



**REGULAR  
MEETING *MINUTES*  
MAYODAN TOWN COUNCIL  
August 12, 2024  
6:00 p.m.  
101 N 10<sup>th</sup> Ave**

**MAYOR AND COUNCIL PRESENT:**

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

**STAFF PRESENT:**

Town Manager Melody Shuler  
Town Clerk Sarah Hopper

The Mayodan Town Council met at 6:00 pm on August 12, 2024, with a quorum present, Mayor Lake called the meeting to order.

**INVOCATION:**

Invocation by Pastor Tony Ashburn, Redemption Point, Mayodan.

**PLEDGE OF ALLEGIANCE:**

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

**PRESENTATION**

**A. Resolution to award Gun and Badge for Chief Charles Caruso Retirement**

Mayor Dwight Lake after reading the Resolution awarded Chief Caruso with his gun and badge. Mayor Lake also presented Chief Caruso with a plaque for his years of service and thanked him

**Motion** by Councilmember Barnes, seconded by Councilmember Goard, to approve Resolution to award gun and badge for Chief Charles Caruso retirement.

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

Nays: None.

Motion carried unanimously.

North Carolina House of Representative Reece Pyrtle, Jr. presented Chief Caruso with The Order of the Long Leaf Pine signed by Governor Roy Copper.

North Carolina General Assembly certificate of acknowledgment and congratulations signed by Senator Phil Berger and NC House of Representative Reece Pyrtle.

**PUBLIC COMMENTS:**

Cathy Cardwell, 716 Roach St. spoke representing her late father Lewis Bottom who served on the board for many, many years, and her mother. Ms. Cardwell thanked Chief Caruso for his friendship and all he had done for she and her family over the years. She stated that Chief Caruso had been such a benefit to this town. Ms. Cardwell thanked the police department for all they do for the town and that they were appreciated.

Mayor Lake asked for a brief recess at 6:33p.m.

Mayor Lake resumed meeting at 6:56pm.

Valencia Abbott, 1013 Rosemont, Reidsville spoke on behalf of teachers and Jenny Edwards. Ms. Abbott stated she taught at the Rockingham County Early College. Ms. Abbott is part of Teachers on the trail a couple of weeks each semester met and call it mid-week booster. She stated it normally took 45 minutes to walk the trail and it has been one of the most invigorating trails she had ever been on. It offers the opportunity to meet other teachers across the county. She stated until teachers on the trail she would've never walked this trail at Farris Park. She stated she grew up in Ruffin and doesn't come to this side of the county often. Enjoying nature.

Tony McGee, from Germanton spoke about the proposed northern side trails at Farris Park. Mr. McGee stated he was the designer and builder of the existing south side trails. Also, will continue to work with Jenny Edwards with Education foundation on the trails K12 and building trails on school campus in the county. The proposed north side trails will really compliment the south side trails. It would be more progressive for beginners and intermediate riders. Kids and beginners could come and build their skills and confidence. The NICA racers can come and warm up on the north side trails before the races. Mr. McGee wanted to be there for any questions on this project.

David Harlowe, Greensboro, stated he had put on about 15-20 mountain bike races at Farris Park and would like to do more. Mr. Harlowe stated he typically has 150-175 people on the weekend and he does a couple Wednesday series a year where he would have about 75 on average. National Interscholastic Cycling Association is bringing 600-700 kids for their races from all over North Carolina. Mr. Harlowe stated adding 4 more miles to the trail would be amazing and help make Mayodan more of a destination spot.

Steven Pulliam, 101 E Main St, with Good Stewards of Rockingham and a core member of the Resilient Trails Network. Mr. Pulliam is commonly known as Dan River Keeper that he runs and founder and owner of the Basecamp located in downtown Mayodan. Mr. Pulliam stated he was highly in favor of the bike trails and from an economic stand point it helps with tourism in this area. Mr. Pulliam stated another group he has volunteered with for years is Trails K12 program with Education foundation and the arts council. He stated the Recreation Center hosted their day camp a few weeks ago. They had folks going through the trails behind WRMS and Dillard School. He stated that he had the campers in the creek identifying and sampling what was in their backyard in real time. He went on to say that they don't have these resources anywhere else in the 15 counties they service between North Carolina and Virginia this is one of the reasons Basecamp was located in Mayodan. Mr. Pulliam thank Council for their support and encouraged them to add more trails for growth in this area.

