AGENDA
www.townofvaldese.com

Town of Valdese Town Council – Special Called Meeting **Monday, November 24, 2025**
102 Massel Avenue SW, Valdese, NC **6:00 p.m., Valdese Town Hall, Council Chambers**

The Town Council Meeting will be live-streamed on YouTube @townofvaldese.

1. **Call Meeting to Order**

2. **Invocation** *(Led by the VPD Volunteer Chaplain Matt Matthews, Waldensian Presbyterian Church Co Pastor)*

3. **Pledge of Allegiance**

4. **Singing of the National Anthem** *(VPD Officer George Isbell)*

5. **Informational Items**

   A. Reading Material

6. **Oaths of Office Administered by Burke County Clerk of Superior Court Crystal Carpenter:** Ward 1, Ward 2, Ward 3, Mayor

7. **Recess for 10 Minutes –** *Council Congratulations and Photos*

8. **Open Forum/Public Comment**

9. **Consent Agenda**
   All items below are considered routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests. In which event, the item will be removed from the Consent Agenda and considered under Item 10.

   A. Approval of Pre-Agenda Meeting Minutes of September 29, 2025

   B. Approval of Closed Session Minutes of September 29, 2025

   C. Approval of Regular Meeting Minutes of October 6, 2025

   D. Approval of Closed Session Minutes of October 6, 2025

   E. Approval of Special Called Meeting Minutes of October 30, 2025

10. **New Business**

   A. Proclamation for Burke County, NC Nonprofit Day (aka 1BurkeGives) *(Presented by BCUW Board Member Sherri Watts & Mayor)*

B. Council Organizational Meeting *(Presented by Mayor)*
- Mayor Pro Tem
- Boards/Commissions/Committees

C. Approval of Resolution Adopting 2026 Town Council Meeting Schedule *(Presented by Mayor)*

11. Town Manager's Report

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

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

C. Next Agenda Review Council meeting is scheduled for Monday, December 1, 2025, 6:00 p.m., Council Chambers, Valdese Town Hall

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

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

12. Mayor and Council Comments

13. 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

NOVEMBER

Agenda

Bluegrass at the Rock welcomes Daniel Grindstaff & Uptown Troubadours
Nov. 1 @ 7:30pm - Tickets $25 in advance & $30 at the door - Old Rock School Auditorium
Order online at bluegrassattherock.com or call 828-879-2129

Valdese Town Council Meeting Nov. 24 - at 6pm
Swear in new Elects | Town Hall Council Chambers - 102 Massel Ave SW
Agenda available at townofvaldese.com

Christmas in November Craft & Gift Show
Nov. 7 from 4-8pm, Nov. 8 from 9-2pm at the Old Rock School
$2 admission per person - Enjoy handmade Christmas crafts from over 80 vendors

Rock School Arts Foundation Exhibit & Competition
Nov. 15 - Dec. 31 - Free Reception Nov. 19 from 4-5:30pm - Awards at 5pm | Middle & High Schools

Trail of Lights at the Trail of Faith
November 25-December 24 from 6-9pm | Donations Accepted | 6-9pm
Find out more at: waldensiantrailoffaith.org or by calling

SMALL BUSINESS SATURDAY Nov. 29 - Shop Small! Shop Local!

DECEMBER

Valdese Town Council Pre-Agenda Meeting December 1 - at 6pm
Town Hall Council Chambers - 102 Massel Ave SW | Agenda available at townofvaldese.com

Home Holiday Decorating Contest
December 1-19 - Virtual contest Facebook.com @ValdeseNC
Submit a photo of the exterior of your home showcasing your holiday decor for a chance to win a holiday gift basket. The photo with the most LIKES takes home the prize!

Hatley Memorial Tree Lighting Celebration
December 2 at 6pm - Valdese Elementary School Students Christmas Music Presentation
Old Rock School Front Steps - Hot Chocolate & SANTA!

Valdese Annual Christmas Parade
December 6 @10am - Register at visitvaldese.com | Church Street to Morgan Street
Honoring Parade ***Grand Marshal Emma Draughn*** | Main Street - Church Street to Morgan Street

Valdese Town Council Special Called & Regular Meeting December 8 - at 5pm & 6pm
Town Hall Council Chambers - 102 Massel Ave SW | Agenda available at townofvaldese.com

PJ's on Parade
December 12 from 6-7pm - Downtown Valdese - Come in your most festive pj's & visit over 15 stations on Main Street featuring your favorite Holiday characters. Free give-a-ways, treats & downtown shopping.

Mingle with Kris Kringle
Enjoy a pancake Breakfast with Santa & Sparky! | 3 Sessions - 8:30, 9:30, 10:30am on December 13
$4 per person - register online at visitvaldese.com

Old Colony Players presents Best Christmas Pageant Ever
December 4-6 @7:30pm & December 6 & 7 at 2:30pm - Old Rock School Auditorium
Order Tickets by calling 828-522-1150, at the box office or online at oldcolonyplayers.com

Holiday Closures - November 27 & 28, 2025 | December 24, 25 & 26, 2025

VALDESE EVENTS CALENDAR

SEE THE FULL CALENDAR ATVISITVALDESE.COM

Agenda

Community Affairs & Tourism Monthly Stats

October 2025

Tourism Statistics

visitvaldese.com views (Sept 29-Oct 27)	7,958
townofvaldese.com views (Sept 29-Oct 27)	9,140

Top 5 Pages Viewed (townofvaldese): Utilities, Recreation, Career Opportunities, Town Council Meetings,Program Schedules

Facebook

# of followers	21,320
Page Views (last 28 days)	421,935
Post Reach (last 28 days)	84,678

Facebook Reactions/Feedback (last 28 days)

Interactions: 3,654 Link Clicks: 1,895

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

Approximate # of Visitors to the Tourism/CA Office	308

Community Affairs Stats

Old Rock School Rental Breakdown

AUDITORIUM	15
TEACHER'S COTTAGE	8
WALDENSIAN ROOM	10
CLASSROOMS	1
MAJOR EVENT (ENTIRE SCHOOL)	3
Major Events Held at the Old Rock School	Average Number of Attendees
Miss NC Sunshine, OCP "Nightfall", Work in Burke: How to Pay for College Night	317
Monthly Old Rock School Rentals	37
Old Rock School Total Attendance	4,008

CA Summary for October 2025

October is always an exciting month for Community Affairs. Between the kickoff of the Bluegrass at the Rock season, Halloween events, and holiday event prep, the department has plenty to do alongside managing the rental schedule and other day to day operations. Authentic Unlimited began the 2025-2026 bluegrass season, selling over 380 tickets. The season tickets sales reached an all time high, currently at 137 season tickets. The annual Treats in the Streets event generated excellent participation both in attendees and merchants. The department partnered with Bark Side Pet Grooming for the virtual pet costume contest again this year on social media as well as introduced a new merchant pumpkin decorating contest. Public rentals remained busy as ever. The facility hosted 3 major events: Miss NC Sunshine Pageant, Work in Burke's How to Pay for College Night, and Old Colony Player's Fall Productions "Nightfall". The focus now falls on the Christmas in November Craft Show, which will be the second weekend of November. This year's show will host over 80 vendors and typically sees 1,500 attendees on average.

TOWN OF VALDESE
TOWN COUNCIL PRE - AGENDA MEETING
September 29, 2025

The Town of Valdese Town Council met on Monday, September 29, 2025, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The following were present: Mayor Charles Watts, Mayor Pro Tem Gary Ogle, Councilwoman Rexanna Lowman, Councilwoman Heather Ward, Councilwoman Melinda Zimmerman, and Councilman Glenn Harvey. Also present were: Town Manager Todd Herms, Assistant Town Manager/CFO Bo Weichel, Town Attorney Tim Swanson, WPCOG Planner Daniel Odom, and Planning/Clerk Intern Michael Rapp.

Absent: Town Clerk Jessica Lail

A quorum was present.

Mayor Watts called the meeting to order at 6:00 p.m., he offered the invocation and led in the Pledge of Allegiance to the Flag.

APPROVAL OF RESOLUTION FOR SRF/SRP FUNDING APPLICATION FOR SUPPLEMENTAL HELENE FUNDS Mayor Watts moved to the first item on the Agenda, Approval of Resolution for SRF/SRP Funding Application for Supplemental Helene Funds, giving the floor to Mr. Weichel.

RESOLUTION BY GOVERNING BODY OF APPLICANT

WHEREAS, The Town of Valdese has need for and intends to construct and plan for projects described as the Raw Water Intake Relocation and Electrical Substation Resiliency and,

WHEREAS, The Town of Valdese intends to request State loan and/or grant assistance for the project,

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

That Town of Valdese, the Applicant, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the Applicant will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the Applicant will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the Applicant agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Valdese to make a scheduled repayment of the loan, to withhold from the Town of Valdese any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

If applying for a regional project, that the Applicant will partner and work with other units of local government or utilities in conducting the project, including the City of Morganton and the Town of Drexel.

That Bo Weichel, Assistant Town Manager, the Authorized Representative and successors so titled, is hereby authorized to execute and file an application on behalf of the Applicant with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the Authorized Representative, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the Applicant has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the _______ day of September, 2025 at Valdese Town Hall, North Carolina.

FORM FOR CERTIFICATION BY THE 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 authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Town Council duly held on the 29th day of September, 2025; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this __________ day of September, 2025.

