

The Madison County Board of Commissioners met in regular session on Tuesday, February 10, 2026, at 7:00 p.m. at the Madison County Courthouse Temporary Facility located at 232 Carolina Lane, Marshall, North Carolina.

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

The meeting was called to order by Chairman Garrison at 7:00 p.m. and the Pledge of Allegiance and moment of silence were observed with discussion being had by members of the Board.

Agenda Item 1: Agenda Approval

County Manager Rod Honeycutt requested consideration of the following:

- Removal of Item 4-Public Hearing Proposed Residential Agriculture Rezoning
- Inclusion of Item 6d-Attorney-Client Privilege for County Planning and Zoning Matters

Discussion was had, with County Manager Honeycutt noting that items would move up one spot. Upon motion by Commissioner Wechtel and second by Vice-Chairman Hensley, the Board voted unanimously to accept that agenda. (Attachment 1.1)

Agenda Item 2: Consent Agenda

- a. Tax Refunds and Releases (Attachment 2.1)
- b. Order for Advertisement of Tax Liens on Real Property (Attachment 2.2)
- c. Consideration of Authorization for Process of Property Conveyance to Marshall Community Volunteer Fire Department, Inc. (Attachment 2.3)
- d. Resolution Accepting S.L. 2023-134 Funding for Town of Marshall Sewer Upgrade Project (Attachment 2.4)
- e. County Owned Surplus Property (Attachment 2.5)
- f. Funding Offer and Acceptance Agreement S.L. 2023-134 Funding for Town of Marshall Sewer Upgrade Project (Attachment 2.6)
- g. Transfer Station Floor Resurfacing Agreement Change Order (Attachment 2.7)
- h. Approval of January 13, 2026 (Special) Meeting Minutes; January 13, 2026 (Regular) Meeting Minutes; January 27, 2026 (Special) Meeting Minutes

Chairman Garrison read items contained in the consent agenda into the record.

Upon motion by Vice-Chairman Hensley and second by Commissioner Wechtel, the Board voted unanimously that we accept the consent agenda.

Agenda Item 3: Public Comment

No public comment available to be heard by the Board.

Upon motion by Commissioner Wechtel and second by Vice-Chairman Hensley, the Board voted unanimously that we close public comment.

Agenda Item 4: Kary Ledford, Finance Officer

a. Budget Amendment #7

Ms. Ledford presented and discussed Budget Amendment #7.

Upon motion by Commissioner Wechtel and second by Vice-Chairman Hensley with discussion being had, the Board voted unanimously that Budget Amendment #7 be accepted as it's been presented. (Attachment 4.1)

b. Financial Report

Ms. Ledford presented and discussed the January financial report and answered questions from the Board. Discussion was had by the Board, Ms. Ledford, and Librarian Kim Bellofatto.

Agenda Item 5: Rod Honeycutt, County Manager

a. County Manager's Update

County Manager Rod Honeycutt presented the County Manager's update and powerpoint presentation to the Board with discussion being had by members of the Board and Manager Honeycutt.

Information discussed included County work, FEMA projects as a result of the Hurricane Helene event, Value Added Kitchen, Hot Springs Library, Sprinkle Shelton building, courthouse, project funding and expenditures, Cashflow Loan Program, FEMA funding, FY26-27 budget planning, United States Postal Service engagement for a temporary facility, temporary courthouse facility, Highway 213 water project with the Towns of Marshall and Mars Hill, and covered arena at the County's fairgrounds facility.

b. County Owned Surplus Property

County Manager Honeycutt discussed a bid for parcel identification number 9715-71-2533.

