

City of High Shoals  
Regular City Council Meeting  
June 9, 2026

- I. Call to Order
- II. Invocation
- III. Pledge of Allegiance
- IV. Approval of Agenda
- V. Approval of Minutes

Citizens' comments/concerns: The City of High Shoals City Council offers citizens the opportunity for public expression pursuant to NCGS 160A-81.1. Comments are limited to 3–5 minutes per speaker.

Good of the Order: Time set aside for members to offer comments or observations about the organization and its work without formal motion.

**VI. Departmental Reports:**

- Police Report-Gaston County
- Financial-Dennis Cash
  - CHECKING 1: \$
  - CHECKING 2: \$
  - SAVINGS: \$
  - CAP MGMT: \$
  - TOTAL: \$
- Cemetery-Denese Cook
- Water/Sewer-Bo Rhyne
- Streets/Maintenance/Sanitation-Kathy Rhyne
- Parks/Recreation-Bobby Vassey
  - Yard of the Month:– 200 Cherry St. Diane Hulit
- Vehicles- Tim Eidson
- Administration/Mayor Report-PJ Rathbone

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Council Comments / Announcements

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**VII. Public Hearing: Budget Hearing—Proposed FY 2026/2027 Budget**

*Motion to open Public Hearing*

- **Purpose: To receive public comments regarding the proposed FY 26/27 Budget.**
- **Public Comments to be accepted during the hearing.**

*Motion to Close Public Hearing*

**VIII. New Business:**

- i. **Consideration and Adoption of FY 2026-2027 Budget Ordinance**
  - 1. **Motion to approve Budget Ordinance**
- ii. **Christmas Parade date & float options <https://www.clinesfloats.com/christmasfloats/>**
- iii. **Consider Assessment of Nuisance Abatement Costs and Authorization to File Lien – 413 N. Lincoln Street**
- iv. **Adjust Code Enforcement fees for repeat offenders & taller grass--Resolution**
- v. **Budget Amendments: Sanitation & Powell Bill**

