by the Secretary of the LGC if required, the fee, which includes any costs the Auditor may incur from work paper or peer reviews or any other quality assurance program required by third parties (federal and state grantor and oversight agencies or other organizations) as required under the Federal Single Audit Act and the State Single Audit Act. This does not include fees for any pre-issuance reviews that may be required by the North Carolina Association of Certified Public Accountants (NCACPA) Peer Review Committee or North Carolina State Board of CPA Examiners (see Paragraph 13).
11. If the Governmental Unit(s) has/have outstanding revenue bonds, the Auditor shall submit to LGC Staff, either in the notes to the audited financial statements or as a separate report, a calculation demonstrating compliance with the revenue bond rate covenant. Additionally, the Auditor shall submit to LGC Staff simultaneously with the Governmental Unit's (Units') audited financial statements any other bond compliance statements or additional reports required by the authorizing bond documents, unless otherwise specified in the bond documents.
12. After completing the audit, the Auditor shall submit to the Governing Board a written report of audit. This report shall include, but not be limited to, the following information: (a) Management's Discussion and Analysis, (b) the financial statements and notes of the Governmental Unit(s) and all of its component units prepared in accordance with GAAP, (c) supplementary information requested by the Governmental Unit(s) or required for full disclosure under the law, and (d) the Auditor's opinion on the material presented. The Auditor shall furnish the required number of copies of the report of audit to the Governing Board upon completion.
13. If the audit firm is required by the Secretary of the Local Government Commission to obtain a pre-issuance review or take corrective action as a result of peer review findings or quality control deficiencies, such corrective action shall be consistent with the authority and requirements of the North Carolina State Board of Certified Public Accountant Examiners, the AICPA Peer Review Program, and established Local Government Commission practice, including the use of report addenda or other remedial measures, as appropriate.

14. In accordance with G.S. 159-34, the Finance Officer of the Unit is responsible for filing the audited financial statements with the Secretary of the Local Government Commission.

The Auditor may upload the audit report and related documents through the LGC's electronic submission system; however, submission shall not be deemed complete until the Finance Officer has reviewed and certified the submission.

The Auditor, Finance Officer, other Unit staff member designated by the Finance Officer, or a third party approved by the Unit may enter all Data Input Report information except the information on the "transmittal doc info" tab. The "transmittal doc info" tab must be completed by the Auditor.

The Finance Officer shall review, approve, and certify the accuracy and completeness of the Data Input Report (DIR) in the LGC's LOGOS system prior to LGC review, regardless of whether the DIR is prepared by the Auditor or the Unit.

Finance Officer certification is required for any corrected or revised submissions.

Finance Officer certification of the DIR shall be completed in a timely manner following notification that the DIR is ready for review and within time frames prescribed by the LGC. Failure to complete certification in a timely manner may result in the audit being considered late due to unit action rather than auditor performance

The Auditor shall conduct the audit in accordance with generally accepted auditing standards and shall ensure that the financial statements are prepared in accordance with generally accepted accounting principles as of the fiscal year end. Budget-to-actual comparisons at the level of the legally adopted budget ordinance shall be presented in required supplementary information, separate from the basic financial statements, and shall not be included in the audit opinion. The Auditor shall confirm that such information reconciles to the financial statements and is consistent with applicable accounting guidance and any LGC reporting requirements.

The Finance Officer shall certify in a timely manner that all data inputted in LOGOS used for preparation of the financial statements and required supplementary information is complete and accurate.

For audits of units other than hospitals, the audit report should be submitted when (or prior to) submitting the final invoice for services rendered. The report of audit, as filed with the Secretary of the LGC, becomes a matter of public record for inspection, review and copy in the offices of the LGC by any interested parties. Any subsequent revisions to these reports shall be sent to the Secretary of the LGC. These audited financial statements, excluding the Auditors' opinion, may be used in the preparation of official statements for debt offerings by municipal bond rating services to fulfill secondary market disclosure requirements of the Securities and Exchange Commission and for other lawful purposes of the Governmental Unit(s) without requiring consent of the Auditor. If the LGC Staff determines that corrections need to be made to the Governmental Unit's (Units') financial statements and/or the compliance section, those corrections shall be provided within three business days of notification unless another deadline is agreed to by LGC Staff.

15. Should circumstances disclosed by the audit call for a more detailed investigation by the Auditor than necessary under ordinary circumstances, the Auditor shall inform the Governing Board in writing of the need for such additional investigation and the additional compensation required therefore. Upon approval by the Secretary of the LGC, this contract may be modified or amended to include the increased time, compensation, or both as may be agreed upon by the Governing Board and the Auditor.
16. If an approved contract needs to be modified or amended for any reason, the change shall be made in writing and preaudited if the change includes a change in audit fee (preaudit requirement does not apply to hospitals). This amended contract shall be completed in full, including a written explanation of the change, signed and dated by all original parties to the contract. It shall then be submitted to the Secretary of the LGC for approval. No change to the audit contract shall be effective unless approved by the Secretary of the LGC.
17. A copy of the engagement letter, issued by the Auditor and signed by both the Auditor and the Governmental Unit(s), shall be attached to this contract, and except for fees, work, and terms not related to audit services, shall be incorporated by reference as if fully set forth herein as part of this contract. In case of conflict between the terms of the engagement letter and the terms of this contract, the terms of this contract shall take precedence. Engagement letter terms that conflict with the contract are deemed to be void unless the conflicting terms of this contract are specifically deleted in Paragraph 30 of this contract. Engagement letters containing indemnification clauses shall not be accepted by LGC Staff.
18. Special provisions should be limited. Please list any special provisions in an attachment.
19. A separate contract should not be made for each division to be audited or report to be submitted. If a DPCU is subject to the audit requirements detailed in The Local Government Budget and Fiscal Control Act and a separate audit report is issued, a separate audit contract is required. If a separate report is not to be issued and the DPCU is included in the primary government audit, the DPCU shall be named along with the primary government on this audit contract. DPCU Board approval date, signatures from the DPCU Board chairman and Finance Officer also shall be included on this contract.
20. The contract shall be executed, preaudited (preaudit requirement does not apply to hospitals) and physically signed by all parties including Governmental Unit(s) and the Auditor, then submitted in PDF format to the Secretary of the LGC.
21. The contract is not valid until it is approved by the Secretary of the LGC. The staff of the LGC shall notify the Governmental Unit and Auditor of contract approval by email. The audit should not be started before the contract is approved.
22. Retention of Client Records: Auditors are subject to the NC State Board of CPA Examiners' Retention of Client Records Rule 21 NCAC 08N .0305 as it relates to the provision of audit and other attest services, as well as non-attest services. Clients and former clients should be familiar with the requirements of this rule prior to requesting the return of records.

23. This contract may be terminated at any time by mutual consent and agreement of the Governmental Unit(s) and the Auditor, provided that (a) the consent to terminate is in writing and signed by both parties, (b) the parties have agreed on the fee amount which shall be paid to the Auditor (if applicable), and (c) no termination shall be effective until approved in writing by the Secretary of the LGC.

24. The Governmental Unit's (Units') failure or forbearance to enforce, or waiver of, any right or an event of breach or default on one occasion or instance shall not constitute the waiver of such right, breach or default on any subsequent occasion or instance.

25. There are no other agreements between the parties hereto and no other agreements relative hereto that shall be enforceable unless entered into in accordance with the procedure set out herein and approved by the Secretary of the LGC.

26. E-Verify. The Auditor shall comply with the requirements of NCGS Chapter 64 Article 2. Further, if the Auditor utilizes any subcontractor(s), Auditor shall require such subcontractor(s) to comply with the requirements of NCGS Chapter 64, Article 2.

27. For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct and *Government Auditing Standards, 2018 or 2024 Revision* (as applicable). Preparing financial statements in their entirety shall be deemed a "significant threat" requiring the Auditor to apply safeguards sufficient to reduce the threat to an acceptable level. If the Auditor cannot reduce the threats to an acceptable level, the Auditor cannot complete the audit. If the Auditor is able to reduce the threats to an acceptable level, the documentation of this determination, including the safeguards applied, must be included in the audit workpapers.

