

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING MINUTES
BUDGET WORKSHOP

LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC 27055
MONDAY, APRIL 20, 2026

OFFICIALS PRESENT:

Mayor Eddie Norman
Commissioners:
Monta Davis – Oliver
Tony Hall
Richie Parker
Scott Winebarger
Chris Matthews

STAFF PRESENT:

Town Manager: Mike Koser
Town Clerk: Alex Potts
Finance Director: Hunter Gooden
Police Chief: Philip Scott
Public Works Director: Jacob Swaim
Police Admin Assistant: Missy Vestal

The Town Board of Commissioners met in a “Special Called” Meeting on April 20, 2026, to discuss the 2026-2027 Fiscal Year Budget.

The purpose of this meeting is to provide guidance to the Town Manager and other Department Heads as they prepare for the 2026-2027 Fiscal Year Budget. Additionally, it aims to establish priorities and strategies that will influence the budget for the 2026-2027 Fiscal Year.

1. CALL TO ORDER

The meeting was called to order by Mayor Eddie Norman at 12:03 p.m.

2. INVOCATION

Town Manager Mike Koser offered the invocation.

3. REQUEST TO SET PUBLIC HEARING

Mayor Norman set the following public hearing.

May 4, 2026 at 6:05 p.m.

Zoning Text Amendment 2026-01: A request regarding a text amendment (ZTA 2026-01) permitting medical offices in the Light Industrial District (LI) found in Town Code, Title 9; Article 3.4.3 Permitted Use Table.

4. BUDGET AMENDMENT(S) (Attachment #1)(Motion)

Manager Koser presented two budget amendments for approval. Budget amendment #3 increases the General Fund by \$50,000 to pay for a new truck, and Budget amendment #4 increases General Fund by \$40,000 to pay for a new UTV for the Police Department.

Commissioner Chris Matthews made a motion to approve Budget Amendment #3 and #4, as presented. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.

Vote: 5/0

5. FISCAL YEAR 2026-2027 BUDGET WORKSHOP (Attachment #1)

Town Manager Mike Koser presented the Board of Commissioners with a 2026-2027 Fiscal Year Budget Recommendations handout. The Town Manager's suggestions were as follows:

Town Manager Mike Koser gave an overview of the General Fund revenue projections, gains, losses, and new sources of revenue:

- The Fiscal Year 2026-2027 estimates a 6% increase in revenue.
- 6% increase in expenditures
- Mr. Koser projected using \$0 from Fund Balance, with partial funding of special appropriation requests.

Manager Koser explained that the 6% increase in expenditures is due to several factors, including Republic Services, renovations to the Yadkin County Chamber building, and updates to the Comprehensive Land Use Plan. Mayor Norman inquired about the revisions to the Comprehensive Plan. Mr. Koser responded that the current plan is ten years old and requires an update.

- Governing Body
 - 5% decrease from the previous year.
 - 14% decrease for miscellaneous line items. (Board Appreciation Dinner, Employee Christmas Luncheon, Christmas Bonus, Board meeting lunches, sympathy flowers, retiree celebrations, etc.)
- Administration –
 - 7% increase from the previous year due to an increase in health insurance rates.

Manager Koser mentioned that he is collaborating with CMS Insurance to find the best health plan, as our grandfathered plan through Blue Cross and Blue Shield will no longer be available. He indicated that he has entered a 30% increase as a placeholder.

Elections –

- There are no seats open for the 2026 election. \$0

- Planning and Zoning –
 - 22% increase
 - \$15,000 for Façade Grants
 - \$0 for Business Investment Grants
 - \$45,000 for Comprehensive Land Use Plan Update

Manager Koser noted that an additional \$45,000 has been entered into this line item to update the current Comprehensive Land Use Plan.

Mr. Koser mentioned that he decreased the funding for Façade Grants and included language to protect murals from both new and existing building owners. He also clarified that, due to new state requirements, he is temporarily pausing

Business Investment Grants. However, this decision can be revisited and changed by the Board throughout the year if they decide to reinstate the grants.

- Municipal Buildings –
 - 18% increase
 - \$1,000 for fountain lights replacement
 - \$6,000 backup power generator
 - \$8,000 for renovations at the Chamber building.

Manager Koser presented a list of renovations for the Chamber building, which was completed by a local realtor.

- Police –
 - 2% increase
 - Continued funding for LEO Special Separation Allowance for retiring officers by State Statute (4 Officers receiving funds).
 - 2 Vehicles with upfit at \$100,000

- Public Safety and Garage –
 - 4% increase

Commissioner Davis-Oliver asked about the request for a mini excavator. Public Works Director Jacob Swaim explained that while Public Works will soon require more versatile equipment, they can continue to operate with their current tools. Commissioner Davis-Oliver inquired if there were additional funds available for the purchase of an excavator. Manager Koser responded that he could reallocate funds from the Fund Balance.

- Streets –
 - 33% increase
 - \$112,283 street repaving
 - \$5,000 Street sign replacement
 - \$50,000 for a new truck

Manager Koser asked the Board for their opinion on the cost of street sweeping. It was discussed that Manager Koser would research the schedule to see if the timing could be adjusted. Mayor Norman inquired about the cost, and Finance Director Hunter Gooden stated that it is less than \$5,000 per year.

