



Town of Blowing Rock

Board of Commissioners Meeting

Date: Tuesday, October 14, 2025, 6:00 p.m.

Location: 1036 Main Street, Blowing Rock, NC 28605

Agenda

<i>Item</i>	<i>Topic</i>	<i>Presenter and Participants</i>
I.	CALL TO ORDER – ROLL CALL FOR ATTENDANCE	Mayor Charles Sellers
II.	PLEDGE OF ALLEGIANCE	Mayor Charles Sellers
III.	APPROVAL OF MINUTES – By Roll Call 1. September 9, 2025 – Regular Meeting and Closed Session Minutes REGULAR AGENDA ADOPTION	Mayor & Council Town Clerk Hilari Hubner Mayor & Council
IV.	CONSENT AGENDA: 1. Budget Amendment – 2025-18 2. Project Ordinance - #2025-04 3. Tax Releases	Mayor & Council
V.	PUBLIC COMMENTS <i>Comments shall be limited to three (3) minutes</i>	
VI.	SPECIAL PRESENTATION 1. Tim Everhart – 40 Years of Service to the Town	Manager Fox
VII.	REGULAR AGENDA: 1. Valley View Bid Award	Manager Fox
VIII.	OFFICIALS REPORTS & COMMENTS: 1. Mayor 2. Council Members 3. Town Attorney 4. Town Manager	

IX.	CLOSED SESSION – NCGS 143-318.11. (a)(5) Discussion of potential property acquisition and NCGS 143-318.11. (a)(6) Personnel	
X.	ADJOURNMENT/RECESS...Mayor Charles Sellers entertains a motion and second to adjourn or recess the meeting	

DRAFT
MINUTES
Town of Blowing Rock
Town Council Meeting
September 9, 2025

The Town of Blowing Rock Town Council met for their regular monthly meeting on Tuesday, September 9, 2025, at 6:00 p.m. The meeting took place at Town Hall located at 1036 Main Street, Blowing Rock, NC. Present were Mayor Charlie Sellers, Mayor Pro-Tem Doug Matheson, Council Members Cat Perry, David Harwood, Melissa Pickett and Pete Gherini. Others in attendance were Town Manager Shane Fox, Town Attorney Joey Petrack, Town Engineer Jared Wright, Planning Director Kevin Rothrock, Police Chief Nathan Kirk, Public Works Director Matt Blackburn, Parks and Recreation Director Jennifer Brown, Finance Director Tasha Brown, IT Director Thomas Steele, Landscape Director Cory Cathcart and Town Clerk Hilari Hubner, who recorded the minutes.

CALL TO ORDER

Mayor Sellers called the meeting to order at 6:00 p.m. and welcomed everyone. Mayor Sellers verified attendance via roll call.

THE PLEDGE OF ALLEGIANCE

MINUTE APPROVAL

Mayor Pro-Tem Matheson made the motion to approve the minutes from August 12, 2025, regular session and closed session, seconded by Council Member Harwood. Unanimously approved.

REGULAR AGENDA ADOPTION

Council Member Gherini made a motion to adopt the regular agenda, seconded by Council Member Harwood. Unanimously approved.

CONSENT AGENDA

- 1. Budget Amendment - #2025-17**
- 2. Fireworks Permit – Blowing Rock Country Club**
- 3. Daughters of the American Revolution Proclamation for Constitution Week**

Council Member Harwood made a motion to approve the consent agenda as presented, seconded by Council Member Perry. Unanimously approved.

SPEAKERS FROM THE FLOOR

Lee Rocamora – 300 Laurel Park Road spoke regarding safety concerns in his neighborhood. He explained he and his neighbors have had numerous incidents walking and/or in vehicles with near miss collisions at the blind intersection of Laurel Park Road and Dogwood Lane. Mr. Rocamora made a request for Council to consider putting a 3-way stop at this intersection for safety purposes. Mr. Rocamora gave Town Clerk Hilari

Hubner a petition from the residents of Laurel Park backing this request.

