

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

Monday, May 11, 2026
6:00 p.m., Valdese Town Hall, Council Chambers

The Town Council Meeting will be livestreamed 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 of Appreciation for Draughn High School Varsity Cheerleader Champions
 - B. Proclamation of Appreciation for Draughn High School Pole Vault Champion
- 6. Approval of Resolution Amending 2026 Town Council Meetings Calendar** (Presented by Mayor Huffman)
- 7. Consent Agenda**

All items below are considered to be 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 8.

- A. Approval of Regular Meeting Minutes of March 30, 2026
- B. Approval of Closed Session Minutes of March 30, 2026
- C. Approval of Budget Retreat Minutes of April 14, 2026
- D. Call for Public Hearing – FY 26-27 Budget Approval
- E. Call for Public Hearing – Community Development Block Grant (CDBG)
- F. Call for Public Hearing – Development Agreement with Burke County
- G. Call for Public Hearing – Financing for a Public Safety Building

8. New Business

- A. State of the Department – Community Affairs *(Presented by Morrissa Angi)*
- B. Public Hearing – Rezoning of 0 Griffin Ave PIN: 2733573173 *(Presented by Michael Rapp)*
- C. Public Hearing – Food Truck Ordinance *(Presented by Michael Rapp)*
- D. Approval of Amendment to Council’s Rules & Procedures *(Presented by Mayor Huffman)*
- E. Approval of Resolution Amending Water Shortage Response Plan *(Presented by Todd Herms)*
- F. Approval of Resolution Authorizing Upset Bid Process – 0 Praley St SW *(Presented by Bo Weichel)*
- G. Approval of Resolution Authorizing Upset Bid Process – 215 Main St. E *(Presented by Bo Weichel)*
- H. Approval of Capital Project Ordinance – Children’s Park Upgrades *(Presented by Bo Weichel)*

9. Manager’s Report

- A. Numerous events are scheduled throughout the month of May. An Event Calendar is included in the reading materials for your review and provides details on upcoming activities.
- B. Town Offices Closed on Monday, May 25, 2026, in Observance of Memorial Day
- C. Next Regular Council meeting is scheduled for Thursday, May 28, 2026, 6:00 p.m., Council Chambers, Valdese Town Hall

10. Mayor and Council Comments

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

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	Town Hall 11 Budget Presented 5:00pm Town Council Meeting 6:00pm	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 Town Council Meeting Public Budget Hearing 6:00pm: Town Hall	29	30

June 2026 Events



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5 FFN Series Kickoff Dirty Grass Soul 7pm-10pm: Temple Field	6
7	8	9	10	11	12 FFN Series Synchrotonic Swag 7pm-10pm: Temple Field	13
14	15	16	17	18	19 FFN Series Night Move Band 7pm-10pm: Temple Field	20
21	22	23	24	25	26 FFN Series Gotcha Groove 7pm-10pm: Temple Field	27
28	29	30				

July 2026 Events



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4 Independence Day Celebration 7:00pm: Downtown
5	6	7	8	9	10 FFN Series Garrett Huffman Band 7pm-10pm: Temple Field	11
12	13	14	15	16	17 FFN Series Chasing Phoenix 7pm-10pm: Temple Field	18
19	20	21	22	23	24 FFN Series Shakedown 7pm-10pm: Temple Field	25
26	27	28	29	30	31 FFN Series Smitty & Jumpstarters 7pm-10pm: Temple Field	

Community Affairs & Tourism Monthly Stats

April 2026

Tourism Statistics

visitvaldese.com views (April 1-21) 4,049

townofvaldese.com views (April 1-21) 6,216

Top 5 Pages Viewed (townofvaldese):

Facebook

of followers 22,329

Page Views (last 28 days) 553,553

Facebook Insights (last 28 days)

Comments: 731 Reactions Total: 4,578

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

Approximate # of Visitors to the Tourism/CA Office 661

Community Affairs Stats

Old Rock School Rental Breakdown

AUDITORIUM	8
TEACHER'S COTTAGE	7
WALDENSIAN ROOM	15
CLASSROOMS	1
MAJOR EVENT (ENTIRE SCHOOL)	0
Major Events Held at the Old Rock School	Average Number of Attendees
N/A	N/A

Monthly Old Rock School Rentals 31

Old Rock School Total Attendance **5,040**

CA Summary for April 2026

Spring has sprung in Valdese and the Community Affairs department is gearing up for another busy Summer! The rental calendar has been steadily booked and it was a particularly busy month for the auditorium, which hosted the Junior Sisk bluegrass concert, David Lamotte Concert, RSAF Carolina Opera, and the Double Crown pageant. The 2026-2027 Bluegrass at the Rock season was announced and has already generated 122 season ticket holders. Planning for the FFN Summer Concert Series, Independence Day Celebration, and 51st Annual Waldensian Festival are in full force. Vendor applications are steadily trickling in and review of applications will begin mid May. Main Street met for breakfast and a casual downtown development discussion on April 1. The meeting received positive feedback and generated excitement for what is to come for local Valdese businesses. The group plans to meet again on May 6. The month concluded with another successful Craft Market held on April 25th. The event hosted over 80 vendors and an estimated 1,500 attendees.

OF APPRECIATION FOR DRAUGHN HIGH SCHOOL VARSITY CHEERLEADERS

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

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

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

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

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

Adopted this the 11th day of May, 2026.

Keith Huffman, Mayor

OF APPRECIATION FOR DRAUGHN HIGH SCHOOL POLE VAULT

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

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

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

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

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

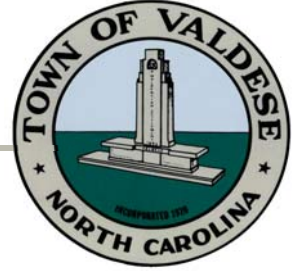
BE IT FURTHER RESOLVED that a copy of this proclamation be presented to the team and entered into the official records of the Town of Valdese as a lasting expression of appreciation and community pride.

Adopted this the 11th day of May, 2026.

Keith Huffman, Mayor

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Mayor Huffman

Subject: Resolution Amending the 2026 Town Council Meeting Schedule

Meeting: May 11, 2026

Presenter: Mayor Huffman

ITEM OF INTEREST:

Resolution Amending the 2026 Town Council Meeting Schedule

BACKGROUND INFORMATION:

The Budget Hearing/Adoption meeting originally scheduled for June 1, 2026, needs to be rescheduled due to anticipated conflicts affecting Council attendance. To ensure full participation, it is recommended that the meeting be moved to March 28, 2026, at 6:00 p.m. in the Valdese Town Hall, Council Chambers.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

Adoption of the Amended 2026 Town Council Meeting Schedule

LIST OF ATTACHMENTS:

Resolution Amending the 2026 Town Council Meeting Schedule

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

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

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

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

This 11th day of May, 2026.

Keith Huffman, Mayor

MARCH 30, 2026, MB#33

**TOWN OF VALDESE
TOWN COUNCIL REGULAR MEETING
MARCH 30, 2026**

The Town of Valdese Town Council met on Monday, March 30, 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: None

A quorum was present.

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

Pastor Matt Matthews from the Valdese Waldensian Presbyterian Church, offered the invocation and Mayor Huffman led in the Pledge of Allegiance to the Flag.

OPEN FORUM/PUBLIC COMMENT

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

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

PROCLAIMED – DECLARING APRIL 2026 AS BURKE IMPACT GROUP (B.I.G) CHALLENGE MONTH

Mayor Huffman invited Ms. Tonia Stephenson, President and CEO of the Burke County Chamber of Commerce, up to the podium. Ms. Stephenson thanked the Mayor, Council, and Staff for allowing her to speak on behalf of their “big” event which was coming up. Ms. Stephenson stated that over the past four (4) years, the Chamber had proudly organized their community litter sweep. Ms. Stephenson shared that the most important thing they had learned from the event over the years was that people in the community genuinely wanted to do good, but noted that not everyone was physically able to get out and pick up litter and that others may feel called to serve in different ways. Ms. Stephenson reported that the Chamber had discovered that limiting the effort to a single week caused scheduling conflicts amongst many potential participants.

Ms. Stephenson stated that in 2026, after thoughtful discussions, the Chamber was expanding and enhancing the litter sweep into something bigger and more inclusive. Ms. Stephenson reported that the Chamber was launching the B.I.G. (Burke Impact Group) challenge, which would run the entire month of April. Ms. Stephenson expressed that the expanded format allowed more individuals to participate in ways that matched their abilities, interests, and schedules. Ms. Stephenson continued that they still welcomed and encouraged anyone who wanted to do the traditional litter pickup efforts to do so and stated the Chamber still had the necessary supplies to do so.

Ms. Stephenson invited groups to make an impact in other meaningful ways, whether that was hosting a baby shower to support organizations that served new mothers, sewing blankets for hospice patients,

MARCH 30, 2026, MB#33

helping to build a habitat home, constructing an accessibility ramp, or undertaking other service projects that strengthened the community. Ms. Stephenson expressed that the goal of the B.I.G. Challenge was simple, stating it was to give everyone in Burke County an opportunity to make a difference and to ensure that every act of service, large or small, was seen, valued, and celebrated.

Mayor Huffman then read a proclamation as follows, declaring the month of April as the Town of Valdese Chamber of Commerce's Burke Impact Group (B.I.G.) Challenge Month:

**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

PUBLIC SAFETY FACILITIES/FLUORIDE - DR. ROBERT STEVENSON – 1009 CREEKSIDE DR NE, VALDESE

Dr. Stevenson thanked the Mayor and Council for the opportunity to speak and stated he was going to try and speak on two topics in five (5) minutes. Dr. Stevenson stressed the immediate need for a new, and properly built, public safety complex in Valdese. Dr. Stevenson reported that the present arrangements, where part of the Town Hall was being used as a police station and the fire department operated from a trailer, were a terrible idea and failed to meet most required codes for both fire and the police. Dr. Stevenson expressed that the previous regime dropped the ball and even chased ridiculous options, such as the Lovelady Fire Department taking over Valdese's Fire Department and Burke County taking over the Town of Valdese's Police duties. Dr. Stevenson continued that these were totally unworkable ideas and stated this was recognized in the election by a landslide vote for change.

Dr. Stevenson stated that if the Town would have gone ahead with the original plan from four (4) years ago, the Town could have built the fire department and the police department for much less money. Dr. Stevenson noted that this was water under the bridge. Dr. Stevenson encouraged the present Town Council to pursue the building of the new public safety facility as soon as possible, adding that time was money.

Dr. Stevenson reported that he served for 15 (fifteen) years as a Board Member of the Lovelady Fire Department, which was currently building a new fire department, and strongly recommended the following things for consideration. Dr. Stevenson continued that the first thing to consider was that one had to plan for the need up to 50 years forward, noting that additions and remodels would cost much more in the future. Dr. Stevenson stated that the second thing to consider was to allow the policemen and firemen to help with suggestions on the layout plans, stating they knew what was needed on a daily basis to provide Valdese with excellent services and were much more aware of present codes that had to be met. Dr. Stevenson moved onto the third suggestion, which was to research several builders and lenders for the best deals and consider information available from others who had done the same process.

Dr. Stevenson expressed that the citizens of Valdese needed and deserved properly designed and built facilities for their fire and police departments, which would afford citizens with the safest environment and best services possible. Dr. Stevenson noted that nothing was free, or even cheap, at the present moment, but noted delaying the process would just accentuate the problem. Dr. Stevenson specified that the many newly built, and planned, homes of the future would increase the tax revenue yearly and aid in the affordability of the much-needed project.

Dr. Stevenson moved onto his second concern, where he urged the Council to think long and hard before considering the elimination of fluoride in the Town's water, as well as the surrounding communities that the Town provided water for. Dr. Stevenson asserted that he was a dentist that worked two (2) years for the North Carolina Public Health service and for 40 (forty) years in private practice and urged the Council to study all of the scientific data which was available and the results obtained by water fluoridation as far as caries reduction especially in children, but applicable to adults. Dr. Stevenson reported that Dr. Sanders and Dr. Slade both cite quotes that in counties where at least 75% of the population was served with fluoridated water children experienced less dental decay than children in counties with lower fluoridation regardless of household income. Dr. Stevenson stated there was no scientific evidence to support the removal of fluoride from the water, noting he had heard the proposal was to save money. Dr. Stevenson stated he had reached out to a friend and colleague, Scott Edson, who had recently retired from being the head of the operative department at the UNC Dental School in Chapel Hill. Dr. Stevenson reported that Dr. Edson stated that the Dental School, as well as the North Carolina Public Health Service, strongly recommended fluoridation of public water and that the results spoke for themselves. Dr. Stevenson continued that Dr. Edson equated the removal of fluoride to the refusal of the measles vaccine.

Dr. Stevenson stated that there was a difference in ingested fluoride and topically applied fluoride, noting that both were important, but that the ingested fluoride strengthened the teeth during their formation. Dr. Stevenson continued that topical fluoride strengthened the outer layer of enamel, but the success of topical fluoride depended on the time in contact with the teeth.

Dr. Stevenson asserted that the proposal to remove fluoride from the water could well affect whether people wanted to move to Valdese, and added that this would come on top of the backlash from other communities that the Town charged for water. Dr. Stevenson concluded that he was just touching the surface of the repercussions to overall public health efforts, and that citizens, regardless of income, deserved to get the advantage of water fluoridation for improved dental health. Dr. Stevenson expressed that one should not vote on this important issue without first studying the facts, continuing that this was about community health, not just money.

POLLING SITE - GEORGE F. HENNE JR. – 104 MAIN ST W, APT 4, VALDESE

Mr. Henne stated the following:

"My name is George F. Henne Jr. and I live in Valdese.

I have a concern for the upcoming midterm election this November. While not a presidential year, we do have a Senate election as well as Representatives and several local positions being contested.

I think under the present circumstances, that there is going to be a large turnout for this election. And while I intend to vote early, I am concerned about one of our polling places here in town.

MARCH 30, 2026, MB#33

I do not think that the splash pad building next to the recreation center will be adequate. While the building itself seems fine, I think the lack of adequate parking will be a deterrent for people wishing to vote there on election day.

There are only about ten (10) spaces for parking in front of the building and half of those will be needed for people who will need a ballot brought out to them.

There is a grassy knoll near the lot, but would everyone want to go there to park? There are about ten (10) spaces at the back of the building but people would have to walk a block to get to the entrance of the polling site.

I understand why the splash pad has replaced the town hall as a polling site. And I could be wrong about the number of people I believe will be voting at the splash pad on election day. But I think the voting site should be moved to the Valdese Recreation Center for the upcoming midterm election.

In speaking with the director of the Burke County Board of Elections, I understand that there would be some complications to trying to change the polling site. But we have six (6) months to notify people if a change should be approved. There is a handicapped ramp at the Rec center. A person could be placed at the splash pad to direct people. Concern for people maneuvering from the parking area to the center could be handled by a crossing guard. There is adequate parking at the Rec center. And while it would disrupt the Recreation Department do to this, I believe that providing a space for citizens to conveniently vote is worth this effort. Other concerns may be voice, and solutions might be needed, but I humbly believe my proposal should be considered.

Thank you for listening.”

POOL DOME UPDATE – DAVID ANDERSEN

Mayor Huffman stated there was one addition he wanted to bring to the public’s attention, which was an update on the pool dome. Mayor Huffman invited Mr. David Andersen, Parks and Recreation Director, to come forward and provide an update. Mr. Andersen stated he was pleased to announce that the Town had received its certificate of occupancy that afternoon for the pool dome and that the Town would resume swimming Wednesday afternoon at 3:30 p.m. Mr. Andersen reported that a more complete schedule would be posted on the Town’s Facebook page and website in the days which were to come. Mr. Andersen expressed that everyone’s effort was appreciated, that it was truly a team effort by the entire staff, including part time staff, to get the dome up and running. Mr. Andersen thanked everyone and stated that everyone was excited to get back in the pool.

CONSENT AGENDA: (enacted by one motion)

Mayor Huffman asked if there were any items Council wished to discuss. Mayor Pro Tem Lowman stated she would like Item C, Resolution for Fluoride Removal Water Treatment Plant Process, to be removed from the consent agenda. Item C, Resolution for Fluoride Removal Water Treatment Plant Process, was moved to New Business without objection.

Mayor Huffman brought the Council’s attention to Item F, Call for Public Hearing – Text Amendment for Electronic Message Sign Ordinance, stating Staff had requested the removal of the item from the consent agenda so additional regulatory changes to the ordinance could be reviewed. Mayor Huffman continued that Staff advised that the text amendment would be brought back to the Planning Board and then returned to Council after recommendation. Item F, Call for Public Hearing – Text Amendment for Electronic Message Sign Ordinance, was removed without objection.

APPROVED REGULAR MEETING MINUTES OF MARCH 2, 2026

APPROVED RESOLUTION ADOPTING THE 2025 LOCAL WATER SUPPLY PLAN

MARCH 30, 2026, MB#33

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

MOVED TO NEW BUSINESS – RESOLUTION FOR FLUORIDE REMOVAL WATER TREATMENT PLANT PROCESS**APPROVED FY 25-26 AUDIT CONTRACT – LOWDERMILK CHURCH & CO., LLP****APPROVED - CALL FOR PUBLIC HEARING – REZONING OF 0 GRIFFIN****REMOVED – CALL FOR PUBLIC HEARING – TEXT AMENDMENT FOR ELECTRONIC MESSAGE SIGN ORDINANCE****APPROVED - CALL FOR PUBLIC HEARING – FOOD TRUCK ORDINANCE****End Consent Agenda**

ITEMS REMOVED FROM CONSENT AGENDA: Item C, Resolution for Fluoride Removal Water Treatment Plant Process, was removed from the consent agenda and moved to New Business for further discussion. Item F, Call for Public Hearing – Text Amendment for Electronic Message Sign Ordinance, was removed from the consent agenda.

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

NEW BUSINESS:**POSTPONED - RESOLUTION FOR FLUORIDE REMOVAL WATER TREATMENT PLANT PROCESS**

Assistant Town Manager, Bo Weichel, stated the following:

MARCH 30, 2026, MB#33

“Mayor and Council, I want to start by being very clear, this item is not being presented from a political standpoint. I fully understand there are a wide range of opinions on fluoride. Staff is supportive of whatever direction Council decides to take.

As Staff, we were tasked with identifying a cost saving measure in the water fund to assist in keeping future necessary water rate increases minimal. This is challenging because we’re bound by quite a few State mandated regulations that require expensive chemicals and processes just to provide clean water. However, we did identify one process can help with this, by removing the voluntary addition of fluoride. I mention voluntary because this chemical is not required by the State. It would reduce the need from double digit percentage increases down to single digits in the water fund, which really impacts all water users.

This is strictly a financial and operational item for discussion. This is not about whether fluoride is good for you or bad for you. It’s about the most financially responsible way that the Town can operate its water system.

At the end of the day we want to make sure we are providing safe, compliant drinking water in the most cost-effective way possible for our customers.

Why this is being brought forward now? The reason this is in front of you now is because fluoride is not required by the State, and as we’ve been working through both our short-term operating budget and long-term capital planning, this stood out as a significant cost driver worth evaluating.

As outlined in the memo, we’re currently budgeting around \$16,000 annually just for the chemical itself, that does not include the equipment, safety measures, and long-term system impacts that it takes on the water plant.

This becomes even more important when you look at the bigger picture.

We have major upcoming investments at the Water Treatment Plant as we have talked about these major updates that we’ve been planning. These are getting ready to go out for bid soon, so this plays a factor into that. The fluoride system is not just an annual operating cost, it also affects how we design and fund upcoming improvements, including chemical storage and the facility layout.

By removing fluoride, it would allow us to repurpose existing infrastructure, improve safety conditions for our staff, and free up financial capacity for other State mandated treatment processes.

If we keep fluoride in place, it will directly impact the financial resources available for other larger capital needs, thus impacting the need for additional revenues through higher rate increases.

Every dollar allocated toward a non-required process is a dollar that puts upward pressure on future water rates, ultimately impacting the ratepayers.

This resolution you have before you tonight is simply identifying a process where we can control costs to keep future water rate increases as minimal as possible now and in the future.

I do want to acknowledge that the memo failed to communicate an important detail. Do you remember a few moments ago I mentioned whether the current process of providing fluoride is the most financially responsible way for the Town to provide that benefit?

To help alleviate the concern about maintaining access to fluoride for those who do want it, and do need it, there is a much more cost-effective alternative.

Rather than injecting it into the entire water supply, the Town could provide - at no cost - a monthly supply of fluoride rinse. This would be available at Town Hall for any customer who wants it.

A single one-liter bottle can serve about three people for a month when used daily as directed on the label. This approach gives residents choice of whether they want to use fluoride or not, while significantly reducing system-wide costs.

MARCH 30, 2026, MB#33

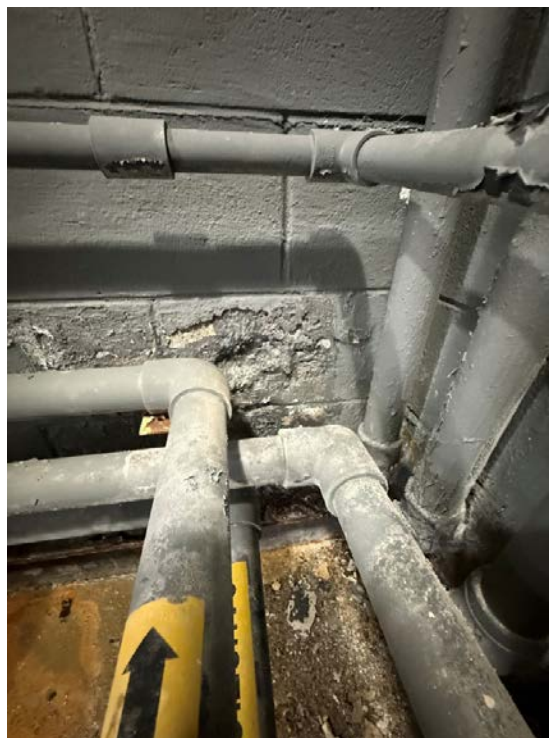
There is no regulatory requirement to provide fluoride. The question is simply whether this is a service the Town wants to continue funding at the system-wide level, do we pursue a more cost-effective way to meet that need.

In a moment Mr. RJ Mozeley, an engineer with McGill Associates, will walk us through the technical and facility impacts this has on the plant and how it ties into the upcoming upgrade costs.”

Mr. Weichel stated he wanted to provide a few photos of the water plant to show the Town’s current fluoride system.



Mr. Weichel reported that this was the outside tank that held the fluoride, noting that there were patches present from years of wear and tear. Mr. Weichel stated that this tank would need to be replaced, and that currently the Town had to keep the tank from leaking fluoride, a highly corrosive chemical.



MARCH 30, 2026, MB#33



Mr. Weichel specified that the fluoride starts to eat at the concrete and the piping around the tank, not just the feed lines that go to the fluoride, but also the tanks and other chemicals around it. Mr. Weichel stated that these were just a few of the photos that show what fluoride does to the concrete of the facility. Mr. Weichel noted that these were the costs that he was talking about, not just the chemical costs, but also equipment and infrastructure costs around the plant.

Mr. Mozeley stated he would limit his comments to the technical aspects and the rules that were enforceable upon the Town as the water system owner, by the EPA and the State. Mr. Mozeley established that all of the regulations for public water systems were derived from the EPA at the federal level and then delegated the responsibilities for enforcement of those rules to state agencies. Mr. Mozeley expressed that, when that terminology is used, one must understand that there are certain federal requirements that do apply and that there are also certain state requirements which may go above and beyond.

Mr. Mozeley reported that the EPA did not require a public water system to add fluoride to the drinking water supply. Mr. Mozeley stated that only about three (3) out of five (5) public water systems in the United States fed fluoride. Mr. Mozeley recounted that it was not a required addition, but if the State chose to make it mandatory it could. Mr. Mozeley explained that if a public water system chose to feed fluoride on their own decision they could, reporting that Valdese made that decision in the 1970s, completed the notification requirements, and began feeding fluoride.

Mr. Mozeley continued that since the Town chose to feed fluoride, it must follow what the EPA and the State consider secondary standards, stating these standards were technically non-enforceable, except at certain levels. Mr. Mozeley reported that there was a recommended minimum concentration of fluoride of 0.7 (point-seven) milligrams per liter. Mr. Mozeley explained that if the concentration were to reach two (2) milligrams per liter or greater, public noticing would be required within 12 (twelve) months for every water user that the Town supplied water to. Mr. Mozeley stated that such a requirement acknowledged the fact that one can overfeed fluoride. Mr. Mozeley continued that if fluoride feed were to leave the plant at a concentration of four (4) milligrams per liter or greater, it would no longer be a secondary standard, it would become a primary standard, which was an enforceable maximum. Mr. Mozeley stated notification would have to occur at, or above, the four (4) milligram per liter concentration, and that the Town would at that point communicate with the State to coordinate next steps. Mr. Mozeley stressed that this was a drastically higher amount than had ever been measured in the Town's system, but added that there was an acknowledgement on the EPA's behalf to limit the maximum dosage.

Mr. Mozeley stated that everything in the process of the resolution to consider removing fluoride feed was governed by the Department of Environmental Quality, which was responsible for administering the North Carolina Administrative Code, which is where the previously mentioned primary and secondary standards

come from. Mr. Mozeley added that this was where the process for both adding, and removing, fluoride was added, stating that the process for removing the feed was simply a resolution by the current governing board acknowledging the chemical's removal from the public water system. Mr. Mozeley continued that once that decision was made, a notice had to be provided to the Health Department, the North Carolina Department of Health and Human Services Oral Health Section, and DEQ.

Mr. Mozeley moved to discuss the current project and what it included. Mr. Mozeley stated that the upcoming Water Treatment Plant Project was funded through an earmark from the North Carolina Legislature in 2023, adding that the project had been modified through the course of its development to also address other needs with local Town funds.

Mr. Mozeley explained that the photos presented by Mr. Weichel were of the bulk storage tank for fluoride feed, stating the tank held several thousand gallons of fluoride that was then dosed into the public water supply. Mr. Mozeley added that the fluoride sat in a day tank, and from there was fed by a chemical metering pump into the water system, which was then dispersed into the distribution system for everybody to consume.

Mr. Mozeley established that the overall intent of the water treatment project was to restore reliable water treatment capacity for increased production. Mr. Mozeley spoke to why this was important, outlining that the water plant was a twelve (12) million gallon per day (MGD) plant, that was built in the 1950s and upgraded throughout its lifetime. Mr. Mozeley continued that while it was a 12 MGD facility, actual production and water consumption dropped drastically in the 1990's when textile industries left the Town. Mr. Mozeley asserted that the plant was presently operating at approximately a quarter of its rated capacity, which was why the water plant was able to get by with deferred improvements over the years. Mr. Mozeley stated the intention of the project was to prepare for increased usage, mainly due to the potential of the Lenoir interconnect project, where the Town had a contract to sell up to 4,000,000 gallons per day to the City of Lenoir. Mr. Mozeley expressed this number was important, as current production was approximately 3,300,000 gallons per day on average, and maximum production over the previous two (2) to three (3) years was 4,700,000 gallons in a single day. Mr. Mozeley stated with the 12 MGD rating, both of those numbers sounded reasonable and achievable, adding that the Town would also be able to meet not only the previously mentioned secondary standards, but also the primary standards.

Mr. Mozeley said that with those numbers in mind, when one considered 3,500,000 to 4,000,000 gallons per day of current Town usage and added the potential of an additional 4,000,000 gallons per day to the City of Lenoir, the production levels and the certainty of being able to meet all requirements became more questionable. Mr. Mozeley asked if the plant would fail to meet other standards at that level, answering that nobody could say, but that it was a matter of taking care of the processes in total to make sure the Town can be where it needs to be. Mr. Mozeley spoke to one of the project components that needed to be completed, reframing that the plant would potentially be doubling production to a total of 8,000,000 GPD, stating that one of the main required chemicals that needed to be fed was caustic. Mr. Mozeley continued that caustic was a chemical used to adjust the pH of the water, before treatment began, and aided with all other treatment processes, especially the settling of sediment.

Mr. Mozeley stated that ultimately what was being talked about was that a bulk fluoride tank needs to be replaced, if it were to stay in service. Mr. Mozeley posed the alternative which was using the space where the bulk fluoride tank currently was to place a new, second, caustic bulk tank. Mr. Mozeley summarized that it was, in that sense, a real estate issue. Mr. Mozeley stated there were other options for moving the fluoride, or the second caustic tank, to other spots on the project site, but that those options were not within the current project scope or budget. Mr. Mozeley reported that a replacement bulk fluoride tank would cost approximately \$160,000. Mr. Mozeley continued that if the Town replaced the fluoride tank, it would then have to ask itself later in the project how much an additional chemical treatment facility would cost to construct at the water plant. Mr. Mozeley indicated that the cost could range widely, noting that recent, similar, projects of a similar scope had costs ranging from \$1,600,000 to \$2,000,000 for the additional treatment system. Mr. Mozeley indicated details such as specific locations of tanks would still have to be scoped out.

Mr. Mozeley referenced the chemical cost to feed fluoride, which was \$16,000 annually, stating that these costs would have to continue to be budgeted unless the Council decided to end the feeding of fluoride. Mr.

Mozeley discussed the corrosive properties of fluoride, acknowledging that there were material safety data sheets (MSDS) that OSHA required the Town to keep on hand which helped operators operate in a safe way. Mr. Mozeley continued that there were consequences if there were spills, adding that whether or not these were acceptable risks was a valid question. Mr. Mozeley stated he would be happy to answer any questions.

Mayor Pro Tem Lowman asked how much money the Town had received to do the upgrades which were discussed. Mr. Mozeley answered that the total original award from the state was \$7,000,000, adding that the Department of Water infrastructure, as well as design fees, took a cut off the top of this figure. Mr. Mozeley reported that if one took those costs out, then added back in additional bulk chemical funds that the Town decided to contribute to the project, the total budget for construction would be \$6,670,000. Mr. Mozeley continued that the Town was leading up to bidding later in the summer, but that present estimates were in the range \$6,400,000 to \$8,000,000, depending on alternates.

Councilman Ogle clarified if Mr. Mozeley was discussing keeping the fluoride tank and building a new tank. Mr. Mozeley responded that if the current fluoride feed was to continue being used, the Town would have to build more chemical storage for caustic relatively soon. Councilman Ogle asked how long down the road this would be. Mr. Mozeley answered that this was largely unknown, noting that the Town had an agreement in place with the City of Lenoir, which, upon completion of the interconnection line, would begin using a minimum of 300,000 gallons per day. Mr. Mozeley continued that the City of Lenoir could request an additional 3,700,000 gallons daily, to reach their maximum of four (4) MGD. Mr. Mozeley expressed that no one knew if the City of Lenoir would request four (4) MGD on day one, stating it did not seem like a likely scenario, but also noted that it was wise to plan for operating at a point where the Town could be operating on a project with such a size and magnitude.

Mayor Pro Tem Lowman asked what the approximate start date was for the project with the City of Lenoir. Mr. Mozeley answered that the project was presently under design, and would go to permits early in the Summer, adding that the project was behind the Town of Valdese's project, and likely would not go to bid until the end of the year. Mayor Pro Tem Lowman asked when the project would start. Mr. Mozeley gave an example of the project starting in early 2027, stating, in that case, it would not be completed until early-to-mid 2028.

Town Manager Herms clarified that the question before Council was, if they wanted to keep fluoride, Staff needed to be able to go out and make that one of the alternates. Mr. Mozeley responded in the affirmative. Town Manager Herms asked if Mr. Mozeley was estimating this cost to be somewhere between \$1,600,000 and \$2,000,000, in today's dollars, and also asked if \$160,000 for the replacement of the tank needed to be included in the upcoming budget. Mr. Mozeley responded that it would be important to discuss the timing with Staff and Council as the additional chemical treatment facility was completely outside of the scope of everything that had been discussed so far. Mr. Mozeley indicated it would take time to prepare all the required design documents, and recommended maintaining the project schedule for the current scope, adding that the chemical feed addition would be a project to happen a year, or so, down the road.

Councilwoman Zimmerman sought to clarify that the Council had to consider adding the \$160,000 replacement tank to the upcoming budget. Mr. Mozeley responded in the affirmative, adding that this would depend on some of the alternates that were already planned. Mr. Mozeley stated that he did say it was \$160,000 of value, but if one were to not do the fluoride, that would be \$160,000 that would be free to go to another alternate. Mr. Mozeley expressed that if one kept the fluoride, and the Town had to make a switch to include a new bulk fluoride tank, this would ultimately impact the overall funds available for the project.

Councilwoman Zimmerman asked how the decision to discontinue fluoride feed would impact bulk customers, such as Lenoir, who thought the water they would be purchasing would have fluoride in it. Mr. Mozeley responded that Lenoir was also a water producer, not simply a bulk customer, stating that they would be buying water from Valdese to supplement what they already produced, also adding that Lenoir presently dosed fluoride. Mr. Mozeley reported there would be some residual fluoride that would remain in Lenoir's system if they kept feeding and Valdese did not. Mr. Mozeley expressed that the customers who were more dependent on fluoride were going to be the bulk customers in the County who were simply just

buying water, and did not have a plant of their own. Mr. Mozeley reported that those customers were Icard water, Rutherford College, and Burke County.

Mayor Pro Tem Lowman asked if the possibility of discontinuing the fluoride feed had been discussed with Rutherford College, Icard, and Burke County. Mr. Weichel answered that it had not been discussed with bulk customers. Mr. Weichel added that the Town generally did not discuss their processes with their bulk customers, that these decisions were decided internally within the Town.

Mayor Pro Tem Lowman expressed that this was an important issue, that she had received a lot of emails and calls about the issue, and that she had spent her whole career working with children, to whom fluoride was very important. Mayor Pro Tem Lowman reported that the American Dental Association, the American Academy of Pediatrics, and the American Medical Association all continued to endorse community water fluoridation. Mayor Pro Tem Lowman stated it was very hard for her to sit and listen to all the information that the Council did not have until that night.

Town Manager Herms stated that he thought the intention was well meaning, but that maybe the execution failed a little bit, adding that at the end of the day the Town was trying to find ways to lessen the burden of water rate increases. Town Manager Herms asserted that if Council was not amendable to removing fluoride, Staff was totally in support of that. Town Manager Herms continued that they just wanted Council to understand and know that due to the damage of the tank, and the replacement that will be needed, there would be a significant cost associated with that in the future.

Councilwoman Ward stated that that was her biggest question for the night, that she knew Council had received a lot of information that would make it difficult to make a decision that evening, but expressed Council needed to look at how much this would cost. Councilwoman Ward put forward that some individuals considered fluoride important, while others did what they could to stay away from it, adding that it was a touchy subject. Councilwoman Ward reiterated that the biggest thing for her was what the cost increase may be, as water rates were discussed often in Valdese. Councilwoman Ward expressed the Council may want to take a minute, and wait a month, to make these decisions, as she did not think deciding that evening was wise. Town Manager Herms thought this was totally fair, adding that \$160,000 would have to be spent for the replacement of the tank regardless of the removal.

Mr. Weichel stated that the bigger question, over the next year or so, was to decide what the Town would do with its bulk chemical storage. Mr. Weichel continued that this would be the main part of the money, as this is where the approximate \$1,620,000 to \$2,000,000 cost would come in from reallocating areas for a new fluoride system. Mr. Weichel expressed that if fluoride were to be removed, the Town could use the existing area for the new caustic tank, and would not have to build new infrastructure.

Councilwoman Ward asked if it was possible to, in the near future, break down the cost to the customer. Town Manager Herms responded that it depended on when the Town decided to do it, and what interest rates it got at that time. Town Manager Herms reported that if the Town were to pull the trigger and build the additional chemical storage unit, one would probably be looking at somewhere between an 8% and 9% increase, just to pay off the loan. Town Manager Herms continued that if the Town were to do it in two (2) years, and interest rates were lower, that number could drop, if they were higher, the number would go up. Mr. Weichel added that this was on top of normal operating costs.

Mr. Weichel recounted that this was one item that the Town had identified, that was not regulated or required by the State, that could have maybe saved ratepayers some money. Councilwoman Ward reported that there were states and counties that had banned fluoride, that there were counties that had gotten rid of it in North Carolina, and that it was a pretty big topic. Mr. Weichel stated that the Town could offer fluoride rinse at Town Hall, keeping it in stock, so that if any of the Town's customers wanted a monthly supply, the Town would be happy to provide the rinse as an alternative.

Councilwoman Zimmerman stated that she too had received a lot of phone calls and emails from residents and customers that were concerned about fluoride not being in the water supply. Councilwoman Zimmerman expressed that the Council at least needed to table the decision, if they did not want to go ahead and vote. Councilwoman Zimmerman thought the Council needed to be very thoughtful about the decision, adding that residents and customers needed to understand that their rates would be affected.

Town Manager Herms thought it important to note that this was not uniquely a Valdese problem, that there were a lot of water providers going through the same issues. Town Manager Herms asked Mr. Mozeley if the fluoride delivery system lasted five (5) to seven (7) years before requiring replacement. Mr. Mozeley responded in the affirmative. Town Manager Herms stated, as pressure was put on every water provider, these were questions they had not answered yet themselves, continuing that he did not want one to believe this was just a Valdese problem.

Mr. Weichel stated that it would not hurt the project timeline if the Council needed to table this matter.

Councilwoman Radabaugh stated that she had several people reach out to her about the issue, from both sides, adding that they were concerned about having anything added to the water. Councilwoman Radabaugh asserted that she knew the fluoride had been in the water, but that those reaching out to her wanted the option of whether to have it or not. Councilwoman Radabaugh reported that fluoride was known to have been helpful in the past, for children specifically.

Councilwoman Radabaugh appreciated the opportunity to speak on the topic of fluoride in the Town's water system, an issue which had generated important discussion, and strong opinions on both sides. Councilwoman Radabaugh asserted that fluoride was a naturally occurring mineral that had been added to public water systems for decades as a way to reduce tooth decay. Councilwoman Radabaugh acknowledged that from both public health data, and her own experience working in the dental field, fluoride had played a meaningful role in improving dental health. Councilwoman Radabaugh stated that fluoride strengthened tooth enamel and could help reduce cavities if daily oral hygiene was maintained. Councilwoman Radabaugh noted that fluoride was also widely available through other sources, such as toothpaste, mouthwash, and professional dental treatment. Councilwoman Radabaugh stated that most people received adequate fluoride exposure, without relying on drinking water, adding that one should consider how people consume tap water presently. Councilwoman Radabaugh continued that many individuals and families relied on bottled water, rather than drinking it directly from the tap, which could reduce or eliminate their exposure to fluoridated municipal water altogether. Councilwoman Radabaugh stated that this raised the question of how much benefit was truly being delivered through the water system alone.

Councilwoman Radabaugh expressed that there were also valid concerns that deserved consideration, acknowledging that some residents felt strongly about personal choice and the idea of adding anything to the public water supply. Councilwoman Radabaugh stated that it was pointed out that fluoride exposure presently may be higher than it was in the past, raising questions about whether water fluoridation was still necessary in the same way that it once was.

Councilwoman Radabaugh articulated that there were operational and cost responsibilities associated with maintaining a fluoridation system, and that ultimately, this was a decision about balance. Councilwoman Radabaugh continued that it was about weighing a longstanding public health benefit, against the evolving access to dental care, individual preference, and the priorities of the community. Councilwoman Radabaugh expressed, as someone with experience in the dental field, that she recognized both sides, both that fluoride had provided benefit, and that the ways to access dental care had changed over time.

Councilwoman Radabaugh stated that she was open to thoroughly consider whether fluoride needed to remain in the Town's municipal water. Councilwoman Radabaugh believed it was appropriate for the Town to evaluate this decision with current information, community input, and the focus on what was the best to serve all of the Town's residents.

Councilwoman Zimmerman made a motion to table the agenda item to the Council meeting which was to follow. Seconded by Councilman Ogle.

Councilwoman Ward asked if there was a way to know a number associated with the change, so people would know what the Town was looking at. Mr. Weichel stated that this would be worked on, that numbers would be plugged into the model to provide a figure. Councilman Ogle added that he thought the Council needed more information than they had.

The vote was unanimous and the motion carried.

MARCH 30, 2026, MB#33

**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

STATE OF THE DEPARTMENT – FIRE DEPARTMENT

Fire Chief, Truman Walton, thanked the Council for having him and apologized in advance for a long presentation.

Chief Walton then presented the State of the Department presentation for the Fire Department. Chief Walton began by reviewing departmental accomplishments over approximately the last five years. Chief Walton stated that the Town had obtained an ATV, or side-by-side, which had been used at festivals, the

parade, for wildland search and rescue, and for wildland fire response. Chief Walton noted that the vehicle had been used several times at the park to assist individuals off of trails.

Chief Walton stated that, a couple of years prior, the Department obtained a water rescue boat and water rescue equipment through a private donation. Chief Walton explained that the equipment was needed because the Department covered approximately seven (7) miles of shoreline, from Huffman Bridge to Castle Bridge. Chief Walton noted that prior to obtaining the boat, the Department would often be dispatched to water emergencies but had limited ability to assist until another agency arrived. Chief Walton stated that the Department could now provide direct assistance on the water while still receiving support from other responding agencies.

Chief Walton also stated that, through a private donation approximately two years prior, the Department switched to a national standard thread on its two-and-a-half-inch hose connections. Chief Walton explained that the Town had historically maintained a custom thread on hydrant connections, which resulted in increased delays and higher costs when ordering new equipment because components had to be specially manufactured. Chief Walton stated that all of the threads on the Department's trucks had been changed, and that the only remaining Valdese-specific threaded component was an adapter used on hydrants. Chief Walton noted that the change made it easier to work with surrounding departments during automatic aid responses.

Chief Walton further stated that the Department had obtained high angle rescue equipment, including ropes and related gear, which expanded the Department's ability to respond to rescues involving cliffs, holes, trees, and similar situations. Chief Walton stated that, in the month prior to the presentation, the Department had received certificates from the North Carolina Association of Rescue and EMS indicating certification in light rescue, surface water rescue, swift-water rescue, high angle rescue, and as a medical responder unit. Chief Walton added that the Department was also working toward certification in medium rescue vehicle extrication and hoped to obtain the remaining necessary equipment within the next few months.

Chief Walton then reviewed the Department's apparatus and equipment. Chief Walton stated that Engine One was a 2004 Pierce Quantum pumper and served as the Department's primary first-out truck for in-town fire calls. Chief Walton noted that the truck also responded to many medical calls and that fire personnel were required to remain on scene until EMS arrived. Chief Walton stated that Engine Three was a 1995 Pierce Dash 1250 pumper which was used predominantly for mutual aid responses outside the Town and also typically caught the hydrant and laid the line to Engine One during in-town fires. Chief Walton stated that Ladder One, the Department's newest apparatus, was a 2017 Pierce Enforcer 75-foot ladder truck with a 2,000 gallon-per-minute pump.

Chief Walton continued that the Department had somewhat replaced its medic truck during the previous year with a 2025 Chevrolet 2500 HD pickup. Chief Walton noted that the truck included a winch on the front, which was required as part of the rescue standards necessary for certification. Chief Walton stated that the Fire Marshal truck was used primarily by Assistant Chief Henry in his role as Fire Marshal to conduct inspections and investigations. Chief Walton explained that Command One had formerly served as the Department's medic truck and still belonged to Burke County, but had been retained and re-designated as the Chief's vehicle after replacement. Chief Walton stated that Utility One was a 1996 GMC 3500 pickup truck used mainly for hydrant maintenance and hauling miscellaneous materials. Chief Walton noted that the truck had visible overspray from hydrant painting and was used for dirtier work to avoid damaging other vehicles. Chief Walton stated that ATV One was a 2020 Kawasaki Mule used at the park, festivals, and brush fires to transport personnel and equipment. Chief Walton further stated that Marine One was a 2022 fifteen-foot inflatable rescue boat with a 40-horsepower motor.

Chief Walton then discussed the range of services provided by the Fire Department, noting that many people associated the Department primarily with structure fires and medical calls, but that it provided substantially more services. Chief Walton stated that the Department responded to structure fires, wildland fires, medical emergencies, and mutual aid calls to assist other agencies, fire departments, and rescue departments as needed. Chief Walton stated that the Department also conducted in-house fire investigations, pre-incident planning for businesses, and fire prevention inspections, the latter of which

were primarily carried out by Assistant Chief Henry. Chief Walton noted that the Department performed plans review for all construction and renovations other than one- and two-family dwellings.

Chief Walton continued that the Department provided smoke alarm installations at no cost to Town residents and also provided fire prevention education in schools, businesses, and factories, including instruction on fire extinguishers, evacuation plans, and other requested topics. Chief Walton stated that the Department participated in Safe Kids Worldwide and Burke County Safe Kids, through which it conducted bicycle rodeos in the summer to teach children bicycle safety, hand signals, and riding skills. Chief Walton noted that the Department also conducted car seat inspections, medicine drop events, hot car awareness displays, and general public safety education.

Chief Walton further stated that the Department provided vehicle extrication, water rescue, land search and rescue for lost individuals, high angle rescue, and special event standby coverage for activities such as foot races, 5Ks, festivals, and football games. Chief Walton stated that the Department also offered station tours, performed hydrant maintenance, and administered a Knox Box program which allowed the Department to access keys for businesses more efficiently through a single key system carried on the trucks. Chief Walton noted that the Department responded to hazardous materials incidents at the operations level, removed trees from roadways when needed, conducted confined space standbys, and provided vehicle lockout assistance under certain circumstances. Chief Walton also stated that the Department had made forcible entry into homes when needed and performed its own janitorial services, facility maintenance, equipment maintenance, and apparatus maintenance.

Chief Walton then discussed several additional Department activities and programs. Chief Walton stated that the Department operated a junior firefighter program for individuals between the ages of fourteen (14) and eighteen (18), allowing participants to learn about the fire service, handle equipment, and run calls with the Department, though they were not permitted to enter burning structures or drive apparatus. Chief Walton stated that the Department worked with the Draughn High School Fire Academy, participated in parades, and assisted with the Mingle with Kringle Christmas Breakfast with Santa Claus. Chief Walton noted that the Department also operated as an SCBA fill station and occasionally filled SCBA bottles for businesses in Town that used their own equipment in their industrial processes. Chief Walton stated that the Department had also assisted with re-rigging flag poles when reachable by the ladder truck, participated in the Burke County Homeland Security Task Force, provided continuing education in-house and through Western Piedmont, and handled emergency management processes and disaster preparedness for the Town, along with other emergencies that did not require law enforcement response.

Chief Walton then explained that, in addition to serving as Fire Chief, he also served as the Town's Safety Director. Chief Walton stated that in this role he was responsible for OSHA compliance for Town facilities, the safety data sheet program for chemicals at Town facilities, safety policy revisions and updates, the DOT CDL drug testing program, and workers' compensation paperwork. Chief Walton noted that he also handled risk management, technical safety guidance and recommendations, facility safety inspections, and monthly checks of Town Hall fire extinguishers, exit lights, and emergency lights.

Chief Walton then moved into discussion of call volume. Chief Walton stated that call volume had remained relatively steady over the previous couple of years, but had increased sharply in the years before that. Chief Walton reported a 17.7% increase from 2021 to 2022 and a 16.67% increase from 2022 to 2023. Chief Walton stated that call volume also increased from 2023 to 2024, and although the increase from 2024 to 2025 was smaller, approximately thirty-three (33) calls in 2024 were directly related to Hurricane Helene. Chief Walton stated that, based on calls run through the Friday preceding the presentation, the Department was on pace to run approximately 871 calls during the current year, representing another slight increase. Chief Walton stated that, since 2010, call volume had increased by an average of 4.7% annually, noting that the Department ran 448 calls in 2010 and was on pace to nearly double that figure during the current year.

Chief Walton explained that the increase in call volume was attributable to multiple factors, including population growth, additional residential and apartment development, an aging population, and the provision of expanded rescue services. Chief Walton noted that the median age in Valdese was in the mid-50s, which contributed to a higher proportion of medical calls. Chief Walton stated that, while many departments nationwide saw approximately 70% of their calls as medical in nature, Valdese was in the

80% to 82% range. Chief Walton also stated that lack of volunteerism and reduced fire department personnel availability contributed to operational challenges connected to call volume increases.

Chief Walton then reviewed Department staffing. Chief Walton stated that the Department had seven (7) full-time positions, of which six (6) were currently filled. Chief Walton stated that those positions included the Fire Chief/Safety Director, the Assistant Chief/Fire Marshal, one (1), eight (8) to five (5), Captain position which had been filled in October after being vacant for over a year, and four (4) Engineer positions, one (1) of which had been vacant since January 2025. Chief Walton also stated that the Department had sixteen (16) part-time firefighter/EMTs and one (1) junior firefighter.

Chief Walton then discussed staffing levels throughout the week. Chief Walton stated that, Monday through Friday from 8:00 a.m. to 5:00 p.m., the Department had an absolute maximum of five (5) people, though that total included a part-time firefighter slot which had become increasingly difficult to fill. Chief Walton stated that the difficulty in filling the part-time slot stemmed from many employees working multiple jobs and from competing departments offering similar or slightly higher pay along with twelve-hour and twenty-four-hour shifts rather than the Town's eight-hour shift. Chief Walton stated that, although five (5) was the maximum, the Department generally had four (4) personnel available during the daytime, excluding those out for training or leave. Chief Walton noted that on the day of the presentation one (1) employee was away at training, leaving three (3) personnel on duty.

Chief Walton further stated that nights, weekends, and holidays typically dropped to one (1) person on duty, generally a single Fire Engineer, and expressed concern regarding the safety implications of such staffing levels. Chief Walton explained that many firefighter line-of-duty deaths now involved cardiac incidents after calls, and that the Department's current facility included an upstairs bedroom, raising concerns about a lone firefighter suffering an injury while responding to a call without immediate assistance available. Chief Walton stated that staffing challenges included the eight-to-five part-time shift model, the overall decline in volunteerism across the fire service, and the fact that many part-time firefighters worked full-time elsewhere and treated Valdese as a second, third, fourth, or even fifth job.

Chief Walton then compared the responsibilities of a Valdese Fire Department Engineer to those of personnel in larger departments such as Hickory. Chief Walton explained that in larger departments, firefighter operations, apparatus operation, company supervision, and incident command were generally separated among firefighters, engineers, captains, and battalion chiefs. Chief Walton stated that in Valdese, when only one (1) person was on shift, that individual had to drive and operate the apparatus, pull hose, throw ladders, make initial tactical decisions, supervise equipment, and often serve as incident commander until additional personnel arrived. Chief Walton stated that, although the position was titled Engineer, the individual could function in roles equivalent to firefighter, captain, or battalion chief depending on the situation.

Chief Walton then discussed response percentages. Chief Walton stated that in 2025 the Department's full-time personnel averaged responding to 40% of total calls per person, while part-time personnel averaged only 4% of calls per person. Chief Walton further stated that, in the current year, full-time personnel were averaging approximately 41% of calls while part-time personnel were averaging approximately 3%. Chief Walton stated that this reflected the broader decline in volunteer-style participation, even among paid part-time personnel, due to competing work and family obligations.

Chief Walton then reviewed structure fire response trends. Chief Walton stated that approximately ten (10) years earlier, an initial structure fire dispatch in Valdese typically resulted in eight (8) to ten (10) Valdese firefighters responding, along with one automatic aid department contributing four (4) to five (5) personnel, for a total initial response of approximately twelve (12) to fifteen (15) personnel. Chief Walton stated that, by 2025 and into 2026, Valdese was seeing only approximately four (4) to six (6) personnel from its own department respond to a structure fire, while now receiving two automatic aid departments, each generally contributing one (1) to two (2) personnel. Chief Walton noted that the total personnel now responding to a structure fire was roughly half of what it had been ten (10) years earlier. Chief Walton also stated that where automatic aid responses to other departments had once involved a race to the station to secure a seat on the truck, such responses now generally involved only the on-duty engineer and the Chief.

MARCH 30, 2026, MB#33

Chief Walton stated that both ISO and OSHA established a minimum expectation of four (4) personnel from the primary department on a structure fire response. Chief Walton stated that, with Valdese currently operating in the four (4) to six (6) person range for such incidents, the Department was close to potentially dropping below that threshold if additional staffing and support were not secured. Chief Walton also noted that surrounding departments were now dispatching three (3) automatic aid departments on structure fires, illustrating that staffing shortages were affecting neighboring departments as well.

Chief Walton then discussed the Department's response district. Chief Walton stated that the Town's primary response district encompassed approximately 7.87 square miles, within which the Department was responsible for fire, medical, hazardous materials, investigations, inspections, and pre-plans. Chief Walton further stated that the automatic aid district in which Valdese responded to neighboring departments' fires covered approximately 45 square miles. Chief Walton explained that this automatic aid area had grown because neighboring departments were dispatching more agencies to obtain sufficient personnel, and that Valdese's participation was necessary in order to maintain reciprocal aid.

Chief Walton then discussed training requirements for new personnel. Chief Walton stated that a new part-time firefighter with no prior experience would need approximately 684 hours of training to become functional as a basic firefighter/EMT, including Incident Command System training through FEMA, North Carolina firefighter certification, hazardous materials operations training, and EMT certification. Chief Walton further stated that a firefighter moving from part-time to full-time status would require an additional approximately 706 hours of training in emergency vehicle driving, driver/operator qualifications, rapid intervention, technical rescue disciplines, apparatus-specific drive time and training, wildland training, and child passenger safety technician certification. Chief Walton stated that, in total, bringing someone from no experience to a fully functional new Engineer required approximately 1,390 hours of training. Chief Walton noted that those totals did not include recommended advanced training such as instructor certifications, fire officer certifications, fire life safety educator training, fire inspection training, Incident Command System 300 and 400, National Fire Academy courses, leadership courses, fire investigation training, technician training, additional technical rescue certifications, the UNC Charlotte Fire and Rescue Management Institute, and Chief 101.

Chief Walton then discussed the cost of hiring and training personnel. Chief Walton stated that even before offering a position, the Department incurred approximately \$300 in applicant costs for a physical, drug test, and background check. Chief Walton stated that bringing on a new part-time firefighter cost approximately \$20,000, including approximately \$6,000 for turnout gear, \$1,700 for uniforms, and approximately \$12,300 for training. Chief Walton further stated that hiring a full-time person with no prior training cost approximately \$41,000, including approximately \$6,500 for turnout gear, \$2,500 for uniforms, and approximately \$32,000 for training. Chief Walton noted that those figures did not include shift coverage needed during the six (6) to seven (7) month training period, hotel stays, travel costs, or administrative expenses.

