

Town of Hudson Regular Meeting

February 17, 2026

Members Present: Mayor Janet Winkler, Mayor Pro Tem, Rick Shew, Commissioners Richard Blevins, Larry Chapman, Jim Engelman, Jeff Link, and Ann Smith

Others Present: Town Manager, Jonathan Greer, Chief of Police, Brandon Nelson, Town Attorney, Joey Petrack, Code Enforcement Officer, Curt Willis, and Town Clerk, Tammy Swanson

Call to Order:

Mayor Janet Winkler called the February meeting to order, and Mayor Pro Tem, Rick Shew, led the audience in the Pledge of Allegiance and opening prayer. Janet welcomed everyone in the audience to the meeting.

Discuss/Adjust Agenda:

Janet presented the February agenda, and there were no additions or changes requested.

Motion: (Jim Engelman/Larry Chapman) to approve the agenda as presented. Unanimously approved.

Public Comment for Items Not on the Agenda:

No one signed up for public comment.

Approval of Minutes:

Motion: (Larry Chapman/Rick Shew) to approve the minutes, as presented, from the January 20, 2026 Regular Meeting, and the January 27, 2026 Special Meeting. Unanimously approved.

Yokefellow Update:

Sharon Harmon, Director of Yokefellow in Lenoir, thanked the Board for the opportunity to speak about Yokefellow. She stated that Yokefellow has been around for a long time, and they try to always keep their eyes open to needs in the community. She added that they are always looking for new programs, and since they are located in Lenoir, they wanted to reach out to the southern end of the county. So, in November 2024, Yokefellow began a partnership with Hudson United Methodist Church, and added a food pantry-type station for southern Caldwell County. Sharon reported on the number of meals distributed, with over 6,700 given out in the first year.

Sharon stated that Hudson United Methodist Church now serves a community meal on Wednesdays each week, which is prepared by their members, along with members of St. John's Lutheran Church. She commented that there are some homeless people that have started coming to the meal each week, and they are provided not only a bag of food, but a bag of

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personal items as well. Sharon stated that Yokefellow is a very humble agency, and they are very thankful to have the opportunity to have a presence in Hudson.

Larry stated that he, along with other members of St. John's Lutheran Church, go regularly to the Yokefellow in Lenoir to help with sorting and preparing the food bags. He commented that he has seen first-hand the work that goes into this organization, and he commended Sharon and her staff for what they do to make everything work to meet the needs of our communities.

Fiscal Year 2025 Audit Presentation: (Zoom)

Cindy Randolph, CPA and auditor for the Town, presented the audit report for FY 2024/2025. The "Opinions" section of the audit report states that in the auditor's opinion, based on the audit, the financial statements present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Town of Hudson as of June 30, 2025. Cindy highlighted sections of the report, and commented that the audit was a clean audit.

Cindy thanked the Mayor and Board of Commissioners for allowing her to conduct the Town's audit again this year. She also thanked Shana and the staff for providing the information needed in conducting the audit, and making the process go smoothly. Cindy commented that Shana does a great job with the finances for the Town.

The Board thanked Cindy for the good report.

Adopt Stormwater Program Resolution:

Jonathan stated that we had our stormwater audit in March of last year, and we finally received our report at the end of 2025. He commented that the report showed 2 deficiencies: (1)– we need to add Optimist Park in our stormwater plan – nothing is wrong with the park, it just needs to be in the plan, and (2)– we need to review our plan more frequently to make sure it is up-to-date. According to the auditor, we have some things in our stormwater plan that we do not need. Jonathan added that since deficiencies were found, we needed to adopt a resolution acknowledging and affirming that we will adopt an updated plan. He also added that Curt Willis looks after the stormwater program for us.

Motion: (Jim Engelman/Rick Shew) to adopt the resolution affirming the Board of Commissioners' support regarding implementation of a compliant stormwater program. Unanimously approved.

Town of Hudson
RESOLUTION
Resolution No.: 2025-1

RESOLUTION AFFIRMING THE TOWN OF HUDSON COUNCIL'S SUPPORT REGARDING IMPLEMENTATION OF A COMPLIANT NPDES MS4 STORMWATER PROGRAM

A RESOLUTION to develop and implement a compliant stormwater management program that meets the requirements of the TOWN OF HUDSON National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit number NCS000605 to discharge stormwater, inclusive of the required Stormwater Management Plan to be prepared by the TOWN OF HUDSON and approved by the North Carolina Department of Environmental Quality.