**IX. Motion to Adjourn:**

Type	Acct Num	Acct Name	Budget	YTD	Variance	Prcnt
Revenues	10-3010-0000	Taxes Ad Valorem CY	\$210,305.00	\$230,166.03	\$19,861.03	109.44%
Revenues	10-3020-0000	Taxes - Ad Valorem - Prior	\$16,028.00	\$137.11	(\$15,890.89)	0.86%
Revenues	10-3025-0000	Taxes - Tag Fee	\$23,100.00	\$20,366.50	(\$2,733.50)	88.17%
Revenues	10-3250-0000	App Fees (was priv license)	\$500.00	\$1,650.08	\$1,150.08	330.02%
Revenues	10-3290-0000	Interest On Checking	\$1,600.00	\$517.37	(\$1,082.63)	32.34%
Revenues	10-3291-0000	Interest on Savings	\$800.00	\$80.11	(\$719.89)	10.01%
Revenues	10-3292-0000	Interest on Capital Management	\$3,800.00	\$7,834.43	\$4,034.43	206.17%
Revenues	10-3293-0000	Interest on Powell Bill Account	\$0.00	\$11,315.13	\$11,315.13	0.00%
Revenues	10-3293-5000	INTEREST ON POWELL BILL ACCT CORRECTED	\$10.00	\$22.34	\$12.34	223.40%
Revenues	10-3294-0000	CAP MGMT_DEBT SETOFF	\$0.00	\$2,393.47	\$2,393.47	0.00%
Revenues	10-3341-0000	Copies/Faxes/Notary Income	\$100.00	\$105.50	\$5.50	105.50%
Revenues	10-3342-0000	City Hall Rental	\$1,000.00	\$1,125.00	\$125.00	112.50%
Revenues	10-3343-0000	Returned Check Fee	\$100.00	\$0.00	(\$100.00)	0.00%
Revenues	10-3344-0000	Sign Rental	\$50.00	\$0.00	(\$50.00)	0.00%
Revenues	10-3346-0000	VENDOR PAYMENTS FOR CELEBRATION	\$200.00	\$0.00	(\$200.00)	0.00%
Revenues	10-3350-0000	Alcohol/Beverage	\$3,000.00	\$2,617.90	(\$382.10)	87.26%
Revenues	10-3370-0000	Franchise Tax	\$25,000.00	\$19,182.08	(\$5,817.92)	76.73%
Revenues	10-3430-0000	Powell Bill	\$42,603.86	\$22,630.28	(\$19,973.58)	53.12%
Revenues	10-3440-0000	FEMA_HELENE PAYMENTS	\$0.00	\$2,875.70	\$2,875.70	0.00%
Revenues	10-3450-0000	Local Option Sales Tax (NC Sales & Use Tax Distrib.	\$80,000.00	\$84,878.96	\$4,878.96	106.10%
Revenues	10-3455-0000	Gaston County Sales Tax	\$35,000.00	\$15,813.24	(\$19,186.76)	45.18%
Revenues	10-3560-0000	Park Rental Income	\$2,000.00	\$3,130.00	\$1,130.00	156.50%
Revenues	10-3565-0000	Park Concession Income	\$150.00	\$0.00	(\$150.00)	0.00%
Revenues	10-3670-0000	Sales Tax Refund	\$5,000.00	\$19,318.88	\$14,318.88	386.38%
Revenues	10-3680-0000	Gas Tax Refund	\$1,200.00	\$1,437.57	\$237.57	119.80%
Revenues	10-3710-0000	Cemetery Plots Income	\$4,000.00	\$435.00	(\$3,565.00)	10.88%
Revenues	10-3720-0000	Code Violation Fee (Was Zoning Vio Fee)	\$6,000.00	\$1,650.00	(\$4,350.00)	27.50%
Revenues	10-3730-0000	Solid Waste Disposal Tax	\$500.00	\$513.68	\$13.68	102.74%
Revenues	10-3740-0000	Sanitation User Fee	\$81,500.00	\$76,301.26	(\$5,198.74)	93.62%
Revenues	10-3742-0000	SANITATION SURPLUS SALES	\$4,950.00	\$4,950.00	\$0.00	100.00%
Revenues	10-3745-0000	Dump Truck Rental (was recycling income)	\$500.00	\$266.43	(\$233.57)	53.29%
Revenues	10-3810-0000	Sale Of Surplus Property	\$8,000.00	\$3,744.50	(\$4,255.50)	46.81%
Revenues	10-3990-0000	Fund Balance Appropriation	\$130,000.00	\$0.00	(\$130,000.00)	0.00%
Revenues	30-3710-0000	Water Charges	\$140,000.00	\$119,042.87	(\$20,957.13)	85.03%
Revenues	30-3715-0000	Water Taps	\$6,400.00	\$3,200.00	(\$3,200.00)	50.00%
Revenues	30-3720-0000	Sewer Charges	\$140,000.00	\$103,557.88	(\$36,442.12)	73.97%

