



**REGULAR
MEETING *MINUTES*
MAYODAN TOWN COUNCIL
March 9, 2026
6:00 p.m.
James A. Collins Municipal Building**

MAYOR AND COUNCIL PRESENT:

Mayor Dwight Lake
Mayor ProTem John Miller
Melanie Barnes
Doug Cardwell
Letitia Goard
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 March 9, 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 Torrey Easler with First Baptist Church.

PLEDGE OF ALLEGIANCE:

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

Mayor Lake recognized County Commissioner Jeff Kallam and thanked him for attending the meeting. He also acknowledged newly elected County Commissioners Greg Ziglar and Kevin Southard and expressed his appreciation for their presence. Additionally, Mayor Lake recognized Madison Mayor Bishop Phillips and welcomed him to the meeting.

RECOGNITION:

- A. **Brandon Butler has successfully passed the Physical Chemical Grade 1 examination and is now eligible to receive his operator certification.**
- B. **Mayodan Fire Relief Fund scholarship awards for Brett Menard & Christian Joyce**
- C. **Introduction of the Police Chaplains Program:**
The following individuals have been selected to participate in the Police Chaplains Program: Torrey Easler, Randy Jessup, Michael Lindsay, William Phillips, and Mark Smith.

APPROVAL OF CONSENT ITEMS:

- A. Approval of Minutes
 - a. Agenda Meeting Minutes of February 5, 2026
 - b. Regular Meeting Minutes of February 9, 2026
- B. Budget Amendment #11
- C. **Resolution Opposing the Reassignment of River's Edge Voters to the Comers Chapel Polling Location**
- D. **Ratification of Amended Resolution of Endorsement for LWF Planning Grant**

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

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

Nays: None

Motion carried unanimously.

PUBLIC HEARING:

A. Public Hearing & Consideration of Adoption - Comprehensive Land Development Plan

The Comprehensive Land Development Plan (CLDP) planning process began in November 2024 with the formation of a Steering Committee composed of members of the Town Council, Planning Board, and private citizens to guide the development of the plan. The committee met throughout the process to review data, discuss community priorities, and assist in shaping the vision, goals, policies, and Future Land Use Map. The draft plan incorporates community survey results, stakeholder meetings, data analysis, and alignment with relevant existing plans. The final draft document, titled the Town of Mayodan Comprehensive Land Development Plan, is attached. On February 19, 2026, the Planning Board reviewed the draft CLDP and voted unanimously to forward a favorable recommendation of approval to the Town Council. A public hearing is scheduled for March 9, 2026, to receive public comments on the draft plan.

North Carolina General Statute §160D-501 requires municipalities to adopt and reasonably maintain a comprehensive or land use plan as a condition of applying zoning regulations. Adoption of the CLDP will ensure the Town remains compliant with statutory requirements and maintains zoning authority. It is recommended that the Town Council conduct the public hearing on March 9, 2026, and, following the close of the public hearing, consider adoption of the Comprehensive Land Development Plan.

Sam Stalder with PTRC provided a presentation and responded to questions from Council.

Mayor Lake opened the public hearing at 6:53pm

No one wished to speak.

Mayor Lake closed the public hearing at 6:53pm

OLD BUSINESS:

A. Amended Strategic Priorities

As part of the FY 2026–2027 budget development process, staff has been reviewing the Town’s adopted Strategic Plan priorities to evaluate how proposed and anticipated budget items align with the Town’s long-term goals. Through this review, staff identified several areas where updates to the strategic priorities were necessary, primarily related to timing, sequencing, and alignment with current project schedules and funding realities. Feedback received during the budget retreat has been incorporated into the revised priorities. Staff is requesting that Council consider adopting the amended Strategic Priorities for 2025–2030.

Council discussed the amended Strategic Priorities for 2025–2030 as part of the FY 2026–2027 budget development process. Staff reviewed how proposed and anticipated budget items align with the Town’s long-term goals and identified necessary updates to the strategic priorities, primarily related to timing, sequencing, and alignment with current project schedules and funding realities. Feedback received during the budget retreat was incorporated into the revised priorities. The amended Strategic Priorities outline key focus areas including Infrastructure, Downtown and Washington Mills, Fire Department staffing expansion, Workforce Analysis and Employee Retention, and Transparency and Community Engagement, along with associated objectives and measurable outcomes .

Motion by Councilmember Goard, seconded by Councilmember Shelton, to approve the amended strategic priorities.

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

Nays: None.

Motion carried unanimously.

NEW BUSINESS:

A. Alley Closure

Consideration was given to a resolution ordering the closure of a public alley located between Rockingham County Parcel Nos. 120292 and 120290, adjacent to 109 South 2nd Avenue, Mayodan, North Carolina. The purpose of this item is to conduct a public hearing and consider adoption of a resolution to close the alley pursuant to N.C.G.S. §160A-299. The Town Council is being asked to adopt a Resolution of Intent declaring its intention to consider closing the public alley. A vote is required on the Resolution of Intent to proceed with the alley closure process. Upon approval, notice of the public hearing will be published for four successive weeks in accordance with statutory requirements, certified mail notices will be sent to all abutting property owners, and required postings will be completed in compliance with G.S. 160A-299. The public hearing will be scheduled for April 13, 2026, at 6:00 p.m. Following the public hearing, Council will consider adoption of a resolution ordering the closure of the public alley. Discussion ensued among Councilmembers and the applicant, Quint Haley.

