

closed former sewer treatment plant. The property is essentially landlocked with the only access being an easement across adjoining property. The owners approached the Town in late spring of 2016 about the potential offer of land as a donation or at sale for less than half the full value. A phase 1 environmental assessment was performed that determined the site was part of a former municipal landfill, which existed from the 1930s until the 1960s. The property is potentially eligible for a N.C. DEQ program to clean up pre-regulatory landfills. An application to the program will be submitted the week of September 12, 2016. The Council will consider an appraisal of the property at tonight's meeting.

Tract 2 (parcel number 164234) is the former Tultex mill property and is approximately 13.5 acres in size. It has a tax value of \$51,887 and has approximately 1,700 linear feet of river frontage. Spruce Place, LLC, purchased the property in 2003 and sold it to Reid Development, LLC, in late 2011. Reid Development dismantled or demolished approximately 95% of the buildings. Reid Development was found to be in violation of both State erosion control laws and the Town's floodplain development regulations. Reid Development eventually settled their violations with the DEQ. The floodplain regulations remain in violation. Reid Development has never applied for permits applicable to the demolition and change in property. In the fall of 2015 the Town held a flood plain violation hearing and ordered Reid Development to submit a FP development permit. The flood plain administrator ordered a Phase 1 environmental assessment be undertaken to determine the status of environmental hazards. This cost was covered by an EPA grant. The assessment determined the site most likely is contaminated with lead paint and asbestos materials. This contamination makes the site a potential Brownfield under state and federal law. In order for the site to be cleaned up further an additional environmental assessment is necessary. The Town could undertake the clean-up, but would do so with limited or no outside funding. Costs associated would become a lien on the property, making it unlikely the property will ever be sold or transferred to another private owner. The Town would bear the cost until a lien against the property to recover the costs would be settled and paid. The cost of clean-up has been estimated at between \$500,000 and \$1,000,000 dependent upon contamination factors.

The Town is applying for acceptance into the NC DEQ Brownfield Program to seek liability protection to allow for the redevelopment of the site. Reid Development, LLC, has approached the Town and offered a quit claim deed to Mayodan for the property. Currently there are taxes due on the property in the amount of \$5,971 and a lien of \$122,000 held by Spruce Place, LLC. Negotiations are underway regarding settlement of the lien for a lesser amount. The Council will consider an appraisal of the property at tonight's meeting.

The Town has identified possible uses for the properties as a greenway trail along the Mayor River from Business US 220/Mayo River to the confluence with the Dan River, among other improvements and facilities for recreational activities. The Mill property includes a 7,000 square foot warehouse that has the potential for reuse for commercial, retail, or office use. Other possibilities include lease or sale of the building.

Mayor Bullins and Town Manager Mr. Brandt discussed a number of funding sources available (in addition to the Town's funds) to facilitate the acquisition and development of the sites for the proposed use as a public park with potential limited commercial activity. There is Brownfields funding available through an EPA grant to complete the phase 2 environmental assessment and site development planning. There is future opportunity for EPA grant to fund clean-up. A pre-regulatory landfill program through NC DEQ provides funding for the clean-up of former municipal landfills at no cost to the municipality. The NC DEQ Clean Water

Management Trust Fund provides funding for streambank restoration. The NC Parks and Recreation Trust fund grant provides funding of up to \$500,000 for development of park facilities (This grant has matching requirements). There are a number of non-profit foundations that are working locally and regionally on water quality, river access, and community recreation. Those resources include Duke Energy Water Resources Fund, Reidsville Area Foundation, Kate B. Reynolds Charitable Trust, and The Conservation Fund. Private community donations from individuals or corporations could also be offered. State and federal grants may be available for redevelopment of the existing building if used for commercial/retail or office uses.

Mayor Bullins stated the Town Council has not committed to the acceptance of the parcels of land. He stated this will be the largest project the Town of Mayodan will have ever taken up and hearing from the public is important.

Mayor Bullins opened the first public hearing at 7:28 pm for the property bearing tax parcel number 173169.

