

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, APRIL 7, 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

Town Clerk: Alex Potts

Finance Director: Hunter Gooden

Event Planner: Lauren Willard

Public Works Director: Jacob Swaim

Acting Police Chief: Philip Scott

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 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 Chris Matthews 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 3, 2025 (Regular Meeting Minutes)
- March 3, 2025 (Closed Session Minutes)

5. PUBLIC COMMENTS

Mr. Alex Escobar, the owner of 204 Washington Street, addressed the Board about extending West Hemlock Street. He plans to divide Parcel 130336 into two separate parcels to construct another single-family residence. He mentioned that two of his neighbors have already agreed to grant easements on their properties to facilitate access

to West Hemlock Street. However, he will still need to extend the road and dedicate the extension to the Town once it is completed. Planning Director Detsch stated that she recommends approval of the dedication, provided that the road meets all requirements.

Mr. Shamus Jackson, who lives at 340 Harrison Avenue, expressed his concerns about tree limb debris that has been left on the side of Harrison Avenue. Public Works Director Swaim stated that he would investigate the issue. Additionally, Mr. Jackson pointed out that several boards on the bridge at the Town Park are loose. Mr. Swaim will also inspect the bridge for necessary repairs.

Mr. John Medwin attempted to present a health and wellness program, to which he was kindly asked to make an appointment with the Finance Director, Hunter Gooden, to finish his presentation.

6. APPROVAL OF RESOLUTION NO. 2025-03 TO AWARD RETIRED POLICE CHIEF RANDY DIMMETTE HIS BADGE AND GUN (Attachment #1)(Motion)

*Commissioner Chris Matthews made a motion to approve Resolution No. 2025-03 to Award Retired Police Chief Randy Dimmette his Badge and Gun. Commissioner Tony Hall seconded the motion, and the motion passed unanimously.
Vote: 5/0*

Mayor Norman presented Mr. Dimmette with his gun and badge and thanked him for his service to the Town of Yadkinville. Acting Chief Philip Scott also presented Mr. Dimmette with a plaque for his years of service.

7. FISCAL YEAR 2023-2024 AUDIT PRESENTATION BY GIBSON & COMPANY

Mr. Carroll Hoyle, from Gibson & Company presented the Board with the Town of Yadkinville and Tourism Development Authority's Financial Statements and Supplementary Information for the year ending on June 30, 2024. Both the Town and TDA presented a clean audit agreed upon by the Local Government Commission.

Mr. Hoyle mentioned four financial performance indicators related to the timing of the audit report submission, the depreciation of assets, an increase in the bond amount for the Finance Director, and a negative operating net income for the Water and Sewer Fund. He stated that Finance Director Gooden has prepared a letter for each commissioner to sign, acknowledging these indicators.

Town of Yadkinville's Financial Highlights:

- The assets and deferred outflows of resources of the Town of Yadkinville exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$22,865,882 (net position).
- The government's total net position increased by \$211,038, primarily due to increases in net position of the governmental fund activities (\$822,415) and a decrease of business-type activities (\$611,377), respectively.
- As of the close the current fiscal year, the Town of Yadkinville's governmental funds reported combined ending fund balances of \$5,602,814 an increase of

\$972,270 in comparison with the prior year. Approximately 13.54 percent of this total amount, or \$758,506 is non-spendable or restricted.

- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$4,776,464 or 146.39 percent of total general fund expenditures for the fiscal year.
- The Town of Yadkinville's total installment debt decreased by \$46,667 during the current fiscal year.

It was discussed that the Water and Sewer fund revenue increased by \$120,000 from last year, but expenses have also increased by \$245,000. That leaves an operating income loss of \$680,996.

Mr. Hoyle continued with the Town of Yadkinville Tourism Development Authority's Financial Statement for the year ending on June 30, 2024.

