Town of Stanardsville
P.O. Box 152, 19 Celt Road,
Stanardsville, VA 22973
(434) 990-6511

THE REGULAR MEETING OF THE COUNCIL FOR THE TOWN OF STANARDSVILLE, VA., WAS HELD ON MONDAY JUNE 8th, 2026, AT 6:30 P.M. IN THE TOWN HALL.

PRESENT: Council Members: Richard Early
Doris Swenson
Kevin Kelley
Matthew Kime
Michael Payne, Mayor
Maynard Sipe, Town Attorney
Michael Wolkowicz, Clerk

Mayor Payne noted a Quorum and called the meeting to order.

Public Comments

The Council received comments and a written transcript was submitted.

Clerk's Report and Financial Report

Mayor Payne asked if the Councilmembers had reviewed the minutes for the May meeting which was answered in the affirmative. Councilman Kelley motioned to accept the minutes which was seconded by Matt Kime; Voting for the motion were Richard Early-Aye, Doris Swenson-Aye, Kevin Kelley-Aye, Matthew Kime-Aye; Motion passed.

Clerk Wolkowicz reviewed phone calls about a burial inquiry and an accident complaint about the Bear Festival. Mr. Frydl made further comments on the accident complaint to the Council and further discussion of traffic flow ensued. Clerk Wolkowicz noted the arrival of the Bank Tax and presented a Reconciliation Summary of the accounts from Quickbooks and addressed Mathew Kime's questions on the April and May monthly Balance Sheets and Profit and Loss statements. Matt Kime had further questions about the Brokerage account and motioned to defer the monthly financials which was seconded by Doris Swenson; Voting for the motion were Richard Early-Aye, Doris Swenson-Aye, Kevin Kelley-Aye and Matthew Kime-Aye; Motion passed. An ad hoc meeting was agreed upon.

Old Business

Attorney Sipe said he would send a letter to Robinson, Farmer and Cox to remind them of Stanardsville's need for an audit they had agreed upon. Attorney Sipe provided advice on

rescheduling the FY 2026-27 Budgetary Public Hearing on June 23rd, 2026 and the Budgetary Action Meeting on June 30th, 2026. Doris Swenson motioned to move the two meeting's dates to 6/23 and 6/30 which was seconded by Kevin Kelley; Voting for the motion were Richard Early-Aye, Doris Swenson-Aye, Kevin Kelley-Aye and Matthew Kime-Aye; Motion passed. Clerk Wolkowicz and Attorney Sipe would provide an updated public announcement.

New Business

Mayor Payne noted damage to brick on the East side of Town Hall and that he would attend to the matter by contacting VRSA insurance and getting a quote and suggested installation of security cameras.

Mayor Payne noted the receipt of an email regarding the naming of streets, especially in the new subdivision, and referred the matter to Mr. Frydl who provided information on the matter to the Council. Attorney Sipe said that he would provide suggestions to pertinent County Ordinances in the future.

Other Matters before the Council

Doris Swenson provided updates on the BlackBear Festival and comments were made by the Council. Mayor Payne congratulated all individuals involved in making it a success, especially Mr. Yost and his volunteers.

Mayor Payne noted two properties not in compliance with Town Nuisance Ordinances that would be receiving letters.

Councilman Kime inquired about the use of the TOT tax for projects. No action taken.

Doris Swenson noted a 'repair' business on Ford Ave. and questioned its legality. Attorney Sipe said he would do research on Fees and Taxes for businesses for the Town.

SIDC/STAR/4th of July Updates

Karin Woodson, representing SIDC, thanked the Town for its continued support, requested the agreed upon donation after July 1st, and discussed plans for the 4th of July Festival and the 5K Run.

Updates from County Representatives

The Planning Commission will be meeting with the Board of Supervisors about the Comprehensive Plan and planning around the Quinque area for events. Mr. Frydl discussed the wastewater area and the possible addition of a small airport to the County to spur industry.

Executive Closed Session

There was no need for one.

Approval of Non-budgeted Expenses

There were none.

Adjournment

Matt Kime motioned to adjourn which was seconded by Kevin Kelley. Voting for the motion were Richard Early-Aye, Doris Swenson-Aye, Kevin Kelley-Aye, Matthew Kime- Aye and Mayor Payne-Aye; Motion passed.

Respectfully submitted

_____

Michael Wolkowicz, Clerk

Town of Stanardsville
P.O. Box 152, 19 Celt Road,
Stanardsville, VA 22973
(434) 990-6511

THE SPECIAL MEETING OF THE COUNCIL FOR THE TOWN OF STANARDSVILLE, VA., WAS HELD ON TUESDAY MAY 23rd, 2026, AT 6:30 P.M. IN THE TOWN HALL.

