

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, SEPTEMBER 14, 2026

OFFICIALS PRESENT:

Mayor Eddie Norman

Commissioners:

Tony Hall

Monta Davis-Oliver

Chris Matthews

Scott Winebarger

Richie Parker – Absent

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

Police Chief: Philip Scott

Police Captain: Michael Norman

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 Monta Davis-Oliver made a motion to adopt the agenda as presented.

Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.

Vote: 4/0

4. APPROVAL OF MINUTES (MOTION)

Commissioner Chris Matthews made a motion to approve the following minutes as presented. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.

Vote: 4/0

- August 3, 2026 (Regular Meeting Minutes)
- August 18, 2026 (Special Meeting Minutes)
- August 18, 2026 (Closed Session Minutes)
- August 28, 2026 (Special Meeting Minutes)

5. WHITEFIBER PRESENTATION – REGIONAL OPERATIONS MANAGER JONATHAN COLLINS

Manager Mike Koser introduced representatives from Whitefiber, the company that will retrofit acquired Unifi properties into data centers. Mr. John Collins highlighted their experience, noting that they have built a 250,000-square-foot facility in Madison, North Carolina, which is similar to the one they plan to upfit in Yadkinville.

Mr. Collins outlined the 8-month Enovum business plan, which focuses on purchasing facilities that are already zoned for data centers. This approach prevents them from purchasing vacant land that could be used for farming and ensures they have access to necessary utilities, such as adequate power. It also allows for quicker marketing efforts.

He addressed some public concerns during his presentation. Mr. Collins explained that noise would not be an issue, as generators would only be used in emergencies. The generators they plan to use are tier two, clean diesel machines, so smoke should not be a concern either. Another issue raised was water usage; he stated they would not use Town water. Instead, they will implement a closed-loop cooling system that brings in the required cooling solution and will remove it for disposal, ensuring it does not impact the Town's water and sewer systems. Mr. Collins presented a diagram of the closed-loop cooling system and explained its functionality.

He informed the public about an upcoming event on Saturday, September 18th, from 11:30 a.m. to 2:30 p.m. at the Madison, North Carolina NC01 data center. This event will give community members the opportunity to ask questions and learn more about how the data center will operate.

6. GENERAL PUBLIC COMMENTS

Worth Shover: Mr. Worth Shover expressed his gratitude to the Board for the opportunity to speak. He noted that Enovum data centers appear to be cleaner compared to others in terms of resources and operations. Mr. Shover also expressed concern about the possibility of larger data centers relocating to Yadkin County. He urged the Board to consider implementing provisions for future data centers.

Rebekah Shover: Ms. Shover shared that she grew up in Yadkin County and has a deep appreciation for its character. While she is not opposed to progress or technology, she urged the Board to think about the future of these centers. Ms. Shover raised concerns about the community's fate if promises are not fulfilled, revenue fails to meet expectations, or if there are negative environmental impacts.

Paul Freer: Mr. Freer voiced his concerns about the data centers. He urged the Board to consider the sources of funding for these centers and provided an example of how much another data center company has invested. Mr. Freer encouraged attendees at the meeting on Saturday, September 18th, to ask numerous questions, particularly regarding Enovum's closed-loop cooling system.

7. PUBLIC HEARING(S)

○ Public Hearing #1 – Building Reuse Grant:

A request for a Building Reuse Grant through the North Carolina Department of Commerce for the address 398 Unifi Business Park Drive

Mayor Norman continued this public hearing to the October 5, 2026 meeting at 6:00 p.m. due to questions about the applicant's qualifications.

8. CONSENT AGENDA ITEM(S) #1, and #2 (Motion Needed to Approve Item)(Attachment #1)

- Nine tax voids in the amount of \$28,639.48.
- Two tax discoveries in the amount of \$996.47

Commissioner Chris Matthews made a motion to approve the Consent Agenda items as presented. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.

Vote: 4/0

9. FIRE CHIEF'S REPORT

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

10. POLICE CHIEF'S REPORT

Police Chief Philip Scott provided his monthly report to the Board.

11. PUBLIC SERVICES DIRECTOR REPORT

Public Works Director Jacob Swaim presented his monthly report to the Board. He also noted several surplus items sold via GovDeals.

12. EVENT PLANNER REPORT

Event Planner Lauren Willard gave an overview of the events she is orchestrating, as well as meetings she has attended.

13. PLANNING REPORT

- **Renaming Industrial Lane to NGB Business Park (Attachment #3)(Motion)**

Planning Director Meredith Detsch informed the Board that Mr. Nolan Brown wishes to rename a street that will be dedicated to the Town of Yadkinville at a later date. She mentioned that Yadkin County is requiring approval from the Town. Ms. Detsch requested a motion to change Industrial Lane to NGB Business Park.

Commissioner Chris Matthews made a motion to approve the change of Industrial Lane to NGB Business Park. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.

Vote: 4/0

14. TOWN ATTORNEY BEN HARDING

Town Attorney Ben Harding had nothing to report.

15. MANAGER'S REPORT

- **Proclamation for Constitution Week (Attachment #4)(Motion):**

Manager Koser presented the Constitution Week proclamation. He asked the Board's approval.

Commissioner Chris Matthews made a motion to approve the Proclamation for Constitution Week, as presented. Commissioner Monta Davis-Oliver seconded the motion, and the motion passed unanimously.

Vote: 4/0

16. COMMISSIONER COMMENTS

No comments were made during this portion of the meeting.

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 6:47 p.m.

Vote: 4/0



Eddie T. Norman, Mayor



Alex Potts, Town Clerk