Town of Yadkinville Tourism Development Authority Financial Highlights:

- The assets of the Authority exceeded its liabilities at the close of the fiscal year by \$148,883 (net position).
- The Authority's total net position increased by \$278 primarily due to a decrease in expenditures throughout the year.
- As of the close of the current fiscal year, the Authority's governmental funds reported ending fund balances of \$148,883 with a net change of \$278 in fund balance. Approximately 8.36 percent of this total amount, or \$12,446, is non-spendable or restricted.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$136,437 or 336.8% of total general fund expenditures for the fiscal year.

8. REQUEST TO SET PUBLIC HEARING(S)

Mayor Norman set the following Public Hearings.

May 5, 2025 at 6:00 p.m.

Zoning Map Amendment 2025-02 (ZMA 2025-02): A request to rezone Parcel 155519, located on Woodlyn Drive, from Highway Business (HB) District to Light Industrial (LI) District.

May 5, 2025 at 6:05 p.m.

Zoning Text Amendment 2025-01 (ZTA 2025-01): A request to amend the Development Ordinance, Title 9 for major subdivisions to be exempt from the sidewalk requirement in Section 4.6.4-A.2, and street light requirements in Section 4.6.5.8 stating that the Town cannot take over these items, therefore places the burden of maintenance on the individual property owners.

9. FIRE CHIEF'S REPORT

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

10. POLICE CHIEF'S REPORT

Acting Police Chief Philip Scott presented the monthly report for the Police Department. He noted four DWI arrests and a trespassing call, resulting in the arrest of Mr. Steven Trinko.

Chief Scott informed the Board that he had contacted other agencies utilizing Off-Duty Management and received only positive feedback. He mentioned that two of the three agencies he spoke with charge a separate vehicle fee. Manager Koser added that Attorney Harding has requested some changes to the contract, so the Board has decided to table their approval for now.

10. PUBLIC SERVICES DIRECTOR REPORT

Public Works Director Jacob Swaim apprised the Board that there have been several water issues due to road construction on U.S. Highway 601. Progress has been made on completing the 16-inch water line, so hopefully no further incidents will occur.

11. EVENT PLANNER REPORT

Event Planner Lauren Willard reminded the Board that the Easter Fest is set for Saturday, April 12th at 11:00 a.m. There will be egg hunts, prizes, book giveaways, free face painting, and much more. Ms. Willard stated that she has been working with Surry on the Go to create a commercial for the summer Live after Five Concert Series.

"Friends of Downtown Yadkinville" met on March 18th. Anna Howe is working on a logo for the group, and Attorney Colby Epley has drafted the bylaws. Ms. Willard stated that she and Planning Director Meredith Detsch attended a Main Street Conference last month and are currently working on the application to enter into the program. That being said, she requested the Board approve Resolution No. 2025-04, which is a commitment to the NC Main Street and Rural Planning Center to Participate in the Downtown Associate Community Program. If Selected.

Commissioner Monta Davis-Oliver made a motion to approve Resolution No. 2025-04, as presented. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.

Vote: 5/0

Event Planner Lauren informed the Board that Yadkin County is participating in the America 250 program, which celebrates the signing of the Declaration of Independence 250 years ago. She noted that they received a \$10,000 grant from the State to host events leading up to the date in 2026. Additionally, one of the national occurrences is participating in "Two Lights for Tomorrow." "Two Lights for Tomorrow" commemorates the lighting of two candles in the Old North Church on April 18th, 1775. Ms. Willard asked the Board to approve the Two Lights for Tomorrow Proclamation, which declares that the Town will participate in the lighting of lanterns on the night of April 18th through April 19th.

Commissioner Monta Davis-Oliver made a motion to approve the Two Lights for Tomorrow Proclamation. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.

Vote: 5/0

12. TOWN ATTORNEY BEN HARDING

Town Attorney Ben Harding stated that he is working on the contract for Off-Duty Management.

