

**TOWN OF YADKINVILLE**  
**BOARD OF COMMISSIONERS**  
***MONTHLY MEETING MINUTES***  
**LOCATION: COMMISSIONERS CHAMBERS**  
**213 VAN BUREN STREET**  
**YADKINVILLE, NC**  
***MONDAY, AUGUST 4th, 2025***

**OFFICIALS PRESENT:**

Mayor Eddie Norman  
Commissioners:  
Tony Hall  
Monta Davis-Oliver  
Chris Matthews  
Scott Winebarger  
Richie Parker  
Town Attorney Ben Harding

**STAFF PRESENT:**

Town Manager: Mike Koser  
Planning Director: Meredith Detsch  
Police Chief: Philip Scott  
Finance Director: Hunter Gooden

Quorum requirements met - meeting proceeded.

**1. CALL TO ORDER**

The regular meeting was called to order by Mayor Norman at 6:00 p.m.

**2. INVOCATION**

Manager Mike Koser offered the invocation.

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

*Commissioner Matthews made a motion to adopt the agenda as presented.*  
*Commissioner Hall seconded the motion, and the motion passed*  
*unanimously.*  
*Vote: 5/0*

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

*Commissioner Matthews made a motion to approve the following minutes as presented.*  
*Commissioner Winebarger seconded the motion, and the motion passed*  
*unanimously.*  
*Vote: 5/0*

• July 7th, 2025 (Regular Meeting Minutes)

**5. PUBLIC COMMENTS:** Shamus Jackson spoke to the board and explained he is working with youth in the county and Yadkinville. He understands budget constraints and asked for a basketball court at the Community Park. He grew up playing behind the Elementary School and doesn't think it's available anymore. We need something for the older kids to enjoy. The mayor stated we have \$20,000 set aside for the study of the area and agreed to look into it more.

#### **6. FIRE CHIEF's REPORT**

Fire Chief Jody Doss presented his report to the Board. September ballpark timeframe for the new fire truck and showed photos of it in production. Commissioner Matthews asked if this is to replace one and he stated yes, and they will sell the old one. The mayor asked about Boonville's situation, and he stated they were busy and going up a tremendous amount to assist.

#### **7. POLICE CHIEF's REPORT**

Police Chief Phillip Scott provided his monthly report to the Board. Chief Scott noted there were a lot of calls and noted the report. They had a stolen vehicle from downtown, and it was recovered, and the thief was found and charged. The Department has been working with the Iredell County Sheriff's Office and did a joint investigation and found the stolen items at Pawn Shops. Dual charging in both areas for different crimes.

#### **8. PUBLIC SERVICES DIRECTOR REPORT**

Public Works Director Jacob Swaim was not at the meeting. Manager Koser presented the report on his behalf. Manager Koser noted they are making progress with the utility relocating on Highway 601 for the widening project. They did some water line work last night and they didn't want to disrupt the pipes as much therefore there was limited hydrant flushing and the board and staff may get reports there is iron/rust in the pipes coming through the taps. On Friday there was a situation at the Wastewater Plant, Nano Technologies have been dumping into their clean out and this is the second time this has happened; therefore, staff is speaking with them.

#### **9. EVENT PLANNER REPORT**

Event Planner Lauren Willard was not present at this meeting. Planning Director Meredith Detsch presented her report to the Board on her behalf. This week we have another Friday After Five concert with Camel City Yacht Club and anticipate a great crowd. On September 12th, Souljam will be our last Friday After Five concert of the year. We are planning on National Night Out on October 7th from 5:00 pm until 7:00 pm. This will include a cookout at Town Hall and the Library is adding Touch a Truck to the event, moved from July 4th due to heat. Halloween Downtown will be on Friday October 31st from 3pm until 5 pm and Mrs. Willard is working with Andrea Nichols to finalize the details. Mrs. Willard has attended many board meetings including Smart Start, Yadkin County Cooperative Extension, America 250, and the

YMCA.

## **10. PLANNING DIRECTOR REPORT**

Facade Grant Application: (Attachment # 2)

The first item Meredith Detsch presented to the board was the Facade Grant Application from Mr. Martin for 216-222 E. Main Street. This Tier 1 Major Facade Upfit application was for 50% reimbursement for the work done to the four units on Parcel Number 133283. Mr. Martin has spent over \$41,000 on the facade improvement for these four units. ESTIMATED TOTAL COST SUBMITTED:

- \$18,784.87 Materials and Labor (Chris Bullin Builders Inc.& Talbert Building Supply)
- \$1,600.00 for Pitch Pans/gutters (Industrial Solutions Roofing, Inc.)
- \$2,200.00 for retrofitting doors and correcting sheetrock and holes from HVAC relocation (Octavio Ramirez)
- \$19,200.00 change window units to mini splits around rear (remove from front facade)

*Total Invoices Submitted: \$41,784.87*

*Fifty percent (50%) match is \$20,892.44*

Our Facade Grant notes that “The Town may also consider a larger grant award for large buildings that may have multiple stories or one expansive storefront.”

In this case it is a large storefront on Main Street with four separate units to this building and they have been designed cohesively and in line with our requirements. Because of this, the Planning Board recommended the fifty percent (50%) match to be made. Questions and comments from the board to Mr. Martin commenced and they were excited for the upgrades and noted how good it looked.