Type	Acct Num	Acct Name	Budget	YTD	Variance	Prct
Revenues	30-3725-0000	Sewer Taps	\$3,200.00	\$0.00	(\$3,200.00)	0.00%
Revenues	30-3740-0000	Returned Check Fees	\$60.00	\$30.00	(\$30.00)	50.00%
Revenues	30-3746-0000	PURCHASE OF WATER FROM SMALL BUSINESS (TO FIL	\$150.00	\$300.00	\$150.00	200.00%
Revenues	30-3750-0000	Reconnect & Late Fees	\$6,000.00	\$7,991.50	\$1,991.50	133.19%
Revenues	30-3755-0000	BROKEN METER - REPLACEMENT	\$0.00	\$1,100.00	\$1,100.00	0.00%
Revenues	30-3990-0000	Fund Bal Appro.	\$25,000.00	\$0.00	(\$25,000.00)	0.00%
			\$1,007,806.86	\$770,680.80	(\$237,126.06)	76%
<b>Type: Expenses</b>						
Expenses	10-4200-8020	Salaries	\$97,250.00	\$86,864.97	\$10,385.03	89.32%
Expenses	10-4200-8030	Mayor And Council	\$39,800.00	\$37,800.00	\$2,000.00	94.97%
Expenses	10-4200-8040	Professional Services	\$4,500.00	\$4,500.00	\$0.00	100.00%
Expenses	10-4200-8050	Social Security	\$8,230.00	\$7,729.25	\$500.75	93.92%
Expenses	10-4200-8060	Health Ins.	\$41,100.00	\$40,240.93	\$859.07	97.91%
Expenses	10-4200-8070	Medicare	\$1,930.00	\$1,807.65	\$122.35	93.66%
Expenses	10-4200-8090	Unemployment Ins	\$1,000.00	\$144.91	\$855.09	14.49%
Expenses	10-4200-8110	Telephone & Postage	\$7,000.00	\$6,073.86	\$926.14	86.77%
Expenses	10-4200-8120	Public Notices-Printing	\$800.00	\$103.90	\$696.10	12.99%
Expenses	10-4200-8130	Utilities	\$5,600.00	\$4,123.49	\$1,476.51	73.63%
Expenses	10-4200-8140	Travel Expenses	\$13,525.00	\$12,733.06	\$791.94	94.14%
Expenses	10-4200-8142	Education/Schools	\$5,325.00	\$4,434.00	\$891.00	83.27%
Expenses	10-4200-8160	Maintenance Equipment	\$1,500.00	\$844.78	\$655.22	56.32%
Expenses	10-4200-8330	Departmental Supplies	\$4,650.00	\$4,533.49	\$116.51	97.49%
Expenses	10-4200-8370	Loan Payment	\$10,000.00	\$10,000.00	\$0.00	100.00%
Expenses	10-4200-8450	Contracted Services	\$15,000.00	\$14,870.94	\$129.06	99.14%
Expenses	10-4200-8530	Dues & Subscriptions	\$6,700.00	\$6,274.16	\$425.84	93.64%
Expenses	10-4200-8540	Insurance & Bonding	\$30,000.00	\$29,678.81	\$321.19	98.93%
Expenses	10-4200-8570	Miscellaneous	\$1,040.00	\$1,034.15	\$5.85	99.44%
Expenses	10-4200-8610	IT ANNUAL SUPPORT	\$13,300.00	\$12,050.41	\$1,249.59	90.60%
Expenses	10-4200-8620	MS LICENSING	\$1,130.00	\$1,007.93	\$122.07	89.20%
Expenses	10-4200-8630	NETWORK	\$3,571.00	\$3,570.96	\$0.04	100.00%
Expenses	10-4200-8640	OFFICE EQUIPMENT	\$6,029.00	\$5,930.41	\$98.59	98.36%
Expenses	10-4200-8650	HEY GOV/TOWN WEB/SOFTWARE	\$9,500.00	\$7,860.02	\$1,639.98	82.74%
Expenses	10-4200-8700	CODE ENFORCEMENT-MINIMUM HOUSING	\$14,000.00	\$2,652.41	\$11,347.59	18.95%
Expenses	10-4200-8710	Capital Outlay Building	\$6,000.00	\$0.00	\$6,000.00	0.00%
Expenses	10-4200-8990	Contingency	\$10,000.00	\$0.00	\$10,000.00	0.00%
Expenses	10-4300-8450	Elections	\$1,200.00	\$810.96	\$389.04	67.58%
Expenses	10-5600-8020	Salaries	\$40,654.21	\$40,626.00	\$28.21	99.93%

