



**REGULAR
MEETING *MINUTES*
MAYODAN TOWN COUNCIL
April 13, 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 April 13, 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 Ricky Wilkie, of Ashboro PH Church

PLEDGE OF ALLEGIANCE:

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

PUBLIC COMMENTS:

Cindy Johnson of 103 N. 8th Avenue spoke before Council expressing concerns regarding the potential development of data centers in the Town. She stated that while data centers may provide financial benefits to the Town's budget, those benefits must be weighed against possible environmental and quality-of-life impacts. She highlighted concerns including high electricity and water usage, heat generation, air quality issues, and continuous noise, noting that the long-term effects on a small community like Mayodan are not fully understood. She also referenced increased outreach from utility providers as a potential indicator of growing regional demand.

Ms. Johnson stated that as a senior citizen, she cares deeply about the future of the community, even if she may not personally experience all of the long-term impacts. She urged Council to consider a moratorium to allow time for research and informed decision-making, emphasizing the importance of being proactive rather than reactive. She encouraged Council not to rush decisions or be influenced by outside interests, and to ensure that any actions taken reflect what is best for the Town. She concluded by asking Council to take a thoughtful pause now so that future decisions can be made with confidence, rather than waiting for potential complaints, environmental damage, or health concerns to arise.

Johnny Carter of 1322 Roach Street spoke before Council and stated that she and her husband recently built a home in Mayodan and enjoy living in the community. She provided information regarding data centers, noting that while her time was limited, she wanted to share key facts and offer potential considerations for future development. Ms. Carter explained that large-scale data centers can consume significant resources, including electricity comparable to tens of thousands of households, and in some

cases, much more. She also noted concerns related to continuous low-frequency noise and its potential long-term health effects.

Ms. Carter further discussed the substantial water usage associated with data centers, explaining that facilities may consume millions of gallons of water annually for cooling purposes. She described the use of closed-loop cooling systems that rely on chemical additives such as corrosion inhibitors, biocides, and antifreeze agents, and noted that these systems periodically discharge wastewater that may contain chemical pollutants and elevated temperatures. She raised questions regarding the Town of Mayodan's wastewater treatment capacity, specifically in relation to handling discharge from the White Fiber data center in Madison, including whether the Town has the ability to manage the volume, remove chemical pollutants, and address higher water temperatures.

Ms. Carter expressed concern that any required upgrades to wastewater treatment facilities should not result in additional costs to the Town or its residents. She concluded her remarks by thanking Council and providing handouts for their review.

David Harlow spoke before Council regarding his use of Farris Memorial Park for mountain bike races, noting that he has been hosting events at the park for approximately nine to ten years and appreciates the improvements made to the facility. He stated that he currently pays a \$250 rental fee for use of the park, which he understands and supports for larger weekend events. However, he requested that Council consider reducing the fee for his Wednesday evening races, which typically draws 50 to 60 participants and last less than three hours. Mr. Harlow explained that these midweek events have minimal impact on the park, as they do not require full-day use, and he does not restrict public access such as fishing during that time. He also noted that participants often contribute to the local economy by purchasing gas and food. Mr. Harlow asked Council to consider a reduced rate for these shorter, lower-impact weekday events while maintaining the current fee for larger weekend races.

PRESENTATION:

A. Presentation of the Fiscal Year Audit 2025-26

Trevor Gardner, with Gardner & Co., PLLC, is presenting the annual audit of the Town's financial statements, as required by G.S.159-34.

The Town of Mayodan had three adopted budget violations identified in the audit, where certain funds exceeded their approved budgets (General Fund debt service by \$118, Washington Mills Fund by \$1,248, and Miscellaneous Grant Fund by \$239). The Local Government Commission (LGC) also noted that the Finance Officer's bond amount should meet a minimum threshold (greater of \$50,000 or 10% of budgeted funds, up to \$1,000,000), and the Town's current bond is \$850,000; this issue has already been addressed. Lastly, the audit submission was completed on March 23, 2026, later than the December 31 deadline, primarily due to staff medical leave and a software transition. This is not expected to be a recurring issue.