- Powell Bill –
 - 7% decrease
 - Powell Bill is expected to remain consistent
 - Streets being considered for repaving: Crescent View, Bush, Coolidge, Spring, and Ash Street.
 - \$40,000 budgeted for street repair patching
 - Will not use Powell Bill Fund Balance for FY 26-27

- Sanitation –
 - 13% increase
 - Reflects FY 26-27 Republic Services' three-year contract inflation increase and additional customers.

It was discussed that trash pickup has been the biggest complaint by citizens.

- Recreation –
 - 7% increase
 - \$6,000 Town Events at Park (Easter & Christmas)

- \$46,000 Town Events Downtown, Independence Day, and Roots Festival
 - \$100,000 for park design, pickleball, or splash pad construction.
- Commissioner Monta Davis-Oliver inquired about the payment for fireworks. Finance Director Gooden noted that a deposit has been made for the 2026 fireworks show. Ms. Davis-Oliver then asked if event insurance had ever been researched, to which Mr. Gooden replied that it had not. Manager Koser stated that he would speak with our insurance provider about this matter.

- Hinshaw Gardens –
 - 0% increase
- Non-Departmental –
 - 3% decrease
 - 7 retirees receive \$450-\$600 a month for health insurance stipend.
 - Insurance and Bonds increase
- Special Appropriations –
 - 14% increase
 - Yadkin County Public Library - \$5,500
 - \$15,000 for Fireworks
 - YMCA - \$40,000, Last payment.
 - Yadkin Arts Council - \$15,000
 - Hands of Hope - \$10,000
 - YVEDDI Senior Center - \$4,500
 - Friends of Downtown Yadkinville – \$10,000
 - Yadkin County Economic Development Partnership – requesting \$200,000

Manager Koser reported that the Yadkin County Economic Development Partnership has requested \$200,000 for the Childplex project. He noted that it is not feasible to fulfill this request in a single year and sought recommendations. It was discussed that Smart Start will serve as the administrator for the Childplex, while the Economic Development Partnership owns the building. Construction is scheduled to begin in May 2026. After some discussion, the Board agreed to provide \$50,000 per year, up to a total of \$200,000, contingent upon progress in construction.

- General Fund Estimated Revenue –
 - 6% increase due to increased property tax values and local option sales tax revenues.
 - Total Revenue Projections are \$4,388,035
 - Tax Collections will be budgeted at a 97.5% collection rate for Fiscal Year 2026-27.
 - Vehicle Tax collections are projected to increase by \$15,000 from Fiscal Year 2025-2026
- Other Sources of Revenues
 - Interest on Investments is doing well, but is expected to decline somewhat through FY 26-27.
 - Powell Bill funding will remain the same.
 - \$15,000 for building and zoning permits reflects a continuation of development.

- \$194,000 for Solid Waste Collection Fees reflects an increase in fee and a modest increase in housing growth.

General Fund Bottom Line:

- 6% increase (\$252,105) from last year's proposed budget.
- With the budget as discussed today, and projected revenues, the General Fund is balanced.
- \$40,000 additional funding for YMCA expansion.
- \$15,000 funding has been requested for Yadkin Arts Council
- \$5,500 in funding has been requested for Yadkin County Library.
- \$25,000 funding request from Hands of Hope. Board recommending \$10,000.
- \$4,500 funding request from YVEDDI for Senior Center.
- \$25,000 funding request from Friends of Downtown Yadkinville. Board recommending \$10,000.
- Budget reflects salary adjustments based on a 4% merit increase and 30% increase in health insurance.

WATER AND SEWER FUND

Water/Sewer Fund Bottom Line –

- 2% increase in revenue.
- 2% increase in expenditure.
- W/S Fund is balanced at \$2,959,600 with the following included:
- Manhole rehab & relining –\$135,000
- New utility locator device –\$7,500
- Mackie Outfall Repair – \$8,500
- Lift Station access gravel – \$4,500
- Sewer Plant: Riprap/gravel effluent line road - \$3,000; Replace C12 Smart Valve – \$5,000; Replace C12 pressure reducing valve – \$1,500;
- Water Plant: Replace decant blower building roof –\$10,000; Replace filter turbidimeters – \$55,000; Replace filter #3 Media – \$80,000; Replace benchtop turbidimeter – \$6,500

As of the end of FY 2024-2025, Fund Balance was \$3,214,121. A reduction of \$191,554 was shown in the FY 2024-2025 audit.

Manager Koser recommended increasing water rates by 4.6% or more to address the deficit in the Water and Sewer fund. It was noted during the discussion that expenses continue to rise and equipment will soon need to be replaced. After deliberation, the Board concluded that a 10% increase in water rates is necessary for long-term sustainability. Commissioner Davis-Oliver asked about other fees that might need adjustment. Public Works Director Jacob Swaim pointed out that water and sewer tap fees also need to be increased, as the Town is currently losing money on tap installations. Mayor Norman requested that Mr. Swaim compile the relevant figures for presentation.

Manager Koser presented the Salary Grade Classification sheet, which indicated a 2% increase in salary bands. Mayor Norman requested that Manager Koser research the salaries of surrounding municipalities.

4. ADJOURNMENT

Commissioner Chris Matthews moved that the meeting adjourn. Commissioner Tony Hall seconded the motion, and the motion was approved unanimously. The meeting adjourned at approximately 1:51 p.m.

Vote 5/0

Eddie Norman, Mayor

Alex Potts, Town Clerk