

TOWN OF MOCKSVILLE  
REGULAR BOARD MEETING  
OCTOBER 4, 2016

The Town of Mocksville Board of Commissioners met for the Regular Board Meeting on Tuesday, October 4, 2016 at 4:00 p.m. in the Mocksville Town Hall.

<b>Present:</b>	Mayor Will Marklin	<b>Absent:</b>	None
<b>Commissioners Present:</b>	Johnny Frye Lash Sanford Rob Taylor Amy Vaughan-Jones Brent Ward		

**Others Present**

Christine W. Bralley, Town Manager  
Beth N. Thompson, Administrative Assistant  
Todd Penley – Police Chief  
Hank Van Hoy – Town Attorney  
Mike West – Public Works Director  
Frank Carter – Fire Chief  
Andrew Meadwell/Amy Litz – Davie County Planning & Zoning  
Chuck West – Willis Engineers  
Mike Barnhardt – Davie Enterprise Record

Sign In Sheet Attached

Mayor Marklin called the meeting to order welcoming everyone in attendance.

The Town of Mocksville Board paused for a Moment of Silence  
Mayor Marklin led in the Pledge of Allegiance.

**Approval of Minutes**

*A motion was made by Commissioner Brent Ward to approve the minutes of the September 13, 2016 Regular Board Meeting. The motion was seconded by Commissioner Rob Taylor and approved by a unanimous vote.*

*A motion was made by Commissioner Rob Taylor to approve the minutes of the September 28, 2016 Special Called Meeting. The motion was seconded by Commissioner Lash Sanford and approved by a unanimous vote.*

**PUBLIC COMMENT**

Bill Freeman, Owner of Able Graphics, expressed his appreciation to the board for listening to his request on the second hand smoke issue and stated that they have relocated. He also requested that the board go ahead and move forward to implement a town ordinance against second hand smoke.

**Special Presentation**

Mayor Marklin presented Sonny Kurfees a Resolution with appreciation for his involvement and dedication to the Town of Mocksville, Rich Park and the American Legion Baseball. Kurfees is the second person from Mocksville-Davie Post to be inducted into the Baseball Hall of Fame. Along with the resolution, Mayor Marklin presented Kurfees with an engraved baseball. Kurfees stated that he was very humble and he has spent 34 years with the Mocksville Legion Ball teams and expressed his appreciation and support to the Town of Mocksville.

*Exhibit A*

**Public Hearing – Zoning Text Amendment 8-3.3.2 (L) General and Conditional Districts, Floor Plain District & 8-3.3.5 Table of Uses**

Andrew Meadwell stated that the purpose of the text amendment is to address the Floodplain zoning district. This is an environmental zoning district. This district was established prior to the town adopting a Floodplain Development Ordinance. In 2008 the town adopted FEMA floodplain maps and an ordinance to address these areas. Uses allowed in the zoning district are: park and open space areas including athletic fields, Recreational facilities – public or private, yard waste composting, and Utilities-below ground. Uses permitted with conditions in this zoning district. Temporary seasonal uses and structures including seasonal markets. Utilities – above ground, agriculture, bona fide farms including processing or sale of products grown on the same zoning lot excluding agricultural industry.

*Mayor Marklin opened and closed the public hearing with no one speaking in favor of or against the Zoning Text Amendment.*

*A motion was made by Commissioner Amy Vaughan-Jones to approve the Zoning Text Amendment 8-3.3.2 (L) General and Conditional Districts, Floor Plain District & 8-3.3.5 Table of Uses. The motion was seconded by Commissioner Johnny Frye and approved by a unanimous vote.*

*Exhibit B*

**10/70 Request – Dragonfly House**

Dragonfly House Children’s Advocacy Center Inc. is petitioning the Town of Mocksville for the approval of a 10/70 provision for 0.712 acres of property with access from Valley Road. The property is located between 371 Valley Road and the intersection with Ridgeview Drive. The applicant is requesting 21,407 sq. ft. or 69% to be impervious and 9,618 sq. ft. or 31% to remain as pervious.

*Mayor Marklin opened and closed the public hearing with no one speaking in favor of or against the Petition for the 10/70 Request – Dragonfly House.*

*A motion was made by Commissioner Rob Taylor to approve the 10/70 Request for the Dragonfly House. The motion was seconded by Commissioner Johnny Frye and approved by a unanimous vote.*

*Exhibit C*

**Easement – Elysian Equities, LLC**

Manager Bralley introduced Surveyor Jeff Allen; he is requesting approval of an easement to access to a sewer line and a temporary construction easement for grading off of Country Lane.

*A motion was made by Johnny Frye to approve the request for the easement to access to a sewer line and the construction easement for grading. The motion was seconded by Commissioner Rob Taylor and approved by a unanimous vote.*

*Exhibit D*

**Petition Requesting a Non-Contiguous Annexation – Triad Auto Group NC LLC**

*A motion was made by Commissioner Johnny Frye to approve the Petition Requesting a Non-Contiguous Annexation for Triad Auto Group NC LLC. The motion was seconded by Commissioner Lash Sanford and approved by a unanimous vote.*

*Exhibit E*

**Property Exchange**

Town Attorney Hank Van Hoy informed the board of the proposed transaction between Chad Fuller and the Town of Mocksville. The transaction includes the exchange of .15 acre tract owned by Fuller for .84 acres owned by the Town of Mocksville. The .15 acre tract has a value of \$7,169.10. The .84 acre tract has a value of \$42,078.96. A difference in value of \$34,909.86. The proposal for additional consideration is that Fuller will construct an entrance way leading from Cemetery Street into Rose Cemetery pursuant to plans approved by Willis Engineers entering off Cemetery Street for a total cost of \$115,000.00. Fuller would give the Town a credit in the amount of \$34,909.86 against the cost of construction which means the Town would pay the sum of \$80,090.14 if agreed upon.

