



**REGULAR  
MEETING *MINUTES*  
MAYODAN TOWN COUNCIL  
January 11, 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  
Chad Wall

**ABSENT:**

David Holland

**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 at 6:00pm on January 11, 2021 at 101 N. 10<sup>th</sup> Avenue, and with a quorum present Mayor Cardwell called the meeting to order.

**PUBLIC COMMENTS:**

No one wished to speak.

**APPROVAL OF MINUTES:**

**Motion** by Councilmember Barnes, seconded by Councilmember Wall, to approve minutes for agenda and regular meeting minutes of December 10 and 14, 2020, as presented.

Ayes: Councilmembers Allred, Barnes, Cardwell, and Wall

Nays: None.

Motion carried unanimously.

**OLD BUSINESS:**

No old business

**NEW BUSINESS:**

A. Voluntary Annexation Petition and Development Plans- Charles Rakestraw  
Town Manager Melessa Hopper reported to Council that Mr. Charles Rakestraw had presented the Town with a voluntary annexation petition in accordance with Town ordinances. Mr. Rakestraw has land on River Road that he would like to develop for a 100 house subdivision and would like to tap onto the water and sewer system for the Town of Mayodan. Ordinances require the annexation petition be

submitted before receiving those services. Mr. Rakestraw has fulfilled that requirement. Ms. Hopper stated the next course of action would be the certification of the petition by the Town Clerk. Mr. Rakestraw addressed the Council with preliminary plans for the subdivision. He would like to develop a 100 house subdivision with the construction being done in several phases. His initial phase would be around 20 homesites. He would, as the developer, install all water and sewer lines and taps. He would like for the Council to approve a reduction in the tap fees based on his cost to install the lines/taps and the Town only setting water meters. The Town's fees are generally based on the cost for the Town to install the lines and taps. He would propose a full water tap fee of \$2,400 as in the schedule but a reduction in the sewer tap fee from \$3,000 to \$1,000. Ms. Hopper stated she has a meeting scheduled with the Town Engineer Bill Lester, LKC Engineering, to discuss the capacity of the sewer pump station affected by this development. She reiterated to the Council that the Town does not have an impact fee and the cost to upgrade the sewer pump station for new development should not be born by the existing Town's tax payers. She asked Council to table the fee discussion to the February Council meeting to obtain more information. She recommended the Council direct the Town Clerk to certify the petition as would be required if the Council were interested in the voluntary annexation of the property.

**Motion** by Councilmember Wall, seconded by Councilmember Cardwell, to approve the resolution directing the clerk to certify the sufficiency of the petition of Charles Rakestraw for property on River Road.

Ayes: Councilmembers Allred, Barnes, Cardwell, and Wall

Nays: None.

Motion carried unanimously.

**MANAGER COMMENTS/ANNOUNCEMENTS:**

Town Manager Lessa Hopper gave the financial report for the month of December 2020.

**COUNCIL COMMENTS/ANNOUNCEMENTS:**

Council had no comments or announcements.

**Motion** by Councilmember Wall, seconded by Councilmember Allred, to adjourn meeting.

Ayes: Councilmembers Allred, Barnes, Cardwell, and Wall

Nays: None.

Motion carried unanimously

Council adjourned at 7:00 p.m.

**ATTEST:**

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Sarah Hopper, Town Clerk

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James Cardwell, Mayor