



**REGULAR MINUTES**  
**MAYODAN TOWN COUNCIL**  
**June 14, 2021**  
**6:00 p.m.**  
**101 N. 10<sup>th</sup> Ave**

**MAYOR AND COUNCIL PRESENT:**

Mayor James “Bud” Cardwell  
Darrell Allred  
Melanie Barnes  
Doug Cardwell  
David Holland  
Chad Wall

**STAFF PRESENT:**

Town Attorney Eugene Russell  
Town Manager Melessa Hopper  
Town Clerk Sarah Hopper

**Others Present:**

Mike Moore, Mike Moore Media

The Mayodan Town Council met on Thursday, June 14, 2021, at 6:00 p.m., and with a quorum present, Mayor James Cardwell called the meeting to order.

**PUBLIC COMMENTS:**

No one from the public wished to speak.

**PUBLIC HEARINGS:**

**A. 2021-2022 Taxi Franchise**

**1. Vote to Approve Franchise (Two of Two Votes)**

Town Manager Melessa Hopper reported that Hampton’s Taxi, owned by Annette and Michael Lilly, applied for the taxi franchise for 2021-2022. They have operated the taxi service and been awarded the franchise for many years. She stated that all paperwork was in order and there have been no complaints lodged regarding the taxi service.

Mayor Bud Cardwell opened the public hearing to hear public comment regarding the 2021-2022 Taxi Franchise at 6:04 p.m.

No questions or comments from the public.

Mayor Cardwell declared the public hearing closed at 6:05 p.m.

**Motion** by Councilmember Holland, seconded by Councilmember Allred to approve the 2021-2022 FY Taxi Franchise application from Michael and Annette Lilly, Hampton’s Taxi Service.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

**B. 2021-2022 Fiscal Year Budget**

**1. Set Tax Rate**

The proposed budget was prepared with a tax rate of .63 cents per \$100 of valuation. There is no change altering the current tax rate from the previous year.

Mayor Bud Cardwell opened the public hearing to hear public comment regarding the 2021-2022 Fiscal Year Budget tax rate at 6:19 p.m.

No questions or comments from the public.

Mayor Cardwell declared the public hearing closed at 6:20 p.m.

Motion by Councilmember Wall, seconded by Councilmember Allred to approve 2021-2022 tax rate of \$0.63 per \$100 of valuation.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

## **2. Approve 2021-2022 FY Budget Ordinance**

Town Manager Melessa Hopper expresses the budget has been submitted for review and consideration. Mayor Bud Cardwell opened the public hearing to hear public comment regarding the 2021-2022 Town Budget Ordinance at 6:21pm.

Norma O'Steen, of 104 Mountain St, Mayodan, went before Town Council to state that she is opposed to line item in budget for bathrooms at Elliott Duncan Park. She expressed that there are bathrooms across the street at Jake Atkinson Ballpark that are available for use. She is asking that the funds be amended.

Pat Smith, of 1208 Virginia St, Mayodan spoke to Town Council stating that there was no need for restrooms at Elliott Duncan Park. She also stated that restrooms were available across the street if someone need to use them. She felt that it would be more of a problem with having the restrooms in the park than what it would help because people are only in the park for a short time and there can be a lot of unsavory actions. She feels this is not a good use of funds.

Mayor Cardwell declared the public hearing closed at 6:25 p.m.

**Motion** by Councilmember Holland, seconded by Councilmember Barnes to approve the 2021-2022 FY Budget Ordinance.

Ayes: Councilmembers Allred, Barnes, and Holland

Nays: Councilmembers Cardwell and Wall

Motion carried 3-2.

\*\*\*\*A copy of the budget Ordinance 2021-2022 FY is hereby reference made a part of these minutes and a copy is on file in the Town Clerk's office for public viewing.

## **C. Zoning Text Amendments (160D)**

### **1. Consider Approval of Ordinance to Amend Zoning Text**

Town Manger Melessa Hopper spoke before Town Council and stated that North Carolina State Legislature enacted legislation that clarifies and combines the State Land Use Regulation into one law for both County and Cities by moving 153A (county) and 160A (municipal) land use regulation into a single law. The Town contracted with the Piedmont Triad Council of Governments to make amendments to the Town's Zoning Ordinances to reflect the mandated changes by state legislation.

Town Attorney Eugene Russell spoke to Town Council and suggested that the Town Council should vote to approve the Zoning Text Amendment.