Motion by Councilmember Miller, seconded by Councilmember Shelton, to adopt a resolution ordering the closure of the public alley.

Ayes: Councilmembers Barnes, Goard, Miller, and Shelton

Nays: Cardwell

Motion carried 4-1.

B. Award Solid Waste and Recycling Contract

On January 13, 2026, the Town issued a Request for Proposals (RFP) for Residential Solid Waste Collection Services, with proposals due by noon on February 13, 2026. The Town received two proposals from Meridian Waste North Carolina, LLC and Waste Management of Carolinas, Inc. A review committee consisting of four Town staff members evaluated the proposals based on the criteria established in the RFP, including experience, service approach, reliability, customer service capabilities, and overall value to the Town. After review and discussion, the committee unanimously recommended Meridian Waste North Carolina, LLC.

By selecting Meridian Waste, residents will continue to receive personalized and responsive service that is easily accessible and attentive to community needs. The Town currently contracts with Meridian and has experienced consistently positive performance, including quick resolution of complaints, prompt responses to questions, and a high level of flexibility when service adjustments are needed. The working relationship has reflected a strong local and regional partnership approach. Additionally, Meridian's pricing structure includes all costs within the proposed rate, with no fuel surcharge, providing cost certainty for the Town and its residents. Meridian observes only three holidays annually, resulting in fewer service interruptions and delays compared to providers that observe additional holidays.

The contract term is anticipated to be five (5) years, with pricing structured on a per-cart basis and all charges included with no fuel surcharge. The rate will be assessed along with the annual update of the fee schedule. Based on the pricing submitted with the RFP responses, Finance estimates Meridian's monthly services to cost approximately \$18,113, while Waste Management's monthly services are estimated at \$19,322. Although this represents an increase of approximately \$830 per month compared to the current contracted services, Meridian submitted the lower bid.

Council is requested to approve a motion to award the Residential Solid Waste and Recycling Collection Contract to Meridian Waste North Carolina, LLC and authorize the Town Manager to execute a five-year agreement consistent with the submitted proposal.

XXXXXXXXXXXXXXXXXXXX

C. General Ordinance Rewrite

Through the FY 2025–2026 Budget, the Town Council authorized a comprehensive rewrite of the Town of Mayodan’s General Ordinances to ensure consistency with current North Carolina General Statutes and to improve clarity, organization, and usability. The Town engaged a consultant to complete the ordinance rewrite, and the revised draft being presented incorporates prior feedback received from the Town Council, the Town Attorney, and department heads. The materials also include a summary of amendments made, along with a table of contents and appendices for reference.

Discussion of the General Ordinance rewrite was moved to the March meeting to allow Council additional time to review the revised draft and submit feedback. The updated draft reflects revisions based on input from Council, the Town Attorney, and staff. At this meeting, Council is asked to review the updated materials, consider the changes and responses provided, and determine whether any additional revisions are needed prior to adoption.

If additional changes are requested, the consultant will revise the draft ordinances accordingly. The finalized General Ordinance rewrite will then be scheduled for formal consideration and possible adoption following Council direction. Council is requested to review the updated draft ordinances and either approve the revisions as presented or provide direction for further ordinance changes.

D. Utility Billing and Collections Policy and Utility Close Out Policy Amendment

E. Pay & Classification Study

Motion by Councilmember Cardwell, seconded by Councilmember Miller, to appoint Ross Vaden to the Madison-Maodan Recreation Commission.

Ayes: Councilmembers Cardwell, Goard, Miller, and Shelton

Nays: None.

Motion carried unanimously.

F. Western Rockingham Chamber of Commerce Update

Mavis Dillon, President of the Western Rockingham Chamber of Commerce, thanked the Mayor, Board, Town Manager, and department heads for their continued support and partnership. She shared that Walmart has rejoined the Chamber after several years of non-membership and expressed appreciation to Chief Knight for assisting with that connection. She also thanked Dylan and the Fire Department for assisting her family’s restaurant with a recent event.

Ms. Dillon reported that the Chamber recently hired Maria Bridges to assist with website management and marketing efforts. She noted that Chamber membership has increased, with 32 new members this year compared to 25 the previous year.

She announced that the Chamber's annual dinner will be held on April 16 at White Oak Terrace, with limited seating available. She also promoted the Roco Is Hong Foundation's upcoming countywide chili cook-off, which will rotate locations annually. She encouraged community participation, noting the event will take place from 12:00 to 2:00 p.m., with a \$25 registration fee and a \$100 cash prize for the winner.