WHEREAS, Section 402(p) of the federal Clean Water Act requires NPDES permits for stormwater discharges from municipal separate storm sewer systems; and

WHEREAS, in North Carolina, NPDES Permits are issued by the North Carolina Department of Environmental Quality; and

WHEREAS, the North Carolina Department of Environmental Quality issued the TOWN OF HUDSON its second NPDES MS4 Permit for discharge of stormwater on July 1, 2021; and

WHEREAS, the TOWN OF HUDSON was issued Notice of Violation number NOD-2026-PC-0012 on February 2, 2026 for noncompliance with the issued NPDES MS4 Permit; and

WHEREAS, the TOWN OF HUDSON acknowledges the specific Notice of Violation requirement to obtain a new individual NPDES MS4 Permit; and

WHEREAS, the TOWN OF HUDSON acknowledges the specific Notice of Violation requirement to conduct a self- audit of permit compliance for the balance of permit requirements not specifically audited by the North Carolina Department of Environmental Quality, and to develop a draft Stormwater Management Plan to comply with Section 402(p)(3)(B)(iii) of the Clean Water Act, 40 CFR 122.34(b) and NPDES MS4 Permit requirements, and to submit its draft Stormwater Management Plan to the North Carolina Department of Environmental Quality no later than 120 days from February 2, 2026 for review and approval; and

WHEREAS, the TOWN OF HUDSON acknowledges the specific Notice of Violation requirement to adopt a Council Resolution to implement a compliant and enforceable stormwater management program as defined by both the NPDES MS4 Permit number NCS000605 and the required new Stormwater Management Plan, and said resolution is to be submitted to the North Carolina Department of Environmental Quality no later than 60 days from February 2, 2026; and

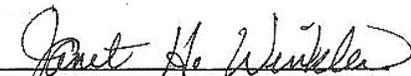
WHEREAS, the TOWN OF HUDSON acknowledges the requirement to provide adequate funding and staffing to implement a Stormwater Management Program that complies with its NPDES MS4 Permit and approved Stormwater Management Plan; and

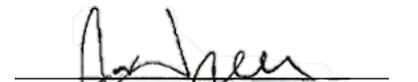
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WHEREAS, the TOWN OF HUDSON acknowledges that North Carolina Department of Environmental Quality enforcement action and penalties could result from non-compliance with the specific requirements in Notice of Violation number NOD-2026-PC-0012 and

WHEREAS, the TOWN OF HUDSON acknowledges that any North Carolina Department of Environmental Quality enforcement action and penalties may not prohibit the U.S. Environmental Protection Agency from taking its own enforcement action for non-compliance with the issued NPDES MS4 Permit.

NOW, THEREFORE, BE IT RESOLVED that the Council of the TOWN OF HUDSON hereby affirms its support for development and implementation of a compliant NPDES MS4 Stormwater Program.


Janet Winkler, Mayor


Jonathan Greer, Town Manager

Doug Wise, Stormwater Program
Administrator


Tamra Swanson, Town Clerk

ADOPTED BY the City Council of the TOWN OF HUDSON, North Carolina the 17th day of February, 2026 and signed in authentication thereof the 17th day of February, 2026.

Public Hearing and Resolution to Remove Remnant of Thompson Drive: (Advertised Feb. 3rd & Feb. 7th)

Janet asked for a motion to open the floor for public hearing.

Motion: (Larry Chapman/Jeff Link) to open the floor for public hearing. Unanimously approved.

Jonathan stated that as was presented at the January meeting, a portion of Thompson Drive was rerouted approximately 30 years ago to improve its intersection with Pine Mountain Road. This portion of Thompson Drive is approximately 200 ft, and is unpaved and not used. Jonathan stated that a request has been made for the Town to abandon this short portion of Thompson Drive so that the remaining right-of-way can be cancelled. Removing this small section of Thompson Drive from the Town's maintenance program does not adversely affect any existing properties or travel for the public. The underlying property would revert to the current property owner, and allow them a better opportunity to develop the property.