Type	Acct Num	Acct Name	Budget	YTD	Variance	Prcnt
Expenses	10-5600-8050	Social Security	\$2,729.77	\$2,726.82	\$2.95	99.89%
Expenses	10-5600-8070	Medicare	\$767.00	\$637.77	\$129.23	83.15%
Expenses	10-5600-8130	Utilities	\$17,180.00	\$15,420.21	\$1,759.79	89.76%
Expenses	10-5600-8160	Maintenance Equipment	\$5,025.00	\$5,025.00	\$0.00	100.00%
Expenses	10-5600-8170	Maintenance Truck	\$1,558.23	\$1,558.23	\$0.00	100.00%
Expenses	10-5600-8310	FUEL/GAS	\$5,019.00	\$4,900.93	\$118.07	97.65%
Expenses	10-5600-8330	Departmental Supplies	\$8,950.00	\$8,831.28	\$118.72	98.67%
Expenses	10-5600-8450	Contracted Services	\$2,215.74	\$1,747.71	\$468.03	78.88%
Expenses	10-5600-8460	GASTON CO LANDFILL (YARD WASTE)	\$1,500.00	\$1,038.88	\$461.12	69.26%
Expenses	10-5600-8740	Capital Outlay	\$974.05	\$974.05	\$0.00	100.00%
Expenses	10-5600-8750	Capital Lease	\$10,050.00	\$9,981.25	\$68.75	99.32%
Expenses	10-5600-8990	Contingency	\$5,000.00	\$0.00	\$5,000.00	0.00%
Expenses	10-5700-8730	Capital Outlay- Equipment	\$21,671.67	\$21,671.67	\$0.00	100.00%
Expenses	10-5700-8731	LEASE PAYMENTS-WELLS FARGO (POWELL)	\$16,897.61	\$3,542.02	\$13,355.59	20.96%
Expenses	10-5700-8732	LEASE PAYMENTS-JD FINANCIAL (POWELL)	\$4,034.58	\$2,922.15	\$1,112.43	72.43%
Expenses	10-5800-8020	Sanitation Salaries	\$22,968.90	\$22,968.90	\$0.00	100.00%
Expenses	10-5800-8050	Social Security	\$1,424.09	\$1,424.09	\$0.00	100.00%
Expenses	10-5800-8070	Medicare	\$333.04	\$333.04	\$0.00	100.00%
Expenses	10-5800-8170	Maintenance Truck including tires	\$17,829.18	\$19,979.77	(\$2,150.59)	112.06%
Expenses	10-5800-8310	FUEL/GAS	\$3,009.85	\$3,167.13	(\$157.28)	105.23%
Expenses	10-5800-8330	Departmental Supplies	\$234.54	\$234.54	\$0.00	100.00%
Expenses	10-5800-8450	GC Landfill (Dumping charges)	\$10,791.65	\$10,914.21	(\$122.56)	101.14%
Expenses	10-5800-8570	Miscellaneous	\$29,858.75	\$29,858.75	\$0.00	100.00%
Expenses	10-6200-8020	Salaries	\$23,219.29	\$23,190.10	\$29.19	99.87%
Expenses	10-6200-8050	FICA	\$1,550.00	\$1,437.77	\$112.23	92.76%
Expenses	10-6200-8070	Medicare	\$363.00	\$336.27	\$26.73	92.64%
Expenses	10-6200-8130	Utilities	\$6,320.00	\$6,011.62	\$308.38	95.12%
Expenses	10-6200-8330	Departmental Supplies	\$6,280.71	\$5,499.55	\$781.16	87.56%
Expenses	10-6200-8450	Contracted Services	\$9,000.00	\$3,510.44	\$5,489.56	39.00%
Expenses	10-6200-8570	Sponsored Events	\$5,000.00	\$782.66	\$4,217.34	15.65%
Expenses	10-6200-8600	MILL PROPERTY	\$10,000.00	\$3,331.00	\$6,669.00	33.31%
Expenses	10-6200-8740	Prepaid Park Maintenance	\$3,000.00	\$2,793.00	\$207.00	93.10%
Expenses	10-6400-8020	Salaries	\$20,000.00	\$17,271.81	\$2,728.19	86.36%
Expenses	10-6400-8050	Social Security	\$1,302.00	\$1,230.50	\$71.50	94.51%
Expenses	10-6400-8070	Medicare	\$3,005.00	\$2,862.48	\$142.52	95.26%
Expenses	10-6400-8160	Maintenance	\$100.00	\$57.67	\$42.33	57.67%
Expenses	10-6400-8450	Contracted Services	\$6,660.00	\$6,519.15	\$140.85	97.89%