____

(Signature of Recording Officer)

____

(Title of Recording Officer)

Mr. Weichel stated this item was the only action item on this Agenda. Mr. Weichel stated that the reason for this was that the application deadline was the following day, September 30, 2025. Mr. Weichel gave a history behind this resolution. Mr. Weichel stated that back in June the Council approved the Town to create a resolution for Helene funding. Mr. Weichel stated that at the time, two projects were applied for, the raw water intake building and the interconnection project with Morganton and Drexel. Mr. Weichel stated that these projects were then scored, stating the interconnect did not score as high as the raw water intake building. Mr. Weichel stated that the raw water intake building had flooded during Helene. Mr. Weichel stated the cap for any project for any town was $10,000,000. Mr. Weichel then presented the loan structure, where $8,750,000 would be a principal forgiveness loan and that the remainder of the loan would be a 0% interest loan for twenty (20) years. Mr. Weichel stated the total project scope was estimated to be $30,000,000. Mr. Weichel stated the resolution that was presented before Council on the dais was for another source of funding for the project. Mr. Weichel stated the funding from this source would not be as great, but was an opportunity to try and get a little more funding for the project. Mr. Weichel stated the scope for the raw water intake building project would have to be changed, but this application would help dip into more funds for the initiative.

Mayor Watts then opened the floor for questions from the Council. Councilman Harvey asked if the $30,000,000 covered one, or both, parts of the project. Mr. Weichel responded that the raw water intake project was projected to cost $30,000,000, for relocation of the building to higher ground. Mr. Weichel stated the interconnect had its own, separate, funding which was approximately $29,000,000 for the Valdese portion of the project. Councilman Harvey then questioned how much funding the Town applied for the interconnect portion. Mr. Weichel responded that the Town applied for the full $29,000,000, that both projects applications had the town requesting for the full amount. Mr. Weichel went on to state that at the time of application funding caps were not outlined. Councilman Harvey clarified that the Town applied for two different things. Councilman Harvey stated that according to the paper Morganton and Drexel received fund allocation for the interconnect project, which Valdese did not. Mr. Weichel responded in the affirmative. Councilman Harvey asked about the interconnect project, stating, for everyone to make the interconnect project work Valdese needed to get their portion as well, which Councilman Harvey stated, according to the newspaper, was an elevated water tank that would provide pressure and other necessities. Mr. Weichel responded in the affirmative. Councilman Harvey stated the Town had received nothing for this interconnect project. Councilman Harvey then questioned what the Town had received approval of and for. Mr. Weichel stated the raw water intake project was what had gotten approved. Mr. Weichel went on to state that the full project scope was not funded, stating that the Town should hit the pause button, apply for the SRF funds, and see what the Town could get from there, then possibly revise the scope to meet the funding the Town has. Councilman Harvey questioned the total cost of that project. Mr. Weichel responded stating if the Town were to do it how it was originally applied for, the project cost would be $30,000,000. Councilman Harvey then questioned how much funding the Town received. Mr. Weichel stated the cap was $10,000,000, stating $8,750,000 of the awarded amount was a principal forgiveness loan, and the remainder was a 0% loan, over twenty (20) years. Councilman Harvey then questioned what was being applied for if the Council were to approve. Mr. Weichel stated it was for more funding toward that same project. Councilman Harvey questioned how much more funding there would be, asking if it would be the other $20,000,000. Mr. Weichel responded by stating that the additional funding would likely only be a couple million dollars at the most. Councilman Harvey then stated this had nothing to do with the interconnect project, that the application was strictly for the water plant building. Mr. Weichel responded in the affirmative. Councilman Harvey questioned if no more funding were to be received, could the Town spend the $8,500,000 that it had been awarded even if the Town were to not complete the whole project. Mr. Weichel responded that a few hoops would need to be gone through to change the scope of the project to still do modifications to the building that would meet resiliency, and not relocate the entire structure. Councilman Harvey stated that the Town had been awarded $8,500,000, that the Town would try and get a couple million more. Councilman Harvey questioned if there was an interest free loan the Town could also qualify for. Mr. Weichel responded that there was, that it was part of the $10,000,000 of funding. Councilman Harvey then clarified that the Town had been awarded $10,000,000 and would try and get a couple million more, and if it were to be acquired, the Town could then do $10,000,000 of improvements to the water plant. Mr. Weichel responded in the affirmative. Councilman Harvey then stated if the additional funding were to not be acquired the Town could still do $10,000,000 worth of improvements to the water plant, with no question. Mr. Weichel responded that as long as the changes in the scope were approved that was correct, but that the Town must know how much more funding would be present before the changes could be explored. Mayor Watts asked for further comments, none were provided.

Councilwoman Lowman made a motion to approve the resolution for SRF/SRP Funding Application for Supplemental Helene Funds, seconded by Councilman Harvey.

Mayor Watts opened the floor for further discussion. Mayor Pro Tem Ogle then asked for clarification on the interconnect project funding, stating it totaled $30,000,000, questioning how it would be paid for. Mr. Weichel responded that the Town would not be able to afford the full cost, so the Town would try and apply for additional funding through the SRF, and then revisit the scope of the project.

The vote was unanimous and the motion carried.

REVIEW AND DISCUSSION OF OCTOBER 6, 2025, PRELIMINARY AGENDA: Mayor Watts then moved on to Item B, review and discussion of the October 6, 2025 Agenda. Mayor Watts asked if there were any questions on the Consent Agenda. Councilman Harvey stated he would like item E. Approval of Budget Amendment – 4th of July Fireworks, to be removed and dealt with separately. Mayor Watts asked for further comments, none were provided.

APPROVAL OF PRE-AGENDA MEETING MINUTES OF AUGUST 25, 2025

APPROVAL OF CLOSED SESSION MINUTES OF AUGUST 25, 2025

APPROVAL OF REGULAR MEETING MINUTES OF SEPTEMBER 2, 2025

APPROVAL OF LEASE AGREEMENT AT OLD ROCK SCHOOL WITH VEDIC

APPROVAL OF FIRST AMENDMENT TO AGREEMENT FOR PURCHASE FOR PURCHASE AND SALE OF LAND – 800 PINEBURR PROPERTY

CALL FOR PUBLIC HEARING ON MONDAY, DECEMBER 8, 2025, 5:00 PM – SPECIAL USE PERMIT 800 PINEBURR PROPERTY

RESULT: CONSENT ITEMS MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 6 2025, AT 6:00 P.M.

ITEMS REMOVED FROM CONSENT AGENDA:

APPROVAL OF BUDGET AMENDMENT – 4TH OF JULY FIREWORKS No further discussion.

RESULT: MOVED WITHOUT OBJECTION TO NEW BUSINESS AT THE NEXT MEETING ON OCTOBER 6, 2025, AT 6:00 P.M.

NEW BUSINESS:

PUBLIC HEARING – COMMUNITY DEVELOPMENT BLOCK GRANT NEIGHBORHOOD REVITILIZATION (CDBG-NR) – FUNDING FOR BERRYTOWN WATERLINE PROJECT Mr. Weichel opened by stating Kyle Case from WPCOG would be present at the next meeting to present on this item. Mr. Weichel offered a brief overview, stating $800,000 had originally been requested for the Berrytown Waterline project through the CDBG-NR program. Mr. Weichel stated that due to increased project costs the Town had been awarded an additional $200,000. Mr. Weichel stated the public hearing process had been gone through for the original $800,000 and due to the additional funding, the Town would have to go through the same motions again. Mr. Weichel stated the public hearing was to notify the public of the additional $200,000 worth of funding.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 6, 2025, AT 6:00 P.M.

ADOPTION OF COMMUNITY DEVELOPMENT BLOCK GRANT-INFRASTRUCTURE (CDBG-NR) DOCUMENT Mr. Weichel stated this Item, Item B, went hand in hand with the previous Item, Item A, adopting several documents which had been adopted previously. Mr. Weichel stated the adoption of these documents was required by the CDBG program.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 6, 2025, AT 6:00 P.M.

APPROVAL OF ORDINANCE DIRECTING CLOSURE OF PROPERTY DEEMED IMMINENT DANGER
Mr. Curt Willis, Code Enforcement Manager, WPCOG, opened on this matter. Mr. Willis stated the Town had been dealing with the case at Pineburr for quite some time, stating Ms. Bolick was still living in a tent with her son. Mr. Willis stated a minimum housing case had been opened in July, that a hearing had been held on the 23rd of July with Ms. Bolick present. Mr. Willis stated during this hearing it was explained to Ms. Bolick what was going on and that connection had been made between Ms. Bolick and the Homeless Outreach Team. Mr. Willis stated that Ms. Bolick had a voucher for a program called Back to Home, and that there were no available openings for the program at the present time. Mr. Willis stated Ms. Bolick had several avenues and that she was actively pursuing a place to live, but that as of the present time she was still living in the tent. Mr. Willis stated Ms. Bolick's 60 days were up, and that if the ordinance were to be adopted on Monday the 6th of October, the property would be placarded and if necessary she would be removed from the property for trespassing, and that the tent and whatever else would be torn down from the property.

Mayor Watts opened the floor to the Council for questions. Councilman Harvey questioned if the property would be closed due to it being deemed an imminent danger. Mr. Willis responded that this was a minimum housing issue, and that conditions were unhealthy and unsanitary as there were no facilities for Ms. Bolick and her son to use, and that they were living in a tent. Mayor Watts stated he had had multiple complaints on the property and that it had been worked on for over a year, alongside the Police Department. Councilman Harvey asked what the address of the property was. Mr. Willis stated the address was 508 Pineburr Avenue Southwest. Councilwoman Ward questioned where Ms. Bolick would go, stating she had people living in tents near her, and that they had tried to go the no trespassing route, stating that the Police were doing a phenomenal job, but that they end up going somewhere else. Councilwoman Ward stated that if they lived in Valdese, that she had a feeling they would not want to leave Valdese, stating it seemed as if people were being moved from one place to another. Mayor Watts stated that this went a whole lot deeper, that there was a long history with this case. Councilwoman Ward questioned where people would end up. Mr. Willis responded that he did not know. Mayor Watts stated that help had been offered to Ms. Bolick and that it had been refused. Mr. Willis stated the son was 25 years old, and that his father had picked him up and taken him camping over the last summer, and that the son was brought back to the property after this. Mr. Willis again stated he did not know where they were going, that this was something he had dealt with quite often, and that it just had to be dealt with as issues popped up. Mr. Willis stated Ms. Bolick was on a path to find a place, that she had a voucher, and that as soon as something became available she would be in a place.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 6, 2025, AT 6:00 P.M.

