

**Glen Alpine Board of Alderman  
Meeting Minutes  
Monday, February 9<sup>th</sup> , 2026, at 6pm**

Present: Mayor Herron, Luke Boone, Jason Miller, Chad Wykle, Clerk Carswell and Attorney Denton

Absent: Sheila Perkins and Reid Scott

**CALL TO ORDER at 6pm**

**INVOCATION** L. Boone

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**, J. Miller made motion to approve, All in favor, pass 3-0

**APPROVAL OF DEPARTMENT REPORTS** L. Boone made motion to approve, All in favor, pass 3-0

**APPROVAL OF MINUTES**, L. Boone made motion to approve, All in favor, pass 3-0

**PUBLIC COMMENT**

Stan Benedict- reminded citizens about early voting. Stated more citizens of the town need to show up and vote. He said elected officials of the town need to promote this to encourage people to vote.

**Curt Willis-WPCOG, Code Enforcement Updates**

see documents attached to minutes

**Phillippe Rosse-ASI Ed Services, LLC**

see documents attached to minutes

**New Business:**

Discussion:

\*Economic Development Update/NC Commerce, Chad Wykle

C. Wykle stated that Beth Heile with BRTA is here to provide an update about economic development opportunities for Glen Alpine in collaboration with NC Commerce for specifically the downtown district. Mr. Phil Boggan has met with the Kevin Herron, Chad Wykle, Crystal Carswell and herself about grants that the town qualifies for and will begin to apply for those grants in the near future.

Beth Heile- stated this all came about because she was helping another town with revitalization of their downtown and one of the Alderman contacted her about helping Glen Alpine and getting the town in touch with the right individuals. NC Commerce is there to help rural communities. Mr. Boggan was excited about the potential Glen Alpine has and he felt like the town could benefit from his assistance. He stated Glen Alpine seems to be in a good place to start applying for grants. They offer free services to small towns. She believes he would be an asset to the town. The process would involve the town officials and the citizens of the town.

Chad Wykle explained that Mr. Boggan would meet with the town on a monthly basis to

keep everyone informed and updated. He said the main goal is to refurbish the existing downtown buildings to try to bring people to Glen Alpine and for the residents that live and work here. There could be a possibility that the town may be able to purchase the buildings on the end that have remained vacant and qualify for grants to remodel and get them in a condition to lease or sell. The town can qualify for some grants that private individuals can't. Phil Boggan is on the schedule to be here on April 13<sup>th</sup> to speak and meet with all council and answer any questions.

Jason Miller asked if the town can purchase them and how does that work.

Chad Wykle said yes, we have asked several state representatives and the town can purchase the property, possibly apply for grants to assist with the purchase and the refurbishing of the property.

Jason Miller said he thought there was a statute somewhere saying the town cannot be landlords or buy property.

R. Denton said there is nothing saying a town cannot own a commercial building because Morganton owns the building where Yianni's used to be. That has been a mess but nothing wrong with them having ownership of the building.

Beth Heile stated Town of Rhodhiss just bought commercial buildings also.

Jason Seidel asked where was all this help when they pharmacy needed it. Why wasn't someone offering to help his business. He asked Beth Heile if she could have helped the pharmacy.

Beth Heile replied that she was contacted by an alderman. At that time she did not know anything about the pharmacy and it closing.

Jason Seidel said the town cannot manage being a landlord. He said he's done it and its not easy and the town doesn't need that.

Mayor Herron stated that the owner has to step up. We were made aware of the pharmacy closing when everyone else did and to his knowledge it was too late then.

Stan Benedict said he doesn't think the town should get into a long term landlord situation but can the town buy it, fix it and sell it.

Chad Wykle stated that would be the goal and that would be ideal.

\*Town of Glen Alpine emails for Alderman, Jason Miller

Jason Miller said he would like to have a town email instead of using his personal email.

Clerk Carswell said it has always been an option since she's been here so if you want one just tell her. She thinks it should be a personal preference because some don't want to have separate emails. She also stated that they understand that once their term is up the email would be deleted because the town pays for that.

Decision:

Policy for Mayor, Luke Boone

Luke Boone said this had been discussed last month. He found a draft to start with. He said he thinks the Mayor should be given back the authority to manage the day to day operations of the town and that would include relieving Reid Scott from his duties and

obligations as over the Public Works Dept. Mayor Kevin Herron would take over those responsibilities.

J. Miller said he thinks the draft is well written.

R. Denton asked what about Dept Heads. Is he over them too? He said the word Dept Head is mentioned in the draft a lot so what about other employees. He said we are all at will employees so be careful creating something that could come back to bite you. He said he thinks giving the Mayor authority to do certain things but clarify what it really means.

L. Boone asked R. Denton for suggestions on what to do.

R. Denton said if you're trying to give him authority to hire/fire then specify that.

L. Boone said he wants to give him authority to hire/fire employees.

Clerk Reed asked how that works for performance evaluations when the mayor isn't here every day and she would like to have clarity on what duties of hers is the mayor being given so its very clear and understood opposed to flip flopping around so much.

Jason Miller said he doesn't see how it would change.

R. Denton said the draft provided looks like a Town Manager authority but Glen Alpine doesn't have that form of government currently.

L. Boone said the intent is since we don't have a town manager we give that to the Mayor. He said he is trying to take some responsibility off Crystal because it's a lot.

K. Penley said why not hire a Clerk and let Crystal be the Town Manager.

L. Boone said with limited resources if the mayor is willing then we let him.

R. Denton stated again that the form of government doesn't include a town manager by statute. He isn't against giving the mayor some power but be careful giving him too much because he agrees with the clerk that he can't be a true manager by statute because he isn't here all day, every day. The Town Manager title by statute says they manage department heads.

L. Boone made the motion that the presented policy be looked over by the council and give the mayor the authority to manage town departments and employees He added this would include releasing Reid Scott of his duties with the Public Works Dept and let him enjoy retirement. All in favor, pass 3-0

### **Old Business:**

Discussion:

\*Facebook Live Camera, Jason Miller

Jason Miller said he is responsible for kicking this around because he offered to take this on but hasn't done it.

K. Herron and Clerk Reed said it may take some time because we just approved the contract with Digital Eyes and part of it was to get equipment up and running for meetings to be live.

J. Miller asked where we stood with that.

K. Herron said yes they have been here a few times but equipment had to be ordered.

Decision:

\*Police Report tabled from January, L. Boone made a motion to leave Police Reports as

is monthly provided to the board and if a citizen wants a more detailed list they can make the public record request to the police department. J. Miller seconded, All in favor, pass 3-0

\*Budget, Purchasing tabled from January, J. Miller made motion to approve purchases made from the current budget that is approved by the Finance Officer and Mayors approval. Any purchases exceeding the dept budget must be brought to the board for prior approval and budget amendment be approved. All in favor, pass 3-0

J. Miller made motion for Closed Session, Pass 3-0