

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS' CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, JUNE 1, 2026

OFFICIALS PRESENT:

Mayor Eddie Norman

Commissioners:

Tony Hall

Monta Davis-Oliver

Chris Matthews

Scott Winebarger – Absent

Richie Parker

Town Attorney Ben Harding

STAFF PRESENT:

Town Manager: Mike Koser

Town Clerk: Alex Potts

Finance Director: Hunter Gooden

Planning Director: Meredith Detsch

Event Planner: Lauren Willard

Public Services Director: Jacob Swaim

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 Richie Parker seconded the motion, and the motion passed unanimously.

Vote: 4/0

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: 4/0

- April 20, 2026 (Amended Special Meeting Minutes)
- May 4, 2026 (Regular Meeting Minutes)

5. PUBLIC HEARING(S)

○ **2026-2027 Special Appropriations (Attachment #1)(Motion):**

- ❖ YMCA Special Allocation - \$42,500
- ❖ Northwestern Regional Library Special Allocation - \$5,000
- ❖ Yadkin Arts Council Special Allocation - \$15,000

- ❖ Hands of Hope Special Allocation - \$10,000
- ❖ YVEDDI Senior Center Special Allocation - \$4,500
- ❖ Friends of Downtown Yadkinville Special Allocation - \$10,000
- ❖ Yadkin County Economic Development Partnership Special Allocation - \$50,000

Mayor Norman opened the public hearing for the Fiscal Year 2026-2027 Special Appropriations, then continued it to the June 26, 2026 meeting at 9:05 a.m.

Public Comment

No one had any comments.

Action on Public Hearing (Attachment #1)(Motion)

The public hearing was continued to June 26, 2026 at 9:05 a.m.. in the Commissioner's Chamber at Town Hall.

○ **Fiscal Year 2026-2027 Budget (Attachment #1)(Motion):**

Mayor Norman opened the public hearing for the Fiscal Year 2026-2027 Budget. He then continued it to the June 26, 2026 meeting at 9:10 a.m.

Public Comment

No one had any comments.

Action on Public Hearing (Attachment #1)(Motion)

The public hearing was conducted to June 26, 2026 at 9:10 a.m. in the Commissioner's Chamber at Town Hall.

○ **Zoning Map Amendment 2026-02 (Attachment #2)(Motion):**

A request to rezone Parcel 133494, located at 205 Taylor Street from Rural Residential (RR) District to Residential High Density (RH) District.

Mayor Norman opened the public hearing for Zoning Map Amendment 2026-02, and continued it to July 6, 2026 at 6:00 p.m.

Public Comments

No one had any comments.

Action on Public Hearing (Attachment #2)(Motion)

This public hearing was continued to July 6, 2026 at 6:00 p.m. in the Commissioner's Chamber at Town Hall.

6. GENERAL PUBLIC COMMENTS

No one signed up for this section of the meeting.

7. REQUEST TO SET PUBLIC HEARING(S)

Mayor Norman set the following public hearings.

July 6, 2026 at 6:00 p.m.

Zoning Map Amendment 2026-03: A request by Triad Metal Recyclers to rezone parcel #129110, located on Memorial Road from Highway Business (HB) District to Heavy Industrial (HI) District.

July 6, 2026 at 6:05 p.m.

Major Special Use Permit 2026-02: A request by Triad Metal Recyclers to expand their business at Parcel #129110, located on Memorial Road, to include recycling operations.

8. FIRE CHIEF'S REPORT

Fire Chief Jody Doss presented his monthly report to the Board. He noted that they have been very busy with calls.

9. POLICE CHIEF'S REPORT

Police Chief Philip Scott presented his monthly report to the Board. He indicated that call volume has increased. On May 17th, an officer attempted to stop a vehicle, which led to a pursuit that ended on Lake Hills Drive. After searching the vehicle, officers discovered fentanyl, and the driver was charged with drug possession along with several other traffic violations. Chief Scott also mentioned that they have sold several surplus firearms and ammunition to Foothills Firearms, with the total amount received for the guns being approximately \$4,500. They expect to receive a payout of \$6,000 for the ammunition.

10. PUBLIC SERVICES DIRECTOR REPORT

Public Works Director Jacob Swaim presented his monthly report to the Board. He noted that paving has been completed, although they plan to touch up some areas in the near future. The NCDOT project on Highway 601 will cause another shift in traffic patterns as work begins on the roundabouts. Additionally, on Wednesday night, they plan to transition from the old sewer force main to the new one.