Dr. Marsha Tatum 597 S Ayersville Rd, stated she was there to discuss the park on Garfield Street. She stated that her father was Garfield Joyce and he was a long-time board member. She stated that before her father passed Garfield Park was put together. Dr. Tatum went onto to say the park was in need of repairing it has old equipment. Dr. Tatum is asking that repairs be made to the park to make it beautiful for all the children in Mayodan.

### **APPROVAL OF MINUTES:**

**Approval of Agenda, Regular Minutes of July 8, 2024.**

**Motion** by Councilmember Goard, seconded by Councilmember Miller, to approve the Regular Meeting Minutes of July 8, 2024 as presented.

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

Nays: None.

Motion carried unanimously.

## **PUBLIC HEARINGS:**

### **Public Hearing and Consideration of Rezoning Request for South 12<sup>th</sup> Avenue Extension**

Mayor Lake opened Public Hearing at 7:06pm

**Motion** by Councilmember Barnes, seconded by Councilmember Shelton, to open public hearing for consideration of Rezoning request for South 12<sup>th</sup> Avenue Extension.

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

Nays: None

Motion carried unanimously.

Town Manager Melody Shuler stated the Town of Mayodan had received a rezoning request from applicant Steve Aheron, property owner of BS& J, Inc., located on S 12 Ave Ext to be rezoned from R12-R-6. Ms. Shuler stated as being R-12 Residential District. The intent of this district is “to establish a medium density development pattern inside the town limit where municipal water and sewer systems are available. The principal use in this district will be single-family residential dwellings. However, other uses that are compatible and will not interfere with single-family development will be allowed.”

The proposed zoning is R-6 Residential District. The intent of this district is “to establish a high-density development pattern inside the town limits where municipal water and sewer systems are available. The principal uses include not only single-family, two-family, and multifamily uses but other compatible uses. This district shall provide a buffer between the more restricted R-12 District and the C-1 and C-2 Commercial Districts.”

The Planning & Zoning Board reviewed the rezoning petition at their July 18, 2024 meeting and voted unanimously for a favorable recommendation.

The rezoning request is consistent with the Mayodan 2013 Future Land Use Map and is reasonable and in the public interest as the proposed development site is in an area appropriate for high density residential development.

Steve Aheron owner of BS&J Builders spoke regarding rezoning the property on South 12<sup>th</sup> Avenue Extension to build single family homes. Mr. Aheron answered questions about water runoff. Mr.

Aheron stated the property would be graded to keep water from settling on the property and continue to run the way it is supposed to run. He stated that water flows where it is supposed go. Mr. Aheron stated that you want drainage to go to ditch lines that would be on the property lines so nothing dams up on the property. He stated that he has years of experience for keeping the water going where it is supposed to be going.

Mayor Lake closed Public Hearing at 7:20pm

**Motion** by Councilmember Barnes, seconded by Councilmember Cardwell, to close public hearing for consideration of Rezoning request for South 12<sup>th</sup> Avenue Extension.

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

Nays: None

Motion carried unanimously.

**Motion** by Councilmember Barnes, seconded by Councilmember Goard, to approve petition RZ-2024-01 and the Reasonableness and Consistency Statement as presented.

Ayes: Councilmembers Barnes, Cardwell, and Goard

Nays: Miller and Shelton

Motion carried 3-2.

## **OLD BUSINESS:**

### **A. Planning & Zoning Board Appointment**

Mayor Lake stated The Town currently has a vacancy for an inside Town member of the Planning and Zoning Board. The Town will need to appoint someone to fill the unexpired term that runs until December 31, 2025.

Councilmember Miller nominated Charles Menard who has been on the Recreation Board and is a local business owner and resident in the Town of Mayodan. Councilmember Miller stated Mr. Menard would be interested in filling the vacant seat for the inside Town member for the Planning and Zoning Board.

**Motion** by Councilmember Miller, seconded by Councilmember Shelton, to appoint Charles Menard to inside member of the Planning and Zoning Board.

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

Nays: None

Motion carried unanimously.

### **B. Appointments to Comprehensive Plan Steering Committee**

The Town has contracted with the Piedmont Triad Regional Council to update the Town's Comprehensive Plan. Dawn Vallieres, Regional Senior Planner, is requesting the Council to appoint members to a Steering Committee to assist in the development of the updated plan. Two members from the Town Council, Buck Shelton & Tish Goard, were appointed on July 8, 2024.