Burr Collier – 323 Stone Cliff Drive - President of the Blowing Rock Horse Show expressed his immense gratitude towards the Town Staff and Town Council for their help with parking of horse trailers and equipment for this year's horse show. He explained there were some road issues with the normal area on Edmisten Road. He further expressed his sincere gratitude to all of town staff for being willing to help whenever the Horse Show Foundation needed something and specifically thanked Public Works Director Matt Blackburn and noted he is always willing to help, and the foundation sincerely appreciates him.

SPECIAL PRESENTATION

BRAHM Executive Director Stephen Dragisic made the Council and public aware of an event on Saturday, September 20th. He stated this event will be a Hurricane Helene Listening Day in remembrance of Hurricane Helene. Interview sessions will begin at 10:00 a.m. and will be broadcast on WFDD radio station two weeks after the event and noted the recordings will be preserved in three (3) ways. Later that day a Documentary Film Screening will take place at 2:00 p.m. This program is made possible through the ArtsAVL Hurricane Helene Business Relief Grant.

PUBLIC HEARING

1. Debt Approval - \$2.25 Million

Manager Shane Fox presented the background information on the debt request and installment loan process. At the July 8, 2025 Town Council meeting the Town Council voted unanimously to move forward with the solicitation of bids for an installment loan for \$2.25 million. The installment loan proceeds are to be used to reimburse the Town for the purchase of two parcels of land for future public safety and infrastructure needs, along with the third and final phase of the Memorial Park projects, and lastly to replace the roof of Fire Station #1. Collateral for the \$2.25 million loan will be the recently debt-free Fire Station #1.

The Town publicly advertised and solicited bids on July 15th with all bids due by August 5th. We received a total of 6 qualified bids, with a low bid received from JP Morgan Chase with terms of ten (10) years at the 3.55% interest rate. Staff recommends the Town Council approve the low bid received from JP Morgan Chase for a term of ten (10) years at a 3.55% interest rate.

Mayor Sellers opened the public hearing, with no questions or comments, Mayor Pro-Tem Matheson made a motion to close the public hearing, seconded by Council Member Gherini.

Mayor Pro-Tem Matheson made a motion to approve the low bid from JP Morgan Chase for a ten year term at the 3.55% rate, seconded by Council Member Pickett. Unanimously approved.

REGULAR AGENDA

1. Art in the Park

Parks and Recreation Director Jennifer Brown stated the Blowing Rock Chamber of Commerce submitted a request to host Art in the Park on Park Avenue for the next five (5) years. The event would occur one (1) Saturday per month, beginning in May and concluding in October each year.

The application was reviewed by the appropriate department heads. While the request has been duly evaluated, concerns regarding the proposed use of Park Avenue have been identified. These concerns, along with the Special Event Application and proposed dates were attached for Council review and consideration.

Council Member Harwood asked how long Art in the Park has been held on Park Avenue.

Ms. Brown stated it had been held on Park Avenue for approximately fifteen (15) years.

Mayor Pro-Tem Matheson expressed his reservations for the five (5) year request. He explained a lot of things can happen in five (5) years and felt that was too long. He further explained he knew the Police Department had some concerns and had some suggestions going forward and knew conversations had been had with the potential to move to a new location in the near future. In his opinion was five (5) years could cause problems, he didn't mind having a year to year approval, but didn't want to tie it up for five (5) years.

Blowing Rock Chamber of Commerce Executive Director Robin Miller stated she had met with Manager Fox and Police Chief Nathan Kirk in February to discuss some of the challenges and obstacles of Art in the Park and look at some solutions. She further stated one of the things she had done was to eliminate twenty (20) booths going from ninety (90) artist to seventy (70) booths to relieve some of the pressure on the Police building and Public Works. Ms. Miller felt making that change had made for a smoother process for loading and unloading artists.

Council Member Harwood noted he thought the event process operated flawlessly as he had observed both the set up and the breakdown. He further asked Ms. Miller to enlighten Council as to what Art in the Park means to the Chamber as far as revenue and where that revenue goes.

Ms. Miller explained the Chamber is funded through Membership dues as well as non-dues revenue. She further explained the Chamber heavily relies on the non-dues revenue Art in the Park and Symphony By The Lake at Chetola are the two highest non-dues revenue sources for the Chamber. Ms. Miller stated that money goes to operations and Art in the Park is a very intensive event as staff starts about 5:00 a.m. and doesn't end until about 7:30 p.m. This event also creates jobs for the pop up businesses, when surveyed 57% of business responses are Art in the Park generates more business in the community on Art in the Park days.