All non-attest service(s) being performed by the Auditor that are necessary to perform the audit must be identified and included in this contract. The Governmental Unit shall designate an individual with the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the services and accept responsibility for the results of the services performed. If the Auditor is able to identify an individual with the appropriate SKE, the Auditor must document and include in the audit workpapers how the Auditor reached that conclusion. If the Auditor determines that an individual with the appropriate SKE cannot be identified, the Auditor cannot perform both the non-attest service(s) and the audit. See "Fees for Audit Services" page of this contract to disclose the person identified as having the appropriate SKE for the Governmental Unit.

28. **Applicable to audits with fiscal year ends of June 30, 2021 and later.** The Auditor shall present the audited financial statements including any compliance reports to the Government Unit's Governing Board or audit committee in an official meeting in open session as soon as the audited financial statements are available but not later than 45 days after the submission of the audit report to the Secretary of the LGC. The Auditor's presentation to the Governing Board or audit committee shall include:

- a) the description of each finding, including all material weaknesses and significant deficiencies, as found by the Auditor, and any other issues related to the internal controls or fiscal health of the Government Unit as disclosed in the management letter, the Single Audit or Yellow Book reports, or any other communications from the Auditor regarding internal controls as required by current auditing standards;
- b) the status of the prior year audit findings;
- c) the values of Financial Performance Indicators based on information presented in the audited financial statements; and
- d) notification to the Governing Board that the Governing Board shall develop a "Response to the Auditor's Findings, Recommendations, and Fiscal Matters," if required under Rule 20 NCAC 03 .0508.

29. Information based on the audited financial statements shall be submitted to the Secretary of the LGC through the LGC's LOGOS system, including completion of the Data Input Report (DIR). Submission is not complete and shall not be accepted by the LGC until the Finance Officer has reviewed and certified the DIR in accordance with Paragraph 14 of this contract.
30. All of the above paragraphs are understood and shall apply to this contract, except the following numbered paragraphs shall be deleted (See Paragraph 17 for clarification).
31. The process for submitting contracts, audit reports and invoices is subject to change. Auditors and Units should use the submission process and instructions in effect at the time of submission. Refer to the N.C. Department of State Treasurer website at <https://www.nctreasurer.com/state-and-local-government-finance-division/local-government-commission/submitting-your-audit>.
32. All communications regarding audit contract requests for modification or official approvals will be sent to the email addresses provided on the signature pages that follow.
33. **Applicable to audits with fiscal year ends of June 30, 2025, and later.** The Unit authorizes the LGC to grant access to the LGC's LOGOS system, including the Data Input Report (DIR), to employees of the contracted audit firm who are associated with and acting on behalf of the firm for purposes of performing audit and reporting services under this contract. Such access shall be limited to the scope necessary to perform contracted services and shall not relieve the Auditor or the Unit of their respective responsibilities under this contract.
34. Changes or edits to the text of this contract form are not permitted, except for the Secretary's authority to revise or update this contract form pursuant to LGC Rule 20 NCAC 03. 0502.

For contracts with an anticipated audit submission date exceeding six months after fiscal year end, please use this space to explain the reason for the late submission, as required by Paragraph 6 of this contract form:

FEEES FOR AUDIT SERVICES

1. For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct (as applicable) and *Government Auditing Standards, 2018 Revision*. Refer to Paragraph 27 of this contract for specific requirements. The following information must be provided by the Auditor; contracts presented to the LGC without this information will be not be approved.

Financial statements were prepared by: Auditor Governmental Unit Third Party

If applicable: The individual at the Governmental Unit designated to have the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the non-attest services and accept responsibility for the results of these services:

Name:	Title and Unit / Company:	Email Address:
Bo Weichel	Assistant Town Manager/CFO	bweichel@valdesenc.gov

OR Not Applicable (Identification of SKE Individual on the LGC-205 Contract is not applicable for GAAS-only audits or audits with FYEs prior to June 30, 2020.)

2. Fees may not be included in this contract for work performed on Annual Financial Information Reports (AFIRs), Form 990s, or other services not associated with audit fees and costs. Such fees may be included in the engagement letter but may not be included in this contract or in any invoices requiring approval of the LGC. See Paragraphs 8 and 13 for details on other allowable and excluded fees.

3. The audit fee information included in the table below for both the Primary Government Fees and the DPCU Fees (if applicable) should be reported as a specific dollar amount of audit fees for the year under this contract. If any language other than an amount is included here, the contract will be returned to the audit firm for correction.

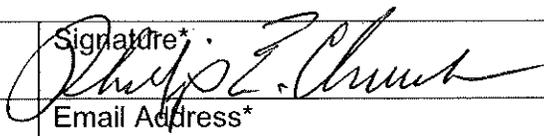
4. Prior to the submission of the completed audited financial report and applicable compliance reports subject to this contract, or to an amendment to this contract (if required) the Auditor may submit interim invoices for approval for services rendered under this contract to the Secretary of the LGC, not to exceed 75% of the billings for the Unit's last annual audit that was submitted to the Secretary of the LGC. All invoices for services rendered in an audit engagement as defined in Rule 20 NCAC .0503 shall be submitted to the Secretary of the LGC for approval before any payment is made. Payment before approval is a violation of law. (This paragraph not applicable to contracts and invoices associated with audits of hospitals).

Primary Government Unit	Town of Valdese
Audit Fee (financial and compliance if applicable)	\$ 13412
Fee per Major Program (if not included above)	\$
Additional Fees Not Included Above (if applicable):	
Financial Statement Preparation (incl. notes and RSI)	\$ 5748
All Other Non-Attest Services	\$
TOTAL AMOUNT NOT TO EXCEED	\$ 19,160

Discretely Presented Component Unit	NA
Audit Fee (financial and compliance if applicable)	\$
Fee per Major Program (if not included above)	\$
Additional Fees Not Included Above (if applicable):	
Financial Statement Preparation (incl. notes and RSI)	\$
All Other Non-Attest Services	\$
TOTAL AMOUNT NOT TO EXCEED	\$

SIGNATURE PAGE

AUDIT FIRM

Audit Firm*	
Lowdermilk Church & Co., LLP	
Authorized Firm Representative (typed or printed)* Phillip E Church	Signature* 
Date*	Email Address* phil.church@lowdermilkchurchcpa.com

GOVERNMENTAL UNIT

Governmental Unit*	
Town of Valdese	
Date Governing Board Approved Audit Contract* (Enter date in box to right)	
Mayor/Chairperson (typed or printed)* Keith Huffman	Signature*
Date	Email Address* khuffman@valdesenc.gov

Chair of Audit Committee (typed or printed, or "NA") NA	Signature
Date	Email Address

GOVERNMENTAL UNIT – PREAUDIT CERTIFICATE

Required by G.S. 159-28(a1) or G.S. 115C-441(a1). Not applicable to hospital contracts.

This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act or by The School Budget and Fiscal Control Act.

Sum Obligated by This Transaction:	\$ 19,160
Primary Governmental Unit Finance Officer* (typed or printed) Bo Weichel	Signature*
Date of Preaudit Certificate*	Email Address* bweichel@valdesenc.gov

SIGNATURE PAGE – DPCU
 (complete only if applicable)

DISCRETELY PRESENTED COMPONENT UNIT

DPCU* NA	
Date DPCU Governing Board Approved Audit Contract* (Enter date in box to right)	
DPCU Chairperson (typed or printed)*	Signature*
Date*	Email Address*

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

DPCU – PREAUDIT CERTIFICATE

Required by G.S. 159-28(a1) or G.S. 115C-441(a1). Not applicable to hospital contracts.

This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act or by The School Budget and Fiscal Control Act.

Sum Obligated by this Transaction:	\$
DPCU Finance Officer (typed or printed)*	Signature*
Date of Preaudit Certificate*	Email Address*

Remember to print this form, and obtain all required signatures prior to submission.

PRINT

Lowdermilk Church & Co., L.L.P
Certified Public Accountants

121 North Sterling Street
Morganton, North Carolina 28655
Phone: (828) 433-1226
Fax: (828) 433-1230

February 19, 2026

To the Honorable Mayor and Members of the
Town Council
Town of Valdese
Valdese, North Carolina

We are pleased to confirm our understanding of the services we are to provide for Town of Valdese, North Carolina for the year ended June 30, 2026.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, including the disclosures, which collectively comprise the basic financial statements, of Town of Valdese, North Carolina as of and for the year ended June 30, 2026. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Town of Valdese, North Carolina's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Town of Valdese, North Carolina's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary Comparison Information.
- 3) Law Enforcement Officers' Special Separation Allowance Schedules of Changes in Total Pension Liability and Total Pension Liability as a Percentage of Covered Payroll.
- 4) Local Government Employee's Retirement System Schedule of the Proportionate Share of Net pension Liability (Asset) and Schedule of Contributions.
- 5) Schedule of Changes in Total OPEB Liability and Related Ratios.