PRESENT: Council Members: Richard Early
Doris Swenson
Kevin Kelley
Matthew Kime
Michael Payne, Mayor
Maynard Sipe, Town Attorney
Michael Wolkowicz, Clerk

Mayor Payne asked for a Roll Call vote on attendance. Voting for the motion were Doris Swenson- Present, Richard Early- Present Kevin Kelley- Present and Matthew Kime- Present. Seeing as all Councilmembers were present Mayor Payne called the Special meeting to hold a Public Hearing for the FY 2026-27 Budget for the Town of Stanardsville, VA to order.

Comments from the Town Council
There were none.

Public Comments
Mayor Payne solicited comments from the public that were in attendance for the FY 2026-27 Budget. Don Pamenter responded and made comments on Street Planning, traffic flow, funding for the William Mills House Project from the Perry Foundation and a proposed CIP, the Pavilion toilets and lastly that the Budget was balanced. Council members and Mayor Payne addressed his issues.

Adjournment
Doris Swenson motioned to adjourn which was seconded by Mathew Kime. Voting for the motion were Doris Sweson-Aye, Richard Early-Aye, Kevin Kelley-Aye and Matthew Kime-Aye; Motion passed.

Respectfully submitted

_____

Michael Wolkowicz, Clerk

Town of Stanardsville
P.O. Box 152, 19 Celt Road,
Stanardsville, VA 22973
(434) 990-6511

THE SPECIAL MEETING OF THE COUNCIL FOR THE TOWN OF STANARDSVILLE, VA., WAS HELD ON TUESDAY JUNE 30th, 2026, AT 6:30 P.M. IN THE TOWN HALL.

PRESENT: Council Members: Richard Early
Doris Swenson
Kevin Kelley
Matthew Kime
Michael Payne, Mayor
Maynard Sipe, Town Attorney
Michael Wolkowicz, Clerk

Mayor Payne asked for a Roll Call vote on attendance. Voting for the motion were Doris Swenson- Present, Richard Early- Present, Kevin Kelley- Present and Matthew Kime- Present. Seeing as all Councilmembers were present Mayor Payne called the Special procedural meeting on the annual Budget for FY 2026-27 for the Town of Stanardsville, VA to order.

Budgetary Procedures

Mayor Payne asked for a motion to approve the FY 2026-27 Budgetary Ordinance which was motioned by Kevin Kelley; Doris Swenson seconded the motion. Voting for the motion were Doris Swenson-Aye, Richard Early-Aye, Kevin Kelley-Aye and Matthew Kime-Aye; motion passed.

Mayor Payne asked for a motion to appropriate the funds for the FY 2026-27 Budget Ordinance which was motioned by Kevin Kelley; Richard Early seconded the motion. Voting for the motion were Doris Swenson-Aye, Richard Early-Aye, Kevin Kelley-Aye and Matthew Kime-Aye; motion passed.

Comments from the Town Council

Kevin Kelley asked for consideration by the Council to use the Town Hall as a cooling station for the community due expected excessive heat on Wed/Thu/Fri/Sun (July 1st-5th) from 10AM to 8PM. Kevin Kelley motioned to approve the cooling station that he volunteered to administer which was seconded by Mathew Kime. Voting for the motion were Doris Swenson-Aye, Richard Early-Aye, Kevin Kelley-Aye and Matthew Kime-Aye; motion passed.

Adjournment

Doris Swenson motioned to adjourn which was seconded by Richard Early. Voting for the motion were Doris Sweson-Aye, Richard Early-Aye, Kevin Kelley-Aye and Matthew Kime-Aye; Motion passed.

Respectfully submitted

_____

Michael Wolkowicz, Clerk

FY 2025-26 Yearly Review

Town of Stanardsville, VA.