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Jonathan presented the following resolution ordering the permanent closure and release of the unused portion of Thompson Drive

A Resolution Ordering the Permanent Closure and Release of the Unused Portion of Thompson Drive from the Town of Hudson Street Maintenance Program

WHEREAS, North Carolina General Statute 136.96 authorizes municipalities to permanently close streets deemed undeveloped and abandoned; and,

WHEREAS, the Town of Hudson received a request to close the undeveloped/abandoned portion of Thompson Drive, and release the sections of the streets from the Towns's street maintenance program; and,

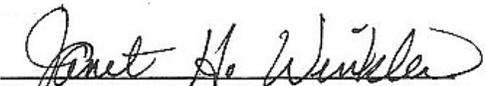
WHEREAS, notice to the public, public hearing, and closure of the unused sections of the streets were provided as required by NCGS 136.96; and,

WHEREAS, following the public hearing, it appears to the satisfaction of the Town of Hudson Board of Commissioners that the closing of unused portion of the streets is not contrary to the public interest and that no individual owing property in the vicinity of said streets will thereby be deprived reasonable means of ingress and egress.

NOW, THEREFORE, BE IT RESOLVED, that the undeveloped/abandoned portion of Thompson Drive is hereby ordered closed, with all rights, title and interest that be vested in the public to said area for streets purposed being hereby released to the surrounding property owners in accordance with NCGS 136.96; and,

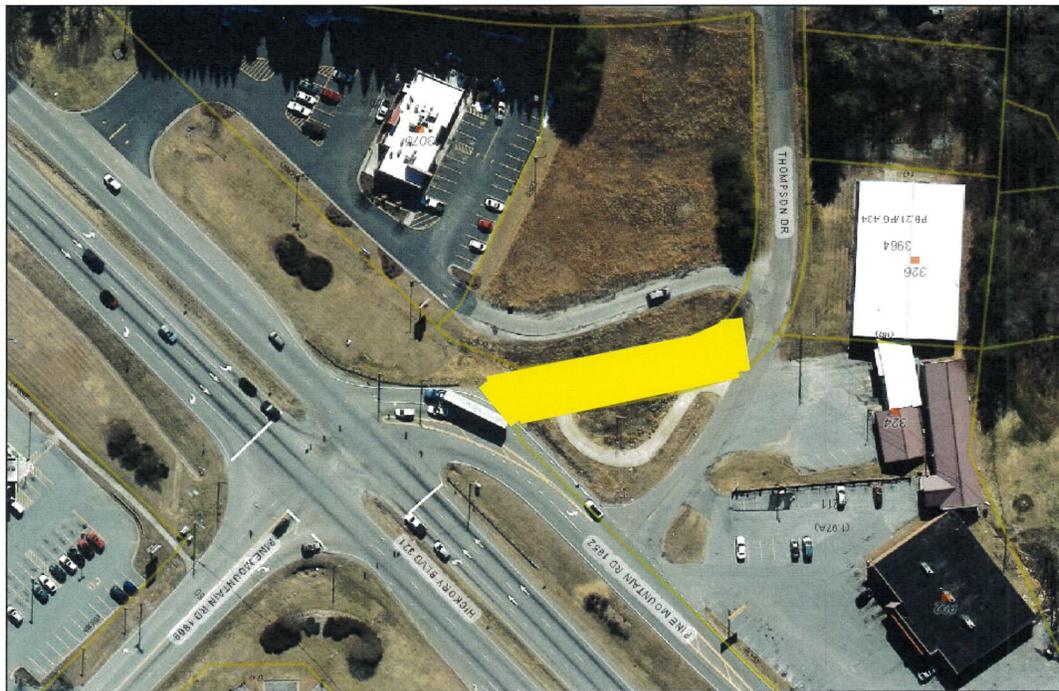
BE IT ALSO RESOLVED that the Town Clerk is directed to file a certified copy of this resolution in the Office of the Register of Deeds for Caldwell County, along with a map showing the section of the streets released.

Adopted this the 17th day of February, 2026.


Janet H. Winkler, Mayor

ATTEST:


Tamra T. Swanson, Town Clerk



Close Public Hearing:

Motion: (Jeff Link/Larry Chapman) to close the public hearing. Unanimously approved.

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Motion: (Ann Smith/Larry Smith) to approve the resolution ordering the permanent closure and release of the unused portion of Thompson Drive from the Town of Hudson Street Maintenance Program as requested. Unanimously approved.