We have also been engaged to report on supplementary information other than RSI that accompanies Town of Valdese, North Carolina's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements.

- 1) Combining and Individual Fund Financial Statements.
- 2) Budgetary Schedules.
- 3) Other Schedules.
- 4) Schedule of Expenditures of Federal and State Awards

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements. The objectives also include reporting on:

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such

matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

In connection with this engagement, we may communicate with you or others via email transmission. As emails can be intercepted and read, disclosed, or otherwise used or communicated by an unintended third party, or may not be delivered to each of the parties to whom they are directed and only to such parties, we cannot guarantee or warrant that emails from us will be properly delivered and read only by the addressee. Therefore, we specifically disclaim and waive any liability or responsibility whatsoever for interception or unintentional disclosure of emails transmitted by us in connection with the performance of this engagement. In that regard, you agree that we shall have no liability for any loss or damage to any person or entity resulting from the use of email transmissions, including any consequential, incidental, direct, indirect, or special damages, such as loss of revenues or anticipated profits, or disclosure or communication of confidential or proprietary information.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry.

We have identified the following significant risk(s) of material misstatement as part of our audit planning:

- Improper revenue recognition.
- Management override of controls.

The significant risk above were identified in the prior-period audit and we believe they are still relevant, however, planning has not been concluded and modifications may be made.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Town of Valdese, North Carolina's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of Town of Valdese, North Carolina's major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on Town of Valdese, North Carolina's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Responsibilities of Management for the Financial Statements and Single Audit

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal and State awards, and all accompanying information in conformity with accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations (including federal and State statutes), rules, and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are also responsible for making drafts of financial statements, schedule of expenditures of federal and State awards, all financial records, and related information available to us; for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for the 12 months after the financial statements date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance; (3) additional information that we may request for the purpose of the audit; and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; schedule of expenditures of federal and State awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan.

You are responsible for identifying all federal and State awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received, and COVID-19-related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains, and indicates that we have reported on, the schedule of expenditures of federal awards. You also agree to [include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon OR make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon]. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal and State awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

With regard to publishing the financial statements on your website, you understand that websites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information on the website with the original document.

Other Services

We will also assist in preparing the financial statements, schedule of expenditures of federal and State awards, and related notes of Town of Valdese, North Carolina in conformity with accounting principles generally accepted in the United States of America and the Uniform Guidance based on information provided by you. We will also prepare the following based on information provided by you: AFIR, Data Collection Form and Data Input Report and updating depreciation schedules. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statements, schedule of expenditures of federal and State awards, and related notes services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statements, schedule of expenditures of federal and State awards, and related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, the schedule of expenditures of federal and State awards, and related notes and that you have reviewed and approved the financial statements, the schedule of expenditures of federal and State awards, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations and schedules we request and will locate any documents selected by us for testing.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal and State awards, summary schedule of prior audit findings, auditor's reports, and corrective action plan) along with the Data Collection Form to the Federal Audit Clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditor's reports or nine months after the end of the audit period.

We will provide copies of our reports to the Town, however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Lowdermilk Church & Co., L.L.P. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the Local Government Commission or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Lowdermilk Church & Co., L.L.P. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the Local Government Commission. If we are aware that a federal or State awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Phillip E. Church is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

To ensure that Lowdermilk Church & Co., L.L.P.'s independence is not impaired under the AICPA *Code of Professional Conduct*, you agree to inform the engagement partner before entering into any substantive employment discussions with any of our personnel.

Our audit engagement ends on delivery of our audit report. Any follow-up services that might be required will be a separate, new engagement. The terms and conditions of that new engagement will be governed by a new, specific engagement letter for that service

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, confirmation service provider fees, etc.) except that we agree that our gross fee, including expenses, will not exceed \$19,160. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report(s). You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly. We are required to inform you that we charge interest at a rate of 18% per annum on all invoice over 30 days old.

You may request that we perform additional services not addressed in this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter

Reporting

We will issue written reports upon completion of our Single Audit. Our reports will be addressed to Honorable Mayor and the Town Council of the Town of Valdese, North Carolina. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue reports, or withdrawing from the engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will state that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

You have requested that we provide you with a copy of our most recent external peer review report and any subsequent reports received during the contract period. Accordingly, our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Town of Valdese, North Carolina and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,



Phillip E. Church
Partner

RESPONSE:

This letter correctly sets forth the understanding of Town of Valdese, North Carolina.

Management signature: _____

Title: _____

Date: _____

Governance signature: _____

Title: _____

Date: _____



Report on the Firm's System of Quality Control

February 5, 2025

To the partners of Lowdermilk Church & Co., L.L.P. and
the Peer Review Committee of the Coastal Peer Review, Inc.

We have reviewed the system of quality control for the accounting and auditing practice of Lowdermilk Church & Co., L.L.P. (the firm) in effect for the year ended May 31, 2024. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

1501 Highwoods Blvd., Ste. 300 (27410)
P.O. Box 19608
Greensboro, NC 27419

P: 336-294-4494 • F: 336-294-4495

brc.cpa

Lowdermilk Church & Co., L.L.P.
and the Peer Review Committee of the
Coastal Peer Review, Inc.
February 5, 2025
Page 2

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Lowdermilk Church & Co., L.L.P. in effect for the year ended May 31, 2024, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Lowdermilk Church & Co., L.L.P. has received a peer review rating of pass.

Bernard Robinson & Company, L.L.P.

BERNARD ROBINSON & COMPANY, L.L.P.

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Michael Rapp - Town Planner

Subject: Call for Public Hearing - 0 Griffin Ave Rezoning

Meeting: March 30, 2026 - Regular Council Meeting

Presenter: Consent Agenda

ITEM OF INTEREST:

Call for public hearing in regard to a rezoning request for 0 Griffin Ave, NW, Valdese 28690 (PIN 2733573173) from M-1 to R-8 for a 84-unit (3 building) apartment complex.

BACKGROUND INFORMATION:

The existing parcel is zoned for manufacturing use and is currently vacant. The owner of the property is Hayne Hens Farm Inc. and the applicant for the rezoning is KRP Investments LLC. The intent for the rezoning is to build a multi-family apartment complex. Should the rezoning be approved, this proposal will be submitted again to the Board of Adjustment for a Special Use Permit.

The property is currently zoned a majority M-1, with a few small portions being R-12 and R-8.

The complex will consist of 3, 3-story apartment buildings with 84 units total; consisting of 1, 2, and 3 bedroom options. Access will be provided on Dixie Ave NW. Amenities will include internal sidewalks, clubhouse, playground, picnic area, outdoor seating areas, and on-site dumpster and recycling.

There will be an income limit for those renting these units.

The Planning Board, at its 3/16/26 meeting, recommended denial, 5-0, for the rezoning as inconsistent with the Vision Plan Future Land Use Map, and inconsistent with the residential priorities adopted by the Vision Plan.

This action would call for a public hearing on 5/11/26 and allow staff to advertise as such.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

Staff recommends Council to set the Public Hearing for the May 11, 2026 Council Meeting.

LIST OF ATTACHMENTS:

N/A

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Michael Rapp - Town Planner

Subject: Call for Public Hearing - Electronic Message Sign Text Amendment

Meeting: March 30, 2026 - Regular Council Meeting

Presenter: Consent Agenda

ITEM OF INTEREST:

Call for a public hearing to modify the Town of Valdese Unified Development Ordinance Section 5.5.8 (A) (2) Electronic Message Signs

BACKGROUND INFORMATION:

At the February 2026 Planning Board meeting, staff introduced a potential text amendment to Section 5.5.8 of the Unified Development Ordinance (UDO) regarding Electronic Message Signs. The current ordinance permits electronic message signs only when used in connection with the Town of Valdese or public-school facilities and expressly prohibits graphic images. As written, the Town and public schools may display text-based electronic messages but may not include logos, symbols, or other graphic elements.

The proposed amendment would modify Section 5.5.8 to allow the Town of Valdese and public-school facilities to display graphic images on otherwise permitted electronic message signs. The amendment would not expand eligibility beyond these entities but would provide greater flexibility in communication and visibility for public facilities.