Mr. Lewis Bottoms, Wilkins Street, stated he did not see the benefit to the Town to acquire this property. Mayor Bullins stated the benefit would be to tie into the Mayo River State Park and is a landfill that can be cleaned up and development of trails. Trail and greenways would attract people to Mayodan. Mr. Bottoms stated the town was collecting taxes on the property and this would cause the Town to lose those tax dollars.

Ms. Cindy Johnson, Mayodan resident, asked if this parcel was a part of the environmental phase 1. Mayor Bullins stated it was not.

Mr. Chad Wall, Roach Street, Mayodan, asked if the Town had negotiated a price for the property and Mayor Bullins stated they had not. Mr. Wall inquired about financing or funding for the property and Mayor Bullins stated it was not decided yet since the amount had not been negotiated.

Mr. Bobby Tilley, former Mayodan resident, stated the rubble at the Mill site did not look good and he would be proud to see the Town of Mayodan own the property and made appropriate access to the river. Mayor Bullins stated that river access was an important aspect.

Town Manager Michael Brandt indicated the Mayor had misspoke when asked if the southern parcel had a phase 1 environmental assessment, because it was done in conjunction with the mill property. He stated the southern property would not qualify for the Brownfields program, but could qualify under a landfill program for clean-up.

Norma O'Steen, Mountain St., Mayodan, stated she is concerned about the liability issues of hazardous waste at the site and the Town would be taking on that liability. Town Manager Michael Brandt stated there would have to be a phase 2 environmental assessment to know for sure what contaminants, if any, would have to be dealt with.

No one else wished to speak.

Mayor Bullins closed the public hearing at 7:40 pm.

Mayor Bullins opened the public hearing to hear public comment regarding the proposed acquisition of parcel 164234, 7801 NC Hwy 135, Mayodan at 7:40 pm.

	<p>Ms. Cindy Johnson, Mayodan resident, stated she had been very involved as a citizen concerned about the dismantling of the mill and she had contacted the NC office in charge of asbestos abatement in 2012, also OSHA and EPA regarding the water safety, Dan River Water Basin, and Preservation N.C. and requested that all agencies be vigilant in the process of the demolition and dismantling of the mill. She stated it bothered her that the Town has gotten into this with Reid Development. She asked who Reid Development, LLC was. Mayor Bullins stated he did not know. She asked if the Town should wait until all 3 phases of environmental assessments were done before moving forward. Mayor Bullins stated no, the Town doesn't have to wait. The Town could clean up one pile at a time and haul the debris to a construction landfill. Admission in the Brownfields program would make the Town not liable at all. Ms. Johnson stated she felt the Town was already "park rich" but needed more industry and job creation other than people walking and canoeing. Mayor Bullins said he felt that the Town needed more people visiting Mayodan and they would shop and eat and if deciding to relocate, would need housing. Ms. Johnson asked where the money would come from to purchase and clean-up. Mr. Brandt stated that what use the Town chose for the land would dictate how much clean-up had to be done. If there is no ground contaminant, debris could be buried on site. An action against the current property owner would take time and finances would be slow to recoup. The Town would go after every pot of grant money possible and multiple pots at the same time; however, he stated none of those grants are assured, but the chances are good if application is made and the Town owning the property makes the Town eligible for grants that are not available to private ownership.</p> <p>Ms. Johnson asked if there will be additional public hearings. Mayor Bullins said any action would take place in a public meeting. Dependent upon the amount of any proposed financing would dictate whether a public hearing would be required to approve any financing of the property, and may be required to get Local Government Commission approval.</p> <p>As no one else wished to speak, Mayor Bullins closed the public hearing at 7:56 p.m.</p>
<p>Approval of Minutes <i>Agenda Meeting (8-4-2016) Regular Meeting (8-8-2016) Closed Session (8-8-2016)</i></p>	<p>Motion by Councilman Martin, seconded by Councilman Cardwell, to approve the agenda meeting and regular meeting minutes of August 4 and 8, 2016, and closed session minutes of August 8, 2016 as presented. Ayes: Councilmen Allred, Cardwell, Chatman, and Martin. Nays: None. Motion carried unanimously.</p>
<p>Old Business: <i>Update on purchase of vehicles from city of Reidsville (Knuckle boom truck; 1-ton service pick-up truck)</i></p>	<p>Mayor Bullins called upon Mr. Brandt to give additional information regarding the purchase of equipment from the City of Reidsville. Mr. Brandt informed Council the cost for the Knuckle boom truck is \$9,000 and the City of Reidsville would not accept less than \$5,000 for the utility truck. Council had previously approved up to \$12,000 for both vehicles. Mr. Brandt would like Council to consider appropriation of \$14,000 for both vehicles. He stated Department Head Rick Pegram indicated he would make cuts in his budget on other equipment to make up the additional \$2,000 for the purchase.</p> <p>Motion by Councilman Allred, seconded by Councilman Chatman, to approve the expenditure of \$5,000 for the utility truck purchase from the City of Reidsville. Ayes: Councilmen Allred, Cardwell, Chatman, and Martin. Nays: None. Motion carried unanimously</p>

