

**Mr. Josh Simpson**

*Mayor*

**Ms. Amy Gore**

*District 2*

**Mr. Justin Beardsley**

*District 3*

**Mr. Bob Jordan**

*Mayor Pro Tem, District 1*

**Mr. James Richard**

*District 4*



## Minutes of Meeting

**April 22, 2026**

**Location:** Reidville Presbyterian Church

Mayor Pro Tem Bob Jordan called the meeting to order at 6:30 p.m. Town Administrator Christine McKaba conducted roll call, confirming the presence of Mayor Pro Tem Bob Jordan and Council Members James Richard and Justin Beardsley. She noted that Mayor Josh Simpson was absent but had submitted his notes to the Town Administrator in advance, and that Councilmember Amy Gore would be arriving late due to a work conflict and had notified the Town Administrator beforehand. **There were 7 people present in the audience.**

Councilmember James Richard offered the invocation, followed by the collective recitation of the Pledge of Allegiance.

The Town Administrator noted for the record that Councilmember Amy Gore arrived at 6:01 p.m.

Mayor Pro Tem Jordan stated that no one in the audience had signed up to speak during the public forum.

Town Administrator Christine McKaba welcomed everyone and opened discussion regarding the proposed multipurpose facility building, which is currently estimated to cost approximately \$1.7 million. She stated that, as the project moves forward, the council will need to decide how it wishes to approach paying for it, including how much of the cost to finance through a bond and whether to consider adding a debt service millage. She explained that the council has already consulted with a financial advisor to better understand its options and the potential impacts, and that the discussion should continue so council members can share their thoughts and become comfortable with the direction before moving forward. She added that the community would benefit from the facility and all that it is intended to provide, noting that the project is intended to create a shared space that can serve residents for years to come by supporting events, programs, and gatherings that strengthen connections within the town. She emphasized that these are important decisions and that the town wants to be thoughtful about both financial responsibility and the long-term value the project could bring to the community. Mrs. McKaba then encouraged the council to open the matter to discussion.

Administrator McKaba noted for the record that the council had previously received, and also had before them at the meeting, information outlining the differences among possible debt service millage options and what those options could mean for personal property taxes so they would better understand the potential impact on residents.

Administrator McKaba informed the council that the town's bond capacity was limited to a total of \$1,178,256.00. She reminded the council that, if it chose to borrow the full amount, the remaining estimated project balance of approximately \$521,744 would still need to be paid, not including bond attorney fees, financial advisor fees, or any adjustments based on final project costs.

Mayor Pro Tem Bob Jordan asked whether anyone recalled the cost of the related professional services.

Councilmember Justin Beardsley stated that those costs were project-based, and Administrator McKaba advised

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that they would likely total between 5 and 10 percent of the overall project cost. Administrator McKaba then asked whether the council intended to borrow the full bond capacity. The council discussed the term of the loan, the inability to incur additional borrowing while the bond remained outstanding, and the difference between bonding the full amount and leaving a portion unused. After discussion, the council agreed that there would not be enough remaining capacity if only \$1,000,000 were bonded, to justify borrowing less than the full allotted amount, and that it would be more practical to tighten financial expenditures over the 10-year term of the bond to cover the difference. The council also discussed renting out the building space to help offset bond payments and operating costs, as well as using funds from the Local Government Investment Pool to cover the remaining project costs. Administrator McKaba explained that, at present, property tax revenues could cover the bond payment, but that doing so would leave little room in the budget for other expenses, particularly given delinquent taxes and the town's already low millage rate. She further noted that, because prior councils had not raised taxes, the current council may bear the burden of raising the millage rate or adding a debt service millage if it chooses to do so. The council also discussed tax revenues, upcoming projects, and a possible litigation settlement, noting that these factors could leave the town with only about one operating budget in reserve and should be considered in planning for future projects over at least the next 10 years. The council discussed debt service millage and its potential impact on residents and, after extensive discussion, agreed that it would not add a debt service millage at this time but would instead plan to raise the allotted cap each year. Councilmembers stated that they understood residents are already facing financial strain from ordinary living expenses. Administrator McKaba again cautioned that, if the council chose not to add a debt service millage, there would be very little room for error in the budget, department spending would need to be limited to essential or emergency expenses, and events would likely need to be sponsored. In response to a question from the council, Administrator McKaba stated that a standard operating budget is approximately \$700,000, excluding projects. The council also discussed that the new building would serve as Town Hall until the future downtown project is completed, and that the town is able to contribute additional funds to the project because of this council's investment in the Local Government Investment Pool. Administrator McKaba also asked whether the council would consider increasing the annual sanitation service fee from \$50 to \$80 to help reduce budget pressure, since the town is currently covering much of that cost. The council discussed the proposal and agreed that residents could reasonably pay \$80 per year rather than \$50 to help with expenditures, especially since independent service would cost significantly more. The council also discussed offering Reidville residents a discounted rental rate for the space at 7304 Reidville Road with proof of residency, compared with the rate charged to nonresidents. In addition, the council discussed that a debt service millage could be added during the term of the loan if needed to ensure payments could be made. Administrator McKaba also stated that, although residents may not always see it directly, there is a benefit to living in Reidville because the town does not directly provide services such as sewer, water, fire, or police, which in other municipalities can result in additional fees passed on to residents. She noted that other towns carry significantly more debt because they provide those services directly and that some are attempting to shift those services out from under town government.

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**Action:** A motion was made by Councilmember Bob Jordan, seconded by Councilmember Amy Gore, to approve a general bond amount for the total allotted amount of \$1,178,256.00. The motion passed unanimously.

**Action:** A motion was made by Mayor ProTem Bob Jordan, seconded by Councilmember Justin Beardsley, to approve taking the remaining amount of money for bond attorney, financial advisor, remaining final balance, and the cost of furnishing the space out of the local government investment pool. The motion passed unanimously.

**Action:** A motion was made by Councilmember Amy Gore, seconded by Councilmember Justin Beardsley, to raise the resident's sanitation service yearly amount from \$50 to \$80. The motion passed unanimously.

**Action:** A motion was made by Councilmember Amy Gore, seconded by Councilmember Justin Beardsley, to authorize Councilmember James Richard and Administrator Christine McKaba to proceed with bond attorney and financial advisor for the motions made. The motion passed unanimously.

**Action:** At 6:42 p.m., a motion was made by Councilmember James Richard, seconded by Councilmember Justin Beardsley. The motion passed unanimously.

*Attest: Christine McKaba-Town Administrator*

***This is a generalization of the meeting and not a verbatim transcript.***