



**REGULAR
MEETING *MINUTES*
MAYODAN TOWN COUNCIL
January 12, 2026
6:00 p.m.
James A. Collins Municipal Building**

MAYOR AND COUNCIL PRESENT:

Mayor Dwight Lake
Melanie Barnes
Doug Cardwell
Letitia Goard
John Miller
Buck Shelton

STAFF PRESENT:

Town Attorney Eugene Russell
Town Manager Melody Shuler
Town Clerk Sarah Hopper

The Mayodan Town Council met at 6:00 pm on January 12, 2026, in the Council room of the James A. Collins Municipal Building, and with a quorum present, Mayor Lake called the meeting to order.

INVOCATION:

Invocation by Pastor Randy Jessup.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Mayor and Town Council members.

RECOGNITION:

1. Recognition of Tyler Priddy for Successfully Earning his CDL License
2. Advanced Certificate Recognition Lieutenant Landon Fellows, Sergeant Jonathon Bowman, and Officer Patrick Wilson

APPROVAL OF CONSENT ITEMS:

- A. Approval of Minutes
 - a. Agenda Meeting Minutes of December 4, 2025
 - b. Regular Meeting Minutes of December 15, 2025
- B. Budget Amendments
- C. Amended Capital Project Ordinance Town Hall Conversion and Police Department Expansion

Motion by Councilmember Goard, seconded by Councilmember Cardwell, to approve the consent Agenda, as presented.

Ayes: Councilmembers Barnes, Cardwell, Goard, Miller, and Shelton

Nays: None

Motion carried unanimously.

OLD BUSINESS:

There was no old business.

PUBLIC COMMENTS:

Senator Phil Berger, President Pro Tempore of the North Carolina Senate, provided an update to the Town Council and thanked the Town for the opportunity to speak. Senator Berger stated that the State has not adopted what he would consider a traditional budget for the current fiscal year, noting differences between House and Senate leadership in North Carolina. He explained that one contributing factor is scheduled tax reductions that are set to take place over the next several years and discussed ongoing efforts to drive tax rates down. He noted that the General Assembly is moving toward its short session, which is expected to begin sometime in April, and that filing deadlines come and go quickly. Senator Berger encouraged the Town to communicate any legislative needs or concerns to the Town Attorney so they may be shared with him. He stated that it was nice to be back in Mayodan, noting that he previously served as the Town Attorney for the Town of Mayodan. Senator Berger referenced the partnerships developed over the past several years to support infrastructure improvements in the Town and expressed his desire to continue building infrastructure to support expansion and provide long-term benefits to the community. He stated that he and his Chief of Staff are available to respond to inquiries and have conversations as needed. He also shared that his office distributes a weekly newsletter and offered to include information from the Town to help keep residents informed. Senator Berger concluded by expressing his appreciation for the opportunity to represent the Town of Mayodan and stated that he looks forward to continuing to serve the residents of Rockingham County and Guilford County.

NEW BUSINESS:

A. Town Hall Design

Todd Dalton with CPL Architecture, Engineering & Planning prepared a draft design for the renovation of the former Mayodan Library into the new Town Hall. The design reflects prior programming discussions, identified space needs, and the conceptual layout direction previously reviewed with Town staff and the Town Council. The purpose of this agenda item is for CPL to present a virtual walkthrough of the proposed design to the Town Council, receive feedback, and identify any necessary adjustments. Council provided feedback on the design.

Mayor Lake asked for a 5-minute break at 7:11pm

Mayor Lake reconvened the meeting at 7:14pm

B. Water & Sewer Rate Study

Hope Thomson, Senior Project Director with the UNC School of Government, provided a presentation to the Town Council and responded to questions from Council members. Ms. Thomson went over how water and sewer rates play a critical role in ensuring the Town's ability to operate, maintain, and reinvest in its utility systems. As infrastructure ages and regulatory requirements continue to evolve, periodic evaluation of rate structures is considered a best practice to support long-term financial sustainability. In Spring 2025, the Town Council directed staff to proceed with a comprehensive water and sewer rate study. Since that time, Town staff has been working with the UNC School of Government Environmental Finance Center to evaluate the Town's existing rate structure and long-term utility financial needs through a data-driven analysis. Information reviewed as part of this effort included historical rate structures and revenue trends, operating and maintenance expenses, capital improvement needs, debt service and reserve considerations, as well as usage patterns and customer classifications. The purpose of this agenda item is to present the findings of the rate study, highlight trends identified through the analysis, and discuss how those findings may inform future policy decisions related to water and sewer rates.

Ms. Thomson stated that staff reviewed Mayodan's financial indicators in comparison to approximately 110 other utilities statewide. She noted that while comparisons should be viewed with caution, benchmark information provides useful context. The percentile rankings for each indicator were

highlighted in the table. Ms. Thomson reported that Mayodan is performing near the middle of the dataset for most ratios, with the exception of the quick ratio, where the Town ranks in approximately the 95th percentile.

One of the items discussed was a request to confirm how many bi-monthly customers are paying only the minimum bill.

MANAGER/ COUNCIL COMMENTS/ANNOUNCEMENTS:

Motion by Councilmember Cardwell, seconded by Councilmember Barnes, to adjourn the meeting.

Ayes: Councilmembers Barnes, Cardwell, Goard, Miller, and Shelton

Nays: None.

Motion carried unanimously.

Meeting adjourned at 8:47 p.m.

ATTEST:

Sarah Hopper, Town Clerk

E. Dwight Lake, Mayor