The Planning Board voted at it's 3/16/26 meeting to recommend the approval of the text amendment 5-0.

This action would call for a public hearing on 5/11/26 and allow staff to advertise as such.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

Staff recommends Council to set the Public Hearing for the May 11, 2026 Council Meeting.

LIST OF ATTACHMENTS:

N/A

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Michael Rapp - Town Planner

Subject: Call for Public Hearing - Food Truck Ordinance Text Amendment / Update to the Town's Code of Ordinances

Meeting: March 30, 2026 - Regular Council Meeting

Presenter: Consent Agenda

ITEM OF INTEREST:

Call for a public hearing to modify the Town of Valdese Unified Development Ordinance to include the Food Truck Ordinance and to modify the Town of Valdese Code of Ordinances to include the Food Truck Ordinance.

BACKGROUND INFORMATION:

At the request of the Valdese Town Council, the Planning Board was asked to review the potential adoption of a Food Truck Ordinance to establish regulations governing the operation of mobile food vendors within the Town of Valdese. The intent of the proposed ordinance is to provide clear operational standards for food trucks while balancing economic opportunity with considerations related to public health, safety, traffic circulation, and compatibility with surrounding land uses.

Over the course of several Planning Board meetings, staff worked with the Planning Board to review examples of similar ordinances adopted by other North Carolina municipalities and to develop draft language tailored to the needs and development patterns of the Town of Valdese. The draft ordinance establishes a permitting process administered by the Planning Department and outlines operational, location, and safety requirements for food truck activity within the Town's jurisdiction. The proposed regulations are intended to allow food truck operations while ensuring that such uses are conducted in a manner that does not negatively impact existing businesses, adjacent properties, or public infrastructure.

Following review and discussion of the proposed ordinance language, including revisions based on comments from the Town Attorney, the Valdese Planning Board, at its 3/16/26 meeting, voted 5-0 to recommend approval of the proposed Food Truck Ordinance and forwarded the ordinance to the Town Council for consideration.

This action would call for a public hearing on 5/11/26 and allow staff to advertise as such.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

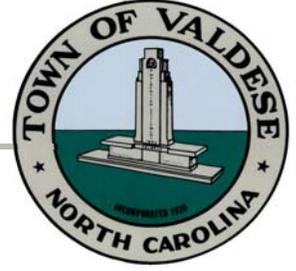
Staff recommends Council to set the Public Hearing for the May 11, 2026 Council Meeting.

LIST OF ATTACHMENTS:

N/A

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: March 30, 2026

Presenter: Valdese Fire Chief Truman Walton

ITEM OF INTEREST:

State of the Department Report - Fire Department

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 Fire Department is providing its State of the Department.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

N/A

LIST OF ATTACHMENTS:

N/A

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Mayor & Town Council

From: Town Manager Todd Herms, Assistant Town Manager/CFO Bo Weichel, HR Director Jessica Lail

Subject: Presentation of the Proposed Pay Study

Meeting: March 30, 2026

Presenter: David Hill, HR Consultant & Management Analyst, Piedmont Triad Regional Council

ITEM OF INTEREST:

Proposed Pay Study

BACKGROUND INFORMATION:

The Town's most recent pay study, also conducted by Mr. Hill, was partially implemented and approved during the June 24, 2019 budget adoption. At the June 5, 2023 Council meeting, Council approved a 10 percent increase to the existing pay plan across the board. In addition, any employee whose salary fell below the minimum of the revised pay range was adjusted to the new minimum and remained eligible for that year's cost of living adjustment (COLA). Despite these actions, compensation levels were still below market rates compared to surrounding municipalities.

Funding was included in the FY 2025–2026 budget to complete a new pay study. Staff issued a Request for Proposals (RFP) for consulting services and determined that David Hill with the Piedmont Triad Regional Council was the best choice. The pay study, benefits analysis, and Personnel Policy update began in August 2025.

BUDGET IMPACT:

Will be discussed during the FY 2026-2027 budget process.

RECOMMENDATION / OPTIONS:

Direct staff to include funding in the FY 2026–2027 budget to support recruitment and retention efforts.

LIST OF ATTACHMENTS:

N/A

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Michael Rapp - Town Planner

Subject: Public Hearing - Right of Way Closure - Faet St Southwest

Meeting: March 30, 2026 - Regular Council Meeting

Presenter: Michael Rapp - Town Planner

ITEM OF INTEREST:

Right-of-Way Closure - Faet Street Southwest

BACKGROUND INFORMATION:

On February 9, 2026, the Valdese Town Council adopted a Resolution of Intent to Permanently Close an Unopened Right-of-Way of Faet Street SW, thereby initiating the street-closing process pursuant to N.C.G.S. § 160A-299 and calling for a public hearing on the matter.

The unopened portion of the Faet Street SW right-of-way (the "Unopened ROW") is located south of Burke County PIN 2733825079 and north of Burke County PIN 2733814633, extends beyond the existing improved portion of Faet Street SW through undeveloped property, and has an approximate length of 160 feet. This segment of right-of-way has never been opened or improved for vehicular or pedestrian use and does not currently serve a public transportation purpose.

In accordance with State law, notice of the proposed closure and public hearing was provided through publication, posting of the right-of-way, and certified mail notification to adjoining property owners. The purpose of the public hearing is to allow the Town Council to receive public comment and determine whether the proposed closure would be contrary to the public interest or would deprive any property owner of reasonable means of ingress and egress.

Following the public hearing, the Town Council may consider adoption of an Order Permanently Closing the Unopened Right-of-Way of Faet Street SW. If approved, title to the closed right-of-way would vest in the adjoining property owners as provided by law, subject to the Town's retention of utility easements within the area of the closed right-of-way.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

Staff recommends that Council conduct the public hearing regarding the proposed closure. If Council determines the closure is not contrary to the public interest and does not deprive any property owner of reasonable ingress or egress, Council may consider adoption of the Order Permanently Closing the Right-of-Way. +

LIST OF ATTACHMENTS:

(1) Order Permanently Closing Unopened Right-of-Way (2) Declaration of Retention of Utility Easements (3) PowerPoint Presentation

Prepared by and return to:
Timothy D. Swanson, Attorney
Post Office Drawer 2428
Hickory, NC 28603

STATE OF NORTH CAROLINA

BURKE COUNTY

ORDER PERMANENTLY UNOPENED RIGHT-OF-WAY OF FAET ST SW

Dated this ____ day of _____, 2026

ORDER PERMANENTLY CLOSING UNOPENED RIGHT-OF-WAY OF FAET ST SW

WHEREAS, in accordance with the authority granted under N.C.G.S. § 160A-299, the Town Council of the Town of Valdese adopted a Resolution of Intent to Permanently Close an Unopened Right-of-Way of Faet Street SW; and

WHEREAS, the unopened portion of Faet Street SW (the “Unopened ROW”) is located to the south of Burke County PIN: 2733825079 and to the north of Burke County PIN: 2733814633, and lies within the corporate limits of the Town of Valdese, and extends to that portion of Faet Street SW identified as a public paved roadway on the “Town of Valdese, Burke County, North Carolina, 2022 Powell Bill Map,” dated June 30, 2022; and

WHEREAS, the Town Council caused notice of the proposed closure and public hearing to be provided in the manner required by law, including publication, posting, and certified mailing to adjoining property owners; and

WHEREAS, the Town Council conducted a duly advertised public hearing on March 2, 2026, at which time all interested persons were afforded an opportunity to be heard on whether the proposed closure would be contrary to the public interest or would deprive any property owner in the vicinity of reasonable means of ingress and egress; and

WHEREAS, after considering the evidence and testimony presented at the public hearing, the Town Council finds and determines that:

1. The Unopened ROW is not needed for public use or public transportation purposes;
2. The permanent closure of the Unopened ROW is not contrary to the public interest; and
3. No property owner in the vicinity will be deprived of reasonable means of ingress or egress as a result of the closure; and

WHEREAS, the Town Council has further determined that it is necessary and in the public interest to retain utility easements within the area of the permanently closed right-of-way pursuant to N.C.G.S. 160A-299(g).