Approve Memorandum of Amended Transportation Agreement:

Police Chief, Brandon Nelson, discussed the amended Transportation Agreement, and explained that it is related to transportation for Involuntary Commitments (ICV). The big change from the current agreement involves transportation from the initial care facility. The County has contracted with Foothills Medical Transit to provide transports from one facility to another. Chief Nelson commented that the agreement has to be agreed upon by all of the municipalities with police departments in the County, as well as Caldwell Memorial Hospital. Chief Nelson stated that he supports the agreement.

Richard asked if Caldwell County is funding the contract.

Chief Nelson stated that the funding is coming more from the hospital than from the County. He commented that Hudson will not be financially impacted by the contract at all. He explained that after the initial transport, our Police Department will not be involved. The agreement is truthfully more beneficial to the County, since the Sheriff's Dept. is typically more involved with transports, etc.

Richard asked how big this transport service is, and how many drivers they have.

Chief Nelson stated that he is not sure of the size of the transport service, but he knows that Burke County uses this same service.

Motion: (Jim Engelman/Rick Shew) to approve the amended transportation agreement as presented. Unanimously approved.

STATE OF NORTH CAROLINA

CALDWELL COUNTY

MEMORANDUM OF AMENDED TRANSPORTATION AGREEMENT

THIS MEMORANDUM OF AMENDED TRANSPORTATION AGREEMENT ("Transportation Agreement" or "Agreement") is made and entered as of March 15, 2026 ("Effective Date"), among Caldwell County, by and through its Board of Commissioners, Caldwell County Sheriff's Office ("Sheriff's Office"), the governing bodies of cities/municipalities in Caldwell County that maintain law enforcement agencies, and the law enforcement agencies of said cities/municipalities (collectively, "the Parties", individually "Party").

WHEREAS, pursuant to N.C.G.S. § 122C-251(g), the governing body of a city or county shall adopt a plan known as an "involuntary commitment transportation agreement" or "transportation agreement" for the custody and transportation of respondents in involuntary commitment proceedings under Article 5 of Chapter 122C of the North Carolina General Statutes; and

WHEREAS, pursuant to N.C.G.S. § 122C-251 and N.C.G.S. § 122C-202.2, Caldwell County, by and through its Board of Commissioners, the Caldwell County Sheriff's Office, the governing bodies of cities/municipalities in Caldwell County that maintain law enforcement agencies, along with the law enforcement agencies of said cities/municipalities, previously entered into a ***"Memorandum of Transportation Agreement" effective as of August 1, 2019*** concerning the custody and transportation of respondents in involuntary commitment proceedings in Caldwell County; and

WHEREAS, pursuant to N.C.G.S. § 122C-251(g), the transportation agreement may designate law enforcement officers, volunteers, or other public or private personnel who have agreed to provide all or parts of the custody and transportation required by involuntary commitment proceedings; and

WHEREAS, the parties wish to designate Foothills Medical Transit, Inc., a North Carolina corporation ("FMT"), as a private party or "private personnel" to provide all parts of the custody and transportation required by involuntary commitment proceedings, as allowed by law and this Agreement; and

WHEREAS, Caldwell Memorial Hospital, Inc., a North Carolina nonprofit corporation ("Hospital") operates healthcare facilities (including an emergency department) for the purpose of providing medical and behavioral health care services to patients in and around Caldwell County, North Carolina; and

WHEREAS, among the patients served by Hospital are patients being held pursuant to civil commitment processes as authorized by Chapter 122 of the North Carolina General Statutes; and

WHEREAS, Hospital has contracted with FMT to provide vehicular transportation services to patients of Hospital, including to its Civil Commitment patients, effective December 1, 2025; and

WHEREAS, the Parties wish to replace the ***"Memorandum of Transportation Agreement" effective as of August 1, 2019*** with this Transportation Agreement.

WHEREAS, once adopted, the Transportation Agreement must be submitted to: The Magistrates in Caldwell County; the Caldwell County Clerk of Court, the Local Management Entity-Managed Care Organization ("LME/MCO") that serves Caldwell County, being Vaya Health, and the Division of Mental Health,

Developmental Disabilities, and Substance Use Services at least 10 days prior to the effective date of the new plan.