Upon motion by Commissioner Wechtel and second by Chairman Garrison, with discussion being had, the Board voted unanimously that we deny the \$300.00 bid outright.

c. County Board Appointments

Discussion was had regarding County Board appointments with the following actions being taken on behalf of the Board:

Board of Adjustment

- Upon motion by Commissioner Wechtel and second by Vice-Chairman Hensley, the Board voted unanimously to reappoint Hart Barnhill with discussion and clarification provided by Commissioner Wechtel that the reappointment is for the Board of Adjustment for a three (3) year term.
- Upon motion by Chairman Garrison and second by Commissioner Wechtel, with discussion being had, the Board voted unanimously to appoint Conley Dewayne Goforth to serve that term as a three (3) year term to the Board of Adjustment.
- Discussion was had regarding vacancy due to resignation. Upon motion by Vice-Chairman Hensley and second by Commissioner Wechtel, with discussion being had, the Board voted unanimously to appoint Scott Boone for that position.
- Upon motion by Commissioner Wechtel and second by Chairman Garrison, the Board voted unanimously that we appoint Tim Ramsey to finish out Mr. Goforth's unexpired term, as an alternate.

Board of Health

- Upon motion by Commissioner Wechtel and second by Commissioner Briggs, the Board voted unanimously to reappoint Vice-Chairman Hensley to the Board of Health.
- Upon motion by Vice-Chairman Hensley and second by Commissioner Wechtel, the Board voted unanimously to reappoint Robin Smith.

Transportation Authority Advisory Board

- Upon motion by Vice-Chairman Hensley and second by Commissioner Wechtel, the Board voted unanimously that we reappoint Connie Harris.
- Upon motion by Chairman Garrison and second by Commissioner Briggs, the Board voted unanimously that Lawrence Burleson be reappointed.
- Upon nomination by Commissioner Wechtel and second by Vice-Chairman Hensley, the Board voted unanimously that Vicki Eastland be reappointed to the Transportation Advisory Board.
- Upon motion by Vice-Chairman Hensley and second by Commissioner Briggs, with discussion being had by the Board, the Board voted unanimously that we reappoint Matthew Wechtel as the Commissioner representative on the Transportation Board.

Library Board of Trustees

- Upon motion by Chairman Garrison and second by Vice-Chairman Hensley, the Board voted unanimously for Mary Dixon to be the Library Trustee for three (3) years.

a. County Manager's Update (cont.)

County Manager Honeycutt provided additional information for the County Manager's update including the NC Hazard Mitigation grant program, Emergency Management radio communication project, and Highway 213 sewer projects with additional discussion being had by the Board, Hannah Shelton Projects and Programs Coordinator, and County Manager Honeycutt.

d. Attorney-Client Privilege for County Planning and Zoning Matters

Upon motion by Chairman Garrison and second by Vice-Chairman Hensley, the Board voted unanimously that we go into closed session with our attorney under N.G.S. 143-318.11 (a)(3) for matters concerned there at 7:33 p.m.

Upon motion by Commissioner Wechtel and second by Vice-Chairman Hensley, the Board voted unanimously to come out of closed session at 7:48 p.m.

Agenda Item 6: Adjournment

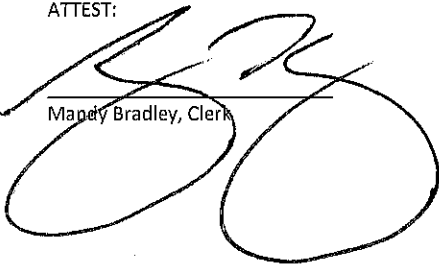
Upon motion by Commissioner Briggs and second by Vice-Chairman Hensley, the Board voted unanimously to adjourn at 7:48 p.m.

This the 10th day of February 2026.


Michael Garrison, Chairman
Board of Commissioners

MADISON COUNTY

ATTEST:


Mandy Bradley, Clerk

Madison County Board of Commissioners
Agenda
February 10, 2026

Attachment **11**

- 7:00 P.M. Meeting Called To Order
Pledge of Allegiance
Moment of Silence
1. Agenda Approval
 2. Consent Agenda
 - a. Tax Refunds and Releases
 - b. Order for Advertisement of Tax Liens on Real Property
 - c. Consideration of Authorization for Process of Property Conveyance to Marshall Community Volunteer Fire Department, Inc.
 - d. Resolution Accepting S.L. 2023-134 Funding for Town of Marshall Sewer Upgrade Project
 - e. County Owned Surplus Property
 - f. Funding Offer and Acceptance Agreement S.L. 2023-134 Funding for Town of Marshall Sewer Upgrade Project
 - g. Transfer Station Floor Resurfacing Agreement Change Order
 - h. Approval of January 13, 2026 (Special) Meeting Minutes; January 13, 2026 (Regular) Meeting Minutes; January 27, 2026 (Special) Meeting Minutes
 3. Public Comment
 4. Kary Ledford, Finance Officer
 - a. Budget Amendment #7
 - b. Financial Report
 5. Rod Honeycutt, County Manager
 - a. County Manager's Update
 - b. County Owned Surplus Property
 - c. County Board Appointments
 - d. Attorney-Client Privilege for County Planning and Zoning Matters
 6. Adjournment

Date run: 2/3/2026 3:22:35 PM
 Data as of: 2/2/2026 7:07:08 PM

TR-304 Bill Release Report

NCPTS V4

Report Parameters:

Release Date Start: 1/1/2026 Release Date End: 1/31/2026
 Tax District: ALL
 Default Sort-By: Bill #, Taxpayer Name, Release Date, Billing Date, Operator ID, Release Amount
 Grouping: No Grouping

Bill #	Taxpayer Name	Bill Date	Release Reason	Operator ID (Name)	Release Date	Orig Bill Amount(\$)	Release Amount(\$)	Bill Amount after
0000001191-2025-2025-0000-00-REG	CLARK, GENE W.	8/22/2025	Landfill error	JESSICA WEST	1/13/2026	965.30	180.00	785.30
0000002125-2025-2025-0000-00-REG	SHELTON, MAX JR.	8/22/2025	Landfill error	JESSICA WEST	1/21/2026	1,670.14	180.00	1,490.14
0000003301-2025-2025-0000-00-REG	SHORT, JAMES GLENN	8/22/2025	Landfill error	JESSICA WEST	1/13/2026	587.65	360.00	227.65
0000003301-2025-2025-0000-00-REG	SHORT, JAMES GLENN	8/22/2025	Less than min amt	JESSICA WEST	1/13/2026	227.65	1.00	226.65
0000005901-2025-2025-0000-00-REG	CODY, TAMMY DIANNE	8/22/2025	Landfill error	JESSICA WEST	1/13/2026	629.23	180.00	449.23
0000005901-2025-2025-0000-00-REG	CODY, TAMMY DIANNE	8/22/2025	Landfill error	JESSICA WEST	1/14/2026	449.23	180.00	269.23
0000006971-2025-2025-0000-00-REG	FLEMMING, DELMAR	8/22/2025	Landfill error	JESSICA WEST	1/21/2026	501.68	180.00	321.68
0000007425-2025-2025-0000-00-REG	CLARK, JUANITA S.	8/22/2025	Landfill error	JESSICA WEST	1/13/2026	733.90	180.00	553.90
0000007444-2025-2025-0000-00-REG	GRAHAM, RAY SANFORD	8/22/2025	Landfill error	JESSICA WEST	1/13/2026	2,526.28	180.00	2,346.28
0000007978-2025-2025-0000-00-REG	RECTOR, KEVIN DEAN	8/22/2025	Landfill error	JESSICA WEST	1/13/2026	1,426.25	180.00	1,246.25
0000008153-2025-2025-0000-00-REG	ANDERS, BILLY CHARLES	8/22/2025	Landfill error	JESSICA WEST	1/13/2026	657.41	180.00	477.41
0000008154-2025-2025-0000-00-REG	ANDERS, BILLY CHARLES	8/22/2025	Landfill error	JESSICA WEST	1/13/2026	1,270.89	180.00	1,090.89
0000009695-2025-2025-0000-00-REG	SHORT, JAMES GLENN	8/22/2025	Landfill error	JESSICA WEST	1/13/2026	401.20	180.00	221.20
0000010315-2025-2025-0000-00-REG	LEDFORD, SHEILA K.	8/22/2025	Landfill error	JESSICA WEST	1/21/2026	757.86	180.00	577.86
0000011045-2025-2025-0000-00-REG	WOO, MADISON III	8/22/2025	Bidg correction	JESSICA WEST	1/2/2026	2,506.84	78.60	2,428.24
0000011508-2018-2018-0000-00-REG	MULHOLLAND, CLARENCE E.	8/15/2018	Billing Correction	JESSICA WEST	1/15/2026	521.05	521.05	0.00
0000014282-2025-2025-0000-00-REG	WILLS, BETTY	8/22/2025	Situs error	APRIL	1/30/2026	24.75	1.10	23.65
0000016586-2025-2025-0000-00-REG	BALL, CODY ASHTON	8/22/2025	Landfill error	JESSICA WEST	1/13/2026	390.93	180.00	210.93
0000016723-2025-2025-0000-00-REG	MOORE, JOHNNY WADE	8/22/2025	Sold/Traded	JESSICA WEST	1/6/2026	266.75	214.07	52.68
0000017728-2018-2018-0000-00-REG	IDEAL FOUNDATION, LLC	8/15/2018	Business closed	JESSICA WEST	1/6/2026	98.53	98.53	0.00
0000019375-2025-2025-0000-00-REG	CRAIN, LOIS ALLEN	8/22/2025	Landfill error	APRIL	1/12/2026	1,479.97	180.00	1,299.97
0000019437-2025-2025-0000-00-REG	SEURET, SUSAN GOTT	8/22/2025	Landfill error	JESSICA WEST	1/13/2026	583.41	360.00	223.41
0000019627-2025-2025-0000-00-REG	ANDERS, BILLY C.	8/22/2025	Landfill error	JESSICA WEST	1/13/2026	2,330.38	360.00	1,970.38
0000020407-2025-2025-0000-00-REG	BOSWELL, DAVID L.	8/22/2025	Landfill error	JESSICA WEST	1/13/2026	4,500.62	180.00	4,320.62
0000468702-2013-2013-0000-00-REG	GADDY, BLANCHE N.	8/15/2013	Refer To File	JESSICA WEST	1/28/2026	448.62	358.89	89.73