*Commissioner Davis-Oliver made a motion to approve the Facade Grant Application for 4M2 & Company LLC (Jay Martin) and Commissioner Matthews seconded the motion and the motion passed unanimously. Vote 5/0.*

Meredith Detsch presented the Planning Director Report and noted there had been several accessory structures permitted, a new business in 216 E. Main Street called Unique Beauty Studio and several subdivision plans reviewed including Foxtail (Northwood Church Road) and Pelagio Meadows Estate. Nothing has been heard from the state on the model Watershed Ordinance and 2624 US 601 (South Oak Ridge Baptist Church has been de-annexed from Town per Senate Bill 214 version 4 on July 28th, 2025. Mrs. Detsch heard officially that the Town has been awarded the grant to update the Town’s Pedestrian Plan and incorporate Bicycle traffic too. More information to come with that soon and the Town’s responsibility is \$6,000, a ten percent match of the \$60,000 awarded. For Code Enforcement please alert staff of any concerns you have or receive from the community.

## **11. TOWN ATTORNEY BEN HARDING REPORT**

Town Attorney Ben Harding had nothing to report.

## **12. MANAGER'S REPORT**

- Resolution No. 2025-11: Northern Piedmont Regional Hazard Mitigation Plan (Attachment #4)  
Manager Mike Koser presented the Resolution Number 2025-11 for the adoption of the Northern Piedmont Regional Hazard Mitigation Plan.  
*Commissioner Parker made a motion to approve the Resolution 2025-11 adoption of the Northern Piedmont Regional Hazard Mitigation Plan as presented. Commissioner Matthews seconded the motion, and the motion passed unanimously.*  
*Vote: 5/0*
- Yadkin County Courthouse Sallyport Discussion: Manager Koser presented the item and noted the challenges to keep the sidewalk and a drive isle for the Sallyport is depicted on the aerial. This proposal would extend the full block of Jackson. There is a waterline they are building directly over, and they will need to relocate it. Mr. Koser is recommending redoing the whole block, creating parallel parking and aligning the design with the streetscaping format from the Downtown Improvement Plan. Tree wells and an eight foot (8') wide sidewalk which is noted on the plans. The Town would have to pick up the costs with those improvements. The mayor asked how many parking spaces we are losing. Around 4-5 would be lost but currently they are primarily utilized by Sheriff's Officers. The mayor asked -What about a one-way street? Manager Koser noted they would sacrifice Town property to accommodate the Sallyport and possible negotiations with them or do a land swap. Commissioner Matthews asked what and staff would bring more information back. Commissioner Davis-Oliver asked about how many spaces there would be with parallel parking and ten to eleven (10-11) possible would remain. Commissioner Parker noted around eight (8) would remain. Two-hour parking signs now are up but challenges with enforcement and parking meters could be explored as they once had them. Discussion of who is staying in parking spots and speaking with the County to ask employees not to park there. The Town will look at options for one way for the road, but parking challenges and parade routes need to be addressed. The mayor noted it would enhance the space and bring more people downtown. Commissioner Parker asked about the security of driving into Sallyport isle and that would also need to be explored. More information needs to be brought back to the board at a later date.
- U-5809 Discussion (Highway 601 Widening Project): The Mayor and Manager Koser met with NCDOT state officials about the turn lane into Bojangles restaurant and presented options to them for consideration of accommodating the backed-up traffic. Long story short, traffic planning does not accommodate that situation and they will continue to look at it but there will be no definite changes yet. Looking at Food Lion options and limited access onto Lincoln Street would be challenging but are also being

explored. Manager Koser noted if anything is decided or more information comes forward, we will discuss it again.

- Charters of Freedom Sponsorship (Attachment #6): Manager Koser presented the Charters of Freedom Sponsorships and promoted one of the ideas for the board to consider. They could do one of the plaques and allow a brick paver for each Commissioner, Mayor, Etc. Manager Koser asked the board to think about it and get back to staff. Commissioner Parker asked about sponsorship, and it would go towards the Charter of Freedom future sites as they paid entirely for ours, they are a 501 3C organization.
- Town Facilities Closed Monday, September 1st in observance of Labor Day

### **13. COMMISSIONERS COMMENTS**

Commissioner Hall asked about the status of 717 W. Lee Avenue and to clean it up. Planning Director Detsch noted she has been working with the resident as the owner has passed away in June. The current resident is her second husband and Director Detsch cannot find any legal records of him being the owner or married or the death certificate of Mrs. Sellers. Director Detsch has notified the resident, Jason Cecil that he has until September 3rd to clean up the property before the Town releases a contractor to clean it up and place a lien on the property. Director Detsch noted she is working with him as there is no legal requirement if he is not the owner and is trying to avoid the Town incurring a large bill for the abatement. Discussion of the junk vehicles and the condition of the house is something else needing to be addressed but figured the debris and junk in the yard was the most pressing. Director Detsch has spoken with three contractors who will abate the property, but we are looking at over \$1,000 plus landfill tipping fees the Town would incur. She recommends using a third party as removing that much material could be dangerous to our staff members. Counselor Harding agreed the best bet is to place the lien on the property. Commissioner Hall asked if the taxes had been paid and Director Detsch believes they had been historically. Discussion of how to remove the junk vehicles was also held between the Board, Counselor, and Director Detsch. The board would like an update at their September meeting on the 8th.

No other Commissioners had comments to share.

### **14. ADJOURNMENT**

*With no further business to discuss. Commissioner Matthews moved the meeting adjourned.*

*Commissioner Davis-Oliver seconded the motion and the motion*

*was approved unanimously. The meeting adjourned at approximately 6:36 p.m.*

*Vote: 5-0*



Eddie T. Norman, Mayor



Alex Potts, Town Clerk

*Prepared by Meredith Detsch*  