NOW THEREFORE, for and in consideration of mutual promises to each other as herein after set forth, the Parties mutually agree as follows:

1. After a Caldwell County Magistrate issues an involuntary commitment order ("IVC Order") and the Magistrate contacts the local law enforcement agency in the jurisdiction where the respondent resides or is physically located, an officer or deputy within the jurisdiction shall retrieve the IVC Order from the Magistrate.
 - a. If the respondent is a resident of the municipality or is physically taken into custody in the municipal limits, the municipality is responsible for transportation of the respondent including admission and discharge.
 - b. If the respondent is a resident of the county outside any municipal limit or is physically taken into custody outside municipal limits, the county is responsible for transportation of the respondent including admission and discharge.
2. The officer or deputy shall attempt to locate the respondent at the address provided on the IVC Order or where the magistrate believes the subject is physically located.
3. Upon location, the officer or deputy shall take respondent into custody and transport respondent to Caldwell Memorial Hospital, Inc. or other approved facility. After the facility has completed its examination of respondent, and if further care is required, the facility will locate a facility for respondent's future care.
4. Out of county transporting to or between a 24-Hour Facility:
 - a. FMT shall be responsible for transporting the respondent from the initial examination at the Hospital to the 24-hour facility that is located outside of Caldwell County and identified by the Hospital, for respondent's future care.
 - b. In the event FMT is unable or unwilling to provide such transportation, the Sheriff's Office shall respond to the Hospital or other facility for respondent's transport to any facility in North Carolina, that is located outside of Caldwell County and identified by the initial facility that conducted the initial evaluation, for respondent's future care.
5. Inside the county, transporting to or between a 24-Hour Facility:

- a. FMT shall be responsible for transporting the respondent from the initial examination at the Hospital to the 24-hour facility identified by the Hospital if the facility is in the county, for respondent's future care.
- b. In the event FMT is unable or unwilling to provide such transportation:
 - i. The law enforcement agency that took the respondent into custody is responsible for transporting the respondent from the initial examination to the 24-hour facility if the facility is in the county.
 - ii. If the respondent lives in the city or is taken into custody in the city, the city is responsible.
 - iii. If the respondent lives in the county or is taken into custody in the county, the Sheriff's Office is responsible.
6. Upon completion of the initial evaluation, if the facility determines respondent is not in need of further treatment, an officer or deputy with the agency that took respondent into custody shall return respondent to the address in the IVC Order or allow for other transportation arrangements of respondent to be made.
7. FMT shall be subject to, and shall abide by, the terms of this Agreement, the local area crisis services plan, and Chapter 122C of the North Carolina General Statutes. All members, employees, agents, or anyone else who provides transportation of involuntary commitment respondents on behalf of FMT must be trained using appropriate training identified by the local LME/MCO in its local area crisis service plan, pursuant to N.C.G.S. §122C-202.2. In this manner, this Agreement, the local area crisis services plan, state law, and any approved training plan shall assure adequate safety and protections for both the public and the respondent.
8. **Effective Date.** This Transportation Agreement shall be effective as of March 15, 2026.
9. **Local Area Crisis Services Plan.** The Parties consent to this Transportation Agreement being added to the local area crisis services plan by the LME/MCO, being Vaya Health, as contemplated by N.C.G.S. § 122C-202.2. This Transportation Agreement replaces the *"Memorandum of Transportation Agreement" effective as of August 1, 2019.*
10. Each party to this Transportation Agreement agrees it is responsible for its own acts and/or omissions and those of its officials, employees, representative and agents in carrying out the terms of this Transportation Agreement and the results thereof to the extent authorized by law and shall not be responsible for the acts and/or omissions of any other Party and the results thereof.
11. It is understood and agreed that each Party's liability may be limited by the

provisions of this Transportation Agreement and/or other immunity law applicable to each law enforcement agency. The Parties understand and agree that each Party has not waived its rights, immunities and protections provided by law. Nothing contained in this Transportation Agreement shall waive or amend, nor shall be construed to waive or amend any defense or immunity that any Party, their respective officials and employees, has or may have.