Mayor Sellers noted Rumble takes donations for parking on Art in the Park days and

sometimes gets approximately \$1,000 or more on those days in donations which go back to the community.

Council Member Gherini thanked Ms. Miller for her comments and felt everything she had to say was spot on. He then stated he agreed with Mayor Pro-Tem Matheson and wasn't comfortable with going five (5) years out.

Mayor Pro-Tem Matheson noted he is very much in favor of Art in the Park, but was under the impression other options were being explored to relocate and take some pressure off the Police Department.

Ms. Miller stated the Chamber's minds are open but currently don't have a place to relocate the event. She further stated her hope was removing twenty (20) booths had helped relieve some of the burden off the Police Department.

Mayor Pro-Tem Matheson asked if there was a "opt out" for the Town or the Blowing Rock Chamber.

Town Manager Shane Fox commented there was not, but that was an option if Council would like to add that.

Council Member Harwood made a motion to approve the request as presented, seconded by Mayor Pro-Tem Matheson for discussion.

Council Member Harwood acknowledged Chief Kirk's comments and wanted to make sure there could be some sort of command ground met.

Chief Kirk noted he's had concerns for a long time with the location and it's all due to safety issues. He explained if someone needs to come to the police department on an Art in the Park Day, they cannot get there easily. He further explained he understands the challenges the Chamber is facing with finding another location but really is concerned from a safety standpoint.

Council Member Gherini felt with hearing Chief Kirks concerns highlighted why a three (3) year contract is better than five (5) year as it allows for more flexibility to find a different option and commended the Chamber for the efforts they are taking to make that happen someday.

Council Member Harwood asked if some of the concerns could be handled with signage, for example relocating handicap parking on Art in the Park Days or explaining how to get to the police department on those days. He stated he was just throwing ideas out to help come to a command ground to help with some concerns.

Chief Kirk felt things could be done to make Art in the Park days smoother and wanted to make it clear he isn't wanting to get rid of Art in the Park, he just would like it to be moved to a different location.

Council Member Harwood reassured Chief Kirk he knew he was doing his job.

Council Member Perry felt conflicted as she loves Art in the Park and thinks it great to have it located near the Chamber and right off Main Street. However, she also understands the challenges from a safety standpoint, and it does concern her as well. She was curious about some of the locations the Chamber had looked at and why they haven't worked out.

Ms. Miller stated it was the community. She explained as soon as the word got out the Chamber was looking into other locations it became an issue and rather than being a positive conversation it became a negative one. She reiterated that the Chamber is more than willing to explore a new location, but the community needs to help with positive solutions as opposed to the negative. The Chamber is not trying to get rid of Art in the Park but trying to come up with a new location for the event and need positive collaborative solutions.

Mayor Pro-Tem Matheson asked Council Harwood if he would amend his motion to put a "opt out" clause for both the Town and the Chamber.

Council Member Pickett asked what the purpose of adding that clause would be.

Mayor Pro-Tem Matheson felt it would make it easier for either party to opt out if a new location became available or if the Town needed to because of emergency services reasons.

Council Member Pickett asked why the Chamber wouldn't just be able to come back before Council to address it at that time.

After further discussion, Council Member Harwood noted he was sympathetic to the request, but felt the Chamber needed to know they had a definite place to have Art in the Park for the designated years set by Council.

Council Member Harwood amended his motion to approve the request for a three (3) year term, seconded by Mayor Pro-Tem Matheson. Unanimously approved.

OFFICIAL REPORTS & COMMENTS

- Mayor Sellers – Encouraged everyone in the next few weeks with the upcoming election to please be cordial, kind and respectful to everyone.
- Council Member Perry – Has met with Mayor Pro-Tem Matheson to discuss parking solutions – one being a shuttle service. She was on Main Street over the weekend conducting an informal survey on if people would be willing to use a shuttle service if it was provided. She noted 85% of the people she talked with stated they would be willing to.
- Council Member Harwood – None
- Council Member Pickett – None
- Mayor Pro-Tem Matheson – None

- Council Member Gherini – None
- Town Attorney Joey Petrack – None
- Town Manager Shane Fox – Gave an update on Main Street Paving, Maple Street and Green Street, Memorial Park, Valley View Rd from Helene damage, Town Audit and the Flood Maps.