0000468702-2013-2013-0000-00-REG	GADDY, BLANCHE N.	8/15/2013	Refer To File	JESSICA WEST	1/28/2026	89.73	5.00	84.73
0000468703-2012-2012-0000-00-REG	GADDY, BLANCHE N.	8/15/2012	Refer To File	JESSICA WEST	1/28/2026	448.62	94.70	353.92
0000567911-2025-2025-0000-00-REG	CLARK, GENE	8/22/2025	Landfill error	JESSICA WEST	1/13/2026	449.60	180.00	269.60
0000568115-2019-2019-0000-00-REG	JARVIS, JOHN DAVID	8/28/2019	Duplication	JESSICA WEST	1/15/2026	378.80	378.80	0.00
0000568240-2025-2025-0000-00-REG	SHELTON, ROBENA	8/22/2025	Landfill error	JESSICA WEST	1/13/2026	1,581.92	180.00	1,401.92
0000570167-2023-2023-0000-00-REG	BLUE RIDGE SPARKLE & SHINE	9/28/2023	Business closed	KIMBERLY	1/14/2026	6.02	6.02	0.00
0000570167-2024-2024-0000-00-REG	BLUE RIDGE SPARKLE & SHINE	11/1/2024	Business closed	KIMBERLY	1/14/2026	5.63	5.63	0.00
0000570167-2025-2025-0000-00-REG	BLUE RIDGE SPARKLE & SHINE	8/22/2025	Business closed	KIMBERLY	1/14/2026	5.63	5.63	0.00
0000570960-2020-2020-0000-00-REG	THE INDIGO PROPHET	9/21/2020	Business closed	KIMBERLY	1/21/2026	25.00	25.00	0.00
0000570960-2021-2021-0000-00-REG	THE INDIGO PROPHET	9/15/2021	Business closed	KIMBERLY	1/21/2026	34.38	34.38	0.00
0000570980-2022-2022-0000-00-REG	THE INDIGO PROPHET	8/21/2022	Business closed	KIMBERLY	1/21/2026	42.98	42.98	0.00
0000570960-2023-2023-0000-00-REG	THE INDIGO PROPHET	9/28/2023	Business closed	KIMBERLY	1/21/2026	53.71	53.71	0.00
0000570960-2024-2024-0000-00-REG	THE INDIGO PROPHET	11/1/2024	Business closed	KIMBERLY	1/21/2026	48.34	48.34	0.00
0000570960-2025-2025-0000-00-REG	THE INDIGO PROPHET	8/22/2025	Business closed	KIMBERLY	1/21/2026	48.34	48.34	0.00
0000575962-2025-2025-0000-00-REG	MAINHART, DANIEL JOSEPH	8/22/2025	not in county	KIMBERLY	1/21/2026	42.08	42.08	0.00
0000577120-2025-2025-0000-00-REG	ANDERS, BILLY C	8/22/2025	Landfill error	JESSICA WEST	1/13/2026	411.21	180.00	231.21
0000578905-2025-2025-0000-00-REG	ANDERS, BILLY C	8/22/2025	Landfill error	JESSICA WEST	1/13/2026	830.00	360.00	470.00