<p><i>Update on grant application submissions</i></p>	<p>Mayor Bullins asked Mr. Brandt to give information on grant applications. Mr. Brandt stated the Golden Leaf Foundation grant for economic development infrastructure that needed County approval was not submitted due to the workforce development project with Rockingham Community College could not be worked out in the short amount of time before the grant application was due. He stated also the PARTF grant that was discussed previously for improvements at the Recreation Center building would require a study be done on the building to determine what improvements should be made. The study would cost \$6,700 and Mr. Brandt applied to the Reidsville Area Foundation for the funds to cover the cost of the study. The Reidsville Area Foundation declined to fund the study. December 1st is the deadline for the PARTF grant, which is a 20% match. The funds for the study would count toward the matching funds.</p> <p>Mr. Brandt stated he had also applied for two grants through the Rockingham Community Foundation and water resources funds. Funds would be used for updating the website, economic development, social media infrastructure, and physical infrastructure connecting the lower municipal parking lot on 2nd Avenue to the upper municipal parking lot and kiosk.</p>
<p><i>Update on 13th Avenue Paving</i></p>	<p>Mayor Bullins asked Mr. Brandt and Mr. Pegram to give an update on the paving project on 13th Avenue. The paving company is waiting on the availability of a milling machine to free up before starting.</p>
<p><i>Update on Animal Control – Chief Caruso</i></p>	<p>Mayor Bullins called on Police Chief Caruso to give an update on the new animal control program. Chief Caruso stated they have just finished the third week and had picked up approximately 20 cats and dogs total. Chief Caruso was complimentary of employee Alan Coleman and his efforts to look for grants and is working very hard to help control the stray cat issues and complaints in Town.</p>
<p><i>Update on Main Street Waterline Replacement</i></p>	<p>Public Works Director Rick Pegram gave Council an update on the Main Street water line replacement work ongoing at this time. Mr. Pegram indicated that the line is pressurized and all but three taps were made. He feels the company will finish those taps this week. The 60-day project is ahead of schedule.</p>
<p>New Business:</p>	
<p><i>Presentation & donation of Town Hall painting by local artist and resident, Mr. John Canny</i></p>	<p>Mayor Bullins stated that Mr. John Canny had presented the Town with a painting of Town Hall that he completed. The painting will be placed on a wall inside the Town Hall Administrative offices.</p>
<p><i>Proclamation by Mayor Bullins for Constitution Week</i></p>	<p>Mayor Bullins read a proclamation for Constitution Week for the week of September 17 through 23, 2016.</p> <p>Motion by Councilman Martin, seconded by Councilman Chatman, to authorize the Mayor to sign the proclamation for Constitution Week to be held September 17-23, 2016. Ayes: Councilmen Allred, Cardwell, Chatman, and Martin. Nays: None. Motion carried unanimously.</p> <p>**Proclamation appears at the end of these minutes.</p>
<p><i>Resolution for Law Enforcement and Emergency Services Appreciation Week</i></p>	<p>Mayor Bullins read a resolution to set Law Enforcement and Emergency Services Appreciation Week as the first week of October. He asked Council to consider approval of the resolution.</p> <p>Motion by Councilman Allred, seconded by Councilman Chatman, to approve the resolution to resolve the last week of October as Law Enforcement and Emergency Services Appreciation Week. Ayes: Councilmen Allred, Cardwell, Chatman, and Martin. Nays: None. Motion carried unanimously.</p> <p>**Resolution appears at the end of these minutes.</p>