The Planning and Zoning Board met on July 18, 2024 and requested to appoint from their membership Norma O'Steen and Amanda Joyce. The Council needs to vote on these appointments.

An additional 4-6 members from the local community still need to be appointed to participate in the process.

Mayor Lake would like to nominate Renee Vaden to the Steering Committee.

Councilmember Shelton would like to nominate Courtney Shelton and Brittany Dodson to the Steering Committee.

Councilmember Barnes would like to nominate David Holland to the Steering Committee

Councilmember Goard would like to nominate Charles Menard to the Steering Committee

**Motion** by Councilmember Shelton, seconded by Councilmember Miller, to appoint Renee Vaden, Courtney Shelton, Brittany Dodson, David Holland, and Charles Menard to the Steering Committee.

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

Nays: None

Motion carried unanimously.

### **C. Park Superintendent Housing Agreement**

Town Manager Melody Shuler went over Park Superintendent Housing Agreement for the Park House located at Farris Park. Town Manager Shuler stated that the power would be turned on in the Town's name for repairs the house would remain vacant until finished. Once repairs were finished the Park Superintendent would need to have the power put in his name before moving in.

**Motion** by Councilmember Cardwell, seconded by Councilmember Goard, to approve Park Superintendent Housing Agreement.

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

Nays: None

Motion carried unanimously.

## **NEW BUSINESS:**

### **A. Madison Mayodan Greenway Study**

Dawn Vallieres, Regional Senior Planner, for the Piedmont Triad Regional Council presented a PowerPoint presentation to Council.

Through a joint effort between the Town of Mayodan, Town of Madison, Rockingham County, NC State Parks, and the Piedmont Triad Regional Council, funds were obtained to complete a greenway study that would encompass a trail from the Mayo River State Park to the Town of Madison.

Alta Planning and Design was the consultant hired to complete the study. A draft of the Madison Mayodan Greenway Study was presented.

**Motion** by Councilmember Goard, seconded by Councilmember Shelton to approve Madison Mayodan Greenway Study.

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

Nays: None.

Motion carried unanimously.

#### **B. Great Trails State Program Grant Support**

**Motion** by Councilmember Barnes, seconded by Councilmember Miller, to approve the town submitting an application for the Grant Support for the Great Trails State Program Grant and trail project.

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

Nays: None.

Motion carried unanimously.

#### **C. Black Mountain Credit Card Software Agreement**

Finance Director Brianna Cardwell stated she had completed a demo with Black Mountain Software utilizing their credit card processing software. The agreement is for implementation of new software and reworking our website to a new payment platform. By using this new software, they would pass the credit card fees to the customer and the Town would be responsible for the \$600 annual fee. Mrs. Cardwell stated the annual fee is expected to increase to \$2400 after the Town goes live with Black Mountain Software in 2026.

**Motion** by Councilmember Shelton, seconded by Councilmember Cardwell, to approve Black Mountain Credit Card Software Agreement.

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

Nays: None.

Motion carried unanimously.

#### **D. Repurpose Vacant Library into Town Hall**

Town Manager Shuler is seeking direction from Council on moving forward with repurposing the vacant library into a functional building for Town Hall. Ms. Shuler stated that if approved, staff will proceed with the original designer to adjust the sketch plans. Once drafted the designs will be brought before Council for consideration.

**Motion** by Councilmember Cardwell, seconded by Councilmember Shelton, to proceed with looking at design and cost estimates for future Town Hall and expanding the Police Department.

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

Nays: None.

Motion carried unanimously.

#### **E. RC2 Community Implementation Grant- NC Department of Commerce**

Brianna Cardwell Finance Director is currently attending the Rural Community Capacity (RC2) program through Appalachian State University. Upon completion, Mayodan will be eligible to apply for an Implementation Grant offered by the Rural Economic Development Division of the NC Department of Commerce. Mrs. Cardwell stated she will present the initial Grant idea to the NC Department of Commerce planner for feedback at her August 15 meeting. Mrs. Cardwell was given guidelines in how to be given a \$45,000 grant. One of the ideas Mrs. Cardwell discussed with her RC2 program received good feedback for additional funding opportunities with the \$45,000 grant money could be used for structural drawings on renovating the old Library into Town Hall and upfitting the current Town Hall to expand the Police Department. The \$45,000 would be added to the reserve funds set aside for library renovations. No action was taken.