Mavis Dillon also shared information about the formation of the Western Rockingham Alliance, a proposed nonprofit organization that will operate under the Chamber's umbrella. She explained that while chambers are 501(c)(6) organizations, this new entity will be established as a nonprofit to expand opportunities for grant funding and community-based initiatives benefiting Madison, Mayodan, and Stoneville. The Alliance's mission will focus broadly on beautification, revitalization, quality-of-life improvements, and inclusive community programs, particularly important given Rockingham County's Tier One designation.

She noted that once the nonprofit's tax identification number is received, fundraising efforts will begin, including corporate partnerships, grant applications, and outreach to industries operating in the area. She emphasized the importance of volunteer support and regional collaboration to ensure the organization's success.

Ms. Dillon also highlighted several upcoming initiatives, including participation in the America 250 celebration by recognizing local industries that manufacture products in Western Rockingham, as well as launching a youth leadership program in partnership with local schools. The program will include industry tours, leadership development opportunities, and future job shadowing experiences.

In response to questions about long-term operations, Ms. Dillon explained that while a nonprofit in North Carolina can legally operate with only one officer, the Alliance will establish a full board. She has secured interest from several community members, including Christy Smith, and is in discussions with others who are rooted in the community and bring professional experience. The goal is to implement staggered terms, such as three-year cycles, to ensure continuity and stability.

She stated that the Alliance's focus will be community-wide impact rather than scholarships. The intent is to pursue grants and matching funds for local projects, such as beautification efforts, murals, or community improvements. For example, the Alliance could potentially provide matching funds for municipal or community projects to help leverage additional investment. She emphasized that the organization's purpose is to serve the broader community and support meaningful local initiatives. She concluded by expressing appreciation for the Town's continued partnership and support.

G. Resolution of Endorsement for LWF Planning Grant

Council discussed applying for a Land and Water Fund planning grant to evaluate long-term opportunities related to the Mayo River, including water supply infrastructure, dam removal alternatives, and river restoration concepts. The total grant amount would be \$75,000, with \$56,250 requested from LWF and a required Town match of \$18,750. The project would support the ongoing river restoration efforts and address potential impacts to the Town's water intake.

Motion by Councilmember Cardwell, seconded by Councilmember Shelton, to approve **the Resolution of Endorsement for LWF Planning Grant**

Ayes: Councilmembers Cardwell, Goard, Miller, and Shelton

Nays: None.

Motion carried unanimously.

Mayor Lake recognized Lindsay Pegg in attendance and thanked her for being present once again.

MANAGER/ COUNCIL COMMENTS/ANNOUNCEMENTS:

Town Manager Shuler reported that she attended a meeting regarding the multi-use path project and confirmed that the Town's required match remains \$156,000, as originally anticipated. If the agreement is adopted within the next couple of months, approximately \$86,000 will need to be budgeted to cover the remaining balance, which is less than initially projected.

In response to questions about the timeline, she stated that right-of-way acquisition is currently projected to begin in 2030, with construction anticipated in 2032. Although the toll credit pilot program aims to accelerate projects, the timeline has not yet been adjusted. She noted that as the project progresses and is further evaluated, there may be opportunities to move the schedule forward.

Councilmember Goard suggested considering whether the Town should change the mayoral term from two years to four years, noting that many neighboring municipalities have already made that transition. The member stated that running every two years may not be practical and that extending the term could provide greater continuity. It was acknowledged that such a change would require a charter amendment and approval by the legislature.

Council briefly discussed pros and cons of the proposal, including concerns about extending terms if an ineffective mayor were elected. No action was taken, and the item was presented for future consideration.

Councilmember Goard asked for an update regarding the Madison–Mayodan Recreation State Championships.

Councilmember Miller stated the Mayodan Merchants Association will host a carnival May 7–9 (Mother's Day weekend) in the grassy area behind Mavis Tire near Walmart. There is no overhead cost to the merchants; they will assist with promotion, and once a financial threshold is met, a percentage of the proceeds will benefit the Merchants Association to support events such as the Hayodan Festival.

Councilmember Cardwell thanked the Public Works Department for their efforts during recent weather events and for their work maintaining the roads.

The Mayor announced plans to attend the North Carolina Mayors Association meeting and the Essentials of Municipal Government class. Council also discussed the upcoming State Dinner on March 25, with members indicating interest in attending.

Motion by Councilmember Goard, seconded by Councilmember Shelton, to enter into closed session to consult with the Attorney N.C.G.S. 143.318.11(a)(3)] and discuss personnel-related matter N.C.G.S. 143-318.11(a)(6)]
Ayes: Councilmembers Cardwell, Goard, Miller, and Shelton.

Nays: None

Motion Carried.

Council entered closed session at 7:04 p.m.

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

Ayes: Councilmembers Cardwell, Goard, Miller, and Shelton

Nays: None.

Motion carried unanimously.

Council returned to open session at 8:04 p.m.

Motion by Councilmember Shelton, seconded by Councilmember Goard, to adjourn the meeting.

Ayes: Councilmembers Cardwell, Goard, Miller, and Shelton

Nays: None.

Motion carried unanimously.

Meeting adjourned at 8:04 p.m.

ATTEST:

Sarah Hopper, Town Clerk

E. Dwight Lake, Mayor