Chief Walton then reviewed recent cost increases over approximately the last five (5) to six (6) years. Chief Walton stated that firefighter physicals had increased approximately 129%, SCBA compressor maintenance approximately 20%, generator service approximately 41%, ground ladder testing approximately 30%, aerial ladder testing approximately 58%, apparatus tires approximately 19%, turnout gear approximately 60%, the Active911 subscription approximately 57%, and property casualty insurance for the Department approximately 104%. Chief Walton stated that the Department's records management system had experienced the largest increase, approximately 213%, due in part to federal transition requirements from the former NFIRS system to the newer NERIS system and to the acquisition and price increases imposed by the vendor that replaced the previous reporting platform.

Chief Walton then discussed the Department's current facility. Chief Walton stated that the facility had numerous shortcomings and was not set up to house multiple people, particularly not personnel of different genders. Chief Walton stated that the training room was too small, the makeshift kitchen lacked ventilation, and the apparatus bays were small for the size of the trucks. Chief Walton noted that lockers positioned beside the trucks made it difficult to move equipment in and out, and that turnout gear and the SCBA system were located directly in the bay where they were exposed to exhaust. Chief Walton also stated that the Department did not have enough gear lockers for personnel.

MARCH 30, 2026, MB#33

Chief Walton further stated that the ceiling height in the bays prevented the Department from opening truck cabs for maintenance, requiring apparatus to be moved outside, though the front pad caused the trucks to extend into Faet Street. Chief Walton stated that the Department therefore had to move apparatus to the rear of the building for maintenance. Chief Walton also stated that Department offices were located in an exterior trailer, which made communication throughout the day more difficult. Chief Walton further noted ongoing plumbing issues, clogged drains, and electrical problems, including wiring difficulties due to all wires being the same color. Chief Walton added that the Department's server room, which housed the main internet server and phone system, remained in the portion of the building that had been condemned.

Chief Walton then transitioned into discussion of the Department's ISO rating. Chief Walton explained that ISO, or the Insurance Services Office, rated fire departments across the country, with 9S representing a recognized fire department and Class 1 representing the highest possible rating. Chief Walton stated that Valdese was currently a Class 3 department and that its last inspection occurred in January 2022. Chief Walton explained that areas located more than five (5) miles from a station would otherwise fall into Class 10 unless covered by contract with another fire protection provider. Chief Walton stated that Lake Vista Development received Valdese's Class 3 rating through a contract with Lovelady, while another outlying area known as The Settings received the same through a contract with Triple Community.

Chief Walton explained that the ISO score was based on emergency communications at 10%, the fire department at 50%, water supply at 40%, and community risk reduction as a bonus of up to 5.5 points, with divergence serving as a negative adjustment based on disparity between the water supply and fire department categories. Chief Walton stated that general ISO guidance indicated insurance premium impacts were more significant when moving from a Class 10 to a Class 9 or from a Class 9 to a Class 8, while homeowner policies typically saw little effect once a community was below a Class 5, with greater relevance at that point shifting to commercial insurance.

Chief Walton reported that Valdese had received a total ISO score of 74.7 points, comprised of 9.91 out of 10 points for emergency communications, 31.44 out of 50 points for the fire department, 33.69 out of 40 points for water supply, and 3.93 out of 5.5 bonus points for community risk reduction. Chief Walton stated that the Department also received a divergence penalty of negative 4.27 points due to the stronger performance in water supply relative to the fire department score.

Chief Walton stated that Burke County Communications was wholly responsible for the emergency communications portion of the ISO score. Chief Walton explained that the County used an E-911 system, maintained sufficient telecommunicators, and performed well enough to receive approximately 99% of the available points in that category.

Chief Walton then discussed the fire department portion of the ISO score. Chief Walton stated that the Department's engine company score was 5.18 out of 6 points, which included counting one automatic aid pumper because ISO generally based that category on three (3) engines while Valdese directly operated two (2). Chief Walton stated that the Department received full credit for pump capacity and ladder service, but did not receive credit for a reserve pumper or reserve ladder because it did not have those units. Chief Walton also stated that company personnel represented the largest area for potential improvement and that the score in that category was driven by both on-duty staffing and the number of personnel returning for structure fires. Chief Walton noted that ISO considered only structure fire responses in this evaluation. Chief Walton added that the Department performed relatively well on training at 72% and received full credit for operational considerations.

Chief Walton then discussed apparatus and deployment further. Chief Walton stated that the Department had increased training with automatic aid departments over approximately the last year and a half to two years, which should improve the engine company score. Chief Walton explained that deployment analysis was based on the percentage of built-upon area within one and one-half (1.5) road miles of a pumper and two and one-half (2.5) road miles of a ladder company. Chief Walton stated that he had been asked both directly and indirectly whether Valdese needed a ladder truck, and stated that the answer was absolutely yes. Chief Walton explained that ISO required a ladder company when a district included either five (5) or more buildings with a needed fire flow of 4,000 gallons per minute or more, or five (5) or more buildings

three (3) stories or taller from the lowest apparatus access. Chief Walton identified Bimbo Bakery and Kellogg's as examples of the first category and cited the hospital, medical office building, WSVM building, many Main Street buildings, Pine Crossing Apartments, and Tron's Place as examples of the second. Chief Walton stated that the ladder truck was necessary to maintain the Department's ISO rating.

Chief Walton then returned to the personnel portion of the ISO fire department score. Chief Walton stated that the Department received 3.41 out of 15 points in that category. Chief Walton explained that, in 2022, the Department averaged 1.95 personnel on duty when total on-duty hours were divided by the number of hours in a year. Chief Walton stated that the current average had dropped to approximately 1.71 personnel on duty due in part to difficulty filling the part-time shift. Chief Walton further stated that, in 2022, the previous five (5) structure fires averaged 8.4 on-call personnel returning to the station, while the last four (4) structure fires averaged only 4.6 on-call personnel returning. Chief Walton stated that this represented just over half of the prior level and indicated the Department could lose additional ISO points if current trends continued.

Chief Walton stated that full ISO credit for staffing would require six (6) personnel on every engine and six (6) personnel on every ladder truck, a standard he did not believe most departments in the country fully met. Chief Walton stated that for Valdese to meet that standard with two (2) engines and one (1) ladder truck would require eighteen (18) personnel on duty twenty-four (24) hours a day, seven (7) days a week. Chief Walton further stated that if the Department relied solely on on-call personnel, it would need forty-nine (49) people returning to every structure fire to maximize personnel credit.

Chief Walton then discussed training within the ISO rating framework. Chief Walton stated that the Department performed relatively well in that category and was able to count some training completed by personnel who also worked full-time at other departments. Chief Walton explained that facility training had to be conducted at a burn building or three (3) story training tower, requiring the Department to send personnel to outside locations such as Western Piedmont, Morganton, or Shelby. Chief Walton stated that company training included most training activities conducted around the station. Chief Walton also explained minimum annual hours needed for officers, new drivers, general drivers, hazardous materials, and recruits, and noted that pre-plans were counted in the training category, for which the Department received full credit because all buildings were updated annually. Chief Walton stated that, to receive maximum credit, the average firefighter/driver would need a minimum of 228 hours of training annually. Chief Walton stated that he did not expect the Department to receive full points in training, but did expect improvement because the Department had significantly improved its documentation practices.

Chief Walton then discussed the water supply portion of the ISO score. Chief Walton stated that the Department received 33.69 out of 40 points in that category, including 27.44 out of 30 points for the supply system. Chief Walton explained that the supply system score was based on hydrant testing against required fire flows for selected buildings identified by the Office of State Fire Marshal. Chief Walton stated that the Department received 2.25 out of 3 points for hydrants, or 75%, and noted that previous ISO standards required larger hydrant barrels than were commonly found locally, though that requirement had since been removed. Chief Walton stated that the Town's hydrants should receive full credit in the future as long as they had a four-and-a-half-inch (4.5") steamer connection.

Chief Walton further stated that the Department performed annual hydrant maintenance every April and received points for that work, but did not currently conduct system-wide flow testing or hydrant marking. Chief Walton explained that full flow testing and marking could provide additional points, and that marking could now be accomplished digitally through Active911 and the records management system, instead of paint. Chief Walton stated, however, that even routine hydrant flushing generated public complaints and that the Department had therefore not undertaken full flow testing except when required for ISO purposes or when specifically requested by a business for insurance or sprinkler design purposes.

Chief Walton then discussed community risk reduction, the bonus point category. Chief Walton stated that the Department received 1.88 out of 2 points for fire prevention and code enforcement, noting that the primary limitation was the lack of a dedicated full-time staff member solely assigned to those duties, along with annual training requirements for maximum credit. Chief Walton stated that the Department received approximately half of the available points for public fire safety education, again due largely to limited dedicated staff and prior documentation shortcomings, though documentation had recently improved.

MARCH 30, 2026, MB#33

Chief Walton also stated that the fire investigation program was limited by the lack of dedicated personnel and by annual training requirements necessary to maximize credit for investigators.

Chief Walton then explained the divergence calculation, stating that it reflected the imbalance between the fire department score and the water supply score. Chief Walton explained that the formula used was one-half (.5) times the water system credit minus 0.8 times the fire department credit, which in Valdese's case resulted in a divergence of 4.27 points. Chief Walton summarized that, with a total of 74.7 points, the Department remained a solid, middle-of-the-road, Class 3 department.

Chief Walton then discussed changes made since the last ISO inspection and possible future improvements. Chief Walton stated that the Department had added small pieces of equipment to its engines to capture additional points, increased training opportunities, improved training documentation, increased automatic aid training, and significantly improved documentation for public education programs. Chief Walton also stated that one ongoing negative factor was the decline in available personnel, both through unfilled daytime part-time coverage and reduced on-call response to structure fires. Chief Walton stated that possible improvements still available included increasing on-duty personnel, beginning hydrant flow testing and digital marking, and replacing out-of-service hydrants.

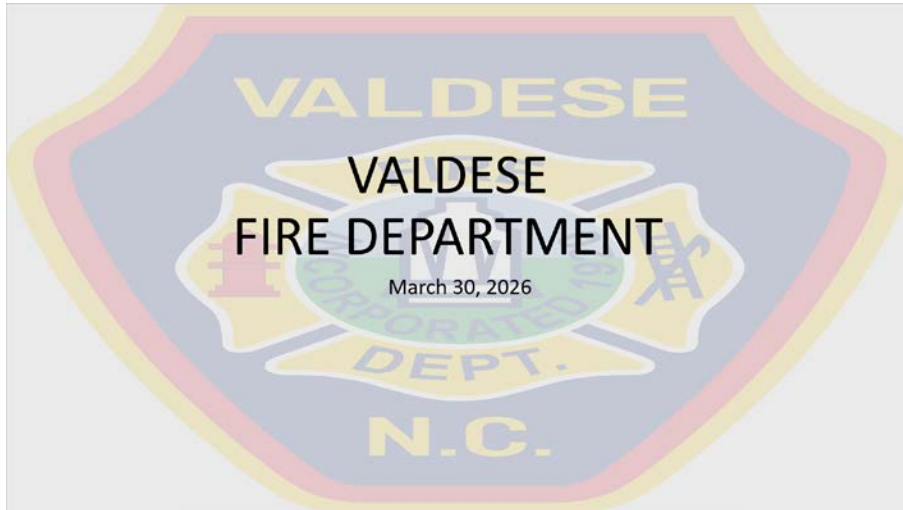
Chief Walton concluded by discussing the Department's needs moving forward, which he referred to as a "three (3) headed monster." Chief Walton stated that the first need was personnel, including retaining current staff, improving pay and benefits, establishing some form of career progression or merit raise program, and potentially increasing the number of personnel on shift. Chief Walton noted that, at present, an employee entering as an Engineer had little opportunity for pay growth beyond cost-of-living adjustments.

Chief Walton stated that the second need was a new facility. Chief Walton explained that the proposed facility plan on display in the lobby addressed many of the safety concerns discussed during the presentation, provided space for additional personnel, and included improved space for apparatus maintenance and training activities.

Chief Walton stated that the third need was apparatus replacement. Chief Walton stated that Engine Three was thirty-one (31) years old and would need to be replaced soon. Chief Walton stated that one option would be to replace Engine Three and retain the old unit as a reserve pumper for possible ISO credit, though his preference would likely be replacement without long-term reliance on the existing truck because parts were becoming increasingly difficult to obtain. Chief Walton further stated that Engine One, currently twenty-two (22) years old, would likely need to be discussed for replacement within the next ten (10) years. Chief Walton noted that current truck lead times were approximately three (3) to four (4) years from contract execution to delivery.

Councilwoman Zimmerman thanked Chief Walton for his presentation, noting it was quite in-depth.

Mayor Huffman announced there would be a five (5) minute recess.



Previous Accomplishments

- ATV for land search and wildland fire operations
- Water Rescue boat and equipment – private donation
- National Standard threads – private donation
- High Angle Rescue equipment – private donation
- NCAREMS Certifications – February 2026
 - Light Rescue
 - Surface Water Rescue
 - Swift Water Rescue
 - High Angle Rescue
 - Medical Responder

Apparatus

- 60 Engine 1 – 2004 Pierce Quantum 1250 gpm Pumper



Apparatus

VALDESE

- 60 Engine 3 – 1995 Pierce Dash 1250 gpm Pumper



Apparatus

VALDESE

- 60 Ladder 1 – 2017 Pierce Enforcer 75ft Aerial, 2000 gpm Pump



Apparatus

VALDESE

- 60 Medic 1 – 2025 Chevy 2500 HD pick-up



Apparatus

- 60 Fire Marshal 1 – 2021 Chevy 2500 HD pick-up



Apparatus

- 60 Command 1 – 2005 Ford F350 Dually pick-up



Apparatus

- 60 Utility 1 – 1996 GMC 3500 pick-up



Apparatus

- 60 ATV 1 – 2020 Kawasaki Mule Pro side-by-side



Apparatus

- 60 Marine 1 – 2022 Inmar 15.5 ft Inflatable Rescue Boat with 40 Hp Motor



Fire Dept Services Provided....

- Structure Fire Suppression
- Wildland Fire Suppression
- Emergency Medical Services
- Mutual Aid to other agencies
- Fire Investigations
- Pre-Incident Planning
- Fire Prevention Inspections
- NC Fire Code Plans Review
- Smoke Alarm Installation
- Fire Prevention Education
 - Schools
 - Fire extinguishers
 - Evacuation plans
 - Other as requested
- Safe Kids Worldwide
 - Bicycle Rodeos
 - Car Seat Inspections
 - Medicine Drop Events
 - Hot Car Displays
 - Public Education

MARCH 30, 2026, MB#33

Fire Dept Services Provided ... Continued

- Vehicle Extrication
- Water Rescue
- Search & Rescue
- High Angle Rescue
- Special Event Standby
- Station Tours
- Hydrant Maintenance
- Knox Box Program
- Hazardous Materials Response
- Tree removal from roadways
- Confined Space Standby
- Vehicle Lock-outs
- Forcible Entry
- Internal Janitorial Services
- Maintenance
 - Facility
 - Equipment
 - Apparatus

Fire Dept Services Provided ... Continued

- Junior Firefighter Program
- Training with Draughn HS Fire Academy
- Parades
- Mingle with Kringle
- SCBA Fill Station
- Restrung Flag Poles
- Burke County Homeland Security Task Force
- Continuing Education Training
- Emergency Management
- Disaster Preparedness
- Anything else called in to 911 that doesn't require a badge and gun

Safety Director Services Provides

- OSHA Compliance – All Town Facilities
- SDS Program
- Safety Policies Revision & Updates
- DOT CDL Drug Testing Program
- Workers' Compensation Processing
- Risk Management
- Technical Guidance & Recommendations
- Facility Safety Inspections
- Monthly Check of Town Hall Extinguishers, AED, Exit lights & Emergency Lights

Call Volume

Year	Call Volume	% Increase
2022	678	17.71
2023	791	16.67
2024	855	8.09
2025	860	0.58
2026 - Estimated	871	1.28

- Average annual increase since 2010, 448 calls – 4.7%
- Contributing Factors
 - Increasing population
 - Aging population
 - Additional services provided
 - Lack of volunteerism & fire department personnel

Personnel

- 7 Full-time Positions
 - Chief / Safety Director
 - Assistant Chief / Fire Marshal
 - Captain (filled in October 2025 after being vacant for over a year)
 - 4 – Fire Engineers (1 vacancy since January 2025)
- 16 - Part-time Firefighter/EMTs
- 1 - Volunteer Junior Firefighter

Staffing

- Monday – Friday 8 am – 5 pm: maximum of 5 personnel
 - Includes filling 8-5 part-time Firefighter slot, which is very rare
 - Does not account for someone going to training or taking time off
- Night, Weekends & Holidays: 1 person

Staffing Challenges

- Only offering Monday – Friday 8am to 5pm Part-time hours
- Lack of volunteerism
- Part-time Firefighters working elsewhere

Fire Personnel Responsibilities Comparison

Valdese Fire Department

- Firefighting operations
 - Engineer
- Drive / Operator Apparatus
 - Engineer
- Oversee / Supervise Apparatus
 - Engineer
- Incident Command
 - Engineer

Hickory Fire Department

- Firefighting operations
 - Firefighter
- Drive / Operate Apparatus
 - Engineer
- Oversee / Supervise Apparatus
 - Captain
- Incident Command
 - Battalion Chief

Personnel Response Percentages

- Average for 2025
 - Full-time Personnel – 40%
 - Part-time – 4%
- Average for 2026
 - Full-time Personnel – 41%
 - Part-time - 3%

Structure Fire Response ... Initial Response

2016

- Valdese Fire Department
 - 8 – 10 Personnel
- 1 Auto-aid Department
 - 4 - 5 Personnel

• Total Personnel: 12-15

2025 / 2026

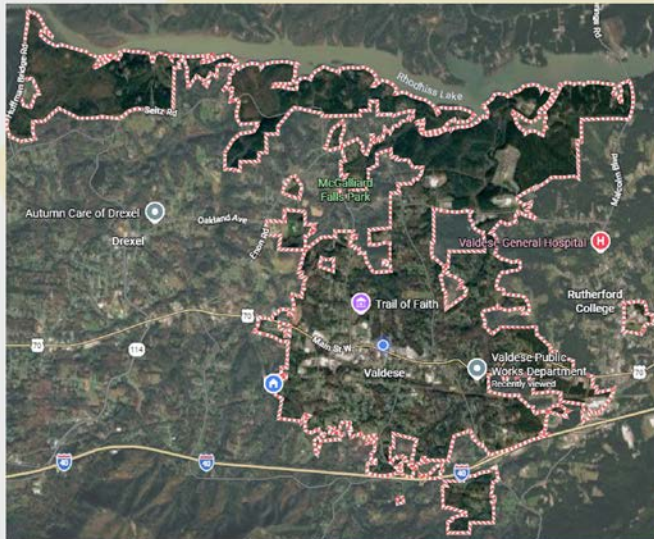
- Valdese Fire Department
 - 4 – 6 Personnel
- 2 Auto-aid Departments
 - 1 – 2 Personnel each

• Total Personnel: 6 - 10

ISO / OSHA minimum response requirement: 4 personnel from the primary department

Surrounding departments have started having 3 automatic aid departments for structure fires

MARCH 30, 2026, MB#33



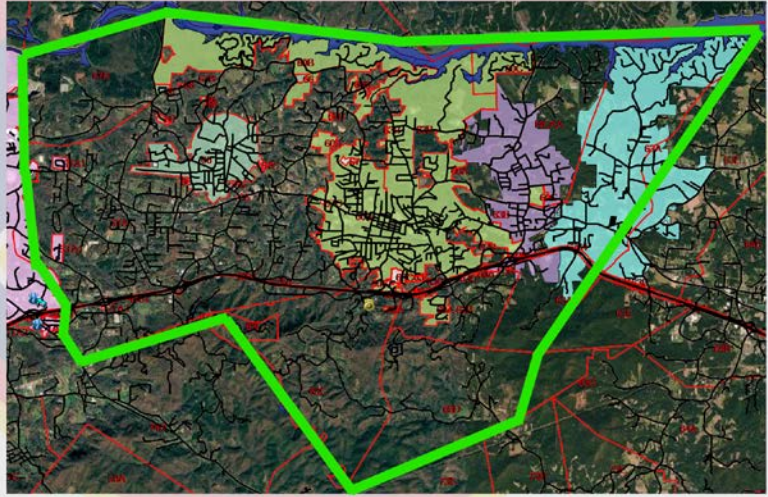
Town of Valdese

- 7.87 Square miles
- Fire
- Medical
- Rescue
- Service Calls
- Inspections
- Fire Investigations

The map shows the town boundary in red with several landmarks labeled: Autumn Care of Drexel, Drexel, Oakland Ave, McCannan Falls Park, Valdese General Hospital, Rutherford College, Valdese Public Works Department, and Trail of Faith. Major roads like I-85 and I-95 are also visible.

Automatic Aid Response District

- ~45 square miles
- Automatic Aid response to structure fires

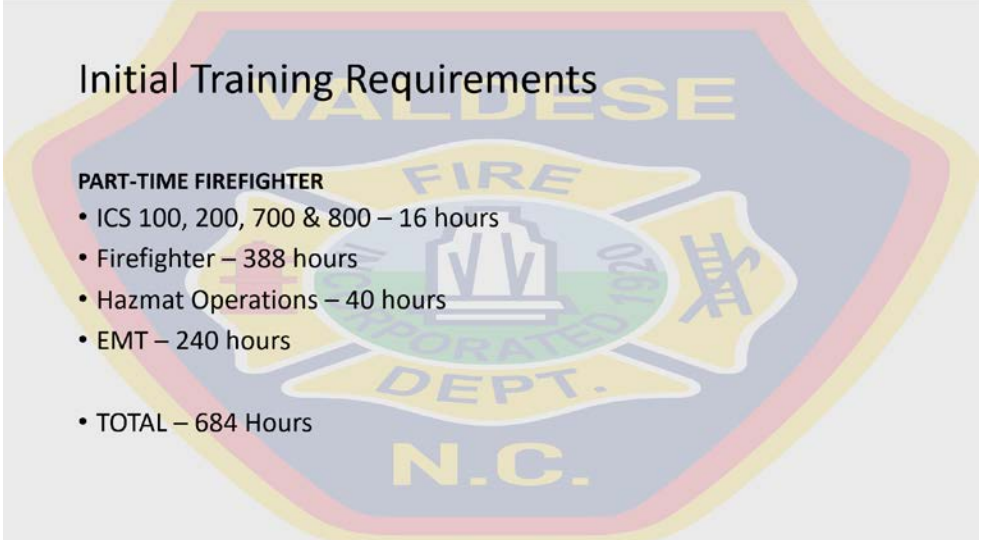


The map shows a larger area outlined in green, representing the Automatic Aid Response District. It includes the town of Valdese and surrounding areas. The map is overlaid with a grid and various colored markers.

Initial Training Requirements

PART-TIME FIREFIGHTER

- ICS 100, 200, 700 & 800 – 16 hours
- Firefighter – 388 hours
- Hazmat Operations – 40 hours
- EMT – 240 hours
- TOTAL – 684 Hours



The background features the Valdese Fire Department logo, which is a Maltese cross with 'VALDESE' at the top, 'FIRE' in the center, 'DEPT.' at the bottom, and 'N.C.' at the very bottom. The year '1926' is also visible on the right side of the cross.

Initial Training Requirements

FULL-TIME FIRE ENGINEER

- D/O EVD – 24 hours
- D/O Pumps – 110 hours
- D/O Aerials – 60 hours
- Rapid Intervention Crew – 48 hours
- TR Intro – 45 hours
- TR Common Passenger Vehicle – 48 hours
- Apparatus Drive Time & Training – 40 hours
- TR Heavy Vehicle – 36 hours
- TR Ropes – 111 Hours
- TR Surface Water – 36 hours
- TR Swift Water – 36 hours
- TR Machinery & Agriculture – 40 hours
- Wildland S130, S190, L180 – 40 hours
- CPS Technician – 32 hours

TOTAL in addition to Part-time Firefighter – 706 hours

TOTAL Including Part-Time Firefighter Requirements – 1390 hours

Recommended Advanced Training

- Fire Instructor
- Fire Officer
- Fire & Life Safety Educator
- Fire Inspector
- Law & Admin
- ICS 300 & 400
- NFA Courses
- Leadership Courses
- Fire Investigation Technician
- Additional TR certifications
 - Confined Space
 - Trench
 - Structural Collapse
 - Wilderness
- UNCC Fire & Rescue Management Institute
- Chief 101

Cost of Hiring New Personnel

- Applicant \$300
 - Physical, drug test, and background checks
- Part-time Firefighter \$20,000
 - Turnout gear - \$6,000
 - Uniforms - \$1,700
 - Training - \$12,300
- Full-time Engineer \$41,000
 - Turnout gear - \$6,500
 - Uniforms - \$2,500
 - Training - \$32,000

*Does not include any administrative costs, travel or hotel cost for training, shift coverage while employee is completing training, or advanced training courses

MARCH 30, 2026, MB#33

Recent Cost Increases 2020 to 2026

- Firefighter Physicals – 129%
- SCBA Compressor Maintenance – 20%
- Emergency Generator Service Contract – 41%
- Ground Ladder Testing – 30%
- Aerial Ladder Testing – 58%
- Apparatus tires (set) – 19%
- Firefighter Turnout Gear – 60%
- Active 911 Subscription – 57%
- Property & Casualty Insurance – 104%
- Records Management System – 213%

Current Facility Issues

- Only one shower
- Training room too small
- No ventilation from current kitchen area
- Bays are small and tight
- No bay ventilation system
- Turnout gear and SCBA compressor directly exposed to exhaust in bays
- Not enough gear lockers for personnel
- Cannot open truck cabs in bays to perform maintenance
- Cannot pull trucks out onto front pad without being in the road
- Offices in exterior trailer
- Plumbing issues
- Electrical Issues
- Server room is still in the condemned section of the building

ISO Rating

- 1 – 90.00 or greater
- 2 – 80.00 to 89.99
- 3 – 70.00 to 79.99
- 4 – 60.00 to 69.99
- 5 – 50.00 to 59.99
- 6 – 40.00 to 49.99
- 7 – 30.99 to 39.99
- 8 – 20.00 to 29.99
- 9 – 10.00 to 19.99
- 10 – 0 to 9.99 - not rated, includes areas greater than 5 road miles from station, unless contracted with other fire protection
- Emergency Communications 10%
- Fire Department 50%
- Water Supply 40%
- Community Risk Reduction – up to 5.5 Bonus Points
- Divergence – negative impact based on disparity between the water supply and fire department

ISO Rating Insurance Premium Impacts

- Class 10 – No Impact
- Class 4 – 5%
- Class 9 – 20%
- Class 3 – 3%
- Class 8 – 7%
- Class 2 – 5%
- Class 7 – 10%
- Class 1 – 4 %
- Class 6 – 16%
- Class 5 – 7%

Homeowner’s policies are generally not reduced for classes below 5.

General guideline for commercial insurance only.

Current ISO Rating.....Class 3.....74.70 Points

2022 ISO Inspection

Category	Points Earned	Points Available	Percentage
Emergency Communications	9.91	10	99.1%
Fire Department	31.44	50	62.9%
Water Supply	33.69	40	84.2%
Cummunity Risk Reduction – BONUS POINTS	3.93	5.5	71.5%
Divergence	-4.27	-----	-----

Current ISO Rating ...Emergency Communications ...9.91 out of 10 points

	Points Earned	Points Available	Percentage
Emergency Reporting	3.00	3	100%
Telecommunicators	4.00	4	100%
Dispatch Circuits	2.91	3	97%

*Emergency Communications are entirely through Burke County

Current ISO Rating ...Fire Department ... 31.44 out of 50 points

	Points Earned	Points Available	Percentage
Engine Companies	5.18	6	86.3%
Reserve Pumpers	0	0.5	0%
Pumper Capacity	3.00	3	100%
Ladder Service	4.00	4	100%
Reserve Ladder Service	0	0.5	0%
Deployment Analysis	7.31	10	73.1%
Company Personnel	3.41	15	22.7%
Training	6.54	9	72.7%
Operational Considerations	2.00	2	100%

Current ISO Rating... Fire Department: Apparatus

- Engine Companies: 5.18 of 6 points
 - Based on having 3 pumpers
 - Includes using an automatic aid pumper
 - Requires training with automatic aid departments
- Reserve Pumpers: 0 of 0.5 points
- Reserve Ladder Service : 0 of 0.5 points
- Deployment Analysis: 7.31 of 10 points
 - Based on percentage of built upon area within 1.5 miles of a pumper and within 2.5 miles of a ladder or service company.

ISO Inspection Need for a Ladder Truck

- A Ladder Company is needed if the district has:
 - 5 or more buildings with a needed fire flow of 4000 gpm or more
 - 5 or more buildings that are 3 stories or taller
 - Or 32' to the eave from the lowest fire apparatus access
 - A total of 5 or more buildings have a 4000 gpm needed fire flow or are 3 stories of more

Current ISO Rating...Fire Department: Company Personnel – 3.41 out of 15 points

- 2022 On-duty personnel – 1.95 personnel on average
 - Current average – 1.71 personnel
 - Currently unable to fill 8-5 part-time Firefighter shifts
- 2022 On-call personnel on structure fires – 8.4 personnel on average
 - Current average – 4.6 personnel
 - Reduced response from part-time and off-duty full-time

ISO Personnel Requirements for Maximum Points

- Each Engine Company – 6 personnel
- Each Ladder Company – 6 personnel
- Valdeese's 2 Engines & 1 Ladder would require 18 personnel 24/7 for maximum credit
- On call personnel count as 1/3 of an on duty person.
 - Based on current on duty personnel credit of 1.71 we would need 49 on-call personnel to run each structure fire

Current ISO Rating... Fire Department: Training ...6.54 of 9 points

Training Type	Hours for Max Credit	Earned Credit	Available Credit	Percentage
Facilities	18 hours	18.90	35	54%
Company	192 hours	16.81	25	67.2%
Officer	12 hours	9.75	12	81.25%
New Driver	60 hours	5.00	5	100%
Driver	12 hours	4.46	5	89.2%
Hazardous Materials	6 hours	0.73	1	73%
Recruit	240 hours	5.00	5	100%
Pre-Plans	-----	12.00	12	100%

The average Firefighter / Driver must have 228 hours of training annually to get maximum credit.

Current ISO Rating... Water Supply...33.69 out of 40 points

	Points Earned	Available Points	Percentage
Supply System	27.44	30	91.5%
Hydrants	2.25	3	75%
Hydrant Inspections & Flow Testing	4.00	7	57.1%

Supply System – Based on available fire flow for chosen locations

Hydrants – previously to get full credit hydrants must have had a 5 ¼" of larger barrel, ours are 4 ½"
 • This has been removed, it is now based on the connection size on the hydrant

Inspection and Flow Testing – We currently do not flow test or mark hydrants based on their available flow
 • 2.4 points available for flow testing
 • 0.6 points available for marking based on available flow

Current ISO Inspection.... Community Risk Reduction...3.93 of 5.5 BONUS POINTS

	Points Earned	Points Available	Percentage
Fire Prevention & Code Enforcement	1.88	2.2	85.5%
Public Fire Safety Education	1.07	2.2	48.6%
Fire Investigation Program	0.98	1.1	89.1%

Fire Prevention & Code Enforcement – number of staff & training hours

- 24 hours of annual training

Public Fire Safety Education – number of staff & training hour, documentation of public education programs

- 10 hours of annual training

Fire Investigation Program – number of staff & training hours

- 40 hours of annual training

Current ISO Inspection ... Divergence –4.27 Points

- Either the fire department is limited without adequate water supply
- Or the water supply cannot be fully utilized without an adequate fire department
- Therefore credit totals are proportionately adjusted to balance the variance between the earned credit of the two categories

MARCH 30, 2026, MB#33

Current ISO Inspection... Divergence –4.27 Points

$$\text{DIV} = 0.5 \times (\text{WS} - 0.8 \times \text{FD})$$

DIV = Divergence

WS = Water Supply Credit

FD = Fire Department Credit

$$\bullet \text{ DIV} = 0.5 \times (33.69 - 0.8 \times 31.44)$$

$$\bullet \text{ DIV} = -4.27$$

Divergence always has a negative value

ISO Rating Improvements Next Inspection: January 2027

Changes Since Last Inspection

- Additional small equipment to assist with Engine Company Score
- Increased offered training hours
 - Facility hours with MDPS
 - Automatic Aid Training
 - Increased documentation of on shift training
- Increased documentation of public education programs
- Fewer personnel on-duty & on call

Possible Improvements Still to be Made

- Increase on-duty personnel
- Hydrant flow testing & marking
- Replace out of service hydrants

Dept Needs – The 3 Headed Monster

- Personnel
 - Increase Pay
 - Improve Benefits
 - Career Progression / Merit Raise Program
 - Increase number of personnel
- New Facility
 - Address safety concerns at current facility
 - Allow for more personnel
 - Adequate space for apparatus maintenance & training activities
- Apparatus
 - Replace 60 Engine 3 – 1995 Pierce Dash 1250 gpm Pumper
 - Or order a new apparatus & keep Engine 3 as a reserve engine
 - Plan to replace 60 Engine 1 – 2004 Pierce Quantum 1250 gpm Pumper in ~10 years
 - Once ordered trucks have ~3 to 4 year lead time

PRESENTATION OF THE PROPOSED PAY STUDY

David Hill, Management Analyst at Piedmont Triad Regional Council, recounted it had been five (5) years since he had presented a similar report, and explained that the presentation before Council that evening

represented the culmination of approximately six (6) months of work. Mr. Hill stated that he would provide a broad overview of the study, discuss several specific classifications, and then review recommendations that resulted from the study's findings.

Mr. Hill explained that the study began in Town Hall, where he met with employees as well as department directors. Mr. Hill stated that the purpose of the study was to gather as much information as possible about each Town position so that those positions could then be compared to similar positions in other local governments. Mr. Hill noted that Valdese was a good example of a workforce in which employees wore multiple hats, explaining that smaller local governments typically required employees to perform more generalized duties while larger local governments tended to have more specialized positions.

Mr. Hill stated that the purpose of the study was to review the information collected and return to the Town Manager with recommendations regarding where Valdese should position itself in the labor market in order to remain competitive. Mr. Hill explained that he was not comparing Valdese to only the highest-paying or lowest-paying governments, but instead identified a geographic market by examining local governments located within approximately a one (1) hour drive of Valdese. Mr. Hill stated that he selected a representative sample from within that geographic area in order to provide Council with meaningful market information relevant to recruitment and retention.

Mr. Hill further stated that, as part of the study process, he met with employees and explained that he could only stand before Council and make recommendations if employees fully cooperated and provided the information he needed. Mr. Hill stated that each employee completed a twelve (12) page position description questionnaire describing in detail the duties, responsibilities, authorities, and percentage of time spent on each function. Mr. Hill noted that employees were given two (2) weeks to complete the questionnaire so they could fully consider everything they did over an extended period of time. Mr. Hill stated that, after the questionnaires were completed, supervisors and department directors were given an additional week to review their employees' responses to ensure the information was thorough and accurate.

Mr. Hill stated that, after collecting the questionnaires, he gathered market data and began analyzing both the Town's workforce and the workforce of the identified market. Mr. Hill explained that, based on his initial findings and interpretation of the data, he met several times with Town Manager Herms, Mr. Weichel, and Town Clerk Lail to review the data and discuss recommendations, which ultimately led to the presentation before Council.

Mr. Hill stated that the full scope of the study included not only the pay and classification analysis, but also a complete review of the Town's personnel policies, which remained ongoing, as well as a survey of employee benefits offered by the comparison governments. Mr. Hill stated that his presentation that evening would focus specifically on market pay comparisons, while the personnel policy review and benefit survey data would be discussed separately during a budget work session.

Mr. Hill explained that, at the beginning of the study, he received from Town Clerk Lail a printout of all Town employees, including their department, job title, pay, employment date, and date of appointment to their current position. Mr. Hill stated that he used that report to develop an initial interpretation of the Town's workforce data. Mr. Hill then described the concept of a mature workforce, stating that his definition of a mature workforce was one with an average years-of-employment between eight (8) and ten (10) years. Mr. Hill explained that, in a mature workforce with a sufficiently large sample size, he would generally expect to find approximately two-thirds (2/3) of employees in the middle one-third (1/3) of a distribution curve.

Mr. Hill stated that he first reviewed years of employment with the Town. Mr. Hill explained that the graph before Council showed the number of employees who came to work for the Town in each calendar year and were still employed by the Town. Mr. Hill stated that the graph also reflected recruitment and retention trends, with the highest bars appearing on the left side as the newest employees. Mr. Hill noted that the Town also had a number of employees with more than twenty (20) years of service, and stated that the Town's average years of employment was seven-point-one-five (7.15) years, which he said was slightly below his definition of a mature workforce. Mr. Hill further noted that nearly one-quarter (1/4) of Town employees had been with the Town less than two (2) years and that more than 50% of employees

had been with the Town less than five (5) years. Mr. Hill stated that, in his experience, this pattern was similar to what he observed in local governments across the state.

Mr. Hill then stated that he next reviewed how long employees had been in their current positions. Mr. Hill explained that the Town's average time in current position was four-point-nine-nine (4.99) years, which he said was probably a good average across the state. Mr. Hill noted that approximately 30% of Town employees had been in their current position less than two (2) years and almost 70% had been in their current position less than five (5) years. Mr. Hill stated that nothing in the first two (2) graphs appeared unusual to him.

Mr. Hill then stated that the third (3) graph, which reflected where employee salaries fell within the Town's current pay grade ranges, was unusual. Mr. Hill explained that, in his experience, he would normally expect to see a pattern more similar to the first two (2) graphs, with more employees near the lower end of the salary range. Mr. Hill stated that the graph indicated that the Town's pay grade ranges were not competitive with the identified market and that the Town was having to hire employees further up in the grade range, away from entry-level salaries. Mr. Hill noted that no employees were at minimum, no employees were within 2% of minimum, only one (1) employee fell within less than 5% of minimum, and only five (5) employees fell within less than 10% of minimum. Mr. Hill stated that, although the Town's pay grade structure had a 50% range from minimum to maximum, average salaries were already 19.61% above the minimum of their assigned ranges, which in his opinion suggested that the Town's grade ranges were not competitive.

Mr. Hill then stated that he next reviewed market data to determine whether it supported or refuted his initial interpretation. Mr. Hill explained that he would review three specific classifications as examples, but that every Town position had its own worksheet using the same format. Mr. Hill stated that the market governments used in the study represented those places where Town employees could potentially go to work without relocating, merely by changing commuting direction. Mr. Hill emphasized that no two (2) local government positions were exactly alike and that his comparisons were based on positions that were approximately an 85% match in primary duties and responsibilities.

Mr. Hill then reviewed the Police Officer I classification as the first example. Mr. Hill explained that everything above the blue line on the worksheet represented the market data and showed the minimum, midpoint, maximum, average salary, compa-ratio, and percent above minimum for similar positions in the comparison governments. Mr. Hill explained that the "compa-ratio" column reflected where salary stood in relation to the midpoint of the pay range, while the percent greater than minimum reflected how far the salary was above the range minimum. Mr. Hill stated that below the blue line was the Town's current data for Police Officer I, which was in Grade 17 with a minimum of \$40,708, a midpoint of \$50,885, and a maximum of \$61,062. Mr. Hill stated that, at the time the data was compiled, the Town's average salary for Police Officer I was \$47,120.

Mr. Hill stated that the average minimum salary in the identified market for Police Officer I was \$49,848, while the average market salary was \$52,904. Mr. Hill explained that the Town's average salary for the position was 10.9% below the market average and 9.5% below the market median. Mr. Hill further stated that the Town's pay grade range for that classification was 18.3% below the market average minimum. Mr. Hill explained that the worksheet also included a "3%" column, which projected where he expected market data to be on and after July 1 based on likely cost-of-living, performance, and similar adjustments. Mr. Hill stated that, based on those projections, he recommended moving Police Officer I from Grade 17 to Grade 21, which represented a four (4) grade or 20% movement and would place the position in a much more competitive market position.

Mr. Hill then reviewed Fire Engineer as a second example. Mr. Hill stated that the Town's pay grade range for Fire Engineer was 16.7% below the market average and 17.4% below the market median. Mr. Hill further stated that salaries for the position were 13.8% below the market average and 13.3% below the market median. Based on those findings, Mr. Hill stated that he recommended moving Fire Engineer from Grade 16 to Grade 20, again representing a four (4) grade or 20% movement.

Mr. Hill then reviewed Water Treatment Plant Operator C as a third example, noting that the "C" designation represented the entry-level operator classification under the state's licensing system, while

MARCH 30, 2026, MB#33

some local governments used numerical designations instead. Mr. Hill stated that for Water Treatment Plant Operator C, the Town was similarly in the range of 16% to 17% below the market on pay grade ranges and approximately 14% to 15% below the market in actual salaries.

Mr. Hill stated that, although only three (3) classifications were shown that evening, every Town position had been reviewed in the same manner. Mr. Hill stated that, when all positions were considered together, the Town's pay grade ranges were on average 14.1% below the market average and employee salaries were on average 10.3% below the market average.

Mr. Hill then reviewed the Town's existing pay plan structure. Mr. Hill stated that the Town currently used a 50% range from minimum to maximum salary within each pay grade and a 5% differential between grades. Mr. Hill explained that, based on his findings and recommendations, a number of positions would need to be moved into grades beyond the Town's current existing pay plan. Mr. Hill noted that the highlighted area on the proposed plan represented his recommendation to add additional grades at the high end of the pay plan. Mr. Hill stated that there might eventually be an opportunity to eliminate some lower-end grades, but recommended keeping the existing structure for now because the 50% range and 5% differential remained sound. Mr. Hill stated that the principal change he recommended was the addition of six (6), seven (7), or eight (8) grades at the upper end of the plan.

Mr. Hill then summarized his recommendations. Mr. Hill recommended that the Town consider adopting the proposed pay plan with the additional pay grade ranges and assign each Town position to the grade that was supported by the market comparison data. Mr. Hill further recommended an employee salary implementation method that recognized both years of service and time in position. Mr. Hill explained that the goal was not to disadvantage employees who may have been with the Town for a long period but had only recently moved into a new position. Mr. Hill stated that the system he recommended gave credit for both years of service and time in position and was designed so that an employee's salary would reach the midpoint of the assigned pay range in the seventh (7) year of either service and/or time in position.

Mr. Hill explained that the recommended salary approach also served as a mechanism to address salary compression by giving greater recognition to longer-serving employees and creating more separation between employees with significant service and newer employees. Mr. Hill noted that, under the proposed plan, a brand-new employee would start at or near the new minimum of the recommended competitive range rather than at the Town's current lower minimums.

Mr. Hill then reviewed the estimated implementation cost of the study recommendations. Mr. Hill stated that the salary adjustments alone would total approximately \$541,000. Mr. Hill further stated that payroll-associated costs, including FICA, retirement, and similar expenses, would add approximately 27%, or approximately \$146,000. Mr. Hill stated that the total estimated implementation cost would therefore be slightly more than \$687,000. Mr. Hill noted that the figure represented the total adjustment across all funding sources and could fluctuate up until the point of implementation as employees left, new employees were hired, or employees changed positions.

Councilman Ogle acknowledged Mr. Hill had presented material on Police and Fire positions, and asked if he had included parks and recreation and public works. Mr. Hill answered he had covered every position in every department.

Town Manager Herms disclosed to Council that the pay study had already been included in the start of the budget process, noting that when the budget came to Council, they would see the new salary schedule. Town Manager Herms continued that the Council would also see a breakdown, by department, which spoke to salary, benefits, and more. Town Manager Herms stated, unless Council informed staff not to, that the budget presentation would include the fully funded pay study as recommended by Mr. Hill.

Mr. Hill reported that he had the proposed pay plan, which would show one what paygrade he had recommended for every position, and that Town Clerk Lail had those copies.

MARCH 30, 2026, MB#33

TOWN OF VALDESE PAY STUDY REVIEW



MARCH 30, 2026

TOWN OF VALDESE MARKET STUDY REVIEW

EXPECTED STUDY OUTCOMES

TO DETERMINE AND MAKE RECOMMENDATIONS REGARDING THE GEOGRAPHIC MARKET PLACEMENT FOR THE TOWN OF VALDESE TO SUPPORT THE TOWN'S EMPLOYEE RECRUITMENT AND RETENTION INITIATIVES.

STUDY METHODOLOGY

- EMPLOYEE PARTICIPATION
- DEPARTMENT DIRECTOR PARTICIPATION
- WORKFORCE DATA COLLECTION
- COMPARATIVE ANALYSIS OF WORKFORCE DATA
- INITIAL FINDINGS AND RECOMMENDATIONS DEVELOPED
- INTERNAL EQUITY REVIEW
- FINAL RECOMMENDATIONS AND IMPLEMENTATION OPTIONS
- PRESENTATION OF STUDY RECOMMENDATIONS

MARCH 30, 2026, MB#33

TOWN OF VALDESE MARKET STUDY REVIEW

SCOPE OF STUDY COMPONENTS

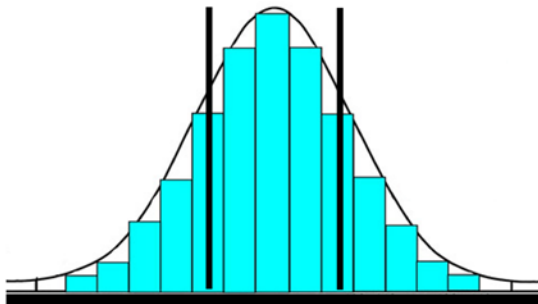
- PERSONNEL POLICIES REVIEW AND UPDATE
 - EMPLOYEE BENEFITS SURVEY
 - MARKET PAY COMPARISONS

WORKFORCE ANALYSIS AT BEGINNING OF STUDY

Standard Deviation “Bell” Curve

In a mature workforce, practically every element regarding employees’ pay and performance would expect to be within standard deviations and resemble the “Bell Curve”

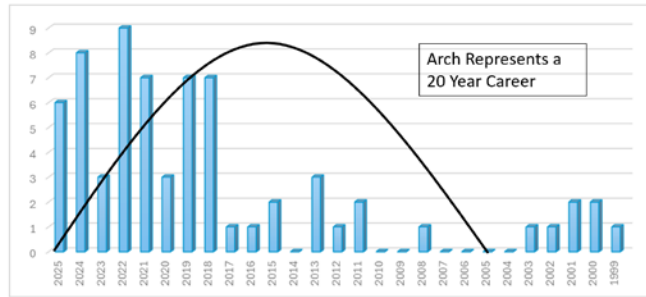
Two-thirds of workforce, typically, should be located within the middle third of the measured metric.



MARCH 30, 2026, MB#33

DISTRIBUTION OF EMPLOYEES BY YEARS EMPLOYED

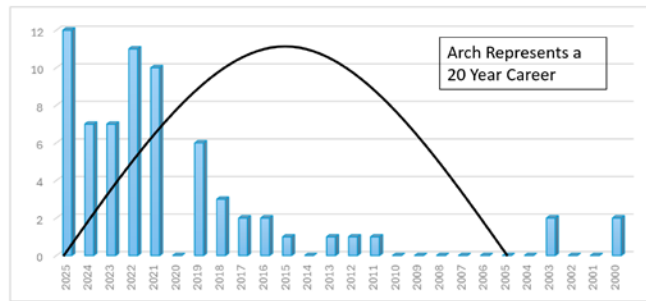
AVERAGE YEARS EMPLOYED: 7.15 YEARS



<2 Yrs	16	23.53%
<5 Yrs	35	51.47%
<10 Yrs	52	76.47%
AVG	7.15	

DISTRIBUTION OF EMPLOYEES BY YEAR IN POSITION

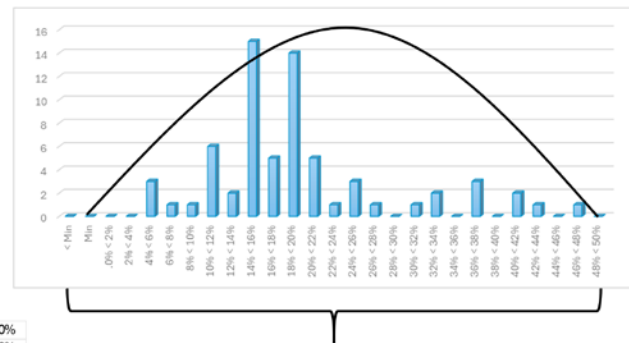
AVERAGE YEARS EMPLOYED: 4.99 YEARS



<2 Yrs	21	30.88%
<5 Yrs	47	69.12%
<10 Yrs	60	88.24%
AVG	4.99	

DISTRIBUTION OF EMPLOYEES BY % ABOVE GRADE MINIMUM

AVERAGE PERCENT ABOVE PAY GRADE MINIMUM: 19.61%



Min	0	0.00%
<2%	0	0.00%
<5%	1	1.49%
<10%	5	7.46%
AVG		19.61%

SALARY GRADE RANGE: 50%

MARKET COMPARISON EXAMPLES

MARKET

Conover	Lincolnton	Saw Mills
Drexel	Maiden	Wilkesboro
Granite Falls	Morganton	Burke Co.
Hickory	Newton	Caldwell Co.
Lenoir	N. Wilkesboro	Catawba Co.

Police Officer I	3%	Grd	Min	Midpt	Max	Avg	Range	CR	% > Min	Comparison Titles
Conover			50,289	62,861	75,434	54,451	50.00%	0.87	8.28%	Police Officer
Drexel			47,428	54,828	62,229	50,659	31.21%	0.92	6.81%	Police Officer I
Granite Falls			47,559	57,070	66,582	49,729	40.00%	0.87	4.56%	Police Officer I
Hickory			58,716	64,588	70,460	60,407	20.00%	0.94	2.88%	Police Officer
Lenoir			48,904	58,684	68,465	50,251	40.00%	0.86	2.76%	Police Officer I
Lincolnton			50,732	63,416	76,099	52,147	50.00%	0.82	2.79%	Police Officer I
Maiden			51,635	64,544	77,453	53,185	50.00%	0.82	3.00%	Police Officer I
Marion			47,112	60,068	73,024	49,746	55.00%	0.83	5.59%	Police Officer
Morganton			49,772	62,214	74,657	53,214	50.00%	0.86	6.92%	PublicSafety Ofcr I
Newton			49,427	61,784	74,141	51,981	50.00%	0.84	5.17%	Police Officer
Wilkesboro			45,087	46,214	47,368	49,620	5.06%	1.07	10.05%	Police Officer I, II, III
Burke County			52,144	60,797	70,948	56,674	36.06%	0.93	8.69%	Deputy Sheriff
Caldwell County			44,106	55,547	66,989	50,424	51.88%	0.91	14.32%	Deputy Sheriff
Catawba County			54,967	72,831	90,696	58,164	65.00%	0.80	5.82%	Deputy Sheriff
Valdese		17	40,708	50,885	61,062	47,120	50.00%	0.93	15.75%	
Average	51,344	-18.3%	49,848	60,389	71,039	52,904	42.51%	0.88	6.13%	-10.9%
Median	51,087	-17.9%	49,600	61,291	71,986	52,064	45.13%	0.85	4.97%	-9.5%
Recommendation		21	50,965	63,706	76,448		50.00%			

MARCH 30, 2026, MB#33

Fire Engineer	3%	Grd	Min	Midpt	Max	Avg	Range	CR	% > Min	Comparison Titles
Conover			43,296	53,025	62,754	47,185	44.94%	0.89	8.98%	Fire Engineer I
Drexel			47,428	54,828	62,229		31.21%			Fire Engineer VACANT
Granite Falls			43,137	51,764	60,392	43,784	40.00%	0.85	1.50%	Fire Engineer
Hickory			50,318	62,898	75,477	60,072	50.00%	0.96	19.38%	Fire Apparatus Oper I
Lenoir			44,331	53,197	62,063	47,802	40.00%	0.90	7.83%	Fire Driver/Operator
Lincolnton			50,678	63,348	76,017	55,036	50.00%	0.87	8.60%	Fire Engineer
Maiden			46,835	58,543	70,251	52,225	50.00%	0.89	11.51%	Fire Engineer
Marion			47,112	60,068	73,024	51,203	55.00%	0.85	8.68%	Fire Engineer
Morganton			45,144	56,430	67,716	53,237	50.00%	0.94	17.93%	Fire Engineer
Newton			47,089	58,862	70,634	49,946	50.00%	0.85	6.07%	Fire Engineer
Wilkesboro						47,633				Firefighter Engineer
Valdese		16	38,770	48,462	58,155	43,823	50.00%	0.90	13.03%	
Average	47,933	-16.7%	46,537	57,296	68,056	50,812	46.24%	0.89	9.19%	-13.8%
Median	48,371	-17.4%	46,962	57,487	68,984	50,575	46.89%	0.88	7.69%	-13.3%
Recommendation		20	48,538	60,673	72,807		50.00%			

WTP Operator C	3%	Grd	Min	Midpt	Max	Avg	Range	CR	% > Min	Comparison Titles
Granite Falls			39,127	46,952	54,777	41,912	40.00%	0.89	7.12%	WTP Operator I
Hickory			41,379	53,793	66,207	46,368	60.00%	0.86	12.06%	WTP Operator I
Lenoir			35,539	42,647	49,755	36,613	40.00%	0.86	3.02%	WTP Operator C
Lincolnton			39,708	49,635	59,562	42,803	50.00%	0.86	7.79%	WTP Operator C
Marion			36,913	47,064	57,215	38,001	55.00%	0.81	2.95%	WTP Operator
Morganton			38,997	48,747	58,496	41,357	50.00%	0.85	6.05%	WTP Operator C
Newton			38,727	48,409	58,091	42,267	50.00%	0.87	9.14%	WTP Operator C
Wilkesboro			36,598	38,427	40,348	46,030	10.25%	1.20	25.77%	WTP Operator I
Valdese		12	31,896	39,870	47,843	35,785	50.00%	0.90	12.19%	
Average	39,525	-16.9%	38,373	46,959	55,556	41,919	44.78%	0.89	9.24%	-14.6%
Median	40,028	-17.9%	38,862	47,737	57,653	42,090	48.35%	0.88	8.31%	-15.0%
Recommendation		15	38,031	47,539	57,046		50.00%			

OVERALL AVERAGES

- PAY GRADE RANGES: 14.1% BELOW MARKET AVERAGE
- EMPLOYEE SALARIES: 10.3% BELOW MARKET AVERAGE

REVIEW OF PAY PLAN

CURRENT PAY PLAN

Pay Grade	Min	Market	Max	Range	MinDiff	MdptDiff	MaxDiff
10	28,930	34,441	41,329	42.86%			
11	30,377	37,971	45,565	50.00%	5.00%	10.25%	10.25%
12	31,896	39,870	47,843	50.00%	5.00%	5.00%	5.00%
13	33,491	41,864	50,236	50.00%	5.00%	5.00%	5.00%
14	35,165	43,956	52,747	50.00%	5.00%	5.00%	5.00%
15	36,924	46,154	55,385	50.00%	5.00%	5.00%	5.00%
16	38,770	48,462	58,155	50.00%	5.00%	5.00%	5.00%
17	40,708	50,885	61,062	50.00%	5.00%	5.00%	5.00%
18	42,744	53,429	64,116	50.00%	5.00%	5.00%	5.00%
19	44,881	56,101	67,321	50.00%	5.00%	5.00%	5.00%
20	47,125	58,906	70,687	50.00%	5.00%	5.00%	5.00%
21	49,481	61,851	74,221	50.00%	5.00%	5.00%	5.00%
22	51,955	64,944	77,933	50.00%	5.00%	5.00%	5.00%
23	54,552	68,191	81,829	50.00%	5.00%	5.00%	5.00%
24	57,280	71,600	85,920	50.00%	5.00%	5.00%	5.00%
25	60,145	75,181	90,217	50.00%	5.00%	5.00%	5.00%
26	63,151	78,939	94,728	50.00%	5.00%	5.00%	5.00%
27	66,309	82,886	99,463	50.00%	5.00%	5.00%	5.00%
28	69,625	87,031	104,437	50.00%	5.00%	5.00%	5.00%
29	73,106	91,383	109,659	50.00%	5.00%	5.00%	5.00%
30	76,761	95,951	115,141	50.00%	5.00%	5.00%	5.00%
31	80,599	100,749	120,899	50.00%	5.00%	5.00%	5.00%
32	84,629	105,785	126,942	50.00%	5.00%	5.00%	5.00%
33	88,859	111,074	133,288	50.00%	5.00%	5.00%	5.00%
34	93,302	116,627	139,953	50.00%	5.00%	5.00%	5.00%
35	97,967	122,459	146,951	50.00%	5.00%	5.00%	5.00%
36	102,865	128,582	154,298	50.00%	5.00%	5.00%	5.00%
37	108,009	135,011	162,013	50.00%	5.00%	5.00%	5.00%
38	113,409	141,761	170,114	50.00%	5.00%	5.00%	5.00%
39	119,080	148,849	178,619	50.00%	5.00%	5.00%	5.00%
40	125,034	156,292	187,550	50.00%	5.00%	5.00%	5.00%

RECOMMENDATIONS

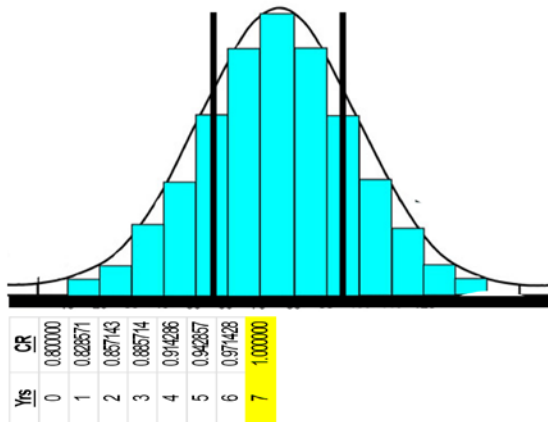
RECOMMENDATIONS

- ADOPT RECOMMENDED PAY PLAN (SLIDE #17)
- ASSIGN EACH POSITION TO THE MARKET SUPPORTED PAY GRADE.
- ESTABLISH EMPLOYEE SALARIES UTILIZING THE IMPLEMENTATION OPTION RECOMMENDATION BASED ON RECOGNITION OF AN EMPLOYEE'S YEARS OF SERVICE AND TIME IN CURRENT POSITION WITH THE FOCUS OF AN EMPLOYEE'S SALARY REACHING MIDPOINT IN THEIR 7TH YEAR OF SERVICE AND/OR TIME IN CURRENT POSITION .

