



Yadkin County Board of Commissioners

Regular Session Agenda January 20, 2026; 7:00pm Commissioners' Meeting Room 217 E. Willow Street, Yadkinville, NC

The Yadkin County Board of Commissioners asks its members and citizens to conduct themselves in a respectful, courteous manner, both with the Board and fellow citizens. At any time, should any member of the Board or any citizen fail to observe this public charge, the Chairman will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chairman will recess the meeting until such time that a genuine commitment to the public charge is observed.

As a courtesy to others, please turn off cell phones during the meeting.

1. Invocation
2. Call to Order
3. Pledge of Allegiance
4. Adjustments/Adoption of the Agenda
Any Commissioner having a conflict of interest on any agenda items shall make the conflict known at this time.
5. Public Comments
**Special Note: The public is asked to limit comments to no more than 5 minutes. Comments must be made in a civil and calm manner. There is a limit of no more than 2 speakers "for" and 2 speakers "against" any particular issue, but the issue must relate to matters that are within the authority or jurisdiction of the Board of Commissioners. Comments must be made to the Board as a whole and not towards Commissioners individually. Any issue requiring an actual vote of the Board may not be considered, at the earliest, until the next Regular Meeting. Finally, the Board may vote to amend these rules under unique circumstances.
6. Approval of Minutes
 - a. October 20, 2025 – Regular Session Minutes
 - b. October 27, 2025 – Special Session Minutes
7. Reports to the Board
 - a. Emergency Communications Employee Recognition
 - b. Northwestern Regional Library Presentation
8. Consent Agenda
 - a. Budget Amendments for
 - I. Cooperative Extension/4-H
 - II. EMS/Vehicle Maintenance
 - b. Tax Adjustments & Refunds for December 2025
9. Public Hearings
 - a. None
10. Board Action
 - a. Offer to Purchase Branon Church Road Property
 - b. PQA Healthcare Lease Agreement Amendment

11. Manager's Reports/Discussion Items

12. Manager's Funds Transfers and/or Contracts

- a. MCCI System Migration Contract

13. Board Vacancies/Appointments

- a. Aging Planning Committee – One Vacancy
- b. Board of Adjustment - Alternate Member Vacancy
- c. Planning Board – Alternate Member Vacancy
- d. Human Services Advisory Committee – Engineer Vacancy
- e. Joint Adult Care Home & Nursing Home Community Advisory Committee - Four Vacancies

14. Calendar Notes

- a. January 22, 2026 – Pre-Budget Workshop at 5:30pm in the Magnolia Building Second Floor Conference Room

15. Commissioner Comments – Commissioner Parks went first last time

16. Recess

17. Closed Session

18. Adjourn

YADKIN COUNTY AGENDA ABSTRACT

Department / Date Submitted to Clerk / Submitted by:

Administration / 01-12-2026

Request:

Emergency Communications Employee Recognition.

Background:(Justification for request, please be specific)

The Communications Director, Dylan Zachary, will recognize Dispatcher Richard Shew for his life saving efforts.

Fiscal / Budgetary Effect: (include financial impact on the current fiscal year budget, future years' budgets and increase/decrease from last fiscal year's amount)

NA.

Motion:(Please type a recommended motion for Board consideration)

Make a motion to...

NA.

YADKIN COUNTY AGENDA ABSTRACT

Department / Date Submitted to Clerk / Submitted by:

Administration / 01/06/2026

Request:

Northwestern Regional Library Presentation.

Background:(Justification for request, please be specific)

Northwestern Regional Library representatives will be presenting information on the libraries in Yadkin County.

Fiscal / Budgetary Effect: (include financial impact on the current fiscal year budget, future years' budgets and increase/decrease from last fiscal year's amount)

n/a

Motion:(Please type a recommended motion for Board consideration)

Make a motion to...

NA.

YADKIN COUNTY AGENDA ABSTRACT

Department / Date Submitted to Clerk / Submitted by:

Administration / Tanya Gentry

Request:

Authorize the attached Budget Amendments

Background:(Justification for request, please be specific)

The FY2026 Budget Ordinance was adopted by fund and department. The Departments have requested the Board approve the attached budget amendments.

Fiscal / Budgetary Effect: (include financial impact on the current fiscal year budget, future years' budgets and increase/decrease from last fiscal year's amount)

Varies depending upon the budget amendment(s).

Motion:(Please type a recommended motion for Board consideration)

Make a motion to...

Motion to approve the attached budget amendments as presented.