CAPITAL PROJECT ORDINANCE – UTILITY LINE REPLACEMENT FY 25-26 Mr. Weichel stated that with the CIP adopted budget, the Town had several utility line projects. Mr. Weichel stated these projects included Rodoret, Curville, and Jefferson. Mr. Weichel stated the projects were being moved forwards, that the capital project ordinance sets up capital project funds for these items so that they could be accounted for properly. Mr. Weichel stated that the ordinance being presented would set up the surveying and engineering work. Mr. Weichel stated once the Town went out for bids and received actual construction costs, the project ordinance would be updated to reflect the costs, amending the ordinance at that time. Mr. Weichel stated that this was why the ordinance reflected a smaller cost than what was approved in the budget, as current costs only reflect the surveying and engineering work.

Councilwoman Lowman questioned when the project would get started for residents. Mr. Weichel stated that this would get the engineering work kicked off, but that he was not entirely sure how long it would take.

Mr. Weichel stated that he hoped bids would go out near January. Councilman Harvey questioned if the projects would only impact the Utility Fund and not the General Fund. Mr. Weichel responded in the affirmative. Councilman Harvey then clarified the project would not have impact on property taxes or general fund reserves, that this would all be funded through water and sewer revenue. Mr. Weichel responded in the affirmative.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 6, 2025, AT 6:00 P.M.

CAPITAL PROJECT ORDINANCE – WATER PLANT BULK CHEMICAL FACILITY IMPROVEMENTS

Mr. Weichel stated this item was to set up another project ordinance fund. Mr. Weichel stated this project was not in the CIP for the current year, that it would be in the CIP for next year. Mr. Weichel stated the reason for it to be done at the present time was to include it in the bidding for the water plant upgrades project, as to maybe receive more competitive bids/pricing. Mr. Weichel stated the ordinance would set up the project for design work for it to be included in the bidding package.

Councilman Harvey clarified that this would impact the Utility Fund and not the General Fund. Mr. Weichel responded in the affirmative. Councilman Harvey questioned if the Utility Fund had any reserves which were invested. Mr. Weichel responded in the affirmative. Councilman Harvey questioned how much roughly was in the Utility Fund reserves. Mr. Weichel responded that he could not remember the dollar amount but that it was at about 65%-70% fund balance. Councilman Harvey questioned what the current USDA lending interest rate was. Mr. Weichel responded that it was at five-and-a-quarter percent (5.25%). Councilman Harvey stated this was interesting as approximately a year ago, as the Town was inquiring into public safety building financing, the interest rate was less than that. Mr. Weichel stated when the process was gone through in the past, approximately four years ago, that the rate was three-point-seven-five percent (3.75%). Councilman Harvey stated that one large chunk of debt in the Utility Fund was the bond for the Settings sewer substation. Councilman Harvey questioned if there was any way to eliminate this debt, if the funds were available, or if the Town was stuck with those bonds until they expired. Mr. Weichel responded that the Town could pay off any loan early from USDA, that there was no penalty, and that it would be up to the Council's wishes.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 6, 2025, AT 6:00 P.M.

YEAR-TO-DATE FINANCIAL RESULTS Mr. Weichel stated that he was planning to include September's numbers in the presentation, as to review the first quarter of spending. Mr. Weichel stated that as September's numbers had not been closed out yet he did not have anything to present at the time.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 6, 2025, AT 6:00 P.M.

CLARIFICATION OF NOVEMBER AND DECEMBER COUNCIL MEETINGS Councilman Harvey stated he initiated this discussion with Town Attorney Swanson, and that it was shared with other Council members. Councilman Harvey stated that when the Council Calendar for the year was adopted, the normal date of the November meeting was moved to November 17. Councilman Harvey stated the reason for this was to allow the new Council Members to be present and sworn in. Councilman Harvey stated that new elects would not be sworn in until the first meeting in December, unless the Council was to set an earlier date. Councilman Harvey stated that it was his intent, at the next meeting, to state that the Town Council will designate the next organizational meeting to be on November 17, if the Burke County Board of Elections had certified the 2025 election results by then. Councilman Harvey stated this was being done due to issues from the 2023 election as new elects did not know what was going on. Councilman Harvey stated this would allow a quorum to be present at the meeting to swear in the new elects, and that after oaths were taken, the meeting would be handed over to the newly elected council members to handle the remainder of the Agenda.

Mayor Watts then moved to Item G III, Relevance of November 10 "Pre-agenda Meeting." Councilman Harvey stated that the November 17 agenda would belong to the new council after they had been sworn in. Councilman Harvey stated he was posing the question, without a suggested answer, of if the November 10 Pre-agenda meeting was relevant. Councilman Harvey stated it would be an opportunity to introduce the elects, but then the Council would be reviewing an Agenda that belonged to the new Council.

Councilwoman Zimmerman clarified that a motion would be made on October 6, to see if the meeting was needed. Mayor Watts responded in the affirmative.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 6, 2025, AT 6:00 P.M.

ENGAGEMENT OF FINANCIAL ANALYSIS AND MODELING CONSULTANT Councilman Harvey stated he asked for this item to be on the Agenda. Councilman Harvey stated he was concerned about the process for deciding among four (4) options for the Public Safety Building. Councilman Harvey stated the way it stood at the time was that the Council would be presented with four (4) numbers, prepared by the General Contractor, which would address renovation or new construction on four (4) different options. Councilman Harvey stated that the problem he had was that each of these options would have other financial considerations, that would fall out if that option was selected. Councilman Harvey stated he did not feel as if the Council should decide without the consideration of many millions of dollars of related expenses, which would be inevitable. Councilman Harvey stated in the September meeting he had raised the question of using Tryon Financial Advisors for in-depth analysis and modeling for the project, and that he had not heard an answer. Councilman Harvey stated that if it was a possibility that it would be fine, but if not that he would be inclined at the October meeting, to make a motion authorizing Staff to acquire that kind of outside help and make that information available to the Council. Councilman Harvey stated that he had pretty deep financial training and experience, but that he would not be able to do justice on an in-depth financial analysis on a couple of those options. Councilman Harvey stated if Staff had a solution now, that would be fine, but if not, he would suggest a motion at the next meeting.

Town Manager Herms responded he would try to explain some of this. Town Manager Herms stated that the four (4) options that would be brought back would not necessarily have a price attached to them, that they would come and present the pros and cons of each option, if the option was even a viable one. Town Manager Herms stated they were currently looking at the properties to see the pros and cons of logistics, but that the main purpose was to see the viability of the project from their opinion as General Contractors. Town Manager Herms stated that he doubted there would be an exact price associated with each option, and that the discussion would likely focus on the structural capabilities and whether the options would be viable. Town Manager Herms stated for example if only two (2) of the four (4) options were viable, for whatever reason, at that point the Council would request to see the financial implications of either one (1) or both options. Town Manager Herms stated at that point the financial modeling and analysis would be explored of the options selected by the Town Council. Town Manager Herms stated he did not believe it was wise to spend money to see the financial feasibility of a certain option if the General Contractor were to say that option would not be viable. Town Manager Herms stated that this would allow the Council to explore the pros and cons of each option, and allow Council to explore the background of the viability of the options, with the General Contractor providing their ranked opinion of options, before getting into the finances.

Councilman Harvey stated what was just said conflicted with what was said in the past, and conflicts with what is in the RFQ. Councilman Harvey stated that what was heard in the past was that the Council would decide between the four options, and that the next step would be to enter into contract to move ahead with the option the Council selects at that time. Councilman Harvey stated that this is what the plan had been, and what the RFQ says. Councilman Harvey stated that the motion would not commit the Town to spending money before Council analysis, it would be to authorize hiring, and paying for, modeling to evaluate the options before the Council chooses one. Councilman Harvey stated one cannot select between four (4) different building options, with millions of dollars in the balance, without the General Contractor knowing what potential issues could be. Mayor Watts stated he believed what Town Manager Herms was meaning was that once DR Reynolds looks at the potential options, they may identify two (2) locations that would not work at all, leaving Council two (2) viable options to explore the finances of. Councilman Harvey stated that this was not what the plan had been up until this time, stating the plan was for Council to decide on an option, or options, and then to proceed to a contract for Phase II to get the project under way. Town Manager Herms stated that it was his understanding that DR Reynolds would look at the four (4) options, bring back the pros and cons of each option, and then the Council would choose one (1) or two (2) options to look at or research. Town Manager Herms stated he believed there would only be one (1) or two (2) viable options, stating he did not want to put words into DR Reynolds mouth, but it looked like the two (2) existing buildings would not be viable options. Town Manager Herms stated that these evaluations were not completed yet, that engineers were still writing up reports, and once they present the information there would be a clearer picture of what the best path forward would be. Town Manager Herms stated that, at that phase, he would totally agree with Councilman Harvey's assessment that the Town would need financial analysis of the total project costs, not just the cost. Town Manager Herms clarified with an example, stating that if the Town were to use a piece of prime property, worth $1,000,000, versus using property that may cost less, that this would be included in that equation. Councilman Harvey stated that the motion, if he were to introduce it, would not commit the Town to spending any money, that it would simply authorize the Staff to receive the financial analysis which sounded as if it was being considered at the present moment. Councilman Harvey stated he would challenge everybody to go back and look at the September 17 meeting, listening to the question he asked, that question being what would the first step be. Councilman Harvey stated the answer he received at that time was that the Council would pick which option the contract would then undertake as Phase II of the contract. Councilman Harvey stated he would come back with a motion in the following week, providing more information from his perspective. Councilman Harvey stated he had considerable commercial building and construction experience, that he had a perspective, and that he would bring that back in the following week, with, probably, a motion that would allow the Town to engage in financial modeling assistance to help the Council. Councilman Harvey stated he would add one more thing, that he had heard that out of six (6) candidates for Town Council and sitting Council Members, about ten (10) or (11) people total, that he had heard about five (5) or six (6) say that as soon as they were to get the DR Reynolds numbers that they would decide and go with it. Councilman Harvey stated he was looking ahead, which was what he had to do in his day job for years, and that what he would bring back to the Council next week would not cost anything, and would just set the stage to allow Council to make a better decision.