12. This Transportation Agreement is not intended to, and will not constitute, create, give rise to, or otherwise recognize a joint venture, partnership, corporation or other formal business association or organization of any kind among the Parties or any other person or entity executing this Transportation Agreement. Moreover, the rights and the obligations of the Parties under this Transportation Agreement will be only those expressly set forth in this Transportation Agreement.
13. Hospital is not a Party to this Transportation Agreement, and nothing herein shall be construed to create any duty or obligation of Hospital. The signature of Hospital on this Transportation Agreement is for the limited and sole purposes of acknowledging that Hospital has participated in the development of this Transportation Agreement as contemplated by N.C.G.S. § 122C-251(g)(1), and that Hospital consents to this Transportation Agreement being added to the local area crisis services plan adopted by the LME/MCO for Caldwell County, being Vaya Health, as contemplated by N.C.G.S. § 122C-202.2.
14. FMT is not a Party to this Transportation Agreement, and nothing herein shall be construed to create any duty or obligation of FMT. The signature of FMT on this Transportation Agreement is for the limited and sole purposes of providing its written consent to provide transportation services as allowed by law, as contemplated by N.C.G.S. § 122C-251(g)(3), and its consent to this Transportation Agreement being added to the local area crisis services plan adopted by the LME/MCO for Caldwell County, being Vaya Health, as contemplated by N.C.G.S. § 122C-202.2.
15. This Agreement may be amended by a written Agreement of the Parties.
16. Each term, condition, or covenant herein is subject to and shall be construed in accordance with the North Carolina law and any applicable federal law.
17. This Agreement may be executed in two (2) or more counterparts, each of which will be deemed to be an original.

IN WITNESS WHEREOF, the Parties, Hospital, and FMT have caused this Memorandum of Transportation Agreement to be duly executed as set forth below.

By: Janet H. Winkler

Name: Janet Winkler

Title: Mayor

DATE: February 17, 2026

HUDSON POLICE DEPARTMENT

By: Brandon Nelson

Name: Brandon Nelson

Title: Chief of Police

DATE: February 17, 2026

Approve Advertisement of Delinquent Taxes:

Tammy Swanson, Tax Collector, stated that each year we ask for the Board's approval to advertise a list of the delinquent taxpayers in the newspaper. This list consists of real property owners only; the personal property owners are not advertised. She explained that since the list can be advertised at least once between March 1st and June 30th, she plans to advertise at the end of June. An advertising fee of \$2.50 is added to each account that is advertised, which helps cover the cost of the advertisement. Tammy commented that the list is updated as close to publication as possible, and bills of \$25.00 or less are not advertised. Also, tax laws require that the delinquent taxpayers be sent a letter, notifying them that their names will be advertised along with the amount of taxes that they owe. They will also be sent a second notice in March or April. A list of the current delinquent taxpayers was included in the agenda packets for the Board to review.

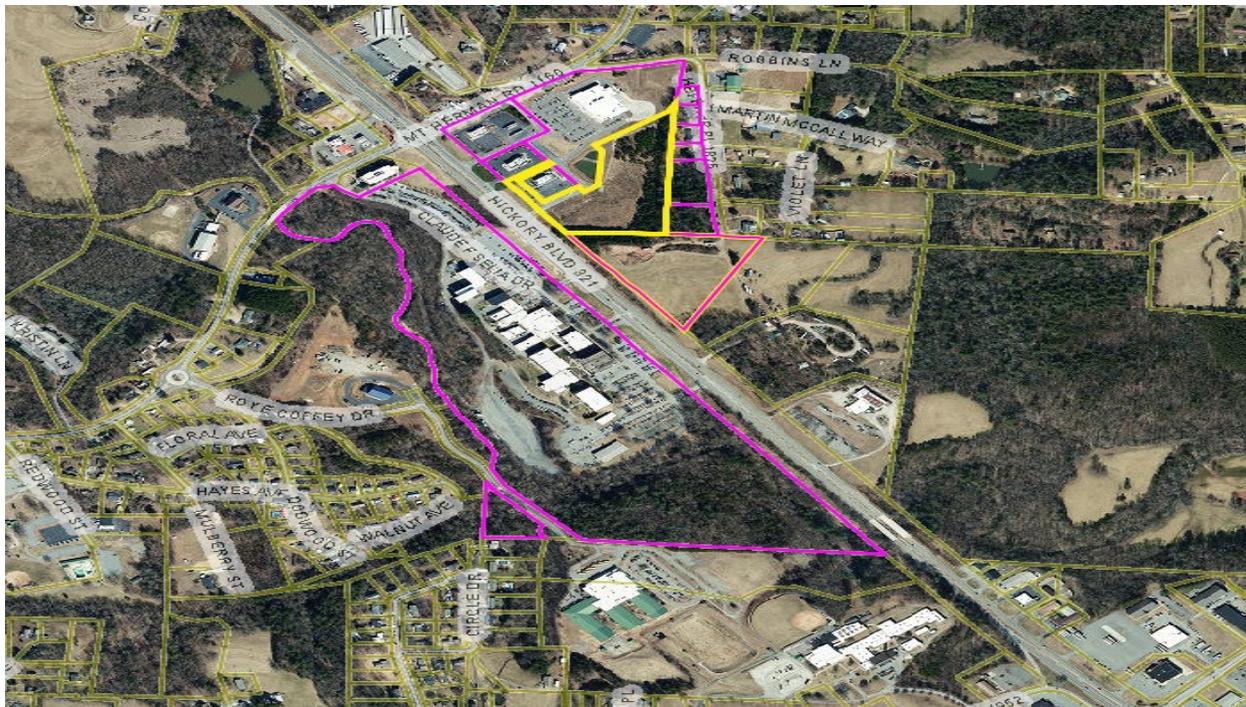
Motion: (Larry Chapman/Ann Smith) to approve the advertisement of delinquent taxpayers in the newspaper as requested. Unanimously approved.