EXECUTIVE SESSION

At 7:00 p.m. Council Member Perry made a motion to go into closed session pursuant to NCGS 143-318.11.(a)(5) – discussion of potential property acquisition, seconded by Council Member Gherini. Unanimously approved.

ADJOURNMENT

At 7:25 p.m. Council returned to open session. With no further action, Council Member Perry made a motion to adjourn, seconded by Council Member Gherini. Unanimously approved.

MAYOR _____
Charlie Sellers, Mayor

ATTEST _____
Hilari Hubner, Town Clerk

Attachments

Budget Amendment #2025-16 – Attachment A

Middle Fork Greenway Easement – Attachment B

Shoppes on the Parkway – Attachment C

2025 Equipment Installment Financing Bid – Attachment D



Town of Blowing Rock

1036 Main Street ★ Post Office Box 47 ★ Blowing Rock, North Carolina 28605

To: Mr. Shane Fox, Mayor Sellers, and Members of Town Council
From: Tasha Brown, Finance Officer
Subject: Budget Amendment Ordinance to Account for Various Items
(Ordinance #2025-18)
Date: October 14, 2025

Enclosed please find a Budget Amendment Ordinance for the fiscal year 2025-2026 for your consideration.

Section 1 (General Fund) allocates funding as follows:

- Allocates fund balance (\$30,000) towards the cost for an emergency culvert/sink hole repair on Sunset Drive. This allocation has been directed towards Contracted Services – Street.

Section 2 (General Fund) allocates funding as follows:

- Allocates funds (\$1,000) donated to the Police Department by St. Mary of the Hills towards needed materials/supplies for public safety. This allocation has been directed towards Materials/Supplies – Police.

Section 3 (General Fund) allocates funding as follows:

- Allocates funds (\$7,400) donated to Parks & Recreation by various donors for Memorial Park Tree/Benches. This allocation has been directed towards Materials/Supplies – P&R.

Section 4 (General Fund) allocates funding as follows:

- Allocates funds (\$1,029,450) from loan proceeds for the 2025 Installment Financing for the issuance costs/legal fees, Fire Station 1 Roof Replacement, and Land/Property Purchase. This allocation has been directed towards Legal Services – Central Govt., Maint/Repair Bldg. – Fire, and Land/Property Purchase – C. Govt and Fund Balance Appropriated for the Reimbursement portion.

Section 5 (General Capital Projects Fund) allocates funding as follows

- Allocates funds (\$93,709) from loan proceeds for the 2025 Installment Financing for the Memorial Park Phase 2 Project. This will result in an amendment to the Project Ordinance for the project to increase the loan proceeds. (Amended Ordinance attached for approval) This allocation has been directed towards Construction for the project.

Please let me know if you need further details on the proposed amendment.

Be it ordained by the Town Council of the Town of Blowing Rock, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2026:

Section 1. To amend the General Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-20-4500-040	Contracted Services	\$ 65,000	\$ -	\$ 30,000	\$ 95,000
			\$ -	\$ 30,000	

This will result in a net increase of \$30,000 in the appropriations of the General Fund. As a result, the following revenue will be increased.

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-00-3400-399	Fund Balance Appropriated	\$ -	\$ -	\$ 30,000	\$ 30,000
			\$ -	\$ 30,000	

Section 2. To amend the General Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-10-4310-033	Materials/Supplies	\$ 52,000	\$ -	\$ 1,000	\$ 53,000
			\$ -	\$ 1,000	

This will result in a net increase of \$1,000 in the appropriations of the General Fund. As a result, the following revenue will be increased.

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-00-3400-358	Donations	\$ -	\$ -	\$ 1,000	\$ 1,000
			\$ -	\$ 1,000	

Section 3. To amend the General Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-80-6100-033	Materials/Supplies	\$ 40,000	\$ -	\$ 7,400	\$ 47,400
			\$ -	\$ 7,400	

This will result in a net increase of \$7,400 in the appropriations of the General Fund. As a result, the following revenue will be increased.

