



**REGULAR  
MEETING *MINUTES*  
MAYODAN TOWN COUNCIL  
September 9, 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 September 9, 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 Wendy Bishop-Reddick Mayodan Methodist Church, Mayodan.

**RECOGNITION:**

**A. Swearing in of Police Chief William “Tim” Knight**

Mayor Lake swore in new Chief of Police William “Tim” Knight.

Mayor Lake requested a recess for light refreshments at 6:03 p.m.

Mayor Lake reconvened meeting at 6:21 p.m.

**PLEDGE OF ALLEGIANCE:**

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

**PUBLIC COMMENTS:**

Rusty Gray 216 N 12<sup>th</sup> Ave he came to speak because of the fire department updates on fire and medical calls. Mr. Gray has been a resident of the town of Mayodan for 25 years has served for 27 years as a veteran of the Madison Rockingham Rescue Squad and served for 17 years as the chief before his retirement. He did it as a volunteer without pay. He moved to Mayodan where most of the calls were. He currently serves as the President of the pool board at Forest Grove Pool and serves on several boards dealing in finance. Mr. Gray stated you can’t increase services without increasing the budget and he believes there is value in subcontracting.

Zack Reynolds United States Career Army Combat Veteran owns property on Garfield and Hannah Street, Mr. Reynolds stated the park needs to be updated and the kids only have one swing to play on in the park. He wanted to make sure this stays on the forefront. During the storm, a light pole fell over the fence at the park and wires still lie on the ground. Mr. Reynolds stated that tenants contacted the power company and the power company said it wasn’t their poles. He would like some help with finding out

who's wires it is and removing them. The last concern Mr. Reynold has someone pitched a tent just outside of his property off Hannah Street. He has spoken to the police about this and wants this looked into.

### **PUBLIC HEARING:**

#### **A. Public Hearing and Consideration of Minimum Housing & Non-Residential Ordinances**

The Minimum Housing and Non-Residential Commercial Maintenance Ordinances will help the Town enforce regulations on dilapidated residential and commercial buildings. These Ordinances provide the detail necessary to identify when structures require significant repair or are beyond the point of repair. Once adopted, the Piedmont Triad Regional Council (PTRC) will begin preparing a list of houses in the town that require attention. PTRC will be dedicating 40 hours a month towards regulating dilapidated structures in Mayodan.

Dennis Pennix with State Code Enforcement stated he was there for any questions Council might have regarding the process with minimum housing and non-residential ordinances.

Town Manager Shuler stated the Planning and Zoning Board expressed strong support for the proposed Ordinances at their regular meeting on August 15, 2024. A favorable recommendation was sent to the Town Council for approval by unanimous vote.

Mayor Lake opened the public hearing at 6:53 p.m.

No one from the public wished to speak.

Mayor Lake closed the public hearing at 6:54 p.m.

**Motion** by Councilmember Miller, seconded by Councilmember Shelton, to approve Minimum Housing Ordinance.

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

Nays: None.

**Motion** carried unanimously.

**Motion** by Councilmember Shelton, seconded by Councilmember Barnes, to approve Non-Residential Housing Ordinance.

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

Nays: None.

Motion carried unanimously.

### **APPROVAL OF MINUTES:**

#### **Approval of Agenda and Regular Meeting Minutes of August 8 & 12 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.

### **OLD BUSINESS:**

#### **A. Fire Department Medical Call Trial Update**

The Fire Department has been answering medical calls in the fire district since April 29, 2024. At the last report from the Fire Chief on June 27<sup>th</sup>, a total of 76 medical calls were answered at a cost of \$8,850 for firefighter pay or an average of \$116 per medical call. The per-call rate was adjusted in June to limit expenses while fairly compensating firefighters. From July 1<sup>st</sup> to August 29<sup>th</sup>, a total of 69 medical calls were answered at a cost of \$4,390 for firefighter pay.

From July 1<sup>st</sup> to August 29<sup>th</sup>, a total of 69 medical calls were answered at a cost of \$4,390 for firefighter pay. The average price per medical call was \$64, resulting in a \$52 decrease in cost to taxpayers. Costs for fuel and medical supplies are still manageable and have not caused any major increase in spending.

No action was taken.