Call for Public Hearing – RZ 2026-05:

Jonathan stated that a request has been submitted for rezoning approximately 7 acres located next to the Walmart Neighborhood Market. The request is to add the Residential High Density Overlay District to the current Highway Business zoning, which will remain. The applicant, Greenway Residential Development, wants to build 96 apartment units with a mix of tax-credit financing (workforce housing), and market-rate units.

Jonathan asked that the Board call for a public hearing to discuss the rezoning for the March 17, 2026 Board Meeting. The Planning Board will be discussing the rezoning request at their March 12th, meeting, and will make a recommendation to the Board.

(Project property is highlighted in yellow.)



Motion: (Larry Chapman/Jim Engelman) to call for a public hearing for the March 17, 2026 Board Meeting to discuss rezoning RZ 2026-5 as requested. Unanimously approved.

Informal Discussion:

- **Police Report – In agenda packet (The Board mentioned that the extra information included in the report was appreciated.)**
- **Code Enforcement – Curt Willis, Code Enforcement Officer**

Curt reported that he has some new cases that he is working on, and will probably have more as the weather gets warmer.

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Case Number (YRMT-XXX)	Date Opened (YRMTDY)		Violation	Man Hours	Status	Deadline
HU2503-060	250306	341 Maple St	Nuisance - TJD	1	Court	260101
HU2507-199	250716	163 Whispering Pines Dr	Nuisance - TJD	2	Owner Notified	260101
HU2508-47	250805	114 Palmer Ave	Nuisance - TJD	2	Order Issued	260101
HU2510-192	251023	520 Valley St	Non-Res Min	2	Owner Notified	251112
HU2510-193	251023	520 Valley St	Min Housing	2	Owner Notified	251112
HU2512-063	251208	404 Thompson Dr	Nuisance - TJD	2	Owner Notified	251229
HU2512-149	251231	539 Circle Dr	Nuisance - TJD	1	Owner Notified	260116
HU2512-153	251231	437 Mulberry St	Min Housing	1	Owner Notified	260116
HU2602-059	260209	270 Sullivan St	Min Housing	1	New Violation	260224
HU2602-060	260209	270 Sullivan St	Nuisance - TJD	1	New Violation	260228

• Financial Reports

**TOWN OF HUDSON
MONTHLY FINANCIAL REPORT JANUARY 2026**

	Current Month*	Last Month**				
SUMMARY OF CASH ACCOUNTS						
Cash/Checking	\$ 411,513	\$ 617,911				
SKYLINE MM	\$ 1,867,248	\$ 1,662,167				
NC Capital Management Trust	3,306,327	3,539,963				
CD - First Citizens Bank	100,136	100,130				
	\$ 5,685,224	\$ 5,920,171				

