

**Town of Mocksville  
Regular Board Meeting  
January 5, 2021**

The Town of Mocksville Board of Commissioners met for the Regular Board Meeting on Tuesday, January 5, 2021 at 6:00 p.m. The meeting was held at the Energy United Building located at 182 South Salisbury Street, Mocksville, NC.

**Present:**

**Commissioners Present:**

Mayor, Will Marklin  
Amy Vaughan-Jones  
Justin Draughn  
Brian Williams  
Eric Southern  
Rob Taylor

**Absent:**

**Others Present:**

Lynn Trivette, Interim Town Manager  
Emily Quance, Deputy Town Clerk  
Al Benschhoff, Town Attorney  
Interim Chief Parks  
Community Development, Tami Langdon

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 the Pledge of Allegiance.

**Adoption of Agenda**

*A motion was made by Commissioner Taylor to adopt the agenda as written. The motion was seconded by Commissioner Southern which carried by a unanimous vote 5-0.*

**Citizen Comments**

Mayor reads; Under GS section 160A-81.1, the Board shall provide one period for public comment per month. Public comments are a valued part of the Board meeting but we also have to handle monthly business items. If your public comment is not heard this month we provide the same opportunity at each month's Board meeting. Public comments are limited to 3 minutes per comment. The Mayor asks that groups appoint spokespersons for groups supporting the same position, especially when the number of people wishing to attend the meeting exceeds the capacity of Town Hall. When the comments become repetitive and no longer provide new information then discussion for this meeting may be stopped. As a reminder, the comment period is not a question and answer session. As always, the Mayor shall provide for the maintenance of order and decorum in the conduct of the comment period.

No one spoke

## Communications from Boards, Commissions and Agencies

Tami Langdon addressed the Board to give an update on how Community Development has been doing during this pandemic and to give an update on downtown. Thank you to every department for making my job easy. The merchants have had a fantastic holiday season. We have seven new businesses that have been here a year or less. We are blessed in this downtown to have such diversification of merchants. We still have more room to grow. Last year we did 9 façade grants, I am up to 10 as of today, with 2 more in the making. The merchants are very engaged in making sure their exterior is perfect, up-to-date and inviting for this town, and it is working. Sadly, tourism had less events due to Covid and the executive orders. We were able to tweak a few events, such as doing a Facebook live concert in October. We also did a Santa Joy ride with 74 bikes, ice sculptures and scavenger hunts. The largest thing I have seen, as far as social media, is the mural on E. Depot, with 8,882 watching the mural. People have stopped to take pictures and videos. The phone app called Pokémon Go has added the mural as a Pokémon destination. I have not been able to complete the capital project Wayfindings. Lynn will let me know when we are able to start spending some of that money. I will then get with J&T Engineering. The planters were going to be replaced with large pots and better trees. This was a three-year process to remove the planters to give a clean street scape and become ADA compliant. The two sidewalk projects need to be completed also. I think we have come through COVID well and I think the next few months will be critical. We need to find ways to keep traffic coming to downtown. **Commissioner Vaughan-Jones:** The tree that was cut in town, was this cut due to ADA regulations? **Langdon:** No, Ms. Lakey went to Matt and it was removed to increase store front visibility. This was a request from a merchant to the Town Manager. Those trees cannot be put back in planters due to the root system; it is an incorrect tree for a planter and there is a different tree that can be planted in a planter. **Commissioner Vaughan-Jones:** Do you recall the cost of the Capital Project to complete the new sidewalk look? **Langdon:** We can start, and the cost is around \$9,980.00. **Commissioner Vaughan-Jones:** What is the total cost of the mural and has it been paid for completely? **Langdon:** \$22,940.00 and it has been paid for completely. **Commissioner Vaughan-Jones:** Was there any discussion to use the capital funds for the trees instead of the mural? **Langdon:** The mural was done through Tourism; this was never discussed within the Tourism committee. The mural site was originally for Davie Leadership, but they moved their mural to the Davie County Community Park. Tourism met at the last fiscal meeting in May 2020 and voted. Davie County Tourism gave around \$5,000 towards the mural in town.

