



REGULAR MEETING MINUTES

MAYODAN TOWN COUNCIL

Monday February 10, 2020

6:00 p.m.

James A. Collins Municipal Building

**MAYOR AND COUNCIL PRESENT:**

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

**STAFF PRESENT:**

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

**ITEM:**

The Mayodan Town Council met at 6:00pm on February 10, 2020 in the Council room of the James A. Collins Municipal Building, and with a quorum present Mayor Cardwell called the meeting to order.

**SPECIAL PRESENTATION:**

**OATH OF OFFICE – TOWN CLERK SARAH HOPPER**

**OATHS OF OFFICE – POLICE OFFICERS CHRIS LAWSON AND PATRICK WILSON**

**Video for the HGTV contest was shown to Council members.**

**PUBLIC COMMENT PERIOD AND CITIZEN CONCERNS:**

Sherrri Kallam from 100 N 9<sup>th</sup> Ave wanted Council to know about the problems she has had in the past with flooding on her property because of water runoff. She is asking Council for help in this matter to get the State involved to help with the flooding on her property.

Tracy Kallam from 100 N 9<sup>th</sup> Ave wanted Council to know that the pipe size wasn't big enough to accommodate the amount of water coming through.

Butch Landreth 102 N 9<sup>th</sup> Ave was complaining about runoff water behind Library and that the drain can't handle all of the water.

Cindy Johnson 103 N 8<sup>th</sup> Ave is asking Town Council members for help trying to get a Grant to help with the problems that the City is having with the run down homes and stores in Mayodan. Mrs Johnson mention that the City of Eden had gotten a grant for \$750,000 to help renovate old homes. She wanted to know if the Town could get someone to help write a Grant for the Town to help Mayodan get Grant help. Town Manager Lessa Hopper said that CBDG funded the money to the City of Eden. She also stated that Mayodan has received grant money in the past for help. She also mentioned that it was very hard for a town of our size to get help with our water rates being so low.

## **APPROVAL OF MINUTES:**

**Motion** by Councilman Wall, seconded by Councilwoman Barnes Approval of Agenda and Regular Meeting Minutes of January 9 & 13, 2020 and Special Meeting Minutes of January 28, 2020  
Ayes Councilmen Wall, Allred, Cardwell, Holland and Councilwoman Barnes.

Nays None.

**Motion** carried unanimously.

## **OLD BUSINESS:**

*Update on Condemnation/Demolition at 208 W. Main St.*

Town Attorney Eugene Russell has an agreement signed from the Lion's Club. Hand outs were given out to Councilmembers. The contract states that the Lion's Club have agreed for Loyal Grading and Tree Service, Inc. to demolish back section of Lion's Club building in the amount of \$4500.00. The Town agrees to Fund the payment in advance and will put a lien against the land and building owned by the Lion's Club. Once demolish is completed there will be an Easement for the construction and maintenance of a retaining wall. The Lion's Club has 14 days from the contract date to remove all personal property from the Lion's Club building.

**Motion** by Councilman Wall, seconded by Councilman Cardwell to approve the agreement, consent and easement with the Lion's Club.

Ayes Councilmen Wall, Allred, Cardwell, Holland and Councilwoman Barnes.

Nays None.

**Motion** carried unanimously.

\*A copy of the Agreement, consent, and Easement is hereby, by reference, made a part of these minutes and a copy is on file in the Town Clerk's office for public viewing.