Mayor Bud Cardwell opened the public hearing to hear public comment regarding approval of Ordinance to Amend Zoning Text (160-D) at 6:29 p.m.

No questions or comments from the public.

Mayor Cardwell declared the public hearing closed at 6:30 p.m.

**Motion** by Councilmember Cardwell, seconded by Councilmember Allred to approve the Ordinance amending the Mayodan Zoning Ordinance and Minimum housing code.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

\*\*\*\*A copy of the Mayodan Zoning Ordinance is hereby reference made a part of these minutes and a copy is on file in the Town Clerk's office for public viewing.

## **D. Zoning Text Amendment- (Note8) Bed and Breakfast**

### **1. Consider Approval of Ordinance to Amend Zoning Text**

Town Manager Melessa Hopper spoke before Town Council about property owner of 100 S. 6<sup>th</sup> Avenue, Kim Martin has requested a zoning text amendment to Article 4, Section 2, Note 8, Bed and Breakfast of the Town of Mayodan Zoning Ordinances. Mrs. Martin would like the owner-occupied requirement to be deleted and the number of guests be listed per bedroom and not as a whole. The text amendment was addressed by the Mayodan Planning and Zoning Board at their May 2021 meeting and a unanimous vote to recommend approval for the amendment was recorded.

Mayor Bud Cardwell opened the public hearing to hear public comment regarding the Zoning Text Amendment Article 4, Section 2, Note 8, Bed and Breakfast at 6:32 p.m.

No questions or comments from the public.

Mayor Cardwell declared the public hearing closed at 6:33 p.m.

Council discussed their concerns over aspects of the text that is not directly addressed in the ordinance. They requested Town Attorney Eugene Russell provide additional recommendations on the ordinance amendment at the next Council meeting.

**Motion** by Councilmember Cardwell, seconded by Councilmember Holland to table a decision on the item until the July 2021 meeting.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

## **E. Zoning Text Amendment- Towing/Storage**

### **1. Consider Approval of Ordinance to Amend Zoning Text**

Town Manager Melessa Hopper spoke to Town Council about 240 Sisk Mill Loop Rd, Randy's Automotive. Randy Bradford has requested a zoning text amendment to Article 4, Section 1, Table of Permitted Uses, Automotive Towing and Storage Services. Mr. Bradford is currently operating a towing and storage business along with a repair garage at the location on Silk Mill Loop, which is in a R-20 (Residential) Zoning District. The automotive repair garage was grandfathered in as a non-conforming use when the zoning ordinance was adopted. He has added new services of towing and storage. These services were not grandfathered in. He would like to continue to operate the towing and storage business by amending the text of the Zoning Ordinance to allow those uses as a permitted use in the R-20 (Residential) zoning district. The Mayodan Planning and Zoning Board at their May 2021 meeting voted 9-1 to reject the recommendation to amend the text of the Ordinance. The Mayodan Planning and Zoning Board felt the use was not conducive to a residential zoning district.

Mayor Bud Cardwell opened the public hearing to hear public comment regarding the Zoning Text Amendment Article 4, Section 1, Table of Permitted Uses, Automotive Towing and Storage Services at 6:36 p.m.

No questions or comments from the public.

Mayor Cardwell declared the public hearing closed at 6:37 p.m.

**Motion** by Councilmember Cardwell, seconded by Councilmember Holland to deny the request for the zoning text amendment.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

## **APPROVAL OF MINUTES:**

### **Approval of Agenda and Regular Meeting Minutes of May 6 and 10, 2021**

**Motion** by Councilmember Wall, seconded by Councilmember Holland to approve the agenda meeting and regular meeting minutes of May 6 and 10, 2021 as presented.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

**OLD BUSINESS:**

**A. Solid Waste Contract Extension- Foothill Waste Solutions**

Town manager Melessa Hopper spoke to Town Council about the solid waste collection three-year contract with Foothill Waste Solutions ends on June 30<sup>th</sup>, 2021. A contract renewal for five years was discussed during budget planning sessions. Mrs. Hopper recommends the approval of the contract which includes a possible increase based on Consumer Price Index but no more than 3% per year. **Motion** by Councilmember Cardwell, seconded by Councilmember Wall to extend the contract with Foothill Waste Solutions for five years.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

\*\*\*\*A copy of the Solid Waste contract Extension for Foothill Waste Solution is hereby reference made a part of these minutes and a copy is on file in the Town Clerk’s office for public viewing.