## **F. Budget Amendment #2**

Town Council Budget Amendment #2 is to bring in OSBM Grant Funds received last fiscal year into FY25 Budget.

**Motion** by Councilmember Barnes, seconded by Councilmember Goard, to approve budget amendment #2.

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

Nays: None.

Motion carried unanimously.

## **G. Washington Mills Building Roof Replacement**

Town Manager Melody Shuler stated that the brick building located at the Washington Mills property has a portion on the roof that is about to collapse and has a significant water leak. Mrs. Shuler stated that to save the building roof future purposes, it requires that the roof be replaced along with the rafters. The Town received bids from

- Third Gen Services, LLC - \$72,000
- 3MC Ventures - \$82,000
- Joyce Construction - \$84,600
- Metropolitan Roofing - \$89,000

Staff is recommending moving forward with Third Gen Services quote of \$72,000. The proposed project is not funded through this year's budget and would require a budget amendment. Staff is proposing using funds reimbursed back to the General Fund from ARPA for police salaries in the amount of \$60,564.00. These funds will not cover the whole cost of the roof replacement. Additional funds of \$11,436.00 from Fund Balance will cover the rest of the repairs.

**Motion** by Councilmember Cardwell, seconded by Councilmember Shelton to approve roof replacement and replacement of rafters for the Washington Mills building by 3GS third Gen Services in the amount of \$72,000.00.

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

Nays: None.

Motion carried unanimously.

## **H. Jackson Street Sewer Repairs**

During budget meetings for FY 24/25, the Council expressed a desire to repave Jackson Street. Staff recommends slip lining the sewer lines before resurfacing the road. This can be accomplished while the contractor, Tri-State, is working on the infiltration and inflow project, which would produce a savings of \$40,000 by piggybacking onto the current contract. The estimated cost of slip lining Jackson Street is \$84,312. Bill Lester, LKC Engineering, has coordinated with the state to fund the Jackson Street sewer repairs of \$84,312 with money left over in the Infiltration and Inflow Project.

**Motion** by Councilmember Cardwell, seconded by Councilmember Barnes, to approve Jackson Street Sewer Repairs.

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

Nays: None.

Motion carried unanimously.

## **I. Paving Schedule 2024**

Town Manager Melody Shuler stated that work should begin very soon on repaving Walters, Jefferson, and Madison Streets.

Quotes have been received from the following:

- Hooker Paving-\$100,700
- D&M Paving & Asphalt-\$109,000

- Ruston Paving Company-\$133,680

**Motion** by Councilmember Barnes, seconded by Councilmember Shelton, to approve Hooker Paving for Madison Street, Jefferson Street, parking lot on 2<sup>nd</sup> Avenue and delaying Walter Street paving at this time. A budget amendment will be required for the Town parking lot on 2<sup>nd</sup> Avenue.

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

Nays: Cardwell.

Motion carried 4-1.

#### **J. Fire Department Study Committee**

Fire Chief Dylan Garner is requesting moving forward with hiring a full-time position. The Council has not made a firm decision on structural changes. Town Manager Shuler recommends appointing a study committee consisting of two Council members, Dylan, Brianna, and Town Manager. The committee will report back to Council at the September meeting.

**Motion** by Councilmember Shelton, seconded by Councilmember Miller, to appoint Councilmember Goard and Councilmember Cardwell to the committee.

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

Nays: None.

Motion carried unanimously.

#### **K. Madison Rockingham Rescue Squad Funding Request**

The FY 24/25 Budget included an appropriation of \$2,000 for the Madison Rockingham Rescue Squad (MRRS). A request was submitted on July 16<sup>th</sup> for the funds to be paid to MRRS. A copy of the group's request and financials are attached for your review and consideration. Councilmember Goard suggested that a letter be written to the County Commissioners asking that all parties come together and come to agreeable terms and get a clear direction into how to handle this situation with mediation by 3<sup>rd</sup> party independent of all groups.

#### **L. 2025 Meeting and Holiday Schedule**

**Motion** by Councilmember Shelton, seconded by Councilmember Goard, to approve 2025 Town Council Meeting and Holiday Schedule.

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

Nays: None.

Motion carried unanimously.

**Motion** by Councilmember Barnes, seconded by Councilmember Shelton, to adjourn meeting.

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

Nays: None.

Motion carried unanimously.

Meeting adjourned at 8:20 P.M.

**ATTEST:**

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Sarah Hopper, Town Clerk

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E. Dwight Lake, Mayor