Mr. Weichel stated he would address the modeling part of the process, stating that the First Tryon model that was being built would address what Councilman Harvey was trying to accomplish. Mr. Weichel stated that this model would have those inputs, allowing one to turn projects on and off, for all projects, not just the public safety building project. Mr. Weichel stated that if there were several options, all of those options could be input, but that this model was still being built and was not quite ready. Councilman Harvey stated this was great, but that he had asked that question in September, and that the answer was no, that that specific model was for preparing next years budget. Mr. Weichel stated he had gone back to First Tryon and explained what the Town was trying to accomplish, and that First Tryon would customize the model to incorporate that process in to it, but that it would take time to build. Councilman Harvey questioned if the model would be ready by the time DR Reynolds came back with four (4) options. Mr. Weichel responded in the affirmative, that the model would probably be done by December, and at this point the model could be played with. Mr. Weichel stated that First Tryon had also offered to come present that information. Councilman Harvey questioned if this would be done before the Council were to decide on an option. Mr. Weichel stated that if the Council chose to have that information it would be provided.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 6, 2025, AT 6:00 P.M.

<u>CONSIDERATION OF PERSONNEL POLICY AND TRAINING RECOMMENDATIONS BY TOWN MANAGER AFTER 5 MONTHS ON THE JOB</u> Town Manager Herms stated that the Town was currently under contract to do a pay study and a review of the Town's personnel policy. Town Manager Herms stated that it was probably 65% to 70% of the way completed. Town Manager Herms stated once the information came back, it would come with a recommendation for the Council to review.

Town Manager Herms then referenced Item III of Item I, Status of Training, stating that conferences and trainings were already set up for employees. Town Manager Herms stated that this was actually where Town Clerk Lail was at the present time. Town Manager Herms stated that opportunities were being researched for different employees to go out and receive additional training for the positions they currently had.

Councilman Harvey asked about the personal use of Town vehicles, stating that Town Manager Herms had been working on a policy for that matter. Town Manager Herms stated he had researched other cities policies for that matter, but since the personnel policy was being reviewed, the recommendation would now come from a third-party. Town Manager Herms stated once this policy was to be presented, that Council, at that time, could then make modification if they so choose. Mayor Pro Tem Ogle asked who the individual was that was conducting the pay study and the review of the personnel policy. Town Manager Herms stated it was being done by David Hill, a professional HR consultant, from Piedmont Triad. Mayor Pro Tem Ogle asked if Town Manager Herms knew Mr. Hill. Town Manager Herms stated that he, and the COG, had worked with him in the past, stating that he lived in Lenoir and worked in the area a lot. Town Manager Herms stated that this was one of the reasons Mr. Hill was chosen, as he already had data sets for most of the desirable comparables. Councilman Harvey stated this was valuable information and suggested keeping it on the Agenda and running through it again at the October 6 meeting, when there would be a bigger audience.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 6, 2025, AT 6:00 P.M.

UPDATES ON ONGOING OR PENDING COUNCIL RESOLUTIONS Town Manager Herms stated that the Town had been in contact with NC DOT about the resurfacing agreement, and that options were being explored to see if it would be beneficial to partner with other organizations. Town Manager Herms stated that it was still being worked through, and that there was not an answer yet, but that he hoped to have one within the next 30 to 45 days. Town Manager Herms stated everyone was in the same boat, with DOT having to shift focus out West following Hurricane Helene.

Town Manager Herms then moved on to discuss the interconnect agreement with the City of Lenoir, stating this agreement had been approved by both the Town of Valdese and the City of Lenoir. Town Manager Herms stated the agreement would begin to be utilized upon completion of construction and start of the interconnects. Town Manager Herms stated that Council would continue to receive updates on the project as it moves forward, but that it was a large project and would not happen overnight. Councilman Harvey questioned if the Town had received a permit from Duke Energy to go underneath the River. Town Manager Herms stated Duke Energy is in the process of receiving that approval.

Town Manager Herms then moved discussion toward the Status of Hoyle Creek Restoration and Path Project, stating that the Town was in the process of acquiring approval for right-of-way's and easements, after which the project would start.

Town Manager Herms then discussed the Mobile Food Service Ordinance, stating that this was currently being reviewed by the Planning Board. Town Manager Herms stated the Planning Board had two (2) meetings in which this ordinance was discussed and that this was still being worked through. Town Manager Herms stated once this is completed that it would come before the Council for their approval or modification.

Town Manager Herms then discussed the pool cover and ADA compliance project, where he noted that ramps should have been finished that week, but that due to weather the project had been delayed. Town Manager Herms stated a couple small issues had come up in regard to the pool cover, that the plans were not aligning with what was actually out there in regard to concrete thickness and electrical layouts. Town Manager Herms stated that it would not delay the project, but that as with any other project, issues come up and must be addressed.

Town Manager Herms then discussed the Public Safety Facility Options, Progress and Schedule, stating that he hoped the preliminary study would be available to Staff sometime in late October. Town Manager Herms stated it would then be presented to council either in November, December, or January, depending on what the study reveals.

Town Manager Herms moved discussion to the Design-Build Contractor Wall-estimates, stating he did not know much about this item. Councilman Harvey stated he was thinking about and working on suggestions to bring to the next meeting. Councilman Harvey stated that this was an action item from the previous year, and that he had some suggestions to compile before the next meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 6, 2025, AT 6:00 P.M.

TOWN MANAGER'S REPORT Town Manager Todd Herms will report at the October 6, 2025 meeting.

At 6:52 pm, Councilwoman Ward made a motion to go into **Closed Session under NC General Statute 143-318.11(a)(3)** to consult with an attorney retained by the Town in order to preserve the attorney-client privilege between the Town attorney and the Town Council, which privilege is hereby acknowledged. Seconded by Councilwoman Zimmerman. The vote was unanimous and the motion carried.

At 7:52 pm, Councilwoman Lowman made a motion to go out of Closed Session, seconded by Councilwoman Zimmerman. The vote was unanimous and the motion carried.

Agenda

ADJOURNMENT: At 7:54 p.m., there being no further business to come before Council, Councilman Harvey made a motion to adjourn, seconded by Councilwoman Zimmerman. The vote was unanimous.

__________________________________ __________________________________

Town Clerk Mayor

mr

TOWN OF VALDESE
TOWN COUNCIL REGULAR MEETING
OCTOBER 06, 2025

The Town of Valdese Town Council met on Monday, October 06, 2025, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The following were present: Mayor Charles Watts, Mayor Pro Tem Gary Ogle, Councilwoman Rexanna Lowman, Councilwoman Heather Ward, Councilwoman Melinda Zimmerman, and Councilman Glenn Harvey. Also present were: Town Manager Todd Herms, Assistant Town Manager/CFO Bo Weichel, Town Attorney Tim Swanson, WPCOG Planner Daniel Odom, and Town Clerk Jessica Lail.

Absent:

A quorum was present.

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

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

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

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

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

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

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

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

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

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

Adopted this the 6th day of October, 2025.

/s/ Charles Watts, Mayor

<u>OPEN FORUM/PUBLIC COMMENT</u>

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

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

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

CONSENT AGENDA: (enacted by one motion)

APPROVD PRE-AGENDA MEETING MINUTES OF AUGUST 25, 2025

APPROVED CLOSED SESSION MINUTES OF AUGUST 25, 2025

APPROVED REGULAR MEETING MINUTES OF SEPTEMBER 2, 2025

APPROVED LEASE AGREEMENT AT OLD ROCK SCHOOL WITH VEDIC

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

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

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

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

FIRST AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE OF LAND

THIS FIRST AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE OF LAND (the “First Amendment”) is made by and between TOWN OF VALDESE, a North Carolina municipal corporation, having a mailing address of P.O. Box 339, Valdese, NC 28690 (“Seller”), and EAST MCDOWELL STREET PROPERTIES, LLC, a North Carolina limited liability company, having a mailing address of 118 North Sterling Street, Morganton, NC 28655 (“Buyer”), and is effective as of the last date herein below signed (the “Effective Date”). The identified parties are at times referred to herein collectively as “Parties” and individually as a “Party.”
RECITALS
A. Seller and Buyer entered into that certain Agreement for Purchase and Sale of Land signed by the Seller on June 5, 2025 and signed by the Buyer on April 30, 2025 (the “Agreement”), wherein Seller agreed to sell and Buyer agreed to purchase that certain real property more particularly described in the Agreement.

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

IN CONSIDERATION of the premises and the mutual covenants and agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:
1. Previously Defined Terms; Conflict. Each capitalized term not expressly defined in this Amendment shall have the meaning ascribed thereto in the Agreement. In the event of any conflict or inconsistency between the Agreement and this First Amendment, this First Amendment shall control.