Type	Acct Num	Acct Name	Budget	YTD	Variance	Prcnt
Expenses	10-6400-8570	Miscellaneous	\$40.00	\$39.99	\$0.01	99.98%
Expenses	10-6400-8990	Contingency	\$800.00	\$0.00	\$800.00	0.00%
Expenses	30-8100-8020	Salaries	\$44,900.00	\$35,558.40	\$9,341.60	79.19%
Expenses	30-8100-8040	Professional Services	\$500.00	\$12.00	\$488.00	2.40%
Expenses	30-8100-8050	Social Security	\$2,784.00	\$2,204.57	\$579.43	79.19%
Expenses	30-8100-8070	Medicare	\$652.00	\$515.64	\$136.36	79.09%
Expenses	30-8100-8110	Telephone & Postage	\$2,398.00	\$2,333.81	\$64.19	97.32%
Expenses	30-8100-8120	Printing	\$3.00	(\$1.00)	\$4.00	-33.33%
Expenses	30-8100-8140	Travel	\$5,000.00	\$1,799.64	\$3,200.36	35.99%
Expenses	30-8100-8160	Maintenance Equipment	\$2,200.00	\$189.96	\$2,010.04	8.63%
Expenses	30-8100-8170	Maintenance Truck	\$500.00	\$372.60	\$127.40	74.52%
Expenses	30-8100-8310	FUEL/GAS	\$2,899.00	\$2,083.25	\$815.75	71.86%
Expenses	30-8100-8330	Chemicals & Supplies	\$3,800.00	\$3,591.72	\$208.28	94.52%
Expenses	30-8100-8450	Contracted Services	\$19,000.00	\$14,869.62	\$4,130.38	78.26%
Expenses	30-8100-8500	Water Purchase	\$48,000.00	\$44,996.65	\$3,003.35	93.74%
Expenses	30-8100-8540	Dues & Fees	\$1,800.00	\$1,784.00	\$16.00	99.11%
Expenses	30-8100-8570	Miscellaneous	\$14,900.00	\$10,995.65	\$3,904.35	73.80%
Expenses	30-8100-8610	SOUTHERN SOFTWARE	\$5,000.00	\$4,831.00	\$169.00	96.62%
Expenses	30-8100-8990	Contingency	\$10,000.00	\$0.00	\$10,000.00	0.00%
Expenses	30-8200-8020	Salaries	\$20,511.99	\$20,511.99	\$0.00	100.00%
Expenses	30-8200-8050	Social Security	\$1,271.77	\$1,271.77	\$0.00	100.00%
Expenses	30-8200-8070	Medicare	\$297.56	\$297.56	\$0.00	100.00%
Expenses	30-8200-8110	Telephone & Postage	\$170.97	\$170.97	\$0.00	100.00%
Expenses	30-8200-8130	Utilities	\$4,905.00	\$4,202.03	\$702.97	85.67%
Expenses	30-8200-8142	Education/ Schools	\$1,945.29	\$1,945.29	\$0.00	100.00%
Expenses	30-8200-8170	Maintenance Truck	\$79.13	\$79.13	\$0.00	100.00%
Expenses	30-8200-8310	FUEL/GAS	\$1,994.04	\$1,994.04	\$0.00	100.00%
Expenses	30-8200-8330	Chemicals & Supplies	\$23,213.67	\$23,213.67	\$0.00	100.00%
Expenses	30-8200-8450	Contracted Services	\$32,806.07	\$32,996.07	(\$190.00)	100.58%
Expenses	30-8200-8500	SEWER PURCHASE	\$50,666.87	\$49,288.01	\$1,378.86	97.28%
Expenses	30-8200-8700	Sewer Lines	\$306.39	\$306.39	\$0.00	100.00%
Expenses	30-8200-8740	Capital Outlay	\$9,581.25	\$9,581.25	\$0.00	100.00%
Expenses	30-8200-8990	Contingency	\$8,724.00	\$0.00	\$8,724.00	0.00%
			\$1,007,806.86	\$865,029.54	\$142,777.32	86%

# CITY OF HIGH SHOALS

## BUDGET AMENDMENT ORDINANCE

**FY 2025-2026**

### **Amendment No. 042026**

**WHEREAS**, North Carolina General Statute 159-15 authorizes amendments to the annual budget ordinance; and

**WHEREAS**, the City has received additional sanitation revenues and proceeds from the sale of surplus sanitation-related items; and

**WHEREAS**, these additional funds are needed to cover increased sanitation operating expenses including fuel, vehicle maintenance, and landfill dumping charges.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of High Shoals that the FY 2025-2026 Budget Ordinance is amended as follows:

**SECTION 1 – REVENUES** Increase the following revenue accounts:

<b>Account Description</b>	<b>Current Budget</b>	<b>Amendment</b>	<b>Revised Budget</b>
Sanitation User Fees	\$75,000	\$11,000	\$86,000
Sanitation Surplus Items	\$0	\$4,950	\$4,950
<b>Total Revenue Increase</b>		<b>\$15,950</b>	

**SECTION 2 – EXPENDITURES**

Increase the following expenditure accounts:

<b>Account Description</b>	<b>Amendment</b>
Sanitation Fuel	\$500
Sanitation Maintenance – Truck	\$13,450
Sanitation Landfill Dumping Charges	\$2,000
<b>Total Expenditure Increase</b>	<b>\$15,950</b>

**SECTION 3**

Copies of this Budget Amendment shall be furnished to the Finance Officer, Budget Officer, and City Clerk for their direction.