## **NEW BUSINESS:**

### **A. Proclamation for Constitution Week September 17-23, 2024**

Mayor Lake read and approved the Proclamation for Constitution Week for September 17-23, 2024.

### **B. Resolution to Change ABC Contact with the ABC Commission**

Mayor Lake stated a change to the ABC contact for the town needs to be updated to Chief William Knight. This is a standard procedure with the retirement of Chief Charles Caruso.

### **C. Fire Department Study Committee Recommendation**

The Fire Department Study Committee met on August 14, 2024, and recommended hiring a full-time firefighter for the Fire Department. Funds of \$61,000 were set aside in this year's budget for this purpose. The Committee identified a competitive salary range and benefits that fit within this budget. Overall, this position will assist with answering calls during the day, which will help with balancing out the call response. Additionally, it is cheaper to have a full-time position running three calls in one hour than it is to pay per call.

Fire Chief Dylan Garner provided an overview of the responsibilities for this position. Town Manager Shuler stated that the committee recommend the hiring of a full-time firefighter.

**Motion** by Councilmember Cardwell, seconded by Councilmember Goard, to approve a full-time firefighter for the fire department.

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

Nays: None.

Motion carried unanimously.

### **D. Jackson Street Repaving**

Last month, the Council approved for the sewer lines on Jackson Street to be slip lined in preparation for resurfacing the road. Staff anticipates for the slip lining to be completed by the week of September 9<sup>th</sup> and will be ready to proceed with repaving. A quote was received from Hooker Sealcoating and Striping of \$167,500. Glass Paving Company proposal \$173,250 and Granite City Paving proposal \$175,400. Jackson Street is Powell Bill eligible and funds of \$382,630 are available through this year's budget to cover this cost.

**Motion** by Councilmember Goard, seconded by Councilmember Shelton, to approve Hooker Sealcoating and Striping to do the paving for \$167,500 on West Jackson Street (7<sup>th</sup> to 13<sup>th</sup>).

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

Nays: None.

Motion carried unanimously.

### **E. Mayodan Merchants Association Funding Request**

A request was received from the Mayodan Merchants Association to consider the town providing an additional \$1,000 for FY 24-25.

Previously, the Mayodan Art Center organized the hay bales and golf cart parade and would request funding from the town of \$1,000. For this fiscal year, no request for funding was made by the Center, nor are they continuing to provide these events. The Mayodan Merchants Association has taken on the responsibility of the previously mentioned events along with the two events they already manage, increasing their financial obligation.

**Motion** by Councilmember Barnes, seconded by Councilmember Shelton, to approve request for an additional \$1000 to the Mayodan Merchants Association that was previously approved for the Mayodan Arts Center.

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

Nays: Cardwell

Motion carried 4-1

#### **F. Resolution Allowing Consumption of Alcohol during What the Hay Festival**

The Mayodan Merchants Association has requested for the town to allow the consumption of alcohol during the “What the Hay” Festival on October 12, 2024, from 12 p.m. to 10 p.m. By adopting the attached resolution, it will allow for this request to be fulfilled providing all necessary ABC permits are obtained. Town Attorney Russell gave the Council different options to consider regarding the consumption of alcohol during special events.

**Motion** by Councilmember Shelton, seconded by Councilmember Barnes, to approve amending Ordinance on the boundaries of the area where alcohol will be allowed.

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

Nays: Cardwell

Motion carried 4-1

**Motion** by Councilmember Goard, seconded by Councilmember Miller, to approve Resolution allowing consumption of alcohol during What the Hay Festival.

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

Nays: Cardwell

Motion carried 4-1

#### **G. Resolution Authorizing Enforcement Action at 205 N 7<sup>th</sup> Avenue**

The property owner of 205 N 7<sup>th</sup> Avenue was notified on April 30, 2024, that piles of debris on the front porch and yard violated the town’s ordinance. No action was taken by the property owner. The Town Attorney issued a certified letter on July 3, 2024, requiring a resolution by July 22, 2024. Again, no action was taken by the property owner.

The next step in the process is the adoption of a resolution authorizing enforcement action at 205 N 7<sup>th</sup> Avenue. This will allow the Town Attorney to take the necessary legal measures to bring this violation to a resolution and to collect attorney fees and costs for this civil action.