BUDGET AMENDMENT FORM

(change in revenue and expenditure or transfers between departments or funds)

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Lindsey M. Cearlock

Digitally signed by Lindsey Cearlock
DN: cn=Lindsey Cearlock, o=Yadkin County, ou=Yadkin
County Finance, email=lcearlock@yadkincountync.gov, c=US
Date: 2026.01.06 09:37:03 -05'00'

Finance Officer

DEPARTMENT: Finance

DEPARTMENT HEAD SIGNATURE: *Lindsey M. Cearlock*
Digitally signed by Lindsey Cearlock
DN: cn=Lindsey Cearlock, o=Yadkin County, ou=Yadkin
County Finance, email=lcearlock@yadkincountync.gov, c=US
Date: 2026.01.06 09:37:19 -05'00'

DATE: 1/6/2026

| LINE ITEM | ACCOUNT NUMBER | REVISED BUDGET | INCREASE (DECREASE) | NEW BUDGET |
|--------------|-------------------|-------------------|------------------------|---------------|
| 4-H Revenue | 1044950-43352 | 4,000 | 600 | 4,600 |
| 4-H Expense | 1054950-55513 | 5,000 | 600 | 5,600 |
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EXPLANATION: 4-H program received funds from NC State for the 2025
Yadkin County 4-H Awards

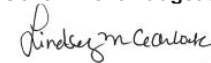
This instrument has been approved by the Board of Commissioners as requested.

Chairman

BUDGET AMENDMENT FORM

(change in revenue and expenditure or transfers between departments or funds)

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

 Digitally signed by Lindsey Cearlock
DN: cn=Lindsey Cearlock, o=Yadkin County, ou=Yadkin County Finance, email=lcearlock@yadkincountync.gov, c=US
Date: 2026.01.07 15:32:05 -05'00'

Finance Officer

DEPARTMENT: Emergency Services/EMS

DEPARTMENT HEAD SIGNATURE: Keith W Vestal

Digitally signed by Keith W Vestal
DN: cn=Keith W Vestal, o=Yadkin County, ou=Emergency Services, email=keithvestal@yadkincountync.gov, c=US
Date: 2026.01.07 14:30:34 -05'00'

DATE: 1/7/2026

| LINE ITEM | ACCOUNT NUMBER | REVISED BUDGET | INCREASE (DECREASE) | NEW BUDGET |
|---------------------|-------------------|-------------------|------------------------|---------------|
| Equipment | 1054330-56010 | 21,000 | (11,295) | 9,705 |
| Vehicle Maintenance | 1054330-53040 | 157,707 | 11,295 | 169,002 |
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EXPLANATION: Funds needed for vehicle up-grades.

This budget amendment has been approved by the appropriate Advisory Board.

Yes
No

This instrument has been approved by the Board of Commissioners as requested.

Chairman

YADKIN COUNTY AGENDA ABSTRACT

Department / Date Submitted to Clerk / Submitted by:

Tax Department/ 01-09-2026/Lindsay Cranford

Request:

To approve tax adjustments and refunds for the month of December 2025

Background:(Justification for request, please be specific)

Adjustments and Refunds will be sent to the Board of Commissioners for approval. Some adjustments will result in refunds and some will be adjusted with a new bill sent out.

Fiscal / Budgetary Effect: (include financial impact on the current fiscal year budget, future years' budgets and increase/decrease from last fiscal year's amount)

The real and personal bills that were included in the estimated amount of revenue for the 2025-2026 budget year that are adjusted will reduce the amount of tax revenue for the 2025-2026 tax year. The vehicles on the new system are not charged to the tax collector but will reduce the amount of revenue for the County. Any discovery or deferred tax bills were NOT included in the original estimated amount of revenue for the 2025-2026 budget year.

Motion:(Please type a recommended motion for Board consideration)

Make a motion to...

Recommended Motion: To approve the attached list of adjustments and refunds for the month of December 2025.

YADKIN COUNTY AGENDA ABSTRACT

Department / Date Submitted to Clerk / Submitted by:

Administration / 01-09-2026

Request:

Offer to Purchase PIN# 488600662854 on Branon Church Road.

Background:(Justification for request, please be specific)

The County has received an offer to purchase PIN# 488600662854 on Branon Church Road. The County is not using the property and has no plans for the property. If the Board is interested in selling the property, the requirements of NCGS 160A-269 would need to be met.

A Resolution authorizing the sale of the property through the upset bid process has been prepared for the Board's consideration.

Fiscal / Budgetary Effect: (include financial impact on the current fiscal year budget, future years' budgets and increase/decrease from last fiscal year's amount)

Motion:(Please type a recommended motion for Board consideration)

Make a motion to...

Motion to approve the Resolution authorizing the sale of the property through the Upset Bid process.