	FY 2025-2026 Budget	FY 2025-2026 Actual
REVENUES –		
Bank Stock Tax	80,626.00	75,985.00
Capital Improvement – WillMillHouse	250,000.00	11,000.00
Communications Tax	2,400.00	2,518.00
Consumption Tax (REC & Col.Gas)	1,200.00	1,523.00
Fire program	15,000.00	15,000.00
Franchise (REC)	2,200.00	2,400.00
Interest / Certificates (Savgs#3831,CDs,Brkr)	40,000.00	38,681.00
Sales Tax (County)	24,000.00	34,646.00
Sales Tax (Town F&B/TOT)	0	56,791.00
SIDC Donations	50,000.00	0
TOTAL (Estimated Revenues)	$ 465,426.00	238544.00
Funds from Reserve (Estimated)	$ 46,274.00	
TOTAL (Reserves and Revenue Draw)	**$ 511,700.00**	
EXPENDITURES –		
Administrative Salaries	$ 47,000.00	12,263.00
Advertising	1,000.00	190.00
Audit	15,000.00	0
Banner Program	20,000.00	0
Capital Improvements	20,000.00	0
Capital Improvement – WillMillHouse	250,000.00	39,110.00
Community Development	5,000.00	0
Consulting Fees	5,000.00	0
Discretionary	2,000.00	0
Education/Training	1,000.00	0
Fire Program	15,000.00	15,000.00
Insurance	4,000.00	4,596.00
Janitorial/Trash Removal	1,200.00	742.00
Legal Expenses	18,000.00	17,949.00
Maintenance	1,500.00	3,642.00
Membership	500.00	500.00
Misc./Donations	17,200.00	18,537.00
Operating Expenses/Supplies	3,500.00	1,442.00
Reserve Fund Contribution	11,000.00	0
SIDC	50,000.00	0
Streetlights	7,400.00	7,421.00
Town Grants/Special Projects	5,000.00	0
Utilities	6,000.00	11,399.00
Website	5,400.00	0
TOTAL (Estimated Expenditures)	**$ 511,700.00**	**132,791.00**
TOTAL ESTIMATED BUDGET	**$ 511,700.00**	
OTHER FUNDS –		
Town of Stanardsville (Old Checking #8918)	$ 82.00	25,446.00
Town of Stanardsville (Savings Cash #3831)	-	88,012.00
Town of Stanardsville (CDs)	$349,012.00	356,094.00
Town of Stanardsville (ARPA-CDs)	$436,311.00	455,832.00
Town of Stanardsville (Brokerage)	$230,598.00	246,722.00
Town of Stanardsville (4th July Escrow #3442)	$ 392.00	13,165.00
Town of Stanardsville (4th July Chkng #8784)	$ 77,140.00	70,075.00
Town of Stanardsville (Streetscape)	$ 24,552.00	25,218.00

Town of Stanardsville
Balance Sheet
As of Jun 30, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
Certificates of Deposit (CDs)	809,570.13
July4th Checking #8784	75,722.69
July4th Escrow #3442	13,164.86
Savings OperatingAcct #3831	88,011.64
Stanville OpAcct #3846	134,017.04
Streetscaping Grants	25,218.25
United Bank- Checking #8918	25,446.34
United Brokerage	248,280.94
WilliamMillsHouse #4453	11,150.00
Total for Bank Accounts	**$1,430,581.89**
Accounts Receivable	
Accounts Receivable	$0.00
Total for Accounts Receivable	**$0.00**
Total for Current Assets	**$1,430,581.89**
Fixed Assets	
Buildings and Improvements	347,500.00
Town Hall	29,657.00
Total for Fixed Assets	**$377,157.00**
Total for Assets	**$1,807,738.89**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,582.03
Total for Accounts Payable	**$2,582.03**
Other Current Liabilities	
Line of Credit	$0.00
Total for Other Current Liabilities	**$0.00**
Total for Current Liabilities	**$2,582.03**
Total for Liabilities	**$2,582.03**
Equity	
Opening Balance Equity	1,027,097.65
Retained Earnings	681,370.68
Net Income	96,688.53
Total for Equity	**$1,805,156.86**
Total for Liabilities and Equity	**$1,807,738.89**

Town of Stanardsville
Profit and Loss by Month
June 2026

	Jun 2026	Total
Income		
Bank Stock Tax	75,985.00	75,985.00
Communication Tax	200.85	200.85
Consumption Tax	79.20	79.20
Fire Program Income	15,000.00	15,000.00
Franchise	184.58	184.58
Miscellaneous Income 4thJuly	44,555.70	44,555.70
TOT/FB Tax	7,936.40	7,936.40
Total for Income	**143,941.73**	**$143,941.73**
Gross Profit	**143,941.73**	**$143,941.73**
Expenses		
Administrative Salaries	1,023.34	1,023.34
Advertising and Promotion	95.00	95.00
Legal Expense	1,420.00	1,420.00
Maintenance / Utilities		
GreeneCty Water&Sewer	64.89	64.89
Maintenance	100.00	100.00
Rap.Elec.Coop.	50.50	50.50
Total for Maintenance / Utilities	**215.39**	**$215.39**
MiscExpns/Donations 4thJuly	9,068.00	9,068.00
OpExpns/Office Supplies	75.00	75.00
Street Lights	608.58	608.58
VRSA Insurance	4,596.00	4,596.00
Total for Expenses	**17,101.31**	**$17,101.31**
Net Operating Income	**126,840.42**	**$126,840.42**
Other Income		
Interest Income	184.43	184.43
Total for Other Income	**184.43**	**$184.43**
Net Other Income	**184.43**	**$184.43**
Net Income	**127,024.85**	**$127,024.85**