APPROVAL OF CONSENT ITEMS:

A. Approval of Minutes

- a. Agenda Meeting Minutes of March 5, 2026**
- b. Regular Meeting Minutes of March 9, 2026**
- c. Budget Retreat Meeting Minutes of February 16, 2026**

B. Budget Amendment #12, #13 & #14

C. Resolution Endorsing Hosting a Lead for NC Fellow (2026-2027 Program Year)

Motion by Councilmember Barnes, seconded by Councilmember Miller, to approve the consent agenda, as presented.

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

Nays: None

Motion carried unanimously

Mayor Lake recognized former Mayor and Town Councilmember Bud Cardwell, who was in attendance.

PUBLIC HEARING:

A. Public Hearing and Decision on Alley Closure on S 2nd Ave
from Council.

Motion by Councilmember Goard, seconded by Councilmember Shelton, to open public hearing
Ayes: Councilmembers Barnes, Cardwell, Goard, Miller, and Shelton
Nays: None
Motion carried unanimously

Mayor Lake opened the public hearing at 6:27 pm

Property owner Quint Haley spoke before Council and responded to questions regarding his request. He explained that he had met with an engineer and the Rockingham County Building Inspector to determine the required footage needed to construct steps for his building, and was advised that approximately 65 feet from the road would be necessary to meet compliance standards. Mr. Haley also stated that he wishes to preserve the mural located on the side of the building and avoid disturbing it during construction.

Council discussed an alley closure request located off 2nd Avenue near the former thrift store. Staff explained that the original petition requested closure of approximately 150 feet of the alley; however, due to concerns about maintaining access for the adjoining business (Jr's), the proposed closure was reduced to 50 feet. Upon further discussion with the applicant, an additional 15 feet was requested—bringing the total to 65 feet—in order to accommodate the construction of steps while preserving an existing mural on the building.

The Town Attorney advised that Council could approve any portion of the request and noted that a 65-foot closure would still leave approximately 85 feet of alley access for the adjacent business. Councilmembers expressed a desire to ensure that the adjoining property owner was aware of and comfortable with the proposed adjustment. The applicant confirmed that the additional space was needed to meet building code requirements for the planned structure and stated that the requested 65 feet would provide sufficient room without extending beyond nearby constraints, including a light pole.

Motion by Councilmember Shelton, seconded by Councilmember Miller, to close public hearing
Ayes: Councilmembers Barnes, Cardwell, Goard, Miller, and Shelton
Nays: None
Motion carried unanimously

Mayor Lake closed the public hearing at 6:32 pm

Motion by Councilmember Barnes, seconded by Councilmember Shelton, to approve the request, but adding 15 feet to make it 65.
Nays: Cardwell
Motion carried 4-1

B. Public Hearing and Decision on Demolition of Structures at 312, 314, 316, 318, 320, & 322 W Washington St

As part of the Town's ongoing Minimum Housing and Commercial Property Enforcement initiative, Council previously identified the commercial properties located at 312–314, 316–318, and 320–322 W. Washington Street for inclusion in Round 3 of the enforcement process.

In accordance with the Town's Non-Residential and Commercial Buildings Ordinance, property owners are provided 180 days to bring structures into compliance. Findings of Fact and Orders were issued on September 2, 2025, requiring the properties to be repaired or demolished by March 1, 2026. To date, the structures remain in non-compliance.

Ownership Update:

Since the initiation of this process, all three properties have been acquired by a single owner, Joyce Construction Inc. The new owner has indicated plans to demolish approximately one and one-half (1.5) of the structures and rehabilitate the remaining one and one-half (1.5) structures as part of a redevelopment effort.

Council discussed a request for a three-month extension related to recently acquired commercial properties owned by Cody Joyce. Staff explained that Mr. Joyce, who was not present at the meeting, has purchased all three parcels and plans to demolish portions of the structures while preserving part of one building. The intent is to create parking in the area where demolition will occur.

Staff noted that Mr. Joyce has only recently completed the acquisition of the properties and is requesting additional time to address concerns and determine the feasibility of his plans. Council clarified that the request was for a three-month extension to allow Mr. Joyce to evaluate whether a portion of the structures can be salvaged.

Motion by Councilmember Goard, seconded by Councilmember Shelton, a motion was made to grant the three-month extension on 312, 314, 316, 320, and 322 W. Washington St.

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

Nays: None.

Motion carried unanimously.

C. Public Hearing and Decision on Special Use Application for Townhomes at 224 Taft St.

Town Clerk Sarah Hopper swore Town Manager Melody Shuler and property owner James Lemons.