Subtotal 6,743.85

Total 6,743.85



Attachment 2.2

Madison County Government

Po Box 579
Marshall, NC 28753
(828) 649-2854
madisoncountync.gov

MADISON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST

*Request must be received by the Office of the Clerk to the Board of Commissioners
on or before the second Friday preceding the Board of Commissioners meeting*

DATE OF REQUEST: 02/05/2026

FROM: TAX OFFICE

REQUESTED MEETING DATE: 02/10/2026

*Regular Meetings: Second (2nd) Tuesday of each month at 7:00 p.m.
*Special Meetings: Fourth (4th) Tuesday of each month or as called

PRESENTER'S NAME: April Plemmons

ORGANIZATION: Madison County Tax Department

TITLE: Interim Tax Administrator

CONTACT INFO: aplemmons@madisoncountync.gov

REQUEST: Refunds & Releases for January 2026, Approval to advertise tax liens on real property

BACKGROUND INFORMATION:

FINANCIAL INFORMATION:

SUPPORTING ATTACHMENT: YES NO

POWERPOINT PRESENTATION: YES NO

RECOMMENDATION: Approval

Process for property conveyance request that the Board authorize the County Clerk to run a ten (10) day advertisement of public notice to adopt the resolution for conveyance of County owned property at the request of the Marshall Community Volunteer Fire Department, Incorporated as contained in the following description and approximate valuation for County owned property located adjacent to Marshall Community Volunteer Fire Department, Incorporated owned lands.

DESCRIPTION

BEGINNING on a locust post, said BEGINNING point being the Northern termination of L93 as shown on the Plat recorded at Madison County Plat Book 9, Page 98, common corner to Marshall Community Fire Department, Incorporated (Madison County Deed Book 813, Page 423); and runs thence from said BEGINNING point a new line with Madison County due South to a point in the Northern margin of Medical Park Drive; thence a South Westerly course with a Northern margin of Medical Park Drive to a point marking the Southernmost corner of the 2.97 acre tract described at Madison County Deed Book 813, Page 423 now owned by Marshall Community Volunteer Fire Department, Incorporated; thence with the line of said Fire Department N 56, 26, 11 E 401.75 feet, N 34, 53, 20 E 224.24 feet, to the point of the BEGINNING; containing 1.5 acres more or less.

VALUATION

Valuation based on comparable adjoining plot owned by the Marshall Community Volunteer Fire Department, Incorporated in one tract: PIN 9716-58-9098, approximately 2.97 acres total appraised land value \$61,611 as the property value contained in the Madison County Tax Office. Valuation of approximately \$31,116.

RESOLUTION BY GOVERNING BODY OF RECIPIENT

WHEREAS, the local government has received a Directed Projects grant from the 2023 Appropriations Act, Session Law 2023-134, administered through the Drinking Water Reserve and Wastewater Reserve to assist eligible units of government with meeting their water/wastewater infrastructure needs, and

WHEREAS, the North Carolina Department of Environmental Quality has offered 2023 Appropriations Act funding in the amount of \$7,415,000.00 to perform work detailed in the submitted application, and

WHEREAS, the local government intends to perform said project in accordance with the agreed scope of work,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MADISON COUNTY GOVERNMENT:

That Madison County Government does hereby accept the 2023 Appropriations Act Directed Projects Grant offer of \$7,415,000.00.

