



AGENDA
MAYODAN TOWN COUNCIL
September 14, 2026
6:00 p.m.
James A. Collins Municipal Building

CALL TO ORDER

PRAYER:

Given by Pastor Michael Lindsay, Westside Baptist Church, Mayodan

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance led by Mayor Lake and Councilmembers

PUBLIC COMMENTS

RECOGNITION:

A. Proclamation: Constitution Week of September 17 Tara Maxey will be accepting

B. Introduction of Colby Hollis-WWTP Apprentice

CONSENT AGENDA:

A. Approval of Minutes

a. Agenda Meeting Minutes of August 6, 2026

b. Regular Meeting Minutes of August 10, 2026

c. 2026 MM Christmas Parade approval

PUBLIC HEARING:

OLD BUSINESS:

NEW BUSINESS:

A. Interlocal Agreement with Madison Mayodan Recreation Commission for Management, Maintenance, Staffing, and Programming of Farris Memorial Park

CLOSED SESSION:

MANAGER COMMENTS/ANNOUNCEMENTS

DEPARTMENT HEAD COMMENTS/ANNOUNCEMENTS

COUNCIL COMMENTS/ANNOUNCEMENTS

ADJOURN

OFFICE OF THE MAYOR

TOWN OF MAYODAN

A PROCLAMATION

IN RECOGNITION OF "Constitution Week"

Whereas, September 17, 2026 marks the two hundred and thirty-ninth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

Whereas, it is fitting and proper to officially recognize this magnificent document and the anniversary of its creation; and

Whereas, it is fitting and proper to officially recognize the patriotic celebrations which will commemorate the occasion; and

Whereas, public law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week;

Now, therefore, I, , Dwight Lake by virtue of the authority vested in me as Mayor of the Town of Mayodan in the State of North Carolina do hereby proclaim September 17 through 23, 2026 to be

CONSTITUTION WEEK

And ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

IN WITNESS WHEREOF, I have here unto set my hand and caused the Great Seal of the Mayodan, North Carolina to be affixed on this document on this fourteenth day of September in the year two thousand twenty-six;

Dwight Lake, Mayor

ATTEST:

Sarah Hopper, Town Clerk





AGENDA *MINUTES*
MAYODAN TOWN COUNCIL
August 6, 2026
6:00 p.m.
James A. Collins Municipal Building

MAYOR AND COUNCIL PRESENT:

Mayor Dwight Lake
Mayor ProTem John Miller
Doug Cardwell
Buck Shelton
Letitia Goard Via phone, not eligible to vote

ABSENT:

Melanie Barnes

STAFF PRESENT:

Town Manager Melody Shuler
Town Clerk Sarah Hopper

The Mayodan Town Council met at 6:01 p.m. on Thursday, August 6, 2026, in the Council Chambers of the James A. Collins Municipal Building, and with a quorum present, Mayor Lake called the meeting to order. Mayor Lake went over the agenda items for the regular meeting scheduled for Monday, August 10, 2026.

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

Ayes: Councilmembers Cardwell, Miller, and Shelton

Nays: None.

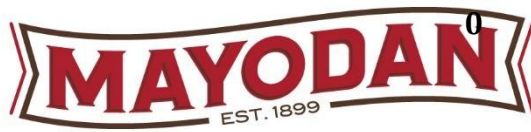
Motion: carried unanimously

Meeting adjourned at 6:31 p.m.

ATTEST:

Sarah Hopper, Town Clerk

Dwight Lake, Mayor



**REGULAR
MEETING *MINUTES*
MAYODAN TOWN COUNCIL
August 10, 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 August 10, 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 Donovan Furstenberg with The Refuge Church

PLEDGE OF ALLEGIANCE:

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

RECOGNITION:

- A. Introduction of Brandi Shelton, Billing Clerk/PW Administrator
- B. Introduction of Verlyria Ellington, Billing Clerk
- C. Introduction of Code Enforcement Officer Matt O'Hal
- D. Dylan Garner Fire Chief Resignation
- E. Introduction of Fire Chief Mason James
- F. Firefighters Austin Wagner and Osmin Hernandez for successfully obtaining their North Carolina Firefighter Certification
- G. Introduction of NC Fellow Caroline Strada
- H. Police Sergeant Wayne Williams retired July 1, 2026
Council will recess briefly for refreshments in honor of Police Sergeant Wayne Williams in recognition of his dedicated service to the Town of Mayodan.

Chief Knight spoke about Sergeant Jimmie Wayne Williams' distinguished law enforcement career and his more than two decades of service to the citizens of Rockingham County and the Town of Mayodan. Sergeant Williams began his career in 2003 with the Rockingham County Sheriff's Office, where he served as a deputy sheriff before joining the Mayodan Police Department in 2009.

During his tenure with the Mayodan Police Department, Sergeant Williams served the community in several capacities and earned the rank of patrol sergeant. Throughout his 17 years of service to the

Town, he demonstrated professionalism, a strong commitment to public safety, and dedication to the responsibilities entrusted to him as a law enforcement officer.

Chief Knight thanked Sergeant Williams for his more than 23 years in law enforcement and for his dedicated service to the Town of Mayodan and its citizens.

Mayor Lake presented Sergeant Williams with a service plaque in appreciation of his 17 years of dedicated service to the Town of Mayodan. The Board was also asked to authorize the presentation of Sergeant Williams' service badge as a commemorative keepsake in recognition of his distinguished law enforcement career and service to the Town.

Motion by Councilmember Cardwell, seconded by Councilmember Goard, to adopt the Resolution authorizing the presentation of Sergeant Williams' service badge to him as a commemorative keepsake.

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

Nays: None

Motion carried unanimously

At 6:13 p.m., Mayor Lake called for a brief recess to recognize Police Sergeant Wayne Williams. A small reception was held in his honor.

Following the recess, Mayor Lake reconvened the meeting at 6:23 p.m.

APPROVAL OF CONSENT ITEMS:

- A. Approval of Minutes
 - a. Regular Meeting Minutes of June 13, 2026
 - b. Agenda Meeting Minutes of July 8, 2026
 - c. Regular Meeting Minutes of July 13, 2026
- B. Resolution Approving Local Water Supply Plan 2025
- C. Budget Amendment #1 & #2
- D. Request for Waiver of Park Rental Fee at Elliott Duncan Park
- E. Resolution to adopt Northern Piedmont Regional Hazard Mitigation Plan

Motion by Councilmember Miller, seconded by Councilmember Goard, 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 & Decision on Annexation Petition for 270 Dan Valley Road**

Mayor Lake opened Public Hearing at 6:24pm

Town Manager Shuler presented information to the Council regarding a voluntary annexation petition submitted by Agency Partners, LLC for approximately 13.47 acres located at 270 Dan Valley Road and identified as Rockingham County Tax Parcel No. 186173. Pursuant to N.C.G.S. § 160A-31, the Town Council had previously directed the Town Clerk to investigate the sufficiency of the petition. The Town Clerk completed the investigation and certified that the petition was sufficient, after which the Council scheduled the required public hearing. Notice of the public hearing was published at least 10 days before the hearing date, as required by statute. Shuler explained that, upon annexation, the property would become subject to municipal ad valorem taxes based on Rockingham County's assessed property value and the Town's applicable tax rate. Municipal services, including water and sewer services, would be

made available in accordance with the Town's established service-extension policies. Following the public hearing, the Council was asked to consider adopting Ordinance ORD-2026-06, approving Annexation Petition ANX-001-2026 and extending the corporate limits of the Town of Mayodan to include the property.

Mayor Lake invited anyone wishing to speak regarding the proposed annexation of the property located at 270 Dan Valley Road to come forward.

Scott Krusell, a project engineer with VennTerra Land Development in Graham, North Carolina, addressed the Council regarding the voluntary annexation petition for the property located at 270 Dan Valley Road. He explained that VennTerra assists with land development and rezoning projects and is working on the proposed development of the site. The property consists of slightly more than 13 acres, is adjacent to the Town's corporate limits, and is accessible only from Dan Valley Road.

Billy Watkins stated that he and his wife, Frances Watkins, who was also present at the meeting, own approximately 12.16 acres adjoining the property parcel # 180363 at 270 Dan Valley Road. Mr. Watkins asked several questions about the proposed development, including the applicable restrictions, development standards, types of homes permitted, minimum home sizes, and square-footage requirements. He also asked what rules and oversight would apply to the development and whether the proposed roads would be paved. Mr. Watkins expressed particular concern about the development's potential impact on stormwater runoff and stated that he and his wife wanted a better understanding of the overall project.

Motion by Councilmember Miller, seconded by Councilmember Goard, to approve the Annexation Petition ANX-001-2026 to extend the corporate limits of the Town of Mayodan, as presented.

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

Nays: None

Motion carried unanimously

Motion by Councilmember Barnes, seconded by Councilmember Goard, to adopt Ordinance (ORD 2026-06 for the Annexation.

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

Nays: None

Motion carried unanimously

Mayor Lake closed Public Hearing at 6:34 pm

B. Public Hearing & Decision on Initial Zoning Application for 270 Dan Valley Road

Mayor Lake opened Public Hearing at 6:36 pm

Town Manager Shuler stated to the Council that Agency Partners, LLC had submitted a petition requesting the voluntary annexation of approximately 13.47 acres located at 270 Dan Valley Road, identified as Rockingham County Tax Parcel No. 186173. The property is outside the Town's extraterritorial jurisdiction and is currently zoned RA (Residential Agricultural) by Rockingham County. Because the property has not previously been subject to the Town's zoning jurisdiction, an initial Town zoning designation is required upon annexation.

Scott Krusell of VennTerra Land Development, acting as the authorized agent for Agency Partners, LLC, requested an initial zoning designation of R-6 (Residential High Density). The requested

designation is consistent with the R-6 zoning of adjacent property and would support the proposed development of a single-family residential neighborhood. A conceptual sketch plan depicting a 44-lot subdivision, known as the Dan Valley Road Subdivision, was submitted for reference; The property is vacant and undeveloped and fronts Dan Valley Road. It is adjacent to Town-zoned R-6 and C-2 properties to the north, Town R-20 property within the extraterritorial jurisdiction to the west, and properties under Rockingham County's zoning jurisdiction to the south and east. The property is not located within a FEMA-designated Special Flood Hazard Area and is within the Dan River Watershed.

Town Manager Shuler explained that the proposed R-6 designation would be a logical extension of the Town's existing residential and commercial zoning pattern. The R-6 district permits higher-density residential development in areas served by municipal water and sewer and may serve as a transition between lower-density residential and commercial districts. The conceptual plan proposes approximately 45 single-family lots, or 3.34 lots per acre. Municipal water is available to serve the property. Sewer extensions, infrastructure improvements, stormwater requirements, buffering, and the allocation of associated costs would be addressed during the subdivision review process and were not part of the initial zoning action.