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-00-3400-358	Donations	\$ -	\$ -	\$ 7,400	\$ 7,400
			\$ -	\$ 7,400	

Section 4. To amend the General Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-00-4200-003	Legal Services	\$ 30,000	\$ -	\$ 58,450	\$ 88,450
10-10-4340-016	Maint./Repair Bldgs & Equip.	\$ 18,000	\$ -	\$ 300,000	\$ 318,000
10-00-4200-005	Land/Property Purchase	\$ -	\$ -	\$ 156,726	\$ 156,726
10-00-3400-399	Fund Balance Appropriated (Reimb. Land Purchase)	\$ -	\$ -	\$ 514,274	\$ 514,274
		\$ -	\$ -	\$ 1,029,450	

This will result in a net increase of \$1,029,450 in the appropriations of the General Fund. As a result, the following revenue will be increased.

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-60-3400-349	Proceeds from 2025 installment Financing	\$ -	\$ -	\$ 1,029,450	\$ 1,029,450
		\$ -	\$ -	\$ -	\$ -
			\$ -	\$ 1,029,450	

Section 5. To amend the General Capital Projects Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
20-60-5000-455	Memorial Park Improvements Ph 2 Construction	\$ 1,483,591	\$ -	\$ 93,709	\$ 1,577,300
			\$ -	\$ 93,709	

This will result in a net increase of \$93,709 in the appropriations of the General Capital Projects Fund. As a result, the following revenue will be increased.

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
20-80-3400-010	Memorial Park Improvements Ph 2 Loan Proceeds	\$ 1,126,841	\$ -	\$ 93,709	\$ 1,220,550
		\$ -	\$ -	\$ -	\$ -
			\$ -	\$ 93,709	

Copies of this budget amendment shall be furnished to the Clerk to the Town Council and to the Finance Officer for their implementation.

Adopted this 14th day of October 2025.

Attested by:

Charles Sellers, Mayor

Hilari Hubner, Town Clerk



Town of Blowing Rock

1036 Main Street ★ Post Office Box 47 ★ Blowing Rock, North Carolina 28605

To: Mr. Shane Fox, Mayor Sellers, and Members of Town Council
From: Tasha Brown, Finance Officer
Subject: Project Ordinance # 2025-04
Date: October 14, 2025

Attached please find for your consideration an Amended Project Ordinance for the Memorial Park Improvement Project – Phase 2. This amendment reflects the increase in loan proceeds to be allocated for construction costs.

ORDINANCE
MEMORIAL PARK IMPROVEMENTS PHASE 2
PROJECT ORDINANCE (AMENDED)

BE IT ORDAINED by the Town of Blowing Rock that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section I. The project authorized includes the Town of Blowing Rock's Memorial Park Improvements Project Phase 2

Section II. The officers of the Town of Blowing Rock are hereby directed to proceed with the project within the terms of the rules and regulations and the budget contained herein.

Section III. The following revenues are anticipated to be available to complete the project:

Installment Loan Proceeds	\$ 1,220,550
Part F Grant	\$ 500,000
Phase 1 Budget Remaining	\$ 20,750
	<u>\$ 1,741,300</u>

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

Construction	\$ 1,577,300
Contingency	\$ 50,000
Engineering Fees	\$ 93,250
Engineering Fees (From Original Contract Phase 1)	\$ 20,750
	<u>\$ 1,741,300</u>

Section V. The finance officer is hereby directed to maintain sufficient specific detailed accounting records to provide the accounting to the grantor agency required by the grant agreement, Federal and State regulations.

Section VI. Funds may be advanced from other Town of Blowing Rock fund accounts for the purpose of making payments as due. Reimbursement requests should be made to the grantor agency following the regulations and rules of the grant.

Section VII. The finance officer is directed to report as requested on the financial status of the project element in Section IV and on the total revenues received or claimed.

Section VIII. The budget officer is directed to include an analysis of costs and revenues on this project as requested by the Council.

Section IX. Copies of this Project Budget Ordinance shall be made available to the budget officer for direction in carrying out this project.

This ordinance shall become effective upon adoption.

Adopted as submitted this 14thth day of October 2025 at Blowing Rock, North Carolina.