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

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

4. No Other Revisions to Agreement. All other provisions of the Agreement which are not specifically amended by this First Amendment shall remain the same and in full force and effect.
5. Electronic Mail as Writing. The Parties expressly acknowledge and agree that, notwithstanding any statutory or decisional law to the contrary, the printed or digital product of an electronic mail transmittal, including DocuSign or any other similar method, including counterparts, shall be deemed to be “written” and a “writing” for all purposes of this Amendment.

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

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

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

____

By:

Its:

Date: ______________________________

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

[AFFIX SEAL]

ATTEST:

____

By: Jessica Lail

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

____

By: Charles Watts

Its: Mayor

Date: ______________________________

PRE-AUDIT CERTIFICATE

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

____

By: Bo Weichel

Its: Finance Officer

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

____

By: Timothy D. Swanson

Its: Town Attorney

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

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

End Consent Agenda

ITEMS REMOVED FROM CONSENT AGENDA: None

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Parcel ID: 2733731506

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

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

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

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

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

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

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

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

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

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

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

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

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

THE TOWN OF VALDESE,
a North Carolina Municipal Corporation

/s/ Charles Watts, Mayor

ATTEST:

/s/ Town Clerk

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

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

TOWN OF VALDESE
UTILITY LINE REPLACEMENT for FISCAL YEAR 2025-2026
CAPITAL PROJECT BUDGET ORDINANCE

Be it ordained by the Town Council of the Town of Valdese that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby adopted.

Section 1. The project authorized is **Utility Line Replacement – Fiscal Year 2025-2026**. The project proposes the replacement of existing sanitary sewer lines along the backs of residences on Rodoret Street North, replacement of the existing water main line along Rodoret Street North, replacement of an existing sanitary sewer line along the backs of residences on the west side of Rodoret Street South, replacement of an existing sanitary sewer line along the backs of residences on Jefferson Avenue NE, and replacement of the existing water main line on Curville Street NE.
This project is part of the Town's annual Capital Improvements Plan (CIP) and has a total estimated value of $2,054,000 for the 2025-2026 fiscal year.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the terms of the program ordinance and the budget contained herein.

Section 3. The following revenues are anticipated to be available to contribute to this project:

Source		Amount	Assigned Account Number
Utility Fund		335,000	56.3000.000

	$	335,000	
		=======	

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

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

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

Section 5. The finance officer is hereby directed to maintain within the Project Fund sufficient specific detailed accounting records to provide the accounting to town council required by the program procedures, loan agreement(s), grant agreement(s) and state regulations.

Section 6. Funds may be advanced from the General Fund for the purpose of making

payments as due.

Section 7. The finance officer is directed to report quarterly on the financial status of each project element in Section 4 and on the total revenues received or claimed.

Section 8. The budget officer is directed to include a detailed analysis of the past and future cost and revenues on this project in every budget submission made to this board.

Section 9: Copies of this project ordinance shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 6th day of October, 2025.

Charles Watts., Mayor

Jessica Lail, Town Clerk

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

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

TOWN OF VALDESE
WATER PLANT BULK CHEMICAL FACILITY IMPROVEMENTS
CAPITAL PROJECT BUDGET ORDINANCE

Be it ordained by the Town Council of the Town of Valdese that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby adopted.

Section 1. The project authorized is **Water Plant Bulk Chemical Facility Improvements**. The project proposes the replacement of the existing bulk storage chemical tanks, piping, valves, and associated appurtenances for the Aluminum Sulfate feed system and the Caustic feed system. In addition, coatings will be applied within the existing containment area as required to ensure compliance and long-term facility protection.
This project has been developed through the Town's annual Capital Improvements Plan (CIP) and has a total estimated value of $780,000 for the 2026–2027 fiscal year. The work is planned to be coordinated with and incorporated into the ongoing **Water Treatment Plant Upgrades Project** currently being completed with appropriation of funds from the North Carolina State Legislature.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the terms of the program ordinance and the budget contained herein.

Section 3. The following revenues are anticipated to be available to contribute to this project:

Source	Amount	Assigned Account Number
Utility Fund	57,000	57.3000.000
	$ 57,000	

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

Source	Amount	Assigned Account Number
Survey/Design/Permitting Phase	$ 55,000	57.8100.100
Bidding and Award Phase	2,000	57.8100.200
	$ 57,000	

Section 5. The finance officer is hereby directed to maintain within the Project Fund sufficient specific detailed accounting records to provide the accounting to town council required by the program procedures, loan agreement(s), grant agreement(s) and state regulations.

Section 6. Funds may be advanced from the General Fund for the purpose of making payments as due.

Section 7. The finance officer is directed to report quarterly on the financial status of each project element in Section 4 and on the total revenues received or claimed.

Section 8. The budget officer is directed to include a detailed analysis of the past and future cost and revenues on this project in every budget submission made to this board.

Section 9: Copies of this project ordinance shall be made available to the budget officer and the finance officer for direction in carrying out this project.

Adopted this 6th day of October, 2025.

Charles Watts., Mayor

Jessica Lail, Town Clerk

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

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

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

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

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

The vote was unanimous and the motion carried.

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

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

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

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

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

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

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

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

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

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

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

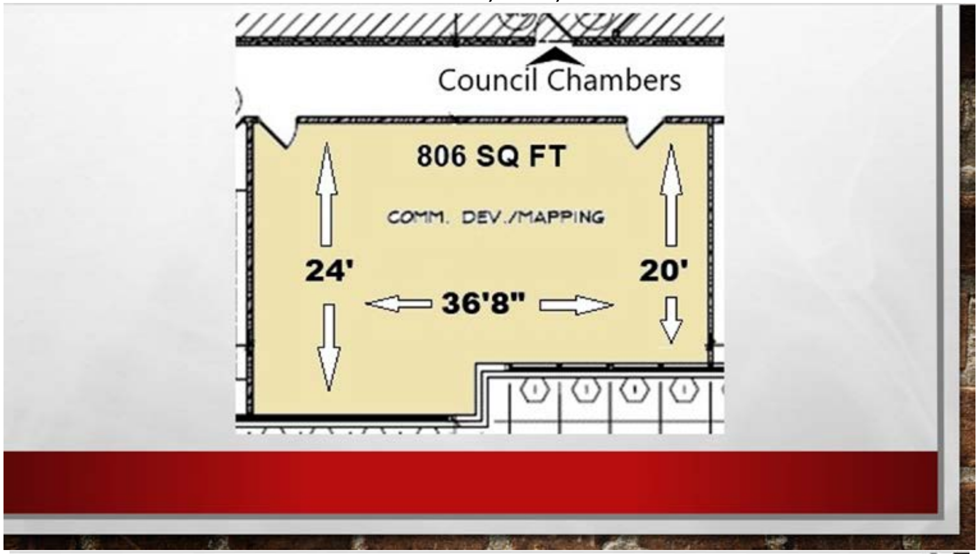
Town Manager Herms then discussed the Mobile Food Service Ordinance, where he stated that this ordinance was currently with the Planning Board. Town Manager Herms stated that the Planning Board had gone through a couple of meetings discussing the ordinance, and that once the Planning Board made its recommendation,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

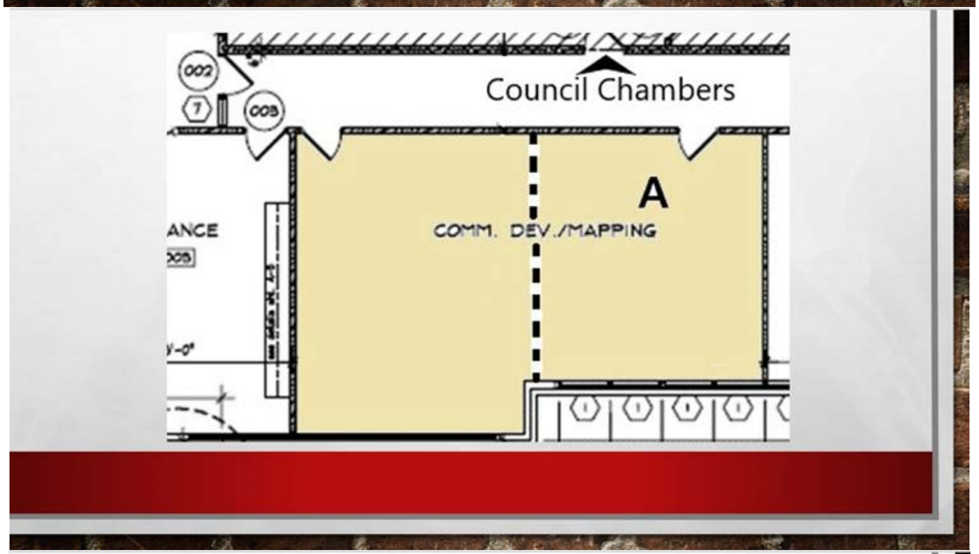
Town Manager Herms moved to discuss the Pool Cover and ADA Compliance Project. Town Manager Herms stated the ADA handicap ramp rails were being put up on October 6, and that this would hopefully be completed by October 7. Town Manager Herms stated that the pool dome project had run into a few issues,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