## Consent Agenda

*A motion was made by Commissioner Southern to adopt the consent agenda as presented. The motion was seconded by Commissioner Taylor which carried by a unanimous vote of 5-0. Items approved were: (A) December 1, 2020 Regular Board Meeting Minutes (B) December 1, 2020 Closed Session Minutes (C) Monthly Financials (D) Tax Releases.*

## Adopt Budget Amendment for BB'T REDLG Loan for \$500,000

The County and Town have determined that providing economic development incentives for the Economic Development Project (as defined below) will benefit the general public health, safety and welfare of the citizens of the County and Town. It will promote the creation of jobs, by preserving the skill sets existing in the County's workforce, by increasing the County's and Town's tax base and by enhancing the industrial and business conditions and prospects of the County and Town by increasing the likelihood of a stable economic environment in the County and the Town.

Davie Industrial Center, LLC purchased a 23.761 acre tract to accommodate three large industrial buildings, the first of which will be 300,000 square foot with an estimated cost of \$16,250,000.00 and estimated increased tax base of \$16,250,000.00 upon the completion of the a large building and which will yield a total of at least 25 new jobs. The primary purpose will be to fund needed rural projects for job creation and enhancement by allowing a private developer to grade a site and take whatever means needed to create a spec building in order to leverage additional dollars on up to three buildings.

The County estimates it will recover the incentive in full within 10 years of the granting of the loan, through the repayment by Davie Development Center, LLC and County and Town will also receive an increased in tax revenues generated from the new tax base. The loan is a 10 year zero interest Rural Economic Development Loan and Grant (REDLG) program.

*A motion was made by Commissioner Williams to adopt the Budget Amendment for BB'T REDLG Loan. The motion was seconded by Commissioner Taylor which carried by a unanimous vote of 5-0.*

### **Consider Republic Services Amendment to Contract Adding Recycling July 1, 2021**

The town currently pays \$8.32 for solid waste and there will be a 3% increase for the new budget year estimating \$8.60 for solid waste. Adding disposal to the cost \$2.55 totally \$11.15 for trash collection and trash disposal. Customers are estimated at 1882. \$20,984 for trash estimated per month. Recycle collection will be \$2.73 plus a processing fee of \$1.52 totally \$4.25. \$7,998.50 for recycle estimated per month. Trash and Recycle will be \$15.40 multiplied by 1882 totally \$28,982.80 per month. The town currently charges \$7.00 for trash collection and trash disposal multiplied by 1882 totally \$13,174 per month.

Davie County has been paying for the town's recycling. Beginning July 1, 2021, Davie County will no longer pay for the town's recycling. This agreement is between Republic Services and the Town and will allow for the Republic Services to continue to provide recycling services for the Town's citizens and locks the Town into a cost. During budget time it will be decided what portion will be paid for by the Town and if the Town is going to ask citizens to pay for a portion of the cost.

*A motion was made by Commissioner Williams to consider Republic Services amendment to contract adding recycling July 1, 2021. The motion was seconded by Commissioner Draughn which carried by a unanimous vote of 5-0.*

### **Adopt Ordinance Directing Bill Bailey of N-Focus and Town Staff to Demolish 233 Railroad Street and Abate the Nuisances**

The house at 233 Railroad Street is in danger of collapse according to housing code officer Bill Bailey, NFocus. There is also an abandoned car located on the property. Mr. Bailey has issued an Order to demolish to the owners, Dallas and Irene Steele, by June 2019. The owners have not complied and have declined all attempts to communicate. The next step under both the statutes and Town ordinances is to consider an ordinance directing Mr. Bailey and Town staff to demolish the house and abate the nuisances. The cost of the abatement will become a lien on the property.