Adopted this 9<sup>th</sup> day of June 2026.

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**CITY OF HIGH SHOALS**

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Mayor

ATTEST:

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City Clerk

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**Budget Amendment Summary for Agenda**

**Purpose:** To recognize additional sanitation revenues and surplus item proceeds totaling **\$15,950** and appropriate these funds to cover increased sanitation fuel costs, truck maintenance expenses, and landfill dumping charges.

**Revenue Increases:**

- Sanitation User Fees: +\$11,000
- Sanitation Surplus Items: +\$4,950

**Expenditure Increases:**

- Fuel: +\$500
- Maintenance – Truck: +\$13,450
- Landfill Dumping Charges: +\$2,000

**Net Budget Impact:** \$15,950 increase in both revenues and expenditures; no impact on fund balance.

**CITY OF HIGH SHOALS**

**BUDGET AMENDMENT ORDINANCE**

**FY 2025-2026**

**Amendment No. 5800-50126**

**WHEREAS**, North Carolina General Statute 159-15 authorizes amendments to the annual budget ordinance; and

**WHEREAS**, the City of High Shoals has an available Powell Bill fund balance from prior fiscal years in the amount of **\$19,603.86**; and

**WHEREAS**, the City Council desires to recognize and appropriate these funds for eligible street maintenance and transportation-related expenditures in accordance with Powell Bill requirements.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of High Shoals that the FY 2025-2026 Budget Ordinance is amended as follows:

**SECTION 1 – REVENUES**

Increase the following revenue account:

<b>Account Description</b>	<b>Current Budget</b>	<b>Amendment</b>	<b>Revised Budget</b>
Powell Bill Fund Balance Appropriated (Prior-Year Carryover)	\$0.00	\$19,603.86	\$19,603.86
<b>Total Revenue Increase</b>		<b>\$19,603.86</b>	

**SECTION 2 – EXPENDITURES**

Increase the following expenditure account:

<b>Account Description</b>	<b>Amendment</b>
Powell Bill Street Maintenance and Improvements	\$19,603.86
<b>Total Expenditure Increase</b>	<b>\$19,603.86</b>

**SECTION 3**

These funds shall be used solely for eligible Powell Bill purposes as authorized by the North Carolina Department of Transportation and applicable North Carolina General Statutes.

**SECTION 4**

Copies of this Budget Amendment shall be furnished to the Finance Officer, Budget Officer, and City Clerk for their direction.

**Adopted** this 9<sup>th</sup> day of June 2026.

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**CITY OF HIGH SHOALS**

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Mayor

ATTEST:

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City Clerk

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**Agenda Summary**

**Purpose:** To recognize and appropriate **\$19,603.86** in previously unbudgeted Powell Bill carryover funds for eligible street maintenance and improvement projects.

**Revenue Increase:**

- Powell Bill Fund Balance Appropriated (Carryover): **\$19,603.86**

**Expenditure Increase:**

- Powell Bill Street Maintenance and Improvements: **\$19,603.86**

**Net Budget Impact:** Budget increases by **\$19,603.86** in both revenues and expenditures with no impact on General Fund balance. Funds are restricted for Powell Bill-eligible uses.

**CITY OF HIGH SHOALS, NORTH CAROLINA**

**RESOLUTION NO. 202641369**

**A RESOLUTION ASSESSING NUISANCE ABATEMENT COSTS AGAINST CERTAIN REAL PROPERTY AND AUTHORIZING THE FILING OF A LIEN**

**WHEREAS**, the City of High Shoals is authorized pursuant to its Code of Ordinances and the General Statutes of North Carolina to abate public nuisances and recover the costs associated with such abatement; and

**WHEREAS**, the property located at 413 North Lincoln Street, High Shoals, North Carolina, and identified as Gaston County Parcel No. 1997239 (the "Property"), was found to be in violation of the City's Code of Ordinances due to nuisance conditions existing on the Property; and