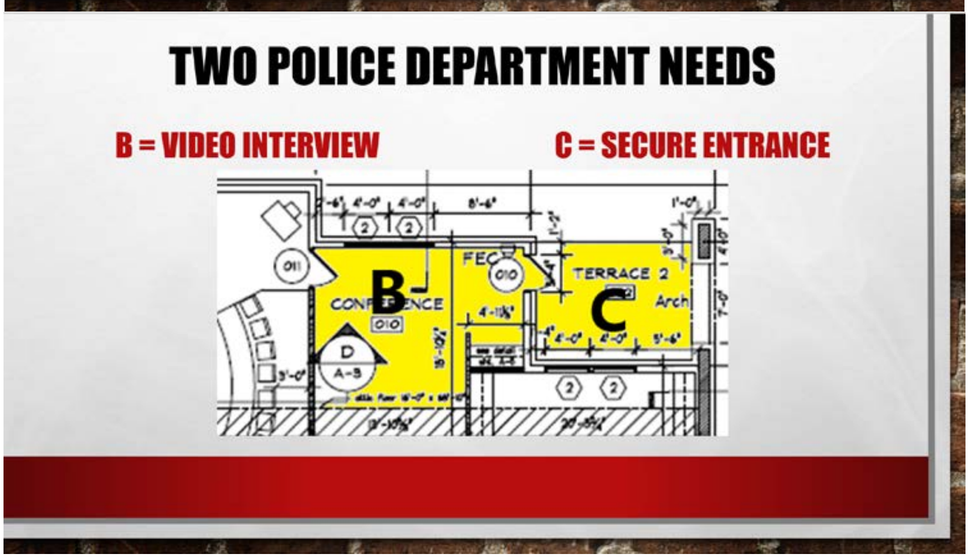
Councilman Harvey then questioned Town Manager Herms to inquire about the schedule of when recommendations would come back for the Public Safety Facility options. Town Manager Herms stated that the hope was to have information regarding the project in late October or early November for Staff's review.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

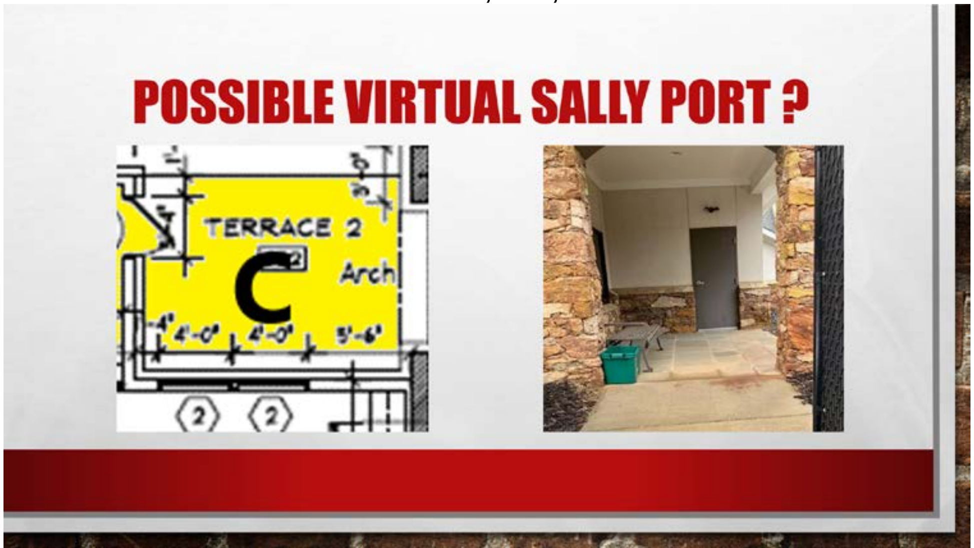
Councilman Harvey then presented on the Design-Build Contractor Wall-estimates, per October 7, 2024 Council Resolution. Councilman Harvey stated that the Council went into detail regarding the design last October, when the resolution was passed. Councilman Harvey stated that when the design-build contractor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

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


Council Chambers
806 SQ FT
COMM. DEV./MAPPING
24'
20'
36'8"


Council Chambers
A
COMM. DEV./MAPPING

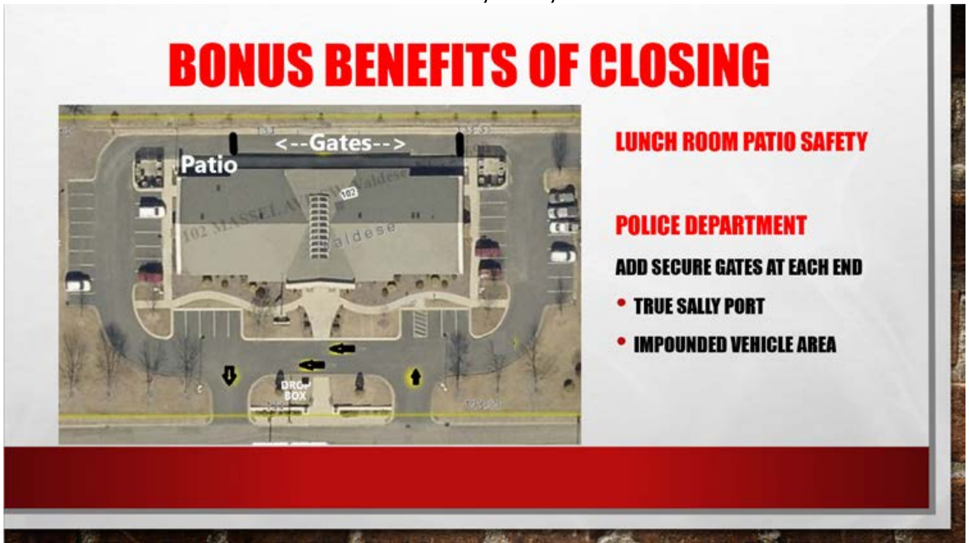

TWO POLICE DEPARTMENT NEEDS
B = VIDEO INTERVIEW
C = SECURE ENTRANCE
B
C
D
TERRACE 2

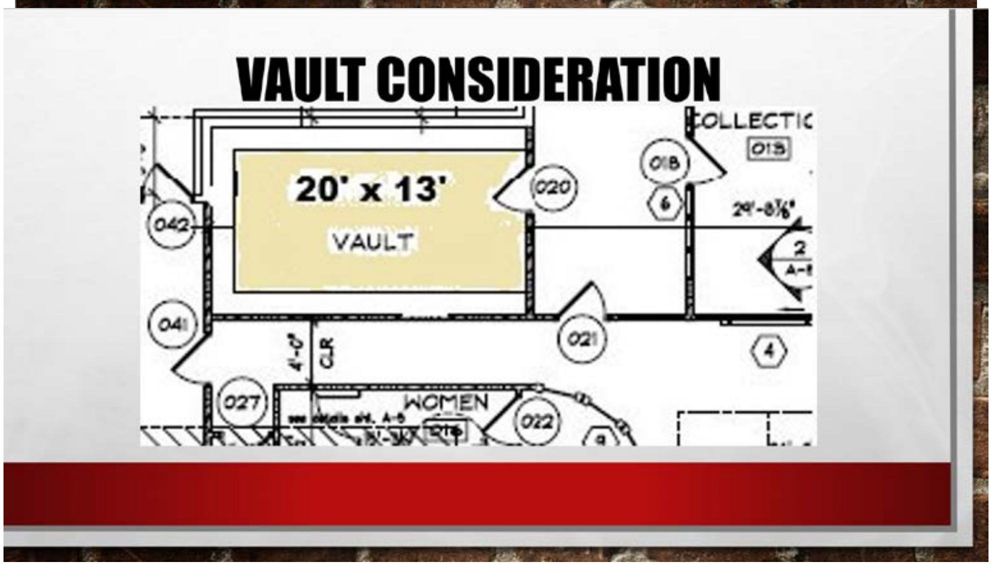

POSSIBLE VIRTUAL SALLY PORT ?
TERRACE 2
C
Arch
4'-0"
4'-0"
5'-6"

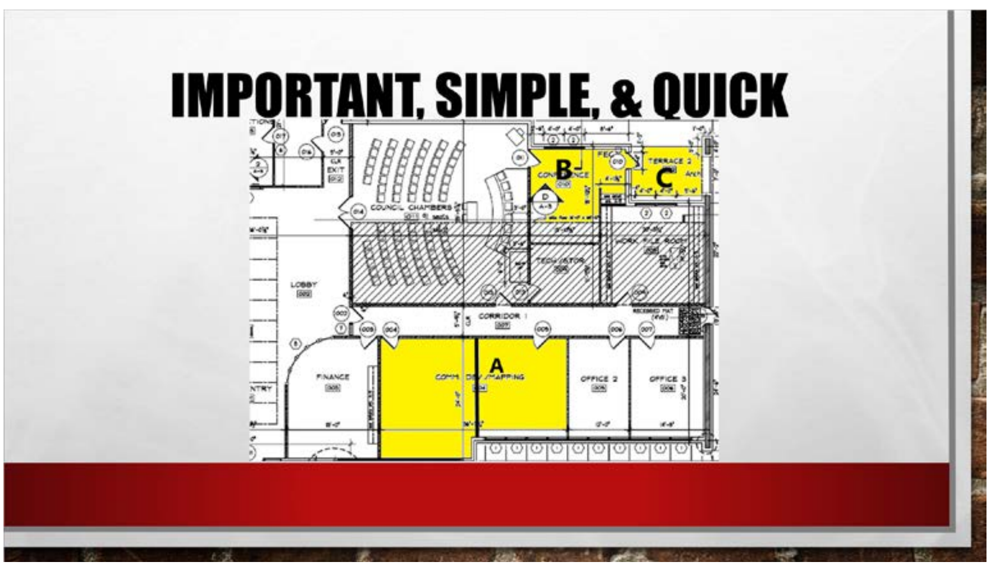

REAR BUILDING DRIVE THROUGH


COULD THE DRIVE-THROUGH BE CLOSED?
2010 FACTORS
• PROPERTY TAXES
• CHECK OR CASH
2025
• NO PROPERTY TAXES
• ONLINE BANKING
• HOW MANY CASH?
CURRENT DROP BOX
POST AT FRONT

Agenda







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

Valdese Town Council Meeting — Monday, October 6, 2025

Budget Amendment # 1-10

Subject: Fireworks for July 4th, 2026

Description: Per memo, increase in fee for 2026

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

Section I:
The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3990.000	General Fund Balance Appr.		2,716
	Total	$0	$2,716

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.6250.450	Contracted Services	2,716	
	Total	$2,716	$0

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

Councilman Harvey made a motion to remove Item K from the Agenda, seconded by Councilwoman Zimmerman.