*A motion was made by Commissioner Williams to adopt ordinance directing Bill Bailey of N-Focus and Town Staff to demolish 233 Railroad Street and abate the nuisances. The motion was seconded by Commissioner Taylor which carried by a unanimous vote of 5-0.*

### **Consider ABC Reappointment for a Two-Year Term Expiring June 2020**

*A motion was made by Commissioner Vaughan-Jones to approve Ken Boger reappointment to the ABC Board for a two-year term expiring June 2022. The motion was seconded by Commissioner Southern which carried by a vote of 5-0.*

### **Consider Annexation Petition Koontz Road “The Mocksville Pointe Property” Phase Two for Senior Housing**

*A motion was made by Commissioner Williams to approve the annexation petition for Koontz Road “The Mocksville Pointe Property” phase two for senior housing. The motion was seconded by Commissioner Taylor which carried by a unanimous vote of 5-0.*

### **Consider a Resolution Directing the Clerk to Investigate the Sufficiency of an Annexation Petition Located at Koontz Road “The Mocksville Pointe Property”**

*A motion was made by Commissioner Taylor to adopt the resolution to instruct the Town Clerk to inspect the parcel (5739145128) on Koontz Road for sufficiency. The motion was seconded by Commissioner Williams which carried by a unanimous vote of 5-0.*

### **Communication from Town Staff**

Town Attorney: Merry Christmas and Happy New Year.

Interim Town Manager: Eric and I discussed Pine Street. Bill Bailey, N-Focus sends reports monthly. This is included in your monthly reports. According to the report, there was no changes. If a customer calls with a complaint, we contact N-Focus, then the customer’s complaint is investigated. It can be a long process. The Department heads are on the conference call we have set up tonight. If a department head would like to make a report on something, or the Board would like to ask them a question, we can talk to them. I am hoping we will now be able to move back to Town Hall since we can provide a way for the public to listen to the meetings and we will not be violating the open meetings law.

### **Communication from Mayor and Town Board**

Commissioner Southern: Lynn, Emily, thank you for all you are doing. Your staff is doing a great job. Tami, thank you for your presentation, it was very thorough. I really appreciate that. Chief Parks, good to have you here tonight, welcome to Mocksville. Happy New Year.

Commissioner Vaughan-Jones: Thank you Lynn for her great communication. She is very quick to respond when I have questions. Thank you, Tami, for the update. Thank you for clarity on tourism, so I can share that information back to the people that have called me. You do a great job; I know with COVID it has been difficult. It is nice the department heads can listen on the conference call. I know public services have been busy; the lights around downtown looked great. I appreciate the fire department for what they do. I do have concerns about the police department.

Commissioner Williams: Thank you Tami for the great presentation, I know it has been a tough year, you have done an exceptional job. Lynn, you and your team are doing a great job. All the department heads on the phone, thank you. Chief Parks, I had an interesting phone conversation with State Highway Patrolman Andrew Doss, he was thrilled that you are the Interim Chief. He is looking forward to working with you. Welcome to Mocksville.

Commissioner Taylor: Chief Parks, thank you for calling and introducing yourself to me, I appreciate that. I am sure we will be working closely together, not just on this level, but professionally as well. Emily and Lynn, great job as always. Thank you, Tami, for the presentation and keeping us up to date.

Commissioner Draughn: Thank you Tami for the presentation. Lynn you are doing a great job communicating with the Board.

Mayor Marklin: My kids brought friends home with them for Christmas and they were excited to see our downtown and the mural. What Tami is doing it a drawn for the younger crowd. This was one of our goals for our downtown. I think we are achieving our goals and we need to stick to the plan and keep moving forward. Thank you, Tami and department heads. In 2021 we are going to get through all this and get back to normal.

*A motion was made by Commissioner Williams to enter into close session. The motion was seconded by Commissioner Southern and approved by a unanimous vote 5-0.*

*A motion was made by Commissioner Williams to re-enter into open session. The motion was seconded by Commissioner Taylor and approved by a unanimous vote 5-0.*

## **Adjourn**

*A motion was made by Commissioner Taylor to adjourn the January 5, 2020 Regular Board Meeting. The motion was seconded by Commissioner Williams which carried by a unanimous vote 5-0.*

The attached documents are incorporated herewith and are hereby made a part of these minutes.

---

William J. Marklin, Mayor

---

Emily Quance, Deputy Town Clerk