**WHEREAS**, notice was provided to the property owner and efforts were made to obtain voluntary compliance; and

**WHEREAS**, the nuisance conditions were not corrected by the owner within the time allowed; and

**WHEREAS**, the City of High Shoals undertook nuisance abatement and cleanup activities at the Property in order to protect the public health, safety, and welfare of the community; and

**WHEREAS**, the City incurred costs in the total amount of Five Thousand Seven Hundred Fifty-One Dollars and Seventy-Five Cents (\$5,751.75) for labor, equipment, disposal fees, and related nuisance abatement expenses; and

**WHEREAS**, the owner has been invoiced for said costs and the amount remains unpaid;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of High Shoals, North Carolina, as follows:

1. The City Council hereby finds that nuisance abatement costs in the amount of Five Thousand Seven Hundred Fifty-One Dollars and Seventy-Five Cents (\$5,751.75) were reasonably incurred by the City in connection with the abatement of nuisance conditions located at 413 North Lincoln Street.
2. The City Council hereby assesses said costs against the Property.
3. The City Council authorizes and directs the City Administrator, City Attorney, and any other appropriate officials to take all actions necessary to recover said costs,

including the filing and recording of a lien against the Property as authorized by the City Code of Ordinances and applicable North Carolina law.

4. The City Council further authorizes the collection of any additional recording fees, filing fees, interest, and costs of collection as may be permitted by law.
5. This Resolution shall become effective immediately upon adoption.

**ADOPTED** this 9th day of June 2026.

CITY OF HIGH SHOALS

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Mayor

ATTEST:

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City Clerk

**CITY OF HIGH SHOALS, NORTH CAROLINA**

**RESOLUTION NO. 2026-0609**

**RESOLUTION ADOPTING A CODE ENFORCEMENT AND NUISANCE ABATEMENT FEE SCHEDULE**

**WHEREAS**, the City Council finds that violations of the City's Code of Ordinances often require the expenditure of public funds and municipal resources for inspections, enforcement, mowing, cleanup, nuisance abatement, and administrative actions; and

**WHEREAS**, the City Council desires to establish a uniform fee schedule to recover costs associated with nuisance abatement and code enforcement activities;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of High Shoals that the following fee schedule is hereby adopted and shall become effective immediately:

***CODE ENFORCEMENT AND NUISANCE ABATEMENT FEES***

1. Civil Penalty

- Civil Penalty for Continued Violation: \$100.00 per day
- Assessed beginning on the first day following expiration of the compliance period specified in the notice.

2. Vegetation / Grass Abatement

- Up to ½ Acre: \$150.00
- Over ½ Acre: \$300.00

Additional Equipment Charges:

- Tractor/Bush Hog/Specialized Mowing Equipment: \$150 per occurrence
- Front-End Load, Skid Steer, Grapple, or Similar Heavy Equipment: Actual Equipment Cost or \$150.00 minimum per occurrence.
- Excessive Vegetation Requiring Specialized Equipment: Additional \$150.00 per occurrence.
- Each subsequent mowing event shall be charged separately.

The City Administrator or Code Enforcement Official may determine when specialized equipment is required based upon vegetation height, density, terrain, debris, accessibility, or safety concerns.

3. Administrative Fee

- Administrative Processing Fee: \$50.00 per abatement event
- Includes staff time associated with notices, inspections, documentation, invoicing, and record keeping.

4. Re-Inspection Fee

- Third and subsequent inspections related to the same unresolved violation: \$25.00 per inspection.

5. Debris and Junk Removal

- Actual disposal costs
- Plus labor, equipment, and hauling costs incurred by the City.

6. Boarding and Securing Structures

- Actual material costs
- Plus labor and equipment costs incurred by the City.

7. Emergency Abatement

- Actual costs incurred by the City
- Plus administrative fee.

8. Repeat Violations

- Each occurrence of a recurring violation shall constitute a separate violation and may result in additional civil penalties, abatement charges, administrative fees, and other remedies authorized by law.

9. Collection of Costs

- Unpaid fees, charges, penalties, and abatement costs may be assessed against the property and collected through liens or other methods authorized by City ordinance and North Carolina law.

**ADOPTED** this 9th day of June 2026.

CITY OF HIGH SHOALS

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Mayor

ATTEST:

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City Clerk