COMPA-RATIO MODEL

EMPLOYEE'S SALARY REACHES MIDPOINT (MARKET RATE) IN 7TH YEAR

Yrs	CR	Factor
0	0.800000	
1	0.828571	0.0285714
2	0.857143	0.0285714
3	0.885714	0.0285714
4	0.914286	0.0285714
5	0.942857	0.0285714
6	0.971428	0.0285714
7	1.000000	0.0285714



IMPLEMENTATION COSTS EQUAL WEIGHT TO YOS & TIP

IMPLEMENTATION REQUIRED FUNDING:

Salaries: \$541,439 (ALL FUNDS)
 (27%) FICA/Retirement/401(k)/etc. \$146,189 (ALL FUNDS)
 Total Implementation Costs* \$687,627 (ALL FUNDS)

*The specific required funding requirements will fluctuate up to the time of approval and implementation as employees terminate, are employed, are promoted, etc. The required funding amount will also fluctuate slightly based on the specific percentage required for FICA, Retirement, 401(k), and other payroll associated costs.

THANK YOU
I LOOK FORWARD TO DISCUSSION AND ANSWERING
QUESTIONS YOU MAY HAVE.

Councilwoman Radabaugh made a motion to direct Staff to include funding of the pay study in the FY26-27 budget to support recruitment and retention efforts. Seconded by Councilwoman Ward.

Councilwoman Zimmerman asked if the recommendations would be in the budget presented at the budget work day in April. Town Manager Herms responded in the affirmative and clarified that Council was not voting to implement the pay study at that time, continuing that the motion present on the floor was for Staff to put them in the budget recommendation.

The vote was unanimous and the motion carried.

PUBLIC HEARING – APPROVED RIGHT-OF-WAY CLOSURE

Mayor Huffman declared the public hearing for the Faet Street right-of-way closure open at 8:30 p.m. and opened the floor to Mr. Michael Rapp, Town Planner. Mr. Rapp stated that the subject right-of-way was approximately one hundred sixty (160) feet in length and twenty-six (26) feet in width. Mr. Rapp explained that the portion of right-of-way had never been opened, improved, or used for vehicular or pedestrian purposes and did not serve a current or future public transportation purpose.

Mr. Rapp then identified the subject area on a map and explained that, as one traveled down Faet Street into the curve toward Praley Street Southwest, the area appeared to have originally been intended as a T-shaped intersection, though that connection had never been completed following earlier planning of the area.

Mr. Rapp then reviewed the procedural requirements for Council to consider closure of the right-of-way. Mr. Rapp stated that Council was first required to adopt a Resolution of Intent and call for a public hearing, which had occurred on February 9. Mr. Rapp explained that the Resolution of Intent was then required to be published once a week for four (4) consecutive weeks prior to the hearing, that a copy of the resolution had to be sent to all owners of adjoining property along the street or alley, and that notice had to be prominently posted in at least two (2) places along the subject right-of-way. Mr. Rapp stated that, following completion of those requirements, Council would conduct the public hearing and could then determine whether or not to adopt an order closing the street or alley, which would subsequently be filed with the Register of Deeds if approved.

Mr. Rapp then referenced the Resolution of Intent adopted on February 9 and reviewed the mailed notice requirements. Mr. Rapp stated that mailings had been sent to all adjoining property owners identified on the map and noted that proof of those mailings was included in the record. Mr. Rapp explained that the mailer included information regarding the proposed right-of-way closure, the date and time of the public hearing, the adopted Resolution of Intent, and a map outlining the subject area.

Mr. Rapp further stated that the required newspaper advertisement had been published once a week for four consecutive weeks on March 7, March 14, March 21, and March 28. Mr. Rapp also stated that signs had been posted and remained posted leading up to the public hearing.

MARCH 30, 2026, MB#33

Mr. Rapp then reviewed the standards Council was to consider during the public hearing. Mr. Rapp stated that the applicable statute provided that any person may be heard on the question of whether or not the proposed closing would be detrimental to the public interest or to the property rights of any individual. Mr. Rapp further stated that Council was required to be satisfied that the closing was 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 was located, would be deprived of a reasonable means of ingress and egress to their property.

Mr. Rapp then explained that, if the closure were approved following the public hearing, Council would be asked to adopt both an Order of Closing and a Declaration of Retention of Utility Easements. Mr. Rapp stated that municipal infrastructure existed beneath the right-of-way and that, while this did not prevent closure of the area, the Town would retain all existing and future utility easements, whether public or private and whether located within, upon, under, or above the portion being closed, in order to protect Town infrastructure.

Mr. Rapp concluded his presentation and stated that he would be happy to answer any questions, after which the public would have an opportunity to be heard.

Mayor Huffman asked if there was anyone present wishing to come forward and speak in regard to the right-of-way closure. No one came forward.

A graphic with a light blue background. In the center, there is a white rectangular box with a thin black border containing the text "PUBLIC HEARING - PROPOSED RIGHT-OF-WAY CLOSURE". Below this box, the text "Faet Street Southwest, Valdese, NC 28690" and "Town Council Regular Meeting - 3/30/26" is displayed in a smaller, light grey font.

**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.



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. 166A-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;

80376.1

- a. 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
- b. 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
Keith Huffman
Mayor

ATTEST:
Jessica Jail
Jessica Jail
Town Clerk



80376.1

MAILINGS SENT TO THE FOLLOWING PROPERTIES.



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 Fact 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 Fact Street SW, in accordance with N.C. General Statute 160A.209.

You are receiving this notice because Town records indicate that you own property adjoining, or located in the immediate vicinity of, the portion of Fact 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 Fact 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 Fact Street SW
- Map of Proposed Right-of-Way Closure Area (Highlighted Line 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 FACT 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 Fact Street SW (the "Unopened RoW") being located in the north of Burke County PIN: 272820719 and to the north of Burke County PIN: 272814633; 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, thereby protecting the public interest; and

WHEREAS, the Unopened RoW is not shown on the Town's inventory; and

WHEREAS, N.C.G.S. 206A-279 authorizes municipalities to permanently close any



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 EAST ST SW

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

WHEREAS, the unopened portion of East Street SW (the "Unopened ROW") is located to the south of Burke County PIN 2733825079 and to the north of Burke County PIN 2733814613, and lies within the corporate limits of the Town of Valdele, and extends to that portion of East Street SW identified as a public paved roadway on the "Town of Valdele, 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:

- The Unopened ROW is not needed for public use or public transportation purposes;
The permanent closure of the Unopened ROW is not contrary to the public interest; and
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 Valdele that:

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

The southeastern portion of East 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 2733814613, extending from the southeastern property line of Burke County PIN 2733827121 to that portion of East Street SW identified as a public paved roadway on the "Town of Valdele, Burke County, North Carolina, 2022 Powell Bill Map," dated June 30, 2022, and lying within the corporate limits of the

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

- 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.
Retention of Utility Easements: Pursuant to N.C.G.S. 160A-299(g), the Town of Valdele hereby expressly retains all existing and future utility easements, whether public or private, within, upon, under, and across the permanently closed portion of East 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.
Recreation: 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.
Effective Date: This Order shall become effective upon adoption by the Town Council.

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

TOWN OF VALDELE

By: Keith Huffman
Ticler Mayor

ATTEST:

Jenica Lail, Town Clerk

EXHIBIT A

REC'D/DO/26: At a public and legal meeting held on the southeast corner of Bank Properties, LLC, as a member of Bank Properties, LLC, on March 2, 2026, at the Town of Valdele, North Carolina, the Town Council of the Town of Valdele, North Carolina, adopted the following resolution: The Town Council of the Town of Valdele, North Carolina, hereby resolves to permanently close the portion of East 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. 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.

the sale of the property. Mr. Weichel added it was important to remember that the sale was not occurring at this moment in time.

**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.

MARCH 30, 2026, MB#33

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

5. The terms of the final sale are that:

- (a) the Town Council must approve the final high offer before the sale is closed, which it will do within 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

Councilman Ogle made a motion to authorize the upset bid process. Seconded by Mayor Pro Tem Lowman. The vote was unanimous and the motion carried.

APPOINTMENTS TO THE BOARDS/COMMITTEES/COMMISSIONS

Mayor Huffman stated that the town had appointments to reappoint to the Drug and Homeless Task Force. Mayor Huffman disclosed that recommendations to serve on the task force for the upcoming year included the appointment of Kimberly Wilson and Officer Sean Link. Mayor Huffman noted that if the appointments were approved, they would fill the vacancies which were created by the departures of Annette Skidmore and Sergeant William Beck.

Mayor Huffman stated that the task force also recommended the reappointment of current members, Reverend Josh Lail, Councilwoman Ward, Mark Queen and Police Chief Marc Sharpe, to serve an additional year.

Mayor Pro Tem Lowman made a motion to approve the appointments and reappointments. Seconded by Councilwoman Zimmerman. The vote was unanimous and the motion carried.

Mayor Huffman stated that the next appointment to be made was for the Valdese ABC Board. Mayor Huffman explained that Mr. Weichel was previously appointed to complete the unexpired term for the Chair of the Valdese ABC Board while he served as interim Town Manager. Mayor Huffman reported that Mr. Weichel's term was set to expire on April 1, 2026.

Mayor Huffman announced that the ABC Board recommended the appointment of Town Manager Herms to serve as the Valdese ABC Board Chair. Mayor Huffman continued that if Town Manager Herms were appointed, his term would expire on April 1, 2029.

Councilwoman Ward made a motion to approve the appointment. Seconded by Mayor Pro Tem Lowman. The vote was unanimous and the motion carried.

MANAGER'S REPORT

Town Manager Todd Herms reported:

MARCH 30, 2026, MB#33

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.

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.

Town Offices Close on Friday, April 3, 2026, in Observance of the Easter Holiday

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

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

FY 26-27 Budget Presentation for Council is scheduled for Monday, May 11, 2026, 5:00 p.m., Council Chambers, Valdese Town Hall

Next Regular Council meeting scheduled for Monday, May 11, 2026, 6:00 p.m., Council Chambers, Valdese Town Hall

MAYOR AND COUNCIL COMMENTS:

Councilwoman Radabaugh stated that there was a Burke County Public School Board meeting at the present moment that Council obviously was not able to attend, continuing that she had a statement she would like to make. Councilwoman Radabaugh spoke about the proposal of the integration of Hallyburton Academy with Draughn High School. Councilwoman Radabaugh asserted that she was not just speaking as a concerned parent, but as a citizen who cared deeply for each student, family, and the community which the decision would impact. Councilwoman Radabaugh stated that Hallyburton Academy served a critical purpose, providing structure and a supportive environment for students, who often faced behavioral and academic challenges, and needed a different setting succeed. Councilwoman Radabaugh expressed that this aforementioned environment existed for a reason, and that simply placing those students into a traditional high school setting did not eliminate those challenges, it shifted them. Councilwoman Radabaugh added that her concerns were centered around safety, discipline, academic impact, and the strain on the community's resources.

Councilwoman Radabaugh began by discussing safety, noting that parents sent their children to school each day, trusting that they would be in a secure and stable environment. Councilwoman Radabaugh continued that integrating two (2) very different student populations without a clear, detailed, plan, raised real concerns about whether safety could be maintained for all students and staff. Councilwoman Radabaugh added that it also raised concerns about the potential increase in incidents that could require involvement from the Town's first responders. Councilwoman Radabaugh stated that more calls to Draughn High School meant additional strain on law enforcement and emergency services, resources which the community depended on every day.

Councilwoman Radabaugh then spoke to discipline, expressing that alternate schools operated with different expectations, structures, and supports. Councilwoman Radabaugh asserted that bringing those students into a traditional high school setting risked overwhelming administrators and teachers, who were already working hard to maintain order and consistency. Councilwoman Radabaugh stated that without proper resources in place, discipline issues could increase, affecting the entire student body.

Councilwoman Radabaugh moved to her third point, which was that academic impact, noting that teacher to student ratios would inevitably increase. Councilwoman Radabaugh added that large classroom sizes would lead to less individual attention, more classroom disruptions, and fewer opportunities for students to fully engage and succeed. Councilwoman Radabaugh expressed that students who were there to learn, prepare for college, and enter the workforce, deserved an environment that supported focus and achievement.

Councilwoman Radabaugh stated that, at the same time, students from Hallyburton deserved the special attention which helped them succeed, attention which may be diluted in a larger, traditional, setting.

MARCH 30, 2026, MB#33

Councilwoman Radabaugh asserted that it was not about labeling, or excluding, any group of students, adding that every child mattered and deserved the right environment to succeed. Councilwoman Radabaugh stated that one size did not fit all, and that removing a system designed to meet specific needs risked failing everyone involved. Councilwoman Radabaugh continued that the decision would ripple through the community and affect family confidence, teacher retention, public safety resources, and the overall perception of the schools. Councilwoman Radabaugh declared that these were not small consequences and urged the Council to take a look at how the action would affect the Town, to ask the hard questions, and to ensure that the decision was being made with a full understanding of the long-term impact. Councilwoman Radabaugh voiced that once one changed the foundation of the schools, they did not just affect one (1) group of students, they changed the experience, the safety, and the opportunities for every child who walked through the school's doors.

Councilwoman Radabaugh reported that the decision had been tabled by Burke County Public Schools until April 27, 2026 and asked the public to reach out to their board members with questions about funding. Councilwoman Radabaugh continued that there was no extra funding proposed, which was why it had never been presented to the public for discussion.

Councilwoman Zimmerman acknowledged the passing of the Town's Former Fire Chief, Ernest Bertalot, whose services were on that day. Councilwoman Zimmerman reported that Former Chief Bertalot was Chief from 1988 to 1998, adding that he had been with the Fire Service in Valdese for decades. Councilwoman Zimmerman continued that Former Chief Bertalot was a fine individual and a fine servant to the Town of Valdese.

Mayor Pro Tem Lowman gave a shout out to Old Colony Players (OCP), a local theater group. Mayor Pro Tem Lowman stated that OCP had done an outstanding production of Cinderella over the last two (2) weekends, adding that she hoped if one got the chance that they would support their next production, which was an outdoor drama titled From This Day Forward, during July and August. Mayor Pro Tem Lowman asked for support for this local community theater at OCP.

Councilwoman Ward asked the public to share the State of the Department presentations, as they had done with the previous month's presentation. Councilwoman Ward expressed the importance of sharing these presentations as they helped people understand the decisions being made during the budget process. Councilwoman Ward continued that it would help individuals give their input. Councilwoman Ward urged citizens to be as involved as possible, and thanked Kimberly Wilson and Officer Link for joining the Task Force, stating she looked forward to working with them.

Mayor Huffman thanked those who came to Council meetings, and encouraged the public to come, both physically and virtually. Mayor Huffman expressed that this involvement meant a lot, that the Town was their Town, and that the Council was their Council.

At 8:48 pm, Mayor Pro Tem Lowman made a motion to go into Closed Session under 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 and NC General Statute 143-318.11(a)(3) to consult with an attorney retained by the Town in order to preserve the attorney-client privilege between the Town attorney and the Town Council, which privilege is hereby acknowledged. Seconded by Councilwoman Zimmerman. The vote was unanimous and the motion carried.

At 9:30 pm, Councilwoman Ward made a motion to go out of Closed Session, seconded by Councilwoman Zimmerman. The vote was unanimous and the motion carried.

Councilwoman Radabaugh made a motion to grant the Town Manager and Town Attorney authority to negotiate the development agreement, with Burke County, on the Bluff's project, and to authorize the mayor to execute that agreement upon approval. Seconded by Councilwoman Ward. The vote was unanimous and the motion carried.

ADJOURNMENT: At 9:33 p.m., there being no further business to come before Council, Councilwoman Zimmerman made a motion to adjourn, seconded by Mayor Pro Tem Lowman. The vote was unanimous.

Town Clerk

Mayor

mr

April 14, 2026, MB#33

**TOWN OF VALDESE
ANNUAL TOWN COUNCIL BUDGET RETREAT
TUESDAY, APRIL 14, 2026**

The Town of Valdese Town Council met on Tuesday, April 14, 2026, at 9:00 a.m., for the Annual Budget Retreat, in the Town Community Room 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 Clerk Jessica Lail, and Department Heads.

Absent: None

A quorum was present.

CALL TO ORDER At 9:00 a.m., Mayor Huffman opened the meeting and welcomed everyone to the Budget Retreat. Mayor Huffman announced that Ms. Jean-Marie Cole passed away last night and gave a moment of silence.

APPROVED TOWN MANAGER CONTRACT

Mayor Huffman recommended two changes to the Town Manager's contract. Paragraph 4 line 9 and paragraph 6B line 3.

Mayor Pro Tem Lowman made a motion to approve contract as presented, seconded by Councilwoman Zimmerman. The vote was unanimous.

GENERAL FUND OVERVIEW

Mr. Weichel stated that the numbers and data he was providing represented what was needed to operate at current levels, noting they did not represent any major changes to programs or services. Mr. Weichel provided that the recommendations provided by Staff and Management were developed through professional evaluations, as they observed day-to-day operations. Mr. Weichel emphasized that one should be mindful of the Local Government Commission (LGC) throughout the budgeting process, especially as there was a large project looming, which would require debt issuance. Mr. Weichel added that the LGC looked over both the General Fund and the Utility Fund, and recounted that the Town had received a financial indicator of concern (FPIC) notification during its most recent audit about its capital asset ratio.

Mr. Weichel provided a financial overview focused on the General Fund. He explained the differences between the General Fund (taxpayer-driven), the Utility Fund (consumer-driven), and Capital Project Funds (multi-year and roll over annually). He highlighted the purpose of fund balance, which includes emergency reserves, investment income, and avoiding LGC scrutiny.

Town Manager Herms asked Mr. Weichel to explain the changes that the LGC had made to calculating minimum fund balance requirements. Mr. Weichel answered that previously the LGC evaluated fund balance with an unwritten rule that one had to stay over approximately an 8% fund balance. He continued that the LGC now had a stricter, dynamic, formula, where the LGC looked at a Town's peer group, compared one to them, and stated that as long as one's fund balance was above the 50th percentile of that peer group they were in good standing. Mayor Pro Tem Lowman asked if the Town knew who was in their peer group. Mr. Weichel responded that the peer groups changed and was based on population and budget size. He also added that the Town could request a list of its peers from the LGC for the current budget year.

Mr. Weichel reported that as of June 30, the Town's unassigned fund balance was \$8,123,452, equivalent to 125% of annual expenditures. He added that the reason for the large unassigned fund balance was that the Town had big projects coming up and was saving for those projects. Mr. Weichel provided that revenues were on track for the year, but pointed out that there were projects that had impacted the fund balance so far, which were the pool bubble, street paving contingency funds, a police patrol vehicle, an officer leave payout, and an increase in officer reserve pay, which totaled \$329,702.

Mr. Weichel outlined several budget challenges affecting the General Fund. These included a state-mandated 0.74% increase in retirement contributions bringing the Town's rate to 15.15%, with law enforcement rates rising to 17.10%. Other challenges include implementing a pay study that was approved last budget year, street paving, medical insurance, general inflation-related increases in equipment, materials, and services, along with aging facilities and the need for equipment replacement, as many town buildings are over 50 years old.

April 14, 2026, MB#33

Councilman Ogle asked what the aforementioned aging facilities were. Mr. Weichel answered that these facilities included the Community Center, the Old Rock School, Tiger Gym, and Town Hall.

GENERAL FUND OPERATING & CAPITAL SUMMARY

Mr. Weichel presented the General Fund budget summary, stating that it was a balanced budget, which meant that expenditures matched revenues.

2026-2027 Budget			
General Fund Summary			
OPERATING BUDGET			
Department	FY24-25 Budget	FY25-26 Budget	FY26-27 Recommended
GOVERNING BODY	59,437	51,313	58,925
ADMINISTRATION	1,380,187	1,460,371	1,492,258
PUBLIC WORKS ADMIN	208,267	219,282	243,014
MAINTENANCE & GROUN	297,597	301,977	333,428
PLANNING	78,429	79,725	116,122
POLICE	1,326,572	1,376,492	1,696,519
FIRE	920,487	962,271	1,322,430
STREET	847,207	684,538	827,856
POWELL BILL	166,300	198,300	198,300
SANITATION	382,919	379,534	397,025
RECREATION	1,025,202	1,084,127	1,244,630
COMMUNITY AFFAIRS	646,104	681,930	806,322
Operating	7,338,709	7,479,861	8,736,829
CAPITAL BUDGET			
GOVERNING BODY	0	0	0
ADMINISTRATION	22,000	60,000	10,000
PUBLIC WORKS ADMIN	35,000	7,000	0
MAINTENANCE & GROUN	3,000	0	61,000
PLANNING	0	0	0
POLICE	56,000	67,000	69,000
FIRE	75,000	0	0
STREET	0	65,000	6,000
SANITATION	0	230,000	0
RECREATION	79,280	42,000	33,000
COMMUNITY AFFAIRS	35,000	30,000	0
Capital	305,280	501,000	179,000
TOTAL EXPENDITURES	7,643,989	7,980,862	8,915,829
TOTAL REVENUES			8,915,829

difference: 0

Mr. Weichel pointed out the Capital Budget, acknowledging that capital expenditures had decreased from the prior year.

April 14, 2026, MB#33

2026-2027 Budget Allocation						
GENERAL FUND REVENUES						
Line Item Description	Account Code	2023-24 Actual	2024-25 Actual	2024-25 Budget	2025-26 Budget	2026-27 Recommended
PRIOR 2024 AD VALOREM TAX	10-3010-241	0	2,278,083	2,234,454	9,000	3,000
PRIOR 2025 AD VALOREM TAX	10-3010-251	0	0	0	2,317,018	10,000
2026 AD VALOREM TAX	10-3010-261	0	0	0	0	2,371,770
FIRE DISTRICT TAX	10-3050-000	0	0	0	0	742,338
MOTOR VEHICLE TAX	10-3100-000	234,144	226,338	222,000	200,000	237,975
TAX REFUNDS	10-3120-001	-8,256	-7,885	-7,885	-10,545	-11,044
TAX PENALTY & INTEREST	10-3170-000	6,159	8,482	10,000	6,000	6,000
OCCUPANCY TAX	10-3200-000	152,845	106,670	95,000	95,000	160,000
INTEREST ON INVESTMENTS	10-3290-000	708,323	772,394	243,000	435,000	223,612
ABC STORE	10-3330-000	42,598	135,329	133,000	165,000	165,000
RENTS	10-3310-000	78,309	75,132	74,400	74,400	74,400
DONATIONS	10-3350-000	60		0	0	0
DONATIONS-RECREATION	10-3350-002	0		0	0	0
OTHER	10-3350-030	6,321	-30,250	3,700	2,500	2,500
UTILITY FRANCHISE TAX	10-3370-000	454,423	493,032	440,000	440,000	440,000
ALCOHOL/BEVERAGE TAX	10-3410-000	23,925	19,791	19,500	22,000	22,000
POWELL BILL ST ALLOCATION	10-3430-000	183,431	201,179	166,300	198,300	198,300
UNRESTRICTED SALES TAX	10-3450-010	1,878,993	1,929,943	1,879,492	1,879,492	1,879,492
ALARM PERMIT FEES	10-3530-010	0	0	0	0	0
JAIL FEES	10-3580-000	864	800	500	500	500
REFUSE COLLECTION FEES	10-3590-000	210,550	212,075	210,000	210,000	225,000
RECYCLE FEES	10-3590-010	46,189	87,499	86,000	86,000	90,000
SOLID WASTE DISPOSAL TX	10-3590-020	3,886	3,832	3,800	3,800	3,800
CEMETERY REVENUES	10-3610-000	15,600	1,600	5,000	0	0
SALES TAX CERTIFICATION REFUND	10-3670-000	0	2,254	5,000	5,000	5,000
SALE OF REAL PROPERTY	10-3820-000	0	0	0	0	0
SALE OF FIXED ASSETS	10-3830-000	11,700	180	0	0	0
ABATEMENTS	10-3930-001	1,450	325	0	0	0
HOUSING AUTHORITY	10-3970-020	26,188	28,205	20,000	26,000	26,000
PARAMOUNT FORD	10-3970-021	2,792	1,944	1,910	1,910	1,910
XTREME MACHINES	10-3970-022	1,120	683	809	809	809
ORS FACILITY RENTALS	10-3970-025	21,046	21,784	22,075	22,075	23,375
ORS AUDITORIUM & TICKET SALES	10-3970-026	53,720	62,612	58,000	58,000	85,000
ORS LEASES	10-3970-027	31,493	29,691	25,492	25,492	25,492
C.A. TOURS	10-3970-028	195	0	1,000	600	600
YOUTH SPORTS REGISTRATION FEES	10-3970-029	11,366	18,302	14,500	15,500	15,500
COMMUNITY CENTER MEMBERSHIP	10-3970-030	145,243	132,756	153,500	150,000	150,000
COMMUNITY CENTER CONCESSIONS	10-3970-031	50,620	48,351	44,000	48,000	48,000
SUMMER SWIM TEAM	10-3970-032	3,829	4,837	4,500	4,000	4,500
BOWLING	10-3970-033	52,289	52,440	55,000	52,500	77,500
VENDING	10-3970-034	1,651	1,218	1,200	1,500	1,500
RECREATION CREDIT CARD FEES	10-3970-035	3,020	3,134	3,000	3,000	3,000
WALDENSIAN FOOTRACE	10-3970-036	4,943	3,929	4,000	3,500	4,000
MCGALLIARD FALLS CONCESSIONS	10-3970-038	3,776	6,476	4,000	3,600	6,250
RECREATION MISC REV & PARK REVENUES	10-3970-039	34,630	27,932	32,000	32,000	32,000
ORS FACILITY FEES	10-3970-126	1,773	2,391	2,000	2,000	2,000
TEACHERS COTTAGE RENTALS	10-3970-127	5,424	6,359	8,000	8,000	8,000
MERCHANDISE SALES	10-3970-128	0	0	2,000	3,000	3,000
C. A. CONCESSIONS	10-3970-129	3,354	2,028	3,000	3,400	3,500
PRO RATA	10-3970-300	1,100,000	1,008,334	1,100,000	1,100,000	1,300,000
CAPITAL PROJECTS	10-3970-302	221,000	221,000	221,000	221,000	221,000
FESTIVAL	10-3970-920	24,765	21,450	20,000	23,500	23,250
TRANSFER FROM CAPITAL RESERVE	10-3970-930	0	0	0	0	0
FUND BALANCE APPROPRIATED	10-3990-000	-510,290	-200,412	-23,757	-2,990	0
POWELL BILL FUND BALANCE	10-3991-000	0	0	0	0	0
PROCEEDS FROM FINANCING	10-3995-001	0	0	0	0	0
PROCEEDS FROM GRANTS	10-3995-002	0	0	0	30,000	0
TOTAL		5,345,461	8,022,247	7,600,490	7,974,861	8,915,829

Mr. Weichel then discussed General Fund revenues in greater detail, pointing out that the 2026 Ad Valorem Taxes were based on a 41.5 cent ad valorem tax rate. He noted that this was similar compared to the prior year, but was a small increase. Mr. Weichel moved to the Fire District Tax, which he noted was a new tax being proposed in the budget. He explained that this was similar to the County’s fire district tax, which was collected separately from ad valorem tax. Mr. Weichel reported that the figure associated with the fire district tax represented a thirteen (13) cent tax rate. He explained that the ad valorem tax, combined with the fire tax, reset Valdese’s tax rate back to 54.5. Mr. Weichel displayed a graphic which showed that the Town’s ad valorem tax rate had been 54.5 cents per \$100 for years prior, until 2024.

Mr. Weichel reported that an important aspect of the fire district tax was that it could strictly be spent on fire department related activities. He added that since this tax was a separate tax, once the debt service of the public safety building had been satisfied, the Council, at that time, could then readjust this tax rate as they saw fit.

Town Manager Herms disclosed he had gone over the Town’s debt figures with the Council and gave an example of the Town Hall, where the Town currently owed more on the loan than the building had cost to construct. He explained that the reason for the debt figures was due to the Town taking multiple USDA loans over the years, which were great for keeping payments small, but noted one was upside-down for almost the entirety of the loan. Town Manager Herms also provided that USDA loans did not require LGC approval. He added that since the Town was pursuing a 20-year

April 14, 2026, MB#33

loan, for the public safety building, LGC approval would be required. Town Manager Herms reported that the Town had approximately 9 loans, half of which the Town was upside-down on.

Councilwoman Radabaugh asked if there was a penalty to paying off USDA loans early. Town Manager Herms responded in the affirmative, and added that it would not make economic sense as the Town would not gain anything.

Town Manager Herms stated the Town had explored making a larger down payment on the public safety building, in order to make the loan smaller, but provided that it may not be the desirable option, as it would drop the Town's fund balance.

Mr. Weichel added that the USDA loan process was much more costly, intensive, and involved than the LGC route.

Councilman Ogle asked Mr. Weichel to clarify how the fire district tax worked. Mr. Weichel explained that the new tax would be listed separately from the ad valorem tax on the budget ordinance. Councilwoman Zimmerman asked if it would be a separate line on individuals tax bills. Mr. Weichel responded in the affirmative. Mayor Pro Tem Lowman asked if the fire district tax would be used for the debt service of the fire department. Mr. Weichel answered in the affirmative, and added that it would also go to generally supporting the fire department.

Mr. Weichel pointed out that interest on investments were projected to go down, as fund balance was used for the public safety building, decreasing idle funds which were invested. He also reported that sales tax was projected to stay consistent and that there was a slight increase in trash collection.

Rates & Fee Schedule:

During the budget discussion on rates and fees, Mr. Weichel noted that there are several increases that are proposed for the Old Rock School in the upcoming fiscal year, providing that these involved leases and usage rates.

For the Recreation Center, staff recommended keeping fees flat for the coming year with the exception of the bowling center introducing a Sunday party package, increasing lane rentals, and increasing games rates.

Mayor Pro Tem Lowman asked why the Town decided to not increase rates for out-of-town aquatic and fitness center memberships. Mr. Weichel answered that this was due to the Town having recently increased those rates, as well as wanting to keep the Town's rates competitive.

In Public Works, a fee increase was proposed for construction debris dumpster rentals. The current rate of \$100 would be raised to \$125, as well as a solid waste fee increase on residential trash and small user fees for small businesses.

In the Planning Department, there are a few new fees that the new Town Planner had identified that were in the Town's Ordinance but not in the fee schedule.

Finally, the Fire Department proposed no increases due to a lot of changes last year.

GENERAL FUND DEPARTMENT OPERATING & CAPITAL:

GOVERNING BODY Mr. Weichel reported that the Governing Body/Council budget showed an overall decrease, primarily due to the Council's decision to remove themselves from the group insurance program. Not much has changed.

2026-2027 Budget Allocation						
GOVERNING BODY						
Line Item Description	Account Code	2023-24 Actual	2024-25 Actual	2024-25 Budget	2025-26 Budget	2026-27 Recommended
SALARIES & WAGES	10-4100-020	16,900	28,050	28,750	42,000	50,000
PROFESSIONAL SERVICES	10-4100-040	0		0	0	0
FICA TAX	10-4100-050	1,232	2,093	2,199	3,213	3,825
GROUP INSURANCE	10-4100-060	44,662	9,001	25,388	0	0
TRAINING	10-4100-140	1,105	2,126	2,500	2,500	3,500
DEPT SUPPLIES	10-4100-330	49	93	100	100	100
IT	10-4100-490	0		0	3,000	1,000
DUES AND SUBSCRIPTIONS	10-4100-530	0		0	0	0
MISCELLANEOUS	10-4100-570	999	36	500	500	500
CAPITAL OUTLAY	10-4100-740	0		0	0	0
CONTINGENCY	10-4100-999	0		0	0	0
TOTAL		64,947	41,399	59,437	51,313	58,925

April 14, 2026, MB#33

ADMINISTRATION Mr. Weichel stated that the administrative budget looked high, but included many items from other departments, such as workers compensation insurance and property liability insurance. He added that the Town Hall debt service payment was also housed in this budget and that there were overall not many changes.

2026-2027 Budget Allocation						
ADMINISTRATION						
Line Item Description	Account Code	2023-24 Actual	2024-25 Actual	2024-25 Budget	2025-26 Budget	2026-27 Recommended
SALARIES & WAGES	10-4200-020	479,342	379,179	467,809	514,322	591,924
PART TIME PAY	10-4200-022	8,899	8,592	18,800	18,800	0
PROFESSIONAL SERVICES	10-4200-040	134,035	97,619	162,915	148,465	114,475
HEALTH REIMBURSEMENT (HRA)	10-4200-041	30,563	40,872	60,000	65,000	60,000
FICA TAX	10-4200-050	35,876	29,110	36,959	40,533	42,954
GROUP INSURANCE	10-4200-060	39,823	38,462	48,775	48,763	57,550
RETIREMENT	10-4200-070	43,020	47,587	62,608	72,777	84,156
UNEMPLOYMENT CHARGES	10-4200-080	2,625	3,000	3,000	4,000	4,000
TELEPHONE & INTERNET	10-4200-110	21,938	20,966	24,350	24,750	28,000
POSTAGE	10-4200-111	2,619	2,512	4,000	4,000	4,000
PRINTING	10-4200-120	298	1,738	3,100	2,725	2,725
ELECTRIC	10-4200-130	9,599	10,441	10,500	10,500	11,000
TRAINING	10-4200-140	10,915	5,295	11,010	14,610	16,560
MAINT & REPAIR BLDG & GROUN	10-4200-150	14,349	14,259	17,045	17,045	17,045
MAINT & REPAIR - EQUIP	10-4200-160	3,249	4,314	4,600	4,600	4,000
MAINT & REPAIR - AUTO	10-4200-170	0	0	250	250	250
ADVERTISING	10-4200-260	2,850	2,671	2,850	2,850	4,850
AUTO SUPPLIES GAS	10-4200-311	250	104	1,000	1,000	1,000
AUTO SUPPLIES TIRES	10-4200-313	0	0	0	0	600
AUTO SUPPLIES OIL	10-4200-314	0	15	50	50	75
DEPT SUPPLIES & MATL	10-4200-330	11,497	13,703	15,100	15,100	15,530
CONTRACTED SERVICES	10-4200-450	29,806	29,065	38,820	30,420	32,500
IT	10-4200-490	54,798	58,167	77,830	79,580	80,600
DUES & SUBSCRIPTIONS	10-4200-530	20,477	17,848	14,800	14,103	15,486
INSURANCE & BONDS	10-4200-540	132,635	142,546	156,500	181,500	191,500
MISC EXPENSE	10-4200-570	11,759	7,297	10,350	15,750	12,600
CAPITAL OUTLAY	10-4200-740	28,316	5,592	22,000	60,000	10,000
ECONOMIC DEVELOPMENT GRAN	10-4200-763	0		0	0	0
BURKE COUNTY LIBRARY	10-4200-930	40,000	40,000	40,000	40,000	10,000
DEBT SERVICE	10-4200-962	88,878	88,878	88,878	88,878	88,878
TRANSFER TO CAPITAL RESERVE	10-4200-963	0		0	0	0
CONTINGENCY	10-4200-990	0		0	0	0
TOTAL		1,258,416	1,109,832	1,403,899	1,520,371	1,502,258

PUBLIC WORKS ADMINISTRATION/GARAGE FACILITIES Mr. Weichel explained that Public Works encompasses several separate departmental budgets—Public Works Administration (facility and admin staff), Streets, Sanitation, and Grounds—in order to more accurately track service-related costs.

Mr. Weichel provided there were not many substantial changes to this budget.

April 14, 2026, MB#33

2026-2027 Budget Allocation						
PUBLIC WORKS ADMIN						
Line Item Description	Account Code	2023-24 Actual	2024-25 Actual	2024-25 Budget	2025-26 Budget	2026-27 Recommended
SALARIES & WAGES	10-4250-020	93,720	98,252	98,202	103,020	116,984
OVER TIME PAY	10-4250-021	578	847	1,521	2,167	1,914
PART TIME PAY	10-4250-022	0	0	0	0	0
PROFESSIONAL SERVICES	10-4250-040	0	300	550	550	550
FICA TAX PAYABLE	10-4250-050	6,914	7,207	7,549	7,967	8,608
GROUP INSURANCE	10-4250-060	17,182	18,541	18,730	18,335	21,599
RETIREMENT PAYABLE	10-4250-070	12,040	13,395	13,480	15,008	17,048
PRINTING	10-4250-120	0	0	500	500	500
ELECTRIC	10-4250-130	9,037	8,534	7,560	8,920	8,920
NATURAL GAS	10-4250-131	2,997	3,147	3,150	3,150	3,150
TRAINING	10-4250-140	1,196	534	2,500	2,500	3,000
MAINT & REPAIR BLDGS & GROU	10-4250-150	7,319	13,741	12,500	12,500	13,000
MAINT & REPAIR EQUIP	10-4250-160	1,152	1,123	4,000	4,000	4,500
MAINT & REPAIR AUTO	10-4250-170	1,486	605	1,500	1,500	1,500
AUTO SUPPLIES GAS	10-4250-311	5,720	2,715	5,500	5,500	5,500
AUTO SUPPLIES TIRES	10-4250-313	819	1,340	1,420	1,420	1,420
AUTO SUPPLIES OIL	10-4250-314	162	148	184	184	184
DEPT SUPPLIES & MATERIAL	10-4250-330	3,062	9,994	15,000	15,000	15,000
CHEMICALS	10-4250-332	500	0	500	500	500
UNIFORMS	10-4250-360	1,527	1,317	800	1,720	1,720
CONTRACTED SERVICES	10-4250-450	3,845	6,679	10,016	12,516	12,516
IT	10-4250-490	0	0	0	0	2,500
DUES & SUBSCRIPTIONS	10-4250-530	1,790	1,120	2,325	2,325	2,400
MISC EXPENSE	10-4250-570	0	0	0	0	0
CAPITAL OUTLAY	10-4250-740	23,207	87,650	35,000	7,000	0
TOTAL		194,253	277,189	242,487	226,282	243,014

PUBLIC WORKS GROUNDS & MAINTENANCE Mr. Weichel explained for the Grounds and Maintenance department, the budget remained relatively flat compared to the prior year, but added there was additional capital outlay proposed for this cycle.

2026-2027 Budget Allocation						
GROUNDS AND MAINTENANCE						
Line Item Description	Account Code	2023-24 Actual	2024-25 Actual	2024-25 Budget	2025-26 Budget	2026-27 Recommended
SALARIES & WAGES	10-4350-020	156,398	142,522	156,984	158,433	174,188
OVER TIME PAY	10-4350-021	5,454	4,775	6,268	7,751	6,923
PART TIME PAY	10-4350-022	14,701	21,645	10,400	16,280	22,000
FICA TAX	10-4350-050	13,147	12,561	13,165	13,839	14,767
GROUP INSURANCE	10-4350-060	31,298	29,568	37,244	36,455	43,031
RETIREMENT	10-4350-070	20,765	19,431	22,087	23,722	25,911
TRAINING	10-4350-140	0	287	400	400	400
MAINT & REPAIR BLDGS & GROU	10-4350-150	3,171	8,116	7,150	7,150	7,300
MAINT & REPAIR EQUIP	10-4350-160	2,656	1,650	3,480	3,480	3,480
MAINT & REPAIR AUTO	10-4350-170	275	1,125	1,500	1,500	1,500
AUTO SUPPLIES - GAS	10-4350-311	6500	4687	6,500	6,500	6,500
AUTO SUPPLIES DIESEL	10-4350-312	253	297	928	928	928
AUTO SUPPLIES - TIRES	10-4350-313	493	873	1,350	1,350	1,450
AUTO SUPPLIES - OIL	10-4350-314	234	497	566	566	600
DEPT SUPPLIES & MATERIAL	10-4350-330	3590	626	4,250	4,250	4,850
CHEMICALS	10-4350-332	2444	2018	2,500	2,500	2,500
UNIFORMS	10-4350-360	2142	1661	2,400	3,072	3,100
CONTRACT SERVICES	10-4350-450	0	300	500	500	500
HELPING HANDS	10-4350-451	0	0	4,800	0	0
IT	10-4350-490	0	0	0	0	0
MISC EXPENSE	10-4350-570	1222	1515	2,500	2,500	2,500
CAPITAL OUTLAY	10-4350-740	0	1,207	3,000	0	61,000
ARBOR BEAUTIFICATION	10-4350-927	3,726	3,201	10,800	10,800	11,000
TOTAL		268,469	258,562	298,772	301,976	394,428

PLANNING DEPARTMENT Mr. Weichel reviewed the Planning Department budget, noting that there were quite a few differences compared to the prior year, as the Town had employed a full-time planner.

April 14, 2026, MB#33

2026-2027 Budget Allocation						
PLANNING						
Line Item Description	Account Code	2023-24 Actual	2024-25 Actual	2024-25 Budget	2025-26 Budget	2026-27 Recommended
SALARIES & WAGES	10-4900-020	650	0	0	0	67,916
PART TIME PAY	10-4900-022	44,083	35,498	41,900	0	0
PROFESSIONAL SERVICES	10-4900-040	92	718	7,000	7,000	7,000
FICA TAX	10-4900-050	3,316	1,232	3,205	0	4,912
GROUP INSURANCE	10-4900-060	0	0	9,155	0	11,241
RETIREMENT	10-4900-070	0	0	0	0	9,727
TRAINING	10-4900-140	0	0	500	500	3,700
MAINT & REPAIR BLDG & GROUN	10-4900-150	0	0	0	0	0
MAINT & REPAIR EQUIP	10-4900-160	0	0	3,500	3,500	1,000
ADVERTISING	10-4900-260	0	187	1,125	1,125	1,125
DEPT SUPPLIES & MATL	10-4900-330	700	15	700	700	700
CONTRACTED SERVICES	10-4900-450	0	0	3,000	59,400	6,000
ABATEMENTS	10-4900-451	555	810	7,000	7,000	2,000
IT	10-4900-490	0	0	0	0	0
DUES & SUBSCRIPTIONS	10-4900-530	144	0	344	200	200
MISC EXPENSE	10-4900-570	572	0	1,000	300	600
CAPITAL OUTLAY	10-4900-740	11,332	20,966	0	0	0
TOTAL		61,444	59,426	78,429	79,725	116,122

POLICE DEPARTMENT Mr. Weichel explained the Police Department budget included the proposed pay study, as did all other budgets, which meant some of the largest changes were related to salaries. He added that there were not many significant changes other than the salaries.

2026-2027 Budget Allocation						
POLICE						
Line Item Description	Account Code	2023-24 Actual	2024-25 Actual	2024-25 Budget	2025-26 Budget	2026-27 Recommended
SALARIES & WAGES	10-5100-020	695,591	765,503	745,532	776,373	939,038
OVER TIME PAY	10-5100-021	12,339	21,625	16,624	20,579	27,056
PART TIME PAY	10-5100-022	7,568	8,214	10,560	10,560	26,190
HOLIDAY PAY	10-5100-024	12,952	23,377	29,186	29,186	45,093
PROFESSIONAL SERVICES	10-5100-040	1,860	1,169	1,800	1,800	2,150
FICA TAX	10-5100-050	54,527	60,295	60,868	64,007	79,359
GROUP INSURANCE	10-5100-060	114,501	137,584	138,482	135,534	160,562
DEFERRED COMP 401K	10-5100-065	31,557	36,412	36,089	38,034	47,120
RETIREMENT	10-5100-070	97,583	116,371	114,463	128,857	168,530
TELEPHONE	10-5100-110	6,415	9,345	6,471	13,231	13,231
POSTAGE	10-5100-111	344	1,114	1,000	1,000	1,000
PRINTING	10-5100-120	0	158	500	500	500
ELECTRIC	10-5100-130	0	925	0	1,800	1,800
NATURAL GAS	10-5100-131	0	140	0	360	360
TRAINING	10-5100-140	1,582	1,873	7,500	7,500	7,500
MAINT & REPAIR BLDG & GROUN	10-5100-150	2,463	539	2,688	2,688	2,688
MAINT & REPAIR EQUIP	10-5100-160	2,448	1,712	4,517	4,517	8,094
MAINT & REPAIR AUTO	10-5100-170	8,334	19,109	13,275	15,075	15,075
ADVERTISING	10-5100-260	0	0	0	0	0
AUTO SUPPLIES GAS	10-5100-311	46,693	29,835	45,000	45,000	45,000
AUTO SUPPLIES TIRES	10-5100-313	4,212	2,464	5,500	5,500	5,500
AUTO SUPPLIES OIL	10-5100-314	1,920	1,870	2,000	2,000	2,000
DEPT SUPPLIES & MATL	10-5100-330	23,887	61,637	22,920	23,099	29,889
UNIFORMS	10-5100-360	18,229	16,332	15,340	19,587	23,087
CONTRACTED SERVICES	10-5100-450	26,711	11,778	14,228	18,410	34,400
IT	10-5100-490	8,802	12,062	13,334	10,572	10,572
DUES & SUBSCRIPTIONS	10-5100-530	119	0	224	724	724
INSURANCE & BONDS	10-5100-540	0	2,065	0	0	0
MISC EXPENSE	10-5100-570	0	0	0	0	0
CAPITAL OUTLAY	10-5100-740	44,672	60,041	56,000	67,000	69,000
DEBT SERVICE - CARS	10-5100-910	18,471	18,471	18,471	0	0
TOTAL		1,243,780	1,422,020	1,382,572	1,443,493	1,765,519

FIRE DEPARTMENT Mr. Weichel reported that the part time pay showed an increase to help put an extra part-time person, allowing the Town to have two people on shift at all times. He continued that it was more cost effective to have more part-time employees when compared to additional full-time employees. Mr. Weichel noted that there was a recommended increase to the transfer to public safety building which would come from the fire tax increase.

April 14, 2026, MB#33

Mayor Huffman asked if the Town anticipated a reduction in volunteerism in the years to come. Fire Chief Walton answered in the affirmative. Mayor Huffman asked how the reduction would be considered in long term projections. Mr. Weichel reported that the part-time pay increase was directed at this issue.

2026-2027 Budget Allocation						
FIRE						
Line Item Description	Account Code	2023-24 Actual	2024-25 Actual	2024-25 Budget	2025-26 Budget	2026-27 Recommended
SALARIES & WAGES	10-5300-020	352,382	310,923	368,544	382,698	489,048
OVER TIME PAY	10-5300-021	2,880	10,192	1,000	3,591	1,000
PART TIME PAY	10-5300-022	47,750	38,572	65,875	68,195	160,369
EXTRA DUTY HOURS	10-5300-024	30,570	51,561	41,400	41,400	51,612
PROFESSIONAL WAGES	10-5300-040	5,755	5,321	6,980	6,810	5,380
FICA TAX	10-5300-050	33,315	31,602	36,357	37,816	51,842
GROUP INSURANCE	10-5300-060	77,456	76,862	86,534	85,852	101,162
RETIREMENT	10-5300-070	49,342	50,686	55,922	61,405	78,372
TELEPHONE	10-5300-110	457	858	1,080	804	804
POSTAGE	10-5300-111	200	200	200	200	200
PRINTING	10-5300-120	700	500	500	500	500
ELECTRIC	10-5300-130	14,180	15,031	15,840	15,840	14,340
NATURAL GAS	10-5300-131	3,579	2,303	5,005	5,005	4,205
TRAINING	10-5300-140	13,526	19,013	19,320	19,320	19,320
MAINT & REPAIR BLDGS & GROUNDS	10-5300-150	9,068	9,350	6,900	6,600	6,625
MAINT & REPAIR EQUIP	10-5300-160	10,165	12,210	12,210	13,235	13,235
MAINT & REPAIR AUTO	10-5300-170	16,450	28,465	19,110	19,511	19,011
ADVERTISING	10-5300-260	0	0	0	0	0
AUTO SUPPLIES GAS	10-5300-311	2,251	1,666	2,530	3,830	3,780
AUTO SUPPLIES DIESEL	10-5300-312	7,650	5,992	10,350	10,643	10,643
AUTO SUPPLIES TIRES	10-5300-313	13,839	594	10,600	5,000	5,000
AUTO SUPPLIES OIL	10-5300-314	1,993	1,775	2,025	2,125	2,125
DEPT SUPPLIES & MATL	10-5300-330	52,222	120,489	38,955	39,155	41,655
UNIFORMS	10-5300-360	5,214	6,967	7,000	7,000	7,000
CONTRACTED SERVICES	10-5300-450	0	26,098	0	16,800	16,800
IT	10-5300-490	8,735	9,000	9,000	10,700	11,200
DUES & SUBSCRIPTIONS	10-5300-530	3,961	5,621	6,545	6,500	7,375
INSURANCE & BONDS	10-5300-540	22,735	26,348	25,815	28,815	30,842
MISC EXPENSE	10-5300-570	0	0	0	0	0
SAFETY	10-5300-572	8,061	9,595	9,660	10,160	11,010
TRANSFER TO PUBLIC SAFETY BUILDING	10-5300-720	324,000	0	0	0	105,214
CAPITAL OUTLAY	10-5300-740	0	75,000	75,000	0	0
DEBT SERVICE - ENG #1	10-5300-910	26,908	0	0	0	0
DEBT SERVICE LADDER TRK	10-5300-912	52,761	52,761	52,761	52,761	52,761
TOTAL		1,198,105	1,005,555	993,018	962,271	1,322,430

PUBLIC WORKS STREETS Mr. Weichel explained the Street Department transfer to street project fund had increased to go towards the large street paving project.