11. EVENT PLANNER REPORT

Event Planner Lauren Willard announced that the next Friday After Five event will take place this Friday, June 5th, featuring Black Pearl. She also mentioned that a Grand Marshal has been selected for this year's Independence Day Parade, with the name to be revealed soon. Additionally, she provided an overview of recent events and meetings.

12. PLANNING DIRECTOR REPORT

Planning Director Detsch informed the Board that the number of permits for new housing has slowed down. She also requested the Board's recommendations for the proposed Façade Grant that was presented at May's meeting. She reiterated that the changes include statutory references, an expanded map, details for murals, a default clause to protect Town funds, and a scoring guide for approval. After some discussion, the Board agreed to approve the new Façade Grant as presented.

Commissioner Monta Davis-Oliver made a motion to approve the improved Façade Grant as presented. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.

Vote: 4/0

13. TOWN ATTORNEY BEN HARDING

Attorney Harding had nothing to report at this time.

14. MANAGER'S REPORT

- **Property Tax Legislation:**

Manager Mike Koser informed the Board about proposed legislation that seeks to limit local governments' tax levies. He pointed out that this limitation could have negative consequences, as tax revenue constitutes a significant portion of the budget. Koser also noted that House Bill 1089, which proposes to limit tax levies, will be on the ballot for citizens to vote on this November.

- **Approval of FY 2026-2027 Blue Cross Blue Shield Health Plan (Motion):**

Manager Koser explained that Blue Cross Blue Shield would no longer honor the Town's grandfathered employee health plan; therefore, a new plan was quoted. He requested a motion to approve the new Blue Cross Blue Shield Health Plan for employees for the 2026-2027 period. He noted an 8.4% reduction in the initially proposed budget due to uncertainty surrounding the selected plan. Additionally, he announced a \$1,000 increase in the Town's contribution to employees' Health Savings Accounts.

Commissioner Chris Matthews made a motion to approve the proposed Blue Cross Blue Shield Health Plan for Town employees, as well as an annual contribution of \$2,000 to employees' Health Savings Accounts. Commissioner Richie Parker seconded the motion, and the motion passed unanimously.

Vote: 4/0

- **R-5909 Project Meeting: Thursday, June 18th:**

Mr. Koser apprised the Board of a meeting on June 18th, led by NCDOT to discuss the R-5909 Project. This project consists of improving the Main Street sidewalks and safety. The Commissioners will meet from 3:00 p.m. to 4:00 p.m., and the public portion of the meeting will be from 5:00 p.m. to 7:00 p.m.

- **Park Feasibility Meeting with Landworks Design Group (Attachment #4):**

Mr. Koser proposed several dates and times to schedule a presentation by Landworks Design Group regarding the Park Feasibility Study. After some discussion, the Board agreed to schedule it for Monday, June 8th at 1:00 p.m.

- **Reappointment of Mr. Virgil Dodson for another 3-year term on the Planning Board/Board of Adjustment (Motion):**

Commissioner Monta Davis-Oliver made a motion to reappoint Mr. Virgil Dodson to the Planning Board/Board of Adjustment for another 3-year term. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.

Vote: 4/0

- **Yadkin County Chamber of Commerce Lease Agreement (Attachment #5)(Motion):**

Commissioner Monta Davis-Oliver made a motion to approve the Annual Chamber Lease Agreement, as presented. Commissioner Richie Parker seconded the motion, and the motion passed unanimously.

Vote: 4/0

- **Town Facilities will be closed Friday, July 3rd in observance of Independence Day**
- **ADDED ITEM – De-annexation of South Oak Ridge Baptist Church:**
Manager Koser stated that the de-annexation of South Oak Ridge Baptist Church, located on U.S. Highway 601, has been completed.

15. COMMISSIONER COMMENTS

No comments were made.

16. RECESS MEETING UNTIL FRIDAY, JUNE 26TH AT 9:00 A.M., TO CLOSE OUT FISCAL YEAR 2025-2026

The meeting was recessed at 6:25 p.m. on June 1st, 2026, until June 26th at 9:00 a.m.



Eddie T. Norman, Mayor



Alex Potts, Town Clerk