That Madison County Government does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.

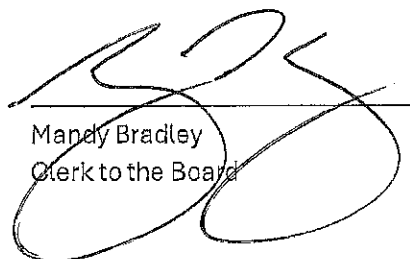
That Michael Garrison, Board of Commissioner Chairman, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

Adopted this the 10th day of February 2026 in Madison County, North Carolina.



Michael Garrison
Board of Commissioner Chairman

ATTEST:



Mandy Bradley
Clerk to the Board



Madison County Government

Po Box 579
Marshall, NC 28753
(828) 649-2854
madisoncountync.gov

**MADISON COUNTY BOARD OF
COMMISSIONERS AGENDA REQUEST**

*Request must be received by the Office of the Clerk to the Board of Commissioners
on or before the second Friday preceding the Board of Commissioners meeting*

DATE OF REQUEST: February 10, 2026
FROM: County Manager's Office
REQUESTED MEETING DATE: February 10, 2026

**Regular Meetings: Second (2nd) Tuesday of each month at 7:00 p.m.
Special Meetings: Fourth (4th) Tuesday of each month or as called

PRESENTER'S NAME: Consent Agenda
ORGANIZATION:
TITLE:
CONTACT INFO:

REQUEST: County Owned Surplus Property Bid Ratification

BACKGROUND INFORMATION: A bid in the amount of \$1,000.00 was previously received for PIN 9715-71-2533. The Board voted to issue a counter offer in the amount of \$5,675.91 effectively declining the original bid.

Ratification for the formal denial of the original bid in the amount of \$1,000.00 is requested on behalf of the Board.

FINANCIAL INFORMATION: N/A
SUPPORTING ATTACHMENT: YES___ NO___
POWERPOINT PRESENTATION: YES___ NO_X__

RECOMMENDATION: Consideration of approval of ratification for formal denial of County owned surplus property bid of \$1,000.00 for PIN 9715-71-2533.

**STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF WATER INFRASTRUCTURE**

Funding Offer and Acceptance

Legal Name and Address of Award Recipient: Madison County
PO Box 579
Marshall, NC 28753

Project Number(s): SRP-W-134-0312

Assistance Listing Number: N/A
Unique Entity ID Number: YQ96F8BJYJ9

Funding Program

	<input type="checkbox"/>	Additional Amount for Funding Increases	Previous Total	Total Offered
Drinking Water	<input type="checkbox"/>			
Stormwater	<input type="checkbox"/>			
Wastewater	<input checked="" type="checkbox"/>			
State Revolving Fund-Repayable Loan	<input type="checkbox"/>			
State Revolving Fund-Principal Forgiveness	<input type="checkbox"/>			
State Reserve Loan	<input type="checkbox"/>			
State Reserve Grant	<input type="checkbox"/>			
State Reserve Earmark (S.L. 2023-134)*	<input checked="" type="checkbox"/>			\$7,415,000
American Rescue Plan Act *Choose an Item.	<input type="checkbox"/>			

Project Description:

Town of Marshall Wastewater Upgrades

Total Financial Assistance Offer: **\$7,415,000**
 Total Project Cost: \$7,415,000
 Estimated Closing Fee**: \$ 0
For Loans
 Interest Rate: - Per Annum
 Maximum Loan Term: - Years

* Federal conditions and requirements will also apply to S.L. 2023-134 projects co-funded with federal funds.
 ** Estimated closing fee calculated based on grant and loan amount.

Pursuant to North Carolina General Statute 159G:

- The applicant is eligible under Federal and State law,
- The project is eligible under Federal and State law, and
- The project has been approved by the Department of Environmental Quality as having sufficient priority to receive financial assistance.