2026-2027 Budget Allocation						
STREET						
Line Item Description	Account Code	2023-24 Actual	2024-25 Actual	2024-25 Budget	2025-26 Budget	2026-27 Recommended
SALARIES & WAGES	10-5600-020	145,920	143,177	153,106	158,953	172,876
OVER TIME PAY	10-5600-021	4,967	5,390	6,112	8,138	6,879
PART TIME PAY	10-5600-022	0	0	0	0	0
PROFESSIONAL SERVICES	10-5600-040	0	0	1,000	1,000	1,000
FICA TAX	10-5600-050	11,125	10,929	12,021	12,623	12,984
GROUP INSURANCE	10-5600-060	33,623	33,910	37,148	37,226	43,028
RETIREMENT	10-5600-070	19,211	20,032	21,465	23,778	25,713
ELECTRIC	10-5600-130	2,160	2,225	2,064	2,232	2,232
ELECTRIC - STREET LIGHTS	10-5600-133	70,082	98,355	102,948	102,948	102,948
ELECTRIC - TRAFFIC LIGHTS	10-5600-134	827	989	1,344	1,344	1,344
TRAINING	10-5600-140	0	200	1,000	1,000	1,000
MAINT & REPAIR BLDGS & GROUNDS	10-5600-150	10,976	13,818	17,100	16,100	16,400
MAINT & REPAIR EQUIP	10-5600-160	11,672	9,987	10,000	10,000	10,000
MAINT & REPAIR AUTO	10-5600-170	6,831	9,197	12,000	12,000	12,000
AUTO SUPPLIES GAS	10-5600-311	3,800	3,048	3,800	3,800	3,800
AUTO SUPPLIES DIESEL	10-5600-312	13,834	9,553	16,047	16,047	16,047
AUTO SUPPLIES TIRES	10-5600-313	828	1,194	5,500	5,500	5,500
AUTO SUPPLIES OIL	10-5600-314	490	2,185	2,954	2,954	2,954
DEPT SUPPLIES & MATL	10-5600-330	4,352	711	8,600	8,600	9,600
CHEMICALS	10-5600-332	1,928	2,000	2,000	2,000	2,000
UNIFORMS	10-5600-360	2,400	2,577	2,800	3,472	3,472
CONTRACTED SERVICES	10-5600-450	1,079	1,059	1,080	1,080	1,080
IT	10-5600-490	0	0	0	0	0
CAPITAL OUTLAY	10-5600-740	0	0	0	65,000	6,000
TRANSFER TO STREETS PROJECT FUND	10-5600-900	225,000	375,000	375,000	200,000	375,000
DEBT SERVICE	10-5600-910	53,743	53,743	53,743	53,743	53,743
TOTAL		624,848	799,279	848,833	749,538	833,856

April 14, 2026, MB#33

POWELL BILL Mr. Weichel noted no changes had been made since last year.

Councilman Ogle asked what the \$125,000 in capital outlay was for. Mr. Weichel answered that this was a transfer to the street paving project fund, to allow it to total \$500,000.

2026-2027 Budget Allocation						
POWELL BILL						
Line Item Description	Account Code	2023-24 Actual	2024-25 Actual	2024-25 Budget	2025-26 Budget	2026-27 Recommended
SALARIES & WAGES	10-5700-020	0	0	0	0	0
OVER TIME PAY	10-5700-021	0	0	0	0	0
PROFESSIONAL SERVICES	10-5700-040	0	0	0	0	0
PROF SERVICES PAVING PROJECT	10-5700-041	0	0	0	0	0
FICA TAX	10-5700-050	0	0	0	0	0
GROUP INSURANCE	10-5700-060	0	0	0	0	0
RETIREMENT	10-5700-070	0	0	0	0	0
MAINT & REPAIR BLDG & GRDS	10-5700-150	0	3,338	4,000	4,000	4,000
MAINT & REPAIR - PATCHING	10-5700-151	7,927	7,988	8,000	25,000	25,000
RIGHT OF WAY	10-5700-153	0	0	0	0	0
DRAINAGE AND STORM SEWER	10-5700-154	5,299	1,329	3,000	3,000	3,000
SNOW AND ICE REMOVAL	10-5700-155	553	3,154	3,800	3,800	3,800
MAINT & REPAIR EQUIP	10-5700-160	0	0	0	0	0
MAINT & REPAIR VEHICLE	10-5700-170	0	0	0	0	0
DEPT SUPPLIES & MATL	10-5700-330	2,280	89	2,500	2,500	2,500
CONTRACTED SERVICES	10-5700-450	0	0	0	0	0
MISC EXPENSE	10-5700-570	0	0	0	0	0
CAPITAL OUTLAY OTHER	10-5700-720	0	0	0	0	0
CRACK SEALING	10-5700-721	0	0	0	0	0
CAPITAL OUTLAY SIDEWALKS	10-5700-730	0	0	20,000	35,000	35,000
CAPITAL OUTLAY	10-5700-740	0	125,000	125,000	125,000	125,000
DEBT SERVICE	10-5700-910	125,000	0	0	0	0
TOTAL		141,059	140,898	166,300	198,300	198,300

PUBLIC WORKS SANITATION Mr. Weichel noted no big changes had been made, noting that contracted services slightly increased as the Town's contract with Simply Green had a 3% annual increase built into it.

2026-2027 Budget Allocation						
SANITATION						
Line Item Description	Account Code	2023-24 Actual	2024-25 Actual	2024-25 Budget	2025-26 Budget	2026-27 Recommended
SALARIES & WAGES	10-5800-020	35,215	36,937	36,931	38,732	41,856
OVER TIME PAY	10-5800-021	819	1,243	1,434	1,932	1,633
PART TIME PAY	10-5800-022	0	0	0	0	0
PROFESSIONAL SERVICES	10-5800-040	0	0	0	0	0
FICA TAX	10-5800-050	2,717	2,881	2,895	3,071	3,143
GROUP INSURANCE	10-5800-060	8,557	9,197	9,311	9,114	10,751
RETIREMENT	10-5800-070	4,585	5,145	5,170	5,785	6,224
POSTAGE	10-5800-111	1,025	769	3,000	3,000	3,000
PRINTING EXPENSE	10-5800-120	30	900	900	1,000	1,500
TRAINING	10-5800-140	0	0	0	0	0
MAINT. & REPAIR EQUIPMENT	10-5800-160	51	0	2,000	3,650	3,650
MAINT. & REPAIR AUTO & TRUCK	10-5800-170	1,055	137	5,000	5,000	5,000
ADVERTISEMENT	10-5800-260	0	0	600	600	600
AUTO SUPPLIES GAS	10-5800-311	2,902	2,218	4,000	4,000	4,000
AUTO SUPPLIES DIESEL	10-5800-312	1,487	867	1,500	1,500	1,500
AUTO SUPPLIES TIRES	10-5800-313	103	1,690	2,290	2,290	2,290
AUTO SUPPLIES OIL	10-5800-314	600	102	628	628	628
DEPT SUPPLIES & MATERIALS	10-5800-330	1,156	1,242	1,400	1,400	1,600
CHEMICAL	10-5800-332	103	162	200	200	200
UNIFORMS	10-5800-360	586	399	1,260	768	768
CONTRACTED SERVICES	10-5800-450	294,308	337,810	304,400	296,864	308,683
IT	10-5800-490	0	0	0	0	0
MISCELLANEOUS EXPENSE	10-5800-570	0	0	0	0	0
CAPITAL OUTLAY	10-5800-740	160,092	3,042	0	230,000	0
DEBT SERVICE	10-5800-910	0	0	0	0	0
TOTAL		515,391	404,741	382,919	609,534	397,025

PARKS & RECREATION During the Recreation Department's budget discussion, Mr. Weichel explained that the "Part-Time Pay" line item has been increased due to the pay study recommendation.

April 14, 2026, MB#33

Councilman Ogle asked what kind of contracted services were included in the Recreation Department. Mr. Andersen answered that these services included bowling maintenance, HVAC maintenance, copier services, and the pool bubble.

2026-2027 Budget Allocation						
RECREATION						
Line Item Description	Account Code	2023-24 Actual	2024-25 Actual	2024-25 Budget	2025-26 Budget	2026-27 Recommended
SALARIES & WAGES	10-6200-020	276,237	290,119	292,874	307,845	323,871
OVER TIME PAY	10-6200-021	0	0	0	0	0
PART-TIME PAY	10-6200-022	257,192	267,314	284,784	293,756	347,138
PROFESSIONAL SERVICES	10-6200-040	987	1,164	1,000	1,000	1,650
FICA TAX	10-6200-050	39,761	41,099	44,111	45,943	50,027
GROUP INSURANCE	10-6200-060	56,124	55,970	56,550	55,414	54,729
RETIREMENT	10-6200-070	35,551	39,631	39,865	44,211	46,481
TELEPHONE	10-6200-110	1,049	394	400	400	200
POSTAGE	10-6200-111	0	0	0	0	0
PRINTING	10-6200-120	0	0	0	0	0
ELECTRIC	10-6200-130	45,052	48,080	40,000	45,000	58,500
NATURAL GAS	10-6200-131	47,228	36,026	50,000	45,000	58,500
TRAINING	10-6200-140	2,498	2,730	3,000	2,500	2,500
MAINT & REPAIR BLDGS	10-6200-150	58,592	60,775	22,800	19,900	23,800
PARK REPAIRS	10-6200-151	8,281	24,725	9,300	10,900	11,000
MAINT & REPAIR EQUIPMENT	10-6200-160	16,740	16,165	16,500	19,740	16,815
MAINT & REPAIR AUTO	10-6200-170	909	782	1,000	1,000	1,000
ADVERTISING	10-6200-260	1,032	1,434	1,500	1,500	2,000
AUTO SUPPLIES GAS	10-6200-311	3,984	1,826	3,500	3,500	3,500
AUTO SUPPLIES TIRES	10-6200-313	0	0	0	600	800
AUTO SUPPLIES OIL	10-6200-314	0	51	240	240	240
DEPT SUPPLIES & MATERIALS	10-6200-330	22,464	31,912	32,050	29,950	31,900
CHEMICALS	10-6200-332	14,254	15,656	15,000	15,000	15,000
UNIFORMS	10-6200-360	1,000	1,500	1,500	1,500	750
CONTRACTED SERVICES	10-6200-450	36,671	43,198	37,200	64,200	117,700
WALDENSIAN FOOTRACE	10-6200-454	4,454	4,852	4,500	4,500	4,500
SWIM TEAM	10-6200-480	1,961	2,090	2,500	2,500	2,000
P F R CONCESSIONS	10-6200-481	35,650	32,264	33,000	33,000	34,000
P F R OTHER	10-6200-484	7,872	8,861	9,000	12,000	13,000
DUES AND SUBSCRIPTIONS	10-6200-530	4,019	3,060	3,545	3,545	3,545
CAPITAL OUTLAY	10-6200-740	110,670	93,580	79,280	42,000	33,000
DEBT SERVICE	10-6200-910	19,483	19,483	19,483	19,483	19,483
TOTAL		1,109,715	1,144,741	1,104,482	1,126,127	1,277,630

COMMUNITY AFFAIRS Mr. Weichel provided that one change made to the Community Affairs Budget was to reduce the overall number of concerts in order to reduce expenditures. Mr. Weichel continued that the Town's consolidation of concerts allowed for better quality performances while still reducing overall expenditures.

Mayor Pro Tem Lowman asked why the Valdese Tourism Commission figure had increased. Mr. Weichel provided that this was occupancy tax that was given to the Town by the Tourism Development Authority (TDA) on a reimbursement basis. Ms. Angi added that there was a large increase in occupancy tax collection due to construction worker stays during Hurricane Helene.

Councilman Ogle asked why there was an increase in contracted entertainment services. Ms. Angi provided that this was due to additional Blue Grass at the Rock concerts, which were generating more revenue than they previously had, adding that this increased figure was offset by revenue on the other end.

Ms. Angi also provided another factor increasing the entertainment line was the Independence Day fireworks, as the way the year fell, the Town was still paying holiday premium rates. She continued that the following year, this should adjust itself.

April 14, 2026, MB#33

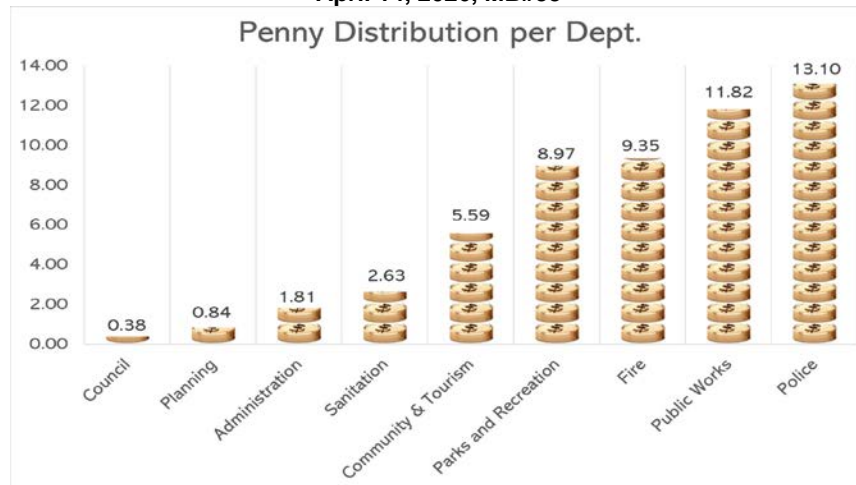
**2026-2027 Budget Allocation
COMMUNITY AFFAIRS**

Line Item Description	Account Code	2023-24 Actual	2024-25 Actual	2024-25 Budget	2025-26 Budget	2026-27 Recommended
SALARIES & WAGES	10-6250-020	171,527	179,859	180,309	189,229	219,105
OVER TIME PAY	10-6250-021	0	0	0	1,942	0
PART-TIME PAY	10-6250-022	29,941	31,219	33,000	33,557	34,308
PROFESSIONAL SERVICES	10-6250-040	0	0	1,380	1,380	1,400
FICA TAX	10-6250-050	14,883	15,858	16,199	16,881	18,399
GROUP INSURANCE	10-6250-060	32,443	35,080	35,424	34,647	41,338
RETIREMENT	10-6250-070	21,986	24,417	24,417	27,043	31,437
TELEPHONE	10-6250-110	0	0	0	0	0
POSTAGE	10-6250-111	5,224	393	5,500	5,500	5,500
PRINTING	10-6250-120	4,499	4,588	4,600	4,600	4,600
ELECTRIC	10-6250-130	31,687	38,999	34,000	41,500	45,750
NATURAL GAS	10-6250-131	10,788	11,283	11,500	12,000	17,000
TRAINING & TRAVEL	10-6250-140	200	86	200	200	200
MAINT. & REPAIR BLDGS	10-6250-150	24,855	31,061	25,000	25,000	26,850
MAINT & REPAIR EQUIPMENT	10-6250-160	1,558	2,361	2,400	2,400	2,400
MAINT & REPAIR AUTO	10-6250-170	0	0	200	200	200
ADVERTISING	10-6250-260	7,780	7,626	8,000	8,000	8,000
AUTO SUPPLIES - GAS	10-6250-311	0	0	300	300	300
AUTO SUPPLIES - TIRES	10-6250-313	0	0	0	0	0
AUTO SUPPLIES - OIL	10-6250-314	0	0	100	100	100
DEPT SUPPLIES & MATERIAL	10-6250-330	6,570	6,851	7,000	7,000	7,700
EVENT SUPPLIES & DÉCOR	10-6250-331	13,928	13,430	14,000	14,000	6,500
CONCESSION STAND TRAILER	10-6250-332	3,804	4,346	4,000	4,000	3,250
CONTRACTED SERVICES	10-6250-450	31,757	40,256	31,350	40,850	43,800
CONT SERVICES ENTERTAINMENT	10-6250-452	85,997	82,592	82,475	86,775	98,450
CONT SERVICES TOURISM	10-6250-453	422	0	500	500	500
IT	10-6250-490	499	462	500	500	2,800
DUE AND SUBSCRIPTIONS	10-6250-530	1,048	1,037	1,050	1,125	1,110
WELLNESS	10-6250-572	6,993	6,007	7,000	7,000	7,000
CAPITAL OUTLAY	10-6250-740	86,863	10,705	35,000	30,000	0
BUILDING REUSE & FACADE	10-6250-920	5,000	0	5,000	5,000	0
FESTIVAL	10-6250-922	28,674	22,345	22,700	22,700	30,325
MAIN STREET PROGRAM	10-6250-924	3,001	2,591	3,000	3,000	3,000
VALDESE TOURISM COMMISSION	10-6250-925	129,412	84,919	85,000	85,000	145,000
TOTAL		946,233	687,321	720,054	711,929	806,322

YOUR PROPERTY TAX DOLLARS Mr. Weichel used the graphics which follow to help explain and visualize what portion of property tax, and budget, was allocated to each department.



April 14, 2026, MB#33

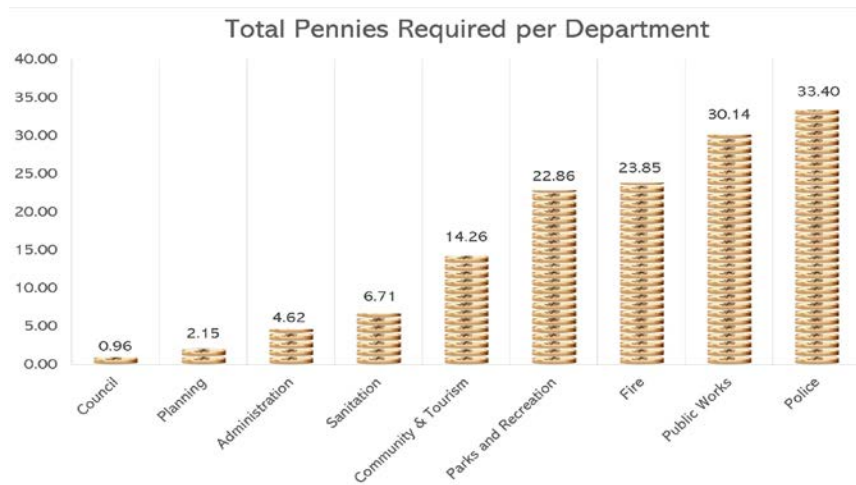


Value of a Penny



\$61,506

How many “pennies” would you guess each department takes to run?



Mr. Weichel used the final graph to illustrate how many pennies on the tax rate it would take to run each department, if ad valorem tax was the Town’s sole source of revenue. He continued by identifying the fire departments need of 23.85 “pennies” on the tax rate, identifying that the fire district tax only provided 13 “pennies” out of the total needed to run that department. Mr. Weichel added that these figures did not include the public safety building.

GENERAL FUND DEBT Mr. Weichel provided that the Town Hall loan had 25 years remaining, and the Town still owed \$400,000 more than the loan was originally for. He added that this was part of the reason why the Town was considering a 20-year loan for the public safety building.

April 14, 2026, MB#33

Mr. Weichel also discussed Fire Ladder Truck and Splash Park loans.

TOWN OF VALDESE General Fund Debt						
	Annual Payment	Balance Remaining	Years Remaining	Life of Loan Amounts		
				Original	Interest	Total Cost
Fire Ladder Truck (USDA-2018)	52,761	633,132	12	803,300	251,920	1,055,220
Town Hall (USDA-2011)	88,878	2,221,950	25	1,826,500	1,728,620	3,555,120
Splash Park (USDA-2018)	19,483	623,456	32	469,000	310,320	779,320
Total	161,122	3,478,538		3,098,800	2,290,860	5,389,660

At 10:15 am, Council took a break, resuming at 10:22 am.

SUMMARY OF GENERAL FUND CAPITAL IMPROVEMENT PLAN, REQUEST FORMS, RECOMMENDED CUTS

Mr. Weichel provided a summary of the Town’s General Fund ten (10) year Capital Improvement Plan (CIP). He pointed at that the Town’s needs were approximately \$500,000 to \$700,000 each year, and that this year was no different. Mr. Weichel added that cuts were made in the current year that were not sustainable, but were necessary.

Mr. Weichel noted that the Town was in the process of receiving a roof evaluation for all of its facilities, as to help identify which repairs to budget for.

Summary of General Fund Capital Improvement Plan (CIP)

	Capital Budget 2026-27	Year 2 2027-28	Year 3 2028-29	Year 4 2029-30	Year 5 2030-31	Year 6 2031-32	Year 7 2032-33	Year 8 2033-34	Year 9 2034-35	Year 10 2035-36
Capital Expenditures by Department										
Administration & Planning	10,000	27,000	40,000	60,000	25,000	2,000	10,000	10,000	-	10,000
Public Works	-	66,000	6,000	50,000	10,000	180,000	6,000	52,000	4,000	-
Streets	6,000	120,000	27,000	255,000	54,000	70,000	25,000	120,000	12,000	100,000
Sanitation	-	52,000	10,000	30,000	200,000	13,000	-	7,000	-	50,000
Grounds	61,000	5,000	48,000	4,000	18,000	80,000	18,500	10,000	2,000	1,500
Police	69,000	71,000	73,000	91,000	75,000	76,000	87,000	87,000	79,000	81,000
Fire	-	16,000	250,000	1,200,000	85,000	22,000	52,000	-	50,000	75,000
Community Affairs	-	165,000	185,000	96,000	96,000	132,000	132,000	50,000	135,000	135,000
Parks & Recreation	33,000	157,000	130,000	105,000	85,000	70,000	17,000	125,000	45,000	15,000
<i>Expense</i>	179,000	679,000	769,000	1,891,000	648,000	645,000	347,500	461,000	327,000	467,500
Financing Sources										
Operating Revenues	179,000	679,000	769,000	691,000	648,000	645,000	347,500	461,000	327,000	467,500
Grants	-	-	-	-	-	-	-	-	-	-
Loan Proceeds	-	-	-	1,200,000	-	-	-	-	-	-
Reserved/Project Funds	-	-	-	-	-	-	-	-	-	-
<i>Revenue</i>	179,000	679,000	769,000	1,891,000	648,000	645,000	347,500	461,000	327,000	467,500
Operating Revenues Required Over 10 Year Plan:	\$5,214,000									
Loan Proceeds Over 10 Year Plan:	\$1,200,000									
Total Capital Over 10 Year Plan:	\$6,414,000									

General Fund Capital Improvement Plan (CIP)

DEPARTMENT	Capital Budget 2026-27		Year 2 2027-28		Year 3 2028-29		Year 4 2029-30		Year 5 2030-31		Year 6 2031-32		Year 7 2032-33		Year 8 2033-34		Year 9 2034-35		Year 10 2035-36					
	Item	Amount	Item	Amount	Item	Amount	Item	Amount	Item	Amount	Item	Amount	Item	Amount	Item	Amount	Item	Amount	Item	Amount				
Administration & Planning	Replace HVAC unit	10,000	Parking lot resurf	7,000	Kitchen / Breakrooms Renovation	30,000	Replace Town 1st Rd Roof	60,000	Replace Carpets	25,000	Refurbish Front Entry Door	2,000	Replace HVAC unit	10,000	Replace HVAC unit	10,000					Replace HVAC unit	30,000		
			Repair/ partial areas Town Hall	10,000																				
			Replace HVAC unit	10,000																				
Public Works			Roll Up Down 8L	85,000	Scan tool for vehicles (diagnostic)	6,000	Replace 2019 Chevy Silverado 1500	30,000	Garage Heater Upgrade	10,000	Resurface Parking Lot	180,000	Garage lighting upgrade	6,000	Replace 2023 F150	53,000	Replace 03 computers	4,000						
			Garage computer	1,000																				
Street	Walk mounted blower	6,000	Replace 2006 Flat Bed	110,000	Replace 2018 John Deere Cater	15,000	Replace 1995 Single Axle Dump Truck	80,000	Replace 2020 Chevy Silverado 1500	48,000	Replace 2008 Bucket truck	70,000	Replace 2015 asphalt roller	15,000	Replace 2022 Cat Truck Hoe	120,000	Replace 2020 equipment trailer	12,000	Replace 2012 F150 with new power	100,000	Replace 2012 F150 with new power	100,000		
			Core painting	10,000	Replace 2013 spreader box	12,000	Replace 2000 Etnish Truck	175,000	Replace salt brine spreader tank	6,000														
Sanitation			Roll off dumpster	7,000	Sanitary Town mounted trash cans	10,000	Utility Building	30,000	Replace 2017 Trash Truck	350,000	Replace 300 trash/recycle carts	11,000										Replace 2026 F150	53,000	
			Replace 2016 F150	45,000																				
Grounds	Replace 2010 Cordaddy Mower	16,000	Replace 1998 utility trailer 2x2	5,000	Replace 2018 F150	48,000	Replace weed eaters xl	2,000	Replace 2020 Bobcat Mower	18,000	Replace 2011 F150 and emergency	80,000	Honda Pioneer 3X3700	17,000	Replace 2000 utility trailer 2x2	5,000	Replace edger xl	2,000	Backpack Sprayer xl	1,500				
	Replace 2012 F150	45,000					Replace salt pack blowers xl	2,000				50-Gallon Spray Tank	1,500	Replace weed eater xl	2,000									
														Replace back pack Mower xl	2,000									
Police	Chief vehicle (replace unit 166)	49,000	Animal Control (replace unit 121)	49,000	Patrol Vehicle (replace unit 115)	50,000	Patrol Vehicle (replace unit 113)	51,000	Patrol Vehicle (replace unit 111)	51,000	Patrol Vehicle (replace unit 123)	52,000	Patrol Vehicle (replace unit 130)	52,000	Patrol Vehicle (replace unit 134)	52,000	Patrol Vehicle (replace unit 124)	53,000	Patrol Vehicle (replace unit 126)	53,000	Patrol Vehicle (replace unit 128)	55,000		
	Unit 168 In-car Setup	20,000	Unit 123 In-car Setup	22,900	Unit 115 In-car Setup	23,000	Unit 110 In-car Setup	23,000	Unit 111 In-car Setup	24,000	Unit 122 In-car Setup	24,000	Unit 120 In-car Setup	25,000	Unit 124 In-car Setup	25,000	Unit 125 In-car Setup	25,000	Unit 125 In-car Setup	25,000	Unit 125 In-car Setup	26,000		
Fire			Replace Thermal Imaging Camera xl	16,000	Replace all SCBA equipment	250,000	Replace Engine Pumper	1,300,000	Replace Utility Truck	95,000	Replace Thermal Imaging Camera xl	22,000	Car Washer	28,000	Car Dryer	24,000	Hydraulic Rescue Tools	50,000	Fire Marshal Vehicle	75,000				
Community Affairs			Windows - West & North 3rd floor	195,000	Roofing	183,000	1/2 South Facing Windows 1st & 2nd	99,000	1/2 South Facing Windows 1st & 2nd	99,000	1/2 East Facing Windows 1st & 2nd	132,000	1/2 East Facing Windows 1st & 2nd	132,000	1/2 West Facing Windows 1st & 2nd	132,000	Lock & Point Masonry Repairs	50,000	1/2 West Facing Windows 1st & 2nd	135,000	1/2 West Facing Windows 1st & 2nd	135,000		
Parks & Recreation	Fitness Center Equip	30,000	Tennis Court Equipment	125,000	Fitness Center Equip	30,000	Fitness Center Equip	30,000	Fitness Center Equip	30,000	Fitness Center Equip	20,000	Fitness Center Equip	30,000	Fitness Center Equip	15,000	Fitness Center Equipment	15,000	Fitness Center Equipment	15,000	Fitness Center Equipment	15,000		
			Fitness Center Equip	30,000	Locker Rooms/ Fitness Center Paint	25,000	Rowing Center Painting/ Carpet	30,000	Parks Mower	15,000	HVAC for Bowling Center (2)	50,000	Splash Pad Painting	7,000	Con/Lobby Painting	50,000	Office Painting	10,000						
			Splash Pad Painting	7,000	Gymnasium/ Lobby Painting	45,000	Office Painting	10,000	Vehicle/Truck	48,000					Locker Rooms Paint	35,000	Rowing Center Paint	20,000						
		Field Mower	13,000	Food Fiber Seed Replacement	10,000	Tiger Gym Painting	40,000	Food Covers Replacement	15,000					Department Master Plan	30,000									
		John Center Locker Replacement	17,000	Tiger Gym Painting	40,000	McCalliard/Inshore Painting	15,000																	
			179,000		879,000		769,000		1,891,000		648,000		643,000		347,500		461,000		327,000		467,500			

Mr. Weichel then reviewed individual CIP request forms and spoke to recommended budget cuts for Fiscal Year 26-27. He stated that when all needs were plugged in, the Town was left with a \$428,908 gap that it needed to fill. Discussions were also had about the overall viability of Tiger Gym.

Mr. Weichel then spoke to the proposal of reducing work hours from 40-hours per week to 35-hours per week, where individuals would work less hours but still receive a greater take-home overall. He stated that affected departments would have to be more efficient overall. Town Manager Herms stated this would be a pilot program, which would be evaluated throughout its implementation. He added that this was a way to allow the Town to meet the needs outlined in the pay study, without making departmental cuts. Town Manager Herms identified that the listed savings of \$73,391 was only in the General Fund, and that overall savings were greater if one included the Utility Fund.

Recommended Budget Cuts for Fiscal Year 2026 - 2027				
Amount	Type	Department	Item	Description
(428,908)			deficit in General Fund	Expenditures exceed available revenue
90,000	capital expense	Recreation	McCalliard Falls parking lot	Remove broken asphalt and replace with compacted crushed stone with parking lot striping and concrete parking stops
143,000	capital expense	Comm. Affairs/Tourism	Windows-South & East 3rd floor	This would be the first year out of a ten year plan for repairs to the exterior of ORS for protection from the elements. Total = \$1.3M
45,000	capital expense	Sanitation	Replace 2016 F150	Vehicles on a 10-year replacement plan, this would be the 10th year
8,000	operating expense	Recreation	Tiger Gym repairs	This facility has various repair/maintenance needed such as the water fountain, floor screen and coat, porch and railing painted.
2,500	operating expense	Comm. Affairs/Tourism	Bouncy houses	Spring craft show, FFN May & June
7,500	operating expense	Comm. Affairs/Tourism	Christmas Downtown decorations	Decorations supplies and materials
73,391	operating expense	All General Fund	Reduced Work Hours	Keep the same new hourly rate in the pay study, but reduce down to 35 hour work week. This does not apply to shift workers in PD and FD
24,517	operating expense	Various	Overtime	Removes weekend overtime cost associated with the Independence Day festival being on a weekend day. Moves to Friday before the 4th.
5,000	operating expense	Comm. Affairs/Tourism	Main St. façade grant program	Granted to downtown businesses in need of improvements to their storefront
30,000	operating expense	Administration	Burke Library	This would still contribute \$10,000 to the library
-	reserves	fund balance		Reserves not needed to Balance the General Fund
0				over / (under) balance after incorporating the above expenses General Fund is balanced

Councilman Ogle stated that it made no sense to give people a raise and cut their hours and asked how much more individuals would be taking home. Town Manager Herms answered that employees would see at least a 3% increase in their take-home pay. Town Manager Herms added that it was common for other municipalities to work a 37-hour work week, and stated the Town could adjust to this if other cuts were made. Councilman Ogle asked if employees knew of

April 14, 2026, MB#33

this change. Town Manager Herms stated that this had been discussed with department heads, and that he believed most department heads had discussed the change with their employees.

Town Manager Herms stated the Town could invest all the money they wanted into facilities, but if it did not invest in the people who provided the service it had failed as an organization. Town Manager Herms provided that the Town was having trouble recruiting employees, stating that the fire department has had a position open for over fourteen (14) months, which was generally unheard of. He gave reasons as to why the positions were hard to fill, which were uncompetitive pay, substandard work conditions, among other factors.

Councilman Ogle asked Mr. Hudson what his employees thought of the shift in weekly hours. Mr. Hudson responded that overall responses were not drastic, but added there were some concerns.

Town Manager Herms stated if Council was against the change, he would absolutely support it, as it was their budget, but provided the Town would have to make up the \$73,391 elsewhere. He also added that employees would still receive full-time benefits when applicable. Town Manager Herms provided that employees would still not receive overtime until after the 40-hour mark.

Discussion about the timing of the Independence Day festival and the costs associated with said timing ensued, as it was cheaper to have the festival on a weekday rather than a weekend day. Councilwoman Ward asked if the Town could save money all together and not do the fireworks. She continued that she would hate to do this, and was very patriotic, but noted that the sales tax and occupancy tax received from visitors was not limited to the Valdese Town limits. Councilwoman Ward expressed the Town could save \$24,517 and still receive the benefits from the county's taxation. Councilwoman Ward contextualized the \$24,517 figure as half of a police officers' salary. Mr. Weichel agreed that the Town would receive the same amount of sales tax whether the money was spent in other municipalities in Burke County or in Valdese. He added that the Town would save a lot of money if the Town were to not host the Independence Day festival.

Mr. Weichel reported that \$30,000 would be cut from Burke County Library funding, but that the Town would still be contributing \$10,000. Mayor Pro Tem Lowman stated that she appreciated the continued contribution.

FIRST TRYON FINANCIAL ADVISORS' PRESENTATION

Mr. Andy Smith and Mr. Chris Habliston of First Tryon Financial Advisors then addressed the Council regarding the Town's long-term financial planning, with a particular focus on the public safety building project and use of the Town's financial model.

Mr. Smith stated that it was a privilege to be present and discuss the Town's financial planning efforts, and explained that the purpose of the presentation was to help set the stage for how the Town had arrived at its current position. Mr. Smith stated that First Tryon worked exclusively with municipal governments and had developed more than 100 financial models of this nature. Mr. Smith explained that most municipalities had some form of CIP, but often fell short in properly sequencing projects over time, which was where the financial model became especially useful.

Mr. Smith stated that the model allowed the Town to see how movement of one project or funding decision affected all other items, and that it provided a useful visual representation of those changes. Mr. Smith explained that, prior to use of this type of software, municipalities often had to rely on more static and less responsive budgeting methods. Mr. Smith stated that a five-year window was generally a good time frame on which to focus, as it provided a reasonable benchmark for understanding how changes would affect total funds over time.

Mr. Habliston then explained that the model was built using the information Mr. Weichel had already presented to Council, and that the starting point was a balanced budget for Fiscal Year 2026-2027. Mr. Habliston stated that one of the first things that stood out was that while capital funding may work for the current fiscal year, it may not remain workable in future years, especially given the projected capital gap. Mr. Habliston emphasized that the Town was balancing the budget without yet including expenditures related to the public safety building and that the key question was how the decisions being made today would position the Town in future years.

Mr. Habliston then discussed fund balance models and the relationship between fund balance and the Town's CIP. Mr. Habliston explained that the public safety project would have a significant long-term effect on the budget and reviewed several adjustments that could be made in order to lessen that impact.

April 14, 2026, MB#33

Councilwoman Zimmerman asked that the model reflect borrowing the full \$10,000,000 for the public safety project. Mr. Habliston stated that doing so would delay, but not eliminate, the financial pressure associated with the project by approximately one year. Mr. Habliston then adjusted the model to show full borrowing alongside the anticipated effects of revaluation. Mr. Habliston stated that this scenario improved the overall outlook, but would still require major Council decisions in future years to keep fund balance healthy. Mr. Habliston emphasized that creation of recurring revenues was imperative to support a project such as the public safety building and added that the LGC would require a plan to repay the debt.

Mr. Smith asked when the Town expected to have a final number for the public safety project. Town Manager Herms answered that the Town anticipated having a final number within the first couple of weeks of June. Mr. Habliston stated that if the Town obtained a Guaranteed Maximum Price (GMP), that number would typically remain valid for approximately sixty (60) days, and by that point the Town would need a repayment plan in place. Mr. Smith added that the LGC required a decent amount of lead time, so the Town would need to be prepared.

Mr. Habliston stated that the most certain and stable way to fund the project would be through property tax revenue, though whether that was viable was a matter for Council discussion. Councilwoman Radabaugh asked, rather than Council going back and forth, what First Tryon believed was the best course of action. Mr. Habliston answered that, from his personal perspective, financing made the most sense for a project of this size and useful life. Mr. Habliston explained that because there were many other expenditures competing for available funds, using too much fund balance would handicap the Town in future years. Mr. Habliston stated that because the building would serve citizens for the next forty (40) years, financing allowed those future citizens to bear their share of the cost over time, whereas paying outright would place more of the burden on current residents. Mr. Habliston stated that, generally, First Tryon tended to lean toward borrowing as much as reasonably possible.

Mr. Smith added that First Tryon had used conservative assumptions for interest rates in the model, and noted that if interest rates dropped significantly in the future, the Town could potentially refinance and restructure the loan. Mr. Weichel then asked how the LGC would likely interpret the Town dropping below a desired fund balance level in approximately 2031 under one scenario shown in the model. Mr. Habliston responded that if the issue was three to four years out, the LGC might take notice and ask questions, but it likely would not become a major obstacle because the Town would still have time to take corrective action. Mr. Habliston stated that the LGC generally would not “pump the brakes” on a project for a concern that far out in the forecast.

Mayor Huffman then asked Mr. Weichel how much consideration the Town had given to the possible sale of the Mitchell building or other assets to help offset project costs. Mr. Weichel answered that it would help, and when asked by Mayor Huffman how much, Mr. Weichel responded that whatever amount the Town received for such a building would reduce borrowing by that same amount.

Mayor Huffman then asked that the model reflect an \$8,000,000 borrowing scenario. Mr. Smith explained that such a change reduced the cost of the project by lowering debt service, but did not account for the impact on fund balance. Town Manager Herms asked whether that scenario represented the most conservative approach. Mr. Habliston responded in the affirmative. Mr. Weichel then explained that in order to achieve that projected picture, three things would need to occur: The Town would borrow the full amount shown, go rate-neutral to reflect revaluation, and reallocate a portion of street paving funds toward debt service. Mr. Weichel added that the proposed fire tax rate would also assist with repayment.

Councilwoman Ward asked how long there would be no money going toward street paving under that scenario. Mr. Weichel clarified that street paving would not be eliminated entirely, but rather reduced. Mr. Weichel explained that because the Town already had money saved for street paving, it would still be able to pave for the next couple of years. Town Manager Herms added that paving costs were directly tied to gas prices, which made it difficult to project the long-term paving picture with certainty, though he noted that the Town was paying less per mile currently than it would have a year earlier. Town Manager Herms also stated that the Town had requested a pre-engineered metal building with some rock for the public safety facility because the project must be completed in the most economical way possible, noting that construction costs were increasing every day.

Mr. Weichel then asked that charts showing fund balance be displayed. Mr. Habliston stated that the graphs were intended as a visual representation of the previous discussion. Mr. Weichel then noted that the public safety building was presently being modeled on a twenty (20) year loan, but that the Town could move to a fifteen (15) year loan, which would save money over the life of the debt while increasing short-term pressure on the budget. Mr. Habliston responded that this was correct, stating that a fifteen-year term would increase near-term annual payments by approximately

April 14, 2026, MB#33

\$100,000, but would eliminate debt service during the final five years. Mr. Smith added that if the Town started with a twenty-year loan and rates later dropped, the Town could refinance at the remaining term.

Mayor Pro Tem Lowman stated that people did not want tax increases, but also wanted the public safety building, and expressed that taxes would almost have to be raised. Mr. Smith agreed. Mr. Weichel added that if citizens were opposed to increased taxes, then departments would have to begin being cut.

Councilwoman Radabaugh asked what the growth rate figure in the model represented. Mr. Habliston answered that it reflected the reevaluation number and the potential increase in property values resulting from the County's reevaluation.

Councilwoman Ward asked what would happen if something unforeseen occurred and the building ended up costing \$12,000,000 or \$15,000,000. Town Manager Herms answered that the Town could not afford that and would have to have hard conversations about its priorities. Councilwoman Ward then asked whether there were any grants available. Town Manager Herms stated that several years prior there had been a good deal of money in state budgets for police departments, but that the Town was now competing against communities impacted by Hurricane Helene and that the likelihood of receiving grant funding was much lower.

Councilwoman Ward then asked about the possibility of bonds. Town Manager Herms responded that startup costs for bonds were extremely high, but asked Mr. Habliston to elaborate. Mr. Habliston stated that bonds were possible, but that the lead time was generally six (6) to seven (7) months. Mr. Habliston explained that one difficulty with a bond referendum was that if the question were put on the ballot and failed, but the Town still wished to proceed with the project, the Town would be in an awkward position after the public had already voted no. Mr. Habliston added that while bonds could produce a lower cost of funds over the life of the project, the initial costs were quite high. Mr. Habliston further explained that a bond referendum would require disclosure of a potential property tax rate associated with the project so that voters could understand the possible financial impact, though Council would not be bound to that exact number.

Mr. Weichel asked how the process would work given that the Town was not currently bond rated. Mr. Habliston answered that if a bond referendum passed, the Town would have to obtain a credit rating through a rating agency, because general obligation bonds were sold to the public and investors relied on the Town's credit rating to assess its creditworthiness. Mr. Habliston noted that this was a cost borne by the Town and that while a lower interest rate could help offset it somewhat, it remained an important consideration. Mr. Habliston stated that if final project numbers were available in June, the matter could theoretically be placed on the ballot in November, with LGC approval coming one (1) to two (2) months later, and actual funds potentially available around March 2027.

Mr. Habliston also stated that if the Town pursued a bond referendum but wished to keep the project moving, it could pay initial costs out of fund balance and later reimburse itself once debt was issued. Mr. Habliston stated that this was not a non-starter in terms of keeping the project moving forward, but would require the Town to come out of fund balance initially and pay itself back later.

Town Manager Herms stated that he had never been through a bond referendum, but asked whether it would be out of line to estimate the associated cost at \$250,000. Mr. Habliston responded that such a figure was likely high and that more realistic costs would generally range from \$25,000 to \$50,000. Mr. Weichel then expressed concern that the Town might be considered relatively low status in the bond market. Mr. Habliston responded that there were no cities or towns below investment grade and that while the Town's interest rate would likely still be relatively favorable, no one could say with certainty until the Town went through the rating process.

Town Manager Herms stated that everything being discussed was contingent upon current law and noted that there were items in the Legislature that could hamper the Town's ability to move forward. Town Manager Herms stated that Council's biggest takeaway from the discussion should be whether the public safety building remained a priority so that staff would know how to proceed. Town Manager Herms explained that before staff spent additional time on the project, they needed assurance from Council that the building remained a priority. Each Council Member responded in the affirmative and expressed agreement that the public safety building remained a priority.

Mr. Habliston stated that the presentation concluded the formal portion of the discussion, but that he would be happy to answer additional questions. Mr. Smith then offered a few final remarks, stating that he hoped rates would ultimately be lower than those projected in the model and that First Tryon would be glad to continue conversations with Town officials and the LGC as the Town moved forward. Town Manager Herms added that Mr. Weichel had already had multiple conversations with the LGC regarding how to move forward with the project.

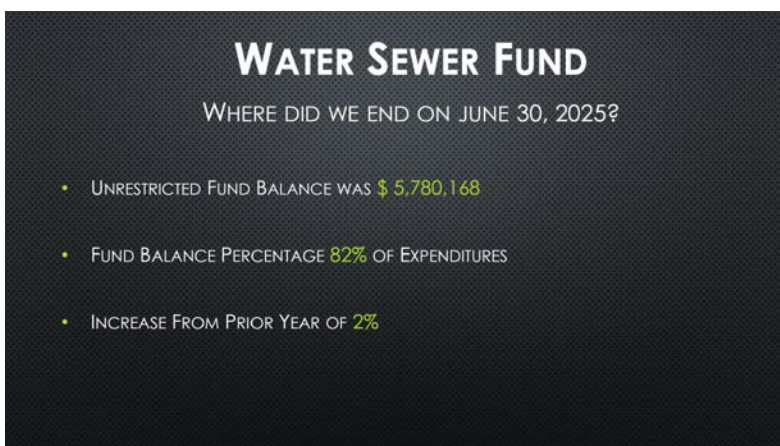
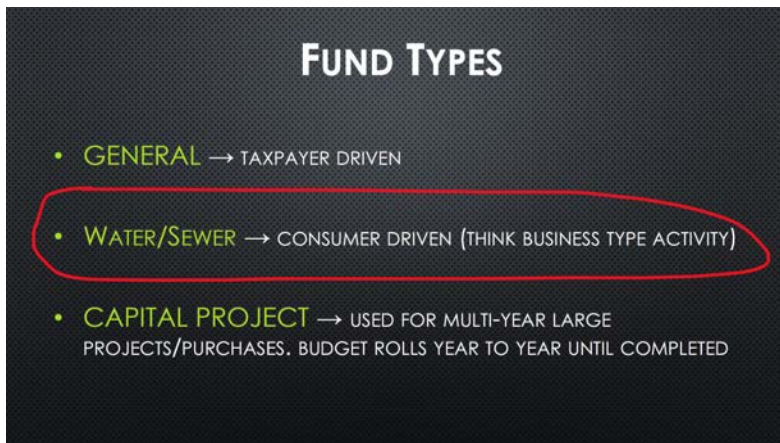
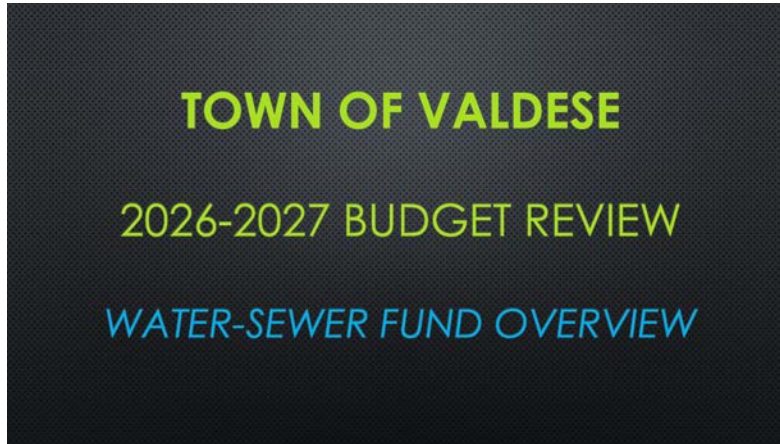
April 14, 2026, MB#33

At 11:45 am Council broke for lunch and returned at approximately 12:28 pm.

Town Clerk Lail thanked Councilwoman Zimmerman for providing lunch to those who attended.

UTILITY FUND OVERVIEW

Mr. Weichel explained that the Water & Sewer Fund operates as a business-type activity, providing both service and product to customers, and is reported as such in the audit. Mr. Weichel then presented the following:



April 14, 2026, MB#33

WATER SEWER FUND

WHAT WILL IMPACT FUND BALANCE SO FAR THIS YEAR?

- FUND BALANCE APPROPRIATIONS **\$145,600**

Item	Meeting Approved	Amount
Committed Funds to Capital Project Ordinance #52 (Valdese Bluffs)	September	13,600
Committed Funds to Capital Project Ordinance #57 (WTP Bulk Chemical Facility Improvements)	October	57,000
Meridian Sewer Repairs	August	75,000
		145,600

- ANTICIPATED ADDITIONAL FUND BALANCE FOR THIS FY: **\$400,000 (Bluffs)**

2026-27 BUDGET CHALLENGES FOR VALDESE

OPERATING:

- STATE MANDATED 0.74% INCREASE OF RETIREMENT (15.15%)
- PAY STUDY
- MEDICAL INSURANCE PREMIUMS
- MAINTENANCE ON AGING FACILITIES
- STRICT MANDATES PROVIDING CLEAN WATER AND CLEANING SEWAGE/WASTE
- INFLATIONARY PRICE INCREASES ON EQUIPMENT, MATERIALS, AND SERVICES

CAPITAL:

- AGING UTILITY LINES AND ASSETS (LGC CAPITAL ASSETS RATIO IS UNDER 0.50)
- AGING FACILITIES AND EQUIPMENT REPLACEMENT
- WTP DEMANDS ARE 25-30% OF CAPACITY

UTILITY FUND DEPARTMENT OPERATING & CAPITAL Mr. Weichel presented a balanced utility fund budget totaling \$8,112,222, covering both operating and capital expenses.

2026-2027 Budget			
Utility Fund Summary			
OPERATING BUDGET			
Department	FY24-25 Budget	FY25-26 Budget	FY26-27 Recommended
WATER PLANT	2,150,366	2,187,725	2,901,773
WASTE WATER PLANT	1,824,236	1,881,796	2,118,086
WATER & SEWER CONSTRUCTIO	1,530,901	1,708,178	1,993,763
Operating	5,505,502	5,777,700	7,013,622
CAPITAL BUDGET			
WATER PLANT	231,600	1,681,100	373,000
WASTE WATER PLANT	1,004,500	154,200	580,500
WATER & SEWER CONSTRUCTIO	77,600	2,054,000	145,100
Capital	1,313,700	3,889,300	1,098,600
TOTAL EXPENDITURES	6,819,202	9,667,000	8,112,222
TOTAL REVENUES			8,112,222

difference: 0

April 14, 2026, MB#33

UTILITY FUND REVENUES Mr. Weichel reported on projected Utility Fund revenues, noting that water charge revenues were projected to increase due to rates increasing 7% for residential water customers and 5% for bulk water customers. He added that sewer rates were also being increased by 5%.

2026-2027 Budget Allocation						
UTILITY FUND REVENUES						
Line Item Description	Account Code	2023-24 Actual	2024-25 Actual	2024-25 Budget	2025-26 Budget	2026-27 Recommended
INTEREST ON INVESTMENTS	30-3290-000	46,405	41,212	20,000	27,000	35,000
RENTS	30-3310-000	0	0	0	0	0
OTHERS	30-3350-030	1,372	700	0	0	0
UTILITY BILL PENALTIES	30-3350-040	89,224	112,253	60,000	70,823	80,000
WATER CHARGES - RES	30-3710-010	2,809,408	3,629,685	3,499,980	3,997,000	4,276,790
WATER CHARGES - COMM	30-3710-011	337,157	377,805	302,820	317,961	333,859
WATER CHARGES - IND	30-3710-012	485,985	517,407	493,906	518,601	544,531
WASTE WATER CHARGES	30-3710-020	1,214,440	1,546,623	1,499,938	1,744,363	1,831,581
LONG TERM MONITORING	30-3710-021	18,500	18,446	18,900	18,900	18,900
SPRINKLER SERVICE CHARGES	30-3710-030	0	0	0	0	0
TAP & CONNECTION FEES	30-3730-000	111,710	93,900	40,000	40,000	40,000
RECONNECTION FEES	30-3750-000	115,823	110,758	60,000	70,000	70,000
TOWN OF DREXEL	30-3810-020	242,566	215,108	226,800	206,850	217,193
BURKE CNTY-E BURKE SYST-WW	30-3810-030	181,443	130,235	122,472	128,596	118,258
BURKE COUNTY WATER	30-3810-032	116,770	99,979	113,400	107,520	112,613
RC WATER CORP	30-3810-040	238,682	243,294	243,810	256,001	256,397
RC WW	30-3810-042	19,512	18,868	17,325	18,191	19,101
ICARD WATER CORP	30-3810-070	133,969	175,528	132,000	135,000	135,000
CONNELLY SPRINGS MAINT	30-3810-080	34,500	11,500	23,000	23,000	23,000
TRANSFER FROM CAPITAL RESERV	30-3970-700	0	0	0	0	0
PROCEEDS FROM FINANCING	30-3970-812	0	0	0	0	0
FUND BALANCE-APPROPRIATED	30-3990-000	-7,260	192,358	1,008,941	0	0
TOTAL		6,190,206	7,535,659	7,883,292	7,679,806	8,112,222

UTILITY FUND EXPENDITURES Mr. Weichel then explained that the Utility Fund was made up of three departments, being the Water Treatment Plant, the Wastewater Treatment Plant, and Water/Sewer Construction. Mr. Weichel stated that there were not many significant changes in the Water Treatment Plant budget.

2026-2027 Budget Allocation						
WATER PLANT						
Line Item Description	Account Code	2023-24 Actual	2025-26 Actual	2024-25 Budget	2025-26 Budget	2026-27 Recommended
SALARIES & WAGES	30-8100-020	425,762	359,429	359,653	364,414	452,857
OVER TIME PAY	30-8100-021	523	7,093	3,000	3,000	3,000
PART TIME PAY	30-8100-022	0	0	0	0	0
PROFESSIONAL SERVICES	30-8100-040	2,095	86,500	61,500	61,500	61,500
FICA TAX	30-8100-050	31,878	27,218	27,663	28,028	33,329
GROUP INSURANCE	30-8100-060	74,683	71,349	75,785	73,845	97,510
RETIREMENT	30-8100-070	54,612	49,854	49,396	52,795	66,005
TELEPHONE & INTERNET	30-8100-110	1,111	990	1,300	823	2,000
ELECTRIC	30-8100-130	292,062	313,549	300,892	310,892	315,892
FUEL OIL	30-8100-132	0	4,928	5,000	5,000	5,000
TRAINING & TRAVEL	30-8100-140	2,472	3,446	3,500	3,500	3,500
MAINT & REPAIR BLDGS	30-8100-150	11,861	12,383	29,270	29,270	29,270
MAINT. & REPAIR EQUIPMENT	30-8100-160	23,427	450,635	29,000	36,700	49,100
MAINT. & REPAIR AUTO & TRUCKS	30-8100-170	271	439	680	680	680
ADVERTISING	30-8100-260	0	0	600	0	0
AUTO SUPPLIES GAS	30-8100-311	4,016	3,516	4,000	4,000	4,000
AUTO SUPPLIES DIESEL	30-8100-312	0	400	400	400	400
AUTO SUPPLIES TIRES	30-8100-313	551	606	625	0	700
AUTO SUPPLIES OIL	30-8100-314	0	0	162	200	200
DEPT SUPPLIES & MATERIALS	30-8100-330	3,307	2,640	3,400	3,400	3,650
CHEMICALS	30-8100-332	232,782	234,914	236,400	250,000	266,000
LAB SUPPLIES	30-8100-333	15,903	21,231	23,000	23,000	45,500
WATER TESTING-PROFESSIONAL	30-8100-334	6,613	10,717	15,900	15,900	15,900
UNIFORMS	30-8100-360	5,908	3,343	5,200	5,200	5,200
CONTRACTED SERVICES	30-8100-450	4,940	5,610	6,540	6,540	59,152
IT	30-8100-490	0	0	500	500	500
DUES AND SUBSCRIPTIONS	30-8100-530	10,794	10,645	10,164	11,064	11,064
INSURANCE AND BONDS	30-8100-540	24,342	27,000	27,000	27,000	30,000
MISCELLANEOUS EXPENSE	30-8100-570	0	0	0	0	0
SAFETY	30-8100-572	1,631	2,643	3,000	3,000	3,870
CAPITAL OUTLAY	30-8100-740	231,600	1,681,100	231,600	1,681,100	373,000
DEBT SERVICE	30-8100-910	71,322	71,323	71,324	71,324	350,705
PRO RATA	30-8100-920	550,000	550,000	550,000	550,000	650,000
VEDIC	30-8100-930	12,500	12,500	12,500	12,500	12,500
ECONOMIC DEVELOPMENT BPED	30-8100-931	10,894	12,012	12,012	12,250	12,495
ECONOMIC GRANTS	30-8100-935	0	0	0	0	0
CONTINGENCY	30-8100-990	221,000	221,000	221,000	221,000	310,295
TOTAL		2,328,860	4,259,013	2,381,966	3,868,825	3,274,773

April 14, 2026, MB#33

Mr. Weichel then discussed the Wastewater Treatment Plant budget and noted that laboratory supply costs had increased due to additional testing requirements, including PFAS testing, which the State would begin mandating. Mr. Weichel explained that these were tests that had not been required in years past, but would now have to be conducted. Mr. Weichel added that the State often imposed mandates intended to keep drinking water clean which cost the Town money, but did not provide funding to implement them, requiring the Town to supplement those costs elsewhere.