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

1. Permanent Closure: The unopened portion of Faet Street SW, more particularly described below, is hereby permanently closed as a public street and public right-of-way:

The southeastern portion of Faet Street SW, being an unopened right-of-way located to the south of Burke County PIN 2733825079 and to the north of Burke County PIN 2733814633, extending from the southeastern property line of Burke County PIN 2733827121 to that portion of Faet Street SW identified as a public paved roadway on the “Town of Valdese, Burke County, North Carolina, 2022 Powell Bill Map,” dated June 30, 2022, and lying within the corporate limits of the

Town of Valdese and being described on Exhibit A attached hereto for a more particular description.

2. Vesting of Title: Upon the effective date of this Order, title to the closed right-of-way shall vest in the adjoining property owners as provided by law, subject to any existing rights and the utility easements expressly retained herein and in the accompanying Declaration of Retention of Utility Easements.
3. Retention of Utility Easements: Pursuant to N.C.G.S. 160A-299(g), the Town of Valdese hereby expressly retains all existing and future utility easements, whether public or private, within, upon, under, and across the permanently closed portion of Faet Street SW, as more particularly set forth in the Declaration of Retention of Utility Easements adopted concurrently with this Order and incorporated herein by reference. The retained utility easements include, but are not limited to, the right to construct, reconstruct, install, operate, inspect, maintain, repair, replace, relocate, and remove utility facilities of any kind, including without limitation water, sewer, stormwater, electric, gas, telecommunications, fiber-optic, cable, and related infrastructure, together with reasonable rights of ingress and egress for such purposes.
4. Recordation: The Town Clerk is hereby directed to cause this Order, together with the Declaration of Retention of Utility Easements, to be recorded by the Burke County Register of Deeds, and to take all further actions necessary to carry out the intent of this Order.
5. Effective Date: This Order shall become effective upon adoption by the Town Council.

ADOPTED and APPROVED this the ____ day of _____, 2026.

TOWN OF VALDESE

By: Keith Huffman
Title: Mayor

ATTEST:

Jessica Lail, Town Clerk

EXHIBIT A

BEGINNING at a point, said point being the southwest corner of Hook Properties, LLC as is recorded in Deed Book 2690, Page 976, Burke County Registry and running thence with the southern line of Hook Properties, LLC North 88° West 180 feet to a point set in the western line of Timothy G. Bernard, Jr. and wife, Molly Anne Bumgarner in Deed Book 2602, Page 31, Burke County Registry; running thence with the Bumgarner line South 4° 38' East approximately 40 feet to the northeast corner of property owned by the Town of Valdese, being Parcel Identification Number 2733814633; running thence with the northern line of the Town of Valdese South 88° East approximately 180 feet to a point set in the northern line of the Town of Valdese in Deed Book 2030, Page 990, Burke County Registry; running thence North 4° 38' West approximately 40 feet to a point in the centerline of Faet Street, SW, Town of Valdese; running thence a new line North 88° West 20 feet to the point and place of Beginning and being that unopen portion of Faet Street, SW. Said Street also being referred to as South Street on Plat recorded in Plat Book 5, Page 93, Burke County Registry.

Prepared by and return to:
Timothy D. Swanson, Attorney
Post Office Drawer 2428
Hickory, NC 28603

STATE OF NORTH CAROLINA

BURKE COUNTY

DECLARATION OF RETENTION OF UTILITY EASEMENTS

Dated this ____ day of _____, 2026

DECLARATION OF RETENTION OF UTILITY EASEMENTS

WHEREAS, pursuant to N.C.G.S. § 160A-299, when a city or town proposes to permanently close a street or public alley, the council shall adopt a resolution declaring its intent and setting a public hearing; and

WHEREAS, the statute requires that notice of the hearing shall be published once a week for four consecutive weeks, mailed by certified or registered mail to adjoining property owners as shown in county tax records, and posted in at least two conspicuous locations along the street or alley; and

WHEREAS, following the public hearing, the council may order the closure upon determining that the closure is not contrary to the public interest and does not deprive any property owner in the vicinity of reasonable ingress or egress. A certified copy of the order must be filed with the county register of deeds; and

WHEREAS, the Town Council of the Town of Valdese has complied with the requirements of N.C.G.S. § 160A-299 in connection with the proposed permanent closure of an unopened portion of public right-of-way known as Faet Street SW (the “Unopened ROW”), located within the corporate limits of the Town of Valdese to the south of Burke County PIN: 2733825079 and to the north of Burke County PIN: 2733814633; and

WHEREAS, after providing notice and conducting a duly advertised public hearing, the Town Council of the Town of Valdese has determined that the permanent closure of the Unopened ROW is not contrary to the public interest and will not deprive any property owner in the vicinity of reasonable means of ingress and egress; and

WHEREAS, N.C.G.S. § 160A-299(g) authorizes a municipality, after public hearing, to retain public and private utility easements within a permanently closed street or right-of-way upon approval of the declaration specifically describing such easements; and

WHEREAS, the Town Council of the Town of Valdese finds that retaining utility easements within the area of the permanently closed right-of-way is necessary and in the public interest in order to preserve existing and future utility infrastructure and access thereto.

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

1. Retention of Utility Easements: The Town of Valdese hereby expressly retains all existing and future utility easements, whether public or private, within, upon, under, and across the portion of Faet Street SW that is permanently closed, as more particularly described herein.
2. Description of Area Subject to Easements: The utility easements retained by this Declaration apply to the southeastern portion of Faet Street SW, being an unopened right-of-way located to the south of Burke County PIN 2733825079 and to the north of Burke County PIN 2733814633, extending from the southeastern property line of Burke County

PIN 2733827121 to that portion of Faet Street SW identified as a public paved roadway on the “Town of Valdese, Burke County, North Carolina, 2022 Powell Bill Map,” dated June 30, 2022, and lying within the corporate limits of the Town of Valdese and being described on Exhibit A attached hereto for a more particular description.

3. Scope of Easements: The retained utility easements include, but are not limited to, the right to construct, reconstruct, install, operate, inspect, maintain, repair, replace, relocate, and remove utility facilities of any kind, including without limitation water, sewer, stormwater, electric, gas, telecommunications, fiber-optic, cable, and related infrastructure, together with reasonable rights of ingress and egress for such purposes.
4. Running with the Land: The utility easements retained herein shall run with the land and shall be binding upon and inure to the benefit of the Town of Valdese, public and private utility providers, and their respective successors and assignees, notwithstanding the permanent closure of the right-of-way and any subsequent conveyance, subdivision, or recombination of the underlying property.
5. Recordation: This Declaration of Retention of Utility Easements shall be recorded with the Burke County Register of Deeds and shall be referenced in the Order Permanently Closing the Unopened ROW.

ADOPTED and APPROVED this the ____ day of _____, 2026.

TOWN OF VALDESE

By: Keith Huffman
Title: Mayor

ATTEST:

Jessica Lail, Town Clerk

EXHIBIT A

BEGINNING at a point, said point being the southwest corner of Hook Properties, LLC as is recorded in Deed Book 2690, Page 976, Burke County Registry and running thence with the southern line of Hook Properties, LLC North 88° West 180 feet to a point set in the western line of Timothy G. Bernard, Jr. and wife, Molly Anne Bumgarner in Deed Book 2602, Page 31, Burke County Registry; running thence with the Bumgarner line South 4° 38' East approximately 40 feet to the northeast corner of property owned by the Town of Valdese, being Parcel Identification Number 2733814633; running thence with the northern line of the Town of Valdese South 88° East approximately 180 feet to a point set in the northern line of the Town of Valdese in Deed Book 2030, Page 990, Burke County Registry; running thence North 4° 38' West approximately 40 feet to a point in the centerline of Faet Street, SW, Town of Valdese; running thence a new line North 88° West 20 feet to the point and place of Beginning and being that unopen portion of Faet Street, SW. Said Street also being referred to as South Street on Plat recorded in Plat Book 5, Page 93, Burke County Registry.

**PUBLIC HEARING –
PROPOSED RIGHT-OF-WAY CLOSURE**

Faet Street Southwest, Valdese, NC 28690

Town Council Regular Meeting - 3/30/26

PROPOSED RIGHT-OF-WAY CLOSURE STATS

- Right-of-way approximately 160' x 26'
- This portion of right-of-way has never been opened, improved, or used for vehicular or pedestrian travel and does not serve a current or future public transportation purpose.