Although the property is not included on the Future Land Use Map because it lies outside the Town's extraterritorial jurisdiction, staff determined that the request was generally consistent with the goals and policies of the Town of Mayodan Comprehensive Land Development Plan. The request supports the extension of municipal services through voluntary annexation, encourages new residential development, and continues an established zoning pattern.

The Planning Board reviewed Petition IZ-001-2026 at its July 16, 2026, meeting and voted unanimously to recommend approval. Staff also recommended approval of the initial R-6 zoning designation, contingent upon the annexation becoming effective, and adoption of the accompanying reasonableness and consistency statement.

Mr. Krusell stated that the property's location provides convenient access to Mayodan, Madison, nearby highways, and surrounding areas, making it well suited for residential development.

He presented the results of a preliminary traffic-capacity analysis. Based on the proposed 45 homes and an estimate of 10 vehicle trips per home each day, the development is expected to generate approximately 450 additional daily trips. Mr. Krusell stated that NCDOT estimates a roadway similar to Dan Valley Road can accommodate approximately 9,000 vehicles per day. Current traffic volume is approximately 3,600 vehicles per day, or 40 percent of the roadway's estimated capacity. The proposed development would add approximately 5 percent, bringing the total use to approximately 45 percent of the roadway's estimated capacity. Based on these figures, he did not anticipate that the development would significantly affect traffic or overcrowd the roadway.

Mr. Krusell also discussed the housing shortage in North Carolina and Rockingham County. He referenced a housing supply-gap analysis prepared by Bowen National Research, which estimated that Rockingham County could have a shortage of approximately 5,445 homes by 2029. He acknowledged that the proposed development would not resolve the overall shortage but stated that it would be a positive step toward addressing the need for additional housing.

Mr. Krusell invited neighboring property owners to contact him with any additional questions or concerns and offered to provide his contact information. He then introduced Kevin Monahan of KDM Homes, the local homebuilder, for the proposed development.

Kevin Monahan introduced himself as the owner of KDM Homes, a local homebuilding company based in Rockingham County. He stated that before founding KDM Homes in October 2020, he spent six years working for one of the nation's largest homebuilders, where he gained experience in residential construction and production homebuilding. Mr. Monahan is a licensed North Carolina general contractor and holds a degree in civil engineering.

Mr. Monahan stated that KDM Homes' vision for the proposed development is to construct a small community of quality homes that complements the character of the surrounding area. The development is expected to offer four to five floor plans, including single-story ranch homes and two-story homes ranging from approximately 1,400 to 1,900 square feet. The homes would feature a modern farmhouse style and would be designed to appeal to first-time homebuyers and growing families.

KDM Homes also plans to work with local partners, including Century 21 and local financial institutions, as the project moves forward. Mr. Monahan expressed excitement about the opportunity to invest in the Town of Mayodan and stated that the company's goal is to create a neighborhood that complements the community and adds lasting value.

Mr. Watkins asked what types of homes would be constructed, whether the homes would have enclosed garages or outbuildings, whether the development would have more than one entrance, and what type of streets were proposed. He stated that his property adjoins the proposed development and expressed concern that many details remained unknown. He requested additional information to better understand how the development might affect his property.

Mr. Krusell responded to Mr. Watkins' questions and stated that the homes were expected to range from approximately 1,400 to 1,900 square feet, with anticipated prices between \$300,000 and \$400,000. The homes would include porches and enclosed garages. Some homes would be constructed on concrete slabs, while others would have crawl spaces. Landscaping would also be included to enhance the appearance of the neighborhood from the roadway. Mr. Krusell further stated that all setbacks would be established in accordance with the Town's requirements, including a 20-foot setback along the portion of the development nearest Mr. Watkins' property.

Mr. Krusell reviewed the conceptual sketch plan and explained that the development would have one entrance due to the property's limited road frontage. NCDOT requested that the proposed entrance align with the existing driveway across Dan Valley Road. The entrance location has received a preliminary review but will require NCDOT approval through the driveway permitting process. Mr. Krusell stated that the required setbacks would be shown on the final development plans.

Mr. Krusell stated that the required rear setback would be 20 feet; however, the homes were expected to be positioned toward the front of the lots. Mr. Monahan confirmed that the proposed homes would include enclosed garages and would be comparable to a nearby KDM Homes development on River Road. He described the homes as higher-quality, semi-custom construction with landscaping to enhance the neighborhood's appearance. Most homes are currently expected to be built on concrete slabs, although site conditions may require some homes to have crawl spaces.

Town Manager Shuler explained that the next step would be a Technical Review Committee review of the site plan. The Fire Marshal, Fire Chief, Public Works Director, and an engineer from LKC would review the plan and provide feedback. Based on their recommendations, staff would develop proposed conditions and work with the applicant to obtain written agreement to those conditions.

Shuler stated that staff anticipated presenting a complete package to the Council in October. She also noted that the applicant intended to request a special use permit for an alternative street design without traditional curb, gutter, and sidewalk requirements. The subdivision plat would be reviewed later in the process and, if the Council was comfortable with the proposal, would be approved in accordance with the Town's ordinance. Shuler emphasized that the project had not yet reached that stage of review.

Mayor Lake closed the Public Hearing at 6:50 pm

Motion by Councilmember Miller, seconded by Councilmember Goard, to approve the petition IZ-001-2026 for initial zoning to R-6 and the reasonableness and consistency statement as presented.

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

Nays: None

Motion carried unanimously

C. Public Hearing & Decision on Special Use Application for Child Care at Muddy Dog Veterinary Hospital

Mayor Lake opened Public Hearing at 7:00 pm

Town Clerk Sarah Hopper administered the oath to Town Manager Melody Shuler and Mindy Price.

The Council was asked to make an affirmative determination on the required findings of fact, approve petition SU-003-2026 subject to the stated conditions, and adopt the written decision.

Town Manager Shuler stated that the Town had received a Special Use Permit request from Muddy Dog Properties, LLC, for the property located at 6830 NC Highway 135 in Mayodan. The property is currently zoned C-2 Highway Commercial. The request is to allow an employee childcare facility as an accessory use to the existing veterinary hospital.

Shuler explained that Section 5.8 of the Town's Zoning Ordinance governs day care and kindergarten facilities as a principal use. These facilities are permitted only when a Special Use Permit is granted by the Town Council and are limited to the R-20, R-12, R-6, and C-2 zoning districts. The subject property is zoned C-2, and the applicant proposes to add an employee childcare component to the existing veterinary hospital. The property is surrounded by C-2 Highway Commercial zoning, including properties occupied by Lowe's and Bojangles.

Shuler reviewed the four applicable requirements of the ordinance. The first requirement addresses hours of operation. The proposed childcare hours are Monday, Wednesday, and Friday from 8:00 a.m. until 7:00 p.m. and Tuesday and Thursday from 8:00 a.m. until 6:00 p.m. These hours apply only to the childcare facility.

The second requirement addresses screening from adjoining residential property. Because the property is surrounded by C-2 Highway Commercial zoning and does not adjoin residential property, this requirement does not apply.

The third requirement addresses State and County licensing and inspections. The applicant stated that all required State and Rockingham County licenses and inspections for the childcare use would be obtained and maintained.

The fourth requirement addresses the site plan. The applicant submitted a site plan showing the required signage, ingress and egress, driveways, and on-site parking; therefore, this requirement was satisfied.

Shuler stated that staff developed the following three conditions, which the applicant agreed to in writing:

1. The hours of operation shall be limited to Monday, Wednesday, and Friday from 8:00 a.m. until 7:00 p.m. and Tuesday and Thursday from 8:00 a.m. until 6:00 p.m.
2. The applicant shall obtain and maintain all required State and Rockingham County licenses and inspections for the childcare use.
3. The childcare service shall be limited to an employee-only service for the children of employees of Muddy Dog Veterinary Hospital and Stokesdale Veterinary Hospital. It shall not be open to the general public. Any future conversion to a general-public day care facility shall require a separate zoning review.

Shuler explained that the requested actions were to make an affirmative determination on the findings of fact, approve the petition subject to the stated conditions, and adopt the written decision.

Mayor Lake asked for clarification regarding the number of proposed conditions, noting that the written decision listed four rather than three. The fourth condition requires the existing fence enclosing the rear-yard play area to be maintained in good condition for the duration of the childcare use. Town Manager Shuler confirmed that the written decision included all four conditions.

Mayor Lake asked whether the facility currently had a play yard for the children. Town Manager Shuler stated that it did not. Mayor Lake then asked whether a fence would be required if a play yard were added. Shuler stated that a fence was already in place. She also noted that the childcare facility would use three rooms located on the right side of the building.

Councilmember Cardwell asked whether the children would be allowed to play outside. Ms. Price stated that the facility had a designated play area for the children. She explained that the children's play area was separate from the area used for the animals.

Ms. Price stated that she had completed 12 hours of training on how to operate a childcare facility legally. She explained that the outdoor play area would require separate licensing. She was completing the required classes for the outdoor area. Ms. Price also stated that the children's play area would be completely separate from the area used for the animals.

Mayor Lake asked whether the agreement should include a condition requiring the children's play area to be separate from the area used for the animals. Ms. Price stated that the childcare license already required the areas to be separated.

Ms. Price introduced herself as the owner of Muddy Dog Veterinary Hospital and Stokesdale Veterinary Hospital. She stated that she is the mother of four children, ages seven, five, four, and two. As a working mother and the primary breadwinner for her family, she believes that providing a supportive work environment can help working mothers through many challenges.

Ms. Price explained that during COVID-19, she had a nanny at the veterinary hospital to help care for the children. As the business grew, it no longer qualified to provide nanny services. To continue offering free childcare to employees, the business must now operate as a legally licensed childcare center.

Ms. Price stated that the licensing process is difficult and expressed hope that it could be made easier for other business owners in the future. She emphasized that they are meeting the requirements, following the law, and want to continue providing childcare as a benefit to their employees.

Councilmember Cardwell asked whether they were currently providing childcare. Ms. Price stated that they had been operating as a nanny share but no longer qualified to do so. She explained that only two children could be present at a time for the childcare arrangement to remain legal. Therefore, they rotate which children can be present and when.

Ms. Price stated that DHS visits the facility to ensure that everything is being handled correctly. She explained that she has had a nanny, and at times multiple nannies, on staff for several years. Childcare has been provided between the two veterinary hospitals and her home. However, she stated that there are now too many children needing care at Muddy Dog Veterinary Hospital.

Councilmember Cardwell asked how many children they proposed to care for. Ms. Price stated that the number would depend on how many mothers needed the service. Most of the children are aging out of childcare or beginning school. She anticipated caring for up to five children at one time. There are 12 children in total, but most are school-aged.

