



**REGULAR
MEETING *MINUTES*
MAYODAN TOWN COUNCIL
October 14, 2024
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 October 14, 2024, 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 given by Pastor Marty Roberts with Soul's Harbour Church, of Mayodan.

PLEDGE OF ALLEGIANCE:

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

PUBLIC COMMENTS:

No one wished to speak.

APPROVAL OF MINUTES:

Approval of Agenda Regular and Special Meeting Minutes of September 5, 9, 26 and April 29 and 30, 2024.

Motion by Councilmember Barnes, seconded by Councilmember Goard, to approve the Agenda and Regular Meeting Minutes of August 8 & 12, 2024 as presented.

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

Nays: None.

Motion carried unanimously.

PRESENTATION:

Chief Tim Knight recognized the promotions for:

- Clay Barrow - Patrol Lieutenant
- Thomas Strader - Patrol Lieutenant
- David Stanley - Captain

OLD BUSINESS:

A. Paving Powell bill Eligible Streets

The proposed streets are Powell Bill eligible and funds for \$215,130 are available through this year's budget to cover this cost. The Council is encouraged to focus on the most critical needs as funds of approximately \$86,000 are received annually, which is half the cost to repave Jackson Street from 7th to 13th Avenue. Once funds are significantly reduced, tackling more costly repairs will be much harder.

Part I: The Town has three gravel streets that are not paved, including Boswell, Blackburn, and South 12th Avenue. If the property owners request street improvements, the Town's Ordinances allow property owners to be assessed for the cost. At this time, no requests have been made by the property owners. All of the properties along these streets are rentals. It is unlikely that the Town will be able to collect these assessments.

After heavy rains, these streets wash out, causing ruts that require smoothing out. Currently, Blackburn Street is rutted out from the recent rains from hurricanes last month.

These are the quotes received:

Blackburn Street

- Hooker Paving \$20,500 (16' wide)
- Rustin Paving \$21,175 (15.5' wide)

Boswell Street

- Hooker Paving \$23,500 (16' wide)
- Rustin Paving \$22,440 (15.5' wide)

S 12th Avenue

- Hooker Paving \$22,500 (16' wide)
- Rustin Paving \$22,770 (15.5' wide)

Part II: A section of Jackson Street from 2nd to 4th Avenue is eligible to be repaved.

Quotes received:

- Hooker Paving \$42,750
- Rustin Paving \$46,410

Part III: McKinley Street is also eligible to be repaved.

Quotes received:

Hooker Paving \$11,500

Rustin Paving \$23,000

A third quote was received that did not include a cost breakdown by street. Please see below for a comparison of each quote by total cost:

- Sam W Smith, Inc. \$107,960
- Hooker Paving \$120,750
- Ruston Paving \$135,795

The board's consensus was not to pave S 12th Avenue at this time.

Motion by Councilmember Cardwell, seconded by Councilmember Barnes, to approve Boswell Street, Blackburn Street, McKinley Street, and Jackson Street from 2nd to 4th Avenue at this time to award the bid to Hooker Paving as they provided info in a timely fashion that was itemized.

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

Nays: None.

Motion carried unanimously.

NEW BUSINESS:

A. OSBM Grant Scope of work

The OSBM Grant appropriated to the Town by the state for recreational purposes totals \$350,000. A small portion (\$10,000) of these funds have already been used at Farris Memorial Park, leaving \$340,000 available. The scope of work can be adjusted to include new projects.

Part I:

The following quotes were received for the pickleball and basketball courts:

- Ruston Paving
 1. Pickleball courts \$262,200.00
 2. Basketball courts \$139,500.00
- HM Kern Corporation
 1. Pickleball courts (only) \$536,500.00

The following quotes have been received for lighting around the pickleball courts:

- Tommy Lawrence Electrical Contractors \$86,972.00 \$2000.00 (key switch control and contactors to control lights)

The estimated cost for the gravel parking lot is \$12,000.00

Next steps before development:

- Recreational elements will need to be included in the federal and state plans for the site and approved.
- Recreational elements can be constructed provided they are not located in a contaminated area.

Part II:

Staff obtained a recommendation from Tim Johnson, Destination by Design, on the highest and best use for Garfield Park. His recommendation was to preserve and maintain the park as an open green space for passive play, remove safety concerns, and add other recreational elements as necessary.

Quotes were obtained for the following:

- Playground equipment
 1. Play with a Purpose \$44,727.00
 2. Elite Play Equipment \$52,021.61
- Fencing
 1. Nickelston Fence \$4,710.00
- Tree Trimming
 1. Griffin Tree Service \$2,500.00

Future considerations:

- On-Site Parking
- Wayfinding Signage (Pedestrian Crossings)

Park Superintendent Cesar Chavez stated he would put a new bench and a picnic table at the park, change out swings and put new chains on them, and paint monkey bars and swing sets. Town Manager Shuler stated Jenny Edwards could assist in getting grant assistance. Staff will budget for the parking lot and lights next year.