13. PLANNING REPORT

- **Façade Grant: 237 E. Main Street (Attachment #4)(Motion):**

Planning Director Detsch presented a Façade Grant Application for 237 E. Main Street, which is owned by Jeff and Erika Gibbs. She noted eligible expenses and presented receipts. The total expense was \$64,000, and the requested grant allocation is \$10,000. The Planning Board recommended approval on March 17th, 2025.

Commissioner Chris Matthews made a motion to approve a Façade Grant of \$10,000 for 237 E. Main Street. Commissioner Tony Hall seconded the motion, and the motion passed unanimously.

Vote: 5/0

- **Resolution No. 2025-05 in Opposition of NC Senate Bill 382 Regarding Zoning Authority of Local Governments (Attachment #5)(Motion):**

Ms. Detsch presented a resolution opposing NC Senate Bill 382. She noted that she has been in communication with Yadkin County regarding the bill, and they concur that it could be detrimental to changes in development ordinances. This bill would not allow any changes to development ordinances unless they are less restrictive changes.

Commissioner Monta Davis-Oliver made a motion to approve Resolution No. 2025-05 Opposition of NC Senate Bill 382 Regarding Zoning Authority of Local Governments. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.

Vote: 5/0

- **Resolution No. 2025-06 in Opposition of NC Senate Bill 493 Regarding Extraterritorial Jurisdiction (Attachment #6)(Motion):**

Meredith explained that Senate Bill 493 will eliminate the Extraterritorial Jurisdiction.

Commissioner Monta Davis-Oliver made a motion to approve Resolution No. 2025-06, Opposing NC Senate Bill 493 Regarding Extraterritorial Jurisdictions. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.

Vote: 5/0

Planning Director Detsch presented two properties with code violations. She noted that she has been working with both owners to clean up their property, with little progress. That being said, she would like the Board's opinion on the extent of enforcement. She recommended hiring a contractor to clean up the property. After some discussion, the Board requested Ms. Detsch to keep working with the owners before taking further action.

14. MANAGER'S REPORT

- **ABC Board Recommendations (Fill by June 2025):**
Manager Koser asked the Board if they had any recommendations for the ABC Board representative. Mayor Norman suggested Mr. Allan Styers. After some discussion, the Board agreed to gather more recommendations.
- **Quote from Davis Sign Company (Attachment #7):**
Manager Koser provided a quote from Davis Sign Company for the replacement of the Town Park sign, which amounted to \$28,976.35. He mentioned that the current sign is broken. After some discussion, the Board requested two additional quotes from local companies.
- **Re-appointment of Mr. John Willingham and Mr. Jay Martin to the Tourism Development Authority (1-year term) (Motion):**
Commissioner Monta Davis-Oliver made a motion to re-appoint Mr. John Willingham and Mr. Jay Martin to the Tourism Development Authority to serve another 1-year term. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.
Vote: 5/0
- **Upcoming Budget Workshop on Friday, April 25th at noon**

15. COMMISSIONER COMMENTS

There were no comments made by the Commissioners at this time.

16. CLOSE SESSION

Commissioner Monta Davis-Oliver made a motion to go into "Close Session" at 6:54 p.m. pursuant to N.C.G.S. § 143-318.11 (a)(6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee; and N.C.G.S. § 143-318.11 (a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body.. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.
Vote: 5/0

Commissioner Chris Matthews made a motion to come out of "Close Session" at 7:33 p.m. Commissioner Monta Davis-Oliver seconded the motion, and the motion passed unanimously.
Vote: 5/0

Commissioner Chris Matthews made a motion to promote Mr. Philip Scott to Police Chief with a salary of \$93,000. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.
Vote: 5/0

17. ADJOURNMENT

*With no further business to discuss, Commissioner Monta Davis-Oliver moved the meeting to adjourn. Commissioner Chris Matthews seconded the motion, and the motion was approved unanimously. The meeting adjourned at approximately 7:34 p.m.
Vote: 5/0*



Eddie T. Norman, Mayor



Alex Potts, Town Clerk