The Department of Environmental Quality, acting on behalf of the State of North Carolina, hereby offers the financial assistance described in this document. On Behalf Of:

For The State of North Carolina: **Shadi Eskaf, Director, Division of Water Infrastructure
North Carolina Department of Environmental Quality**

Signed by: Stephanie Suter Date: 1/27/2026
 Signature: _____ Date: _____

On Behalf of: Madison County
 Name of Representative in Resolution: _____
 Title (Type or Print): _____

I, the undersigned, being duly authorized to take such action, as evidenced by the attached CERTIFIED COPY OF AUTHORIZATION BY THE APPLICANT'S GOVERNING BODY, do hereby accept this Financial Award Offer and will comply with the attached Assurances and the Standard Conditions.

Michael Harris Date: 2/10/26
 Signature: _____ Date: _____

Date of Issuance: 02/05/2026

Effective Date: 02/10/2026

Project: Transfer Station Floor Rehabilitation	Owner: Madison County	Owner's Contract No.:
Contract: Madison County Transfer Station Floor Rehabilitation		Date of Contract: 11/03/2025
Contractor: Osborne Contract Services, Inc.		Engineer's Project No.: 23.000706

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Price increase on the project due to the shifted timeline

Attachments (list documents supporting change):

Letter explaining price increase dated October 16, 2025

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price:

\$ 328,165.00

- No previously approved Change Orders
No. ___ to No. ___:

\$ N/A

Contract Price prior to this Change Order:

\$ 328,165

Increase of this Change Order:

\$ 10,293

Contract Price incorporating this Change

\$ 338,458

Original Contract Times: Working days Calendar days

Substantial completion (days or date): 90

Ready for final payment (days or date): 120

- No previously approved Change Orders
No. ___ to No. ___:

Substantial completion (days): N/A

Ready for final payment (days): N/A

Contract Times prior to this Change Order:

Substantial completion (days or date): 90

Ready for final payment (days or date): 120

Increase of this Change Order:

Substantial completion (days or date):

Ready for final payment (days or date):

Contract Times with all approved Change Orders:

Substantial completion (days or date): 05/31/2026

Ready for final payment (days or date): 06/30/2026

RECOMMENDED:

By: _____
Engineer (Authorized Signature)

Date: _____

ACCEPTED:

By: Mikhail Gorai
Owner (Authorized Signature)

Date: 2/10/26

ACCEPTED:

By: _____
Contractor (Authorized Signature)

Date: 2/10/26

**Madison County
Board of Commissioners**

Attachment 4.1

**Budget Amendment #7
February 10, 2026**

Description	Line Item	Debit	Credit
Library			
Friends of the Library	10.3611.4420		\$ 25.00
Donations	10.3611.4116		\$ 300.00
Electronic Resources	10.6110.2500	\$ 205.00	
Capital Equipment & Furniture	10.6110.5100	\$ 98,578.54	
Dues and Subscriptions	10.6110.4910	\$ 120.00	
Tax Office			
Software	10.4140.1925	\$ 60,000.00	
Late Listing	10.3100.1800		\$ 15,000.00
2023 Ad Valorem Tax	10.3100.2023		\$ 2,250.00
2015 Ad Valorem Tax	10.3100.2015	\$ 2,250.00	
Parks and Rec			
Mowing	10.6130.1990	\$ 25,880.00	
Nutrition			
Land of Sky Nutrition Grant	10.3555.7001		\$ 11,000.00
Land of Sky Nutrition Grant	10.5551.4050	\$ 11,000.00	
Inspections			
Zoning Fees	10.3435.4100		\$ 1,500.00
Child Support			
CSE: Incentive	10.3537.3310		\$ 3,000.00
Fund Balance	10.2990.0000		\$ 98,578.54
Sales Tax			
1/4 cent sales tax	10.3232.3115		\$ 62,585.68
Education/Schools			
1/4 cent sales tax	10.5911.7200	\$ 62,585.68	
Contingency	10.7000.0000		\$ 66,380.00