Motion by Councilmember Goard, seconded by Councilmember Shelton, to award the bid for pickleball and basketball courts to Ruston Paving in the amount of \$401,700 using OSBM Grant Funds of \$340,000 and Fund Balance of \$61,700.

Nays: None.

Motion carried unanimously.

B. Minimum Housing List

A list of properties requiring attention has been prepared by State Code Enforcement (SCE). The list will be ever-changing and is organized with the worst properties at the top. Additional properties will be added to the list.

The SCE representative can work on five properties at a time. Staff is requesting direction from the Town Council on five properties to move forward to the next step of the process.

This process is complaint-driven. If residents have complaints about any of the properties on the list, they can notify Eric with State Code Enforcement. The top five properties selected to move forward in this process are 303 S. 5th Ave, 502 N 11th Ave, 309 S 2nd Ave, 200 N 7th Ave, and 101 Hanna St.

C. Grade Improvements on NC 135 between S 2nd Avenue and Railroad Tracks

The North Carolina Department of Transportation is working on grade improvements on NC 135 between S 2nd Avenue and the railroad tracks. A change in grade is required to accommodate large trucks turning at the intersection of NC 135 and S 2nd Avenue. It's not unusual for trucks to get stuck at this intersection 6 to 12 times a year, requiring a tractor-trailer wrecker to pull them free.

This is a planned transportation project through NCDOT, which will exceed \$250,000 and is estimated to cost \$400,000. This project will be fully funded by NCDOT and will not be any expense to the Town of Mayodan.

A Resolution in support of the grade improvements on NC 135 between S 2nd Avenue and the railroad tracks are required to proceed forward in the process.

Motion by Councilmember Cardwell, seconded by Councilmember Miller, to approve Grade Improvements on NC 135 between S 2nd Avenue and Railroad Tracks.

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

Nays: Goard

Motion carried 4-1.

D. Statewide Mutual Aid Agreement

Hurricane Helene has crippled many towns, cities, and counties in western North Carolina. Many Agencies and organizations have been requested to assist in rescue and recovery efforts as impacted areas are devastated, and local resources are depleted.

These types of incidents require much more than any local organization can provide. The North Carolina Mutual Aid Agreement is voluntary and allows North Carolina local governments to share resources during a disaster. This agreement addresses issues related to assisting others while also ensuring the local government receives reimbursement for eligible expenses.

Motion by Councilmember Miller, seconded by Councilmember Goard, to approve Statewide Mutual Aid Agreement.

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

Nays: None.

Motion carried unanimously.

E. Utility Policy Review

Our utility policy was last updated on June 12, 2022. Attached is a draft copy of changes based on Town Halls new hours and our current fee schedules. Based on our last billing cycle in August of 2024, we had the highest number of cutoffs within the last 2-year period. We received increased complaints from citizens about the \$150 repeat reconnect fee. Our understanding was this fee was established in 2022 to deter repeat cutoffs from continuing. From our research, this additional fee of \$150 has not decreased cutoffs.

Motion by Councilmember Miller, seconded by Councilmember Shelton, to approve utility policy updates and increase admin fee to \$50 and remove \$150 repeat reconnection fee effective next billing cycle and make cut-offs have to renew water application.

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

Nays: None.

Motion carried unanimously.

F. Budget Amendment #6

Our last Council meeting, Council voted and approved HVAC replacement for the Farris Memorial Park House. This budget amendment increases the House Maintenance line item from fund balance \$7128.00.

Motion by Councilmember Barnes, seconded by Councilmember Shelton, to approve Budget Amendment #6 HVAC replacement for the Farris Park House.

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

Nays: None.

Motion carried unanimously.

Motion by Councilmember Cardwell, seconded by Councilmember Miller, to enter into closed session pursuant to [N.C.G.S 143-318.11(a)(3)] to consult with the Attorney.

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

Nays: None.

Motion carried unanimously.

Entered into closed session at 7:30 p.m.

Motion by Councilmember Goard, seconded by Councilmember Shelton, to return to open session.

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

Nays: None.

Motion carried unanimously.

Returned to open session at 8:13 p.m.

G. Washington Mills Funding Agreement

Motion by Councilmember Goard, seconded by Councilmember Barnes, to table to November's meeting.

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

Nays: None.

Motion carried unanimously.

Motion by Councilmember Goard, seconded by Councilmember Barnes, voted to change the convenience fee effective date from 11/1/2024 to 1/1/2025.

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

Nays: None.

Motion carried unanimously.

MANAGER/ COUNCIL COMMENTS/ANNOUNCEMENTS:

The mayor thanked Councilmember Barnes and Councilmember Shelton for a successful What the Hay Festival.

Motion by Councilmember Cardwell, seconded by Councilmember Shelton, to adjourn meeting.

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

Nays: None.

Motion carried unanimously.

Meeting adjourned at 8:17 p.m.

ATTEST:

Sarah Hopper, Town Clerk

E. Dwight Lake, Mayor