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

The vote was unanimous and the motion carried.

MANAGER'S REPORT Town Manager Todd Herms reported:

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

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

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

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

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

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

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

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

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

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

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

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

MAYOR AND COUNCIL COMMENTS:

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

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

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

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

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

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

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

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

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

____________________________ ____________________________

Town Clerk Mayor

mr

TOWN OF VALDESE
TOWN COUNCIL SPECIAL CALLED MEETING
OCTOBER 30, 2025

The Town of Valdese Town Council met on Thursday, October 30, 2025, at 9:00 a.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The following were present: Mayor Charles Watts, Mayor Pro Tem Gary Ogle, Councilwoman Rexanna Lowman, Councilwoman Heather Ward, Councilwoman Melinda Zimmerman, and Councilman Glenn Harvey. Also present were: Town Manager Todd Herms, Assistant Town Manager/CFO Bo Weichel, Town Attorney Tim Swanson, Planning Intern Michael Rapp, and Town Clerk Jessica Lail.

Absent:

A quorum was present.

Mayor Watts called the meeting to order at 9:00 a.m.

OPEN FORUM/PUBLIC COMMENT
No public comment was given.

DETAILED REPORT ON STATUS OF INSTALLATION OF THE YEADON INFLATABLE DOME, WITH CONSIDERATIONS OF POSSIBLE REMEDIAL ACTION NEEDED Mayor Watts opened the floor for Town Manager Herms to provide updates on the inflatable dome structure. The comments from Town Manager Herms were as follows:

"I would like to provide a pool cover project update to the Elected Board, Citizens, and others interested in this project.

First let me say that this project is more complex than it may appear on the surface. We've been continuously receiving information from multiple stakeholders, but I believe we have developed a solid summary of what has occurred and how we plan to move the project forward.

The original plan called for the new dome to utilize a grade beam of the same size as the previous structure, which houses the anchoring system. This was included in the original design. However, during excavation for the new grade beam, the contractor discovered several issues with the existing what I would call the grade beam's footer (for lack of a better term):

1. The footer did not match the 2000 site plan, which most likely reflected a much older pool design that was transferred onto the 2000 plan.
2. In areas where the footer existed, the underlying concrete was in poor condition and unable to support the required load.
3. In some sections, the footer was entirely missing — leaving nothing stable to anchor the new grade beam too.

After uncovering these conditions, we had to investigate further before Yeadon could construct the dome. The most important thing is to ensure the safety of people using our pool facility.
Yeadon contacted their structural engineering firm, ISG, to review the situation. Following their evaluation, ISG determined that approximately 500 linear feet of the grade beam footing would need to be replaced with a new footing system measuring 24 inches wide and 48 inches deep, in compliance with updated 2018 building code requirements.

As part of this deeper assessment, geotechnical experts were also brought in to determine whether there were underlying issues causing the concrete footers to deteriorate as much as they have. The geotechnical team has just recently provided recommendations, and it differs slightly from the structural engineers' approach. Both are now working together to develop a unified solution that satisfies both structural and geotechnical requirements and concerns. We expect to have that final recommendation within the next 3–4 business days.

In the meantime, we have received a preliminary estimate for the 24" x 48" footer system replacement which came in at $173,458 and I would ask for additional funds for contingency, with a total of a $225,000 budget amendment. Whatever funds aren't used would roll back into fund balance. I believe no matter which path this council had chosen, be it a dome or permeant structure, we would still be facing similar

issues. The current projection to complete the project is 6 for the grade beam replacement and another 2 weeks for the dome construction, give or take depending on if we have any other issues.
In my opinion, this project has more than its fair share of bad luck from the start — we've encountered several unexpected challenges, from electrical issues to concrete and soil complications. That said, we are dealing with an extremely old facility, which naturally leads to unforeseen challenges.
Also, due to the facility's age, there is no reliable original site plan. As a result, we don't always know what is or isn't underground, or where it is located. We are gradually building a better site plan as remodels, upgrades, and maintenance work is completed, but it's unlikely we'll ever have a 100% accurate site plan.

Staff and contractors have been working as fast as possible to keep the project moving forward and to meet the tight October deadline, despite these setbacks. Ultimately, I believe it's better to take the proper corrective steps now — even if it means a short delay — than risking more significant and costly issues later. I think the main thing the elected board, citizens, and swimmers know that the dome will be installed; but it is just taking a little longer than we expected. I would ask council for the authorization to continue moving this project forward by approving this budget amendment. I will keep the Mayor and Council updated until the pool coverage project is completed."

Valdese Town Council Meeting — Thursday, October 30, 2025

Capital Project Ordinance Amendment # 2-31

Subject: Pool Structure

Description: This amendment updates the project budget to account for additional excavation, concrete, and rebar work due to poor subgrade conditions.

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

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

Account	Description	Decrease/ Debit	Increase/ Credit
31.3970.000	Transfer from General Fund		225,000
	Total	$0	$225,000

Amounts appropriated for capital projects are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
31.6200.740	Construction	225,000	
	Total	$225,000	$0

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

Following Town Manager Herms statement, Mayor Watts opened the floor for Council to comment. Councilwoman Lowman questioned whether the length of the delay would be six (6) to eight (8) weeks. Town Manager Herms responded that this was correct, that it would be six (6) weeks for the new footing system and two (2) weeks to acquire accurate measurements and install the dome. Councilwoman Lowman followed up, questioning when the start of this timeline was. Town Manager Herms clarified it would start on this day, October 30, 2025, that as soon as the budget amendment was approved, the Town would move forward with a change order. Councilwoman Lowman confirmed that the timeline would come to an end in mid-December. Town Manager Herms responded in the affirmative, that barring any unforeseen incidents this was correct. Councilwoman Ward clarified that the delay would have happened no matter what option the Council chose. Town Manager Herms responded in the affirmative.

Councilman Harvey made a motion to authorize the additional funds of $225,000. Seconded by Councilwoman Lowman.

Mayor Watts opened the floor for further discussion. Councilwoman Lowman acknowledged the importance of moving the project forward for the High School. Councilwoman Lowman continued by discussing her involvement in various activities at the swimming pool and that she was vested to have the issue corrected as soon as possible. Town Manager Herms stated it was his plan to continue to evaluate alternatives, but that the project would continue to move forward, and that the project would be completed as cheaply and as effectively as possible, but that safety was the main concern. Mayor Watts commended Town Staff, the Engineers, and the Contractors on the job they had done in identifying the problems as well as identifying the solutions. Councilwoman Zimmerman thanked Town Manager Herms for the updates he had been providing to Council.

The vote was unanimous and the motion carried.

ADJOURNMENT: At 9:11 a.m., there being no further business to come before Council, Councilman Harvey made a motion to adjourn, seconded by Councilwoman Lowman. The vote was unanimous.

____________________________ Town Clerk

____________________________ Mayor

mr

Town of Valdese
AGENDA MEMO

☐ Resolution ☐ Ordinance ☐ Contract ☐ Discussion ☑ Information Only

To: Valdese Town Council

From: Burke County United Way

Subject: NC Nonprofit Day (AKA 1BURKEGIVES)

Meeting: November 24, 2025

Presenter: BCUW Represenative

ITEM OF INTEREST:

NC Nonprofit Day (AKA 1BURKEGIVES)

BACKGROUND INFORMATION:

What it is: 1BurkeGives, also known as NC Nonprofit Day, is a 24-hour online giving event that supports Burke County nonprofits. It’s organized by Burke County United Way and gives residents a chance to donate to local organizations that make a difference in our community.

When: Tuesday, December 2, 2025

Purpose: Celebrate and support local nonprofits. Encourage community giving through one easy online platform: www.1BurkeGives.org.Raise awareness of the important work nonprofits do in Burke County. How it works:Nonprofits in Burke County sign up to participate. Donors can visit the website anytime during the 24-hour period to make a tax-deductible gift. Prizes and friendly competitions help boost participation.

Why it matters: This event helps strengthen local organizations that serve Burke County residents in areas such as education, health, the arts, and community services.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

The Mayor will issue a proclamation recognizing the day as NC Nonprofit Day / 1BurkeGives to show support for the nonprofit community and encourage residents to participate.