Charles Sellers, Mayor

Attest:

Hilari Hubner, Town Clerk



TOWN OF BLOWING ROCK

1036 Main Street • Post Office Box 47 • Blowing Rock, NC 28605

Release Request No: 2025-01

I Hereby Request Release of Tax Under G.S. 105-381 for the Following Year(s):

Assessment Release	Tax Release	Interest	Total	Tax Year
\$42,562	\$170.25		\$170.25	2025

Reason for Releases: Per Caldwell County the property (parcel 028210A) was overbilled in error. This property is a split property and only 74% is inside the city limits. In error the full value was billed instead of just the percentage located inside the city limits. The release is for the overage amount.

Approved By: _____ Date: _____



TOWN OF BLOWING ROCK

1036 Main Street • Post Office Box 47 • Blowing Rock, NC 28605

Release Request No: 2025-02

I Hereby Request Release of Tax Under G.S. 105-381 for the Following Year(s):

Assessment Release	Tax Release	Interest	Total	Tax Year
\$381,100	\$1,524.40		\$1,524.40	2025

Reason for Releases: Per Watauga County the property (2817659521000 – 1476 Green Hill Rd) was overbilled in error. This property is a split property and only 50% is inside the city limits. In error the full value was billed instead of just the percentage located inside the city limits. The release is for the overage amount.

Approved By: _____ Date: _____



TOWN OF BLOWING ROCK

1036 Main Street • Post Office Box 47 • Blowing Rock, NC 28605

Release Request No: 2025-03

I Hereby Request Release of Tax Under G.S. 105-381 for the Following Year(s):

Assessment Release	Tax Release	Interest	Total	Tax Year
\$307,440	\$1,229.76		\$1,229.76	2025

Reason for Releases: Per Caldwell County the property (parcel 024W1510) was overbilled in error. This property is a split property and only 10% is inside the city limits. In error the full value was billed instead of just the percentage located inside the city limits. The release is for the overage amount.

Approved By: _____ Date: _____



TOWN OF BLOWING ROCK

1036 Main Street • Post Office Box 47 • Blowing Rock, NC 28605

Release Request No: 2025-04

I Hereby Request Release of Tax Under G.S. 105-381 for the Following Year(s):

Assessment Release	Tax Release	Interest	Total	Tax Year
\$215,200	\$860.80		\$860.80	2025

Reason for Releases: Per Watauga County the property (parcel 2817173207000) is an exempt property and was billed in error.

Approved By: _____ Date: _____



TOWN OF BLOWING ROCK

1036 Main Street • Post Office Box 47 • Blowing Rock, NC 28605

Release Request No: 2025-05

I Hereby Request Release of Tax Under G.S. 105-381 for the Following Year(s):

Assessment Release	Tax Release	Interest	Total	Tax Year
\$301,100	\$1,204.40		\$1,204.40	2025

Reason for Releases: Per Watauga County the property (parcel 2817172491000) is an exempt property and was billed in error.

Approved By: _____ Date: _____



TOWN OF BLOWING ROCK

1036 Main Street • Post Office Box 47 • Blowing Rock, NC 28605

Release Request No: 2025-06

I Hereby Request Release of Tax Under G.S. 105-381 for the Following Year(s):

Assessment Release	Tax Release	Interest	Total	Tax Year
\$1,111,100	\$4,444.40		\$4,444.40	2025

Reason for Releases: Per Watauga County the property (parcel 2817521406000) was billed for an incorrect value. This property was in error was billed for both a building value and land value, when the home is not located on this particular lot.

Approved By: _____ Date: _____



TOWN OF BLOWING ROCK

1036 Main Street • Post Office Box 47 • Blowing Rock, NC 28605

Release Request No: 2025-07

I Hereby Request Release of Tax Under G.S. 105-381 for the Following Year(s):

Assessment Release	Tax Release	Interest	Total	Tax Year
\$700,000	\$2,800		\$2,800	2025

Reason for Releases: Per Watauga County the personal property (acct# 1866155) was bill twice in error under two different names and two different accts. This account needs to be released, and they will pay the other account in the correct name (acct# 1866465).