2026-2027 Budget Allocation						
WASTE WATER PLANT						
Line Item Description	Account Code	2023-24 Actual	2024-25 Actual	2024-25 Budget	2025-26 Budget	2026-27 Recommended
SALARIES & WAGES	30-8110-020	396,063	404,979	404,192	421,823	484,504
OVER TIME PAY	30-8110-021	0	0	0	0	0
PART TIME PAY	30-8110-022	0	0	0	20,000	10,000
PROFESSIONAL SERVICES	30-8110-040	13,634	1,543	2,500	2,500	2,500
FICA TAX	30-8110-050	29,363	29,695	30,801	33,680	36,003
GROUP INSURANCE	30-8110-060	81,762	89,381	91,218	89,269	105,761
RETIREMENT	30-8110-070	50,602	55,116	54,999	60,560	69,785
TELEPHONE & INTERNET	30-8110-110	3,264	3,220	3,600	3,000	3,000
ELECTRIC	30-8110-130	193,518	191,602	225,000	225,000	225,000
FUEL OIL	30-8110-132	7,435	6,740	7,500	9,000	9,000
TRAINING	30-8110-140	2,704	298	4,925	4,925	4,925
MAINT. & REPAIR BLDGS	30-8110-150	89,113	94,678	110,000	110,000	110,000
MAINT. & REPAIR EQUIPMENT	30-8110-160	11,898	143,828	12,000	12,000	12,000
MAINT. & REPAIR AUTO	30-8110-170	1,725	596	8,100	2,100	2,100
ADVERTISING	30-8110-260	0	0	100	0	0
AUTO SUPPLIES GAS	30-8110-311	4,982	1,398	5,000	5,000	5,000
AUTO SUPPLIES TIRES	30-8110-313	74	13	1,900	1,900	1,900
AUTO SUPPLIES OIL	30-8110-314	105	73	750	750	750
DEPT. SUPPLIES & MATERIALS	30-8110-330	11,714	5,353	12,000	12,000	12,000
CHEMICALS	30-8110-332	117,956	105,760	108,293	108,293	108,293
LAB SUPPLIES	30-8110-333	11,998	11,630	12,000	12,000	64,900
WOOD CHIPS	30-8110-336	30,175	35,295	51,000	61,000	61,000
UNIFORMS	30-8110-360	5,329	5,138	3,750	1,500	1,500
CONTRACTED SERVICES	30-8110-450	15,840	28,094	28,840	28,840	28,840
IT	30-8110-490	0	19	500	1,500	1,500
LONG TERM MONITORING	30-8110-500	28,440	33,054	21,000	31,000	31,000
DUES AND SUBSCRIPTIONS	30-8110-530	8,292	7,745	14,521	14,171	14,596
INSURANCE AND BONDS	30-8110-540	28,000	32,000	32,000	32,000	34,000
MISCELLANEOUS EXPENSE	30-8110-570	0	0	0	0	0
SAFETY	30-8110-572	1,909	1,745	2,500	2,500	2,500
CAPITAL OUTLAY	30-8110-740	66,654	69,072	1,004,500	154,200	580,500
DEBT SERVICE	30-8110-910	0	0	0	0	0
PRO RATA	30-8110-920	550,000	550,000	550,000	550,000	650,000
VEDIC	30-8110-930	12,500	12,500	12,500	12,500	12,500
ECONOMIC DEV BPED	30-8110-931	11,630	12,747	12,747	12,985	13,230
TOTAL		1,786,679	1,933,312	2,828,736	2,035,996	2,698,586

Mayor Pro Tem Lowman asked about the reason for the increase in contracted services in the Water Treatment Plant budget. Mr. Weichel responded that he would need to look further into that increase.

Councilwoman Ward asked where the fluoride system fell within the budget. Mr. Weichel answered that it fell under capital. Town Manager Herms clarified that the budget being presented was built as though the Town would continue maintaining the fluoride system. Mr. Weichel added that this was part of the reason the proposed increase for residential water customers was seven percent (7%).

April 14, 2026, MB#33

2026-2027 Budget Allocation
WATER SEWER CONSTRUCTION

Line Item Description	Account Code	2023-24 Actual	2024-25 Actual	2024-25 Budget	2025-26 Budget	2026-27 Recommended
SALARIES & WAGES	30-8120-020	341,451	386,638	434,790	447,288	465,672
OVER TIME PAY	30-8120-021	8,992	14,177	24,400	29,395	29,395
PART TIME PAY	30-8120-022	24,189	24,918	23,400	23,400	34,800
PROFESSIONAL SERVICES	30-8120-040	40,627	83,334	112,877	114,652	110,659
HEALTH REIMBURSEMENT (HRA)	30-8120-041	9,684	9,168	29,000	29,000	29,000
FICA TAX	30-8120-050	28,049	31,942	36,560	37,898	38,575
GROUP INSURANCE	30-8120-060	57,165	66,771	84,376	82,899	97,728
RETIREMENT	30-8120-070	42,520	52,947	59,900	65,710	71,121
TELEPHONE & INTERNET	30-8120-110	2,631	2,674	2,700	2,700	2,700
POSTAGE	30-8120-111	0	0	650	650	650
PRINTING	30-8120-120	860	161	1,500	1,500	1,500
ELECTRIC	30-8120-130	22,219	26,571	24,660	25,410	25,410
TRAINING	30-8120-140	1,509	3,681	6,570	6,570	10,120
MAINT. & REPAIR BLDGS	30-8120-150	28,860	58,448	46,750	48,000	48,000
MAINT. & REPAIR EQUIPMENT	30-8120-160	7,361	11,793	10,650	10,650	10,650
MAINT & REPAIR AUTO	30-8120-170	3,663	1,559	3,693	3,693	4,000
ADVERTISING	30-8120-260	0	84	100	100	100
AUTO SUPPLIES GAS	30-8120-311	13,500	9,339	13,500	13,500	13,500
AUTO SUPPLIES DIESEL	30-8120-312	3,668	4,844	5,000	5,000	5,000
AUTO SUPPLIES TIRES	30-8120-313	1,681	2,402	4,200	4,200	4,200
AUTO SUPPLIES OIL	30-8120-314	1,863	822	2,180	2,180	2,180
DEPT. SUPPLIES & MATERIALS	30-8120-330	75,334	85,981	86,664	98,900	99,400
METERS	30-8120-331	5,223	30,000	30,000	55,000	115,000
CHEMICALS	30-8120-332	1,637	0	2,100	2,100	2,100
UNIFORMS	30-8120-360	3,279	3,328	3,328	3,744	3,744
CONTRACTED SERVICES	30-8120-450	104,409	135,409	155,073	123,873	126,671
IT	30-8120-490	0	0	1,000	1,000	1,000
DUES AND SUBSCRIPTIONS	30-8120-530	2,695	1,760	5,849	13,795	27,765
INSURANCE AND BONDS	30-8120-540	28,612	31,000	31,000	31,000	34,000
MISCELLANEOUS EXPENSE	30-8120-570	0	0	0	0	0
SAFETY	30-8120-572	2,212	1,151	5,060	5,060	5,060
CAPITAL OUTLAY	30-8120-740	276,780	75,228	77,600	2,054,000	145,100
DEBT SERVICE	30-8120-910	287,063	286,812	326,815	419,311	574,063
TOTAL		1,427,736	1,442,942	1,651,945	3,762,178	2,138,863

UTILITY FUND DEBT Mr. Weichel then presented a detailed breakdown of the Town’s debt within the Water and Sewer Fund. Mr. Weichel pointed out the dashes reflected in the debt schedule and explained that those dashes indicated loans that carried no interest, meaning the Town had borrowed those funds directly from the State at zero percent (0%) interest.

Town Manager Herms commended Mr. Weichel by noting that all of the Town’s current zero percent (0%) loans had been secured by Mr. Weichel since he began with the Town in 2018. Mr. Weichel thanked McGill for their help in securing the loans as well.

Mr. Weichel then pointed to The Settings project, which he explained was financed through a forty (40) year USDA loan. Mr. Weichel stated that the original loan amount was approximately \$1.3 million and that the present balance remaining was approximately \$1.5 million. Mr. Weichel stated that this illustrated why the Town wanted to avoid such long-term loans.

Mr. Weichel further stated that the built-in annual debt payment within the Water and Sewer Fund was approximately \$472,000, with a remaining balance of approximately \$7.5 million.

TOWN OF VALDESE Utility Fund Debt						
	Annual Payment	Balance Remaining	Years Remaining	Life of Loan Amounts		
				Original	Interest	Total Cost
Inflow & Infiltration (SRF-2016)	13,855	142,243	11	230,913	46,960	277,873
Settings - Water & Sewer (USDA-2008)	66,950	1,525,045	23	1,280,000	1,378,870	2,658,870
St Germaine Water Line (SRF-2019)	8,626	120,757	14	172,510	-	172,510
Water Meter AMI (SRF-2020)	88,112	1,321,678	15	1,762,237	-	1,762,237
Water System Improvements (SRF-2020)	23,328	349,910	15	466,547	-	466,547
Main St. Waterline Replacement (SRF-2020)	70,704	1,131,254	16	1,414,068	-	1,414,068
Bleach Conversion-Water Plant (SRF-2020)	31,453	503,244	16	629,055	-	629,055
Water Plant Upgrades MCC (SRF-2022)	39,871	677,792	17	797,402	-	797,402
Lead Service Line Inventory (SRF-2026)	40,000	200,000	5	200,000	-	200,000
Cline Ave. Basin & Pump Station Upgrade (2025)	89,981	1,569,634	19	1,488,510	166,136	1,654,646
TOTAL	472,880	7,541,557		8,441,242	1,591,966	10,033,208

April 14, 2026, MB#33

CIP REQUEST FORMS Mr. Weichel then explained that each CIP request was accompanied by a request form which provided greater detail regarding the specific project. Mr. Weichel stated that many of the requested items involved obsolete parts due to the age of the plants, and noted that the Town attempted to maximize repairs of those parts whenever possible. Mr. Weichel explained that once the useful life of the parts had ended, however, they had to be replaced because further repairs were no longer possible.

Mr. Weichel further stated that some of the Town's tanks were proprietary, meaning replacement parts had to be ordered from a specific manufacturer, which caused those parts to cost significantly more than they otherwise would. Mr. Weichel noted that this helped provide perspective as to why some of the associated project costs were so high.

Town Manager Herms then stated that he wanted to provide additional perspective regarding inflation and reported that, over the last five years, water meters had increased approximately 345%, three-quarter-inch copper rolls had increased approximately 253%, software had increased 180%, stone had increased approximately 130%, six-inch gate valves had increased approximately 180%, gravel had increased 105%, and property liability insurance had increased approximately 103%. Town Manager Herms stated that the Town could not absorb those increases and explained that when water rates increased, the Town was not collecting excess revenue, but was instead trying to keep pace with inflation-driven cost increases.

Mr. Hudson then stated that water meters were expected to increase by an additional \$110 in July. Town Manager Herms responded that the Town might need to increase tap fees in order to reflect actual costs. Mr. Weichel added that staff would be presenting a proposed increase in tap fees.

RATE AND FEE STRUCTURE FOR UTILITY FUND Mr. Weichel then reviewed the proposed rate and fee structure for the Utility Fund. Mr. Weichel stated that staff had attempted to be somewhat creative in identifying ways to control costs and explained that one proposal involved introducing a paperless statement credit. Mr. Weichel stated that customers receiving a mailed statement would be charged an additional \$3, noting that the Town spent approximately \$50,000 annually mailing utility bills. Mr. Weichel explained that the Town was exploring this option in an effort to help keep rates as low as possible and added that customers already receiving electronic statements were effectively subsidizing those who continued to receive paper statements.

Mr. Weichel then discussed late penalties and stated that the Town generally tried to work with customers who paid late, but that staff was recommending an increase in the nonpayment fee from \$25 to \$30. Mr. Weichel also stated that increases in tap fees were being proposed.

Mr. Weichel further explained that residential water rates had remained flat for the previous two years, though Triple Community rates had been increased, and that during the prior year both Triple Community and in-town customers were affected by rate increases. Mr. Weichel stated that, going forward, staff recommended that rates increase together and at the same rate for both in-town and out-of-town customers. Mr. Weichel noted that the proposed seven percent (7%) increase would therefore apply equally to customers both inside and outside the Town limits.

CAPITAL IMPROVEMENTS PLAN WATER & SEWER RATE STUDY Mr. R.J. Mozeley and Mr. Dale Schepers of McGill Associates then presented the CIP Water and Sewer Rate Study. Mr. Mozeley thanked the Council for the opportunity to present again and stated that, as he recalled, much of the information would be familiar to most in attendance. Mr. Mozeley expressed his appreciation that the Town took time to plan ahead and did not simply defer maintenance, adding that he valued clients who set the stage for ongoing maintenance and long-term system viability.

Mr. Mozeley stated that there were many interconnections between the rate analysis and the budget documents. Mr. Mozeley explained that the analysis included the Water and Sewer Utility Fund, also known as the enterprise fund, which covered water treatment, water distribution, tanks, booster stations, meters, and related infrastructure. Mr. Mozeley continued that the same fund was also responsible for wastewater collection and treatment, which included the collection system that brought wastewater to a central point and then on to the wastewater treatment plant. Mr. Mozeley noted that the Utility Fund was a separate fund that was required to operate at a profit so that revenues could be reinvested into the system to keep it in good, viable condition. Mr. Mozeley stated that the Town's customer base included approximately 5,000 residential customers, 360 nonresidential customers, and five contract purchase customers. Mr. Mozeley added that the Utility Fund had an approximate annual value of \$7.5 million, which could also be viewed as approximately \$7.5 million in annual revenue.

Mr. Mozeley then discussed capital improvement planning and what made a project worthy of inclusion in the Capital Improvement Plan. Mr. Mozeley explained that there were four criteria generally considered, being viability, efficiency,

April 14, 2026, MB#33

growth, and regulatory need. Regarding viability, Mr. Mozeley stated that aging equipment, outdated technology, and operational issues often justified inclusion in the CIP. Regarding efficiency, Mr. Mozeley stated that there were no efficiency projects currently in the CIP, and noted that such projects were relatively rare, but would generally involve newer technology accomplishing the same task more efficiently. Regarding growth, Mr. Mozeley stated that the need to grow system capacity was not currently the main driver for the Town's facilities and explained that capacity could often be assured or extended without necessarily being expanded. Mr. Mozeley further stated that regulatory requirements were a major factor in utility planning and noted that, as Mr. Weichel had previously acknowledged, these often came in the form of unfunded mandates which supported a healthier environment but also carried significant expense. Mr. Mozeley explained that these regulatory drivers could include permitting changes, monitoring changes, and additional treatment requirements. Mr. Mozeley stated that the Town operated on a five-year wastewater permit, which had come up for renewal during the current year and included a new requirement that had not been present in prior permits, requiring monitoring for additional items. Mr. Mozeley noted that such monitoring would increase costs and added that it would not be uncommon for future five-year permit renewals to include maximum levels for newly monitored chemicals, potentially requiring the Town to limit or remove such chemicals from the system. Mr. Mozeley stated that while the Town could discuss such requirements with the State, it would ultimately be subject to whatever the State required.

Mr. Mozeley then moved into the financial analysis and stated that capital improvement items, if not budgeted for, were essentially just a wish list. Mr. Mozeley explained that in order for the Town to actually make the improvements identified in the CIP, those projects had to be accounted for and planned for financially through the Utility Fund. Mr. Mozeley stated that the financial analysis allowed the Town to prepare for and complete such improvements, and that the primary factors to be considered included revenues, expenses, and key performance indicators.

Mr. Mozeley then discussed assumptions and model inputs. Mr. Mozeley stated that revenues and expenses had to be entered into the model before strategic planning could occur and before the Town could begin analyzing the implications for fund balance. Mr. Mozeley reported that the Utility Fund's current fund balance was approximately 82%, but explained that in an effort to keep rates as low as possible, that fund balance would begin to erode over time. Mr. Mozeley noted, however, that the Town still had to maintain enough fund balance to respond to emergencies, such as the approximately \$75,000 sewer repair that had been necessary earlier in the fiscal year.

Mr. Mozeley then discussed the availability of funding sources and stated that McGill always appreciated the opportunity to spend "other people's money," referring to grants and outside funding. Mr. Mozeley stated that while grant funding could greatly assist the Town, approximately 92% to 93% of sewer projects in North Carolina were funded by rates and ratepayers rather than by grant funding. Mr. Mozeley explained that while the Town should continue to aggressively pursue grant opportunities, the enterprise fund ultimately had to be able to support itself and meet its own revenue needs. Mr. Mozeley noted that grant funding generally accounted for only about 7% to 8% of total project funding.

Mr. Dale Schepers then addressed the Council and stated that he had previously served as a public works director and public utilities director prior to joining McGill Associates. Mr. Schepers stated that through that experience, he learned that all communities had the same kinds of problems and that the primary difference was simply the magnitude of those problems. Mr. Schepers stated that his mantra was "what gets measured gets managed," and explained that it was hard to adjust one's speed without a speed gauge. Mr. Schepers stated that the same principle applied to utility funds.

Mr. Schepers then explained that he used five key indicators to help provide the Town with comfort regarding what the numbers were showing. Mr. Schepers stated that the first was the operating ratio, which was calculated by dividing revenue by expense, and noted that the number should be greater than one to show that the Town was bringing in more revenue than it was spending. Mr. Schepers next discussed days working capital, which he stated reflected fund balance, and explained that the current 82% fund balance translated to approximately 321 days of working capital. Mr. Schepers then discussed sufficiency of revenues above debt, which reflected how much of the Town's revenue was attributable to debt service, noting that the general limit was 25% and that the Town was currently at approximately 12%. Mr. Schepers then explained the debt service coverage ratio, which he described as a somewhat more sophisticated measure and stated that the target was 1.20, meaning that a utility should have 20% more than necessary to make debt service payments. Mr. Schepers stated that the Town was currently at approximately 1.7, which was well above the target.

Mr. Schepers then turned Council's attention to the Water and Sewer System CIP handouts. Mr. Schepers stated that the biggest input into the rate structure was capital investment and explained that while the Town would spend less money if it never bought anything new, costs generally rose over time as items continued to deteriorate. Mr. Schepers provided a brief overview of the Capital Improvement Plan and stated that the Town had somewhere in the neighborhood of \$70 million in capital needs over the next ten years. Mr. Schepers added that there were even more needs beyond that ten-year window, but those projects had been identified as items that could be deferred for now. Mr. Schepers

April 14, 2026, MB#33

explained that the CIP process was iterative and gave the Town a direction to move in, along with a level of comfort regarding what was expected over the next ten years. Mr. Schepers stated that the process also helped evaluate the feasibility and reliability of actually completing those projects. Mr. Schepers stated that McGill was helping the Town measure and forecast as accurately as possible.

Mr. Mozeley then asked if Council wished to discuss any specific items in the handout. Mr. Mozeley explained that blue-shaded projects represented items involving some level of debt service, while pink-shaded projects represented items that were already committed and funded through state or federal agencies, which were essentially cash-in, cash-out projects reimbursed through grant programs, such as the Berrytown CDBG project. Mr. Mozeley then discussed specific projects within the CIP, reviewing their funding and scope. Mr. Weichel added that some of the projects shown were driven by state inspectors, and stated that it was important for the Town to consider inspectors' input when identifying projects to place in the CIP.

Mr. Schepers then discussed the Town's revenue requirements under the plan. Mr. Schepers explained that those revenue requirements were made up of several different components, including capital outlay, projected debt service, existing debt service, and operating expenses. Mr. Schepers stated that projected debt service was expected to increase over the next ten years and that, as a result, operating revenue would also need to increase over that same time period. Mr. Schepers then reviewed the Town's revenue requirements and explained what the Town would need to do to remain in good standing. Mr. Schepers also discussed the effect of utility activities on the average customer bill based on 3,000 gallons of usage and stated that the purpose of that page was to provide a "one-stop" explanation of how the model worked and how the various pieces fit together.

Mr. Mozeley then added that the financial model made a number of assumptions, some of which were intentionally conservative. Mr. Mozeley stated that one such assumption was that there was not a large amount of growth built into the model. Mr. Mozeley then discussed the Lenoir interconnect agreement and what the City of Lenoir's daily usage might look like in the future. Mr. Mozeley stated that the minimum purchase under the agreement was 300,000 gallons per day in order to keep the pipes in use, and that there was some revenue to be realized even at that minimum level. Mr. Mozeley explained that this would move the Town from its current average of 3.5 million gallons per day to approximately 3.8 million gallons per day. Mr. Mozeley added that Lenoir could purchase up to four (4) million gallons per day from the Town, which would substantially increase total usage and significantly reshape future financial models. Mr. Mozeley stated that, in order to be safe, the model did not assume any of that additional usage until evidence of such demand was actually present. Mr. Schepers added that the 300,000-gallon minimum was a take-or-pay amount, meaning that the Town could project those revenues whether or not Lenoir used the full amount. Mr. Weichel stated that the 300,000-gallon minimum would equate to approximately \$200,000 in revenue.

Mr. Schepers then moved into revenue adjustments and stated that uniform rate adjustments impacted all customer classes due to inflationary pressure on operating expenses and due to the updated CIP. Mr. Schepers stated that while the rate structure itself would not change, both components of the rates would increase at the same time, though the Town retained the ability to individually adjust rates if it chose to do so. Mr. Schepers added that the model also assumed the fluoride system would be retained, which would result in approximately \$300,000 in annual water production cost associated with continuing fluoride feed. Councilman Ogle asked whether this was more than the current cost. Mr. Schepers responded in the affirmative and explained that much of the increase was attributable to the additional equipment that needed to be added or upgraded. Mr. Mozeley added that the figure included chemical costs, routine equipment maintenance, and site-specific changes.

Mr. Schepers then reviewed the five-year projection of water customer rates and also provided a preview of projected sewer rates. Mr. Schepers then reviewed a comparison to neighboring systems and noted that there were two entries shown for Valdese, the first reflecting the current Fiscal Year 2025-2026 rate and the second reflecting the proposed Fiscal Year 2026-2027 rate. Mr. Schepers stated that the median value of a 3,000-gallon monthly bill across the State of North Carolina was approximately \$69, according to the UNC Rates Dashboard, and explained that Valdese remained well below that median value. Mr. Schepers stated that he would argue that anything below that median should generally be considered affordable.

Mr. Mozeley added that Hickory was, unofficially, considering approximately a 10% increase across all of its rates. Mr. Weichel stated that Hickory was one of the most comparable systems to Valdese and noted that the Town's rates remained slightly lower than Hickory's, which was positive given Hickory's substantially larger customer base. Councilwoman Radabaugh observed that Triple Community's rates were considerably higher. Mr. Mozeley clarified that the comparison chart being discussed reflected inside customer rates. Mr. Schepers confirmed that all of the numbers presented were inside rates. Town Manager Herms added that generally outside rates in North Carolina were

April 14, 2026, MB#33

approximately double inside rates because it cost the Town significantly more money to serve those areas due to the longer pipe distances involved.

Town Manager Herms then stated that he wanted to make sure Council remained in agreement with the direction previously given to staff, which had been to try to keep utility rates as flat and low as possible. Town Manager Herms explained that this had been one of the drivers behind the prior fluoride discussion and clarified that there would be no increase if fluoride were removed, but a seven percent (7%) increase if fluoride were retained. Mayor Pro Tem Lowman stated that she wanted to keep fluoride. Councilwoman Zimmerman stated that she also wanted to keep fluoride. Council expressed unanimous agreement that the Town should move forward with retaining the fluoride system.

Mr. Schepers then added that there was a new study from the American Water Works Association titled The Next Era of Investment, which indicated that there were trillions of dollars in water and sewer infrastructure needs across the country. Mr. Schepers stated that what was coming next in the industry included nutrient limits, PFAS monitoring, and other additional monitoring requirements. Mr. Schepers explained that those new requirements alone could increase total costs by another 20%, and that those regulatory expenses, on top of the cost of replacing aging infrastructure, would only further compound the financial burden facing utility systems. Mr. Weichel then clarified that the proposed adjustment being discussed was a seven percent (7%) increase across the board. Mr. Mozeley responded in the affirmative.

Mr. Weichel stated that he wanted to follow up on an earlier question regarding the increase in contracted services for the Water Treatment Plant. Mr. Weichel explained that the increase was due to two tanks which had recently been inspected, and that the inspectors had indicated that better maintenance was needed. Mr. Weichel stated that the Town would be entering into a contract for that maintenance in order to ensure the tanks were properly maintained. Mr. Weichel added that the cost was initially higher due to the scope of work the contractors would be undertaking at the outset.

ADJOURNMENT At 1:51 p.m., Councilwoman Zimmerman made a motion to adjourn, seconded by Councilwoman Ward. The vote was unanimous.

The next meeting is a regularly scheduled meeting on Monday, May 11, 2026, 6:00 p.m., Valdese Town Hall.

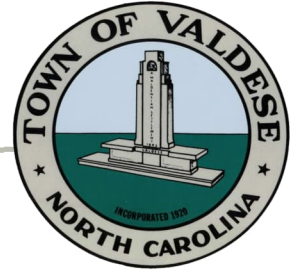
Town Clerk

jl/mr

Mayor

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Assistant Town Manager / CFO

Subject: Call for Public Hearing

Meeting: May 11, 2026

Presenter: Bo Weichel, Assistant Town Manager / CFO

ITEM OF INTEREST:

Public Hearing for FY 2026-2027 Budget Approval

BACKGROUND INFORMATION:

Pursuant to North Carolina General Statute 159-12, the proposed Fiscal Year 2026–2027 budget must be presented to the governing board and a public hearing held prior to adoption. The statute requires that notice of the public hearing be published at least 10 days prior to the hearing date.

Staff has completed preparation of the recommended FY 2026–2027 budget and submitted it to the Town Council for review. In order to meet statutory requirements and maintain the Town’s budget adoption schedule, a public hearing must be formally called.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

Call for a public hearing on the proposed FY 2026–2027 budget to be held at the May 28th, 2026 regular meeting.

LIST OF ATTACHMENTS:

N/A

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Kyle Case

Subject: Call for CDBG Public Hearing

Meeting: May 11, 2026

Presenter: Bo Weichel

ITEM OF INTEREST:

1st Public Hearing for CDBG projects

BACKGROUND INFORMATION:

Due to the town's interest in potential application for Community Development Block Grant funding from the NC Department of Commerce in 2026, an initial public hearing is required to declare the town's interest in the program.

The first Public Hearing will be held in order to receive citizen input in the development of Community Development Block Grant (CDBG) applications for the coming year. These applications are to be submitted to the North Carolina Department of Commerce. CDBG funds may be used for a variety of different activities including: Neighborhood Revitalization (NR), Economic Development (ED), Infrastructure, Community Housing, Demolition of publically owned dilapidated buildings in order to create re-usable industrial sites, and Disaster Recovery (DR) including support to help communities deal with recovery from Hurricane Helene. All projects must predominately benefit low- and moderate-income persons.

All CDBG applications require two public hearings prior to submission. This will satisfy the requirement for the 1st Public Hearing and be applicable to multiple applications. Should the town identify specific projects for which they would like to apply for funding, a 2nd Public Hearing will be held to discuss the details of each project.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

Call for a public hearing at the May 28, 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 Manager

Subject: Call for Public Hearing - Development Agreement with Burke County

Meeting: May 11, 2026

Presenter: Consent Agenda

ITEM OF INTEREST:

Call for Public Hearing - Development Agreement with Burke County
(Housing Project at The Bluffs that would add an estimated \$49 Million to Valdese's tax base.)

BACKGROUND INFORMATION:

The proposed development agreement represents a strategic partnership between the Town of Valdese and Burke County, with each contributing toward approximately \$800,000 in public infrastructure investment (split evenly between both local governments) to support the project. Importantly, the agreement is structured with built-in financial safeguards, including performance benchmarks and associated penalties if those benchmarks are not met, ensuring accountability and protection of public funds. The development is expected to deliver approximately 140 new homes, with an estimated average value of \$350,000 each, significantly strengthening Valdese's housing market while expanding the local tax base with long-term, recurring revenue. The current estimated value of this project would be \$49 million in additional tax base if fully built out.

In addition to the economic benefits, the agreement includes strong legal and financial protections for both Valdese and Burke County, helping to mitigate risk and ensure that public investment is tied directly to measurable outcomes. As part of this structure, the first phase of the project includes a guaranteed performance requirement mandating that at least 27 homes be constructed within three years of sewer availability. This phased approach ensures the project moves forward in a timely manner while providing clear expectations and accountability for the developer.

Pursuant to N.C.G.S 160D-1005, the government bodies of the Town and the County must each conduct public hearings before the execution of the agreement.

BUDGET IMPACT:

~\$400,000 in sewer infrastructure investment from the Town of Valdese and the same from Burke County.

RECOMMENDATION / OPTIONS:

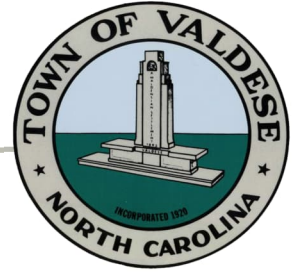
Staff recommends calling for the Public Hearing so that the Town can enter into this development agreement with the Burke County.

LIST OF ATTACHMENTS:

N/A

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Assistant Town Manager / CFO

Subject: Call a Public Hearing – Financing for a Public Safety Building

Meeting: May 11, 2026

Presenter: Bo Weichel, Assistant Town Manager / CFO

ITEM OF INTEREST:

Public hearing to take comment on the proposed financing of the public safety building.

BACKGROUND INFORMATION:

The Town has previously determined to acquire, construct, equip and finance a public safety building for the police and fire departments. The Town has also made a preliminary determination to finance this project through an installment financing, as authorized under Section 160A-20 of the North Carolina General Statutes. In an installment financing, the Town's repayment obligation is secured by a mortgage-type interest in all or part of the property being financed, but not by any pledge of the Town's taxing power or any specific revenue stream. In this case, the Town expects that the public safety building will serve as the collateral.

State law requires the Town to hold a public hearing before entering into a financing contract to finance improvements to real property that are financed under the authority of Section 160A-20. To comply with this requirement, staff requests that the Council hold a public hearing on the proposed financing at the Council's May 28 meeting.

The law requires the Town to publish notice of the public hearing at least 10 days before the meeting. A copy of the notice is attached.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

Staff requests Council call a public hearing to take comment on the proposed financing of the public safety building at the May 28, 2026 council meeting, to stay on schedule with the project timeline.

LIST OF ATTACHMENTS:

Notice of public hearing.

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

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

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

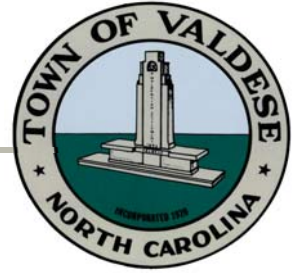
The proposed financing would be secured by a lien on the public safety building (and its associated land), as well as the Town's promise to repay the financing, but there would be no recourse against the Town or its property (other than the pledged public safety building and the associated land) if there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

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

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

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: Morrissa Anqi, Community Affairs Director

ITEM OF INTEREST:

State of the Department Report - Community Affairs

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, Community Affairs is providing its State of the Department.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

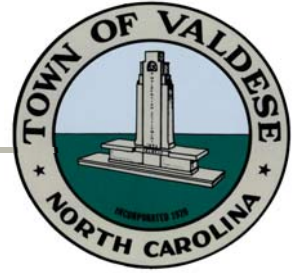
N/A

LIST OF ATTACHMENTS:

N/A

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Michael Rapp - Town Planner

Subject: Public Hearing - 0 Griffin Ave Rezoning

Meeting: May 11, 2026 - Regular Council Meeting

Presenter: Michael Rapp - Town Planner

ITEM OF INTEREST:

Public hearing regarding a rezoning request for 0 Griffin Ave, NW, Valdese 28690 (PIN 2733573173) from M-1 to R-8 to eventually construct 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.

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 priorities adopted by the Vision Plan.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

(A) Approve as inconsistent with the Vision Plan Future Land Use Map, but consistent with the priorities adopted by the Vision Plan. (B) Deny as inconsistent with the Vision Plan Future Land Use Map. (C) Table for further discussion at next meeting

LIST OF ATTACHMENTS:

- Staff Report
- Consistency and Reasonableness Statement (Approval/Denial)
- Ordinance (Strictly in case of Approval)
- Presentation



TO: Valdese Town Council
From: Michael Rapp, Town Planner
DATE: May 11, 2026
SUBJECT: Rezoning Application 01-2026 - 0 Griffin Ave NW
ATTACHMENTS: (A) Application for Rezoning; (B) Preliminary Sketch Plan, (C) Deed, (D) Maximum Vehicular Capacity, (E) Land Use Restrictions (LUR) Update, (F) Planning Board Recommendation

Property Location: 0 Griffin Ave NW, Valdese 28690
PIN: 2733573173
ACREAGE: 15.82 acres

REQUESTED ACTION: Rezone property from M-1, R-12, & R-8 to R-8

BACKGROUND:

The existing parcel is zoned for manufacturing use and is currently vacant. The owner of the property is Hayne Hens Farm Inc. and the applicant for the rezoning is KRP Investments LLC. The intent for the rezoning is to build a multi-family apartment complex. Should the rezoning be approved, this proposal will be submitted again to the Board of Adjustment for a Special Use Permit. The property is currently zoned a majority M-1, with a few small portions being R-12 and R-8. The complex will consist of 3, 3-story apartment buildings with 84 units total; consisting of 1, 2, and 3 bedroom options. Access will be provided on Dixie Ave NW. Amenities will include internal sidewalks, clubhouse, playground, picnic area, outdoor seating areas, and on-site dumpster and recycling.

It is important to note that this site is designated as a Brownfield site by the EPA. The specific designation associated with the subject property comes with restrictions. The restrictions are outlined, in the most pertinent part of the most recent Land Use Restrictions Update (01/16/24), as follows:

- "No use may be made of the Brownfields Property other than for office, warehouse and industrial purposes, with associated driveways and parking, and, if the Department of Environment and Natural Resources ("DENR") issues prior written approval, other commercial purposes."

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

REVIEW CRITERIA:

1. Zoning and Existing land uses in the general vicinity of the subject's property:

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

2. Zoning Criteria of Proposed District

UDO Zoning District Description

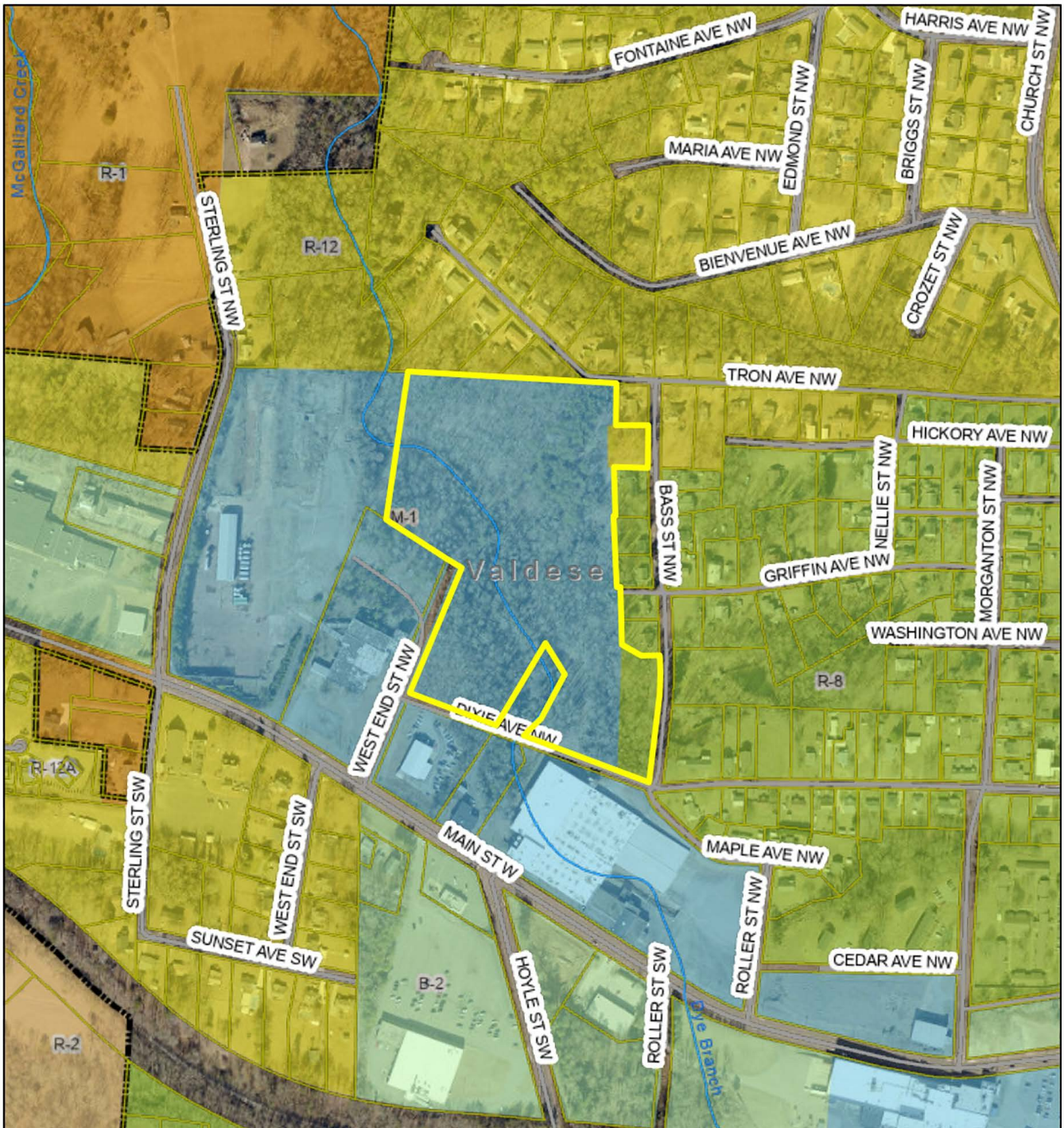
3.2.3 RESIDENTIAL DISTRICT (R-8)

Intent: The district shall provide for town-scaled residential development within walking distance (generally one-fourth (1/4) mile) of services. Streets shall be interconnected and a range of lot sizes is encouraged. The Neighborhood Residential District is to permit the completion and conformity of residential subdivisions.

UDO Permitted Use Table

Key												
P = Use permitted with subdivision plat and/or site plan approved by Town staff												
USS = Use permitted with subdivision plat and/or site plan approved by Town staff, and compliance with Use-Specific Standards referenced												
SUP = Use permitted with approval of a Special Use Permit issued by the Town; CZ = Conditional Zoning												
Blank Cell = Use prohibited												
Use Category	Use	Zoning Districts								Conditional Zoning District	Overlay District	Use-Specific Standards
		R8	R12A	R12	DBC ¹	B-1 ²	B-2 ³	O-I ⁴	M-1			
Agricultural and Animal Uses	Agricultural uses, including general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, forestry, sod farming, and wild crop harvesting but not agricultural industry											P
	Animal keeping			USS								4.3.3
	Bona fide farms but not agricultural industry			SUP								
	Farmers market					P	P					
	Kennels						USS		USS			4.3.14
	Open-air markets, retail only					P	P					
	Produce stands	P	P	P					P	P		
Veterinary hospital or clinic						P	P	P				
Residential Uses	Single-family homes	P	P	P		P	SUP	USS				R8 setback
	Two-family homes (duplexes)	P	P									
	Townhome	P	P		SUP	SUP	SUP	SUP				
	Manufactured Homes, Class A	P										4.3.15
	Manufactured Homes, Class B											4.3.15
	Manufactured Home Parks (in USS)											4.3.16
	Modular Home	P	P	P		P	SUP	P				
	Multi-family building	SUP	SUP		SUP	SUP	SUP	SUP				

The zoning of the adjacent neighborhood to the property is currently zoned R-8, therefore the proposed rezoning to R-8 would be consistent with the surrounding districts. To further continue with the proposed multi-family apartments, a Special Use Permit will be required. In that application, the applicant will need to show that they meet the landscaping, parking, and built-upon area requirements of the UDO.



Burke County, NC

February 17, 2026

1:5,128

Owner: HAYNE HENS FARM INC
 PO BOX 715

HOPE MILLS, NC 28348

Property Address: 0 GRIFFIN AVE NW
 VALDESE 28690
 PROPERTY_DESC

PIN: 2733573173

PIN EXT: 000

REID: 33289

Property Value:

Acres: 15.82

Deed Book: 002168

Deed Page: 00022

Deed Date: 12/30/2014 1:00:00 AM



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

3. Traffic

The property has access on both Dixie Ave NW, Griffin Ave NW, and Bass St NW. The apartment complex currently only has one proposed entrance using Dixie Ave NW. The street network in this area is gridded, making for multiple options for ingress and egress along Dixie Ave NW to West End St SW, Bass St NW, or Morganton St NW to access the main throughfare Main St W (Hwy 70) or secondary throughfare Church St NW.

The NCDOT 2024 Average Daily Traffic along Main St W was recorded at 8,500 trips per day. The Average Daily Traffic along Church St NW was 2,500 trips per day. The neighborhood street do not have any traffic count data associated with them. There are no funded improvements to Main St W or Church St NW in the 2024-2033 NCDOT State Transportation Improvement Plan (STIP).

The maximum vehicular capacity outlined in DOT's Level of Service Manual identified the maximum vehicular capacity to be 10,300 on Main St W and 9,200 on Church St NW.

4. Public Services

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

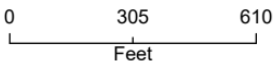
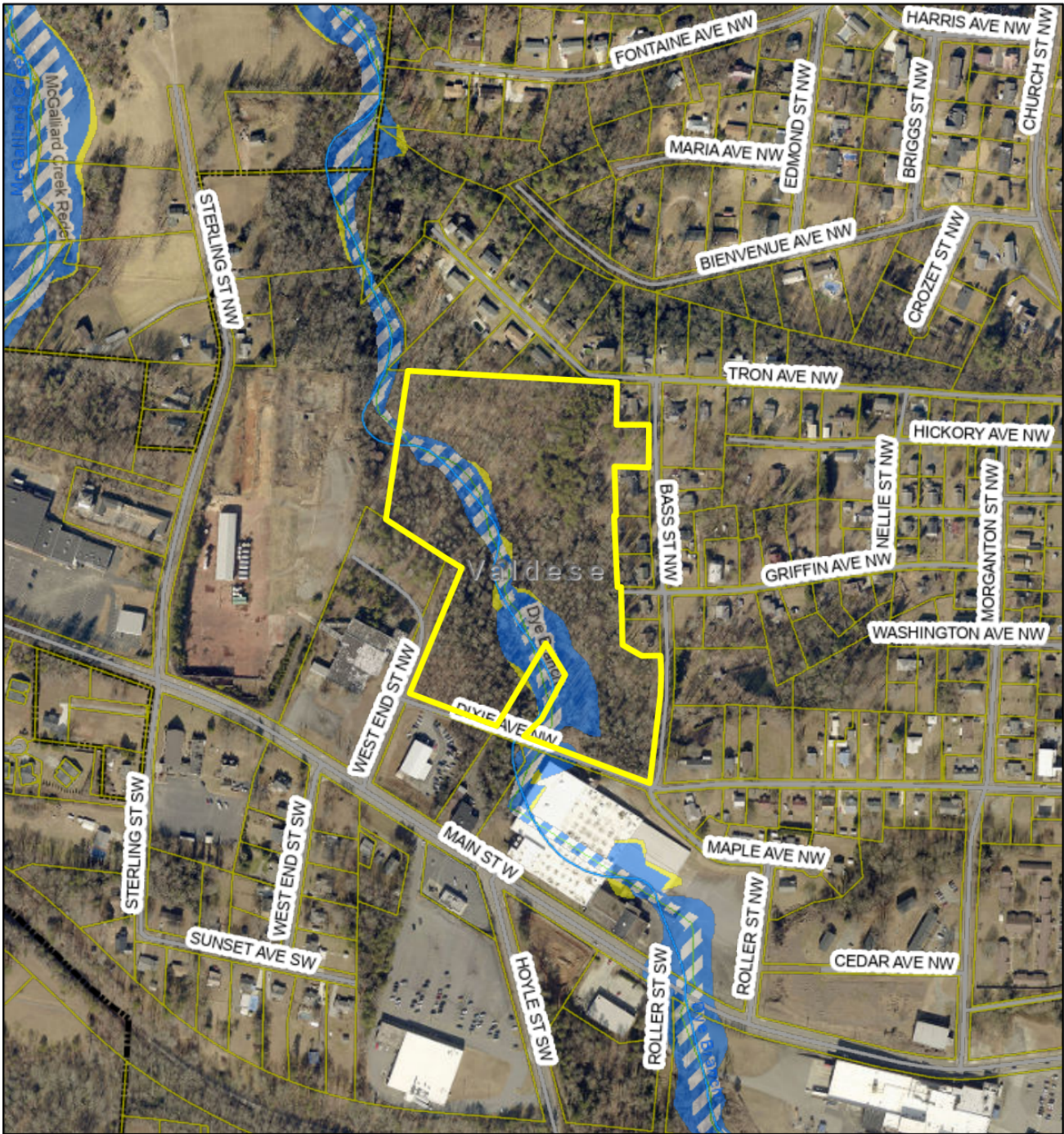
5. Environmental and Watershed

The property consists of a large flood hazard zone that runs along Dye Branch, which flows through the center of the property. The proposed development of the property would not take part in the flood hazard areas and would not require any floodplain permitting.

The property is located within the WS-IV Protected Area, which follows the table below for allowable built-upon area. The proposed sq. ft. of impervious area is 91,908 sq. ft., which is roughly 13.3% of the property. This proposed development would qualify as a low-density development under other residential.

Table 8.5.3: Watershed Table of Allowable Uses

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



Burke County, NC

February 17, 2026

1:5,128

Owner: HAYNE HENS FARM INC
 PO BOX 715

HOPE MILLS, NC 28348

Property Address: 0 GRIFFIN AVE NW
 VALDESE 28690
 PROPERTY_DESC

PIN: 2733573173

PIN EXT: 000

REID: 33289

Property Value:

Acreage: 15.82

Deed Book: 002168

Deed Page: 00022

Deed Date: 12/30/2014 1:00:00 AM



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

6. Consistency of the proposed zoning with the Valdese Vision: A Land Use Action Plan

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

While the property is identified as manufacturing in the future land use map, the Vision Plan does identify the need for housing and housing diversity. Below are priority recommendations from the Vision Plan for both industrial and residential uses.

Priority Recommendations From the Vision Plan:

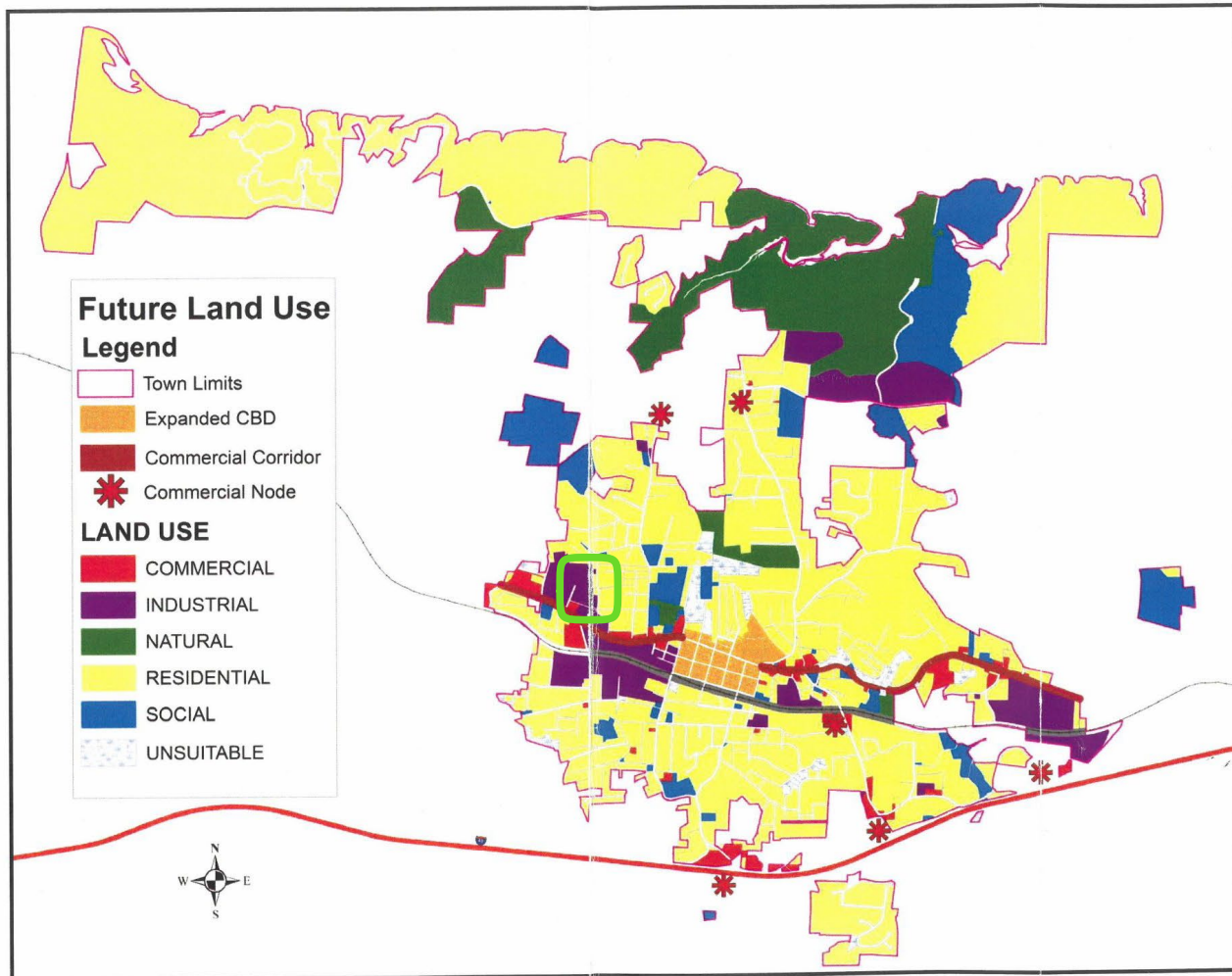
The request has been found to be **consistent** with the following Comprehensive Plan policies:

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

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

- 6.3.4 Priority 4: Residential Development (RD)
 - RD 4.7: Encourage the development of mixed-use and multi-family housing in appropriate zoning districts.
- 6.3.6 Priority 6: General Services (GS)
 - GS 6.10: Discourage the extension of water and sewer lines into environmentally sensitive areas.
- 6.3.7 Priority 7: Natural Resources (NR)
 - NR 7.3: Allow development only in areas of Town that have suitable soil and topographic characteristics.

Future Land Use Map:



The Valdese Vision: A Land Use Action Plan for the Future



**MOTIONS AND CONSISTENCY/REASONABLENESS STATEMENTS
(CHOOSE ONE):**

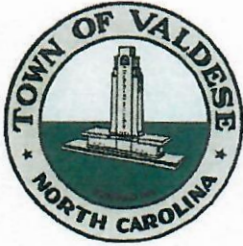
Motion(s) to **Approve:**

- I move that the Town Council adopt the Consistency and Reasonableness Statement for Rezoning 2026-01, finding that the request to rezone the property identified as Burke County PIN 2733573173, located at 0 Griffin Ave NW, from M-1 General Manufacturing to R-8 Residential is consistent with the Town of Valdese Comprehensive Plan, reasonable, and in the public interest.
 - The Town Council further finds that while the request is inconsistent with the Future Land Use Map, upon approval of the rezoning, the Future Land Use Map is considered amended and consistent pursuant to N.C.G.S. 160D-605(a) and Section 2.8.4(D) of the Town of Valdese Unified Development Ordinance.
- I move that the Town Council adopt the Ordinance Amending the Official Zoning Map of the Town of Valdese to rezone the property identified as Burke County PIN 2733573173, located at 0 Griffin Ave NW, from M-1 General Manufacturing to R-8 Residential.

Motion to **Deny:**

- I move that the Town Council adopt the Consistency and Reasonableness Statement for Rezoning 2026-01, finding that the request to rezone the property identified as Burke County PIN 2733573173, located at 0 Griffin Ave NW, from M-1 General Manufacturing to R-8 Residential is inconsistent with the Town of Valdese Comprehensive Plan, inconsistent with the Future Land Use Map, not reasonable, and not in the public interest, and deny Rezoning Petition 2026-01.