Motion by Councilmember Miller, seconded by Councilmember Goard, to open public hearing

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

Nays: None.

Motion carried unanimously.

Mayor Lake opened the public hearing at 6:36 pm

The Town Manager presented the request from Cold Creek Contracting, Inc. for a Special Use Permit to allow the development of townhomes in the R-6 zoning district. She explained that townhomes are considered a special use within this district and therefore require Council approval. Townhomes are defined in the zoning ordinance as single-occupancy units attached to one another, with each unit located on an individually owned parcel, typically within a development that includes shared drives, walkways, and common open areas. The applicant is proposing a total of twelve (9) units on the property, which is currently vacant.

The Town Manager reviewed the surrounding zoning, noting residential homes to the north, vacant residential property to the south and east (both zoned R-6), and an existing apartment complex to the west, also zoned R-6. She confirmed that all required public hearing notices were completed in accordance with applicable laws.

She further explained that in considering the request, Council must evaluate whether the proposed use will materially endanger public health or safety, comply with all applicable zoning regulations, substantially injure the value of adjoining properties, and be in harmony with the surrounding area. She noted that conditions may be attached to a Special Use Permit, provided they are agreed upon by both the Town and the applicant.

The Town Manager also advised that the Planning Board reviewed the application on March 19th and unanimously recommended approval with conditions. These conditions include maintaining a minimum 20-foot width for fire apparatus access, installing directory or building identification signage to assist emergency responders and visitors, screening dumpster areas from public view, and providing landscape buffering along property boundaries adjacent to residential properties.

Recommended Conditions

Special Use Permit – 224 Taft Street (12 Unit Townhomes)

1. Fire and Emergency Access - All fire apparatus access roads shall be **a minimum of twenty (20) feet in width** and maintained in accordance with applicable fire code requirements.

2. Addressing and Visibility - If buildings are not readily visible from Taft Street due to the placement behind existing structures, the developer shall install **a directory sign or building identification signage near the entrance** to assist emergency responders and visitors in locating the units.

3. Dumpster and Waste Management - Any dumpster or waste collection area shall be **screened from view from public streets and adjacent properties** by fencing, landscaping, or a masonry enclosure consistent with the character of the development.

4. Landscaping and Buffering - The developer shall install **landscape buffering along property boundaries adjacent to residential properties**, where necessary, to reduce visual impacts of parking areas and structures.

Special Use Permit SU-001-2026 for the development of townhomes at 224 Taft Street, based on the following Findings of Fact:

1. The proposed use will not materially endanger the public health or safety.
2. The proposed use will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use
3. The proposed use will not substantially injure the value of adjoining property.
4. The proposed use will be in harmony with the area in which it is located.

This approval is subject to the following conditions as recommended by the Planning Board:

1. All fire apparatus access roads shall be a minimum of twenty (20) feet in width and maintained in accordance with applicable fire code requirements.
2. If buildings are not readily visible from Taft Street, the developer shall install a directory sign or building identification signage near the entrance.
3. Dumpster and waste collection areas shall be screened from view using fencing, landscaping, or masonry enclosures consistent with the development.
4. Landscape buffering shall be installed along property boundaries adjacent to residential properties to reduce visual impacts.

During the discussion, Councilmember Cardwell asked about ownership and site layout. Staff clarified that the property would remain under the ownership of the applicant and that the units would be leased. It was also noted that the development would include a driveway leading to a parking area, which would not be maintained by the Town. Staff further explained that the project had been reviewed by the Technical Review Committee, including Fire Department, Public Works, the County Fire Marshal, and County Planning, and that their feedback was incorporated into the recommended conditions.

Councilmember Miller asked Public Works Director Joey Hudy whether there have been any infrastructure concerns in the area and whether the proposed development—consisting of approximately 12 units, comparable to 12 small homes—would have any impact on existing infrastructure or limit future growth for additional development along that road. Mr. Hudy stated no.

Town Manager Shuler stated that a Technical Review Committee, consisting of herself, Public Works Director Joey Hudy, Fire Chief Dylan Garner, Rockingham County Fire Marshal, and County Planning staff, reviewed the project and provided feedback that was incorporated into the development of the proposed conditions.

Mr. Lemons was asked to speak he stated that it was actually going to be 9 units because the property was large enough to do 12.