*Update on Offer to Purchase Real Property – N. 3<sup>rd</sup> Avenue.*

The Town of Mayodan has received a proposal from M.K. Builders to purchase the above property in the amount of \$25,000 for a non-warranty deed. The Town will retain a 15 foot sewer easement upon the sale of the property for maintaining sewer lines. Any person wishing to submit a bid for the aforementioned property must submit their bid in writing to the Town of Mayodan "Offer to Purchase and Contract" form to the Town Manager, Melessa Hopper, at 210 West Main Street, Mayodan, NC 27027 by 5pm on the tenth business day following this publication. All upset bids must raise the existing bid by not less than ten percent of the first \$1000.00 and five percent of the remainder. When a bid is raised, the bidder shall deposit with the Town Clerk five percent of the increased bid and the Town Clerk shall re-advertise the offer at the increased bid. This procedure shall be repeated until no further qualifying upset bids are received, at which time the Town of Mayodan reserves the right to accept or reject any or all bids. All deposits must be in the form of a Certified check from a local bank, cash, or money order. Anytime a property is subject to the upset bid process, a public notice is posted on the Town of Mayodan website as well as a local newspaper. The winning bidder will be responsible for the cost of the warranty deed and recording fees, attorney fees associated with the purchase and any advertising fees associated with the purchase of the above property.

The News & Record will be sent the "Offer to Purchase and Contract" ad for upset bids on February 11, 2020. To be published on February 14, 2020.

**Motion** by Councilwoman Barnes, seconded by Councilman Allred to approve offer to purchase by MK Builders for \$25,000.

Ayes Councilmen Wall, Allred, Cardwell, Holland and Councilwoman Barnes.

Nays None.

**Motion** carried unanimously.

\*A copy of the Offer to Purchase Real Property- N 3<sup>rd</sup> Avenue is hereby by reference, made a part of these minutes and a copy is on file in the Town Clerk's office for public viewing.

## **NEW BUSINESS:**

### *Consideration of Conflict of Interest Policy*

Town Manager Lessa Hopper ask council to approve a new Conflict of Interest Policy to apply for a grant.

**Motion** by Councilman Allred, seconded by Councilman Holland to approve the conflict of Interest policy for the Town of Mayodan.

Ayes Councilmen Allred, Cardwell, Holland, Wall and Councilwoman Barnes.

Nays None.

**Motion** carried unanimously.

\*A copy of the Consideration of Conflict of Interest Policy is hereby, by reference, made a part of these minutes and a copy is on file in the Town Clerk's office for public viewing.

### *Consideration of Approval to Adjust Fixed Capitalization Value*

Town Manager Lessa Hopper ask the Council for Consideration of Approval to Adjust Fixed Asset Capitalization from \$1,000 to \$2,500 on the recommendation of Rex Rouse-Rouse, Rouse, Rouse & Gardner.

**Motion** by Councilwoman Barnes, seconded by Councilman Holland to approve the increase from \$1000 to \$2500 for fixed asset values.

Ayes Councilmen Wall, Allred, Cardwell, Holland and Councilwoman Barnes.

Nays None.

**Motion** carried unanimously.

## **MANAGER ITEMS:**

Town Manager Lessa Hopper handed out the Financial Report for January 2020 and talked about the Towns revenues and expenses.

Promoters for Zigbash asked for permission to place a banner above 2<sup>nd</sup> Ave. to advertise event.

Councilman Wall suggested that terms be put on the banner being put up two weeks in advance and be removed the Monday after the event. Town Manager Lessa Hopper will contact DOT and ask if there are any regulations to hanging a banner.

Ethics Training materials were passed out to all Council Members and a webinar will need to scheduled soon. We will discuss a date at workshop.

Budget Workshop Date was selected for February 25, 2020 at the old Library.

## **COUNCIL/MAYOR COMMENTS:**

Councilman Wall wants to add to the March Agenda further discussion on the storm water study.

Councilwoman Barnes is asking the board to write a letter to Rockingham Now, News and Record asking them to give the Town of Mayodan equal news coverage in the future.

**Motion** by Councilman Holland, seconded by Councilman Allred to recess to Tuesday February 25, 2020, at 9:00 am, 101 N 10<sup>th</sup> Avenue, Mayodan, NC

Ayes Councilmen Allred, Cardwell, Holland, Wall and Councilwoman Barnes.

Nays None.

**Motion** carried unanimously

Meeting adjourned @ 7:05pm