Valdese

W
PRALEY ST SW

FAET ST SW

PIEDMONT AVE SE

1013

1016

1013

1012

1017

1020

1017

1018

1109

1117

1017

1121

REQUIRED STEPS

- Council adopts resolution of intent and calls for public hearing.
- Resolution must be published 1x a week for 4 consecutive weeks.
- Copy of the resolution must be sent to all owners of property adjoining the street or alley.
- A notice of the closing and public hearing shall be prominently posted in at least two places along the street or alley.
- Public hearing occurs.
- Council may adopt an order closing the street or alley.
- Shall then be filed with the Register of Deeds.

RESOLUTION OF INTENT TO PERMANENTLY CLOSE UNOPENED RIGHT-OF-WAY OF FAET STREET SW

WHEREAS, the Town of Valdese has received a request from an adjoining property owner to permanently close an unopened portion of a right-of-way identified as Faet Street SW (the "Unopened ROW"), said Unopened ROW being located to the south of Burke County PIN: 2733825079 and to the north of Burke County PIN: 2733814633; and

WHEREAS, the Unopened ROW extends beyond the existing improved street through an undeveloped property and serves no current or future public transportation purpose; and

WHEREAS, the Town Council of the Town of Valdese finds that the Unopened ROW is not needed for public use and that its closure would promote orderly land development, clarify property boundaries, and eliminate an unnecessary right-of-way from the Town's inventory; and

WHEREAS, N.C.G.S. 160A-299 authorizes municipalities to permanently close any street or portion thereof that is not needed for public purposes, following proper notice and public hearing; and

WHEREAS, adoption of this Resolution of Intent is the first step in the statutory process and establishes the date, time, and place of a public hearing to consider the proposed closure.

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

1. Intent to Close: The Town Council hereby declares its intent to permanently close the Unopened ROW, more particularly described as follows:

The southeastern portion of Faet Street SW being located to the south of Burke County PIN: 2733825079 and to the north of Burke County PIN: 2733814633, having an approximate length of 160 feet. The road segment lies within the corporate limits of the Town of Valdese.

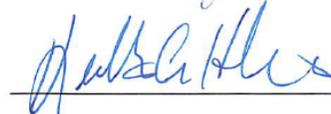
2. Public Hearing: A public hearing on the proposed permanent closure of the Unopened ROW shall be held by the Town Council at 6:00 p.m. on March 30, 2026, at the Town of Valdese Town Hall located at 102 Massel Avenue, Valdese, North Carolina, at which time all interested persons shall be heard on the question of whether the proposed closure is contrary to the public interest or would deprive any property owner of reasonable means of ingress and egress.
3. Notice of Hearing: The Town Clerk is directed to:
 - a. Publish this Resolution of Intent once each week for four (4) consecutive weeks in a newspaper of general circulation prior to the public hearing;

- b. Post a copy of this Resolution of Intent at two or more prominent locations along the unopened portion of Faet Street SW proposed for closure for a minimum of twenty (20) days prior to the hearing; and

- c. Mail a copy of this Resolution of Intent by certified mail to all property owners adjoining the portion of Faet Street SW proposed for closure.

4. Purpose: The purpose of this Resolution of Intent and the subsequent public hearing is to allow all interested persons an opportunity to be heard on the question of whether closing the Unopened ROW would be contrary to the public interest or would deprive any individual owning property in the vicinity of reasonable access to their property.
5. Further Action: Following the public hearing, the Town Council may adopt an Order to Permanently Close the Unopened ROW of Faet Street SW if it determines that the closing is not contrary to the public interest and that no property owner will be deprived of reasonable access as a result of the closure.

ADOPTED and APPROVED this the 9th day of February 2026.



Keith Huffman

Mayor

ATTEST:



Jessica Lail

Town Clerk



MAILER

- Enclosed within this mailer:
 - Information about the RoW Closure
 - Public Hearing Information
 - The adopted resolution
 - A map outlining the area proposed for closure.



Town of Valdese
102 Massel Avenue
Valdese, North Carolina 28690
(828) 879-2124

February 10, 2026

RE: Notice of Public Hearing – Proposed Closure of Unopened Portion of Faet Street SW

Dear Property Owner,

The Town of Valdese is providing this letter as official notice that the Valdese Town Council has adopted the enclosed Resolution of Intent to Permanently Close an Unopened Portion of Faet Street SW, in accordance with N.C. General Statute 160A-299.

You are receiving this notice because Town records indicate that you own property adjoining, or located in the immediate vicinity of, the portion of Faet Street SW proposed for closure. The section proposed for closure is an unopened and unimproved segment of right-of-way located at the Southern most portion of Faet Street Southwest.

As required by state law, the Town Council will hold a public hearing to receive comments and input regarding whether the proposed closure is contrary to the public interest or would deprive any property owner of reasonable means of ingress and egress.

Public Hearing Information

Date: March 30, 2026

Time: 6:00 p.m.

Location: Council Chambers - Valdese Town Hall - 102 Massel Avenue, Valdese, NC 28690

All interested persons are invited to attend and will be given an opportunity to be heard.

If you have questions prior to the hearing or would like additional information, please contact the Town of Valdese Planning Department at (828) 879-2124 or planning@valdesenc.gov.

Thank you for your attention to this matter.

Sincerely,

Michael Rapp
Valdese Town Planner

Enclosure:

- Resolution of Intent to Permanently Close Unopened Right-of-Way of Faet Street SW
- Map of Proposed Right-of-Way Closure Area (Highlighted Lime Green)

NEWSPAPER ADVERTISEMENT

- As outlined by statute, the Resolution was published once a week, for four consecutive weeks, prior to the hearing.
- Advertisement was conducted on:
 - March 7, 2026
 - March 14, 2026
 - March 21, 2026
 - March 28, 2026

RESOLUTION OF INTENT TO PERMANENTLY CLOSE UNOPENED RIGHT-OF-WAY OF FAET STREET SW

WHEREAS, the Town of Valdese has received a request from an adjoining property owner to permanently close an unopened portion of a right-of-way identified as Faet Street SW (the "Unopened ROW"), said Unopened ROW being located to the south of Burke County PIN: 2733825079 and to the north of Burke County PIN: 2733814633; and

WHEREAS, the Unopened ROW extends beyond the existing improved street through an undeveloped property and serves no current or future public transportation purpose; and

WHEREAS, the Town Council of the Town of Valdese finds that the Unopened ROW is not needed for public use and that its closure would promote orderly land development, clarify property boundaries, and eliminate an unnecessary right-of-way from the Town's inventory; and

WHEREAS, N.C.G.S. 160A-299 authorizes municipalities to permanently close any

street or portion thereof that is not needed for public purposes, following proper notice and public hearing; and

WHEREAS, adoption of this Resolution of Intent is the first step in the statutory process and establishes the date, time, and place of a public hearing to consider the proposed closure.

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

1. Intent to Close: The Town Council hereby declares its intent to permanently close the Unopened ROW, more particularly described as follows:

The southeastern portion of Faet Street SW being located to the south of Burke County PIN: 2733825079 and to the north of Burke County PIN: 2733814633, having an approximate length of 160 feet. The road segment lies within the corporate limits of the Town of Valdese.

2. Public Hearing: A public hearing on the proposed permanent closure of the Unopened ROW shall be held by the Town Council at 6:00 p.m. on March 30, 2026, at the Town of Valdese Town Hall located at 102 Massel Avenue, Valdese, North Carolina, at which time all interested persons shall be heard on the question of whether the proposed closure is contrary to the public interest or would deprive any property owner of reasonable means of ingress and egress.

3. Notice of Hearing: The Town Clerk is directed to:

a. Publish this Resolution of Intent once each week for four (4) consecutive weeks in a newspaper of general circulation prior to the public hearing;

b. Post a copy of this Resolution of Intent at two or more prominent locations along the unopened portion of Faet Street SW proposed for closure for a minimum of twenty (20) days prior to the hearing; and

c. Mail a copy of this Resolution of Intent by certified mail to all property owners adjoining the portion of Faet Street SW proposed for closure.

4. Purpose: The purpose of this Resolution of Intent and the subsequent public hearing is to allow all interested persons an opportunity to be heard on the question of whether closing the Unopened ROW would be contrary to the public interest or would deprive any individual owning property in the vicinity of reasonable access to their property.

5. Further Action: Following the public hearing, the Town Council may adopt an Order to Permanently Close the Unopened ROW of Faet Street SW if it determines that the closing is not contrary to the public interest and that no property owner will be deprived of reasonable access as a result of the closure.