LIST OF ATTACHMENTS:

Proclamation
Invitation to participate

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

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

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

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

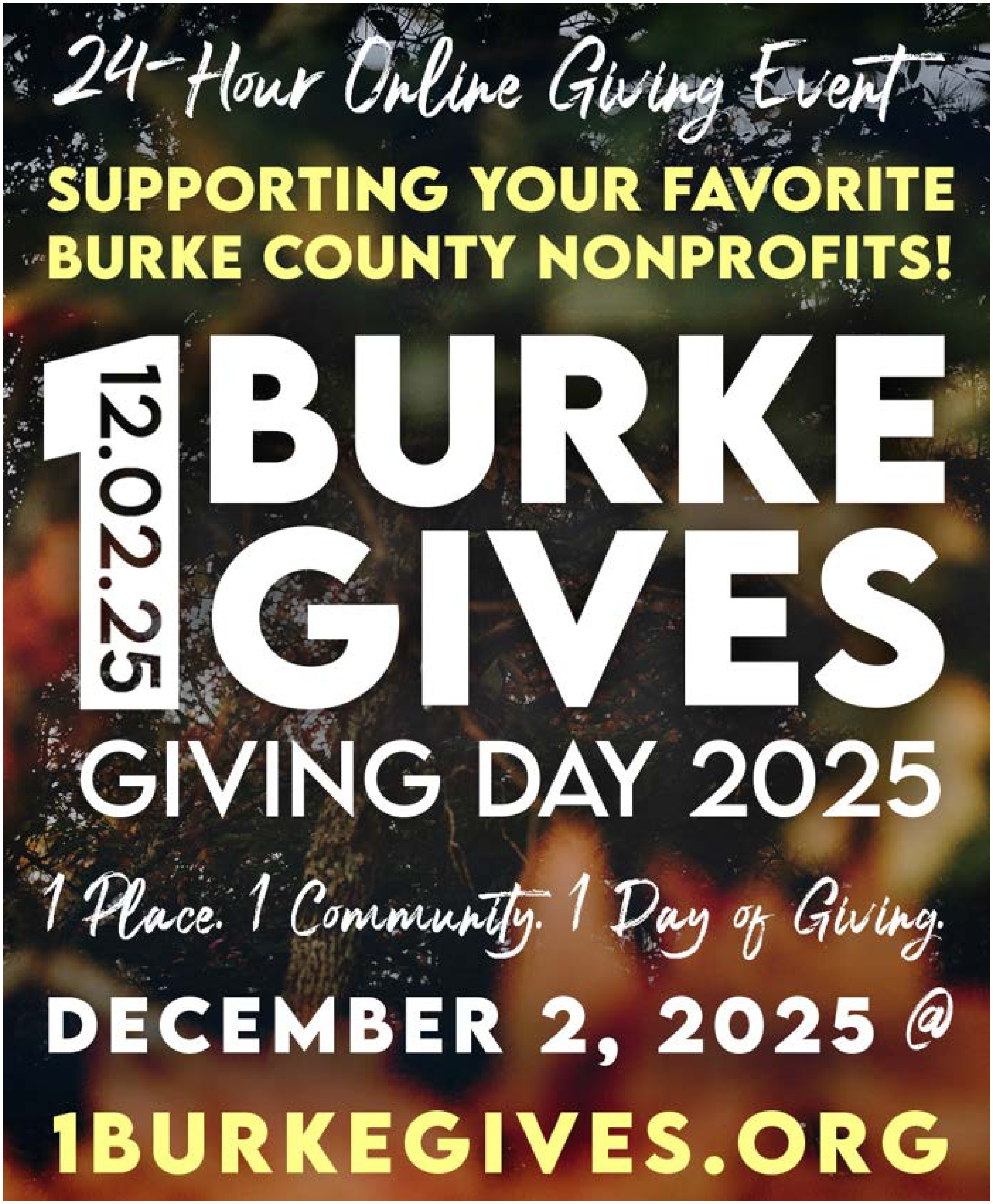
Whereas, Tuesday, December 2nd, 2025, observance of "Burke County, NC Nonprofit Day" (aka 1BurkeGives) provides a unique opportunity for the citizens of Burke County to join in appreciation and support of the many contributions made by nonprofit organizations to our continued wellbeing while boosting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

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

Signed: ____

Title: ____

Date: ____


24-Hour Online Giving Event
SUPPORTING YOUR FAVORITE
BURKE COUNTY NONPROFITS!
1 BURKE GIVES
12.02.25
GIVING DAY 2025
1 Place. 1 Community. 1 Day of Giving.
DECEMBER 2, 2025 @
1BURKEGIVES.ORG

Town of Valdese
AGENDA MEMO

☐ Resolution ☐ Ordinance ☐ Contract ☑ Discussion ☐ Information Only

To: Valdese Town Council

From:

Subject: Council Organizational Meeting

Meeting: November 24, 2025

Presenter: Mayor Keith Huffman

ITEM OF INTEREST:

2026 Council Organizational Meeting

BACKGROUND INFORMATION:

Following each regular municipal election, the Town Council holds an Organizational Meeting. During this meeting, the Council reappoints or elects one of its members to serve as Mayor Pro Tempore (Mayor Pro Tem). In accordance with North Carolina law, the Mayor Pro Tem performs the duties of the Mayor in their absence or when otherwise designated.

In addition, the Town Council makes annual appointments to various Boards, Commissions, and Committees on which Council members serve as representatives. These appointments will be approved as part of the Organizational Meeting.

BUDGET IMPACT:

N/A

RECOMMENDATION / OPTIONS:

Staff recommends that Council: Elect or reappoint a member of the Town Council to serve as Mayor Pro Tem and approve Council appointments to Town Boards, Commissions, and Committees for the upcoming term.

LIST OF ATTACHMENTS:

Summary and list of Boards, Commissions, and Committees Requiring Council Appointment

Summary & List of Boards/Commissions/Committees:

At the organizational meeting on November 24, 2025, we will have the following appointments that need to be made.

Committees	Currently Appointed
BDI	Charlie Watts
WPCOG Representative	Charlie Watts
WPCOG MPO Representative	Glenn Harvey
Parks & Rec Commission	Gary Ogle Council Elect Shannon Radabaugh
Animal Control Appellate Board	Charlie Watts

Description of Each Board:

Burke Development, Inc. (BDI)

Mr. Charlie Watts previously served as the Town's representative on the Burke Development, Inc. (BDI) Board of Directors. BDI serves as the lead economic development organization for Burke County, responsible for attracting new business and industry, supporting existing employers, and promoting job creation and investment throughout the county, including within the Town of Valdese.

The BDI Board of Directors establishes the organization's goals, priorities, and policies related to economic development and represents a partnership among local governments, business leaders, and educational institutions. The Town's representative on the BDI Board ensures that Valdese's interests are considered in countywide economic development efforts and keeps the Town Council informed of major projects and initiatives.

The Board meets on the third Friday of each month at 8:00 a.m. at the Foothills Higher Education Center. The Town Manager also attends these meetings.

Western Piedmont Council of Governments (WPCOG) Representative

Mr. Charlie Watts previously served as the Town's representative to the Western Piedmont Council of Governments (WPCOG). The WPCOG is a regional organization composed of Alexander, Burke, Caldwell, and Catawba Counties, which coordinates planning, development, and intergovernmental cooperation across the region.

The Town's WPCOG representative represents Valdese in regional discussions and decision-making processes that impact local planning, infrastructure, and community development. Meetings are typically held every other month and rotate among the four member counties. Meetings generally take place during the evening, with travel times varying between 5:00 p.m. and 9:30 p.m., depending on location. The Town Manager also attends these meetings.

WPCOG Metropolitan Planning Organization (MPO) Representative

Mr. Glenn Harvey previously served as the Town's representative to the WPCOG Metropolitan Planning Organization (MPO). The MPO is part of a federally mandated transportation planning process designed to coordinate local and regional transportation priorities within the urbanized area.

The MPO functions as a partnership between local governments and the North Carolina Department of Transportation (NCDOT) to meet federal transportation planning requirements. The local MPO includes Alexander, Burke, Caldwell, and Catawba Counties and is composed of two committees: the Transportation Advisory Committee (TAC), made up of elected officials, and the Technical Coordinating Committee (TCC), composed of staff representatives. The MPO meets at the WPCOG offices in Longview.

Parks and Recreation Commission

Mr. Gary Ogle currently serves as the elected official representative on the Parks and Recreation Commission. The Commission advises on recreation programs, facilities, and community events and provides input on long-range recreational planning.

The Commission meets quarterly at 7:00 p.m. at the Valdese Splash Pad, with additional meetings scheduled as needed. Commissioners serve three-year terms. Current members with terms expiring this year include Mr. Chip Stallings.

Animal Control Appellate Board

Mr. Charlie Watts previously served as a member of the Animal Control Appellate Board. Pursuant to N.C.G.S. § 67-4.1 and Town Ordinance Section 8-2041(F), the Animal Control Appellate Board shall consist of the Town Manager and at least one additional member duly appointed by the Town Council.

The Board convenes only when a hearing is requested by the owner of an animal following a potentially dangerous animal investigation. The Board's purpose is to review the findings of the investigation and render a determination in accordance with applicable laws and Town ordinances.

Town of Valdese
AGENDA MEMO

☑ Resolution ☐ Ordinance ☐ Contract ☐ Discussion ☐ Information Only

To: Valdese Town Council

From:

Subject: Approval of Resolution Adopting 2026 Town Council Meeting Schedule

Meeting: November 24, 2025

Presenter: Mayor Keith Huffman

ITEM OF INTEREST:

Adoption of the 2026 Town Council Meeting Schedule

BACKGROUND INFORMATION:

Each year, the Town Council adopts its official meeting schedule for the upcoming calendar year. This schedule establishes the regular meeting dates, times, and locations for all Council meetings and ensures compliance with the North Carolina Open Meetings Law.

For 2026, there are two options for consideration:
Option 1: Includes both the regular Council meetings and the pre-agenda meetings.

Option 2: Includes only the regular Council meetings.

If Council chooses Option 2, an amendment to the Valdese Town Council Rules of Procedure will be required to remove reference to pre-agenda meetings.

BUDGET IMPACT:

RECOMMENDATION / OPTIONS:

Staff requests that Council select one of the following options for adoption of the 2026 Town Council Meeting Schedule.

LIST OF ATTACHMENTS:

Option 1: Proposed Meeting Schedule with Pre-Agenda Meetings
Option 2: Proposed Meeting Schedule without Pre-Agenda Meetings

Option 1

TOWN OF VALDESE

RESOLUTION ADOPTING 2026 TOWN COUNCIL MEETING SCHEDULE

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

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

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

This 24th day of November, 2025.

____

Keith Huffman, Mayor

Option 2

Agenda

TOWN OF VALDESE
RESOLUTION ADOPTING 2026 TOWN COUNCIL MEETING SCHEDULE

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

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

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

This 24th day of November, 2025.

Keith Huffman, Mayor