Ms. Price explained that childcare licensing requirements limit the number of children based on the available square footage. She was obtaining estimates for adding another door and expanding the space, even though the childcare would be provided as a free service. She stated that the State requires specific separations for children, certain types of cribs, and several other safety measures.

Councilmember Goard noted that the proposed childcare hours were the same as the veterinary hospital's operating hours. She asked whether the childcare hours should be extended to accommodate employees who must arrive early or remain after the business closes. She stated that this was her primary concern with the proposed hours of operation.

Councilmember Goard stated that she was considering the legal requirements. Ms. Price believed that, as long as the nanny was not present and the children remained under the care of their parents, the same State childcare requirements might not apply.

Ms. Price stated that the operating hours had not been a significant problem. If an employee has to stay late, the parent often takes the children home. In other instances, the children are mine, and the nanny is no longer present.

Ms. Price explained that the licensing requirements apply because she pays someone to care for the children. Therefore, she must complete the necessary steps to operate legally. She stated that when she is present with her own children, the childcare licensing requirements do not apply.

Councilmember Goard and Mayor Lake suggested extending the childcare hours by 30 minutes before opening and 30 minutes after closing. They stated that allowing the additional time would be better to ensure the facility remained in compliance.

Town Manager Shuler asked Ms. Price to confirm that she agreed with the proposed conditions. Shuler reviewed the fence-maintenance condition, which stated that the existing fence enclosing the rear-yard play area must be maintained in good condition for the duration of the childcare use. Ms. Price confirmed that she agreed with the condition.

Councilmember Miller thanked Ms. Price and stated that providing childcare at the workplace was a great idea. He noted that many families would appreciate having childcare available where they work.

Mayor Lake closed Public Hearing at 7:14 pm

Motion by Councilmember Barnes, seconded by Councilmember Miller, for an affirmative determination for the findings of fact.

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

Nays: None.

Motion carried unanimously

Motion by Councilmember Shelton, seconded by Councilmember Goard, to recommend approval of petition SU-003-2026 to Town Council with conditions

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

Nays: None.

Motion carried unanimously

Motion by Councilmember Goard, seconded by Councilmember Shelton, to adopt the written decision.

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

Nays: None.

Motion carried unanimously

OLD BUSINESS:

None

NEW BUSINESS:

None

MANAGER/ COUNCIL COMMENTS/ANNOUNCEMENTS:

Town Manager Shuler reported that she had been working with Duke Energy and had received approval from the North Carolina Department of Environmental Quality (DEQ) to remove the utility poles from Washington Mills. The poles are expected to be removed within the next several weeks.

Ms. Shuler also reported that the Town had received a project cost estimate of approximately \$724,000 for N 7th Avenue widening. She is working with the engineer to identify the most critical needs and determine ways to reduce the overall cost by focusing on the road widening and several other necessary improvements. The Town plans to coordinate the improvements with the proposed development and include the project in the Capital Improvement Plan, with an anticipated timeline of two to three years.

Ms. Shuler also recognized everyone who assisted with the emergency response to the lithium battery fire at 800 S. Ayersville Road. She stated that the response went very well and expressed how proud she was of the entire team and its handling of the incident.

Public Works Director Joey Hudy requested clarification regarding the proposed paving of North Third Avenue. He stated that the estimated cost to mill and repave the roadway from Main Street to Van Buren Street was approximately \$215,000 and that the Town had approximately \$222,000 available in Powell Bill funds.

Mr. Hudy asked whether Council wanted to proceed with paving North Third Avenue from Main Street to Madison Street or from Main Street to Van Buren Street. By consensus, the Council directed staff to proceed with paving North Third Avenue from Main Street to Van Buren Street.

Councilmember Shelton reported that several citizens had contacted him to express their excitement about the hiring of the Town's new Code Enforcement Officer. He asked whether an online form could be added to the Town's website to make it easier for citizens to submit code enforcement concerns. Town Manager Shuler confirmed that the Town would create a form allowing citizens to submit their concerns directly to the Code Enforcement Officer.

Councilmember Miller expressed his appreciation for the additions to the Town's staff and welcomed the new employees to the Town family.

Motion by Councilmember Goard, seconded by Councilmember Barnes, to enter into closed session to consult N.C.G.S. 143-318.11(a)(1)] to prevent the disclosure of privileged information, N.C.G.S. 143-318.11(a)(6)] for personnel reasons, and 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.

Council entered closed session at 7:22 p.m.

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

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

Nays: None.

Motion carried unanimously.

Council returned to open session at 8:51 p.m.

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

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

Nays: None.

Motion carried unanimously.

Meeting adjourned at 8:54 p.m.

ATTEST:

Sarah Hopper, Town Clerk

E. Dwight Lake, Mayor



47TH ANNUAL

Madison-Mayodan Christmas Parade

SATURDAY, DECEMBER 12 AT 1:00PM

The LONGEST Christmas Parade in North Carolina



STOP BY M&M REC TO COMPLETE ENTRY FORM & PAY
CALL 336-548-2789 OR EMAIL
MAYODAN.FIREMANS.CLUB@GMAIL.COM

AGENDA ITEM COVER

Item for Agenda:	Interlocal Agreement with Madison Mayodan Recreation Commission for Management, Maintenance, Staffing, and Programming of Farris Memorial Park
Placement on Agenda:	New Business
Presenter:	Melody Shuler, Town Manager
Description of Agenda Item or Other Pertinent Information for Council:	Background Farris Memorial Park was conveyed to the Town by A. G. Farris subject to certain restrictions and conditions in a 1976 contract, including a prohibition on alcohol on the property. The Town Attorney has advised that partnering with MMRC to manage the Park will satisfy the requirements of that contract provided the Agreement (a) preserves the Town's ultimate control through a termination-for-performance clause, (b) requires MMRC to regularly report performance to the Town Council and Town Manager, and (c) requires MMRC to comply with all terms of the 1976 contract. The Town's Farris Memorial Park Committee met and recommended that Council approve this proposal, with a vote of 3:1. Concerns were raised over Madison having equal say in what happens at the park. The Madison Mayodan Recreation Commission met and voiced its support. An initial discussion has also been held with a member of the Farris family, who indicated support for MMRC managing the Park, noting that this reflects his understanding of the Recreation Department's originally intended role. The attached draft Interlocal Agreement sets out the negotiated terms, including a term running from the October 1, 2026 effective date through June 30, 2029; annual reevaluation of the agreement and budget; a 120-day termination-for-convenience notice and a 30-day termination-for-cause notice; monthly revenue reporting to the Town; full Town credit for MMRC-collected revenue against the total estimated expense; a comprehensive amenities, vehicle, and equipment maintenance schedule to be maintained by MMRC and made available to Council; and a profit-sharing discussion between the MMRC Director and Town Manager if Park revenues exceed budgeted amounts. Elliott Duncan Park and Garfield Park will remain under the Town's maintenance responsibility through the Town's Streets Department.

Financial Impact

The Parties estimate the following total program cost for Farris Memorial Park for FY 2026-27:

Cost Component	Amount
FMP operating budget expenses, as submitted by MMRC (staffing, maintenance, programming, workers' compensation)	\$131,236
Less: park revenue retained and collected by MMRC (netted against operating cost)	(\$26,000)
Net operating payment to MMRC (Town-paid)	\$105,236
Capital improvements (Town-funded, Town-owned; MMRC estimate)	\$43,977
Utilities — power (Town-paid, prorated for FY26-27 partial year)	\$8,800
Contingency	\$8,126
Estimated total program cost, as submitted (Town-paid)	\$166,139

The Town estimates \$166,139 is available in the FY26-27 Parks & Recreation operating budget.

Requested Action

MOTION to approve the Interlocal Agreement between the Town of Mayodan and the Madison Mayodan Recreation Commission for the Management, Maintenance, Staffing, and Programming of Farris Memorial Park, and authorize the Town Manager to execute the Agreement.



*Town of Mayodan. 210 W. Main Street. Mayodan, NC. 27027. (336)427.0241. www.townofmayodan.com
James A. Collins Municipal Building*

**INTERLOCAL AGREEMENT
BETWEEN THE TOWN OF MAYODAN AND THE
MADISON MAYODAN RECREATION COMMISSION
FOR THE MANAGEMENT, MAINTENANCE, STAFFING, AND PROGRAMMING
OF FARRIS MEMORIAL PARK**

This Interlocal Agreement ("Agreement") is made and entered into as of the ____ day of September, 2026, by and between the **Town of Mayodan**, North Carolina, a North Carolina municipal corporation (the "Town"), and the **Madison Mayodan Recreation Commission** ("MMRC"), (each a "Party," and collectively, the "Parties").

RECITALS

WHEREAS, the Town owns and operates Farris Memorial Park, located in Mayodan, North Carolina (the "Park"), which the Town received from A. G. Farris subject to certain restrictions and conditions set forth in a contract dated December 28th, 1976, and recorded in Deed Book 709 at Page 818, Rockingham County Registry (the "A. G. Farris Contract"), including a restriction prohibiting the consumption or sale of alcoholic beverages on the Park property; and,

WHEREAS, the Town desires to partner with MMRC to assume maintenance, staffing, and programming responsibility for the Park, while Elliott Duncan Park and Garfield Park remain under the Town's maintenance responsibility through the Town's Streets Department;

WHEREAS, the Town's Farris Memorial Park Committee met and recommended that the Town Council approve this proposal; and,

WHEREAS, the Madison Mayodan Recreation Commission met and was in support of the proposal; and,

WHEREAS, the Town Attorney has advised that this arrangement will satisfy the requirements of the A. G. Farris Contract provided that this Agreement (a) preserves the Town's ultimate control through a termination-for-performance clause, (b) requires MMRC to regularly report performance to the Mayodan Town Council and Town Manager, and (c) requires MMRC to comply with all terms of the A. G. Farris Contract, including the no-alcohol restriction; and,

WHEREAS, the Parties are authorized to enter into this Agreement pursuant to the North Carolina Interlocal Cooperation Act, N.C. Gen. Stat. § 160A-460 et seq.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. DEFINITIONS

Unless otherwise defined herein, the following terms have the meanings set forth below:

- “Park” means Farris Memorial Park, together with all buildings, structures, equipment, amenities, and fixtures located thereon.
- “A. G. Farris Contract” means the contract dated December 28th, 1976, and recorded in Deed Book 709 at Page 818, Rockingham County Registry, together with all restrictions and conditions contained therein.
- “Effective Date” means October 1, 2026.
- “Fiscal Year” means the Town's fiscal year, beginning July 1 and ending June 30.
- “Advisory Commission” means the Town's five-member Farris Park Advisory Commission.