Mr. Lemons stated that the development would include a dumpster pad with a privacy fence and provided Councilmembers with a printout of the plans. He confirmed that the units would be townhomes. Councilmember Goard asked if the units would be single-level, and Mr. Lemons responded that they would be two-story units. Councilmember Miller asked if the townhomes would be similar to those located on the corner of Ayersville Road and Taft Street.

Mr. Lemons stated that he had built those townhomes for someone else. Mr. Lemons added that while they would be similar, they would more closely resemble the ones in Madison, located behind Beauty and the Beast.

Mayor Lake asked if anyone wished to speak on this matter; please come forward to be sworn in.

Town Clerk Hopper swore Robert Crest of 222 Taft Street in.

Robert Crest stated, " I live at 222 Taft St., that's right, next door to 224, that you're proposing yourself to this townhouse, and to be honest. I really don't want those townhouses there. Because, for me, I've been in this neighborhood now for like 15 years, paying taxes in this neighborhood for 15 years, and it's been a very nice neighborhood since I've been there. And to put a townhouse, there would be more traffic there, more noise there, more everything there, you know? So I don't know who the owner of the property is. Because this is my first time ever hearing about a meeting concerning it, because it's right next door to me. So I was interested in purchasing it. That particular land so it wouldn't be developed to where you guys are planning to develop it, and I don't know who owns it. Mr. Crest stated that he liked the neighborhood like it was, and he had seen it grow, and a lot more traffic on there over the past 10 years, and to put more townhouses there would be bad, it's been quiet and peaceful in our particular neighborhood. Mr. Crest said he would like to make an offer to whoever owns it, so I don't have to have the townhouse next door to me. Thank you." Mr. Crest said Thank you.

Motion by Councilmember Barnes, seconded by Councilmember Miller, to close public hearing
Ayes: Councilmembers Barnes, Cardwell, Goard, Miller, and Shelton

Nays: None.

Motion carried unanimously

Mayor Lake closed the public hearing at 6:47 pm

Discussion ensued among Council, the applicant, and the neighboring property owner. The Town Manager confirmed that notification letters were sent to surrounding property owners and that the subject property was posted during the week of April 27th. Questions were raised regarding stormwater runoff and the proposed privacy fence surrounding the property. The Town Manager clarified that there is a one-year time limit associated with the approval, and if the necessary permits are not obtained within that timeframe, the approval would become null and void. Mr. Lemons also stated that the parking lot would be paved. The applicable requirements and conditions were reviewed with Council.

Council Deliberation

Council continued discussion of the Special Use Permit request, including the proposed conditions requiring screening around the dumpster to limit visibility from public streets and adjacent properties, as well as landscape buffering along property boundaries next to residential uses. Staff reiterated its recommendation for approval of the application and advised that, if Council chose to approve the request, they would need to adopt the conditions and make the required findings of fact as part of the motion. Council was also informed that a suggested written decision was included in the meeting packet.

Motion by Councilmember Miller, seconded by Councilmember Barnes, to approve Special Use Petition SU-001-2026 with the recommended conditions and approval for 9 units and with an affirmative determination for the required findings of fact.

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

Nays: None.

Motion carried unanimously

OLD BUSINESS:

A. Water & Sewer Rate Study

Water and sewer rates are essential to ensuring the Town's ability to operate, maintain, and reinvest in its utility systems. As infrastructure needs grow and financial conditions evolve, periodic evaluation of the Town's rate structure remains a critical best practice for long-term sustainability. In Spring 2025, the Town Council authorized staff to proceed with a comprehensive water and sewer rate study in partnership with the UNC School of Government Environmental Finance Center. Since that time, staff and consultants have worked collaboratively to analyze the Town's financial position, rate structure, and customer usage patterns. An initial presentation was provided to Council in January 2026, and feedback from that meeting has been incorporated into the updated analysis.

As part of this ongoing effort, updates to the Utility Billing Policy have refined customer class definitions. Additionally, a rate model has been developed utilizing an increasing block structure that consolidates all customer classes and will be presented at the April meeting. Council is requested to receive the presentation and provide feedback and guidance on the proposed rate structure approach and next steps for implementation.