*A motion was made by Commissioner Johnny Frye for Attorney Hank Van Hoy to move forward with negotiations regarding the property exchange with Chad Fuller on the Cemetery Street property. The motion was seconded by Commissioner Rob Taylor and approved by a unanimous vote.*

*Exhibit F*

**Short Form of Agreement between Owner and Engineer for Professional Services**

Manager Bralley informed the board of the Agreement for Professional Services between the Owner and the Engineer. This agreement is for the Court Square Water Main. This is the project that was discussed in the workshops in regards to lines and improvements on Main Street.

*A motion was made by Commissioner Brent Ward to approve the Short Form Agreement between the Owner and Engineer for Professional Services. The motion was seconded by Commissioner Johnny Frye and approved by a unanimous vote.*

*Exhibit G*

**Bid Recommendation – Madison Road Booster Pump Station Improvements Award**

Willis Engineers received bids on September 29, 2016 for Contract 5.0 – Madison Road Booster Pump Station Improvements. The low bidder is Charles R. Underwood, Inc. with a total bid of \$104,786.36.

*A motion was made by Commissioner Johnny Frye to accept the bid from Charles R. Underwood, Inc. in the amount of \$104,786.36. The motion was seconded by Commissioner Lash Sanford and approved by a unanimous vote.*

*Exhibit H*

**Fire Department Water Issues**

Chuck Willis informed the board of water issues at the Mocksville Fire Department. The first issue is the paint that is coming off the walls in the lower level of the Fire Department. The concrete block walls have efflorescence that has caused the paint to come off. The moisture on the walls appears to be coming from groundwater behind the walls and is likely due to insufficient exterior waterproofing. Willis stated that it is a very common problem with underground block wall constructions. Although it is

unsightly there are no structural issues. The walls can be cleaned and recoated to restore their appearance. Unless this becomes a structural issue it may not be worth the expense. The second issue is water leaking from the communal shower upstairs. Fire Chief Frank Carter has solicited quotes from contractors to remodel and modernize the shower room. Willis suggest that the quotes be collected and bring back to the next meeting.

**Resolution - Time Change of the Regular Board Meetings**

*A motion was made by Commissioner Johnny Frye to adopt the Resolution changing the time of the Regular Board Meeting from 4:00 p.m. to 6:00 p.m. The motion was seconded by Commissioner Amy Vaughn-Jones with 4 in favor and 1 oppose.*

*Exhibit I*

**Proclamation – United Way of Davie County Month – October 2016**

*Mayor Marklin read the United Way Proclamation to the Board of Commissioners and proclaimed October 2016 as United Way of Davie County month.*

*Exhibit J*

**Eagle Scout Project – Rich Park**

Manager Bralley presented to the board a picture of the proposed Rich Park sign that Justin Boardwine would like to build for his Eagle Scout project. The sign will have cedar post on both sides with stone underneath.

*A motion was made by Commissioner Brent Ward to approve the signage proposed from Justin Boardwine as his Eagle Scout project. The motion was seconded by Commissioner Rob Taylor and approved by a unanimous vote.*

*Exhibit K*

**Manager's Report**

Wastewater reports were handed out to each board member.

Manager Bralley informed the board that Leon Carter has been with the town for 20 years and his position has expanded to several different jobs. Leon is involved with the Farmers Market, the Downtown Main Street Community, Facade grants, Tourism Board, Christmas ornaments and several other positions with the town. Leon will be leaving the end of October and spoke in reference to his position. Leon suggested and recommended that Tami Langdon take his position upon his retirement. He requested that the board accept his recommendation since Tami has already been involved with most of these positions.

Volunteers are needed for the Bed Race and selling ornaments the night of the bed race.

Commissioner Ward stated that he talked with Chief Carter and requested that the board allow Carter to get a committee together to look for a new truck. Carter said that the committee would consist of 3 to 5 folks on the committee.

*A motion was made by Commissioner Ward to allow Chief Carter to form a committee to look about a new truck. The motion was seconded by Commissioner Johnny Frye and approved by a unanimous vote.*

*A motion was made by Commissioner Johnny Frye to go into Executive Session to discuss litigation and personnel matters. The motion was seconded by Commissioner Amy Vaughan-Jones and approved by a unanimous vote.*

*A motion was made by Commissioner Brent Ward to go out of Executive Session and back into Regular Session. The motion was seconded by Commissioner Johnny Frye and approved by a unanimous vote.*

After results of previous discussions with the board, Town Manager Christine Bralley submitted a letter stating her retirement with an effective date of November 1, 2016.

*Exhibit K*

The board scheduled a Special Called Meeting for Tuesday, October 11, 2016 at 5:00 p.m.

**Adjourn**

*A motion was made by Commissioner Johnny Frye to adjourn the October 4, 2016 Regular Board Meeting. The motion was seconded by Commissioner Brent Ward and approved by a unanimous vote.*

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Mayor William J Marklin, III

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Town Clerk Christine W. Bralley