2. TERM

2.1 Initial Term. This Agreement shall commence on the Effective Date, **October 1, 2026**, and shall continue for an initial term of two (2) years and nine (9) months, running from the Effective Date to **June 30, 2029**, (the “Initial Term”), unless earlier terminated as provided in Section 9.

2.2 Annual Reevaluation. The Parties shall meet at least annually, in connection with the Town's budget process, to reevaluate this Agreement and the annual budget for the Park, including revenues, expenses, and capital projects, and to make such adjustments as the Parties mutually agree in writing.

2.3 Renewal. This Agreement may be renewed or extended beyond the Initial Term only by written amendment executed by both Parties following the annual reevaluation process described in Section 2.2.

2.4 Transition Timing. The Parties anticipate that MMRC's maintenance responsibilities will begin in fall 2026, with capital improvement projects contemplated under Section 7 to be completed over the following winter.

3. MMRC RESPONSIBILITIES

During the Term, MMRC shall:

- Assume responsibility for the maintenance, staffing, and programming of the Park;
- Establish and adhere to a comprehensive maintenance schedule for all Park amenities, vehicles, and equipment, and make that schedule available to the Town Council upon request;
- Comply with all restrictions and requirements of the A. G. Farris Contract, including the prohibition on alcohol on Park property;
- Honor current reservations made by the Town prior to the Effective Date.

- Cause its Director (or designee) to report at each monthly Town Council meeting on Park operations, and maintain open, ongoing communication with the Town Manager regarding Park operations;
- Collect and retain all revenue generated by the Park (including revenue routed directly to MMRC through the online reservation and payment system), subject to the financial and reporting terms of Section 5;
- Obtain and maintain workers' compensation insurance covering MMRC's own employees and staff working at the Park, as required by Section 6;
- Submit an annual proposed operating budget for the Park to the Town for review and approval as part of the Town's budget process; and
- Permit the Town Manager, or the Town Manager's designee, to inspect the Park at any time.

4. TOWN RESPONSIBILITIES

During the Term, the Town shall:

- Retain ownership of all Park property, buildings, and equipment;
- Continue to directly administer the Great Trails State Program grant applicable to the Park;
- Pay the Park's utility costs (power);
- Maintain general liability insurance covering the Park, as set forth in Section 6;
- Fund capital improvements and equipment purchases for the Park as a Town budget line item separate from any payment to MMRC under Section 5, with all such capital improvements and equipment remaining Town-owned; and
- Retain budget authority and financial oversight of the Park's operations, notwithstanding MMRC's day-to-day management.

5. FINANCIAL TERMS

5.1 FY 2026–27 Estimated Program Cost. The Parties estimate the total program cost for the Park for Fiscal Year 2026–27, and the components of that cost, as follows:

Cost Component	Amount
FMP operating budget expenses, as submitted by MMRC (staffing, maintenance, programming, workers' compensation)	\$131,236
Less: park revenue retained and collected by MMRC (netted against operating cost)	(\$26,000)
Net operating payment to MMRC (Town-paid)	\$105,236
Capital improvements (Town-funded, Town-owned; MMRC estimate)	\$43,977
Utilities — power (Town-paid, prorated for FY26-27 partial year)	\$8,800
Contingency	\$8,126
Estimated total program cost, as submitted (Town-paid)	\$166,139

5.2 Revenue Retention and Reporting. MMRC shall retain all revenue generated by the Park. MMRC shall provide monthly revenue reports to the Town's Finance Director. The Town shall receive full credit for revenues collected by MMRC against the total estimated expense of operating the Park, in the manner reflected in Section 5.1.

5.3 Net Operating Payment. The Town shall pay MMRC the net operating amount reflected in Section 5.1 (estimated at \$105,236 for FY 2026–27), representing MMRC's approved operating budget net of park revenue retained by MMRC, payable in quarterly installments, with payment being due within thirty (30) days of invoice submission by MMRC.

5.4 Profit Sharing. If Park revenues exceed the amounts budgeted under this Agreement, the MMRC Director and Town Manager shall confer regarding the appropriate timing and mechanism for sharing that surplus, and any resulting arrangement shall be documented in a written amendment to this Agreement.

5.5 Annual Budget Process. No later than February 1st of each Fiscal Year, MMRC shall submit a proposed budget for the following Fiscal Year, including projected revenues, operating expenses, and proposed capital projects, for the Town's review and approval in connection with the annual reevaluation described in Section 2.2.

6. INSURANCE AND LIABILITY

6.1 Town Insurance. The Town shall maintain general liability insurance covering the Park.

6.2 MMRC Insurance. MMRC shall maintain general liability insurance for its operations related to the Park and workers' compensation insurance covering its own employees and staff who work at the Park, in amounts satisfying all applicable North Carolina statutory requirements, and shall provide the Town with a certificate of insurance evidencing such coverage upon request.

6.3 Liability. Each Party shall be responsible for its own acts and omissions and those of its officers, employees, and agents. Nothing contained herein shall be construed as a waiver of governmental immunity under North Carolina law.

7. CAPITAL IMPROVEMENTS AND EQUIPMENT

All capital improvements to, and equipment purchased for, the Park shall be funded by the Town as a budget line item separate from the net operating payment described in Section 5.3, and all such capital improvements and equipment shall remain the property of the Town. Capital improvement planning shall be addressed as part of the annual reevaluation described in Section 2.2. The Parties acknowledge that a proposed park office building with a modest living area to house maintenance staff is contemplated as part of the Year 2 capital budget.

8. A. G. FARRIS CONTRACT COMPLIANCE; ADVISORY COMMISSION

8.1 A. G. Farris Contract Compliance. MMRC shall operate, maintain, staff, and program the Park in a manner that complies with all restrictions and conditions of the A. G. Farris Contract, including the prohibition on alcohol on Park property. Any material violation of the A. G. Farris Contract by MMRC shall constitute a material breach of this Agreement subject to Section 9.3.

8.2 Advisory Commission. The Advisory Commission shall continue to serve in an active advisory role with respect to the Park throughout the Term, and shall be given the opportunity to review any material amendment to this Agreement prior to its execution.

9. TERMINATION

9.1 Retained Town Control. Notwithstanding MMRC's management role under this Agreement, the Town retains ultimate control over the Park through the termination rights in this Section 9 and the reporting requirements of Sections 3 and 4.

9.2 Termination for Convenience. Either Party may terminate this Agreement for convenience by providing the other Party at least one hundred twenty (120) days' prior written notice.

9.3 Termination for Cause/Performance. The Town may terminate this Agreement for cause, including MMRC's material failure to perform its obligations under this Agreement or material non-compliance with the A. G. Farris Contract, upon thirty (30) days' prior written notice to MMRC, except in instances where the material failure jeopardizes the continued safety and integrity of the Park or its operations being in compliance with the A. G. Farris Contract, in which instances, termination may be effective immediately.

9.4 Effect of Termination. Upon termination or expiration of this Agreement, MMRC shall reasonably cooperate with the Town to transition management, maintenance, staffing, and programming responsibility for the Park back to the Town or to a successor and shall provide a final accounting of Park revenue and expenses within 30 days of the termination date.

10. RECORDS AND AUDIT

MMRC shall maintain accurate books and records relating to Park revenue and expenses in accordance with generally accepted accounting principles, and shall make such records available to the Town and to the Town's auditor upon reasonable request.

11. GENERAL PROVISIONS

11.1 Notices. All notices under this Agreement shall be in writing and delivered to the addresses set forth on the signature page, or such other address as either Party designates in writing.

11.2 Amendment. This Agreement may be amended only by a written instrument signed by authorized representatives of both Parties.

11.3 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina.

11.4 Entire Agreement. This Agreement constitutes the entire agreement between the Parties regarding its subject matter and supersedes all prior negotiations, understandings, and agreements, whether written or oral.

11.5 Severability. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall continue in full force and effect.

11.6 No Third-Party Beneficiaries. This Agreement is intended solely for the benefit of the Parties and confers no rights on any third party.

11.7 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

TOWN OF MAYODAN

Town of Mayodan, North Carolina

By: _____

Name: Melody Shuler

Title: Town Manager

Date: _____

MADISON MAYODAN RECREATION COMMISSION

Madison Mayodan Recreation Commission

By: _____

Name: _____

Title: Chairman

Date: _____

APPROVED AS TO FORM:

Town Attorney

“This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.”

Finance Director

Farris Park strategic vision

Vision statement

Farris Memorial Park will become Madison-Mayodan’s outdoor recreation campus: a clean, safe, active, and financially responsible community park that supports local families first while gradually growing into a Western Rockingham County outdoor recreation destination through trails, sports, events, partnerships, and grant-funded improvements.

The key phrase is “financially responsible.” With the proposed FY26-27 structure in mind, Farris should not be presented as a \$5 million-plus immediate build-out. It should be presented as a **\$131,236 annual operating module** added to the Recreation Department, with major improvements remaining in Mayodan’s CIP, grants, sponsorships, or future enterprise projects. There would be an additional **\$43,977 capital outlay** for capital improvements to the Concession Stand area, Mini Golf & Driving Range.

Farris has the asset base to justify that vision: the master plan identifies it as a **270-acre community park** with open land, forest, athletic fields, baseball, soccer, tennis, picnic shelters, walking trails, a three-mile mountain bike trail, bike rental, driving range, mini-golf, disc golf, basketball, lake, ponds, playground, and other recreation amenities.

Strategic position

Farris should be positioned around four identities:

Identity	What it means
Community park	Keep shelters, playgrounds, fields, ponds, mini-golf, disc golf, and family recreation dependable for local residents.
Outdoor recreation hub	Use the mountain bike trail, future trail expansion, disc golf, walking trails, and natural areas to build a West Rock outdoor identity.
Sports and event venue	Use the fields, shelters, concession areas, and parking areas for leagues, tournaments, concerts, food truck nights, festivals, and community events.
Grant-ready destination	Use usage data, maintenance records, partnerships, and programming success to justify future trailhead, parking, campground, and food truck plaza investments.

The master plan already supports this direction. It states that Madison-Mayodan’s recreation vision should enhance quality of life, support health and wellness, improve access and connectivity, encourage unity between the towns, spur economic development, and strengthen grant competitiveness.

Budget-based strategy

FY26-27 operating assumption

Item	Amount
Existing M-M Recreation operating base, adjusted for FY26-27	Approximately \$867,183
New FMP Operating Budget, prorated for FY26-27	\$131,236
Total proposed consolidated FY26-27 operating budget	Approximately \$998,419

The strategic plan should clearly say:

The \$131,236 Farris module is for operations, staffing, maintenance, safety, reservations, programming support, and basic revenue development. It is not for campground construction, parking expansion, major trailhead construction, or field lighting.

