State of North Carolina

Minutes

County of Madison

The Madison County Board of Commissioners met in special session on Tuesday, April 28, 2026, at 6:00 p.m. at the Madison County Courthouse Temporary Facility located at 232 Carolina Lane, Marshall, North Carolina.

In attendance were Vice-Chairman Jeremy Hensley, Commissioner Matt Wechtel, Commissioner Bill Briggs, Commissioner Alan Wyatt, County Manager Rod Honeycutt, and Clerk Mandy Bradley. Chairman Michael Garrison and County Attorney Donny Laws were not in attendance.

The meeting was called to order at 6:06 p.m. by Vice-Chairman Hensley who discussed the items contained therein.

Item 1: Public Service Complex Construction Design and Financial Planning

Rod Honeycutt, County Manager discussed the public service complex and information regarding the project including the history, path forward, timeline, planning, and security as well as answered questions from members of the Board.

TJ Hollars and Stephen Boyd with Vannoy construction as well as Cynthia Turner with LS3P Architects joined the meeting and provided a power point presentation, discussion regarding the project, and answered questions from members of the Board. Information provided included the project vision statement, planning, facility layout and aesthetics, gross maximum price (GMP), Phase III site development and components contained therein, timeline, bid package descriptions, project schedule from remaining phases, key milestones, and cost savings to date.

Kary Ledford, Finance Officer provided information regarding funds currently available for the project with discussion being had by the Board, and County Manager Honeycutt requesting that the Board approve Phase III tonight and give the County Manager authorization to begin Phase III of the project. Upon motion by Commissioner Wechtel and second by Commissioner Wyatt, the Board voted unanimously in favor.

Amy Vitner with First Tryon Advisors presented a power point and discussed financial information in consideration of the public service complex project as well as answered questions from members of the Board. Information provided included a funding overview, potential funding sources, anticipated financing needed, impacts, financial metrics, potential paths for financing, financial analysis for funds borrowed, tax rate equivalent of maximum annual debt service, existing debt service of the County, potential financial participants, timeline, and steps in the process.

Discussion was had by the Board, Mr. Hollars, Ms. Vitner, and County Manager Honeycutt.

Item 2: Marshall Water Project Construction Contract Change Order

County Manager Honeycutt presented and discussed a proposed change order and budget for the Marshall water project on Highway 213 as requested by the Town of Marshall and he requested that the Board of Commissioners allow the County Manager to sign Change Order 3.

Upon motion by Commissioner Wyatt and second by Commissioner Wechtel, the Board voted unanimously to allow the County Manager to approve the water project construction change order.

Item 3: FY2026-2027 Budget Discussion

County Manager Honeycutt provided information in consideration of the FY2026-2027 budget including budgetary timeline, budget worksheet, capital projects, employee compensation minimum wage allowances, with discussion being had by the Board.

Item 4: Adjournment

Upon motion by Commissioner Briggs and second by Commissioner Wyatt, the Board voted unanimously to adjourn at 7:37 p.m.

This the 28th day of April 2026.

MADISON COUNTY

Michael Garrison, Chairman
Board of Commissioners

ATTEST:

Mandy Bradley, Clerk