**NEW BUSINESS:**

**A. Resolution Accepting American Rescue Plan Act 2021 Funds**

The federal government approved a spending package that included American Rescue Plan Funds for Municipalities and Counties. The State of North Carolina will administer the distribution of the funds. The Town should receive the first half of the funds in this fiscal year and the second half of the funds will be distributed in the 2021-2022 fiscal year. The Town would have until 2026 to spend the funds. **Motion** by Councilmember Allred, seconded by Councilmember Wall to approve Resolution Accepting American Rescue Plan Funds.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

\*\*\*\*A copy of the Resolution Accepting American Rescue Plan Act 2021 Funds is hereby reference made a part of these minutes and a copy is on file in the Town Clerk’s office for public viewing.

**B. Consider Approval of Budget Amendments to FY 2020-2021 Budget, #1 and #2**

**Motion** by Councilmember Wall, seconded by Councilmember Holland to approve Budget Amendments number 1 and 2.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

DATE: June 9, 2022

FROM: Hugh Hodges, Finance Officer

TO: Mayodan Town Council

RE: Town Council Amendments to Line Item Budget for Fiscal Year 2020-2021

**Town Council Budget Amendment #1: Department 500 – Public Buildings**

Cost of new roof at Town Hall - \$11,100.00

Cost of retaining wall and storm drain line at Town Hall - \$9,613.07

Utilities at Library Building – 4,100.00 plus June bills

**EXPENDITURE:**

**Public Building Capital Outlay:** 10-500-7458 \$20,713.07

**Utilities:** 10-500-1302 \$ 4,286.93

**REVENUE:**

**Fund Balance---General Fund:** 10-397-0000 \$25,000.00

**Council approved at the December 14, 2020 Regular Meeting for the cost of \$12,900 for the new roof. Actual cost \$11,100.00. The retaining wall was approved in last year’s budget but the work was unable to be completed by June 30, 2020. The money went back into fund balance. Expenses at the Library Building were higher than estimated due to the building being used for council meetings and covid testing.**

DATE: June 9, 2022

FROM: Hugh Hodges, Finance Officer

**Town Council Budget Amendment #2: Department 812 – Water Plant**

Bulk Storage Building

**EXPENDITURE:**

Bulk Storage Capital Outlay:           30-812-7410   \$37,550.00

**REVENUE:**

Fund Balance—Water & Sewer Fund: 30-299-0200   \$37,550.00

When the budget was prepared and approved for the 2020-2021 year it was anticipated that all work on the bulk storage would be complete by June 30, 2020. Therefore, no monies were budgeted. The work was not completed and the final bills were not paid until November 2020.

**MANAGER COMMENTS/ANNOUNCEMENTS:**

**A. Financial Reports May 2021**

Town Manager Melessa Hopper gave the financial report for May 2021.

**MAYOR/COUNCIL COMMENTS/ANNOUNCEMENTS:**

Councilman Cardwell spoke to the citizens by thanking them for coming and speaking against the bathrooms at Elliott Duncan Park. He agreed with them that the bathrooms should not be approved. He thinks that the roads in Mayodan should be more of a propriety to be repaired instead of building restrooms at Elliott Duncan Park when Jake Atkinson Ball Park has restrooms that are available for use. He stated the cost of the restrooms would probably be double what was quoted six months ago with the rise in construction materials. He stated there are water lines that will not support fire hydrants on some streets in town and that should be a priority. He felt the restrooms were not a good decision.

Councilman Holland spoke to the citizens thanking them for coming to the Council meeting. Councilmember Holland explained that the bathrooms would be beneficial for people that use Elliott Duncan Park. Councilmember Holland stated that he lived right at the park and mentioned that it was dangerous for kids to have to cross over Main Street to go to those restrooms at Jake Atkinson Ball Park. He mentioned that the Fund Balance is where the money would come from to build the restrooms at Elliott Duncan Park.

Councilmember Wall commended Town Manager Melessa Hopper for her work on the 2021-2022 budget despite the disagreements on the budget.

**Motion** by Councilmember Cardwell, seconded by Councilmember Holland to adjourn meeting at 7:23p.m.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

Meeting adjourned at 7:23p.m.

**ATTEST:**

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**Sarah Hopper, Town Clerk**

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**James Cardwell, Mayor**