That distinction matters because the master plan’s Farris capital recommendations include RV campsites, trail development, trailhead development, van and small-trailer campsites, tent campsites, a food truck plaza, and parking expansion, with the implementation table showing these as major capital items.

Strategic plan framework

1. Stabilize and professionalize operations

Goal: Bring Farris under a consistent Recreation Department operating system.

First-year priorities:

Action	Purpose
Create a Farris operating agreement	Clarify Mayodan ownership, M-M Rec operations, capital responsibility, insurance, law enforcement, revenue, and reporting.
Transfer park staff and seasonal labor into the M-M Rec operating structure	Avoid creating a brand-new standalone department.
Create a full asset inventory	Document shelters, fields, buildings, ponds, trails, courts, roads, equipment, rentals, utilities, signs, and deferred maintenance.
Launch online reservations	Standardize shelter, field, event, and rental bookings.
Establish a Farris work-order system	Track labor hours, maintenance costs, service requests, safety issues, and storm response.
Adopt written park standards	Set service levels for mowing, restrooms, shelters, fields, trails, trash, events, rentals, and closures.

Action	Purpose
Create a public-facing Farris calendar	Show events, field use, shelter bookings, trail closures, and program dates.

This fits the master plan’s implementation guidance, which says the plan will require partnerships among local and state agencies, nonprofits, and the Recreation Commission, and that expanding and enhancing parks will require additional staff and funding for development, maintenance, and management.

2. Preserve & improve existing uses before expanding new ones

Goal: Protect what people already use.

Existing asset	Strategic use
Baseball fields	Local leagues, practices, clinics, limited tournaments
Soccer fields	Youth soccer, camps, tournaments, school partnerships
Shelters	Family rentals, civic groups, reunions, birthdays, sponsor events
Ponds / lake	Fishing derby, senior fishing mornings, nature education
Trails	Walking groups, trail running, mountain bike clinics, trail stewardship
Mountain bike trail	Youth MTB program, beginner rides, skills days, trail workdays
Disc golf	Weekly leagues, beginner clinics, small tournaments

The master plan specifically says the Farris recommendations are intended to add facilities that attract users from a larger area and increase use of the park, while keeping the athletic fields and existing amenities in place.

3. Build the outdoor recreation brand

Goal: Make Farris the outdoor recreation anchor for Western Rockingham County.

This does **not** require major construction in year one. It requires organization, branding, partners, and programming.

Recommended brand is attached.

4. Capital Improvements to Concessions, Driving Range & Mini Golf

Goal: To make Farris Memorial Park a destination with Key focus on existing improved amenities along with new products not offered in our area.

Concessions: create a fun family friendly atmosphere that would attract individuals from the community and surrounding areas.

- Offer a simple but unique menu.
 1. Gourmet Hot Dogs



2. Sunset Slush - signature product with a good reputation and well known name



3. More inviting front lawn - would include improved landscaping, fire pit, adirondack chairs, picnic tables, bistro lights, lawn games, and outdoor speakers to play music and PA for orders.



Mini Golf: create a fun family friendly atmosphere that would attract individuals from the community and surrounding areas.

- Resurface all greens
- Paint
- Creative landscaping to beautify course
- Add art and/or monuments
- Repair water feature
- Add lights for night time golf
- New putters and balls for mini golf
- Speakers for music

Driving Range: improve tee box and putting green area. We would look to turf this area for improved driving and putting surface and create a low maintenance area.

Farris Outdoor Recreation Campus

The master plan identifies outdoor recreation and connectivity as central opportunities for Madison-Mayodan, and the regional context section notes that Farris sits within a broader landscape of rivers, greenways, Mayo River State Park, RoCo Blueway, and other outdoor recreation assets.

Three-year strategic plan

FY26-27: Year 1 — Takeover, cleanup, standards, and quick wins

Theme: “Operate Farris well.”

Strategic area	Year-one actions
Governance	Approve operating agreement; define Mayodan capital responsibility and M-M Rec operating responsibility.
Staffing	Add Fulltime Seasonal Maintenance Staff person and 5 seasonal concession & event staff. Existing Fulltime Staff would dedicate hours to focus on Farris Park.
Maintenance	Establish mowing, restroom, shelter, field, pond, trail, and storm-response schedules.
Safety	Add trail closure policy, emergency action plan, incident reporting, inspection forms, and updated park rules.
Revenue	Launch online reservations, revise shelter fees, field rental fees, event permit fees, and rental inventory controls.
Programming	Start small, recurring programs, amenities and events that use existing assets.
Partnerships	Formalize trail, school, tourism, food truck, volunteer, and health/wellness partnerships.
Data	Track labor hours, revenue, attendance, work orders, rentals, field use, event costs, and public feedback.

FY26-27 programming target: 10 to 15 organized Farris programs or events, not 40. The first year should prove that staff can maintain the park and operate events without overwhelming the budget.

FY27-28: Year 2 — Grow programs and revenue

Theme: “Make Farris active every season.”

Strategic area	Year-two actions
Trails	Use the completed or underway trail expansion to launch MTB, hiking, trail-running, and stewardship programs.
Events	Add a monthly event series from April through October.
Sports	Expand local tournaments only when field rental fees cover staffing and field preparation.
Concessions	Test food truck permits, nonprofit concessions, or limited in-house concession nights.
Sponsorships	Sell field signage, shelter, trail, disc golf, and event sponsorships.
Grants	Prepare applications for trailhead, parking, accessibility, concession renovation, mini-golf refresh, and lake maintenance.

FY28-29: Year 3 — Capital-readiness and destination growth

Theme: “Use data to justify investment.”

Strategic area	Year-three actions
Capital planning	Present a Farris capital package based on actual usage, revenue, maintenance, and event demand.
Trailhead	Advance design and funding for trailhead development if trail use supports it.
Parking	Seek phased parking improvements tied to field, event, and trail demand.
Campground	Study feasibility before construction; do not build until staffing, utilities, security, and revenue projections are proven.
Regional events	Add one signature annual outdoor recreation weekend.
Economic impact	Work with tourism partners to track visitors, vendors, sponsors, and overnight potential.

Staffing structure

The staffing structure should be presented as a **transfer and reorganization**, not as a large hiring expansion.

Proposed Farris operations team

Role	Status	Primary duties
Farris Park Operations Supervisor / Director	Existing Shared Staff	Daily operations, staff scheduling, inspections, work orders, events, public issues, painting fields
Farris Grounds & Facilities Technician / Maintenance Coordinator	Existing Shared Staff	Coordinating Mowing, field prep, repairs, shelters, restrooms, equipment, trails, pond/road support & painting fields
Seasonal park labor	1 part-time	Mowing, Weedeating, Spraying, Trash, Leaves & Routine Maintenance
Seasonal park labor	1 seasonal full-time	Mowing, Weedeating, Spraying, Trash, Leaves & Routine Maintenance
Seasonal park labor	5 seasonal part-time	Concessions, shelters, trash, events, mini-golf, driving range, rentals
M-M Rec administrative support	Existing shared staff	Reservations, deposits, permits, payments, website calendar, customer service
M-M Rec athletics staff	Existing shared staff	Field scheduling, leagues, tournaments, officials, sports programming
Volunteer Trail Steward Corps	Volunteer/MOU	Trail inspections, workdays, basic repairs, closure recommendations
Contracted specialty services	As needed	Hazard trees, major storm cleanup, electrical, plumbing, pond work, heavy equipment

Operating philosophy

Farris should be managed under three service tiers.

Tier	Areas	Service level
Tier 1: High-use public areas	Restrooms, shelters, playground, athletic fields, parking, main pond, mini-golf, driving range, concession area	Highest maintenance priority; daily or weekly service during peak season
Tier 2: Active outdoor recreation areas	MTB trail, walking trails, disc golf, wooded areas, secondary pond, trailheads	Routine inspections, post-storm checks, volunteer support, seasonal improvements
Tier 3: Natural / low-intensity acreage	Forest, floodplain, undeveloped open space	Safety, invasive species, drainage, erosion, and habitat stewardship; not manicured parkland

Partnership strategy

The master plan's engagement process already involved the Madison-Mayodan Recreation Department, Madison-Mayodan Recreation Commission, Farris Memorial Park staff, Mayo River State Park staff, Dan River Basin Association, McMichael High School staff, Resilient Trails Network, and ROCO Economic Development and Tourism.

Those should become the first partnership targets.

Priority partnerships

Partner	Role at Farris	First practical step
Town of Mayodan	Owner, capital partner, existing parks staff/equipment, utility and public works coordination	Operating agreement and annual Farris transfer
Town of Madison	Joint recreation partner, participant base, school/community programming	Maintain equal base Rec contribution; no separate Farris surcharge
Madison-Mayodan Recreation Commission	Governance, policy, budget, reporting	Add Farris as a standing monthly agenda item
Farris Park staff	Institutional knowledge and operational continuity	Transition interviews and written maintenance standards
Mayo River State Park	Trail connectivity, nature programming, outdoor recreation network	Cross-promote trails and host joint hikes/nature programs
Dan River Basin Association	Water, trails, conservation, volunteer network	Pond/stream cleanups, watershed education, paddling/outdoor events
Resilient Trails Network	MTB trail stewardship, trail design, volunteer workdays	Formal trail maintenance MOU
ROCO Economic Development & Tourism	Tourism marketing, outdoor economy, sponsorships	Market Farris as part of a Western Rockingham outdoor recreation itinerary
McMichael High School	Athletics, volunteers, outdoor clubs, service learning	Student volunteer days, sports clinics, trail/field stewardship
Western Rockingham Middle School	Youth recreation pipeline	Youth field days, beginner trail programs, summer camp partnerships
Rockingham Health Collaborative	Health, walking, accessibility, wellness programming	Farris walking club, senior fitness, "parks prescription" events
Local food trucks	Event activation and revenue	Annual vendor permit program
Civic clubs and churches	Volunteers, shelters, community events	Adopt-a-shelter or adopt-a-trail program

Partner	Role at Farris	First practical step
Local businesses	Sponsorships and in-kind support	Sponsor fields, trail maps, disc golf holes, benches, events
Disc golf and biking groups	Leagues, clinics, course/trail care	Monthly league nights and volunteer workdays
County schools and youth sports associations	Field use and tournaments	Shared field calendar and rental agreements

The master plan also specifically names the Big Beaver Island Creek Greenway as a future connection between Farris Memorial Park and the Dan River Greenway, with connections toward Idol Park, Carlyle Lewis Park, Dillard Academy, and Western Rockingham Middle School.

Future Programming strategy

The program plan should be built around **existing assets first**. Programs should either generate revenue, serve a clear public purpose, or build the case for grants.