The UNC School of Government Environmental Finance Center, represented by Hope Thomson, presented a water and sewer rate study for the Town of Mayodan focused on long-term financial sustainability and improvements to the Town's rate structure. Overall, the Town is in a relatively strong financial position, with solid financial ratios and high liquidity compared to other systems statewide. However, current rates are not sufficient to fully support future capital improvements, creating projected funding gaps—estimated at approximately \$840,000 when planned CIP projects are included.

The analysis found that while bulk water sales to Madison and Stoneville generate about \$650,000 annually, they are not enough to fully offset future costs. Additionally, issues were identified within the

current billing structure, including inconsistencies with bimonthly customers and misclassified accounts, which are impacting revenue.

To address these challenges, the study recommends simplifying the rate structure by consolidating customer classes and implementing an “increasing block” rate model. This approach maintains current base rates for typical usage but increases costs for higher usage tiers, encouraging conservation while generating additional revenue. The impact on most standard residential bills is minimal (approximately \$5 increase total for water and sewer combined at average usage levels).

Even with these adjustments, modest annual increases of 3–7% will still be necessary to keep up with costs, and some funding gaps may remain depending on capital project timing. The presentation also noted that current rate levels may make the Town ineligible for certain state grant or principal forgiveness programs, highlighting the importance of adjusting rates.

Next steps include refining the financial models, evaluating multiple scenarios (with and without CIP), and providing Council with final recommendations to support full cost recovery and long-term utility sustainability.

B. PCB Remediation Update

PCB-impacted soils at the Washington Mills site have been successfully remediated to concentrations below the federal high-occupancy standard established by the U.S. Environmental Protection Agency (EPA), which was the Town’s primary objective.

Based on current budget estimates, approximately \$42,000 remains available and may be allocated toward additional targeted excavation and necessary backfilling to address site safety.

Although remediation has met EPA standards, the North Carolina Department of Environmental Quality (NCDEQ) applies more conservative screening criteria. While Council has expressed a preference to meet NCDEQ standards, achieving those levels may be cost-prohibitive within the remaining budget. Additionally, a portion of the available funds should be reserved for backfilling to address safety concerns, particularly since recreational redevelopment and mass grading are not anticipated in the near term.

Available funding would allow for the targeted removal of soils within approximately two (2) feet of the ground surface, while leaving deeper impacts in place, which is permissible under the Brownfields Program.

Under the Brownfields Program, impacted soils must remain at least two (2) feet below ground surface or be covered by impervious materials such as asphalt, concrete, or structures. A site-specific management plan is required, along with annual reporting to ensure impacted areas remain undisturbed. These requirements apply regardless of whether the site is remediated to NCDEQ standards or if impacted soils remain in place at depth.

Motion by Councilmember Cardwell, seconded by Councilmember Goard, to approve managing PCB contaminants at the current level, as identified by phase II of remediation, through NCDEQ’s Environmental Management Plan.

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

Nays: None.

Motion carried unanimously.

NEW BUSINESS:

A. Debt Management Policy

The Town of Mayodan maintains conservative financial policies to ensure long-term fiscal stability and the continued delivery of essential public services. While the Town is an infrequent issuer of debt, it

recognizes that debt can be an appropriate financing tool for major capital investments such as land acquisition, infrastructure construction, equipment purchases, and facility improvements.

The proposed Debt Management Policy establishes guidelines for the issuance and management of debt, evaluates debt affordability and capacity, outlines repayment structures, and ensures compliance with North Carolina law.

Motion by Councilmember Goard, seconded by Councilmember Barnes, to adopt the Debt Management Policy.

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

Nays: None.

Motion carried unanimously.

B. Rockingham Health Collaborative Partnership – In-Kind Contribution Support

The Town of Mayodan has submitted a proposal to the Rockingham Health Collaborative (RHC) requesting funding support for targeted greenway and pedestrian connectivity improvements. These projects are intended to enhance walkability, improve access to recreational amenities, and promote community health through strategic infrastructure investments. The proposal includes three primary components: a greenway connection through Washington Mills Park linking downtown, the Recreation Center, and Mayo River State Park; activation of the existing pedestrian tunnel through lighting and public art enhancements; and ADA-accessible sidewalk and connectivity improvements from South 2nd Avenue to the tunnel and park. Collectively, these projects represent a key segment of the Town's broader greenway network and align with adopted plans and ongoing regional initiatives. RHC has indicated that, pending final approvals, funding could be made available within approximately one to two weeks, allowing the project to proceed on an accelerated timeline.