<p><i>Discussion of Farris Memorial Park athletic field lights/poles</i></p>	<p>Mr. Brandt gave Council information regarding the condition of the deteriorating poles and lights at Farris Memorial Park. He stated they may need to be removed and he was hoping to have them taken down after the fall soccer season has completed, which would be early November. Councilman Allred questioned waiting until November to remove the poles. Farris Memorial Park Director Quint Haley stated one pole has already fallen and the lights are obsolete. He is getting quotes to replace the lights, but there are a lot of issues right now to replacing the lights. There is no funding approved in the budget for replacement lighting. Councilman Allred stated if the poles were not secure and in good shape, they should be removed now. Mr. Haley agreed that the condition of the poles is not good and they can be removed at any time.</p>
<p><i>Notice of listing of Downtown Mayodan on the Department of Interior's National Register of Historic Places</i></p>	<p>Mayor Bullins informed Council the Downtown Mayodan district has been approved by the National Park Service on the National Register of Historic Places. This is not a local designation. Property owners may qualify for certain tax credits at a federal level, but do not fall under any local mandates.</p>
<p><i>Discussion of next steps for acquisition of tax parcels #173169 & #164234</i></p>	<p>Mayor Bullins opened a discussion on what steps, if any, the Council would like to take in the proposed acquisition of tax parcels #173169 and 164234, old Tultex Mill property and property adjacent to the old Mayodan sewer plant.</p> <p>Mayor Bullins asked for consideration of appropriating \$2,000 to Davis Appraisal Services for appraisals of both parcels.</p> <p>Motion by Councilman Cardwell, seconded by Councilman Allred, to approve the expenditure of no more than \$2,000 for an appraisal of tax parcels 173169 and 164234. Ayes: Councilmen Allred, Cardwell, Chatman, and Martin. Nays: None. Motion carried unanimously.</p>
<p><i>Discussion of Street Drainage Complaint at 704 Wilkins Street</i></p>	<p>Mayor Bullins asked Council to discuss a property drainage complaint at 704 Wilkins Street, property owners Glenn and Jill Chatman. Mayor Bullins indicated to Councilman Chatman and Council that he may participate in the discussion, but would have to abstain from any vote that may be taken regarding the drainage complaint at his residential property. Councilman Chatman explained that water had been draining through his property for many years. He stated that curb and guttering channeled water to a catch basin located at his property line. He stated debris was collecting there and water was eroding land. He asked for the Town to extend the catch basin. Mayor Bullins stated two estimates were received for work to extend the pipe and catch basin. The estimates were for \$8,500 from Wray's Concrete and \$17,978 from Clodfelter Concrete. Mr. Brandt informed Council that if undertaking this project, a formal storm water easement from the Chatmans should be obtained or a legal agreement that would release the Town from any responsibility for additional maintenance or repair of the improvements in the future. Councilman Chatman stated the catch basin and drainage should have been extended when it was put in.</p> <p>Councilman Martin suggested the Town look at anything that can be done without going onto private property. Mayor Bullins stated an easement to do work on the property would have to be obtained if the Town would need to do future maintenance work, or the Town would have to have a legal agreement stating the Town does not own the pipe and would not be held accountable for any future maintenance or repair.</p> <p>Councilman Chatman stated his property is at the lowest point and the water is draining from Virginia Street, 7th Avenue, and Wilkins Street. Mrs. Chatman stated the water is pooling and creating a health hazard with mosquito infestation.</p>