Approved By: _____ Date: _____



TOWN OF BLOWING ROCK

1036 Main Street • Post Office Box 47 • Blowing Rock, NC 28605

Release Request No: 2025-08

I Hereby Request Release of Tax Under G.S. 105-381 for the Following Year(s):

Assessment Release	Tax Release	Interest	Total	Tax Year
\$328,400	\$1,313.60		\$1,313.60	2025
\$9,800	\$39.20		\$39.20	2025
\$19,300	\$77.20		\$77.20	2025

Reason for Releases: Per Watauga County the above property had three separate parcel's (parcel 2817145956000, 2817145994000, 2817156015000). For the 2025 tax year those three parcel's were combine into one parcel (parcel 2817156045000) and in error the new parcel as well as the three old parcel's were billed for 2025. The three parcel's need to be released and the property owner will pay the new parcel (2817156045000).

Approved By: _____ Date: _____



TOWN OF BLOWING ROCK

1036 Main Street • Post Office Box 47 • Blowing Rock, NC 28605

Release Request No: 2025-09

I Hereby Request Release of Tax Under G.S. 105-381 for the Following Year(s):

Assessment Release	Tax Release	Interest	Total	Tax Year
\$436,750	\$1,747.00		\$1,747.00	2025

Reason for Releases: Per Watauga County the above property (parcel 2817753865000) was sold in 2024, was listed as inactive and in error during the 2025 billing was billed in addition to the new owner. The bill under the former owner needs to be released and the new owner will pay the bill.

Approved By: _____ Date: _____



TOWN OF BLOWING ROCK

1036 Main Street • Post Office Box 47 • Blowing Rock, NC 28605

Release Request No: 2025-10

I Hereby Request Release of Tax Under G.S. 105-381 for the Following Year(s):

Assessment Release	Tax Release	Interest	Total	Tax Year
\$274,700	\$1,098.80		\$1,098.80	2025

Reason for Releases: Per Watauga County the above property (parcel 2807970406001) was billed for the incorrect value in error. The parcel was overbilled.

Approved By: _____ Date: _____



TOWN OF BLOWING ROCK

1036 Main Street • Post Office Box 47 • Blowing Rock, NC 28605

Release Request No: 2025-11

I Hereby Request Release of Tax Under G.S. 105-381 for the Following Year(s):

Assessment Release	Tax Release	Interest	Total	Tax Year
\$473,600	\$1,894.40		\$1,894.40	2025

Reason for Releases: Per Watauga County the above property (parcel 2807970406002) was billed for the incorrect value in error. The parcel was overbilled.

Approved By: _____ Date: _____



TOWN OF BLOWING ROCK

1036 Main Street • Post Office Box 47 • Blowing Rock, NC 28605

Release Request No: 2025-12

I Hereby Request Release of Tax Under G.S. 105-381 for the Following Year(s):

Assessment Release	Tax Release	Interest	Total	Tax Year
\$1,233,500	\$4,934.00		\$4,934.00	2025

Reason for Releases: Per Watauga County the above property (parcel 2807879407000) was split into two separate parcels for 2025. In error the tax system additionally billed for the previous parcel.

Approved By: _____ Date: _____

Special Presentation

To: Mayor Charlie Sellers and the Blowing Rock Town Council

From: Shane Fox, Town Manager

Subject: Honoring a Town Treasure – Tim Everhart

Date: October 14, 2025

Information:

Honoring a Town Treasure: Tim Everhart

It is with immense gratitude and heartfelt respect that the Town Council recognizes Tim Everhart for his extraordinary forty years of dedicated service to the Town of Blowing Rock. We are honored to celebrate his career on October 14, 2025.

Four decades of service is a remarkable milestone, but what Tim has provided the town goes far beyond simple longevity. Tim has been responsible for a job that is seldom seen but is unequivocally one of the most important jobs in our community: ensuring the safety and quality of our town's drinking water.

We all know that water is life, and the safety of our water supply is one of the most critical responsibilities the town holds. Tim has performed this job daily, without hesitation, and without failure. In fact, when speaking to his colleagues, many have a hard time recalling a time when Tim has missed work—a testament to his unparalleled commitment and reliability.

Tim's steadfast dedication has provided a foundation of health and well-being for every resident and visitor for the past forty years. His contributions cannot be overstated, and he truly cannot be replaced.