Resolution Authorizing Upset Bid Process

WHEREAS, the County of Yadkin owns Parcel Number 119293 located on Branon Church Road, Yadkinville, North Carolina, further described as PIN# 488600662854 and as described on the attached Exhibit A; and

WHEREAS, North Carolina General Statute § 160A-269 permits the County to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the County of Yadkin hereby declares Parcel Number 119293 located on Branon Church Road, Yadkinville, North Carolina, further described as PIN# 488600662854, as surplus; and

WHEREAS, the County received an offer to purchase the property described above, in the amount of \$20,000.00, on December 31, 2025; and

WHEREAS, the bidder, Branon Friends Meeting, Inc., has paid the required five percent (5%) deposit on the offer;

WHEREAS, A qualifying upset bid must be in an amount at least 10% of the first \$1,000 dollars of the original offer and 5% of the remainder.

THEREFORE, THE BOARD OF COMMISSIONERS FOR YADKIN COUNTY RESOLVES THAT:

1. The Board of Commissioners authorizes the sale of Parcel Number 119293 located on Branon Church Road, Yadkinville, North Carolina, further described as PIN# 488600662854 and as described on the attached Exhibit A, is hereby declared to be surplus property of the County of Yadkin.
2. The county clerk shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.
3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the Clerk to the Board of Commissioners within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the county clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
4. If a qualifying higher bid is received, the county clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of Commissioners.
5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The county will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The county will return the deposit of the final high bidder at closing.
7. The terms of the final sale are:
 - a. The Board of Commissioners must approve the final high offer before the sale is closed, which it will do within 30 days after the final upset bid period has passed, and
 - b. The buyer must pay with cash at the time of closing.
8. The county reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
9. If no qualifying upset bid is received after the initial public notice, the offer set forth

above is hereby accepted. The appropriate county officials are authorized to execute the instruments necessary to convey the property to Branon Friends Meeting, Inc.

ADOPTED, this the 20th day of January, 2026.

ATTEST BY:

Clerk to the Board

Chairman

Exhibit A

Parcel Number 119293 located on Branon Church Road, Yadkinville, North Carolina, further described as PIN# 488600662854, further described as:

Beginning at an iron stake, Wooten's and Cemetery line, the Southeast corner of this lot, runs North 4 deg. East 75 feet to an iron stake; thence West 248 feet (across the sand clay road) to an iron stake in Branon Heirs line; then South 5 deg. 30 minutes West 75 feet to an iron stake; then East 254 feet (back across the sand clay road) to the beginning.

It is expressly understood and agreed that the grantor herein reserved the right to use the cartway now running across said lands from her home to the sand clay road, or to use any road that may be placed on the lands above described by the grantees herein.

YADKIN COUNTY AGENDA ABSTRACT

Department / Date Submitted to Clerk / Submitted by:

Administration / 01-09-2026

Request:

PQA Healthcare Lease Agreement Amendment.

Background:(Justification for request, please be specific)

PQA Healthcare has leased 1082 square feet of space at the Hospital since 2018. Their current lease amendment will expire 01/31/2026. The monthly rental fee is \$800 plus \$100.00 for phones, fax, & internet access, and \$10.00 for each additional phone. The County does not have any plans to utilize the space in the next 12 months so the County Manager would like to know if the Board would be willing to extend the lease for 12 months. The new lease would begin February 1, 2026. The amended lease is attached for the Board to review.

Fiscal / Budgetary Effect: (include financial impact on the current fiscal year budget, future years' budgets and increase/decrease from last fiscal year's amount)

Generates revenue to cover expenses at the Yadkin Medical Campus.

Motion:(Please type a recommended motion for Board consideration)

Make a motion to...

Motion to approve the Amendment to the Lease Agreement with PQA Healthcare, to extend the lease for 12 months, and authorize the County Manager to sign it.

YADKIN COUNTY

**AMENDMENT TO LEASE
AGREEMENT**

NORTH CAROLINA

THIS Amendment is made and entered into this 1st day of February, 2026 ("Effective Date") between Yadkin County, North Carolina ("Landlord") and the PQA Healthcare ("Tenant").