	<p>Mayor Bullins related to Council that addressing drainage on private property would set a precedent for other property owners who would say the Town should address their drainage issues. Mayor Bullins explained that all previous and future complaints of drainage not addressed by the Town would lead to the misconception of favoritism for a Councilmember. Councilman Allred stated he addressed a drainage issue on his property by putting in a drainage pipe and he paid for the improvements himself.</p> <p>Mayor Bullins called for a motion.</p> <p>No action was taken.</p>
Manager	<p>Mr. Brandt provided the financial reports to Council.</p> <p>Mr. Brandt announced the Hayodan Hay Bale Art will be October 1 through November 19, 2016.</p> <p>The What the Hay! Festival is October 7-8, 2016.</p>
Council/Mayor	
Adjournment	<p>Motion by Councilman Allred, seconded by Councilman Cardwell, to adjourn the meeting.</p> <p>Ayes: Councilmen Allred, Cardwell, Chatman, and Martin.</p> <p>Nays: None.</p> <p>Motion carried unanimously</p> <p>Meeting adjourned at 8:58 p.m.</p>

ATTEST:

 Melessa K. Hopper, CMC

 Jeffrey Bullins, Mayor

SUPPORTING DOCUMENTS:

A RESOLUTION

RESOLVING "LAW ENFORCEMENT AND EMERGENCY SERVICES APPRECIATION WEEK"

AS THE FIRST WEEK OF OCTOBER IN TOWN OF MAYODAN

WHEREAS, the Mayodan Town Council would like to show their appreciation to the dedicated Law Enforcement and Emergency Services personnel in Rockingham County, including the Sheriff's Department, Emergency Medical Services employees, Rescue Squads, municipal Police Officers, and North Carolina State Highway Patrol Officers, all of whom bravely and selflessly risk their lives every day to provide protection, aid and to improve the quality of life and safety of Rockingham County Citizens; and,

WHEREAS, Law Enforcement and Emergency Services put on their badges and go to work to protect the lives and property of Rockingham County residents, thereby choosing to expose themselves to known and unknown dangers on a daily basis; and,

WHEREAS, Law Enforcement and Emergency Services are committed to continued training, skill enhancement, and inter-agency coordination, which makes them vital members of our communities and county; and,

WHEREAS, Law Enforcement and Emergency Services work tirelessly and selflessly for the residents of Rockingham County, regardless of any personal peril and hazard, fulfilling their mission "To Protect and Serve."

NOW, THEREFORE BE IT RESOLVED, in honor and appreciation of the invaluable service provided by Law Enforcement and emergency Services in Rockingham County, the Mayodan Town Council resolves that the first week of October is "Law Enforcement and Emergency Services Appreciation Week" in Mayodan and Rockingham County and encourages its citizens to show their respect and gratitude for those who carry out the critical role of protecting and ensuring public safety for us all.

This the 12th day of September, 2016.

ATTEST:

Melessa K. Hopper, Town Clerk, CMC

Mayor Jeffrey G. Bullins

September 12, 2016

OFFICE OF THE MAYOR
TOWN OF MAYODAN

A PROCLAMATION

IN RECOGNITION OF "Constitution Week"

Whereas, September 17, 2016 marks the two hundred and twenty-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

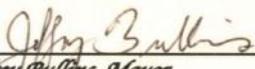
Whereas, public law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week;

Now, therefore, I, Jeffrey Bullins 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, 2016 to be

CONSTITUTION WEEK

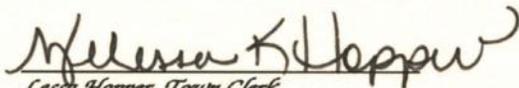
And ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

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 twelfth day of September in the year two thousand sixteen.



Jeffrey Bullins, Mayor

ATTEST:



Lessa Hopper, Town Clerk