Signature program areas

1. Trails and outdoor adventure

Program	Description	Revenue potential
Farris MTB 101	Beginner mountain bike clinics for youth and adults	Low/moderate
Youth Bike Rodeo	Bike safety, skills, helmet checks, family ride	Sponsored
Trail Steward Saturdays	Monthly volunteer trail maintenance	In-kind value
Farris 5K / Trail Run	Annual or seasonal trail running event	Moderate
Night Hike / Sunset Walk	Guided walks with naturalist or volunteer leader	Low
Women on Wheels	Beginner women's MTB or bike-confidence program	Low/moderate
Family Nature Challenge	Scavenger hunt, trail passport, nature bingo	Low
Disc Golf League	Weekly spring/summer league	Moderate
Disc Golf Tournament	One to two annual tournaments	Moderate/high
Haunted Trail	Through the month of October Fri-Sun	High

Mayodan's FY26-27 budget already includes a **\$251,200 Farris Memorial Park Trail Expansion Fund** through a Great Trails State Program Grant that will add **5 miles of new natural-surface trail** to the existing network. That project should become the programming catalyst for MTB, hiking, trail running, trail stewardship, and outdoor tourism.

2. Sports and field programming

Program	Description	Revenue potential
Spring Baseball Opening Day	Community kickoff event with concessions and sponsors	Moderate
Youth Baseball / Softball Clinics	Skills clinics using local coaches and high school players	Moderate
Soccer Saturday Series	Youth skills mornings and small-sided games. Would work with middle school & high school coaches	Moderate
Field Rental Blocks	Scheduled rental blocks for teams and private groups	Moderate
Local Tournament Weekends	Limited tournaments (Baseball, Softball, Soccer & Grass Volleyball) where fees cover extra prep and cleanup.	Moderate/high
Sports Camps, Clinics & Events	Sports specific skills Camps & Clinics & events such as NFL Pass, Punt & Kick & MLB Pitch, Hit & Run, individual sports camps (soccer, football, baseball, & softball)	Moderate

The rule should be: **no tournament unless the rental fee covers field prep, trash, restrooms, and staff time.**

3. Family and community events

Program	Description	Revenue potential
Farris Food Truck Festival	Food truck and music festival	Moderate
Movies in the Park	Family movie series with sponsors	Low/moderate
Community Campfire Night	Seasonal fall event with storytelling, music, food vendors	Low/Moderate
Easter / Halloween / Holiday events	Family events using existing shelters and fields (Easter Egg Hunt, Pumpkin Patch, & Resolution Run 5K & 1 mile fun walk/run)	Sponsored
Family Mini-Golf Nights	Discounted or themed nights ie blacklight mini golf	Moderate
Park Passport Program	Visit trails, disc golf, mini-golf, ponds, playground	Low
Community Yard Sale / Vendor Day	Shelter and booth rentals	Moderate
Stories on the Trail	Work with Partnership for Children	Sponsored
Bingo	Work with existing partners	Sponsored/low
Awareness Walks	Work with Non Profits to raise awareness	Sponsored
Movies in the Park	Can offer multiple times a year	Low
Haunted Trail	Weekends for the month of October	High
4th of July Fireworks	Similar to Fireworks at Farris in the past	High

The food truck concept fits the master plan, which recommends a food truck plaza as a future Farris improvement. In the near term, the Rec Department can pilot food trucks through permits and temporary event layouts before building a permanent plaza.

4. Fishing, ponds, and nature education

Program	Description	Revenue potential
Kids Fishing Derby	Expand existing fishing derby concept at Farris	Moderate
Senior Fishing Mornings	Low-cost senior wellness and social program	Low
Learn to Fish	Partnership with volunteers or wildlife educators	Sponsored
Pond Ecology Day	Water quality, wildlife, and conservation education	Sponsored
Lake Cleanup Day	Volunteer cleanup with civic groups	In-kind value
Bird Walks	Morning walks led by volunteers or naturalists	Low

5. Senior and wellness programming

Program	Description	Revenue potential
Farris Walking Club	Weekly morning walking group	Low
Senior Picnic Series	Shelter-based senior recreation days	Low/moderate
Walk with a Doc / Walk with a Coach	Health partner-led walking events	Sponsored
Gentle Outdoor Fitness	Low-impact exercise at shelter	Low/moderate
Senior Mini-Golf League	Friendly seasonal league	Low/moderate
Intergenerational Programming Days	Seniors, youth, and families together	Sponsored

This aligns with the master plan's goals around health, wellness, access, and quality of life.

6. Youth and summer programming

Program	Description	Revenue potential
Farris Outdoor Day Camp Add-On	One day per week of existing summer camp at Farris	Moderate
Outdoor Recreation Days	Fishing, biking, disc golf, hiking, field games	Moderate
Junior Ranger / Junior Naturalist	Partner with Mayo River State Park or volunteers	Low/moderate
Teen Trail Crew	Service hours and trail stewardship	In-kind value
Youth Disc Golf Clinic	Low-cost beginner clinic	Low
Bike Rental Days	Scheduled youth bike rental and ride days	Moderate

Revenue strategy

The FY26-27 plan should not assume Farris pays for itself. It should, however, set a first-year revenue target.

Conservative first-year Farris revenue target: \$26,000

Revenue source	Year-one target
Shelter rentals	\$4,000
Field rentals / limited tournaments	\$2,500
Mini-golf, paddle boats, driving range, bike rental, disc rental	\$5,000
Food truck permits / event vendor fees	\$3,500
Concessions / resale	\$6,000
Sponsorships and donations	\$5,000
Total	\$26,000

Revenue should be reinvested into visible improvements: signs, field materials, trail supplies, shelter repairs, restroom upgrades, rental equipment, and event supplies.

Capital strategy

The capital strategy should be honest: **Farris has big long-term ideas, but the operating budget cannot absorb them.**

Near-term: low-cost or grant-supported

Project	Strategy
Trail expansion	Use the \$251,200 Great Trails State Program Grant already identified by Mayodan.
Trail signs and maps	Sponsorship, tourism support, small grants
Mini-golf refresh	Sponsorship or small CIP; Mayodan's future project list estimates \$15,000
Lake maintenance	CIP or environmental grant; Mayodan future list estimates \$30,000
Dog park	Sponsorship/grant/CIP; Mayodan future list estimates \$40,000

Mid-term: grant/CIP projects

Project	Strategy
Trailhead	Grant/CIP; master plan estimate \$500,000
Natural-surface trail maintenance and development	Grant/CIP/volunteers; master plan estimate \$350,000
Food truck plaza	Grant/sponsorship/CIP; master plan estimate \$350,000

Project	Strategy
Baseball field lights	CIP/sports tourism justification; Mayodan future list estimates \$350,000

Long-term: only after feasibility study

Project	Strategy
Campground	Enterprise feasibility study, utility analysis, staffing plan, security plan, and business model before construction
Parking expansion	Phase only after traffic, field, trail, and event usage justify it
Full destination build-out	Tie to tourism, grants, and measurable revenue

Mayodan’s future project list includes several Farris projects, including concession stand renovation, baseball field lights, basketball court replacement, mini-golf update, dog park, campground, lake maintenance, and a greenway segment toward Mayo River State Park.

Maintenance strategy

The strategic plan should include a visible maintenance promise.

Farris maintenance promise

“Farris will be clean, safe, open, and scheduled.”

Frequency	Standard
Daily, peak season	Restrooms, trash, shelters, playground, parking, rental areas, high-use amenities
Weekly, growing season	Mowing, trimming, fields, courts, shelters, disc golf, mini-golf, driving range
After storms	Trails, trees, roads, drainage, pond edges, fields, shelters
Monthly	Playground inspections, trail reports, facility checklist, revenue report, volunteer workday
Quarterly	Field condition review, equipment service, hazard tree review, sponsorship report, programming review
Annually	Budget report, time study, capital priority list, fee schedule update, partner report

Policy guardrails

To keep the vision realistic under the budget:

Guardrail	Why it matters
No new major capital project inside the \$131,236 operating module	Prevents operating funds from being consumed by construction.
Every event must have a staffing plan	Avoids overloading staff and seasonal labor.
Large events must pay direct costs	Protects maintenance budget.
Trail use must follow weather closure rules	Prevents damage and reduces repair costs.
Sports tournaments must include field-prep and cleanup fees	Protects fields and staff time.
Revenue should be tracked by amenity	Shows which programs work.
Volunteers must work under formal agreements	Reduces risk and creates accountability.
Capital requests must be data-driven	Helps justify grants and town funding.

Performance measures

The first-year strategic plan should report results quarterly.

Measure	Year-one target
Farris work orders logged	100% of maintenance requests
Work orders completed on schedule	80%-85%
Shelter reservation revenue	\$4,000+
Rental / mini-golf / driving range revenue	\$5,000+
Field rental or tournament revenue	\$2,500+
Sponsorships / donations	\$5,000+
Volunteer trail hours	150+
Signature events	4-6
Total organized programs/events	8-12
Trail inspection compliance after storms	100% documented
Annual Farris report	Completed before FY27-28 budget

Strategic Plan Summary

Farris Memorial Park FY26-27 Strategic Plan

Vision:

Farris Memorial Park will be Madison-Mayodan's outdoor recreation campus, serving local families first while building a regional identity around trails, sports, events, nature, and community partnerships.

Mission:

To operate Farris as a clean, safe, active, and financially responsible park that supports recreation, health, tourism, and quality of life.

FY26-27 focus:

Operate better before building bigger.

Strategic priorities:

1. **Stabilize operations** through staffing, maintenance standards, online reservations, work orders, inspections, and clear park policies.
2. **Protect existing amenities** including fields, shelters, ponds, trails, playgrounds, courts, mini-golf, disc golf, & driving range.
3. **Grow outdoor recreation** through trails, mountain biking, disc golf, walking, fishing, and nature programs.
4. **Activate the park** with recurring family events, sports clinics, food truck nights, concerts, movies, and seasonal programs.
5. **Build partnerships** with Mayodan, Madison, schools, Mayo River State Park, DRBA, Resilient Trails Network, ROCO Tourism, health partners, civic groups, businesses, and volunteers.
6. **Develop revenue responsibly** through rentals, permits, concessions, sponsorships, tournaments, and program fees.
7. **Prepare for capital investment** by using data, grants, and partnerships to phase trailhead, parking, food truck, concession, lighting, lake, and campground improvements.

Bottom line

With the budget structure we built, the Farris vision should be ambitious but disciplined:

Year one is not “build the campground.” Year one is “prove the operating model.”

The Rec Department presents a **\$131,236 operating module** and additional **\$43,977 capital outlay** for year one focused on capital improvements, maintenance, staffing, safety, reservations, programming, and partnerships. The long-term master plan vision remains intact—trails, trailhead, camping, food trucks, parking, and destination recreation—but those improvements should move forward only through grants, capital funds, sponsorships, and revenue-backed phases.