Attachment A



TOWN OF VALDEESE
APPLICATION FOR REZONING

Date Filed: _____

Application No: _____

TO THE PLANNING BOARD AND TOWN COUNCIL OF THE TOWN OF VALDEESE:

I (We), the undersign, do hereby respectfully make application and request the Planning Board and Town Council to amend the Zoning Ordinance and/or change the Zoning Map of the Town of Valdeese as herein requested, and in support of this application, the following facts are shown:

1. It is desired and requested that the foregoing property be rezoned from M-1 District to R-8 District

2. The property sought to be rezoned is located at (street address or description of location)

THE PROPERTY IS LOCATED AT THE END OF
DIXIE AVENUE NW WHERE THE STREET
INTERSECTS WITH WEST END ST NW AND BASS ST NW

3. The property sought to be rezoned is owned by:

Owners' name(s) HAYNE HENS FARM, INC.
Size of tract 15.82 +/- ACRES
Street Frontage of 700 +/- feet ON DIXIE AVE NW
Record # _____ PIN # 2733573173
Deed Book 002168 Page 00022

(Attach a legal description of all property for which rezoning is requested.
Copies of deeds are available from the Burke County Register of Deeds Office)

4. The following are the categories of property adjacent to the property request to be zoned:

LOCATION	<u>PRESENT ZONING</u>	<u>PRESENT USE</u>
North	<u>R-12</u>	<u>RESIDENTIAL SF NEIGHBORHOOD</u>
South	<u>M-1</u>	<u>COMMERCIAL / VACANT</u>
East	<u>R-8</u>	<u>RESIDENTIAL SINGLE FAMILY</u>
West	<u>M-1</u>	<u>COMMERCIAL / VACANT</u>

5. Proposed Use: MULTI-FAMILY

6. Circumstances, factors, and reason the applicant offers in support of the application for rezoning: THE PROPERTY IS SITUATED WITHIN CLOSE PROXIMITY TO MAJOR LIFE AMENITIES WITH ACCESS TO MAJOR THOROUGHFARES. THE USE WOULD BE AN ATTRACTIVE ADDITION TO THE NEIGHBORHOOD AND BE IN HARMONY WITH SURROUNDING USES

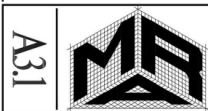
7. An application fee of \$350.00 must be submitted with this application

8. Applicant Information:

Applicant's Name (please print) KRP INVESTMENTS, LLC
 Mailing Address 9052 FOREST DRIVE, SW
SUNSET BEACH, NC 28468
 Telephone Number 336.625.7641


 Signature of Applicant

JANUARY 28, 2026
 Date



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
REAGAN'S RESERVE
VALDESE, NC

BUILDING 100 - ELEVATIONS


PROJECT NUMBER 2025-006	DRAWN BY 11
DATE SHOWN 1-09-2026	CHECKED BY MRL
SHEET NUMBER LOG	

Attachment C



INSTRUMENT # 2014010616

FOR REGISTRATION REGISTER OF DEEDS
 Elizabeth T Cooper
 Burke County, NC
 December 30, 2014 02:56:11 PM
 Book 2168 Page 22-29
 FEE: \$26.00
INSTRUMENT # 2014010616

This certifies that there are no delinquent ad valorem real estate taxes, which the Burke County Tax Collector is charged with collecting, that are a lien on:
 Parcel Identification Number: 2733573173 & 2733570333
 This is not a certification that the Burke County Parcel Identification Number matches the Deed description.
 DANIEL ISENHOUR 
 TAX COLLECTOR CLERK
 Date/Time: 12-29-14

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared By: Charles T. Gardner
 Return to: Charles T. Gardner, P.O. Box 64076, Fayetteville, NC 28306

WITHOUT TITLE EXAMINATION, LEGAL DESCRIPTIONS DERIVED FROM PRIOR DEEDS OF RECORD

Revenue Stamps: \$ NONE.

Tax PIN: Tract 1: 2733570333
 Tract 2: 2733573173

Brief Description for Index: Tract 1: 0.34 Acre Vacant Lot Sterling Street
 Tract 2: 15.82 Acres Lovelady Township, Burke Mills Property

This DEED, made on December 29, 2014, by and between:

GRANTOR	GRANTEE
Burke Warehouse Leasing, LLC, a North Carolina Limited Liability Company	Hayne Hens Farm, Inc., a North Carolina Corporation
P.O. Box 64076 Fayetteville, NC 28306	P.O. Box 64076 Fayetteville, NC 28306

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in or near the Town of Valdese, Lovelady Township, Burke County, North Carolina and more particularly described as follows:

For legal description, see the attached EXHIBIT A

For history of title, see those deeds recorded in Book 1878, Page 296 and Book 1940, Page 277, aforesaid registry.

All or a portion of the property herein conveyed **DOES NOT** include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions hereinafter stated, if any.

Title to the property hereinabove described is subject to the following exceptions:

- a. County and/or Municipal Zoning Ordinances, Rules and Regulations.
- b. Restrictive Covenants, Easements, and Rights of Way of record.
- c. Ad Valorem Taxes for all current and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Burke Warehouse Leasing, LLC

By: Charles T. Gardner (SEAL)
Charles T. Gardner, Member/Manager

STATE OF NORTH CAROLINA, COUNTY OF CUMBERLAND

I certify that the following person(s) personally appeared before me this day and acknowledged to me that he/she/they signed the foregoing document for the purposes stated therein and in the capacity indicated: Charles T. Gardner, Member/Manager of Burke Warehouse Leasing, LLC.

Witness my hand and Notarial stamp or seal on this date: 12/29/2014

Edith S. Stanley
Notary Public Signature

Edith S. Stanley
Printed Name of Notary Public

My Commission Expires: 12/10/2015

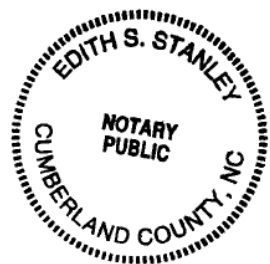


Exhibit A-Tract 1

PIN: 2733570333

The following is a legal description for a 0.307 acre parcel owned by Burke Mills, Inc. located in Lovelady Township of Burke County, North Carolina and bounded by the Gail L. Gay property as recorded in Deed Book 596, Page 276, the James E. Poarch et al property as recorded in Deed Book 916, Page 538, Sterling Street NW (S.R.1550), and the Jeffrey H. Schwarz as recorded in Deed Book 922, Page 873 and an 18 foot asphalt road; all deeds recorded in Burke County Registry.

BEGINNING on an existing 12 inch spike located in the northern margin of an 18 foot asphalt road, said point of BEGINNING being the southeastern corner of the Gail L. Gay property as described in Deed Book 596, Page 276 and also being located South 73 degrees 38 minutes 52 seconds East - 401.45 feet from an existing iron pipe; thence, from said point of BEGINNING, with the Gail L. Gay line North 16 degrees 22 minutes 43 seconds East - 77.90 feet to an existing $\frac{3}{4}$ inch iron pipe, said pipe being the southwestern corner of the James E. Poarch et al property as described in Deed Book 916, Page 538; thence, with the southern line of the aforementioned Poarch property South 83 degrees 11 minutes 28 seconds East - 149.05 feet to an existing 1 inch iron pipe, said iron pipe being located west of the pavement of Sterling Street NW (S.R.1550); thence, South 15 degrees 12 minutes 06 seconds West - 102.64 feet to a PK nail set in the northern edge of an 18 foot asphalt road, said PK nail being located North 15 degrees 12 minutes 06 seconds East - 30.00 feet of an existing $\frac{3}{4}$ inch iron pipe, said pipe located in the southern edge of the aforementioned 18 foot road where it intersects the western edge of the pavement for Sterling Street NW, said PK nail is also located North 35 degrees 20 minutes 23 seconds West - 46.59 feet from a railroad spike found in the edge of an asphalt parking area, said railroad spike being the northwestern corner of Deed Book 283, Page 457 and the second corner of Deed Book 102, Page 61 and having North Carolina Grid System coordinates of Y = 224,706.641m X = 376,464.909m with an elevation of 360.668m and a combined scale factor of 0.99985863; thence, with the northern margin of the aforementioned 18 foot asphalt road North 73 degrees 38 minutes 52 seconds West - 149.08 feet to the point of BEGINNING; containing 0.307 acres as shown on a plat prepared by Suttles Surveying, P.A. entitled "Survey for; Burke Mills, Inc.", dated December 9, 2009 and map file number 10908A. For reference see Deed Book 774, Page 1663; no title examination was performed in the preparation of this description and property is subject to the right-of-ways and easements of others.

Exhibit A-Tract 2

PIN: 2733573173

Legal description of property known as Burke Mills, Inc. located in Valdese, North Carolina and being bounded on the south by US Highway 70, on the west by Sterling Street NW (SR 1550 - an 18 foot asphalt surface) and on the north and east by various owners. BEGINNING on an existing railroad spike having NAD83(2007) grid coordinates of Y = 224,589.039m and X = 376,444.506m, an elevation of 358.567m and CSF = 0.99985880 and is located in the eastern margin of Sterling Street NW in the edge of an asphalt parking area, said spike is also located north of US Highway 70 159.8 feet from the southwest corner of subject tract as recorded in Deed Book 283, Page 457 of the Burke County Registry; thence, with the eastern margin of Sterling Street NW the following four (4) courses and distances: North 05 degrees 47 minutes 01 second East - 199.83 feet to an existing railroad spike having NAD83(2007) grid coordinates of Y = 224,649.637m and X = 376,450.644m, an elevation of 361.204m, and CSF = 0.99985847; thence, North 14 degrees 04 minutes 23 seconds East - 192.47 feet to an existing railroad spike in place of the northwest corner of Deed Book 283, Page 457 and being the second corner of Deed Book 102, Page 61 and having coordinates of Y = 224,706.641m and X = 376,464.909m, an elevation of 360.668m, and CSF = 0.99985863; thence, North 17 degrees 08 minutes 34 seconds East - 198.09 feet to an existing railroad spike in place of the third corner of Deed Book 102, Page 61 and being the fifth corner of Deed Book 119, Page 117; thence, North 17 degrees 32 minutes 04 seconds East - 223.38 feet to a ¼ inch existing iron pipe, said iron pipe being slightly disturbed and being the BEGINNING corner of Deed Book 119, Page 117 and also the southwest corner of the Rodney V. Lambert and Mildred M. Lambert property, a life estate as recorded in Deed Book 910, Page 152; thence, running with the Lambert boundary line South 89 degrees 39 minutes 27 seconds East - 136.61 feet to a ½ inch existing iron rod in the edge of an asphalt surface; thence, continuing along the common boundary North 05 degrees 47 minutes 48 seconds West - 276.40 feet to a 5/8 inch existing iron rod, said iron rod being disturbed; thence, running with the Patti P. Connelly property (as shown by Burke County GIS having PIN# 2733584028) North 83 degrees 40 minutes 59 seconds East - 316.60 feet to a 1 inch existing iron pipe, said iron pipe being a point in the Brian Roberts and wife Vickey C. Roberts property as recorded in Deed Book 1458, Page 932; thence, a common line with the Roberts property South 03 degrees 13 minutes 40 seconds West - 113.38 feet to a ½ inch existing iron pipe; thence, continuing with the aforementioned property North 41 degrees 22 minutes 01 second East - 100.00 feet to a ¾ inch existing iron pipe located south of an existing soil road; thence, along the southern margin of said road South 28 degrees 20 minutes 49 seconds East - 140.45 feet to a ¾ inch existing iron pipe; thence, continuing along said road South 04 degrees 01 minute 44 seconds East - 79.82 feet to a ¾ inch existing iron pipe slightly disturbed; thence, continuing South 43 degrees 30 minutes 49 seconds West - 98.99 feet to a ½ inch existing iron pipe located on the east side of a creek (width varies), said iron pipe also being a common corner of the Ann Newton Wise property as recorded in Deed Book 1605, Page 955; thence, with the Wise property South 84 degrees 22 minutes 59 seconds East - 46.91 feet to a ¾ inch existing iron pipe (disturbed) in place of the second corner of Deed Book 437, Page 273; thence, with the southern boundary lines of the aforementioned Wise property, the Robert Mitchell Belk and wife Mabel Love Belk property as recorded in Deed Book 222, Page 180, and the Patricia P. Smith property as recorded in Deed Book 827, Page 1355 South 86 degrees 11 minutes 57 seconds East - 637.42 feet to a 5/8 inch iron rod set, said iron rod being the northwest corner of the Janet Lee Seagle property as recorded in Deed Book 592, Page 981; thence, with the western boundary line of the Seagle property South 00 degrees 06 minutes 40 seconds East - 128.35 feet to a ¾ inch existing iron pipe slightly disturbed; thence, continuing a common line North 89 degrees 44 minutes 47 seconds East - 100.17 feet to a ¾ inch existing iron pipe located in the western margin of Bass Street NW, an 18 foot asphalt surface; thence, with margin of said road South 02 degrees 13 minutes 50 seconds East - 118.47 feet to a ¾ inch existing iron pipe slightly disturbed, said iron pipe being the northeast corner of the Brenda W. Robbins property as recorded in Deed Book 1816, Page 802; thence, a common line with the Robbins property and crossing over a flower bed South 84 degrees 19 minutes 15 seconds West - 104.47 feet to an existing concrete monument; thence,

continuing with Robbins property the next two (2) courses and distances: South 03 degrees 41 minutes 12 seconds East - 69.74 feet to a ¾ inch existing iron pipe; thence, South 00 degrees 43 minutes 57 seconds East - 77.46 feet to a 1 inch existing iron pipe, said iron pipe being the northwest corner of the Kathy M. Dockery property as recorded in Deed Book 940, Page 1956; thence, with the western boundary line of the Dockery property South 04 degrees 26 minutes 25 seconds East - 116.89 feet to a 1 ½ inch existing iron pipe, said iron pipe being the southwest corner of the Dockery property and also being the northwest corner of the Mark S. Queen and wife Ileana B. Queen property as recorded in Deed Book 1297, Page 392; thence, South 02 degrees 09 minutes 43 seconds East - 100.01 feet to a 1 ½ existing iron pipe square; thence, crossing over an 8 foot soil road and running with the western boundary line of the Michael Dean Ward and wife Heather Nicole Ward property as recorded in Deed Book 1797, Page 650, the following two (2) courses and distances: South 02 degrees 15 minutes 33 seconds East - 55.98 feet to a 1 inch existing iron pipe; thence, South 01 degree 17 minutes 08 seconds East - 38.13 feet to a one inch existing iron pipe; thence, with the Michael H. Steele and Meghan E. Armour property as recorded in Deed Book 1760, Page 520, the following three (3) courses and distances: South 01 degree 40 minutes 11 seconds East - 79.83 feet to an existing concrete monument; South 57 degrees 17 minutes 17 seconds East - 59.32 feet to a 5/8 inch existing iron rod; North 89 degrees 34 minutes 29 seconds East - 56.71 feet to a 5/8 inch existing rod in the western margin of Bass Street NW; thence, with the margin of said street South 00 degrees 29 minutes 19 seconds East - 75.63 feet to a 2 ½ inch existing iron pipe; thence, continuing with said street South 06 degrees 03 minutes 06 seconds West - 301.53 feet to a 1 inch existing iron pipe located at the intersection of Dixie Avenue NW (an 18 foot asphalt surface) and Bass Street NW; thence, along Dixie Avenue NW North 70 degrees 12 minutes 59 seconds West - 398.54 feet crossing over a small creek and a gravel dumpster area to a ½ inch iron rod set, said rod being the southeast corner of the Intention Works, LLC property as recorded in Deed Book 1447, Page 540, Tract II (for reference see a plat by Mallonee Surveying, Inc. dated November 1993, File Number 5997, entitled "Dolly Hosiery Mill, Inc.;" thence, common lines with Intention Works property the following four (4) courses and distances: North 46 degrees 48 minutes 49 seconds East - 47.57 feet to a 5/8 inch existing iron rod; North 30 degrees 35 minutes 51 seconds East - 153.49 feet crossing over the aforementioned creek to a 5/8 inch existing iron rod located in the western edge of said creek; North 35 degrees 47 minutes 18 seconds West - 112.60 feet crossing the creek three times to a ½ inch iron rod set; South 32 degrees 27 minutes 01 second West - 261.69 feet to a 5/8 inch existing iron rod located north of Dixie Avenue NW; thence, along said avenue North 69 degrees 26 minutes 14 seconds West - 278.86 feet to a ¾ inch existing iron pipe slightly disturbed and located in the southeastern margin of West End Street NW (an 18 foot asphalt surface); thence with the eastern margin of said street, North 22 degrees 38 minutes 02 seconds East - 415.89 feet to an existing concrete monument; thence, North 58 degrees 46 minutes 58 seconds West - 41.13 feet to a ¾ inch existing iron pipe; thence, North 58 degrees 58 minutes 12 seconds West - 7.41 feet to a 5/8 inch iron rod set and being the northeast corner of Deed Book 1839, Page 352, the Indoor Warehouse Storage, LLC property; thence, with the northern boundary line of said property, North 58 degrees 58 minutes 12 seconds West - 224.20 feet to a 1 inch existing iron pipe, being the third corner of Deed Book 437, Page 273; thence, North 54 degrees 26 minutes 05 seconds West - 14.35 feet to an existing flat iron; thence, continuing with the aforementioned property North 56 degrees 06 minutes 23 seconds West - 59.48 feet to a 1 inch existing iron pipe in place of the BEGINNING corner of Deed Book 102, Page 61, and being the northeast corner of Deed Book 283, Page 457, the fourth corner of Deed Book 437, Page 273, and the northwest corner of Deed Book 568, Page 487; thence, with the western line of the aforementioned property, South 22 degrees 03 minutes 48 seconds West - 702.48 feet to a ½ inch iron rod set in the margin of US Highway 70; thence, continuing the same course 25.00 feet to a point in US Highway 70; thence, with Highway 70 the following four (4) courses and distances: North 61 degrees 28 minutes 49 seconds West - 100.00 feet to a point; North 65 degrees 24 minutes 49 seconds West - 100.00 feet to a point; North 68 degrees 57

minutes 49 seconds West - 100.00 feet to a point; North 69 degrees 36 minutes 28 seconds West - 55.63 feet to a point; thence, leaving US Highway 70 and running with the eastern margin of Sterling Street NW North 00 degrees 59 minutes 31 seconds East - 19.79 feet to a 1 inch existing iron pipe located in the curb island of US Highway 70 and Sterling Street and having coordinates of $Y = 224,546.365m$ and $X = 376,444.927m$, an elevation of $359.698m$, and $CSF = 0.99985856$; thence, leaving said curb island and crossing into the asphalt parking North 00 degrees 33 minutes 57 seconds West - 140.01 feet to the point of BEGINNING and containing 30.43 acres as shown on a plat by Suttles Surveying, P.A. dated December 9, 2009 and captioned "Burke Warehouse Leasing, LLC"; said tracts being fully described in Deed Book 283, Page 457, Deed Book 102, Page 61, Deed Book 119, Page 197, Deed Book 437, Page 273, Deed Book 945, Page 1777, Deed Book 930, Page 2365, and Deed Book 905, Page 2201 of the Burke County Register of Deeds.

***LESS AND EXCEPTING that certain parcel of land conveyed to Freedom Christian Academy, Inc., by Burke Warehouse Leasing, LLC, by Special Warranty Deed dated December 30, 2010 and recorded December 30, 2010 in Deed Book 1940, Page 277 in Burke County Register of Deeds office, North Carolina, and more particularly described as follows: (See next page.)

EXCEPTION TRACT OF TRACT 2

Beginning on a 1/2" iron rod set, said iron rod being located in the northern margin of US Highway 70 known as Main Street and also being located in the eastern edge of asphalt drive and runs thence a bearing of South 22 degrees 03 minutes 48 seconds West a distance of 25.00 feet to a point in the west bound travel of US Highway 70, thence running with and along the west lane of US Highway 70 the following four courses and distances: North 61 degrees 28 minutes 49 seconds West 100 feet to a point, thence North 65 degrees 24 minutes 49 seconds West 100.00 feet to a point, thence continuing North 68 degrees 57 minutes 49 seconds West 100 feet to a point, thence continuing North 69 degrees 36 minutes 28 seconds West 55.63 feet to a point, thence leaving said US Highway 70 and running along the eastern margin of Sterling Street North West also known as state road 1550 the following two courses and distances: North 00 degrees 59 minutes 31 seconds East 19.79 feet to a 1" existing iron pipe, thence North 00 degrees 33 minutes 57 seconds West 140.01 feet to a existing rail road spike on the east margin of the aforementioned street, said rail road spike having North Carolina (NAD 83/2007) coordinates of Northing 224,589.039 meters Easting 376,444.506 meters thence continuing with the same North 5 degrees 47 minutes 01 seconds East 199.83 feet to an existing rail road spike on the east edge of said street, said rail road spike having North Carolina (NAD 83/2007) coordinates of Northing 224,649.637 meters and Easting 376,450.644 meters thence along the east edge of said street 3 courses and distances: North 14 degrees 04 minutes 23 seconds East 192.47 feet to a existing railroad spike thence continuing North 17 degrees 08 minutes 34 seconds East 198.09 feet to an existing rail road spike thence continuing with the same North 17 degrees 32 minutes 04 seconds East 223.38 feet to a 3/4" existing iron pipe Disturbed, the beginning corner of Deed Book 119 Page 197 ; said iron pipe being located east of the east edge of the aforementioned street said iron pipe also being located in the Southern boundaries of that certain deed as recorded in the Burke County register of deeds at Deed Book 910 Page 152, thence with a common boundaries of said tract South 89 degrees 39 minutes 27 seconds East 136.61 feet to a 1/2" existing iron rod in asphalt, said iron rod being the south east corner of the Lambert property, thence continuing with the same North 05 degrees 47 minutes 48 seconds West 276.40 feet to a 5/8" existing iron rod Disturbed and being located in the southern boundaries of that certain tract know as the Connelly property as recorded in Deed Book 1373 Page 426, thence with the common southern boundaries of the Connelly property and crossing a small branch, North 83 degrees 40 minutes 59 seconds East 316.60 feet to a 1" existing iron pipe at the south east corner of the Connelly property and also being located in the western boundaries of the Roberts property as recorded in the Burke County register of deeds in Deed Book 1458 Page 932, thence continuing with the Roberts property and crossing small branch again South 03 degrees 13 minutes 40 seconds West 113.38 feet to a 1/2" existing iron pipe, thence continuing with the same and crossing small branch North 41 degrees 22 minutes 01 seconds East 100.00 feet to a 3/4" existing iron pipe the north west corner of the Hernandez and Regalado propoerty as recorded in Deed Book 1275 Page 472, thence with common line of the aforementioned property South 28 degrees 20 minutes 49 seconds East 140.45 feet to an existing 3/4" iron pipe on the west edge of a soil road, thence continuing along the west edge of said road South 04 degrees 01 minutes 44 seconds East 79.82 feet to a 3/4" existing iron pipe Disturbed in the west edge of soil road and being a west corner of the Wise property as recorded in Deed Book 1605 Page 955, thence with the common line of said tract South 43 degrees 30 minutes 49 seconds West 98.99 feet to a 1/2" existing iron pipe thence continuing with the same South 84

degrees 22 minutes 59 seconds East 46.91 feet to a 3/4" existing iron pipe Disturbed in place of the 2nd corner Deed Book 437 Page 273 thence a new line, not surveyed, calculated only, South 08 degrees 26 minutes 27 seconds West 455.71 feet a 1" existing pipe Disturbed, said iron pipe being the 3rd corner of Deed Book 437 Page 273 and being located in the northern line of the Indoor Warehouse Storage, LLC recorded in Deed Book 1839 Page 352, then with the following lines of the aforementioned to the beginning corner, North 54 degrees 26 minutes 05 seconds West 14.35 feet to a existing flat iron, thence North 56 degrees 06 minutes 23 seconds West 59.48 feet to a 1" iron pipe in place of the beginning corner of Deed Book 102 Page 61, thence continuing with the aforementioned South 22 degrees 03 minutes 48 seconds West 702.48 feet to the place of beginning containing 14.46 acres for reference see a survey plat by Suttles Surveying, PA dated December 09th of 2009 and recorded in Plat Book 40 Page 117 of the Burke County register of deeds. For back reference to the property described see: Deed Book 283 Page 457, Deed Book 102 Page 61, Deed Book 119 Page 197, Deed Book 930 Page 2365, Deed Book 905 Page 2201, and a portion of Deed Book 437 Page 273.

Back Reference: Being a portion of the 30.43 acre tract conveyed to Grantor by Burke Mills, Inc. in Book 1878, Page 296, Burke County Registry.

This property is classified as a Brownfields Property under the Brownfields Property Reuse Act.

Attachment D

Mountain Level of Service D Standards for Minor Thoroughfares *

55 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	14000	14600	15100	15300	15900	16500
11 foot lanes	13500	14100	14600	14800	15400	16000
10 foot lanes	13100	13600	14100	14300	14800	15400
9 foot lanes	12600	13100	13600	13800	14300	14900

45 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	11700	12200	14600	13100	13200	16000
11 foot lanes	11300	11800	14100	12700	12800	15500
10 foot lanes	10900	11400	13600	12200	12300	14900
9 foot lanes	10500	11000	13100	11800	11900	14400

35 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	10200	10200		11500	12700	
11 foot lanes	9900	9900		11100	12300	
10 foot lanes	9500	9500		10700	11900	
9 foot lanes	9200	9200		10400	11400	

25 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	10000			11300		
11 foot lanes	9700			10900		
10 foot lanes	9300			10500		
9 foot lanes	9000			10200		

Uses "Principal Arterials" and "Minor Arterials" Facility Types in NCLOS

* Decrease in Lane Width Capacity calculated via 2000 Highway Capacity Manual lane-width adjustment factor for saturation flow rate

See Appendix E1 for HCM 2000 Urban Arterial Equations

Use Appendix E4: Mountain Minor Thoroughfare Inputs for adjustments

NOTE: Lane Width is adjusted downward by 3.33% per less foot of pavement

Mountain Level of Service D Standards for Other Major Thoroughfares *

55 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	14000	14600	15100	15300	15900	16500
11 foot lanes	13500	14100	14600	14800	15400	16000
10 foot lanes	13100	13600	14100	14300	14800	15400
9 foot lanes	12600	13100	13600	13800	14300	14900
45 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	12200	12700	14600	13300	13800	16000
11 foot lanes	11800	12300	14100	12900	13300	15500
10 foot lanes	11400	11900	13600	12400	12900	14900
9 foot lanes	11000	11400	13100	12000	12400	14400
35 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	11000	11600		12700	12900	
11 foot lanes	10600	11200		12300	12500	
10 foot lanes	10300	10800		11900	12000	
9 foot lanes	9900	10400		11400	11600	
25 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	11000			12700		
11 foot lanes	10600			12300		
10 foot lanes	10300			11900		
9 foot lanes	9900			11400		

Uses "Principal Arterials" Facility Type in NCLOS

* Decrease in Lane Width Capacity calculated via 2000 Highway Capacity Manual lane-width adjustment factor for saturation flow rate

See Appendix D1 for HCM 2000 Urban Arterial Equations

Use Appendix D4: Mountains Major Thoroughfare Inputs for adjustments

NOTE: Lane Width is adjusted downward by 3.33% per less foot of pavement and rounded to the nearest hundred

Attachment E

Brownfields Project #: 13009-09-12

Brownfields Property: Burke Warehouse, 191 Sterling Street NW, Valdese, NC

Property Owner (In whole or part): Hayne Hens Farm, Inc. (In Part)

LAND USE RESTRICTIONS (“LUR”) UPDATE

LUR 1: No use may be made of the Brownfields Property other than for office, warehouse and industrial purposes, with associated driveways and parking, and, if the Department of Environment and Natural Resources (“DENR”) issues prior written approval, other commercial purposes. For purposes of this restriction, the following definitions apply:

- a. “Office” refers to the provision of business or professional services.
- b. “Warehouse” refers to the storage of materials other than food or drinking water.
- c. “Industrial” refers to manufacturing processes or operations.
- d. “Commercial” refers to a business enterprise.

In compliance XXX Out of compliance _____

Remarks: _____

LUR 2: No use of the Brownfields Property may occur until DENR approves in writing a plan for monitoring volatile organic compounds (“VOCs”) in groundwater at the Brownfields Property.

- a. At a minimum, the plan shall require:
 - i. designation of monitoring wells to be sampled;
 - ii. sampling of the designated wells for VOCs during the second calendar week of December each year;
 - iii. analysis of the samples by the most current version of U.S. Environmental Protection Agency Method 8260;
 - iv. provision of the sampling analyses to DENR in writing within 30 days after sampling;
 - v. replacement of any of the designated wells if DENR determines it warranted in writing due to redevelopment activities;

vi. if sampling reflects, in any designated well, an increase of more than one (1) order of magnitude in VOCs or the breakdown product vinyl chloride, or the presence of other VOC breakdown products in excess of the standards contained in the then most recent version of Title 15A of the North Carolina Administrative Code, Subchapter 2L, Rule .0202:

- A. written notice to DENR within seven (7) business days;
- B. submission to DENR within 30 days of a mitigation strategy with a schedule in connection with the subject increase(s);
- C. implementation of the strategy to DENR's written satisfaction, as revised if necessary to DENR's written satisfaction.

b. The plan shall be implemented by affected owners of the Brownfields Property. That is, when the plan requires sampling, analysis, provision of analyses, well replacement or mitigation, the then owner of the affected portion(s) of the Brownfields Property shall be responsible for compliance. The plan shall be available from DENR. It may be amended, by:

- i. eliminating sampling requirements, if DENR issues prior written approval based on sampling analyses showing VOC concentrations declining for at least three (3) consecutive years; or
- ii. based on other circumstances if deemed satisfactory by DENR in writing.

In compliance XXX Out of compliance _____

Remarks: _____

LUR 3: Unless compliance with this Land Use Restriction is waived in writing by DENR in advance regarding particular buildings, no office use of any building depicted on the plat component of the Notice may occur unless and until:

a. DENR approves a plan certified by a professional engineer licensed in North Carolina for ensuring the subject building's suitability for said use and full protection of public health and the environment in connection with the use, which plan shall propose:

- i. any air sampling, to be analyzed by the most current version of U.S. Environmental Protection Agency Method TO-15, deemed desirable to meet the subject criteria;
- ii. vapor mitigation measures to be approved in writing in advance by DENR, if the sampling analyses reflect any exceedances of screening levels contained in the most current Industrial/Commercial Vapor Intrusion Screening Tables of DENR's Inactive Hazardous Sites Branch, with any changes DENR requires, of the proposed measures.

b. the plan is implemented to DENR's written satisfaction.

In compliance XXX Out of compliance _____

Remarks: _____

LUR 4: No building may be constructed on the Brownfields Property unless and until DENR determines in writing that:

- a. the building would be sufficiently distant from the Brownfields Property's groundwater contamination that the building's users, public health and the environment will be protected from risk from soil vapor intrusion related to said contamination; or
- b. a plan for a soil vapor intrusion mitigation system, approved in writing by DENR in advance and including a proposed performance assessment prior to the building's use for demonstration of the system's protection of the building's users, public health and the environment from risk from soil vapor intrusion, is implemented to the satisfaction of a North Carolina-licensed professional engineer as reflected by implementation documentation sealed by said engineer.

In compliance XXX Out of compliance _____

Remarks: _____

LUR 5: Surface water and underground water at the Brownfields Property may not be used for any purpose without the prior written approval of DENR.

In compliance XXX Out of compliance _____

Remarks: _____

LUR 6: No basements may be constructed on the Brownfields Property unless they are, as determined in writing by DENR, vented in conformance with applicable building codes.

In compliance XXX Out of compliance _____

Remarks: _____

LUR 7: None of the contaminants known to be present in the environmental media at the Brownfields Property, including those listed in Tables 1 and 2 of the Notice of Brownfields Property ("Notice"), may be used or stored at the Brownfields Property without the prior written approval of DENR, except in *de minimis* amounts for cleaning and other routine housekeeping activities.

In compliance XXX Out of compliance _____

Remarks: _____

LUR 8: The Brownfields Property may not be used as a playground, or for childcare centers or schools.

In compliance XXX Out of compliance _____

Remarks: _____

LUR 9: The owner of any portion of the Brownfields Property where any existing, or later-installed, DENR-approved monitoring well is damaged shall be responsible for repair of any such wells to DENR's written satisfaction and within a time period acceptable to DENR, unless DENR has approved in writing, in advance, abandonment of the well in question.

In compliance XXX Out of compliance _____

Remarks: _____

LUR 10: Neither DENR nor any party conducting environmental assessment or remediation at the Brownfields Property at the direction of, or pursuant to a permit, order or agreement issued or entered into by, DENR may be denied access to the Brownfields Property for purposes of conducting such assessment or remediation, which is to be conducted using reasonable efforts to minimize interference with authorized uses of the Brownfields Property.

In compliance XXX Out of compliance _____

Remarks: _____

LUR 11: During January of each year after the year in which the Notice is recorded, the owner of any part of the Brownfields Property as of January 1st of that year shall submit a notarized Land Use Restrictions Update (“LURU”) to DENR, and to the chief public health and environmental officials of Burke County, certifying that, as of said January 1st, the Notice remains recorded at the Burke County Register of Deeds office and that the Land Use Restrictions are being complied with, and providing:

- a. the name, mailing address, telephone and facsimile numbers, and contact person’s e-mail address of the owner submitting the LURU if said owner acquired any part of the Brownfields Property during the previous calendar year.
- b. the transferee’s name, mailing address, telephone and facsimile numbers, and contact person’s e-mail address, if said owner transferred any part of the Brownfields Property during the previous calendar year.
- c. the information required by Land Use Restriction 2 above.

In compliance XXX Out of compliance _____

Remarks: A 13.95 acre +/- portion of this property was subdivided and conveyed to Freedom Christian Academy, Inc. on December 30, 2010 by deed recorded in Book 1940, Page 277 of the Burke County Registry. The remaining 15.82 acre +/- portion was then conveyed to Hayne Hens Farm, Inc. on December 30, 2014 by deed recorded in Book 2168, Page 22, Burke County Registry. The certifications made in this form apply ONLY to that portion of the property retained by Burke Warehouse Leasing, LLC and later conveyed to Hayne Hens Farm, Inc..

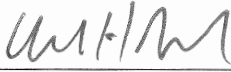
Notarized signing and submittal of this Land Use Restrictions Update constitutes certification that the Notice remains recorded at the Burke County Register of Deeds office and that the Land Use Restrictions are being complied with.

This Land Use Restrictions Update is certified by Hayne Hens Farm, Inc., owner of at least part of the Brownfields Property.

Name typed or printed of party making certification: Charles H. Gardner as President of Hayne Hens Farm, Inc.

Date: 1/16/24

Hayne Hens Farm, Inc.

By: 
Charles H. Gardner, President

NORTH CAROLINA, CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Charles H. Gardner, President of Hayne Hens Farm, Inc.

Date: 1-16-2024


Notary's Signature

Tonya Jacobs
Notary's Printed or Typed Name

My Commission expires: March 26, 2027

TONYA JACOBS
Notary Public
Robeson Co., North Carolina
My Commission Expires March 26, 2027



TOWN OF VALDEESE
NORTH CAROLINA'S FRIENDLY TOWN



P.O. BOX 339
VALDEESE, NORTH CAROLINA 28690-0339
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**VALDEESE PLANNING BOARD
ZONING MAP AMENDMENT CONSISTENCY AND REASONABLENESS
STATEMENT**

Comprehensive Plan Consistency Statement

March 16, 2026

Zoning Case No. RZ-2026-01

Parcel ID: 2733573173

Location: 0 Griffin Ave NW (off Griffin Ave and Dixie Ave)

Applicant: Davis Ray, WynnefieldForward

On March 16, 2026, the Valdeese Planning Board met to consider a proposed Zoning Map Amendment for Parcel ID 2733573173, located off Griffin Avenue NW and Dixie Avenue NW, from M-1 (General Manufacturing) to R-8 (Residential).

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

The request has been found to be inconsistent with the following Comprehensive Plan policies:

6.3.4 Priority 4: Residential Development (RD)

- RD 4.7: Encourage the development of mixed-use and multi-family housing in appropriate zoning districts.

6.3.6 Priority 6: General Services (GS)

- GS 6.10: Discourage the extension of water and sewer lines into environmentally sensitive areas.

6.3.7 Priority 7: Natural Resources (NR)

- NR 7.3: Allow development only in areas of Town that have suitable soil and topographic characteristics.

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

The Planning Board further finds that the proposed zoning amendment is not reasonable and not in the public interest because:

1. Size / Physical Conditions: The subject property's physical characteristics, existing zoning designation, and surrounding land uses support its retention in the M-1 General

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

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



Carlton Caruso, Chair

Date 3/16/26



TOWN OF VALDEESE

NORTH CAROLINA'S FRIENDLY TOWN

P.O. BOX 339

VALDEESE, NORTH CAROLINA 28690-0339

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VALDEESE TOWN COUNCIL REZONING 2026-01 0 GRIFFIN AVE NW / DIXIE AVE NW CONSISTENCY AND REASONABLENESS STATEMENT

On May 11, 2026, the Valdeese Town Council met to consider the Map Rezoning Amendment Petition to rezone property addressed 0 Griffin Ave NW from M-1 (General Manufacturing) to R-8 (Residential) and received a recommendation from the Valdeese Planning Board. After considering the rezoning petition (defined below), ordinances, recommendations, and other materials presented, the Valdeese Town Council makes the following findings and conclusions:

1. In 2014, the Town of Valdeese adopted a comprehensive land use plan entitled “The Valdeese Vision: A Land Use Action Plan for the Future” (hereinafter the “Plan”). The Plan identifies the type of community that Valdeese wants to become in the future and the strategies that the Town will use to guide development and land use activities.
2. The applicant submitted an application requesting to rezone 0 Griffin Ave NW, PIN 2733573173 (the “Property”) from M-1 (General Manufacturing) to R-8 (Residential).
3. The Property is currently vacant land zoned for manufacturing and industrial uses. Rezoning to R-8 would change the use to residential.
4. North Carolina General Statute 160D-605(a) provides, in pertinent part, as follows:

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

5. The applicant's request for amendment was duly considered at a meeting of the Town of Valdese Planning Board. The Planning Board found the applicant's request to amend the Town's Zoning Map of the Property from its current designated zoning district of M-1 to zone R-8 to be *inconsistent* with the Future Land Use Map in the Plan, and *inconsistent* with the following comprehensive plan policies:
 - 6.3.4 Priority 4: Residential Development (RD)
 - RD 4.7: Encourage the development of mixed-use and multi-family housing in appropriate zoning districts.
 - 6.3.6 Priority 6: General Services (GS)
 - GS 6.10: Discourage the extension of water and sewer lines into environmentally sensitive areas.
 - 6.3.7 Priority 7: Natural Resources (NR)
 - NR 7.3: Allow development only in areas of Town that have suitable soil and topographic characteristics.

6. The Planning Board voted five to zero (5-0) to recommend denial of the request to amend the Town's Zoning Map regarding the Property from M-1 General Manufacturing to R-8 Residential.

7. The Valdese Town Council hereby finds Rezoning 2026-01 to be *inconsistent* with the Future Land Use Map in the Plan, and *inconsistent* with the following comprehensive plan policies:
 - 6.3.4 Priority 4: Residential Development (RD)
 - RD 4.7: Encourage the development of mixed-use and multi-family housing in appropriate zoning districts.
 - 6.3.6 Priority 6: General Services (GS)
 - GS 6.10: Discourage the extension of water and sewer lines into environmentally sensitive areas.
 - 6.3.7 Priority 7: Natural Resources (NR)
 - NR 7.3: Allow development only in areas of Town that have suitable soil and topographic characteristics.

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

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

9. The Town Council further finds that the proposed zoning amendment is not reasonable and not in the public interest because:
 1. **Size / Physical Conditions:** The subject property's physical characteristics, existing zoning designation, and surrounding land uses support its retention in the M-1 General Manufacturing District. The current zoning remains appropriate given the property's location, size, and established industrial context; and
 2. **Benefits / Detriments:** While the rezoning may benefit the individual landowner by permitting residential development, it may create potential land use conflicts with adjacent or nearby industrial uses and diminish the availability of land designated for employment-based development. Retaining the existing zoning protects economic development opportunities; and
 3. **Relationship to Surrounding Development:** The development, permissible under the R-8 Residential District with the approval of a special use permit, would represent a departure from the current industrial zoning pattern and could introduce residential uses into an area planned and zoned for manufacturing uses. Such a change may create incompatibility between residential occupants and lawful industrial operations; and
 4. **Public Interest:** Maintaining the M-1 zoning district preserves land intended for employment-generating uses, supports the Town's long-range economic development strategy, and maintains consistency with the Future Land Use Map. The action to deny the amendment therefore better protects the public interest; and
 5. **Changed Conditions:** No substantial change in conditions has been demonstrated that would warrant a change from the established industrial zoning designation or adopted land use framework.

Based upon the recommendation of the Valdese Planning Board and the findings from the public hearing, the Valdese Town Council, having found Rezoning Petition 2026-01 in regards to rezoning the Property from its currently designated zoning to Zone R-8 Residential District to be inconsistent with the Plan Future Land Use Map and denies Rezoning Petition 2026-01 and the recommendation from the Valdese Planning Board to amend the Town's Zoning Map regarding the Property from M-1 Manufacturing to R-8 Residential District.

Based on those above and the findings from the public hearing, the Valdese Town Council further finds Rezoning Petition 2026-01 not reasonable and denies Rezoning Petition 2026-01.

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

ATTEST:

JESSICA LAIL, Town Clerk

KEITH HUFFMAN, Mayor (Seal)



TOWN OF VALDEESE

NORTH CAROLINA'S FRIENDLY TOWN



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VALDEESE TOWN COUNCIL REZONING 2026-01 0 GRIFFIN AVE NW / DIXIE AVE NW CONSISTENCY AND REASONABLENESS STATEMENT

On May 11, 2026, the Valdeese Town Council met to consider the Map Rezoning Amendment Petition to rezone property addressed 0 Griffin Ave NW from M-1 (General Manufacturing) to R-8 (Residential) and received a recommendation from the Valdeese Planning Board. After considering the rezoning petition, ordinances, recommendations, and other materials presented, the Valdeese Town Council makes the following findings and conclusions:

1. In 2014, the Town of Valdeese adopted a comprehensive land use plan entitled "The Valdeese Vision: A Land Use Action Plan for the Future" (hereinafter the "Plan"). The Plan identifies the type of community that Valdeese wants to become in the future and the strategies that the Town will use to guide development and land use activities.
2. The applicant submitted an application requesting to rezone 0 Griffin Ave NW, PIN 2733573173 (the "Property") from M-1 (General Manufacturing) to R-8 (Residential).
3. The Property is currently vacant land zoned for manufacturing and industrial uses. Rezoning to R-8 would change the range of permissible uses to residential.
4. North Carolina General Statute 160D-605(a) provides, in pertinent part, as follows:

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

5. The applicant's request for amendment was duly considered at a meeting of the Town of Valdese Planning Board. The Planning Board found the applicant's request to amend the Town's Zoning Map of the Property from its currently designated zoning district of M-1 General Manufacturing to R-8 Residential to be inconsistent with the Future Land Use Map in the Plan, and inconsistent with the following comprehensive plan policies:
 - 6.3.4 Priority 4: Residential Development (RD)
 - RD 4.7: Encourage the development of mixed-use and multi-family housing in appropriate zoning districts.
 - 6.3.6 Priority 6: General Services (GS)
 - GS 6.10: Discourage the extension of water and sewer lines into environmentally sensitive areas.
 - 6.3.7 Priority 7: Natural Resources (NR)
 - NR 7.3: Allow development only in areas of Town that have suitable soil and topographic characteristics.

6. The Planning Board voted five to zero (5-0) to recommend denial of the request to amend the Town's Zoning Map regarding the Property from M-1 General Manufacturing to R-8 Residential.

7. The Valdese Town Council hereby finds Rezoning 2026-01 to be consistent with the Comprehensive Plan, but inconsistent with the Future Land Use Map in the Plan. The request has been found to be consistent with the following Comprehensive Plan policies:
 - 6.3.2 Priority 2: Industrial Development (ID)
 - ID 2.1: Continue to provide developers with incentives for the adaptive reuse of vacant industrial sites.
 - ID 2.3: Keep an up-to-date inventory of industrial sites in and around Valdese that are available for development or redevelopment.
 - 6.3.4 Priority 4: Residential Development (RD)
 - RD 4.1: Evaluate the Town's development ordinances for areas that will help promote a diversity of housing choices.

Pursuant to Section 2.8.4(D) of the Town of Valdese Unified Development Ordinance, upon approval of the rezoning, the Town of Valdese Future Land Use Map is considered amended and consistent.

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

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

the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

9. The Town Council further finds that the proposed zoning amendment is reasonable and in the public interest because:
 1. **Size / Physical Conditions:** The subject parcel is a vacant tract located within the Town's corporate limits and could be served by existing public infrastructure. The property's size, location, and access from Griffin Avenue NW, Bass Street NW, and Dixie Avenue NW make it suitable for residential development, and its current vacant condition supports consideration of infill housing development; and
 2. **Benefits / Detriments:** The proposed rezoning would benefit the property owner by allowing residential development consistent with current market demand and would provide additional housing opportunities within town limits. The surrounding community may benefit from productive reuse of vacant land and potential expansion of the Town's tax base. Any potential impacts related to density or compatibility would remain subject to the Town's development standards under the R-8 District; and
 3. **Relationship to Surrounding Development:** The development, permissible under the R-8 Residential District with the approval of a special use permit, is compatible in scale and intensity with nearby residential areas and transitional land uses. While the property is currently zoned M-1 General Manufacturing, its current undeveloped condition and proximity to residentially zoned or developed properties support its transition to residential use. While the Future Land Use Map identifies the subject property as Industrial, pursuant to Section 2.8.4(D) of the Town of Valdese Unified Development Ordinance, upon approval of the rezoning, the Town of Valdese Future Land Use Map is considered amended and consistent; and
 4. **Public Interest:** The amendment facilitates infill residential development, supports housing diversity, promotes efficient use of existing infrastructure, and advances adopted Comprehensive Plan goals related to residential development and adaptive reuse of underutilized properties. The amendment therefore serves the public interest; and
 5. **Changed Conditions:** The property has remained vacant and has not been developed for industrial purposes under its current zoning. Market conditions and community needs have evolved to reflect increased demand for residential development within municipal service areas, warranting consideration of this amendment.

Based upon the recommendation of the Valdese Planning Board, the findings from the public hearing, and the materials presented, the Valdese Town Council finds Rezoning Petition 2026-01, regarding the request to rezone the Property from M-1 General Manufacturing to R-8 Residential, to be consistent with the Comprehensive Plan, but inconsistent with the Future Land Use Map.

Pursuant to North Carolina General Statute 160D-605(a) and Section 2.8.4(D) of the Town of Valdese Unified Development Ordinance, upon approval of the rezoning, the Town of Valdese Future Land Use Map is considered amended and consistent.

Based upon the foregoing and the findings from the public hearing, the Valdese Town Council further finds Rezoning Petition 2026-01 to be reasonable and in the public interest.

The Town Council therefore approves Rezoning Petition 2026-01 and amends the Town's Zoning Map regarding the Property from M-1 General Manufacturing to R-8 Residential District.

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

ATTEST:

JESSICA LAIL, Town Clerk

KEITH HUFFMAN, Mayor (Seal)

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF VALDESE TO REZONE PROPERTY LOCATED AT 0 GRIFFIN AVE NW, IDENTIFIED AS BURKE COUNTY PIN 2733573173, FROM M-1 GENERAL MANUFACTURING TO R-8 RESIDENTIAL

WHEREAS, the Town of Valdese has adopted zoning regulations and an Official Zoning Map pursuant to the authority granted by Chapter 160D of the North Carolina General Statutes; and

WHEREAS, Hayne Hens Farm Inc. is the owner of certain real property located at 0 Griffin Avenue NW, identified as Burke County PIN 2733573173; and

WHEREAS, KRP Investments LLC, submitted Rezoning Petition 2026-01 requesting that the property located at 0 Griffin Avenue NW, identified as Burke County PIN 2733573173, be rezoned from M-1 General Manufacturing to R-8 Residential; and

WHEREAS, the property subject to this rezoning request is hereinafter referred to as the “Property”; and

WHEREAS, the request was duly considered by the Valdese Planning Board at its March 16, 2026 meeting; and

WHEREAS, the Planning Board voted five to zero (5-0) to recommend denial of the request to amend the Town’s Official Zoning Map regarding the Property from M-1 General Manufacturing to R-8 Residential; and

WHEREAS, notice of the public hearing before the Valdese Town Council was provided in accordance with applicable requirements of North Carolina law and the Town of Valdese Unified Development Ordinance; and

WHEREAS, the Valdese Town Council held a duly noticed public hearing on May 11, 2026, to consider Rezoning Petition 2026-01 and received public comment, staff information, the Planning Board recommendation, and other materials presented; and

WHEREAS, pursuant to N.C.G.S. 160D-605, the Valdese Town Council has adopted a separate Consistency and Reasonableness Statement for Rezoning Petition 2026-01, finding the rezoning to be consistent with the Town of Valdese Comprehensive Plan, inconsistent with the Town of Valdese Future Land Use Map, reasonable, and in the public interest; and

WHEREAS, pursuant to N.C.G.S. 160D-605(a) and Section 2.8.4(D) of the Town of Valdese Unified Development Ordinance, upon approval of the rezoning, the Town of Valdese Future Land Use Map is considered amended and consistent; and

WHEREAS, based upon the foregoing, the Valdese Town Council finds it appropriate to amend the Official Zoning Map of the Town of Valdese regarding the Property from M-1 General Manufacturing to R-8 Residential.

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

Section 1. Rezoning Approved.

The Valdese Town Council hereby approves Rezoning Petition 2026-01 and rezones the property located at 0 Griffin Avenue NW, identified as Burke County PIN 2733573173, from M-1 General Manufacturing to R-8 Residential.

Section 2. Official Zoning Map Amended.

The Official Zoning Map of the Town of Valdese is hereby amended to reflect the rezoning of the Property from M-1 General Manufacturing to R-8 Residential.

Section 3. Future Land Use Map.

Pursuant to N.C.G.S. 160D-605(a) and Section 2.8.4(D) of the Town of Valdese Unified Development Ordinance, approval of this rezoning shall have the effect of amending the Future Land Use Map so that the Property is considered consistent with the approved R-8 Residential zoning designation.

Section 4. Consistency and Reasonableness Statement.

The Valdese Town Council has adopted a separate Consistency and Reasonableness Statement for Rezoning Petition 2026-01, which is incorporated herein by reference.

Section 5. No Site Plan Approval; Additional Approvals Required.

Approval of this Ordinance amends the Official Zoning Map only. This Ordinance does not approve any site plan, authorize construction, waive any applicable development standard, waive any applicable environmental requirement, or constitute approval of any required Special Use Permit, zoning permit, building permit, stormwater approval, driveway permit, utility approval, or other local, State, or federal permit or authorization.

Section 6. Brownfield and Environmental Requirements Preserved.

Nothing in this Ordinance shall be construed to amend, waive, supersede, or otherwise affect any Brownfield Agreement, land use restriction, environmental requirement, or State or federal approval applicable to the Property.

Section 7. Severability.

If any section, subsection, paragraph, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 8. Effective Date.

This Ordinance shall be effective upon adoption.

ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF VALDESE, NORTH
CAROLINA, THIS THE ___ DAY OF _____, 2026.

KEITH HUFFMAN, MAYOR

ATTEST:

JESSICA LAIL, TOWN CLERK

(corporate seal)

0 GRIFFIN AVE REZONING

Town Council 5/11/26

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

PROPERTY LOCATION



BACKGROUND

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

BACKGROUND (CONT.)

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



TOWN OF VALDESE
NORTH CAROLINA'S FRIENDLY TOWN



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

VALDESE PLANNING BOARD
ZONING MAP AMENDMENT CONSISTENCY AND REASONABLENESS
STATEMENT

Comprehensive Plan Consistency Statement

March 16, 2026
Zoning Case No. RZ-2026-01
Parcel ID: 2733573173
Location: 0 Griffin Ave NW (off Griffin Ave and Dixie Ave)
Applicant: Davis Ray, WynnefieldForward

On March 16, 2026, the Valdeese Planning Board met to consider a proposed Zoning Map Amendment for Parcel ID 2733573173, located off Griffin Avenue NW and Dixie Avenue NW, from M-1 (General Manufacturing) to R-8 (Residential).

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

The request has been found to be inconsistent with the following Comprehensive Plan policies:

- 6.3.4 Priority 4: Residential Development (RD)
 - RD 4.7: Encourage the development of mixed-use and multi-family housing in appropriate zoning districts.
- 6.3.6 Priority 6: General Services (GS)
 - GS 6.10: Discourage the extension of water and sewer lines into environmentally sensitive areas.
- 6.3.7 Priority 7: Natural Resources (NR)
 - NR 7.3: Allow development only in areas of Town that have suitable soil and topographic characteristics.