As part of the partnership, the Town has proposed approximately \$6,000 in in-kind contributions, including project management and coordination, marketing and public outreach, community engagement in partnership with the Arts Council, a ribbon-cutting and project recognition event, and installation of a high-quality "Coming Soon" project sign. These contributions demonstrate the Town's commitment to the project and are necessary to finalize the Memorandum of Understanding (MOU) with RHC.

Motion by Councilmember Shelton, seconded by Councilmember Miller, to approve the proposed in-kind contributions to support the Rockingham Health Collaborative partnership and authorize the Town Manager to proceed with finalizing the MOU

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

Nays: None.

Motion carried unanimously.

MANAGER/ COUNCIL COMMENTS/ANNOUNCEMENTS:

Council discussed the potential development at 270 Dan Valley Road and received an update based on information provided by Finance Director Brianna Cardwell. According to estimates from Bill Lester with LKC Engineering, the cost to extend sewer service to the site is approximately \$300,000 or more. A preliminary financial analysis, based on a projected development of 18 to 24 homes with an average value of \$350,000, indicates estimated annual property tax revenue of approximately \$41,000, annual water and sewer revenue of approximately \$12,500, and one-time tap fee revenue of about \$65,000. Based on these figures, the Town could reach a break-even point in approximately 4.5 years. Council discussed the opportunity and requested that members respond individually if they are interested in pursuing the project further, at which point staff will coordinate with the developer to continue discussions.

The Town Manager provided Council with a cost estimate to extend sewer service from NC 135 to a property located on Dan Valley Road. She noted that a development has already been approved by the County to utilize well and septic systems. Town Manager Shuler asked Council for guidance on whether to proceed with reaching out to the property owner to determine interest in extending sewer service to the site and the possibility of annexation in order to access Town utilities. The estimated cost to extend sewer to the property was discussed, along with the potential benefits to the Town, including additional revenue from property taxes and water and sewer usage. The proposed development is anticipated to include homes valued at approximately \$350,000, averaging 1,800 square feet with two-car garages. Council discussed the opportunity and the potential return on investment, and the Town Manager indicated that her next step would be to contact the property owner pending Council's direction.

Motion by Councilmember Miller, seconded by Councilmember Goard, to approve for the Town Manager to communicate the Town's willingness to cover the sewer extension cost (est. \$338,000) to the potential applicant of Dan Valley Road development.

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

Nays: None

Motion carried unanimously

Councilmember Shelton asked whether the Town could revisit regulations related to data centers and solar farms to consider adding them to the table of permitted uses or otherwise implement measures to address potential impacts proactively, rather than reacting after the fact. Councilmember Goard stated that the approach should be broader and include any business that places significant demand on Town resources, suggesting that such uses should require a special use permit to provide a more permanent solution. Town Manager Melody Shuler responded that a text amendment addressing high-resource-use businesses, including data centers and solar farms, is being prepared and will be presented for Council's review at the next Town Council meeting.

Motion by Councilmember Cardwell, seconded by Councilmember Barnes, to enter into closed session to consult with the Attorney N.C.G.S. 143.318.11(a)(3)] and to prevent the disclosure of privileged information N.C.G.S. 143-318.11(a)(1)]

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

Nays: None

Motion Carried.

Council entered closed session at 8:06 p.m.

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

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

Nays: None

Motion carried unanimously

Council returned to open session at 8:25 p.m.

Motion by Councilmember Shelton, seconded by Councilmember Goard, to authorize the Town Manager and Town Attorney to negotiate a contract for WWTP emergency staffing with Cardinal Water and authorize the Town Manager to execute the contract.

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

Nays: None

Motion carried unanimously

Motion by Councilmember Barnes, seconded by Councilmember Goard, to approve lowering the Monday-Thursday rental fee for 4 hours or less to \$125.

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

Nays: None

Motion carried unanimously

Motion by Councilmember Barnes, seconded by Councilmember Goard, to recess meeting to April 23, 2026, at 4:30 pm.

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

Nays: None

Motion carried unanimously

Meeting adjourned at 8:27 p.m.

ATTEST:

Sarah Hopper, Town Clerk

E. Dwight Lake, Mayor