



**Board of Commissioners
Establishing Goals for FY 2027 Meeting
Monday, January 26, 2026, at 4:30 PM
City Hall**

1. Call to Order

Mayor Winecoff called the meeting to order at 4:36 p.m.

Attendance:

Mayor Jeff Winecoff
Commissioner Kim Sherwood
Commissioner Todd Ausborn
Commissioner Teagan Hall
Commissioner Justin Lovin
City Manager, Gordon Hargrove
Assistant City Manager, Nicole Morgan
Zoning Technician, Suzanne Price
Police Chief, Kevin Smith
Stormwater Engineer, Jim Stachura
Finance Director, Brandon Stevens
City Clerk, Tanya Shannon

2. Approval of the Agenda

Commissioner Sherwood requested that the Meeting be broadcast live. The Board agreed to proceed with a live broadcast on Facebook.

Commissioner Sherwood made a motion to approve the Agenda, seconded by Commissioner Lovin.

Vote 5-0; Motion Carried.

3. Establishing Goals for FY 2027

Mayor Winecoff emphasized the city's ongoing efforts to address stormwater management, highlighting the hard work being invested in developing effective solutions. He noted the importance of focusing on the Land Use Plan and identifying the actions needed to advance key priorities for the future. He also mentioned that the city is actively pursuing grant funding opportunities. He stated that stormwater management, road infrastructure improvements, and enhancements to sewer and water systems are among his top priorities.

Commissioner Sherwood noted that the Planning Board is currently working on the Land Use Plan. She mentioned that the Board has already completed several chapters and asked Ms. Morgan for an estimated completion date. Ms. Morgan explained that the project is budgeted for two years and will not be completed until the next fiscal year.

Commissioner Ausborn emphasized the importance of prioritizing needs over wants. He noted that while there are many things he would like to see for the city, the main focus must be on priorities, especially infrastructure and stormwater management, which are the city's biggest challenges. He also recommended setting up holding sites for materials around the community. He explained that the DOT uses this approach throughout the county, placing sand, stone, and clay piles near vulnerable areas. This allows city crews to respond quickly during storms, without waiting for materials to be delivered.

There was a discussion about PFAS and the city's drainage systems, highlighting how these issues could increase the need for grants. The city's abundance of septic systems, which leach due to a high water table, further exacerbates the situation. Matching grants may be available if these problems meet the criteria for large-scale improvements to water and sewer infrastructure.

Commissioner Lovin emphasized the importance of prioritizing needs over wants and building up the city's fund balance for essential expenditures. He stated he is highly focused on ensuring needs are addressed before wants. Regarding the \$25 vehicle fee, he explained that he is aware of where the funds are allocated and reviews the figures, but he recommended making this information more accessible to the public so residents can understand how these funds are used. He stressed the need to return to fundamentals and ensure every dollar spent is justified. He expressed appreciation for all departments and their strong performance but reiterated that needs must take precedence over wants. Commissioner Sherwood added that the city should assess whether necessary work can be completed in-house rather than outsourcing. His top priorities include Land Use, Road Improvements, continued Stormwater Management, and Public Safety.

Commissioner Hall noted that everyone addressed the items on her list: continuing stormwater improvements, completing capital projects such as the dams, infrastructure necessities, road improvements, and rights of way; guiding and managing growth with the Land Use Plan; maintaining financial responsibility; reestablishing and actively pursuing grant opportunities; and ensuring public safety. She said there appears to be consensus among the Board members regarding the top priorities, which require immediate reinforcement and sustained effort to address pressing issues.

Mayor Winecoff said that he gets a lot of requests about paving in front of some houses where contactors are doing construction and he rode around the city and looked at these various locations he said there are contractors coming in building houses working from one side of the road to the other damaging the roads and filling it with gravel then the city has to maintain the gravel. He said this should be the responsibility of the contactors. He said every dime that the city has to fork out should be reviewed with a fine tooth comb and justified.

Commissioner Hall highlighted the importance of water and sewer improvements, as well as many other issues. She also discussed active community engagement. She emphasized the necessity of long-term planning, looking 20 to 40 years ahead, and the creation of new community spaces. Commissioner Hall noted that the Parks and Recreation Department has rapidly expanded its community engagement and services, resulting in the department outgrowing its current facilities. While she recognizes the importance of prioritizing immediate needs over wants, Commissioner Hall stressed that discussions about future requirements must remain part of the conversation. She added that upcoming budget

meetings between Department Heads, the City Manager, and the Board of Commissioners will provide further insight into the justification for essential functional needs in the coming year.

Commissioner Sherwood stated that the Board is in agreement on the top priorities, specifically the top five: sewer, water, roads, stormwater, and the completion of the dams. She emphasized the need to carefully consider which projects can be handled in-house versus those requiring outside contractors. She also noted that some short-term initiatives could be accomplished internally. For example, the nature trail by the Community Center could be transformed into a dog park as an in-house project. Commissioner Sherwood acknowledged the many challenges faced, but expressed confidence that everyone is working together toward common goals. She mentioned that several citizens, such as Jenny Sorber who was present at the meeting, have offered valuable suggestions on Facebook and may be willing to help coordinate smaller in-house projects. Commissioner Sherwood concluded by stating that the Board is moving forward with stormwater management and dam construction, and will continue to seek grants, though securing matching funds remains a challenge.

Commissioner Hall noted that the Community Input Meeting for the Land Use Plan will be held on January 28th at the Community Center. She encouraged everyone to attend and share their thoughts and input on the city's priorities and long-term goals.

Mayor Winecoff stated that, now that the Capital Projects Committee has been established, the city encourages residents to participate in seeking grants to address essential needs. Commissioner Sherwood inquired whether staff would also support the Committee. Mayor Winecoff confirmed that Mr. Hargrove and Mr. Stachura will be providing assistance as well.

Mayor Winecoff stated that once the Capital Project Committee is underway, the city will reach out to the county to resume collaboration. Commissioner Sherwood emphasized the importance of attending county meetings to inquire about their capacity and other relevant matters. She noted that she does not know the county's meeting schedule or whether they are setting aside funds for the treatment plant the city uses.

Commissioner Hall expressed her desire for legislative changes to reinstate impact fees. She encouraged similar communities to unite and collectively petition for this change. For reference, impact fees are one-time charges paid by developers and imposed by local governments to finance infrastructure expansion—such as roads, schools, parks, and public safety—required for new residential or commercial developments. These fees ensure that growth funds itself, reducing the financial burden on existing taxpayers for expanded public services.

There being no further business or discussion, Commissioner Lovin made a motion to adjourn, which was seconded by Commissioner Sherwood. **Vote 5-0; Motion Carried.**

Adjournment– 5:19 pm

Jeff Winecoff, Mayor

Attest: Tanya Shannon, City Clerk