ADOPTED and APPROVED this 9th day of February, 2026.

/s/ Keith Huffman,
Mayor

ATTEST:
/s/ Jessica Laili, Town Clerk

2721-335786 03/14/26,
03/07/26, 03/21/26, 03/28/26



SIGN POSTS



**PUBLIC HEARING GUIDANCE PROVIDED
BY N.C.G.S. 160A-299**

- Any person may be heard on the question of whether or not the closing would be detrimental to the public interest, or the property rights of any individual.
- Council shall be satisfied that the closing is not contrary to the public interest, and that no individual owning property in the vicinity of the street or alley or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to his property.

ORDER OF CLOSING AND RETENTION OF UTILITY EASEMENTS

- These are what would follow the public hearing if approved.
- It would then be filed with the Register of Deeds and the alley would be closed.

ORDER PERMANENTLY CLOSING UNOPENED RIGHT-OF-WAY OF FAET ST SW

WHEREAS, in accordance with the authority granted under N.C.G.S. § 160A-299, the Town Council of the Town of Valdese adopted a Resolution of Intent to Permanently Close an Unopened Right-of-Way of Faet Street SW; and

WHEREAS, the unopened portion of Faet Street SW (the “Unopened ROW”) is located to the south of Burke County PIN: 2733825079 and to the north of Burke County PIN: 2733814633, and lies within the corporate limits of the Town of Valdese, and extends to that portion of Faet Street SW identified as a public paved roadway on the “Town of Valdese, Burke County, North Carolina, 2022 Powell Bill Map,” dated June 30, 2022; and

WHEREAS, the Town Council caused notice of the proposed closure and public hearing to be provided in the manner required by law, including publication, posting, and certified mailing to adjoining property owners; and

WHEREAS, the Town Council conducted a duly advertised public hearing on March 2, 2026, at which time all interested persons were afforded an opportunity to be heard on whether the proposed closure would be contrary to the public interest or would deprive any property owner in the vicinity of reasonable means of ingress and egress; and

WHEREAS, after considering the evidence and testimony presented at the public hearing, the Town Council finds and determines that:

1. The Unopened ROW is not needed for public use or public transportation purposes;
2. The permanent closure of the Unopened ROW is not contrary to the public interest; and
3. No property owner in the vicinity will be deprived of reasonable means of ingress or egress as a result of the closure; and

WHEREAS, the Town Council has further determined that it is necessary and in the public interest to retain utility easements within the area of the permanently closed right-of-way pursuant to N.C.G.S. 160A-299(g).

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

1. Permanent Closure: The unopened portion of Faet Street SW, more particularly described below, is hereby permanently closed as a public street and public right-of-way:

The southeastern portion of Faet Street SW, being an unopened right-of-way located to the south of Burke County PIN 2733825079 and to the north of Burke County PIN 2733814633, extending from the southeastern property line of Burke County PIN 2733827121 to that portion of Faet Street SW identified as a public paved roadway on the “Town of Valdese, Burke County, North Carolina, 2022 Powell Bill Map,” dated June 30, 2022, and lying within the corporate limits of the

Town of Valdese and being described on Exhibit A attached hereto for a more particular description.

2. Vesting of Title: Upon the effective date of this Order, title to the closed right-of-way shall vest in the adjoining property owners as provided by law, subject to any existing rights and the utility easements expressly retained herein and in the accompanying Declaration of Retention of Utility Easements.
3. Retention of Utility Easements: Pursuant to N.C.G.S. 160A-299(g), the Town of Valdese hereby expressly retains all existing and future utility easements, whether public or private, within, upon, under, and across the permanently closed portion of Faet Street SW, as more particularly set forth in the Declaration of Retention of Utility Easements adopted concurrently with this Order and incorporated herein by reference. The retained utility easements include, but are not limited to, the right to construct, reconstruct, install, operate, inspect, maintain, repair, replace, relocate, and remove utility facilities of any kind, including without limitation water, sewer, stormwater, electric, gas, telecommunications, fiber-optic, cable, and related infrastructure, together with reasonable rights of ingress and egress for such purposes.
4. Recordation: The Town Clerk is hereby directed to cause this Order, together with the Declaration of Retention of Utility Easements, to be recorded by the Burke County Register of Deeds, and to take all further actions necessary to carry out the intent of this Order.
5. Effective Date: This Order shall become effective upon adoption by the Town Council.

ADOPTED and APPROVED this the ___ day of _____, 2026.

TOWN OF VALDESE

By: Keith Huffman
Title: Mayor

ATTEST:

Jessica Lail, Town Clerk

EXHIBIT A

BEGINNING at a point, said point being the southwest corner of Hook Properties, LLC as is recorded in Deed Book 2690, Page 976, Burke County Registry and running thence with the southern line of Hook Properties, LLC North 88° West 180 feet to a point set in the western line of Timothy G. Bernard, Jr. and wife, Molly Anne Bumgarner in Deed Book 2602, Page 31, Burke County Registry; running thence with the Bumgarner line South 4° 38' East approximately 40 feet to the northeast corner of property owned by the Town of Valdese, being Parcel Identification Number 2733814633; running thence with the northern line of the Town of Valdese South 88° East approximately 180 feet to a point set in the northern line of the Town of Valdese in Deed Book 2030, Page 990, Burke County Registry; running thence North 4° 38' West approximately 40 feet to a point in the centerline of Faet Street, SW, Town of Valdese; running thence a new line North 88° West 20 feet to the point and place of Beginning and being that unopen portion of Faet Street, SW. Said Street also being referred to as South Street on Plat recorded in Plat Book 5, Page 93, Burke County Registry.

DECLARATION OF RETENTION OF UTILITY EASEMENTS

WHEREAS, pursuant to N.C.G.S. § 160A-299, when a city or town proposes to permanently close a street or public alley, the council shall adopt a resolution declaring its intent and setting a public hearing; and

WHEREAS, the statute requires that notice of the hearing shall be published once a week for four consecutive weeks, mailed by certified or registered mail to adjoining property owners as shown in county tax records, and posted in at least two conspicuous locations along the street or alley; and

WHEREAS, following the public hearing, the council may order the closure upon determining that the closure is not contrary to the public interest and does not deprive any property owner in the vicinity of reasonable ingress or egress. A certified copy of the order must be filed with the county register of deeds; and

WHEREAS, the Town Council of the Town of Valdese has complied with the requirements of N.C.G.S. § 160A-299 in connection with the proposed permanent closure of an unopened portion of public right-of-way known as Faet Street SW (the "Unopened ROW"), located within the corporate limits of the Town of Valdese to the south of Burke County PIN: 2733825079 and to the north of Burke County PIN: 2733814633; and

WHEREAS, after providing notice and conducting a duly advertised public hearing, the Town Council of the Town of Valdese has determined that the permanent closure of the Unopened ROW is not contrary to the public interest and will not deprive any property owner in the vicinity of reasonable means of ingress and egress; and

WHEREAS, N.C.G.S. § 160A-299(g) authorizes a municipality, after public hearing, to retain public and private utility easements within a permanently closed street or right-of-way upon approval of the declaration specifically describing such easements; and

WHEREAS, the Town Council of the Town of Valdese finds that retaining utility easements within the area of the permanently closed right-of-way is necessary and in the public interest in order to preserve existing and future utility infrastructure and access thereto.

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

1. Retention of Utility Easements: The Town of Valdese hereby expressly retains all existing and future utility easements, whether public or private, within, upon, under, and across the portion of Faet Street SW that is permanently closed, as more particularly described herein.
2. Description of Area Subject to Easements: The utility easements retained by this Declaration apply to the southeastern portion of Faet Street SW, being an unopened right-of-way located to the south of Burke County PIN 2733825079 and to the north of Burke County PIN 2733814633, extending from the southeastern property line of Burke County

PIN 2733827121 to that portion of Faet Street SW identified as a public paved roadway on the "Town of Valdese, Burke County, North Carolina, 2022 Powell Bill Map," dated June 30, 2022, and lying within the corporate limits of the Town of Valdese and being described on Exhibit A attached hereto for a more particular description.