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

The Planning Board further finds that the proposed zoning amendment is not reasonable and not in the public interest because:

1. Size / Physical Conditions: The subject property's physical characteristics, existing zoning designation, and surrounding land uses support its retention in the M-1 General

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

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

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


Carlton Caruso, Chair

Date 3/16/26

REQUIRED SITE AMENITIES:

- A PLAYGROUND (W/ MIN. 1 BENCH & 4 PLAY STATIONS)
- B MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- C COVERED PICNIC AREA - (150 SQ.FT. W/ 2 TABLES & GRILL)

ADDITIONAL AMENITIES:

- D OUTDOOR SITTING AREAS W/ BENCHES - (MIN. 3 LOCATIONS)
- E SCREENED-IN PORCH - (150 SQ. FT.)
- F RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)

REAGAN'S RESERVE

VALDESE, NC

SITE INFORMATION:

SITE: 15.8 +/- ACRES
 DENSITY: 5.31 UNITS/ACRE
 SETBACKS: FRONT = 35' MINIMUM
 REAR = 25' MINIMUM
 SIDE = 10' MINIMUM
 BUILDINGS: (3) 3-STORY APARTMENT BUILDINGS
 (1) 1-STORY CLUBHOUSE
 SPRINKLERS: 13R
 PARKING SPACES: 147 SPACES REQUIRED @ 1.75 PER UNIT
 147 SPACES PROVIDED

SITE NOTES:

- NO RETAINING WALLS ANTICIPATED
- FLOOD PLAIN ON SITE (SEE SITE PLAN FOR EXTENTS)

UNIT INFORMATION:

Unit Type	Unit Heated Area (Paint to Paint)	Unit Net Area*	No. of Units	Unit Heated Total (Paint to Paint)	Unit Net Total
1 BEDROOM "A1"	718	788	14	10,052	11,032
2 BEDROOM "B1"	982	1,063	36	35,352	38,268
3 BEDROOM "C1"	1,148	1,237	22	25,256	27,214
3 BEDROOM "C2"	1,148	1,237	12	13,776	14,844
Total			84	84,436	91,358

ACCESSIBLE UNIT TYPES "(a)" OR "(as)": TOTAL OF (10) UNITS

- (1) 1-BEDROOM UNIT WITH TUB
- (1) 1-BEDROOM UNIT WITH ROLL-IN SHOWER
- (2) 2-BEDROOM UNIT WITH TUB
- (2) 2-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED
- (2) 3-BEDROOM UNIT WITH TUB
- (2) 3-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED

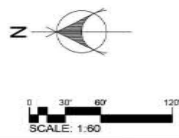


MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
 REAGAN'S RESERVE
 VALDESE, NC



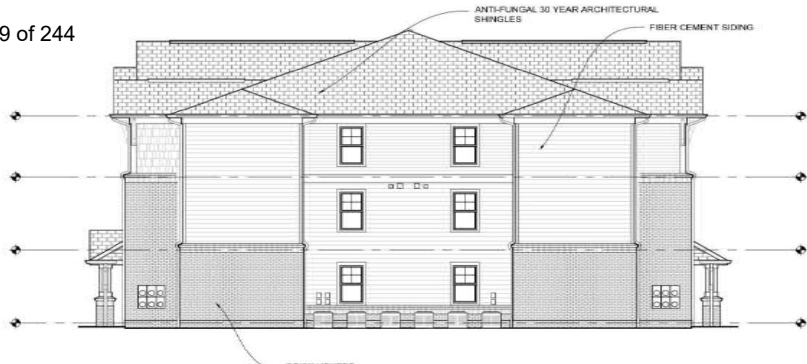
CSP.1

2026 PRELIMINARY DRAWING SET



PROJECT NUMBER	2025-000
DATE REVISION	1-09-2026
DRAWN BY	LI
CHECKED BY	MRL

SHEET NUMBER 148 OF 244



4 BUILDING 100 - SIDE ELEVATION
1/8" = 1'-0"



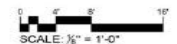
3 BUILDING 100 - SIDE ELEVATION
1/8" = 1'-0"



2 BUILDING 100 - REAR ELEVATION
1/8" = 1'-0"



1 BUILDING 100 - FRONT ELEVATION (PARKING LOT SIDE)
1/8" = 1'-0"



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
 REAGAN'S RESERVE
 VALDESE, NC



A3.1

PROJECT NUMBER: 2025-006
 DATE ISSUED: 1-09-2025
 DRAWN BY: L
 CHECKED BY: MPL

SHEET NUMBER: 149

BUILDING 100 - ELEVATIONS

PHYSICAL POSTING



NEWSPAPER ADVERTISEMENT

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

TOWN OF VALDESE NOTICE OF PUBLIC HEARING

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

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


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

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


04/25/26, 05/02/26

MAILER

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

 **TOWN OF VALDESE**
NORTH CAROLINA'S FRIENDLY TOWN

P.O. BOX 339
VALDESE, NORTH CAROLINA 28690-0339
PHONE (828) 879-2120 | FAX (888) 798-1022 | TOWNOFVALDESE.COM



PUBLIC HEARING NOTICE

April 20, 2026

You are receiving this notice because Town records indicate that you are either the owner of the subject property, the owner of property adjacent to or abutting the subject property, or the applicant in this matter.

Notice is hereby given that the Town of Valdese Town Council will hold a public hearing on **Monday, May 11, 2026, at 6:00 p.m.** at Valdese Town Hall, **102 Massel Avenue SW, Valdese, NC**, to consider a request to rezone property located at **0 Griffin Avenue Northwest, Valdese, NC 28690**, identified as **Parcel ID 2733573173**.

The property owner requests that the property be rezoned from M-1 (Manufacturing), R-12 (Residential), and R-8 (Residential) to R-8 (Residential).

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

Sincerely,

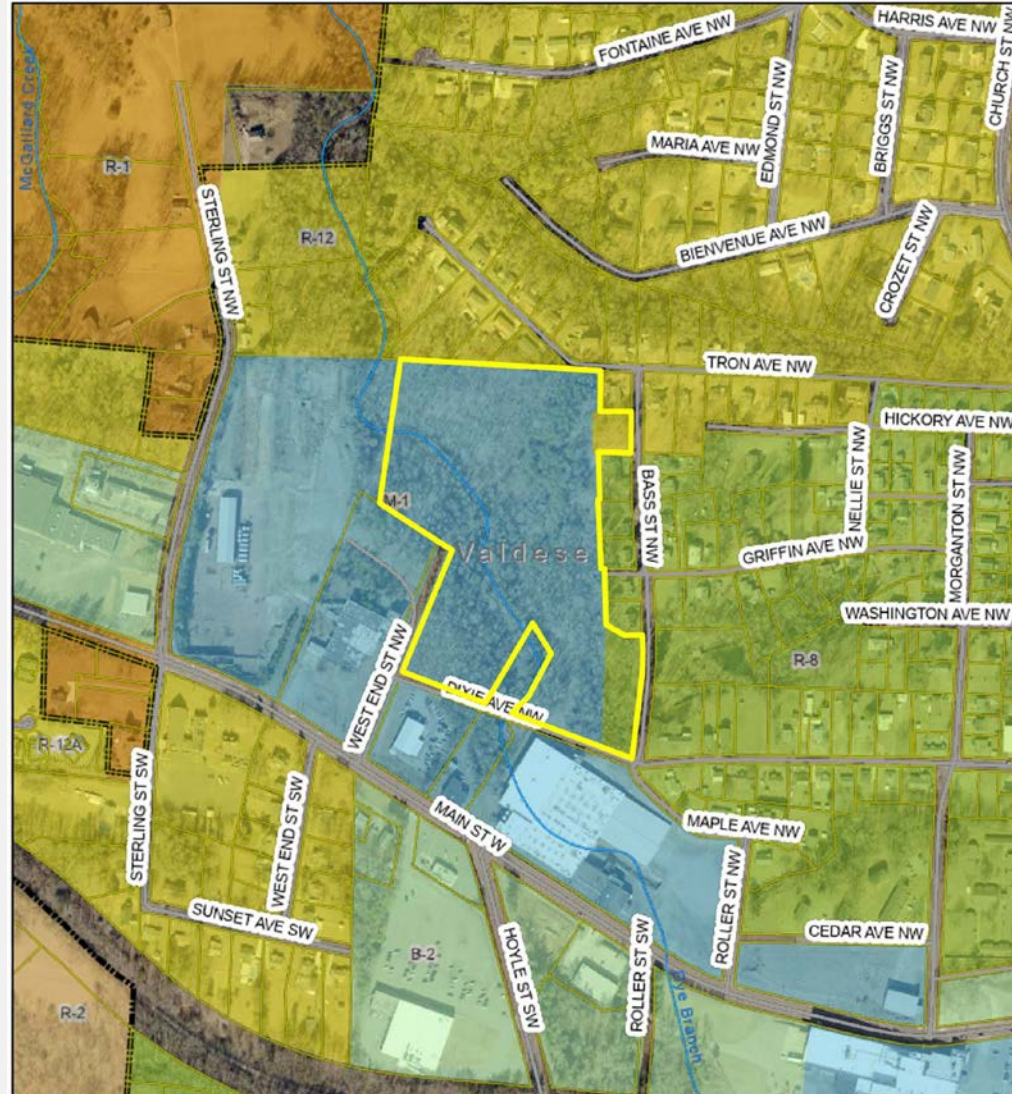
Michael Rapp, Valdese Town Planner
Phone: (828) 879-2124
Email: planning@valdesenc.gov

REVIEW CRITERIA

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

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

ZONING MAP



2. ZONING CRITERIA OF PROPOSED DISTRICT

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

UDO PERMITTED USE TABLE

Key P = Use permitted with subdivision plat and/or site plan approved by Town staff USS = Use permitted with subdivision plat and/or site plan approved by Town staff, and compliance with Use-Specific Standards referenced SUP = Use permitted with approval of a Special Use Permit issued by the Town; CZ = Conditional Zoning Blank Cell = Use prohibited												
Use Category	Use	Zoning Districts								Conditional Zoning District	Overlay District	Use-Specific Standards
		R8	R12A	R12	DBC ¹	B-1 ²	B-2 ³	O-I ⁴	M-1			
Agricultural and Animal Uses	Agricultural uses, including general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, forestry, sod farming, and wild crop harvesting but not agricultural industry										P	
	Animal keeping			USS								4.3.3
	Bona fide farms but not agricultural industry			SUP								
	Farmers market					P	P					
	Kennels						USS		USS			4.3.14
	Open-air markets, retail only					P	P					
	Produce stands	P	P	P				P	P			
	Veterinary hospital or clinic						P	P	P			
Residential Uses	Single-family homes	P	P	P		P	SUP	USS				R8 setback
	Two-family homes (duplexes)	P	P									
	Townhome	P	P		SUP	SUP	SUP	SUP				
	Manufactured Homes, Class A	P										4.3.15
	Manufactured Homes, Class B											4.3.15
	Manufactured Home Parks (in USS)											4.3.16
	Modular Home	P	P	P		P	SUP	P				
	Multi-family building	SUP	SUP		SUP	SUP	SUP	SUP				

3. TRAFFIC

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

TRAFFIC STANDARDS (DOT)

Mountain Level of Service D Standards for Minor Thoroughfares *

55 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	14000	14600	15100	15300	15900	16500
11 foot lanes	13500	14100	14600	14800	15400	16000
10 foot lanes	13100	13600	14100	14300	14800	15400
9 foot lanes	12600	13100	13600	13800	14300	14900

45 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	11700	12200	14600	13100	13200	16000
11 foot lanes	11300	11800	14100	12700	12800	15500
10 foot lanes	10900	11400	13600	12200	12300	14900
9 foot lanes	10500	11000	13100	11800	11900	14400

35 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	10200	10200		11500	12700	
11 foot lanes	9900	9900		11100	12300	
10 foot lanes	9500	9500		10700	11900	
9 foot lanes	9200	9200		10400	11400	

25 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	10000			11300		
11 foot lanes	9700			10900		
10 foot lanes	9300			10500		
9 foot lanes	9000			10200		

Uses "Principal Arterials" and "Minor Arterials" Facility Types in NCLOS

* Decrease in Lane Width Capacity calculated via 2000 Highway Capacity Manual lane-width adjustment factor for saturation flow rate

See Appendix E1 for HCM 2000 Urban Arterial Equations

Use Appendix E4: Mountain Minor Thoroughfare Inputs for adjustments

NOTE: Lane Width is adjusted downward by 3.33% per less foot of pavement

Mountain Level of Service D Standards for Other Major Thoroughfares *

55 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	14000	14600	15100	15300	15900	16500
11 foot lanes	13500	14100	14600	14800	15400	16000
10 foot lanes	13100	13600	14100	14300	14800	15400
9 foot lanes	12600	13100	13600	13800	14300	14900

45 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	12200	12700	14600	13300	13800	16000
11 foot lanes	11800	12300	14100	12900	13300	15500
10 foot lanes	11400	11900	13600	12400	12900	14900
9 foot lanes	11000	11400	13100	12000	12400	14400

35 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	11000	11600		12700	12900	
11 foot lanes	10600	11200		12300	12500	
10 foot lanes	10300	10800		11900	12000	
9 foot lanes	9900	10400		11400	11600	

25 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	11000			12700		
11 foot lanes	10600			12300		
10 foot lanes	10300			11900		
9 foot lanes	9900			11400		

Uses "Principal Arterials" Facility Type in NCLOS

* Decrease in Lane Width Capacity calculated via 2000 Highway Capacity Manual lane-width adjustment factor for saturation flow rate

See Appendix D1 for HCM 2000 Urban Arterial Equations

Use Appendix D4: Mountains Major Thoroughfare Inputs for adjustments

NOTE: Lane Width is adjusted downward by 3.33% per less foot of pavement and rounded to the nearest hundred

4. PUBLIC SERVICES

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

5. ENVIRONMENTAL AND WATERSHED

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

Table 8.5.3: Watershed Table of Allowable Uses

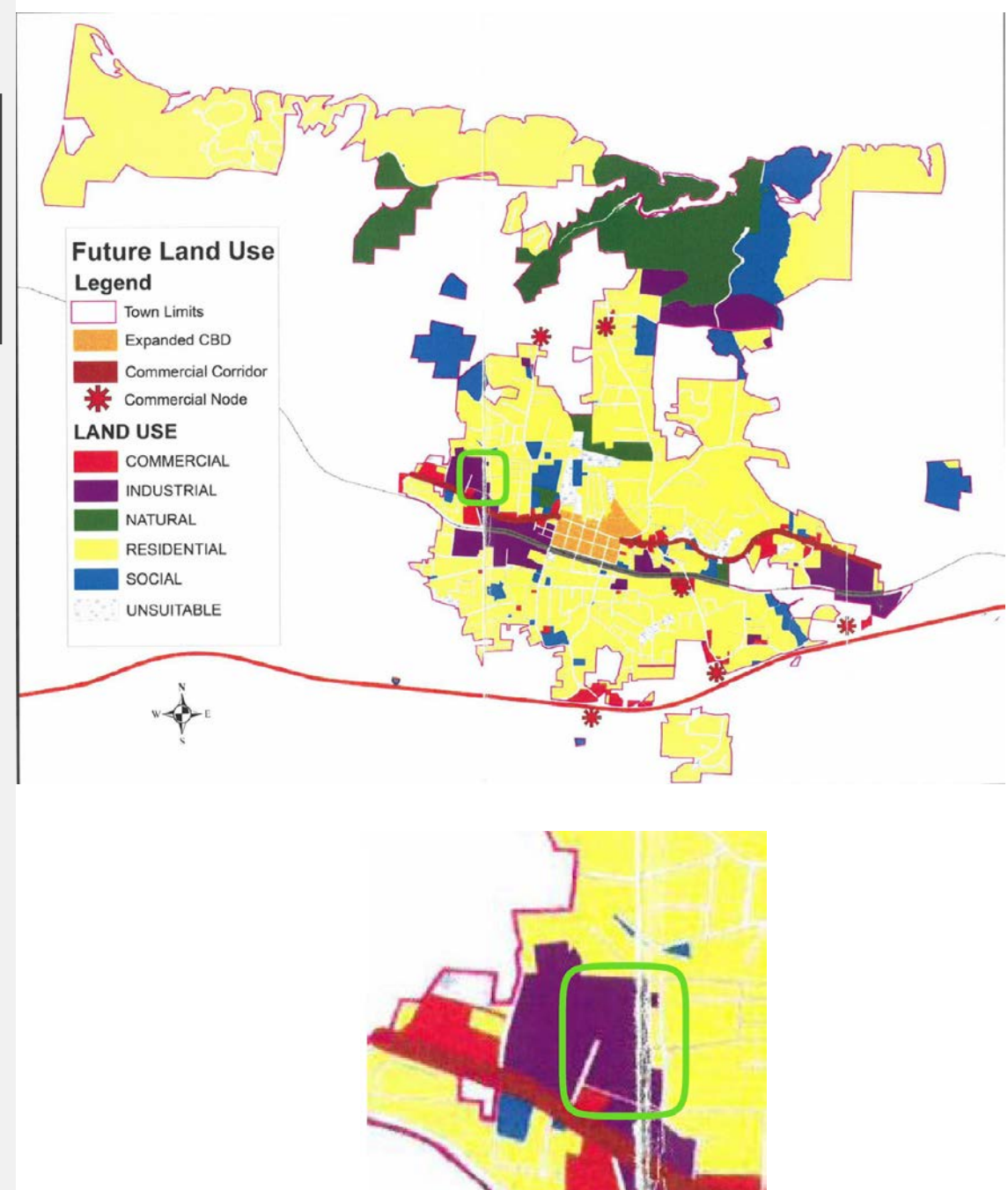
WATER SUPPLY CLASSIFICATION	LOCATION IN THE WATERSHED	MAXIMUM ALLOWABLE PROJECT DENSITY OR MINIMUM LOT SIZE		
		Low Density Development		High Density Development
		Single-family detached residential	Non-residential and all other residential	All types
WS-IV	Critical Area	1 dwelling unit (d.u.) per one-half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

FLOOD HAZARD MAP



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

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



COMPREHENSIVE PLAN POLICY REVIEW

Consistent alignment first, followed by inconsistent.

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

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

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

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

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

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

PUBLIC COMMENT

MOTIONS

First approval, then denial

APPROVAL

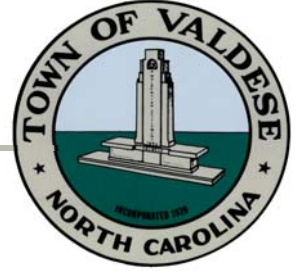
- I move that the Town Council adopt the Consistency and Reasonableness Statement for Rezoning 2026-01, finding that the request to rezone the property identified as Burke County PIN 2733573173, located at 0 Griffin Ave NW, from M-1 General Manufacturing to R-8 Residential is consistent with the Town of Valdese Comprehensive Plan, reasonable, and in the public interest.
 - The Town Council further finds that while the request is inconsistent with the Future Land Use Map, upon approval of the rezoning, the Future Land Use Map is considered amended and consistent pursuant to N.C.G.S. 160D-605(a) and Section 2.8.4(D) of the Town of Valdese Unified Development Ordinance.
- I move that the Town Council adopt the Ordinance Amending the Official Zoning Map of the Town of Valdese to rezone the property identified as Burke County PIN 2733573173, located at 0 Griffin Ave NW, from M-1 General Manufacturing to R-8 Residential.

DENIAL

- I move that the Town Council adopt the Consistency and Reasonableness Statement for Rezoning 2026-01, finding that the request to rezone the property identified as Burke County PIN 2733573173, located at 0 Griffin Ave NW, from M-1 General Manufacturing to R-8 Residential is inconsistent with the Town of Valdese Comprehensive Plan, inconsistent with the Future Land Use Map, not reasonable, and not in the public interest, and deny Rezoning Petition 2026-01.

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Michael Rapp - Town Planner

Subject: Public Hearing - Food Truck Ordinance Text Amendment

Meeting: May 11, 2026 - Regular Council Meeting

Presenter: Michael Rapp - Town Planner

ITEM OF INTEREST:

Modify the Town of Valdese Unified Development Ordinance to include the Food Truck Ordinance and to modify the Town of Valdese Code of Ordinance's 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.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

Staff recommends Council to adopt the resolution establishing the Food Truck Ordinance.

LIST OF ATTACHMENTS:

- Staff Report
- Consistency Statement
- Adoption Resolution
- Presentation

TO: Valdese Town Council

FROM: Michael Rapp, Town Planner

DATE: May 11, 2026

SUBJECT: UDO Text Amendment – Food Truck Use Specific Standards

ATTACHMENTS: (1) Planning Board Recommendation (2) WIP Food Truck Permit

REQUESTED ACTION: Text Amendment to Establish Food Truck Use Specific Standards

BACKGROUND:

At the request of the Valdese Town Council, the Planning Board was asked to review the potential adoption of a Food Truck Standards to establish regulations governing the operation of mobile food vendors within the Town of Valdese. The intent of the proposed standards is to provide clear operational regulations 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 standards establish 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.

REVIEW CRITERIA:

**TOWN OF VALDESE
FOOD TRUCK ORDINANCE**

Section [To Be Assigned]. Purpose

The purpose of this ordinance is to regulate the operation of mobile food vendors, commonly known as food trucks, within the jurisdiction of the Town of Valdese, North Carolina. This ordinance aims to promote economic development, ensure public health and safety, maintain community aesthetics, and provide clear and consistent guidelines for food truck operations.

Section [To Be Assigned]. Definitions

For the purposes of this ordinance, the following terms shall have the meanings assigned below:

1. "Food Truck" means a licensed, motorized vehicle or trailer equipped to prepare, cook, and sell food to the public.
2. "Operator" means any individual or entity that owns, manages, or operates a food truck.
3. "Permit" means the official authorization issued by the Town of Valdese allowing the operation of a food truck.
4. "Public Property" means any property owned or controlled by the Town of Valdese, including streets, sidewalks, and parks.
5. "Private non-corporate event" means a social gathering or function that is hosted by an individual, family, or informal group, is not sponsored, organized, or promoted by a business, corporation, nonprofit organization, or governmental entity, and is not open or advertised to the general public.

Section [To Be Assigned]. Permitting Requirements

1. No food truck shall operate within the Town of Valdese without first obtaining a valid permit from the Town of Valdese Planning Department. A permit fee shall be assessed for each permit in an amount established by the fee schedule as may be adopted from time to time by Town Council.
2. All applicants must submit a completed application to the Planning Director. Applications must be accompanied by copies of the operator's N.C. Sales and Use Certificate, N.C. Department of Agriculture Food Permit (if applicable), Burke County Health Department permit or certification, vehicle or trailer registration, proof of liability insurance, the location of the operator's approved grease disposal facility, and the permit fee.
3. Applications must be signed by the operator and the owner(s) of the property where the food truck will be located and must be accompanied by a site plan showing the proposed location of the food truck, sufficient information on the proposed location to confirm compliance with the limitations set forth in the ordinance, and the adjoining uses on neighboring properties.
4. Operators are required to maintain general liability insurance with a minimum coverage of \$500,000. The Town Manager, or their designated representative, may require a higher coverage amount if deemed necessary, in order to protect public health, safety, and/or welfare.
5. Permits shall be valid for one year and must be renewed annually.

Section [To Be Assigned]. Operational Requirements

1. Food trucks may operate only between the hours of 8:00 a.m. and 10:00 p.m., unless otherwise authorized by a special event permit. Food trucks shall vacate all permitted locations prior to impermissible hours of operation and shall not be stored, parked, or left overnight on any Public Property.
2. Temporary connections to potable water are not permitted. All plumbing and electrical hookups must comply with applicable provisions of the North Carolina State Building Code and pass any required inspections to operate.
3. Food trucks may not operate as drive-through or drive-in establishments.
4. Operators must provide waste receptacles for customers and ensure that all waste is properly disposed of at a licensed facility at the end of each business day. Disposal of food truck-related waste in Town-owned trash receptacles is prohibited. All areas within proximity of food trucks must be kept in a clean and orderly condition.
5. Signage is limited to signs permanently affixed to the food truck and one (1) portable menu sign not exceeding 15 square feet in area. The portable menu sign must remain within 15 feet of the food truck. Flag signs or banners are prohibited.
6. No discharge of grease, liquid, or solid waste from the food truck is allowed. Such materials may not be disposed of on Public Property, including in public streets, stormwater drains, or sanitary sewer systems.
7. The sale of alcoholic beverages is not permitted by any food truck absent the issuance of the requisite special event permit and required licensure from the State of North Carolina.
8. Permanent outdoor seating areas are prohibited.

9. A fire extinguisher of minimum Class 2A, 10B and C grade will be kept on the food truck. If deep frying is proposed, a Class K fire extinguisher must be kept on the food truck.
10. No electric direct wiring hookups may be used. Food trucks shall supply their own power source, if needed.
11. If operating after dark, the operator may provide appropriate lighting in a manner that minimizes negative impacts to adjacent properties and/or motorists.
12. Food trucks are subject to town noise ordinances and may not use audio amplification

Section [To Be Assigned]. Location Requirements

1. Food trucks are permitted only on privately owned, lots located in the following zoning districts: B-1 (Central Business), B-2 (General Business), O-I (Office/Institutional), and M-1 (Manufacturing).
2. Food trucks may not operate Public Property.
3. Food trucks may only operate on private property.
4. Food trucks may not obstruct drive aisles, access routes for loading or services, emergency lanes, or fire access. Vehicles must maintain a minimum distance of 10 feet from fire hydrants, fire department connections, entrances, alleys, and ADA-accessible parking spaces. Operations must not impede building access, pedestrian traffic, or vehicle circulation.
5. Only one (1) food truck is allowed per 0.25 acre of lot area.
6. Each food truck must be stationed at least 20 feet from any permanent structure and must be separated by at least 20 feet from any other food truck operating on the same property. Distance shall be measured as the shortest line between the food truck and the permanent structure or other food truck operating on the same property.
7. Food trucks and trailers shall not be located within 50 linear feet from a restaurant's primary customer entrance during that restaurant's operating hours unless one of the following conditions is met:
 - a. The food truck and the restaurant are owned by the same entity;
 - b. The restaurant has provided written permission for the food truck to operate within the 50-foot buffer; or
 - c. The food truck is parked in a designated location authorized by the Town of Valdese for a special event and/or occasion.

Distance shall be measured as the shortest line between the food truck and the restaurant's primary customer entrance.

Section [To be Assigned]. Coordination of Permits

- a. The Town of Valdese may issue multiple food truck permits for a single lot.
 - a. In such event, it shall be the responsibility of the operator to ensure compliance.

Section [To be Assigned} Storage of Food Trucks

- b. Food Trucks may not be stored on the property within which operation is permitted.
- c. If the owner of the operational property is also the owner of the Food Truck, the Food Truck may be stored at the rear of the property.

Section [To Be Assigned]. Enforcement and Penalties

- a. The Town of Valdese Code Enforcement Officer shall have the authority to enforce this ordinance.
- b. Violations of this ordinance may result in a civil penalty of \$500 per violation to be recovered by the Town of Valdese in a civil action in the nature of the debt if the offender does not pay the penalty within the prescribed period of time after being cited for the violation, suspension or revocation of the food truck permit, or both. Each day a violation continues shall constitute a separate offense under this Section.

- c. Any civil penalty not paid within thirty (30) days of issuance may be collected through civil action in the nature of a debt. In addition, the Town may pursue other legal remedies including injunctions or orders to correct or prevent violations.
- d. Operators have the right to appeal any enforcement action to the Town of Valdese Board of Adjustment.

Section [To Be Assigned]. Exclusions

1. This ordinance shall not apply to the following:
 - a. Food trucks operating as part of Town-sponsored festivals or special events.
 - b. Food trucks operating as part and under the agency of the sponsor of events in which Town Property is rented or leased or otherwise utilized.
 - c. Food trucks operating as a part of private, non-business/corporate event.

RECOMMENDED ACTION:

Staff finds the text amendment **consistent** with the Valdese Vision: A Land Use Action Plan and in the best interest of the town to ensure legal requirements are being met.

The Town Council may make one of the following choices:

1. The Valdese Town Council approves the text amendment to the Town of Valdese Unified Development Ordinance. (*use statement below*)
2. The Valdese Town Council denies the text amendment to the Town of Valdese Unified Development Ordinance. (*provide list of reasons*)
3. Table for further discussion at next meeting.

If the Council chooses to approve, the following statement will need to be adjoined to the decision:

“I move to adopt the proposed Consistency Statement dated May 11, 2026, contained in the agenda materials and to approve the proposed zoning text amendment to the Town of Valdese Unified Development Ordinance establishing regulations for food truck operations.”

CITIZEN INPUT

A Notice of Public Hearing has appeared in the Paper Media prior to the Council meeting.

Attachment 1:



TOWN OF VALDEESE NORTH CAROLINA'S FRIENDLY TOWN



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

VALDEESE PLANNING BOARD ZONING TEXT AMENDMENT CONSISTENCY STATEMENT

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

1. In 2014, the Town of Valdeese adopted a comprehensive land use plan entitled "The Valdeese Vision: A Land Use Action Plan for the Future" (hereinafter the "Plan"). The Plan identifies the type of community that Valdeese wants to become in the future and the strategies that the Town will use to guide development and land use activities.
2. In 2025, the Town of Valdeese adopted a Unified Development Ordinance (hereinafter the "UDO") intended to combine the zoning, subdivision, and Flood Damage Prevention Ordinances into one comprehensive document that simplifies the Town's Ordinances into a more readable document.
3. North Carolina General Statute 160D-605(a) provides, in pertinent part, as follows:

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

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

- a. The UDO is consistent with the current land use plan: Valdese Vision Land Use Action Plan
5. The Planning Board, at their March 16, 2026, meeting, voted 5 to 0 to recommend that the Town Council adopt the "Town of Valdese Food Truck Ordinance" as an amendment to the UDO.
6. No aspects of the are proposed Text Amendment are inconsistent with The Valdese Vision: A Land Use Action Plan

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

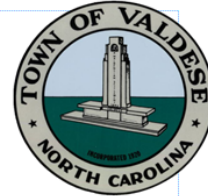

Carlton Caruso, Chair

Date 3/16/26

Attachment 2:

Permit Fee: _____ Permit #: _____

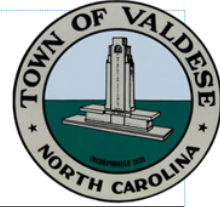
Town of Valdese Food Truck Permit
 Planning Department
 102 Massel Avenue - PO Box 218 Valdese, NC 28690
 Phone: (828) 879-2124
 Email: planning@valdesenc.gov



Operator Information	
Food Truck Name:	
Operator/Business Name:	
Contact Person:	
Mailing Address:	
Phone Number:	Email:
Contact for On-Site Communication 1 (Name):	Phone Number:
Contact for On-Site Communication 2 (Name):	Phone Number:
Property Information	
Property Address (Operational Location):	
Zoning District:	Fire District:
Property PIN:	Record No.:
Permit Term	
(This permit is valid for one (1) year from the date of issuance and must be renewed annually)	
Date Issued:	Expiration Date:
Signature Blocks	
Property Owner:	Date:
Applicant:	Date:
Planning/Zoning Administrator:	Date:
Required Documentation	
All documentation must be submitted prior to permit issuance.	
Completed Application	Vehicle or Trailer Registration
NC Sales and Use Certificate	Proof of Liability Insurance
NC Department of Ag. Food Permit (if applicable)	Location of Operator's Approved Grease Disposal Facility
Burke County Health Department Permit or Certification	Approved Site Plan

Permit Fee: _____ Permit #: _____

Town of Valdese Food Truck Permit

Planning Department**102 Massel Avenue - PO Box 218 Valdese, NC 28690****Phone: (828) 879-2124****Email: planning@valdesenc.gov****Pertinent Information for Permittees (For a comprehensive overview please see the Town of Valdese UDO)****Conditions of Operation****Hours of Operation**

- Food trucks may operate only between **8:00 a.m. and 10:00 p.m.**
- Food trucks must vacate the permitted location outside approved hours.
- Food trucks may not be stored, parked, or left overnight on public or permitted property.

Utilities and Power

- Temporary connections to potable water are prohibited.
- Food trucks must provide their own power source .
- Direct electric wiring hookups are prohibited.

Health, Safety, and Sanitation

- Operators must provide customer waste receptacles.
- Disposal of food truck waste in Town-owned receptacles is prohibited.
- No discharge of grease, liquid, or solid waste onto property is permitted.
- Food trucks are subject to Town noise ordinances and may not use audio amplification.
- Applicant must comply with all applicable noise regulations set out in the Town's Code of Ordinances.

Signage and Seating

- Signage is limited to signage permanently affixed to the food truck.
- One portable menu sign is permitted, not exceeding 15 square feet and located within 15 feet of the food truck.
- Flag signs and banners are prohibited.
- Permanent outdoor seating is prohibited.

Location and Spacing Requirements:

Food trucks are permitted only on privately owned, non-residential property within the following zoning districts:

- B-1 Central Business
- B-2 General Business
- O-1 Office / Institutional
- M-1 Manufacturing

See: <https://gis.burkenc.org/> to confirm zoning district for an individual parcel.

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

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

Minimum separation distances:

- 15 feet from fire hydrants, fire department connections, entrances, alleys, and ADA-accessible parking spaces
- 20 feet from permanent structures
- 20 feet from other food trucks operating on the same property

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

Food trucks may not operate within **50 linear feet** of a restaurant's primary customer entrance during that restaurant's operating hours unless:

- The food truck and restaurant are under common ownership;
- Written permission is provided by the restaurant; or
- The food truck is operating as part of a Town-authorized special event.

Distances are measured as the shortest line between the food truck and the restaurant entrance.

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

On May 11, 2026, the Valdese Town Council (“Council”) met to consider a proposed text amendment to the Town of Valdese Unified Development Ordinance (“UDO”) establishing use-specific standards for food truck operations, after receiving a recommendation for approval from the Town of Valdese Planning Board. Upon consideration of The Valdese Vision: A Land Use Action Plan for the Future, the UDO, the proposed text amendment, the Planning Board’s recommendation, and other materials presented, the Valdese Town Council makes the following findings and conclusions:

1. In 2014, the Town of Valdese adopted a comprehensive land use plan entitled The Valdese Vision: A Land Use Action Plan for the Future (hereinafter the “Plan”). The Plan identifies the type of community that Valdese wants to become in the future and the strategies that the Town will use to guide development and land use activities.
2. In 2025, the Town of Valdese adopted a Unified Development Ordinance (“UDO”) intended to combine the zoning, subdivision, and Flood Damage Prevention Ordinances into one comprehensive document that simplifies the Town’s ordinances into a more readable and unified document.
3. The proposed text amendment would establish use-specific standards for food truck operations within the Town’s jurisdiction, including permitting requirements, operational standards, location requirements, safety requirements, enforcement provisions, and certain exclusions for special events and private non-corporate events.
4. The purpose of the proposed text amendment is to provide clear and consistent standards for food truck operations with considerations related to public health, safety, traffic circulation, and compatibility with surrounding land uses.
5. North Carolina General Statute 160D-605(a) provides, in pertinent part, as follows:

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

6. Council finds that the proposed text amendment to the UDO is consistent with and supports The Valdese Vision: A Land Use Action Plan for the Future because it promotes orderly commercial activity, provides clear and predictable standards for mobile food vending,

supports local economic activity, promotes compatibility with surrounding land uses, and helps protect public health, safety, and welfare within the Town's jurisdiction.

7. The Planning Board met on March 16, 2026, and voted five to zero recommending that Council approve the proposed text amendment establishing use-specific standards for food truck operations.

Based upon the recommendation of the Planning Board, the materials presented, and the findings from the public hearing, Council, having found the proposed text amendment establishing use-specific standards for food truck operations to be consistent with The Valdese Vision: A Land Use Action Plan for the Future, approves the proposed text amendment to the Town of Valdese Unified Development Ordinance.

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

ATTEST:

JESSICA LAIL, Town Clerk

KEITH HUFFMAN, Mayor

(Seal)

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

On May 11, 2026, the Valdese Town Council (“Council”) met to consider a proposed text amendment to the Town of Valdese Unified Development Ordinance (“UDO”) establishing use-specific standards for food truck operations, after receiving a recommendation for approval from the Town of Valdese Planning Board. Upon consideration of The Valdese Vision: A Land Use Action Plan for the Future, the UDO, the proposed text amendment, the Planning Board’s recommendation, and other materials presented, the Valdese Town Council makes the following findings and conclusions:

1. In 2014, the Town of Valdese adopted a comprehensive land use plan entitled The Valdese Vision: A Land Use Action Plan for the Future (hereinafter the “Plan”). The Plan identifies the type of community that Valdese wants to become in the future and the strategies that the Town will use to guide development and land use activities.
2. In 2025, the Town of Valdese adopted a Unified Development Ordinance (“UDO”) intended to combine the zoning, subdivision, and Flood Damage Prevention Ordinances into one comprehensive document that simplifies the Town’s ordinances into a more readable and unified document.
3. The proposed text amendment would establish use-specific standards for food truck operations within the Town’s jurisdiction, including permitting requirements, operational standards, location requirements, safety requirements, enforcement provisions, and certain exclusions for special events and private non-corporate events.
4. The purpose of the proposed text amendment is to provide clear and consistent standards for food truck operations with considerations related to public health, safety, traffic circulation, and compatibility with surrounding land uses.
5. North Carolina General Statute 160D-605(a) provides, in pertinent part, as follows:

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6. Council finds that the proposed text amendment to the UDO is inconsistent with The Valdese Vision: A Land Use Action Plan for the Future because, as presented, the amendment does not adequately advance the Plan’s goals and does not provide standards that Council finds appropriate for food truck operations within the Town’s jurisdiction.

7. The Planning Board met on March 16, 2026, and voted five to zero recommending that Council approve the proposed text amendment establishing use-specific standards for food truck operations.

Based upon the recommendation of the Planning Board, the materials presented, and the findings from the public hearing, Council, having found the proposed text amendment establishing use-specific standards for food truck operations to be inconsistent with The Valdese Vision: A Land Use Action Plan for the Future, denies the proposed text amendment to the Town of Valdese Unified Development Ordinance.

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

ATTEST:

JESSICA LAIL, Town Clerk

KEITH HUFFMAN, Mayor

(Seal)

RESOLUTION ADOPTING A CONSISTENCY STATEMENT FOR A PROPOSED TEXT AMENDMENT TO THE TOWN OF VALDESE UNIFIED DEVELOPMENT ORDINANCE ESTABLISHING USE-SPECIFIC STANDARDS FOR FOOD TRUCK OPERATIONS

WHEREAS, the Town of Valdese has adopted a comprehensive land use plan entitled *The Valdese Vision: A Land Use Action Plan for the Future*; and

WHEREAS, the Town of Valdese has adopted a Unified Development Ordinance (“UDO”) to regulate land use and development within the Town’s jurisdiction; and

WHEREAS, the Valdese Town Council has considered a proposed text amendment to the UDO establishing use-specific standards for food truck operations within the Town’s jurisdiction; and

WHEREAS, the proposed text amendment includes standards related to permitting, operations, location, safety, enforcement, and exclusions for certain events; and

WHEREAS, the Valdese Planning Board reviewed the proposed text amendment at its March 16, 2026 meeting and voted five in favor and zero against recommending approval of the proposed text amendment; and

WHEREAS, North Carolina General Statute 160D-605 requires the governing board, when adopting or rejecting any zoning text or map amendment, to approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan; and

WHEREAS, the Valdese Town Council conducted a legislative public hearing on the proposed text amendment after providing notice in accordance with applicable statutory requirements; and

WHEREAS, the Valdese Town Council has reviewed the proposed Consistency Statement dated May 11, 2026, contained in the agenda materials, which is incorporated herein by reference.

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

1. The Valdese Town Council hereby adopts the Consistency Statement dated May 11, 2026, finding that the proposed text amendment to the Town of Valdese Unified Development Ordinance establishing use-specific standards for food truck operations is consistent with *The Valdese Vision: A Land Use Action Plan for the Future*.
2. The Valdese Town Council finds that the proposed text amendment supports the Plan by promoting orderly commercial activity, providing clear and predictable standards for mobile food vending, supporting local economic activity, promoting compatibility with surrounding land uses, and helping protect public health, safety, and welfare within the Town’s jurisdiction.
3. This Resolution shall be effective upon adoption.

RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF VALDESE, NORTH CAROLINA, THIS THE ___ DAY OF _____, 2026.

KEITH HUFFMAN, MAYOR

ATTEST:

JESSICA LAIL, TOWN CLERK

(corporate seal)

TEXT AMENDMENT - FOOD TRUCKS

Town Council – 5.11.26

REQUESTED ACTION

- Town Council is being asked to consider a text amendment to the Unified Development Ordinance establishing use-specific standards for food truck operations.
- **Council may:**
 - Approve the proposed text amendment;
 - Deny the proposed text amendment; or
 - Table the item for further discussion

BACKGROUND

- At the request of Town Council, the Planning Board reviewed the potential adoption of food truck standards for the Town of Valdese.
- The proposed standards are intended to:
 - Provide clear operational regulations;
 - Allow food truck activity in appropriate locations;
 - Support economic opportunity;
 - Address public health, safety, traffic circulation, and compatibility with surrounding land uses.

NEWSPAPER ADVERTISEMENT

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

hearing and present comments. Request for accommodations by persons with disabilities should contact Jessica Lail, Town Clerk, at (828) 879-2117 at least 48 hours prior to the scheduled meeting time.

2721-341199

04/25/26, 05/02/26

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

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

TEXT AMENDMENT

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

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

Interested parties are invited to attend this

REVIEW PROCESS

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



TOWN OF VALDESE
NORTH CAROLINA'S FRIENDLY TOWN



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

VALDESE PLANNING BOARD
ZONING TEXT AMENDMENT CONSISTENCY STATEMENT

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

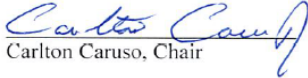
1. In 2014, the Town of Valdeese adopted a comprehensive land use plan entitled "The Valdeese Vision: A Land Use Action Plan for the Future" (hereinafter the "Plan"). The Plan identifies the type of community that Valdeese wants to become in the future and the strategies that the Town will use to guide development and land use activities.
2. In 2025, the Town of Valdeese adopted a Unified Development Ordinance (hereinafter the "UDO") intended to combine the zoning, subdivision, and Flood Damage Prevention Ordinances into one comprehensive document that simplifies the Town's Ordinances into a more readable document.
3. North Carolina General Statute 160D-605(a) provides, in pertinent part, as follows:

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

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

- a. The UDO is consistent with the current land use plan: Valdeese Vision Land Use Action Plan
5. The Planning Board, at their March 16, 2026, meeting, voted 5 to 0 to recommend that the Town Council adopt the "Town of Valdeese Food Truck Ordinance" as an amendment to the UDO.
6. No aspects of the are proposed Text Amendment are inconsistent with The Valdeese Vision: A Land Use Action Plan

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


Carlton Caruso, Chair

Date 3/16/26

KEY DEFINITIONS

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

PERMIT REQUIREMENTS

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

EXAMPLE OF PERMIT

Town of Valdese Food Truck Permit

Planning Department
 102 Massel Avenue - PO Box 218 Valdese, NC 28690
 Phone: (828) 879-2124
 Email: planning@valdesenc.gov



Permit Fee: _____ Permit #: _____

Operator Information	
Food Truck Name:	
Operator/Business Name:	
Contact Person:	
Mailing Address:	
Phone Number:	Email:
Contact for On-Site Communication 1 (Name):	Phone Number:
Contact for On-Site Communication 2 (Name):	Phone Number:
Property Information	
Property Address (Operational Location):	
Zoning District:	Fire District:
Property PIN:	Record No.:
Permit Term	
(This permit is valid for one (1) year from the date of issuance and must be renewed annually)	
Date Issued:	Expiration Date:
Signature Blocks	
Property Owner:	Date:
Applicant:	Date:
Planning/Zoning Administrator:	Date:
Required Documentation	
All documentation must be submitted prior to permit issuance.	
Completed Application	Vehicle or Trailer Registration
NC Sales and Use Certificate	Proof of Liability Insurance
NC Department of Ag. Food Permit (if applicable)	Location of Operator's Approved Grease Disposal Facility
Burke County Health Department Permit or Certification	Approved Site Plan

Town of Valdese Food Truck Permit

Planning Department
 102 Massel Avenue - PO Box 218 Valdese, NC 28690
 Phone: (828) 879-2124
 Email: planning@valdesenc.gov



Permit Fee: _____ Permit #: _____

Pertinent Information for Permittees (For a comprehensive overview please see the Town of Valdese UDO)	
Conditions of Operation	
<p>Hours of Operation Food trucks may operate only between 8:00 a.m. and 10:00 p.m. Food trucks must vacate the permitted location outside approved hours. Food trucks may not be stored, parked, or left overnight on public or permitted property.</p> <p>Utilities and Power Temporary connections to potable water are prohibited. Food trucks must provide their own power source. Direct electric wiring hookups are prohibited.</p> <p>Health, Safety, and Sanitation Operators must provide customer waste receptacles. Disposal of food truck waste in Town-owned receptacles is prohibited. No discharge of grease, liquid, or solid waste onto property is permitted. Food trucks are subject to Town noise ordinances and may not use audio amplification. Applicant must comply with all applicable noise regulations set out in the Town's Code of Ordinances.</p> <p>Signage and Seating Signage is limited to signage permanently affixed to the food truck. One portable menu sign is permitted, not exceeding 15 square feet and located within 15 feet of the food truck. Flag signs and banners are prohibited. Permanent outdoor seating is prohibited.</p>	
Location and Spacing Requirements:	
<p>Food trucks are permitted only on privately owned, non-residential property within the following zoning districts: B-1 Central Business B-2 General Business O-1 Office / Institutional M-1 Manufacturing See: https://gis.burkenc.org/ to confirm zoning district for an individual parcel.</p> <p>Food trucks shall not operate on public property or residentially zoned lots.</p> <p>Food trucks shall not be stored on property within which operation is permitted unless under common ownership, in which case the food truck may be stored at the rear of the property.</p> <p>Minimum separation distances: 15 feet from fire hydrants, fire department connections, entrances, alleys, and ADA-accessible parking spaces 20 feet from permanent structures 20 feet from other food trucks operating on the same property</p> <p>A maximum of one (1) food truck per 0.25 acre of lot area is permitted.</p> <p>Food trucks may not operate within 50 linear feet of a restaurant's primary customer entrance during that restaurant's operating hours unless: The food truck and restaurant are under common ownership; Written permission is provided by the restaurant; or The food truck is operating as part of a Town-authorized special event. Distances are measured as the shortest line between the food truck and the restaurant entrance.</p>	

OPERATIONAL STANDARDS

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

SAFETY AND UTILITY STANDARDS

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

LOCATION STANDARDS

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

LOCATION STANDARDS (CONT.)

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

RESTAURANT SEPARATION

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

EXCLUSIONS

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

PUBLIC HEARING

MOTION TO APPROVE

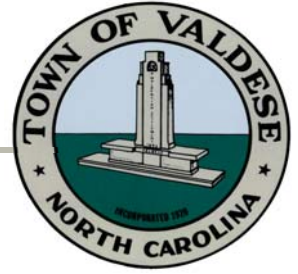
- I move to adopt the proposed Consistency Statement dated May 11, 2026, contained in the agenda materials and to approve the proposed zoning text amendment to the Town of Valdese Unified Development Ordinance establishing use-specific standards for food truck operations.

MOTION TO DENY

- I move to adopt the proposed Statement of Inconsistency dated May 11, 2026, contained in the agenda materials and to deny the proposed zoning text amendment to the Town of Valdese Unified Development Ordinance establishing use-specific standards for food truck operations.

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Mayor Huffman

Subject: Amendment to Council's Rules & Procedures

Meeting: May 11, 2026

Presenter: Mayor Huffman

ITEM OF INTEREST:

Amendment to Council's Rules & Procedures

BACKGROUND INFORMATION:

It has been recommended that the Council update its Rules and Procedures, Rule 6. Order of Business, to improve meeting efficiency and better accommodate guests. The proposed revision would streamline the agenda structure and create a more convenient process for presentations, as well as for individuals wishing to speak during public hearing comment periods, whether in support of or in opposition to an item.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

Approve the recommended changes to the Council's Rules of Procedures

LIST OF ATTACHMENTS:

Red-lined Amended Rules of Procedures - Rule 6. Order of Business
Amended Rules of Procedures - Rule 6. Order of Business
Agenda Example

May 11, 2026, Ordinance Book No. 9
VALDESE TOWN COUNCIL – RULES OF PROCEDURES

Meeting Procedures

When the Valdese Town Council conducts its meetings, it follows *Suggested Rules of Procedures for a City Council, third edition, by A. Fleming Bell, II, UNC School of Government*, as a guideline to ensure a fair and impartial hearing for one and all, that each person's rights will be protected, and that democratic rule prevails at each meeting.

Purpose: The purpose of this policy statement is to develop favored procedures for council to look to and follow. It is hoped that these procedures will facilitate communications between and among council members and staff, provide efficient and equitable procedures to follow in and out of public meetings, and provide general information and recommendations about how the council conducts Town business. This policy is based in large part on N.C. law, but the policy is not designed to create any additional rights or obligations and does not provide any procedural rights to any person. The failure of council or any other person to adhere to the recommended procedures described herein shall not affect the validity of any meeting or action taken by council. To the extent there is conflict or any discrepancy between these procedures and the N.C. General Statutes, case law, or Town ordinances (collectively "law"), the law shall prevail.

Rule 1. Regular Meetings

The council shall hold a regular meeting on the first Monday of each month, except that if a regular meeting day is a legal holiday or falls on Easter Monday, the meeting shall be held on the next business day. So that the annual budget may be approved before July 1, the council may hold its July meeting on the last Monday in June. The meeting shall be held at Valdese Town Hall Council Chambers and shall begin at 6:00 p.m. A copy of the council's current meeting schedule shall be filed with the town clerk.

Rule 2. Special, Emergency, and Recessed Meetings

Special Meetings.

The mayor, the mayor pro tempore, or any two members of the council may at any time call a special council meeting by signing a written notice stating the time and place of the meeting and the subjects to be considered. At least forty-eight hours before a special meeting called in this manner, written notice of the meeting stating its time and place and the subjects to be considered shall be (1) e-mailed or delivered to the mayor and each council member or left at his or her usual dwelling place; (2) posted on the council's principal bulletin board, or if none, at the door of the council's usual meeting room; and (3) e-mailed or delivered to each newspaper, radio station, television station, and person who has filed a written request for notice with the town clerk. Only those items of business specified in the notice may be transacted at a special meeting called in this manner, unless all members are present or have signed a written waiver of notice. [Even in such a case, the council shall only discuss or transact items of business not specified in the notice if it determines in good faith at the meeting that it is essential to discuss or act on the item immediately.]

A special meeting may also be called or scheduled by vote of the council in open session during another duly called meeting. The motion or resolution calling or scheduling the special meeting shall specify its time, place, and purpose. At least forty-eight hours before a special meeting called in this manner, notice of the time, place, and purpose of the meeting shall be (1) posted on the council's principal bulletin board; and (2) e-mailed or delivered to each newspaper, radio station, television station, and person who has filed a written request for notice with the town clerk. [Such notice shall also be e-mailed or delivered at least forty-eight hours before the meeting to each council member not present at the meeting at which the special meeting was called or scheduled, and to the mayor if he or she was not present at that meeting.] [Only those items of business specified in the notice may be discussed or transacted at a special meeting called in this manner, unless all members are present or those not present have signed a written waiver of notice, and the council determines in good faith at the meeting that it is essential to discuss or act on the item immediately.]

May 11, 2026, Ordinance Book No. 9
VALDESE TOWN COUNCIL – RULES OF PROCEDURES

(b) Emergency Meetings. Emergency meetings of the city council may be called only because of generally unexpected circumstances that require immediate consideration by the council. Only business connected with the emergency may be considered at an emergency meeting. One of the following two procedures must be followed to call an emergency meeting of the council.

(1) The mayor, the mayor pro tempore, or any two members of the council may at any time call an emergency council meeting by signing a written notice stating the time and place of the meeting and the subjects to be considered. The notice shall be e-mailed or delivered to the mayor and each council member or left at his or her usual dwelling place at least six hours before the meeting.

(2) An emergency meeting may be held at any time when the mayor and all members of the council are present and consent thereto, or when those not present have signed a written waiver of notice, but only in either case if the council complies with the notice provisions of the next paragraph.

Notice of an emergency meeting under (1) or (2) shall be given to each local newspaper, local radio station, and local television station. This notice shall be given either by telephone or e-mail.

(c) Recessed. A properly called regular, special, or emergency meeting may be recessed to a time and place certain by a procedural motion made and adopted as provided in Rule 18, Motion 2, in open session during the regular, special, or emergency meeting. The motion shall state the time and place when the meeting will reconvene. No further notice need be given of a recessed session of a properly called regular, special, or emergency meeting.

Rule 3. Organizational Meeting

On the date and at the time of the first regular meeting in December following a general election in which council members are elected, or at an earlier date, if any, set by the incumbent council, the newly elected members shall take and subscribe the oath of office. During this meeting, the council shall elect a mayor pro tempore. This organizational meeting shall not be held before the municipal election results are officially determined, certified, and published in accordance with Subchapter IX of Chapter 163 of the North Carolina General Statutes.

Rule 4. Agenda

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

(b) Consent Agenda. The council may designate a part of the agenda as the “consent agenda.” Items shall be placed on the consent agenda by those preparing the proposed agenda if they are judged to be noncontroversial and routine. Any member may remove an item from the consent agenda and place under “Item(s) Removed From Consent Agenda.” All items on the consent agenda shall be voted on and adopted by a single motion, with the minutes reflecting the action on each item.

(c) Open Meetings Requirements. The council shall not deliberate, vote, or otherwise take action on any matter by reference to a letter, number, or other designation, or other secret device or method, with the

VALDESE TOWN COUNCIL – RULES OF PROCEDURES

intention of making it impossible for persons attending a meeting of the council to understand what is being deliberated, voted, or acted on. The council may, however, deliberate, vote, or otherwise take action by reference to an agenda, if copies of the agenda—sufficiently worded to enable the public to understand what is being deliberated, voted, or acted on—are available for public inspection at the meeting.

Rule 5. Public Comment

The council shall provide at least one period for public comment per month during a regular meeting, unless no regular meeting is held that month. Any individual or group who wishes to address the council shall inform the town clerk, any time prior to the start of the meeting, and provide their name, address and subject matter about which they wish to speak. Person(s) must be present if they wish to address the Council. Comments should be limited to five minutes per speaker.

Rule 6. Order of Business

~~Items shall be placed on the agenda according to the order of business. The order of business for each regular meeting shall be as follows:~~

The usual order of business for each regular business meeting shall be as follows:

1. Call Meeting to Order
2. Invocation
3. Pledge of Allegiance

4. Informational Items:
 - ~~A. Communication Notes~~
 - B.A. Reading Material

5. Approval of Agenda

6. Approval of Meeting Minutes

7. Presentations

Open Forum/Public Comment

8. Scheduled Public Hearings

~~5-9. Public Comments~~

~~6-10. Consent Agenda:~~ All items below are considered to be 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 11~~VII~~.

- ~~A. Approval of the minutes, etc.~~

~~7. Item(s) Removed from Consent Agenda~~

~~8-11. New Business:~~

- ~~A. Public hearings, etc.~~

9-12. Manager's Report

~~10-13. Mayor and Council Comments~~

~~11-14. Closed Session~~

~~12-15. Adjournment~~

Without objection, the Mayor (or Presiding Officer) may call agenda items in any order most convenient for dispatch of business.

Rule 7. Office of Mayor

The mayor shall preside at all meetings of the council but shall have the right to vote only when there is a tie. In order to address the council, a member must be recognized by the mayor.