**Motion** by Councilmember Goard, seconded by Councilmember Barnes, to approve Resolution authorizing enforcement Action at 205 N 7<sup>th</sup> Ave.

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

Nays: None.

Motion carried unanimously

#### **H. Mower Replacement for Farris Memorial Park**

Staff mows the grass at Farris Memorial Park with two lawnmowers. Over the last couple of weeks, both mowers have broken down and been taken to a shop for repairs. One of the mowers has been repaired multiple times but is experiencing the same issues.

A lawnmower has been temporarily provided by the repair shop so staff can maintain the current level of service until the mower is repaired. The staff has also borrowed a lawnmower from Public Works temporarily. We explored the option of borrowing a lawnmower from the Street Division. However, this team is at the height of the mowing season and cannot spare a mower.

Quotes have been obtained for a lawn mower from Y&W Farm Center (16,900) and Riddle Farm Equipment, Inc. (\$17,041.72). Staff recommends moving forward with Y & W Farm Center quote of \$16,900 because this company is local and will provide convenient access for lawn mower maintenance.

The purchase of this equipment is not funded through this year's budget and would require a budget amendment from Fund Balance to cover the expense.  
No action was taken.

### **I. Farris Park House Repairs**

HVAC, electrical, and plumbing inspections have been completed at Farris Memorial Park house. HVAC and electrical repairs will be required to be completed before the park superintendent can move in.

Quotes have been obtained for the required work. It is estimated that the electrical work will be under \$2000 which falls within this year's budget for maintenance on the park house. A quote of \$7,128 was received from Tim Dalton for the HVAC work to remediate the mold. A budget amendment from Fund Balance will be required for work to be completed.

There is a wood stove that is tied into the return duct for the HVAC system. If there were to be a fire insurance would not cover the loss. Coverage would probably be canceled on the house. The wood stove must be removed. Carbon monoxide detectors must be installed because of the gas logs.

**Motion** by Councilmember Cardwell, seconded by Councilmember Miller, to approve HVAC repair.

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

Nays: None.

Motion carried unanimously.

### **K. Amended ARPA Grant Project Ordinance**

After review and consultation with the NCLM Special ARP team, we need to amend the ARPA Grant Project Ordinance to reflect the separation of Premium Pay given to employees in December 2021 and Law Enforcement Salary Reimbursement in June 2024.

The monetary amounts are not changing, just the wording on the Grant Project Ordinance passed at our June Council meeting.

**Motion** by Councilmember Goard, seconded by Councilmember Barnes, to approve amended ARPA grant project Ordinance.

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

Nays: None.

Motion carried unanimously.

### **L. Washington Mills PCB Removal Application**

A meeting was held with EPA to understand the requirements for removing PCB contaminants from the Washington Mills site. EPA recommends that the town submit an application as soon as possible for removing PCBs. It can take up to six months to receive approval.

The team supporting this process recommends following 761.61(a) for PCB removal. By doing so, we will be able to separate the soil and send anything below 1 part per million to a local landfill. Anything above this will require being transferred to a TSCA landfill in Alabama. Ultimately, following this regulation helps the town potentially save 40%-50% on the cleanup cost. Once approved, cleanup will begin by late spring 2025 with completion in late summer 2025.

Next steps before construction of amenities:

- PCB removal
- Environmental management plan approved by NCDEQ for PAH pile
- Adoption of site design

The uses and locations of rec activities will be incorporated into the environmental plan to ensure there is no interference with the debris pile (PAH).

**Motion** by Councilmember Shelton, seconded by Councilmember Cardwell, to approve to authorize the Town Manager to submit an application to the EPA that follows 761.61(a) for PCB removal.  
Ayes: Councilmembers Barnes, Cardwell, Goard, Miller, and Shelton.  
Nays: None.  
Motion carried unanimously.

**MANAGER/ COUNCIL COMMENTS/ANNOUNCEMENTS:**

**Motion** by Councilmember Miller, seconded by Councilmember Barnes, to adjourn meeting.  
Ayes: Councilmembers Barnes, Cardwell, Goard, Miller, and Shelton  
Nays: None.  
Motion carried unanimously.  
Meeting adjourned at 7:43 p.m.

**ATTEST:**

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Sarah Hopper, Town Clerk

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E. Dwight Lake, Mayor