	Budget 2025-2026	ACTIVITY THIS MONTH	ACTIVITY TO DATE	OPEN ENCUMBRANCES	Balance	%
REVENUES	\$ 4,973,086	\$ 232,185	\$ 3,565,963	\$ -	\$ 1,407,123	71.71%
EXPENDITURES	\$ 4,973,086	\$ 360,184	\$ 2,799,555	\$ 70,789	\$ 2,102,742	57.72%
REVENUES-CAP PROJ STREETSAPES	\$ 1,110,000	\$ -	\$ 1,110,000	\$ -	\$ -	100.00%
EXPENDITURES-CAP PROJ STREETSAPES	\$ 1,110,000	\$ 27,000	\$ 85,280	\$ -	\$ 1,024,720	7.68%
REVENUES-CAP PROJ HUB PARKING LOT/KITCHEN	\$ 350,000	\$ -	\$ 337,500	\$ -	\$ 12,500	96.43%
EXPENDITURES-CAP PROJ HUB PARKING LOT/KIT	\$ 350,000	\$ -	\$ 276,907	\$ -	\$ 73,093	79.12%
REVENUES- CAPITAL PROJECT HUB ST.	\$ 1,135,300	\$ 1,000	\$ 1,073,047	\$ -	\$ 62,253	94.52%
EXPENDITURES- CP HUB STATION	\$ 1,135,300	\$ 83,966	\$ 1,132,805	\$ 10,918	\$ (8,422)	100.74%



Sales Tax Revenue		
	PY	CY
3231	170,885.15	200,920.24
3232	129,870.90	135,469.04
3233	81,912.27	96,384.00
3234	35,580.89	36,906.88
3235	143,731.14	144,064.24
	561,980.35	613,744.40
% Increase		9.21%

- NOTES:**
- Property tax bills were mailed at the end of July. Historically, the majority of property tax and solid waste collections occur during August through November. Approximately 94% has been collected through the end of January.
 - There is a three month lag in sales tax distribution. Sales Tax Revenues to date are still currently approximately 9.21% above revenues in prior year for same period.
 - Most state-shared revenues are distributed quarterly. Powell Bill is distributed semi-annually. The second tranche of Powell Bill Funds were received in December.
 - Investment earnings this period were \$15,815.323. YTD earnings are \$104,587.14. This is 4% above earnings this time last year and represents 110% of current year budget despite the drop in interest rates. This is primarily due to the \$1 Million dollars received from the State to fund the Streetscape Project. Current rate is approximately 66 basis points below rate this time last year.

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• **Tax Report:**

February 17, 2026

2025 Tax Report

	Property Valuation	Rate	Tax Levy	Collections	Total Due
Categories					
Original Levy:		\$ 0.40			
Personal Property	56,536,468	\$ 0.40	\$ 226,145.87		
Unreg. Vehicles		\$ 0.40			
Mobile Homes		\$ 0.40			
Other		\$ 0.40			
Fixtures		\$ 0.40			
Mft. Inventory		\$ 0.40			
State Assessed	7,595,335	\$ 0.40	\$ 30,381.34		
City Late Fee		\$ 0.40			
Real Property:	441,155,674	\$ 0.40	\$ 1,764,622.69		
Total:		\$ 0.40	\$ 2,021,149.90		
Discoveries:					
	Current Year		\$ 1,162.53		
	Prior Years		\$ 984.78		
Late List Fees:					
Abatements:					
	Current Year's Adjustments:		\$ (6.17)		
	Discounts: Tax & Sanitation		\$ (30,621.09)		
	Sr. Citizen Exemptions:	9,071,950	\$ (36,287.80)		
	Mowing Fees Paid		\$ (900.00)		
	Net Levy		\$ 1,955,482.15		
	Collections as of 02/17/2026	94.40%	\$ (1,846,237.33)	\$ 1,846,237.33	
	Uncollected as of 02/17/2026	5.60%	\$ 109,244.82		\$ 109,244.82
Sanitation:					
	Residential	\$ 126.00	1,383 Billed	\$ 190,386.00	
	Commercial	\$ 252.00	59 Billed	\$ 15,876.00	
Add: Discovery Sanitation:					
Less: Adjustments					
	Total Sanitation		\$ 206,262.00		
	San. Collections as of 2/17/2026		91.87%	\$ (189,493.33)	\$ 189,493.33
	San. Uncollected as of 2/17/2026		8.13%	\$ 16,768.67	\$ 16,768.67
	Total Collections as of 02/17/2026			\$ 2,035,730.66	
	Total Due as of 02/17/2026				\$ 126,013.49

Adjournment:

Motion; (Larry Chapman/Jeff Link) to adjourn the meeting. Unanimously approved.

Tamra T. Swanson, Town Clerk