FARRIS PARK

TOWN OF MAYODAN
ADVENTURE. NATURE. COMMUNITY.

BRAND IDENTITY GUIDE

BRAND PERSONALITY

Mission:

To inspire healthy lifestyles, outdoor adventure, and community connection by providing exceptional parks, trails, recreation, and natural spaces for all generations.

Brand Attributes:

- Welcoming
- Adventurous
- Family-Friendly
- Natural
- Historic
- Active
- Community-Focused
- Stewardship-Oriented

Brand Voice:

- Friendly and approachable
- Confident without being formal
- Inspiring and adventurous
- Conservation-minded
- Inclusive for all ages and abilities



BRAND VISION

Farris Memorial Park should be recognized as the signature outdoor recreation destination for Madison, Mayodan, and western Rockingham County—a park where families gather, trails connect communities, outdoor recreation thrives, and stewardship of natural resources creates lasting experiences for future generations.

TAGLINE OPTIONS

Preferred:

Adventure. Nature. Community.

Additional Options:

- Explore More Together
- Naturally Connected
- Your Park. Your Adventure.
- Discover Farris
- Where Community Meets Nature
- Recreation Rooted in Nature



PRIMARY LOGO



SECONDARY LOGO



COLOR PALETTE



Forest Green (Primary)
HEX: #355E3B
RGB: 53, 94, 59
Represents forests, stewardship,
trails, and nature.



Heritage Navy (Primary)
HEX: #17375E
RGB: 23, 55, 94
Represents trust, recreation
leadership, and lakes.



River Blue (Secondary)
HEX: #5A8FB8
RGB: 90, 143, 184
Represents lakes, streams,
paddling, and recreation.



Meadow Green (Secondary)
HEX: #7FA45A
RGB: 127, 164, 90
Represents open spaces, fields, and
family recreation.



Warm Sand (Accent)
HEX: #E6D9C3
RGB: 230, 217, 195
Used as a neutral background.



Charcoal
HEX: #333333
RGB: 51, 51, 51
Primary body text.

TYPOGRAPHY

League Spartan - Primary Display Font

Used for:

- Headlines
- Logo Text
- Strong Park Signage
- Excellent Readability

Source Sans 3 - Secondary Font

Used for:

- Body Text
- Brochures
- Maps
- Websites
- Social Media Graphics

Merriweather - Accent Font

Used for:

- Quotes
- Historical Interpretation
- Heritage Signage

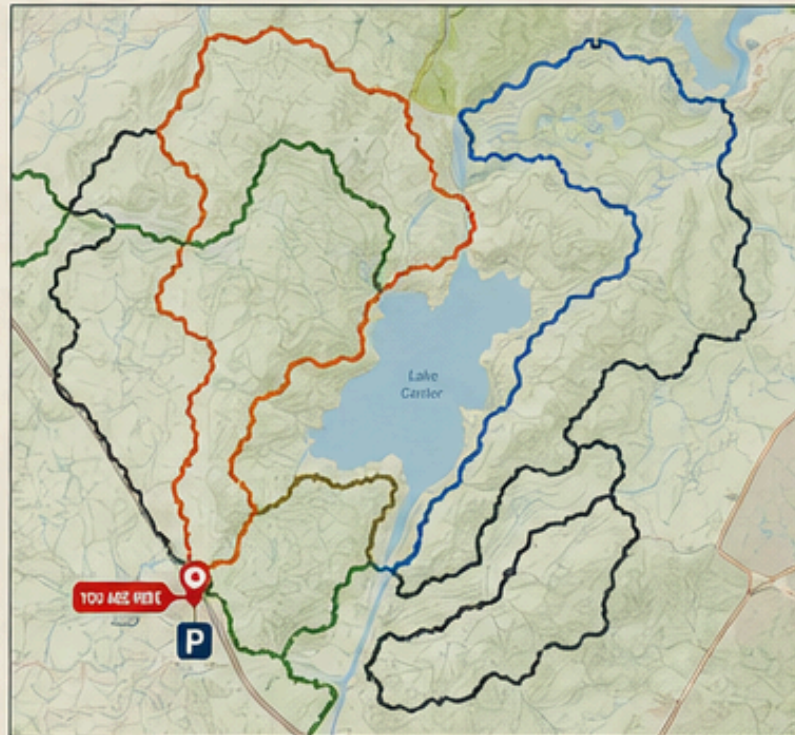


TRAIL & MOUNTAIN BIKE TRAIL

EXPLORE. RIDE. CONNECT.



TRAIL MAP



TRAIL INFORMATION

- Multi-use trails for hiking, biking & nature enjoyment.
- Respect all users and yield appropriately.
- Stay on marked trails.
- Pack out what you pack in.
- Pets must be leashed.
- Trail status updates at mmrec.recdesk.com

TRAILS

● EASY - GREEN LOOP	1.2 MI
● INTERMEDIATE - BLUE LOOP	2.6 MI
● ADVANCED - RED LOOP	4.5 MI
● EXPERT - BLACK LOOP	3.1 MI
● NATURE TRAIL	0.8 MI
--- CONNECTOR TRAILS	

ENJOY THE TRAIL. PROTECT THE PARK.



STAY ON TRAILS



RESPECT WILDLIFE



NO LITTERING



KEEP DOGS LEASHED



BE COURTEOUS

Scan for trail maps, updates & events!



ADVENTURE. NATURE. COMMUNITY.



DISC GOLF COURSE

PLAY. CHALLENGE. CONNECT.



COURSE MAP



DISC GOLF RULES

- Throw in order and remain quiet while others throw.
- Allow faster groups to play through.
- Never throw until the group ahead is out of range.
- Respect the course and other users.
- Pack out what you pack in.
- Do not climb or damage trees.

COURSE INFO

- 18 Holes | Par 57
- Short Tees - For Beginners
- Long Tees - Advanced Play
- Out of Bounds (O.B.)

COURSE COURTESY



RESPECT THE COURSE



RESPECT OTHERS



TRASH YOUR TRASH



ENJOY!

THANK YOU FOR HELPING KEEP FARRIS MEMORIAL PARK BEAUTIFUL!

Scan for course map, updates & events!









Adventure. Nature. Community.

Phase 1			
Programs	Amenities	Events	Capital Improvements
Soccer	mini golf	Fishing Derby	Concession Stand Area
Baseball	paddle boats	Bike Races	Mini Golf
Softball	playground	Pumpkin Patch	
Tball	fishing	Food Truck Rodeo	
Senior Games	mt bike	Carnival	
Summer Camp	hiking	Youth Outdoor Day	
Fitness Classes	driving range	Music Festival	
Art in the Park	athletic fields	Easter Egg Hunt	
Senior Programs	shelter rental	Haunted Trail	
Outdoor Education Classes		Senior Events	
Sports Camps/Clinics		Senior Games	
Sports Tournaments		Sport Events	
Frisbee Golf League		Frisbee Golf Tournaments	
Phase 2 (addition to Phase 1)			
Capital Improvments	Events		
Lights on Fields	Fireworks		
	Archery		
Phase 3 (addition to Phase 1 & 2)			
Capital Improvments			
Camping			
RV			
Lodging			
Dog Park			

Phase 1 - Budget FY26-27 (prorated)					
Revenue					
Shelter rentals			\$4,000.00		
Field Rental / tournaments			\$2,500.00		
Mini Golf, Paddle Boats, Driving Range, Bike Rental & Disc Rental			\$5,000.00		
Food Truck Permits / Event Vendor Fees			\$3,500.00		
Concessions / resale			\$6,000.00		
Sponsorships & Donations			\$5,000.00		
Total Revenue			\$26,000.00		
Expense					
Staff	Pay	Hours/Week	Weekly Pay	# of Weeks	Yearly Pay
Director	\$37.00	11	\$407.00	39	\$15,873.00
Marketing & Grants Coordinator	\$20.00	3	\$60.00	25	\$1,500.00
Office Staff	\$15.00	10	\$150.00	25	\$3,750.00
Groundskeeper	\$18.00	40	\$720.00	25	\$18,000.00
Maintenance Coordinator	\$19.23	15	\$288.45	39	\$11,250.00
Maintenance Director	\$23.07	15	\$346.05	39	\$13,496.00
Maintenance Staff	\$12.00	20	\$240.00	25	\$6,000.00
Concession Staff - weekday	\$12.00	20	\$240.00	25	\$6,000.00
Concession Staff - weekend	\$12.00	14	\$240.00	25	\$6,000.00
Total Salaries					\$81,869.00
Maintenance Equipment					
Vehicle Maintenace					
Other Equipment Maintenace	\$500.00	1	\$500.00		
Routine Mower Maintenance	\$3,000.00	1	\$3,000.00		
Upgrade Handheld Equipment	\$1,500.00	1	\$1,500.00		
			\$5,000.00		
Maintenance Supplies					
Fuel - in season	\$290.00	25	\$7,250.00		
Fuel - off season	\$96.00	16	\$1,536.00		
Weedeat String	\$70.00	2	\$140.00		
Oil - 2 stoke mix	\$43.00	6	\$258.00		
Paint	\$75.00	10	\$750.00		
			\$9,934.00		
Concession Supplies	monthly cost	# of months	Total		
Toilet Paper	\$50.00	6	\$300.00		
Paper Towels	\$52.00	3	\$156.00		
Other Supplies	\$100.00	4	\$400.00		
Soap	\$52.00	6	\$312.00		
Italian Ice	\$600.00	4	\$2,400.00		
Snacks	\$500.00	6	\$3,000.00		
Drinks	\$1,000.00	1	\$1,000.00		
Cleaning Supplies	\$65.00	9	\$585.00		
			\$8,153.00		

Software	monthly cost	# of months	Total		
Rezdy	\$99.00	5	\$495.00		
			\$495.00		
Insurance Increase	monthly cost	# of months	Total		
NCLM	\$0.00	1	\$0.00		
			\$0.00		
As needed cost	yearly estimate				
Health Inspection	\$250.00				
Basic Routine Maintenance	\$3,000.00				
Portojohns - Soccer	\$2,688.00				
Portojohns - Events	\$2,000.00				
Well Maintenance	\$432.00				
Water Filters	\$432.00				
Septic	\$307.00				
Pond Treatment	\$250.00				
repairs to driving range	\$1,000.00				
repairs to shelters	\$2,500.00				
repairs to picnic tables / replacement	\$925.00				
Brick Dusk for fields	\$700.00				
Treatment/repair to piers	\$1,000.00				
Trail Maintenance	\$2,000.00				
Gravel	\$0.00				
Repainting Parking Spots	\$210.00				
Frisbie Golf Disc	\$60.00				
Life Jackets	\$0.00				
Fishing Passes	\$28.00				
Landscape Maintenance	\$2,500.00				
Playground Equipmment Maintenance	\$1,500.00				
Weed Killer	\$425.00				
Golf Balls	\$250.00				
Chalk	\$128.00				
Turf Management (Athletic Fields)	\$2,500.00				
Propane	\$300.00				
Trash bags	\$400.00				
	\$25,785.00				
FMP Total Operating Budget Expenses	\$131,236.00				
Capital Improvements					
Concession Stand					
Sunset Slush Independent Franchise Rights	\$10,000.00	one time fee			
Commerical Ice Cream Cooler	\$1,200.00				
Misc. Supplies	\$200.00				
Hot Dog Roller	\$350.00				
Condiment Cooler	\$600.00				
Concession Stand Area					