WHEREAS, the Landlord and the Tenant entered into a Medical Office Lease Agreement ("Lease Agreement") on the 17th day of July, 2018, under which the Tenant agreed to lease 1082 square feet of space as set out in Lease Agreement and located within the building known as Yadkin Hospital; and,

WHEREAS, the Landlord and the Tenant most recently Amended the lease on August 18, 2025; and,

WHEREAS, the current lease expires January 31, 2026 and the Tenant wishes to extend the term of the lease; and,

WHEREAS, both the Landlord and the Tenant agree to extend the lease for an additional period of twelve months, at a rental rate of \$800 due on the first of each month, \$100 on the first of the month for two (2) phones, fax and internet access, and \$10 for each additional phone; and,

WHEREAS, both the Landlord and the Tenant agree the extension of the lease will expire 11:59pm, January 31, 2027; and,

WHEREAS, all other terms and conditions set forth in the original contract shall remain in effect for the duration of the contract.

IN WITNESS WHEREOF, the County and the Tenant have caused this Agreement to be executed as of the Effective Date.

THE COUNTY

THE TENANT

BY: _____

BY: _____

Name: Michael Silverman
Title: County Manager

Name: Khalil Nassar
Title: CEO, PQA Healthcare

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

(Signature of County Finance Officer)

Manager's Reports

Manager's Funds Transfers
& Contracts
No Action Required

YADKIN COUNTY CONTRACT CONTROL & LEGAL REVIEW FORMDATE: 1/5/2026**SECTION 1**DEPARTMENT: Information Technology BUDGET CODE: 1059000-55043VENDOR NAME: MCCI, LLC POC: Kevin Smith PHONE: _____VENDOR MAIL ADDRESS: 3717 Apalachee Parkway, Suite 201TOWN, STATE AND ZIP: Tallahassee, FL 32311 VENDOR ID: 9704CONTRACT TERM: 1 yr (# of years) CONTRACT AMOUNT: \$ 4,999.00 MUNIS CONTRACT NO: _____☒

NEW CONTRACT

☐ CONTRACT RENEWAL☐ AMENDMENT TO CONTRACTDEPARTMENT
COMPLETES**DETAILS or QUESTIONS:**

Laserfiche System Migration

DEPARTMENT
COMPLETES

Department Head Signature →

Signed by:

Pete Kimbell1/6/2026**SECTION 2 - COUNTY MANAGER REVIEW**MANAGER
COMPLETES

County Manager's Signature →

Signed by:

Michael Silverman1/6/2026MANAGER
COMPLETES**SECTION 3 - LEGAL REVIEW (only required if contract exceeds \$5,000 or terms are longer than 12 months.)**CLERK
COMPLETES

LEGAL TASK ORDER #: _____

TITLE: _____

CLERK TO THE BOARD Signature

DS

JayCLERK
COMPLETES**SECTION 4 - Contract Control Form**

(ROUTING ORDER) I - ATTORNEY, II - INSURANCE, III - IT, IV - FINANCE, V - CLERK TO BOARD

I. ATTORNEY

This contract has been reviewed through the legal review process and approved by the Attorney.

ATTORNEY SIGNATURE: _____ DATE: _____

II. INSURANCE☐

No Insurance Required

☒

Certificate attached and approved

☐

Hold contract pending receipt of certificate of insurance

INSURANCE CONSULTANT SIGNATURE: _____

DocuSigned by:

WV InlandDATE: 1/6/2026**III. INFORMATION TECHNOLOGY**

This document has been reviewed and approved by the IT Director as to technical content.

IT DIRECTOR SIGNATURE: _____

Signed by:

Pete KimbellDATE: 1/6/2026**IV. FINANCE OFFICER**☒

YES

☐

NO

Sufficient funds are available in the proper category to pay for this expenditure.

☐

YES

☐

NO

This contract is conditional upon appropriation by the BOC for sufficient funds

☐

YES

☐

NO

A budget amendment is attached as required for approval of this agreement.

NOTES:

DS

U*This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act*

FINANCE OFFICER SIGNATURE: _____

DocuSigned by:

Lindsey CartlockDATE: 1/6/2026**V. CLERK TO BOARD**

This document has been reviewed and approved by the Board of Commissioner and/or County Manager

APPROVED BY THE BOC ☐ YES ☒ NO DATE: 01/07/2026Document Fully Executed, Scanned and Posted on the County Website DATE: 01/07/2026

CLERK SIGNATURE: _____

DocuSigned by:

Janya GentryDATE: 1/7/2026

Board Vacancies:

- 1) Aging Planning Committee – One Vacancy
- 2) Board of Adjustment – Alternate Member Vacancy
- 3) Planning Board – Alternate Member Vacancy
- 4) Human Services Advisory Committee – Engineer Vacancy
- 5) Joint Adult Care Home & Nursing Home Community Advisory Committee - Four Vacancies

Calendar Notes:

- I) January 22, 2026 – Pre-Budget Workshop at 5:30pm in the Magnolia Building
Second Floor Conference Room

Commissioner Comments

- Commissioner Parks went first last time