VALDESE TOWN COUNCIL – RULES OF PROCEDURES

The mayor or other presiding officer shall have the following powers:

- (a) To rule motions in or out of order, including any motion patently offered for obstructive or dilatory purposes;
- (b) To determine whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks and to entertain and rule on objections from other members on this ground;
- (c) To entertain and answer questions of parliamentary law or procedure;
- (d) To call a brief recess at any time;

VALDESE TOWN COUNCIL – RULES OF PROCEDURES

(e) To adjourn in an emergency.

A decision by the presiding officer under (a), (b), or (c) may be appealed to the council upon motion of any member, pursuant to Rule 18(b), Motion 1. Such a motion is in order immediately after a decision under (a), (b), or (c) is announced and at no other time. The member making the motion need not be recognized by the presiding officer, and the motion if timely made may not be ruled out of order.

Rule 8. Office of Mayor Pro Tempore

At the organizational meeting, the council shall elect from among its members a mayor pro tempore to serve at the council's pleasure. A council member who serves as mayor pro tempore shall be entitled to vote on all matters and shall be considered a council member for all purposes, including the determination of whether a quorum is present. In the mayor's absence, the council may confer on the mayor pro tempore any of the mayor's powers and duties. If the mayor should become physically or mentally unable to perform the duties of his or her office, the council may by unanimous vote declare that the mayor is incapacitated and confer any of the mayor's powers and duties on the mayor pro tempore. When a mayor declares that he or she is no longer incapacitated, and a majority of the council concurs, the mayor shall resume the exercise of his or her powers and duties. If both the mayor and mayor pro tempore are absent from a meeting, the council may elect from among its members a temporary chairman to preside at the meeting.

Rule 9. When the Presiding Officer Is in Active Debate

If the mayor or other presiding officer becomes actively engaged in debate on a particular proposal, he or she may designate another council member to preside over the debate. The mayor or other presiding officer shall resume presiding as soon as action on the matter is concluded.

Rule 10. Action by the Council

The council shall proceed by motion. Any member may make a motion.

Rule 11. Second to the Motion

Second to the motion will be required.

Rule 12. One Motion at a Time

A member may make only one motion at a time.

Rule 13. Substantive Motions

A substantive motion is out of order while another substantive motion is pending.

Rule 14. Adoption by Majority Vote

A motion shall be adopted by a majority of the votes cast, a quorum as defined in Rule 27 being present, unless otherwise required by these rules or the laws of North Carolina. A majority is more than half.

Rule 15. Voting

The council will vote verbally. In case of a split vote the mayor will call for the ayes or noes. The mayor may also ask for the vote by show of hands.

Rule 16. Debate

The mayor shall state the motion and then open the floor to debate on it. The mayor shall preside over the debate according to the following general principles:

VALDESE TOWN COUNCIL – RULES OF PROCEDURES

- (a) The maker of the motion is entitled to speak first;
- (b) A member who has not spoken on the issue shall be recognized before someone who has already spoken;
- (c) To the extent possible, the debate shall alternate between proponents and opponents of the measure.

Rule 17. Ratification of Actions

To the extent permitted by law, the council may ratify actions taken on its behalf but without its prior approval. A motion to ratify is a substantive motion.

Rule 18. Procedural Motions

(a) **Certain Motions Allowed.** In addition to substantive proposals, only the following procedural motions, and no others, are in order. Unless otherwise noted, each motion is debatable, may be amended, and requires a majority of the votes cast, a quorum being present, for adoption. Procedural motions are in order while a substantive motion is pending and at other times, except as otherwise noted.

(b) **Order of Priority of Motions.** In order of priority, the procedural motions are

Motion 1. To Appeal a Procedural Ruling of the Presiding Officer. A decision of the presiding officer ruling a motion in or out of order, determining whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks, or entertaining and answering a question of parliamentary law or procedure may be appealed to the council, as specified in Rule 7. This appeal is in order immediately after such a decision is announced and at no other time. The member making the motion need not be recognized by the presiding officer and the motion, if timely made, may not be ruled out of order.

Motion 2. To Adjourn. This motion may be made only at the conclusion of council consideration of a pending substantive matter; it may not interrupt deliberation of a pending matter. A motion to recess [or adjourn] to a time and place certain shall also comply with the requirements of Rule 2(c).

Motion 3. To Take a Brief Recess.

Motion 4. To Go into Closed Session. The council may go into closed session only for one or more of the permissible purposes listed in G.S. 143-318.11(a). The motion to go into closed session shall cite one or more of these purposes and shall be adopted at an open meeting. A motion based on G.S. 143-318.11(a)(1) shall also state the name or citation of the law that renders the information to be discussed privileged or confidential. A motion based on G.S. 143-318(a)(3) shall identify the parties in each existing lawsuit concerning which the council expects to receive advice during the closed session, if in fact such advice is to be received.

Motion 5. To Leave Closed Session.

Motion 6. To Defer Consideration -- Table. The council may defer a substantive motion for later consideration at an unspecified time. A substantive motion the consideration of which has been deferred expires 100 days thereafter unless a motion to revive consideration is adopted. If consideration of a motion has been deferred, a new motion with the same effect cannot be introduced while the deferred motion remains pending (has not expired). A member who wishes to revisit the matter during that time must take action to revive consideration of the original motion [Rule 18(b), Motion 9].

Motion 7. To Postpone to a Certain Time or Day. If consideration of a motion has been postponed, a new motion with the same effect cannot be introduced while the postponed motion remains pending. A member who wishes to revisit the matter must wait until the specified time.

Motion 8. To Amend.

- (a) An amendment to a motion must be pertinent to the subject matter of the motion. An amendment is improper if adoption of the motion with that amendment added would have the same effect as rejection of the original motion. A proposal to substitute completely different wording for a motion

May 11, 2026, Ordinance Book No. 9**VALDESE TOWN COUNCIL – RULES OF PROCEDURES**

or an amendment shall be treated as a motion to amend.

- (b) A motion may be amended, and that amendment may be amended, but no further amendments may be made until the last-offered amendment is disposed of by a vote.
- (c) Any amendment to a proposed ordinance [order] [policy] [resolution] shall be recited by the mayor before the vote on the amendment.

Motion 9. To Revive Consideration. The council may vote to revive consideration of any substantive motion earlier deferred by adoption of Motion 6 of Rule 18(b). The motion is in order at any time within 100 days after the day of a vote to defer consideration. A substantive motion on which consideration has been deferred expires 100 days after the deferral unless a motion to revive consideration is adopted.

Motion 10. To Rescind or Repeal. The council may vote to rescind actions it has previously taken or to repeal items that it has previously adopted. The motion is not in order if rescission or repeal of an action is forbidden by law.

Rule 19. Renewal of Motion

A motion that is defeated may be renewed at any later meeting unless a motion to prevent reintroduction has been adopted.

Rule 20. Withdrawal of Motion

A motion may be withdrawn by the introducer at any time before it is amended or before the presiding officer puts the motion to a vote, whichever occurs first.

Rule 21. Duty to Vote

Every member must vote unless excused by the remaining members according to law. A member who wishes to be excused from voting shall so inform the presiding officer, who shall take a vote of the remaining members. No member shall be excused from voting except upon matters involving the consideration of his or her own financial interest or official conduct. In all other cases, a failure to vote by a member who is physically present in the council chamber, or who has withdrawn without being excused by a majority vote of the remaining members present, shall be recorded as an affirmative vote.

Rule 22. Introduction of Ordinances

A proposed ordinance shall be deemed to be introduced on the date the subject matter is first voted on by the council.

Rule 23. Adoption of Ordinances and Approval of Contracts

(a) Generally. An affirmative vote equal to a majority of all the members of the council not excused from voting on the question in issue (including the mayor's vote in case of an equal division) shall be required to adopt an ordinance, to take any action that has the effect of an ordinance, or to make, ratify, or authorize any contract on behalf of the city. In addition, no ordinance or action that has the effect of an ordinance may be finally adopted on the date on which it is introduced except by an affirmative vote equal to or greater than two-thirds of all the actual membership of the council, excluding vacant seats, and not including the mayor unless he or she has the right to vote on all questions before the council. No ordinance shall be adopted unless it has been reduced to writing before a vote on adoption is taken.

Rule 24. Adoption of the Budget Ordinance

Notwithstanding the provisions of the city charter, general law, or local act:

- (1) Any action with respect to the adoption or amendment of the budget ordinance may be taken at any regular or special meeting of the council by a simple majority of those present and voting, a quorum being present;

May 11, 2026, Ordinance Book No. 9**VALDESE TOWN COUNCIL – RULES OF PROCEDURES**

- (2) No action taken with respect to the adoption or amendment of the budget ordinance need be published or is subject to any other procedural requirement governing the adoption of ordinances or resolutions by the council; and
- (3) The adoption and amendment of the budget ordinance and the levy of taxes in the budget ordinance are not subject to the provisions of any city charter or local act concerning initiative or referendum.

During the period beginning with the submission of the budget to the council and ending with the adoption of the budget ordinance, the council may hold any special meetings that may be necessary to complete its work on the budget ordinance. Except for the notice requirements of the open meetings law, which continue to apply, no provision of law concerning the call of special meetings applies during that period so long as (a) each member of the board has actual notice of each special meeting called for the purpose of considering the budget, and (b) no business other than consideration of the budget is taken up. This rule does not allow, and may not be construed to allow, the holding of closed meetings or executive sessions by the council if it is otherwise prohibited by law from holding such a meeting or session.

Rule 25. Special Rules of Procedure

The board has no special rules at this time.

Rule 26. Closed Sessions

The council may hold closed sessions as provided by law. The council shall only commence a closed session after a motion to go into closed session has been made and adopted during an open meeting. The motion shall state the purpose of the closed session. If the motion is based on G.S. 143-318.11(a)(1) (closed session to prevent the disclosure of privileged or confidential information or information that is not considered a public record), it must also state the name or citation of the law that renders the information to be discussed privileged or confidential. If the motion is based on G.S. 143-318.11(a)(3) (consultation with attorney; handling or settlement of claims, judicial actions, or administrative procedures), it must identify the parties in any existing lawsuits concerning which the public body expects to receive advice during the closed session. The motion to go into closed session must be approved by the vote of a majority of those present and voting. The council shall terminate the closed session by a majority vote.

Only those actions authorized by statute may be taken in closed session. A motion to adjourn or recess shall not be in order during a closed session.

Rule 27. Quorum

A majority of the actual membership of the council plus the mayor, excluding vacant seats, shall constitute a quorum. A majority is more than half. A member who has withdrawn from a meeting without being excused by majority vote of the remaining members present shall be counted as present for purposes of determining whether or not a quorum is present.

Rule 28. Public Hearings

Public hearings required by law or deemed advisable by the council shall be organized by a special order (adopted by a majority vote) that sets forth the subject, date, place, and time of the hearing as well as any rules regarding the length of time allotted for each speaker, and other pertinent matters. The rules may include, but are not limited to, rules (a) fixing the maximum time allotted to each speaker; (b) providing for the designation of spokespersons for groups of persons supporting or opposing the same positions; (c) providing for the selection of delegates from groups of persons supporting or opposing the same positions when the number of persons wishing to attend the hearing exceeds the capacity of the hall (so long as arrangements are made, in the case of hearings subject to the open meetings law, for those excluded from the hall to listen to the hearing); and (d) providing for the maintenance of order and decorum in the conduct of the hearing.

All notice and other requirements of the open meetings law applicable to council meetings shall also apply to public hearings at which a majority of the council is present; such a hearing is considered to be

VALDESE TOWN COUNCIL – RULES OF PROCEDURES

part of a regular or special meeting of the council. These requirements also apply to hearings conducted by appointed or elected committees of the council, if a majority of the committee is present. A public hearing for which any notices required by the open meetings law or other provisions of law have been given may be continued to a time and place certain without further advertisement. The requirements of Rule 2(c) shall be followed in continuing a hearing at which a majority of the council is present.

The council may vote to delegate to city staff members, as appropriate, the authority to schedule, call, and give notice of public hearings required by law or the council. The council shall provide adequate guidelines to assist staff members in fulfilling this responsibility, and it shall not delegate the responsibility in cases where the council itself is required by law to call, schedule, or give notice of the hearing.

At the time appointed for the hearing, the mayor or his or her designee shall open the public hearing and then preside over it. When the allotted time of five minutes per person expires or when no one wishes to speak who has not done so, the presiding officer shall declare the hearing closed.

Rule 29. Quorum at Public Hearings

A quorum of the council shall be required at all public hearings required by state law. If a quorum is not present at such a hearing, the hearing shall be continued until the next regular council meeting without further advertisement.

Rule 30. Minutes

Full and accurate minutes of the council proceedings, including closed sessions, shall be kept. The board shall also keep a general account of any closed session so that a person not in attendance would have a reasonable understanding of what transpired. These minutes and general accounts shall be open to inspection of the public, except as otherwise provided in this rule. The exact wording of each motion and the results of each vote shall be recorded in the minutes, and on the request of any member of the council, the “ayes” and “noes” upon any question shall be taken. Members’ and other persons’ comments may be included in the minutes if the council approves.

Minutes and general accounts of closed sessions may be sealed by action of the council. Such sealed minutes and general accounts may be withheld from public inspection so long as public inspection would frustrate the purpose of the closed session.

Rule 31. Appointments

The council may consider and make appointments to other bodies, including its own committees, if any, only in open session. The council may not consider or fill a vacancy among its own membership except in open session.

Town staff liaisons to boards and commissions shall make recommendations to council for appointments/reappointments.

Rule 32. Committees and Boards

(a) Establishment and Appointment. The council or the mayor, if the mayor is delegated that power by the council, may establish and appoint members for such temporary and standing city committees and boards as are needed to help carry on the work of city government. Any specific provisions of law relating to particular committees and boards shall be followed.

(b) Open Meetings Law. The requirements of the open meetings law shall apply to all elected or appointed authorities, boards, commissions, councils, or other bodies of the city that are composed of two or more members and that exercise or are authorized to exercise legislative, policy-making, quasi-judicial, administrative, or advisory functions. However, the law’s requirements shall not apply to a meeting solely among the city’s professional staff.

May 11, 2026, Ordinance Book No. 9
VALDESE TOWN COUNCIL – RULES OF PROCEDURES

Rule 33. Amendment of the Rules

These rules may be amended at any regular meeting or at any properly called special meeting that includes amendment of the rules as one of the stated purposes of the meeting, so long as the amendment is consistent with the city charter, general law, and generally accepted principles of parliamentary procedure. Adoption of an amendment shall require an affirmative vote equal to or greater than two-thirds of all the actual membership of the council, excluding vacant seats, and not including the mayor.

Rule 34. Reference to *Robert's Rules of Order Newly Revised*

To the extent not provided for in these rules, and to the extent it does not conflict with North Carolina law or with the spirit of these rules, the council shall refer to *Robert's Rules of Order Newly Revised*, to answer unresolved procedural questions.

Adopted this ~~8th~~11th day of ~~December, 2025~~May, 2026.

Keith Huffman, Mayor

Jessica Lail, Town Clerk

May 11, 2026, Ordinance Book No. 9
VALDESE TOWN COUNCIL – RULES OF PROCEDURES

Meeting Procedures

When the Valdese Town Council conducts its meetings, it follows *Suggested Rules of Procedures for a City Council, third edition, by A. Fleming Bell, II, UNC School of Government*, as a guideline to ensure a fair and impartial hearing for one and all, that each person's rights will be protected, and that democratic rule prevails at each meeting.

Purpose: The purpose of this policy statement is to develop favored procedures for council to look to and follow. It is hoped that these procedures will facilitate communications between and among council members and staff, provide efficient and equitable procedures to follow in and out of public meetings, and provide general information and recommendations about how the council conducts Town business. This policy is based in large part on N.C. law, but the policy is not designed to create any additional rights or obligations and does not provide any procedural rights to any person. The failure of council or any other person to adhere to the recommended procedures described herein shall not affect the validity of any meeting or action taken by council. To the extent there is conflict or any discrepancy between these procedures and the N.C. General Statutes, case law, or Town ordinances (collectively "law"), the law shall prevail.

Rule 1. Regular Meetings

The council shall hold a regular meeting on the first Monday of each month, except that if a regular meeting day is a legal holiday or falls on Easter Monday, the meeting shall be held on the next business day. So that the annual budget may be approved before July 1, the council may hold its July meeting on the last Monday in June. The meeting shall be held at Valdese Town Hall Council Chambers and shall begin at 6:00 p.m. A copy of the council's current meeting schedule shall be filed with the town clerk.

Rule 2. Special, Emergency, and Recessed Meetings

Special Meetings.

The mayor, the mayor pro tempore, or any two members of the council may at any time call a special council meeting by signing a written notice stating the time and place of the meeting and the subjects to be considered. At least forty-eight hours before a special meeting called in this manner, written notice of the meeting stating its time and place and the subjects to be considered shall be (1) e-mailed or delivered to the mayor and each council member or left at his or her usual dwelling place; (2) posted on the council's principal bulletin board, or if none, at the door of the council's usual meeting room; and (3) e-mailed or delivered to each newspaper, radio station, television station, and person who has filed a written request for notice with the town clerk. Only those items of business specified in the notice may be transacted at a special meeting called in this manner, unless all members are present or have signed a written waiver of notice. [Even in such a case, the council shall only discuss or transact items of business not specified in the notice if it determines in good faith at the meeting that it is essential to discuss or act on the item immediately.]

A special meeting may also be called or scheduled by vote of the council in open session during another duly called meeting. The motion or resolution calling or scheduling the special meeting shall specify its time, place, and purpose. At least forty-eight hours before a special meeting called in this manner, notice of the time, place, and purpose of the meeting shall be (1) posted on the council's principal bulletin board; and (2) e-mailed or delivered to each newspaper, radio station, television station, and person who has filed a written request for notice with the town clerk. [Such notice shall also be e-mailed or delivered at least forty-eight hours before the meeting to each council member not present at the meeting at which the special meeting was called or scheduled, and to the mayor if he or she was not present at that meeting.] [Only those items of business specified in the notice may be discussed or transacted at a special meeting called in this manner, unless all members are present or those not present have signed a written waiver of notice, and the council determines in good faith at the meeting that it is essential to discuss or act on the item immediately.]

May 11, 2026, Ordinance Book No. 9
VALDESE TOWN COUNCIL – RULES OF PROCEDURES

(b) Emergency Meetings. Emergency meetings of the city council may be called only because of generally unexpected circumstances that require immediate consideration by the council. Only business connected with the emergency may be considered at an emergency meeting. One of the following two procedures must be followed to call an emergency meeting of the council.

(1) The mayor, the mayor pro tempore, or any two members of the council may at any time call an emergency council meeting by signing a written notice stating the time and place of the meeting and the subjects to be considered. The notice shall be e-mailed or delivered to the mayor and each council member or left at his or her usual dwelling place at least six hours before the meeting.

(2) An emergency meeting may be held at any time when the mayor and all members of the council are present and consent thereto, or when those not present have signed a written waiver of notice, but only in either case if the council complies with the notice provisions of the next paragraph.

Notice of an emergency meeting under (1) or (2) shall be given to each local newspaper, local radio station, and local television station. This notice shall be given either by telephone or e-mail.

(c) Recessed. A properly called regular, special, or emergency meeting may be recessed to a time and place certain by a procedural motion made and adopted as provided in Rule 18, Motion 2, in open session during the regular, special, or emergency meeting. The motion shall state the time and place when the meeting will reconvene. No further notice need be given of a recessed session of a properly called regular, special, or emergency meeting.

Rule 3. Organizational Meeting

On the date and at the time of the first regular meeting in December following a general election in which council members are elected, or at an earlier date, if any, set by the incumbent council, the newly elected members shall take and subscribe the oath of office. During this meeting, the council shall elect a mayor pro tempore. This organizational meeting shall not be held before the municipal election results are officially determined, certified, and published in accordance with Subchapter IX of Chapter 163 of the North Carolina General Statutes.

Rule 4. Agenda

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

(b) Consent Agenda. The council may designate a part of the agenda as the “consent agenda.” Items shall be placed on the consent agenda by those preparing the proposed agenda if they are judged to be noncontroversial and routine. Any member may remove an item from the consent agenda and place under “Item(s) Removed From Consent Agenda.” All items on the consent agenda shall be voted on and adopted by a single motion, with the minutes reflecting the action on each item.

(c) Open Meetings Requirements. The council shall not deliberate, vote, or otherwise take action on any matter by reference to a letter, number, or other designation, or other secret device or method, with the

May 11, 2026, Ordinance Book No. 9**VALDESE TOWN COUNCIL – RULES OF PROCEDURES**

intention of making it impossible for persons attending a meeting of the council to understand what is being deliberated, voted, or acted on. The council may, however, deliberate, vote, or otherwise take action by reference to an agenda, if copies of the agenda—sufficiently worded to enable the public to understand what is being deliberated, voted, or acted on—are available for public inspection at the meeting.

Rule 5. Public Comment

The council shall provide at least one period for public comment per month during a regular meeting, unless no regular meeting is held that month. Any individual or group who wishes to address the council shall inform the town clerk, any time prior to the start of the meeting, and provide their name, address and subject matter about which they wish to speak. Person(s) must be present if they wish to address the Council. Comments should be limited to five minutes per speaker.

Rule 6. Order of Business

The usual order of business for each regular business meeting shall be as follows:

1. Call Meeting to Order
2. Invocation
3. Pledge of Allegiance
4. Informational Items
 - A. Reading Material
5. Approval of Agenda
6. Approval of Meeting Minutes
7. Presentations
8. Scheduled Public Hearings
9. Public Comments
10. Consent Agenda: All items below are considered to be 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 11.
11. New Business
12. Town Manager's Report
13. Mayor and Council Comments
14. Closed Session
15. Adjournment

Without objection, the Mayor (or Presiding Officer) may call agenda items in any order most convenient for dispatch of business.

Rule 7. Office of Mayor

The mayor shall preside at all meetings of the council but shall have the right to vote only when there is a tie. In order to address the council, a member must be recognized by the mayor. The mayor or other presiding officer shall have the following powers:

May 11, 2026, Ordinance Book No. 9**VALDESE TOWN COUNCIL – RULES OF PROCEDURES**

- (a) To rule motions in or out of order, including any motion patently offered for obstructive or dilatory purposes;
- (b) To determine whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks and to entertain and rule on objections from other members on this ground;
- (c) To entertain and answer questions of parliamentary law or procedure;
- (d) To call a brief recess at any time;
- (e) To adjourn in an emergency.

A decision by the presiding officer under (a), (b), or (c) may be appealed to the council upon motion of any member, pursuant to Rule 18(b), Motion 1. Such a motion is in order immediately after a decision under (a), (b), or (c) is announced and at no other time. The member making the motion need not be recognized by the presiding officer, and the motion if timely made may not be ruled out of order.

Rule 8. Office of Mayor Pro Tempore

At the organizational meeting, the council shall elect from among its members a mayor pro tempore to serve at the council's pleasure. A council member who serves as mayor pro tempore shall be entitled to vote on all matters and shall be considered a council member for all purposes, including the determination of whether a quorum is present. In the mayor's absence, the council may confer on the mayor pro tempore any of the mayor's powers and duties. If the mayor should become physically or mentally unable to perform the duties of his or her office, the council may by unanimous vote declare that the mayor is incapacitated and confer any of the mayor's powers and duties on the mayor pro tempore. When a mayor declares that he or she is no longer incapacitated, and a majority of the council concurs, the mayor shall resume the exercise of his or her powers and duties. If both the mayor and mayor pro tempore are absent from a meeting, the council may elect from among its members a temporary chairman to preside at the meeting.

Rule 9. When the Presiding Officer Is in Active Debate

If the mayor or other presiding officer becomes actively engaged in debate on a particular proposal, he or she may designate another council member to preside over the debate. The mayor or other presiding officer shall resume presiding as soon as action on the matter is concluded.

Rule 10. Action by the Council

The council shall proceed by motion. Any member may make a motion.

Rule 11. Second to the Motion

Second to the motion will be required.

Rule 12. One Motion at a Time

A member may make only one motion at a time.

Rule 13. Substantive Motions

A substantive motion is out of order while another substantive motion is pending.

Rule 14. Adoption by Majority Vote

A motion shall be adopted by a majority of the votes cast, a quorum as defined in Rule 27 being present, unless otherwise required by these rules or the laws of North Carolina. A majority is more than half.

Rule 15. Voting

The council will vote verbally. In case of a split vote the mayor will call for the ayes or noes. The mayor may also ask for the vote by show of hands.

May 11, 2026, Ordinance Book No. 9
VALDESE TOWN COUNCIL – RULES OF PROCEDURES

Rule 16. Debate

The mayor shall state the motion and then open the floor to debate on it. The mayor shall preside over the debate according to the following general principles:

- (a) The maker of the motion is entitled to speak first;
- (b) A member who has not spoken on the issue shall be recognized before someone who has already spoken;
- (c) To the extent possible, the debate shall alternate between proponents and opponents of the measure.

Rule 17. Ratification of Actions

To the extent permitted by law, the council may ratify actions taken on its behalf but without its prior approval. A motion to ratify is a substantive motion.

Rule 18. Procedural Motions

(a) **Certain Motions Allowed.** In addition to substantive proposals, only the following procedural motions, and no others, are in order. Unless otherwise noted, each motion is debatable, may be amended, and requires a majority of the votes cast, a quorum being present, for adoption. Procedural motions are in order while a substantive motion is pending and at other times, except as otherwise noted.

(b) **Order of Priority of Motions.** In order of priority, the procedural motions are

Motion 1. To Appeal a Procedural Ruling of the Presiding Officer. A decision of the presiding officer ruling a motion in or out of order, determining whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks, or entertaining and answering a question of parliamentary law or procedure may be appealed to the council, as specified in Rule 7. This appeal is in order immediately after such a decision is announced and at no other time. The member making the motion need not be recognized by the presiding officer and the motion, if timely made, may not be ruled out of order.

Motion 2. To Adjourn. This motion may be made only at the conclusion of council consideration of a pending substantive matter; it may not interrupt deliberation of a pending matter. A motion to recess [or adjourn] to a time and place certain shall also comply with the requirements of Rule 2(c).

Motion 3. To Take a Brief Recess.

Motion 4. To Go into Closed Session. The council may go into closed session only for one or more of the permissible purposes listed in G.S. 143-318.11(a). The motion to go into closed session shall cite one or more of these purposes and shall be adopted at an open meeting. A motion based on G.S. 143-318.11(a)(1) shall also state the name or citation of the law that renders the information to be discussed privileged or confidential. A motion based on G.S. 143-318(a)(3) shall identify the parties in each existing lawsuit concerning which the council expects to receive advice during the closed session, if in fact such advice is to be received.

Motion 5. To Leave Closed Session.

Motion 6. To Defer Consideration -- Table. The council may defer a substantive motion for later consideration at an unspecified time. A substantive motion the consideration of which has been deferred expires 100 days thereafter unless a motion to revive consideration is adopted. If consideration of a motion has been deferred, a new motion with the same effect cannot be introduced while the deferred motion remains pending (has not expired). A member who wishes to revisit the matter during that time must take action to revive consideration of the original motion [Rule 18(b), Motion 9].

Motion 7. To Postpone to a Certain Time or Day. If consideration of a motion has been postponed, a new motion with the same effect cannot be introduced while the postponed motion remains pending. A member who wishes to revisit the matter must wait until the specified time.

VALDESE TOWN COUNCIL – RULES OF PROCEDURES

Motion 8. To Amend.

- (a) An amendment to a motion must be pertinent to the subject matter of the motion. An amendment is improper if adoption of the motion with that amendment added would have the same effect as rejection of the original motion. A proposal to substitute completely different wording for a motion or an amendment shall be treated as a motion to amend.
- (b) A motion may be amended, and that amendment may be amended, but no further amendments may be made until the last-offered amendment is disposed of by a vote.
- (c) Any amendment to a proposed ordinance [order] [policy] [resolution] shall be recited by the mayor before the vote on the amendment.

Motion 9. To Revive Consideration. The council may vote to revive consideration of any substantive motion earlier deferred by adoption of Motion 6 of Rule 18(b). The motion is in order at any time with 100 days after the day of a vote to defer consideration. A substantive motion on which consideration has been deferred expires 100 days after the deferral unless a motion to revive consideration is adopted.

Motion 10. To Rescind or Repeal. The council may vote to rescind actions it has previously taken or to repeal items that it has previously adopted. The motion is not in order if rescission or repeal of an action is forbidden by law.

Rule 19. Renewal of Motion

A motion that is defeated may be renewed at any later meeting unless a motion to prevent reintroduction has been adopted.

Rule 20. Withdrawal of Motion

A motion may be withdrawn by the introducer at any time before it is amended or before the presiding officer puts the motion to a vote, whichever occurs first.

Rule 21. Duty to Vote

Every member must vote unless excused by the remaining members according to law. A member who wishes to be excused from voting shall so inform the presiding officer, who shall take a vote of the remaining members. No member shall be excused from voting except upon matters involving the consideration of his or her own financial interest or official conduct. In all other cases, a failure to vote by a member who is physically present in the council chamber, or who has withdrawn without being excused by a majority vote of the remaining members present, shall be recorded as an affirmative vote.

Rule 22. Introduction of Ordinances

A proposed ordinance shall be deemed to be introduced on the date the subject matter is first voted on by the council.

Rule 23. Adoption of Ordinances and Approval of Contracts

(a) Generally. An affirmative vote equal to a majority of all the members of the council not excused from voting on the question in issue (including the mayor's vote in case of an equal division) shall be required to adopt an ordinance, to take any action that has the effect of an ordinance, or to make, ratify, or authorize any contract on behalf of the city. In addition, no ordinance or action that has the effect of an ordinance may be finally adopted on the date on which it is introduced except by an affirmative vote equal to or greater than two-thirds of all the actual membership of the council, excluding vacant seats, and not including the mayor unless he or she has the right to vote on all questions before the council. No ordinance shall be adopted unless it has been reduced to writing before a vote on adoption is taken.

Rule 24. Adoption of the Budget Ordinance

Notwithstanding the provisions of the city charter, general law, or local act:

VALDESE TOWN COUNCIL – RULES OF PROCEDURES

- (1) Any action with respect to the adoption or amendment of the budget ordinance may be taken at any regular or special meeting of the council by a simple majority of those present and voting, a quorum being present;
- (2) No action taken with respect to the adoption or amendment of the budget ordinance need be published or is subject to any other procedural requirement governing the adoption of ordinances or resolutions by the council; and
- (3) The adoption and amendment of the budget ordinance and the levy of taxes in the budget ordinance are not subject to the provisions of any city charter or local act concerning initiative or referendum.

During the period beginning with the submission of the budget to the council and ending with the adoption of the budget ordinance, the council may hold any special meetings that may be necessary to complete its work on the budget ordinance. Except for the notice requirements of the open meetings law, which continue to apply, no provision of law concerning the call of special meetings applies during that period so long as (a) each member of the board has actual notice of each special meeting called for the purpose of considering the budget, and (b) no business other than consideration of the budget is taken up. This rule does not allow, and may not be construed to allow, the holding of closed meetings or executive sessions by the council if it is otherwise prohibited by law from holding such a meeting or session.

Rule 25. Special Rules of Procedure

The board has no special rules at this time.

Rule 26. Closed Sessions

The council may hold closed sessions as provided by law. The council shall only commence a closed session after a motion to go into closed session has been made and adopted during an open meeting. The motion shall state the purpose of the closed session. If the motion is based on G.S. 143-318.11(a)(1) (closed session to prevent the disclosure of privileged or confidential information or information that is not considered a public record), it must also state the name or citation of the law that renders the information to be discussed privileged or confidential. If the motion is based on G.S. 143-318.11(a)(3) (consultation with attorney; handling or settlement of claims, judicial actions, or administrative procedures), it must identify the parties in any existing lawsuits concerning which the public body expects to receive advice during the closed session. The motion to go into closed session must be approved by the vote of a majority of those present and voting. The council shall terminate the closed session by a majority vote.

Only those actions authorized by statute may be taken in closed session. A motion to adjourn or recess shall not be in order during a closed session.

Rule 27. Quorum

A majority of the actual membership of the council plus the mayor, excluding vacant seats, shall constitute a quorum. A majority is more than half. A member who has withdrawn from a meeting without being excused by majority vote of the remaining members present shall be counted as present for purposes of determining whether or not a quorum is present.

Rule 28. Public Hearings

Public hearings required by law or deemed advisable by the council shall be organized by a special order (adopted by a majority vote) that sets forth the subject, date, place, and time of the hearing as well as any rules regarding the length of time allotted for each speaker, and other pertinent matters. The rules may include, but are not limited to, rules (a) fixing the maximum time allotted to each speaker; (b) providing for the designation of spokespersons for groups of persons supporting or opposing the same positions; (c) providing for the selection of delegates from groups of persons supporting or opposing the same positions when the number of persons wishing to attend the hearing exceeds the capacity of the hall (so long as arrangements are made, in the case of hearings subject to the open meetings law, for those excluded from the hall to listen to the hearing); and (d) providing for the maintenance of order and decorum in the conduct of the hearing.

May 11, 2026, Ordinance Book No. 9
VALDESE TOWN COUNCIL – RULES OF PROCEDURES

All notice and other requirements of the open meetings law applicable to council meetings shall also apply to public hearings at which a majority of the council is present; such a hearing is considered to be part of a regular or special meeting of the council. These requirements also apply to hearings conducted by appointed or elected committees of the council, if a majority of the committee is present. A public hearing for which any notices required by the open meetings law or other provisions of law have been given may be continued to a time and place certain without further advertisement. The requirements of Rule 2(c) shall be followed in continuing a hearing at which a majority of the council is present.

The council may vote to delegate to city staff members, as appropriate, the authority to schedule, call, and give notice of public hearings required by law or the council. The council shall provide adequate guidelines to assist staff members in fulfilling this responsibility, and it shall not delegate the responsibility in cases where the council itself is required by law to call, schedule, or give notice of the hearing.

At the time appointed for the hearing, the mayor or his or her designee shall open the public hearing and then preside over it. When the allotted time of five minutes per person expires or when no one wishes to speak who has not done so, the presiding officer shall declare the hearing closed.

Rule 29. Quorum at Public Hearings

A quorum of the council shall be required at all public hearings required by state law. If a quorum is not present at such a hearing, the hearing shall be continued until the next regular council meeting without further advertisement.

Rule 30. Minutes

Full and accurate minutes of the council proceedings, including closed sessions, shall be kept. The board shall also keep a general account of any closed session so that a person not in attendance would have a reasonable understanding of what transpired. These minutes and general accounts shall be open to inspection of the public, except as otherwise provided in this rule. The exact wording of each motion and the results of each vote shall be recorded in the minutes, and on the request of any member of the council, the “ayes” and “noes” upon any question shall be taken. Members’ and other persons’ comments may be included in the minutes if the council approves.

Minutes and general accounts of closed sessions may be sealed by action of the council. Such sealed minutes and general accounts may be withheld from public inspection so long as public inspection would frustrate the purpose of the closed session.

Rule 31. Appointments

The council may consider and make appointments to other bodies, including its own committees, if any, only in open session. The council may not consider or fill a vacancy among its own membership except in open session.

Town staff liaisons to boards and commissions shall make recommendations to council for appointments/reappointments.

Rule 32. Committees and Boards

(a) Establishment and Appointment. The council or the mayor, if the mayor is delegated that power by the council, may establish and appoint members for such temporary and standing city committees and boards as are needed to help carry on the work of city government. Any specific provisions of law relating to particular committees and boards shall be followed.

(b) Open Meetings Law. The requirements of the open meetings law shall apply to all elected or appointed authorities, boards, commissions, councils, or other bodies of the city that are composed of two or more members and that exercise or are authorized to exercise legislative, policy-making, quasi-judicial, administrative, or advisory functions. However, the law’s requirements shall not apply to a meeting solely among the city’s professional staff.

May 11, 2026, Ordinance Book No. 9
VALDESE TOWN COUNCIL – RULES OF PROCEDURES

Rule 33. Amendment of the Rules

These rules may be amended at any regular meeting or at any properly called special meeting that includes amendment of the rules as one of the stated purposes of the meeting, so long as the amendment is consistent with the city charter, general law, and generally accepted principles of parliamentary procedure. Adoption of an amendment shall require an affirmative vote equal to or greater than two-thirds of all the actual membership of the council, excluding vacant seats, and not including the mayor.

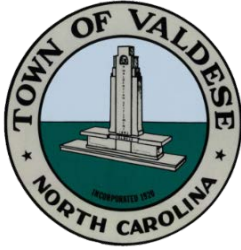
Rule 34. Reference to *Robert's Rules of Order Newly Revised*

To the extent not provided for in these rules, and to the extent it does not conflict with North Carolina law or with the spirit of these rules, the council shall refer to *Robert's Rules of Order Newly Revised*, to answer unresolved procedural questions.

Adopted this 11th day of May, 2026.

Keith Huffman, Mayor

Jessica Lail, Town Clerk



AGENDA
www.townofvaldese.com

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

Thursday, May 28, 2026
6:00 p.m., Valdese Town Hall, Council Chambers

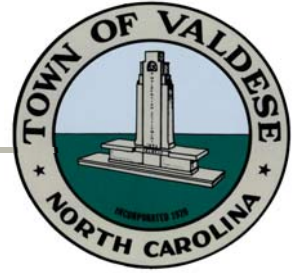
The Town Council Meeting will be live-streamed on YouTube [@townofvaldese](https://www.youtube.com/@townofvaldese).

- 1. CALL MEETING TO ORDER**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. INFORMATIONAL ITEMS**
- 5. APPROVAL OF AGENDA**
- 6. APPROVAL OF MEETING MINUTES**
- 7. PRESENTATIONS**
- 8. SCHEDULED PUBLIC HEARINGS**
- 9. PUBLIC COMMENTS**
Each speaker is limited to five (5) minutes. To participate, please pre-register by emailing the Clerk prior to the meeting, or sign in with the Clerk before the meeting begins.
- 10. CONSENT AGENDA**
All items below are considered to be 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 11.
- 11. NEW BUSINESS**
- 12. TOWN MANAGER'S REPORT**
- 13. MAYOR AND COUNCIL COMMENTS**
- 14. CLOSED SESSION – If Needed**
- 15. 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.

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Town Manager Todd Herms

Subject: Approval of Resolution Amending Water Shortage Response Plan

Meeting: May 11, 2026

Presenter: Town Manager Todd Herms

ITEM OF INTEREST:

Approval of Resolution Amending Water Shortage Response Plan

BACKGROUND INFORMATION:

The Town of Valdese previously adopted the Valdese Water Shortage Response Plan dated August 29, 2023, in accordance with NCGS § 143-355(l). The plan currently includes contact information for specific personnel; however, those individuals are no longer with the organization, making portions of the information outdated. To ensure the plan remains accurate and easier to maintain moving forward, staff recommends revising the contact section to reference staff titles and office telephone numbers rather than individual names; and

Amendment to Levels of Response Section. Section III. Mandatory Reductions I under Stage 2 is hereby amended to prohibit the filling of temporary and permanent swimming pools.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

Approve the Resolution Amending the Water Shortage Response Plan

LIST OF ATTACHMENTS:

Resolution Amending Water Shortage Response Plan
Amended Water Shortage Response Plan

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

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

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

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

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

Authorization

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

Valdese Town Manager
Phone: (828) 879-2116

Water Plant Superintendent
Phone: (828) 874-6788

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

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

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

[AFFIX SEAL]

ATTEST:

By: _____
Keith Huffman, Mayor

Jessica Lail, Town Clerk

Water Shortage Response Plan
Town of Valdese, North Carolina
August 29, 2023

The procedures herein are written to reduce potable water demand and supplement existing drinking water supplies whenever existing water supply sources are inadequate to meet current demands for potable water.

I. Authorization

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

Valdese Town Manager
Phone: (828) 879-2116

Water Plant Superintendent
Phone: (828) 874-6788

II. Notification

The following notification methods will be used to inform water system employees and customers of a water shortage declaration: employee e-mail announcements, notices at municipal buildings, notices in water bills and on the Town of Valdese website homepage. Required water shortage response measures will be communicated through PSA announcements on local radio and cable stations, and on the Town of Valdese website. Declaration of emergency water restrictions or water rationing will be communicated to all customers by telephone through use of reverse 911.

III. Levels of Response (Taken from the Catawba LIP)

Five levels of water shortage response are outlined in the table below. The five levels of water shortage response are: voluntary reductions, mandatory reductions I and II, emergency reductions and water rationing. A detailed description of each response level and corresponding water reduction measures follow below.

Stage	Response	Description
1	Voluntary Reductions	All water users except Commercial and Industrial are encouraged to reduce their water use and improve water use efficiency; however, no penalties apply for noncompliance. Water supply conditions indicate a potential for shortage.
2	Mandatory Reductions I	All water users except Commercial and Industrial must abide with required water use reduction and efficiency measures; penalties apply for noncompliance. Water supply conditions are significantly lower than the seasonal norm and water shortage conditions are expected to persist.
3	Mandatory Reductions II	Same as in Stage 2
4	Emergency Reductions	Water supply conditions are substantially diminished and pose an imminent threat to human health or environmental integrity.
5	Water Rationing	Water supply conditions are substantially diminished and remaining supplies must be allocated to preserve human health and environmental integrity.

In Stage 1, Voluntary Reductions, all water users will be asked to reduce their normal water use by 5%. Customer education and outreach programs will encourage water conservation and efficiency measures including: irrigating landscapes at a minimum of two days per week, a maximum of one inch per week; preventing water waste, runoff and watering impervious surfaces; reduction of residential vehicle washing; washing only full loads in clothes and dishwashers; using spring-loaded nozzles on garden hoses; and identifying and repairing all water leaks.

In Stage 2, Mandatory Reductions I, all customers are expected to reduce their water use by 10% in comparison to their previous month's water bill. In addition to continuing to encourage all voluntary reduction actions, the following restrictions apply: irrigation is limited to a half inch per week between 8PM and 8AM two day a week; **filling temporary and permanent swimming pools is prohibited**; outdoor use of water for washing impervious surfaces is prohibited; residential vehicle washing is prohibited; all testing and training purposes requiring drinking water (e.g. fire protection) is limited.

In Stage 3, Mandatory Reductions II, customers must continue actions from all previous stages and further reduce water use by 20% compared to their previous month's water bill. Limit lawn and landscape irrigation to no more than one day a week. Prioritize and meet with commercial and industrial large water customers and meet to discuss strategies for water reduction measures including development of an activity schedule and contingency plans.

In Stage 4, Emergency Reductions, customers must continue all actions from previous stages and further reduce their water use by 25% compared to their previous month's water bill. A ban on all use of drinking water except to protect public health and safety is

implemented. Prioritize and meet with commercial and industrial large water customers and meet to discuss strategies for water reduction measures including development of an activity schedule and contingency plans. Prepare to implement Emergency Plan.

The goal of Stage 5, Water Rationing, is to provide drinking water to protect public health (e.g. residences, residential health care facilities and correctional facilities). In Stage 5, all customers are only permitted to use water at the minimum required for public health protection. Firefighting is the only allowable outdoor water use and pickup locations for distributing potable water will be announced according to Valdese's Emergency Response Plan.

IV. Triggers

The water source for Valdese is Lake Rhodhiss, located in the Catawba River Basin. The triggers are set by the Catawba LIP. These triggers are:

USGS Streamflow Trigger- based on a four month rolling average.

Drought Monitor- use weekly county data to arrive at a composite Drought Monitor Condition for the entire basin (Basin 25% Method).

Groundwater Well Levels-use in advisory role only

Standardized Precipitation Index- used as a guide because of volatile data.

Storage Index- based on full pond being at 100% and stage 4 being at 40% of full pond.

Triggers are routinely checked by the Catawba-Wateree Drought Management Advisory Group.

Return to Normal

When water shortage conditions have abated and the situation is returning to normal, water conservation measures employed during each phase should be decreased in reverse order of implementation. Permanent measures directed toward long-term monitoring and conservation should be implemented or continued so that the community will be in a better position to prevent shortages and respond to recurring water shortage conditions.

V. Enforcement

The provisions of the water shortage response plan will be enforced by Town of Valdese utility department and police personnel. Violators may be reported to the Town's phone line or the e-mail contact listed on the Town's website. Citations are

assessed according to the following schedule depending on the number of prior violations and current level of water shortage.

Water Shortage Level	First Violation	Second Violation	Third Violation
Voluntary Reductions	N/A	N/A	N/A
Mandatory Reductions (Stages 2 and 3)	Warning	\$250	Discontinuation of Service
Emergency Reductions	\$250	Discontinuation of Service	Discontinuation of Service
Water Rationing	\$500	Discontinuation of Service	Discontinuation of Service

VI. Public Comment

Customers will have multiple opportunities to comment on the provisions of the water shortage response plan. First, a draft plan will be available at Town Hall for customers to view. A notice will be included in customer water bill notifying them of such. Also a draft plan will be published on the Town of Valdese website. A public hearing will be scheduled with notice printed in all customer water bills to collect comments on the draft. All subsequent revisions to the draft plan will be published at least 30 days prior to an adoption vote by Valdese's Town Council.

VII. Variance Protocols

Applications for water use variance requests are available from the Town of Valdese website and Town Hall. All applications must be submitted to the Town Hall for review by the Town Manager or his or her designee. A decision to approve or deny individual variance requests will be determined within two weeks of submittal after careful consideration of the following criteria: impact on water demand, expected duration, alternative source options, social and economic importance, purpose (i.e. necessary use of drinking water) and the prevention of structural damage.

VIII. Effectiveness

The effectiveness of the Valdese water shortage response plan will be determined by comparing the stated water conservation goals with observed water use reduction data. Other factors to be considered include frequency of plan activation, any problem periods without activation, total number of violation citations, desired reductions attained and evaluation of demand reductions compared to the previous year's seasonal data.

IX. Revision

The water shortage response plan will be reviewed and revised as needed to adapt to new circumstances affecting water supply and demand, following implementation of emergency restrictions, and at a minimum of every five years in conjunction with the updating of our Local Water Supply Plan. Further, a water shortage response planning work group will review procedures following each emergency or rationing stage to recommend any necessary improvements to the plan to Valdese's Town Council. The Town of Valdese Manager is responsible for initiating all subsequent revisions.

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: May 11, 2026

Presenter: Bo Weichel, Assistant Town Manager/CFO

ITEM OF INTEREST:

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

BACKGROUND INFORMATION:

The Town has received an offer on a vacant parcel located at 0 Praley St SW.

This parcel has no value or benefit to Town operations. It has been in the possession of the Town since 2012.

Acreage: 1.04

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

The Town has been offered \$20,000 for this parcel. The required offer deposit of 5% has been received.

There are several steps to sell a Town owned property:

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

BUDGET IMPACT:

None.

RECOMMENDATION / OPTIONS:

Approve the RESOLUTION AUTHORIZING UPSET BID PROCESS

LIST OF ATTACHMENTS:

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

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

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

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

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

2. **OFFER/PURCHASE PRICE:** The purchase price offered is \$ 20,000 and shall be paid as follows:

(a) \$1000, representing a 5% deposit paid by certified check (bank certified check or money order) with the delivery of this contract, to be held in escrow by the Town of Valdese, until the sale is closed, as which time it will be credited to Buyer, or until this contract is otherwise terminated and it is disbursed to Buyer.

(b) \$19,000, 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: 04/29/26

Buyer:  (Seal)

Address: 215 Boone Heights Drive Ste. 107 Boone
Boone, NC 28607

Phone: 828-262-9807

Email: jason@valorenterprisesinc.com

Date of Acceptance: _____

Seller: Town of Valdese

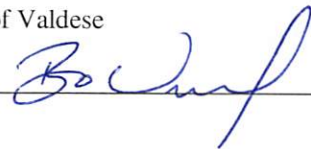
By: _____
Town Manager

Council Resolution Date: _____

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: 4/29/26

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

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

WHEREAS, the Town of Valdese (the “Town”) is the owner of that certain tract or parcel of real property (the “Property”) situated in Lovelady Township, Valdese, North Carolina commonly known as 0 Praley Street SW, Valdese, North Carolina, PIN: 2733814911, REID: 63014;

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

WHEREAS, on April 29, 2026, Valor Enterprises, LLC offered to purchase the Property from the Town twenty thousand and 00/100 Dollars (\$20,000.00) and deposited one thousand and 00/100 Dollars (\$1,000.00), or five percent (5%) of its bid, with the Town Clerk.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Town Council authorizes sale of the Property through the upset bid procedure of N.C. Gen. Stat. §160A-269. The Town Clerk shall cause a notice of the proposed sale to be published. The notice shall contain a general description of the Property, the amount and terms of the offer, and a notice that within ten (10) days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder.
2. Persons wishing to upset the offer that have been received shall submit a sealed bid with their offer to the office of the Town Clerk within ten (10) days after the notice of sale is published. At the conclusion of the 10-day period, the Town Clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
3. If a qualifying higher bid is received, the Town Clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Town Council. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.

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

5. The terms of the final sale are that:

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

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

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

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

[SEAL]

ATTEST:

By: _____
Keith Huffman, Mayor

Jessica Lail, Town Clerk

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: May 11, 2026
Presenter: Bo Weichel, Assistant Town Manager / CFO

ITEM OF INTEREST:

Offer to purchase building at 215 Main St. E

BACKGROUND INFORMATION:

The Town has received an offer for this property.

Appraised Value per Burke County GIS: \$361,770

The Town has been offered \$360,000. 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:

Proceeds would be placed into the Public Safety building project fund.

RECOMMENDATION / OPTIONS:

Consider the RESOLUTION AUTHORIZING UPSET BID PROCESS

LIST OF ATTACHMENTS:

1. Offer to Purchase
2. Resolution Authorizing Upset Bid Process

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

Three Brothers 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: 215 Main St E Valdese NC 28690
Legal Description: _____

2. **OFFER/PURCHASE PRICE:** The purchase price offered is \$ 360,000 and shall be paid as follows:

(a) 18,000 _____, representing a 5% deposit paid by _____ (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) 342,000 _____, 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: 4-21-26 Date of Acceptance: _____
Buyer: Three Brothers Properties LLC (Seal) Seller: Town of Valdese
Address: PO Box 909 Valdese NC 28690 By: _____
Phone: 828-874-3250 Town Manager
Email: farris@farrisins.com Council Resolution Date: _____

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: 4/29/26 Town of Valdese
By: [Signature]

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

**RESOLUTION AUTHORIZING UPSET BID PROCESS ON
215 MAIN STREET E, VALDESE, NC**

WHEREAS, the Town of Valdese (the “Town”) is the owner of that certain tract or parcel of real property (the “Property”) situated in Lovelady Township, Valdese, North Carolina commonly known as 215 Main Street E, Valdese, North Carolina, PIN: 2743041998, REID: 30953;

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Town Council authorizes sale of the Property through the upset bid procedure of N.C. Gen. Stat. §160A-269. The Town Clerk shall cause a notice of the proposed sale to be published. The notice shall contain a general description of the Property, the amount and terms of the offer, and a notice that within ten (10) days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder.
2. Persons wishing to upset the offer that have been received shall submit a sealed bid with their offer to the office of the Town Clerk within ten (10) days after the notice of sale is published. At the conclusion of the 10-day period, the Town Clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
3. If a qualifying higher bid is received, the Town Clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Town Council. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.

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

5. The terms of the final sale are that:

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

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

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

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

[SEAL]

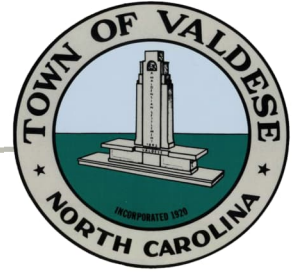
ATTEST:

By: _____
Keith Huffman, Mayor

Jessica Lail, Town Clerk

Town of Valdese

AGENDA MEMO



Resolution Ordinance Contract Discussion Information Only

To: Valdese Town Council

From: Bo Weichel, Assistant Town Manager / CFO

Subject: Childrens Park Upgrades

Meeting: May 11, 2026

Presenter: Bo Weichel

ITEM OF INTEREST:

Setup a capital project ordinance (CPO) for park upgrades including playground equipment and stream bank repairs.

BACKGROUND INFORMATION:

The Valdese Children's Memorial Park is a 53 year old park. Weather events over time have led to stream bank collapse. These areas need repair for safety reasons. Additionally, the banks will be reworked in a manner to minimize flooding in the park while offering. Additionally, the play equipment in the park has been in place for approximately 30 years. It is outdated and obsolete. Parts were having to be custom made for any repairs. Donations and grants have been provided to repair the stream banks and to fund updated play equipment in the park.

BUDGET IMPACT:

None. Project is funded by private donation and grants.

RECOMMENDATION / OPTIONS:

Staff recommends the adoption of this ordinance to setup the proper accounting to finance the project.

LIST OF ATTACHMENTS:

Capital Project Ordinance #33

TOWN OF VALDESE
CHILDRENS PARK UPGRADES
CAPITAL PROJECT ORDINANCE

Be it ordained by the Town Council of the Town of Valdese that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby adopted.

Section 1. The project authorized is the Childrens Park Upgrades located at 102 Torre Pellice St SE. This project involves stream bank restoration and replacing playground equipment. The project will be funded by a combination of private donation and grants.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the terms of the program ordinance and the budget contained herein.

Section 3. The following revenues are anticipated to be available to contribute to this project:

Source	Amount	Assigned Account Number
Private Donation	\$ 100,000	33.3900.000
Grant-Friends of Valdese Rec	20,000	33.3900.001
Grant-Rotarian	55,000	33.3900.002

	\$ 175,000	
	=====	

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

Source	Amount	Assigned Account Number
Upgrades	\$ 175,000	33.6200.000

	\$ 175,000	
	=====	

Section 5. The finance officer is hereby directed to maintain within the Project Fund sufficient specific detailed accounting records to provide the accounting to town council required by the program procedures, loan agreement(s), grant agreement(s) and state regulations.

Section 6. Funds may be advanced from the General Fund for the purpose of making payments as due.

Section 7. The finance officer is directed to report quarterly on the financial status of each project element in Section 4 and on the total revenues received or claimed.

Section 8. The budget officer is directed to include a detailed analysis of the past and future cost and revenues on this project in every budget submission made to this board.

Section 9: Copies of this project ordinance shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 11th day of May 2026.

Keith Huffman, Mayor

Jessica Lail, Town Clerk