

TOWN OF YADKINVILLE  
BOARD OF COMMISSIONERS  
**MONTHLY MEETING MINUTES**  
LOCATION: COMMISSIONERS CHAMBERS  
213 VAN BUREN STREET  
YADKINVILLE, NC  
**MONDAY, APRIL 3, 2023**

**OFFICIALS PRESENT:**

Mayor Eddie Norman

Commissioners:

Tony Hall

Monta Davis-Oliver

Chris Matthews

Scott Winebarger

Richie Parker

Town Attorney Ben Harding

Quorum requirements met – meeting proceeded.

**STAFF PRESENT:**

Town Manager: Mike Koser

Town Clerk: Alex Potts

Finance Director: Hunter Gooden

Police Chief: Randy Dimmette

**1. CALL TO ORDER**

The regular meeting was called to order by Mayor Eddie Norman at 5:59 p.m.

**2. INVOCATION**

Mayor Norman offered the invocation.

**3. ADOPTION OF AGENDA (MOTION)**

Commissioner Chris Matthews made a motion to adopt the agenda as presented.

Commissioner Tony Hall seconded the motion, and the motion passed unanimously.

Vote: 5/0

**4. APPROVAL OF MINUTES (MOTION)**

Commissioner Monta Davis-Oliver made a motion to approve the following minutes as presented. Commissioner Tony Hall seconded the motion, and the motion passed unanimously.

Vote: 5/0

- March 6, 2023 (Regular Meeting Minutes)

**5. YADKIN COUNTY LIBRARY PRESENTATION**

Yadkin County Library's Branch Manager, Christy Ellington, apprised the Board that the Yadkin County Library is a part of a regional library system consisting of 13 branches. She noted they were funded through the state, county, and municipalities. Ms. Ellington presented brochures of provided programs and services, as well as the library's budget. She requested continued support from the Town of Yadkinville.

## **6. YMCA SPECIAL APPROPRIATION PRESENTATION**

Executive Director, Scott Spillman, from the YMCA, presented the Board with a request for funds. He thanked the Board for support in prior years, and noted free programs that are provided to the public. Mr. Spillman stated that a capital campaign was started in 2019 for expansion. The original goal was \$1.5 million, but due to inflation, the project cost has increased to \$3.7 million. To compromise, the YMCA has decreased the amount of square footage to 5,500 and reset the goal to \$2.5 million. Mr. Spillman noted 60 donors and \$1.6 million raised. It was discussed that the original appropriation was \$40,000 for 5-years.

## **7. PUBLIC COMMENTS**

No one signed up for this section of the meeting.

## **8. FIRE CHIEF'S REPORT**

Fire Chief Jody Doss presented his monthly report to the Board.

## **9. POLICE CHIEF'S REPORT**

Police Chief Randy Dimmette presented his monthly report to the Board. He apprised the Board that the Police Department received points from the state for participating in license checks during certain timeframes. Those points have been used to purchase equipment, such as radar guns. He noted that due to those points, the Town had not needed to purchase a radar gun using Town's funds. Chief Dimmette also presented handouts pertaining to identity theft.

## **10. PUBLIC SERVICES DIRECTOR REPORT**

Public Services Director Jacob Swaim was not present for the meeting. Manager Koser apprised the Board that Water Plant ORC, Nathan Eddleman, expressed concern about the Water Plant Facility building. He stated that bricks had moved around entryways and windows. Manager Koser stated he had a local Structural Contractor to assess the building, and he recommended temporary restorative work, until reconstruction can be budgeted.

Manager Koser noted that Mr. Swaim spoke with NC Forestry regarding the timber located on property behind the Water Plant. They stated that thinning would do little to help the value or growth. They recommended letting it grow for another 15-20 years.

## **11. PLANNING ADVISOR'S REPORT**

Planning Advisor Abigaile Pittman presented new developments, including phase two of West Lee Avenue townhomes, plans for 237 East Main Street, and a proposal for a "flex plex." Ms. Pittman stated that her, and Manager Koser spoke with the owners of 237 East Main Street regarding possible business uses for the property. They would like ideas from the Board in regard to what the Town needs. Ms. Pittman apprised the Board that Ms. Sandi Scannelli, President and CEO of the Shallowford Foundation and the Yadkin County Economic Development Partnership, proposed a "Flex Plex" on 1.5 acres located on Progress Lane. The "Flex Plex" would be one building with six daycare centers. They are currently filing for a rezoning, which will go before the Board in June.

Ms. Pittman continued with enforcement highlights. She noted that Mr. Van Winslow, owner of the Sudsy Duck carwash, had adjusted the flashing lights located on the structure. She stated that 1009 Billy Reynolds Road was attempting to relocate multiple vehicles and equipment. Ms. Pittman remarked that while dealing with this property, she noticed that Section 4.5.9 of the Ordinance made it difficult to enforce moving construction vehicles from lots over one acre in size. She recommended reviewing this section in the future.

## **12. TOWN ATTORNEY BEN HARDING**

Town Attorney Ben Harding had nothing to report.

## **13. MANAGER'S REPORT**

- **Planning Board/Board of Adjustment Member Vacancies:**  
Manager Koser apprised the Board that two seats on the Board of Adjustment are still vacant. He asked for recommendations. Mayor Norman suggested Ms. Christy Ellington or Mr. Randy Ellington.
- **Construction Professionals Network Institution (CPNI):**  
Manager Koser noted a zoom meeting with CPNI professionals. He stated that they would like for a Board member to be present.
- **SLFR Fund Update:**  
Town Manager Koser gave an update on SLFR Funds. He stated the report has been submitted.
- **Bank Signature Card Resolution No. 2023-01 (Attachment #1)(Motion):**  
Mr. Koser asked for a motion to approve Resolution No. 2023-01 for updated bank signature cards.  
*Commissioner Chris Matthews made a motion to approve the Bank Signature Card Resolution (Resolution No. 2023-01). Commissioner Richie Parker seconded the motion, and the motion passed unanimously.*  
*Vote: 5/0*
- **Reappointment of Mr. John Willingham and Mr. Jay Martin to the TDA (1-year term):**  
*Commissioner Tony Hall made a motion to reappoint Mr. John Willingham and Mr. Jay Martin for another 1-year term on the Tourism Development Authority. Commissioner Monta Davis-Oliver seconded that motion, and the motion passed unanimously.*  
*Vote: 5/0*
- **Reappointment of Mr. Steve Brown as Planning Board/Board of Adjustment alternate (3-year term):**  
*Commissioner Monta Davis-Oliver made a motion to reappoint Mr. Steve Brown for another 3-year term on the Planning Board/Board of Adjustment alternate. Commissioner Scott Winebarger seconded that motion, and the motion passed unanimously.*  
*Vote: 5/0*
- **Upcoming Budget Workshop on April 21<sup>st</sup> at noon:**  
Manager Koser reminded the Board of the upcoming Budget Workshop on April 21<sup>st</sup>, starting at 12:00 p.m.

- **Town Facilities closed in observance of Good Friday:**  
Town facilities will be closed Friday, April 7<sup>th</sup>, in observance of Good Friday.

**14. COMMISSIONER COMMENTS**

The Board had no comments.

**15. ADJOURNMENT**

*With no further business to discuss, Commissioner Monta Davis-Oliver moved the meeting adjourned. Commissioner Tony Hall seconded the motion, and the motion was approved unanimously. The meeting adjourned at approximately 6:43 p.m.*

*Vote: 5/0*



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Eddie T. Norman, Mayor



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Alex Potts, Town Clerk