Please join the Town Council in extending our deepest thanks and best wishes to Tim Everhart for his incredible career and for making the Town of Blowing Rock a safer, better place to live.

Regular Agenda - Staff Report

To: Mayor Charlie Sellers and the Blowing Rock Town Council

From: Shane Fox, Town Manager

Subject: Valley View Bids and Discussion

Date: October 14, 2025

Information:

On September 27, 2024, Hurricane Helene caused a catastrophic slope failure on Valley View Road at the intersection of Old Orchard, completely severing access to the Old Orchard community. The Town, in coordination with a contractor, successfully constructed a temporary access road to allow residents to reach their homes. Since then, Town Staff has worked diligently with FEMA and Town engineering firm McGill to develop a comprehensive scope of work for the permanent repair of the slope and road access. After numerous meetings and months of collaborative effort, the scope was finalized, allowing the Town to move forward with the bid solicitation process.

Bid Solicitation and Results:

The Town began soliciting bids for the permanent repair project on August 26, 2025.

- The initial bid opening was held on September 25, 2025. Unfortunately, the Town received only one bid at that time.
- The project was subsequently rebid, with a second bid opening held on October 9, 2025.

At the October 9th bid opening, the Town received and opened one bid from:

- **Mountain Crest, LLC in the amount of \$985,000.**

Recommendation

Town Staff, in consultation with McGill and FEMA, recommend that the Town Council approve the bid received from Mountain Crest, LLC in the amount of \$985,000 for the permanent repair of the Valley View Road slope failure.

Crucially, this project is fully reimbursable from FEMA. Approving this bid will allow the Town to move forward with the permanent restoration of critical infrastructure and ensure safe, reliable access to Valley View and Old Orchard.

Attachments:

Overview scope of project details with map

1. Award letter of recommendation – McGill Associates
2. Certified Bid Tabulation

October 10, 2025

Mr. Shane Fox
Town Manager
Town of Blowing Rock
1036 Main Street
Blowing Rock, North Carolina 28605

RE: Award Recommendation
Valley View Road Storm Damage Repair
Town of Blowing Rock, North Carolina

Dear Mr. Fox:

One (1) bid was received on October 9, 2025, for the Valley View Road Storm Damage Repair Project in response to the Town's Re-Advertisement for Bids. Mountain Crest, LLC was the lowest responsive, responsible bidder with a total bid amount of \$985,000.

Mountain Crest, LLC is appropriately licensed with the NC General Contractor Licensing Board and has completed similar projects. Therefore, we recommend that the Town award the project to Mountain Crest, LLC in the total amount of \$985,000.00.

It is also recommended that the Town establish a construction contingency in the amount of \$98,500, or 10% of the contract price. This is important to cover any quantity overruns or unforeseen circumstances.

Enclosed for your use is the Certified Bid Tabulation. If you have any questions, please do not hesitate to contact us.

Sincerely,
McGILL ASSOCIATES, P.A.

A handwritten signature in blue ink, appearing to read 'Jared Wright', enclosed in a blue oval.

JARED WRIGHT
Senior Project Manager

JW:rlh

Enclosure

RE-BID RESULT
VALLEY VIEW ROAD STORM DAMAGE REPAIR
TOWN OF BLOWING ROCK, NORTH CAROLINA

Thursday, October 9, 2025; 2:00 pm
Town Hall Council Chambers, 1036 Main St, Blowing Rock, NC 28605

BIDDER	LUMP SUM BASE BID
Morgan Corp.	No Bid
Mountain Crest, LLC	\$985,000.00
Rhino Design Build, LLC	No Bid
Thomas Construction Co., Inc.	No Bid

This is to certify that the bids tabulated herein was the only bid received on the second attempted bid opening after re-advertisement in compliance with NC General Statutes and that the bid received was accompanied by a 5% bid bond or certified check and publicly opened and read aloud at 2:00 PM local time on the 9th day of October, 2025 in the Town Hall Council Chambers, Blowing Rock, 1036 Main St., Blowing Rock, NC 28605.

DOUGLAS CHAPMAN, PE



1240 19th Street Lane NW
Hickory, North Carolina 28601
License No. C-0459