3. Scope of Easements: The retained utility easements include, but are not limited to, the right to construct, reconstruct, install, operate, inspect, maintain, repair, replace, relocate, and remove utility facilities of any kind, including without limitation water, sewer, stormwater, electric, gas, telecommunications, fiber-optic, cable, and related infrastructure, together with reasonable rights of ingress and egress for such purposes.
4. Running with the Land: The utility easements retained herein shall run with the land and shall be binding upon and inure to the benefit of the Town of Valdese, public and private utility providers, and their respective successors and assignees, notwithstanding the permanent closure of the right-of-way and any subsequent conveyance, subdivision, or recombination of the underlying property.
5. Recordation: This Declaration of Retention of Utility Easements shall be recorded with the Burke County Register of Deeds and shall be referenced in the Order Permanently Closing the Unopened ROW.

ADOPTED and APPROVED this the ___ day of _____, 2026.

TOWN OF VALDESE

By: Keith Huffman
Title: Mayor

ATTEST:

Jessica Lail, Town Clerk

EXHIBIT A

BEGINNING at a point, said point being the southwest corner of Hook Properties, LLC as is recorded in Deed Book 2690, Page 976, Burke County Registry and running thence with the southern line of Hook Properties, LLC North 88° West 180 feet to a point set in the western line of Timothy G. Bernard, Jr. and wife, Molly Anne Bumgarner in Deed Book 2602, Page 31, Burke County Registry; running thence with the Bumgarner line South 4° 38' East approximately 40 feet to the northeast corner of property owned by the Town of Valdese, being Parcel Identification Number 2733814633; running thence with the northern line of the Town of Valdese South 88° East approximately 180 feet to a point set in the northern line of the Town of Valdese in Deed Book 2030, Page 990, Burke County Registry; running thence North 4° 38' West approximately 40 feet to a point in the centerline of Faet Street, SW, Town of Valdese; running thence a new line North 88° West 20 feet to the point and place of Beginning and being that unopen portion of Faet Street, SW. Said Street also being referred to as South Street on Plat recorded in Plat Book 5, Page 93, Burke County Registry.

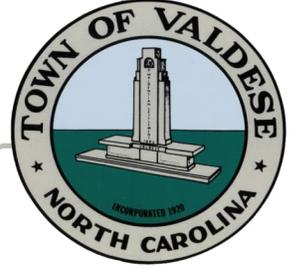
*Also mailed to petitioner at least 5 days prior.

ANY QUESTIONS?

- If not the public hearing may proceed.

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: March 30, 2026

Presenter: Bo Weichel, Assistant Town Manager / CFO

ITEM OF INTEREST:

Offer to purchase portion of ROW on Faet St. SW

BACKGROUND INFORMATION:

The Town has received an offer on a portion of ROW located on Faet St. SW Praley St SW.

Approximate acreage: 0.05

Appraised Land Value per Burke County GIS: n/a

The Town has been offered \$500 for this section of ROW. The minimum 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:

Consider 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: _____

Legal Description: The southeastern portion of Fact St SW, located to the south of Burke County PIN 2733825079 and to the north of Burke County PIN 2733814633, having an approximate length of 160 feet and an approximate width of 13.5 feet and lying within the corporate limits of the Town of Valdese.

2. **OFFER/PURCHASE PRICE:** The purchase price offered is \$ 500 and shall be paid as follows:

(a) \$50, representing a 5% deposit paid by Hook Properties, LLC (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.

(b) \$450, 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: 3/12/26

Date of Acceptance: 3/12/26

Buyer: Hook Properties, LLC (Seal)

Seller: Town of Valdese

Address: P.O. Box 789 Morganton, NC 28680

By: 
Assistant Town Manager / CFO

Phone: 828-443-2027

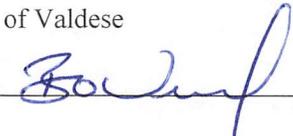
Email: ryancook1988@yahoo.com

Council Resolution Date: 3/30/26

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.

Date: 3/12/26

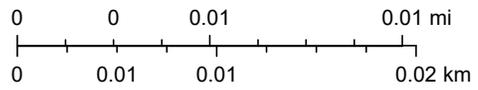
Town of Valdese
By: 

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



March 12, 2026



**RESOLUTION AUTHORIZING UPSET BID PROCESS ON
ROW Faet 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 ROW Faet St SW, Valdese, North Carolina, the southeastern portion of Faet St. SW located to the south of Burke County PIN 2733825079 and to the north of Burke County PIN 2733814633, having an approximate length of 160 feet and an approximate width of 13 feet and lying within the corporate limits of the Town of Valdese;

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 March 12, 2026, Hook Properties, LLC offered to purchase the Property from the Town for five hundred and 00/100 Dollars (\$500.00) and deposited fifty and 00/100 Dollars (\$50.00), representing ten percent (10%) of his bid.

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]

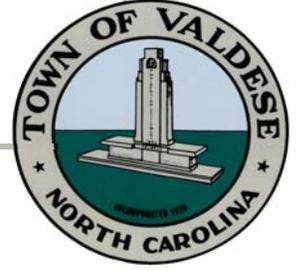
ATTEST:

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, Jessica Lail

Subject: Appointments to Boards/Commissions/Committees

Meeting: March 30, 2026

Presenter: Mavor Keith Huffman

ITEM OF INTEREST:

Appointments/Reappointments to the Drug & Homeless Task Force
Appointment to the Valdese ABC Board

BACKGROUND INFORMATION:

Appointments/Reappointments to the Drug & Homeless Task Force

The Drug & Homeless Task Force recommends the appointment of Kimberly Wilson and Officer Sean Link to serve on the Task Force for the upcoming year. If approved, they will fill the vacancies created by the departures of Annette Skidmore and Sgt. William Beck.

The Task Force also recommends the reappointment of the following current members to serve an additional one-year term: Rev. Josh Lail, VPC Marc Sharpe, Mark Queen, and Heather Ward.

Appointment to the Valdese ABC Board

Assistant Town Manager/CFO Bo Weichel was previously appointed to complete an unexpired term as Chair of the Valdese ABC Board while serving as Interim Town Manager. That term is set to expire on April 1, 2026.

The ABC Board recommends the appointment of Town Manager Todd Hems to serve as Chair. If approved, this appointment will carry a term expiring April 1, 2029.

BUDGET IMPACT:

None

RECOMMENDATION / OPTIONS:

Appointments to Boards/Commission/Committees as recommended.

LIST OF ATTACHMENTS:

Application 1: Officer Sean Link
Application 2: Kimberly Wilson

TOWN OF VALDESE
Application for Appointment to Boards and Committees



Boards and Committees:

1st Choice: Homeless and Drug Task Force

2nd Choice:

Information About Me:

Full Name: Sean Link

Age: 28

Marital Status: Single

Name of Spouse: N/A

Current Address: 218 Edgewood Circle, Morganton NC 28655

Phone Number: 828-403-0128

Email: slink@valdesenc.gov

If Resident of Valdese, Ward ___:

How many years:

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

Education and Employment:

Highest Level of Education: Bachelor's Degree in Criminal Justice

Employer: Valdese Police Department

Occupation Code Enforcement Officer

Business Address: 102 Massel Ave SW

Business Phone: 828-879-2112

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

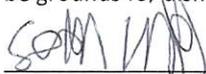
Public Records Statement:

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.



Signature

1/09/2026

Date

TOWN OF VALDESE
Application for Appointment to Boards and Committees



Boards and Committees:

1st Choice: Drug and Homeless Task Force

2nd Choice: NA

Information About Me:

Full Name: Kimberly Brittain Wilson

Age: 51

Marital Status: Divorced

Name of Spouse: NA

Current Address: 341 Vinay Avenue NW Valdese NC 28690

Phone Number: 828.502.8858

Email: kimberly.wilson@phoenixcc.us

If Resident of Valdese, Ward ___:

How many years: 1974-1999 & 2014-pres

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

Imperatrix LLC established 2025

Education and Employment:

Highest Level of Education: Bachelor of Science

Employer: Phoenix Counseling Center

Occupation Guardianship Specialist II

Business Address: 2505 Court Dr. Gastonia NC Business Phone: 704.718.7497

Other Organizations: FYI: this would be the only committee I am interested in currently due to the fact that I work with this population frequently both professionally and personally x 30yrs

Return to: Town of Valdese – Town Hall

Attn: Clerk to the Board

P.O. Box 339

Valdese, NC 28690

Email: jlail@valdesenc.gov

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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.

Kimberly Wilson Digitally signed by Kimberly Wilson
Date: 2026.03.03 13:27:12 -05'00'

03/03/2026

Signature

Date