Chairs	\$800.00				
Lights	\$192.00				
Firepit	\$750.00				
Patio	\$8,000.00				
Outdoor Games	\$150.00				
Landscaping	\$2,500.00				
Mini Golf					
New Turf	\$5,456.00				
Hole 18 Structure	\$300.00				
Concrete Work	\$7,600.00				
Paint	\$114.00				
Freight & Material	\$200.00				
Installation	\$1,600.00				
Glue	\$665.00				
Lights & Post	\$300.00				
Landscaping	\$2,500.00				
Mini Golf Balls	\$200.00				
Clubs	\$300.00				
	\$43,977.00				
M-M RecTotal Revenues	\$26,000.00				
Total Expenses (paid by M-M Rec)	\$131,236.00				
	\$105,236.00				
FMP Operating Budget	\$105,236.00				
Capital Outlay	\$43,977.00				
Utilities (prorated)	\$8,800.00				
Contingency	\$8,126.00				
Liability (already paid FY26-27)	\$0.00				
Town of Mayodan Total Yearly Expenses	\$166,139.00				

Phase 2 - Budget FY27-28					
Revenue					
Shelter rentals			\$6,000.00		
Field Rental / tournaments			\$5,000.00		
Mini Golf, Paddle Boats, Driving Range, Bike Rental & Disc Rental			\$6,500.00		
Food Truck Permits / Event Vendor Fees			\$5,000.00		
Concessions / resale			\$10,000.00		
Sponsorships & Donations			\$7,500.00		
Total Revenue			\$40,000.00		
Expense					
Staff	Pay	Hours/Week	Weekly Pay	# of Weeks	Yearly Pay
Director	\$37.00	10	\$370.00	52	\$19,240.00
Marketing & Grants Coordinator	\$20.00	3	\$60.00	36	\$2,160.00
Office Staff	\$15.00	10	\$150.00	36	\$5,400.00
Groundskeeper	\$18.00	40	\$720.00	36	\$25,920.00
Maintenance Coordinator	\$19.23	16	\$307.68	52	\$15,999.00
Maintenance Director	\$23.07	16	\$369.12	52	\$19,194.00
Maintenance Staff	\$12.00	20	\$240.00	36	\$8,640.00
Concession Staff - weekday	\$12.00	22.5	\$240.00	36	\$8,640.00
Concession Staff - weekend	\$12.00	14	\$240.00	36	\$8,640.00
Total Salaries					\$113,833.00
Maintenance Equipment					
Vehicle Maintenance					
Other Equipment Maintenance	\$500.00	1	\$500.00		
Routine Mower Maintenance	\$3,500.00	1	\$3,500.00		
Upgrade Handheld Equipment	\$2,500.00	1	\$2,500.00		
			\$6,500.00		
Maintenance Supplies					
Fuel - in season	\$290.00	36	\$10,440.00		
Fuel - off season	\$96.00	16	\$1,536.00		
Weedeat String	\$70.00	3	\$210.00		
Oil - 2 stoke mix	\$43.00	9	\$387.00		
Paint	\$75.00	14	\$1,050.00		
			\$13,623.00		
Concession Supplies	monthly cost	# of months	Total		
Toilet Paper	\$50.00	6	\$300.00		
Paper Towels	\$52.00	3	\$156.00		
Other Supplies	\$100.00	6	\$600.00		
Soap	\$100.00	6	\$600.00		
Italian Ice	\$600.00	6	\$3,600.00		
Snacks	\$500.00	9	\$4,500.00		
Drinks	\$1,000.00	2	\$2,000.00		
Cleaning Supplies	\$80.00	12	\$960.00		
			\$12,716.00		

Software	monthly cost	# of months	Total		
Rezdy	\$99.00	9	\$891.00		
			\$891.00		
Insurance Increase	monthly cost	# of months	Total		
NCLM	\$2,500.00	1	\$2,500.00		
			\$2,500.00		
As needed cost	yearly estimate				
Health Inspection	\$250.00				
Basic Routine Maintenance	\$3,000.00				
Portojohns - Soccer	\$2,688.00				
Portojohns - Events	\$3,000.00				
Well Maintenance	\$432.00				
Water Filters	\$432.00				
Septic	\$307.00				
Pond Treatment	\$250.00				
repairs to driving range	\$1,000.00				
repairs to shelters	\$2,500.00				
repairs to picnic tables / replacement	\$1,800.00				
Brick Dusk for fields	\$700.00				
Treatment/repair to piers	\$1,500.00				
Trail Maintenance	\$3,000.00				
Gravel	\$2,500.00				
Repainting Parking Spots	\$210.00				
Frisbie Golf Disc	\$60.00				
Life Jackets	\$180.00				
Fishing Passes	\$28.00				
Landscape Maintenance	\$3,000.00				
Playground Equipmment Maintenance	\$1,800.00				
Weed Killer	\$425.00				
Golf Balls	\$250.00				
Chalk	\$128.00				
Turf Management (Athletic Fields)	\$3,000.00				
Propane	\$300.00				
Trash bags	\$500.00				
	\$33,240.00				
FMP Total Operating Budget Expenses	\$183,303.00				
Capital Improvements					
Ballfield Lights	\$200,000.00				
Equipment	\$20,000.00				
Total CIP	\$220,000.00				
M-M RecTotal Revenues	\$40,000.00				
Total Expenses (paid by M-M Rec)	\$183,303.00				
Total Revenues - Expenses	\$143,303.00				

FMP Operating Budget	\$143,303.00				
Capital Outlay	\$220,000.00				
Utilities	\$11,650.00				
Liability (paid from Admin budget)	\$9,800.00				
Town of MayodanTotal Yearly Expenses	\$384,753.00				



MAYODAN FIRE DEPARTMENT

Monthly Department Report

August 2026

Proudly serving the Town of Mayodan and the M&M Fire District



68

Total Incidents

Avg. 2.2 Calls per day



0:06:17

Avg. Response Time

Dispatch to Arrival



0:10:44

90th Response Time

Dispatched to Arrival



60

Aug-25

Annual Call Count

As of the current month

68

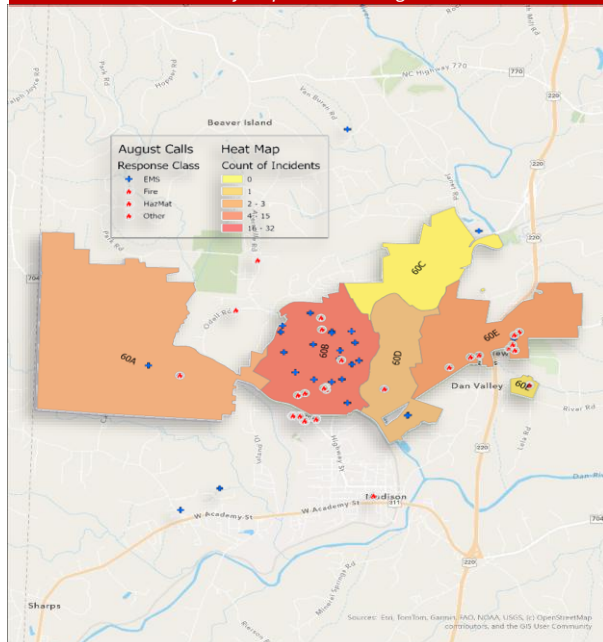
Aug-26

497

Yearly Call Count

Incident Heat Map

Incidents by response zone August 2026



Department Updates

Response Plan Update: Mayodan Fire Department is in the process of updating mutual aid response plans to better meet the needs of the district. By adding additional units on first alarm.

New Records Management Software: The fire department is now live with Fireworks Software. This new RMS advances department records and data tracking.

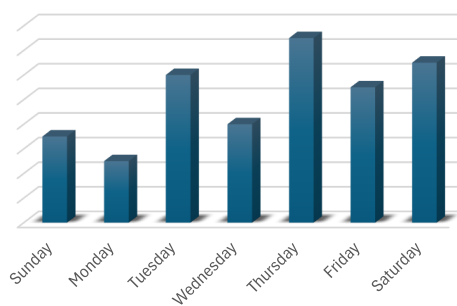
Incident Debrief: Mayodan Fire Department hosted an incident debrief following the energy storage fire. Representatives from the Town of Mayodan and the Town of Madison were present

Monthly Response Time

Dispatched to Arrival NFPA 1710 0:05:20 90th Percentile

Response Time	Average	90th Percentile
Turnout Time	0:02:52	0:06:47
Travel Time	0:04:08	0:07:23
Response Time	0:06:17	0:10:44

Calls by day of the week



Department Training

Mutual Aid Hazmat Review: Mayodan Fire Department hosted a mutual aid drill with Northwest Rockingham. Fire personnel reviewed the energy storage fire from the previous month. **08/11/2026**

South Atlantic Fire & Rescue Conference: Lieutenant Joyce and Chief James attended a class on Energy storage fires in Raleigh. **08/12/2026**

Bridgestone Aircraft Tire: Mayodan Fire Department along with other mutual aid agencies participated in a walkthrough at Bridgestone Aircraft Tire. **08/25/2026**

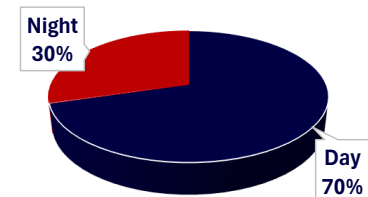
Monthly Call Response

Monthly Call Type

Emergency Incidents	56
Non Emergency Incidents	12
Medical	31
Fire	33
Motor Vehicle Accident	3
Hazmat	1

Day Calls Vs Night Calls

Day Calls 8AM-8PM Night Calls 8PM-8AM



Notable Incidents

Structure Fire Shakey Road : Crews responded to a reported fire alarm. Upon arrival, fire personnel received a report of a fire inside the building. Additional departments were requested, and a working fire was located. Through the combined efforts of all responding agencies, the fire was brought under control.

Mutual Aid Assistance: Madison Fire, Shiloh Fire, Huntsville Fire, and Northwest Rockingham Fire. **08/04/2026**