

**Town of Mocksville  
Regular Board Meeting  
September 7, 2021**

The Town of Mocksville Board of Commissioners met for the Regular Board Meeting on Tuesday, September 7, 2021 at 6:00 p.m. in the Mocksville Town Hall building located at 171 S. Clement Street.

**Present:** Mayor, Will Marklin  
**Commissioners Present:** Brian Williams  
Eric Southern  
Amy Vaughan-Jones  
Justin Draughn

**Absent:** Rob Taylor

**Others Present:**

Ken Gamble, Town Manager  
Lynn Trivette, Town Clerk  
Brady Herman, filling in for Town Attorney  
Brian Moore, Public Services Director  
Andy Lipscomb, Acting Assistant Fire Chief  
Rustin Harpe, Parks and Grounds Director  
Tami Langdon, Community Development

Mayor Marklin called the meeting to order.

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 Williams to adopt the agenda as written. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 4-0.*

**Public Hearing for a Zoning Map Amendment**

Public Hearing for a zoning map amendment 2021-05. The Board has reviewed a request by Wayne Farms LLC to rezone approximately 1.009 acres of land from Town Center (TC) to Special Purpose (SP). The subject property is located at the intersection of E Depot Street and Williams Street and is further described as parcel of the Davie County Tax Map I 5160D0002.

*A motion was made by Commissioner Williams to table the public hearing a zoning map amendment 2021-05 until October 5, 2021 meeting so Wayne Farms and the citizens have time to meet and discuss concerns. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 4-0.*

**Public Hearing to Consider Granting Economic Development Incentive Appropriations for the Purpose of Aiding and Encouraging the Expansion in Scope of a Proposed New Industrial Enterprise, Known as “Project Lad”**

Mayor opened the public hearing

Town Manager addressed the Board. The Company has purchased the property for the purpose of operating a custom compounding of purchased resins facility in the Hollingsworth South Point Industrial Business Park.

Economic Development Project means the expenditure of the owner of the Property of \$14,793,000.00 to purchase, renovate, and up-fit the property to accommodate the manufacturing requirements of the Company, the fulfillment of the jobs creation requirement, and the fulfillment of the tax base increase requirement of \$10,793,000.00.

(28) new full-time jobs.

Subject to the terms and conditions and fulfillment of the conditions precedent of this agreement the town will provide cash economic incentives in an amount not to exceed \$58,103.65.

Not in favor of: no one spoke

In favor of:

Terry Bralley President Davie County Economic Development addressed the Board. So blessed in this County to have a building program. The buildings are built with private sector dollars; we collaborate with utilities and have received state and federal grants to help this. Don Moss is with Colliers International and has brought us four projects this year.

Don Moss Senior Director Colliers International addressed the Board. The company is based in the UK and it is a 100-year old company and employee owned.

Art Murphey Commercial Director addressed the Board. He has been with Scott Bader Inc. for ten years. The company is looking to put its roots down in the US and expand. This company is a charitable trust. After 30 years of being employee-owned, Earnest Bader gifted the company to his employees to form Scott Bader Commonwealth. Each employee gets one share of the trust. The profit goes into various charities chosen by employees as a member’s assembly. We have 16 sites around the world and 700 employees. Having the building complete and ready to move in helped us make our decision. Scott Bader Inc. is a leader in the manufacturing of products for the composites, advanced composites, adhesives (bumper for the corvette) and functional polymer markets. This facility will manufacture wind blades to one of our biggest customers. Customer Service is making \$60,000 a year and the benefit package is great.

Jenny Morey Technical Service Chemist addressed the Board. She has been with Scott Bader Inc. for four years. She helped find and secure the building. She will be moving to Mocksville to work at the facility.

The Public Hearing was closed at 6:10pm

*A motion was made by Commissioner Williams to approve the incentive agreement for the economic development project by the company, which involves the expenditure by the company of approximately \$14,793,000 to acquire property, construct a manufacturing facility, which will result in a minimum increase to the ad valorem tax base \$10,793,000 and the creation of 28 new jobs. The approval of \$58,103.65 from the town to assist the company with the purchase of real estate and equipment. The motion was seconded by Vaughan-Jones which carried by a unanimous vote 4-0.*

### **Public Hearing to Consider Granting Economic Development Incentive Appropriations for the Purpose of Aiding and Encouraging the Expansion in Scope of a Proposed New Industrial Enterprise, Known as “Project DFA”**

Town Manager addressed the Board. The company will purchase the property for the purpose of operating a sound deadener and insulation manufacturing facility for use in the automotive industry at 300 Bethel Church Road.

Purchase price of \$500,000.00, and will expend, approximately \$5,465,942.00 to equip and install fixtures and other personal property, including, without limitation, manufacturing equipment at the manufacturing facility.

(50) New Jobs

*Economic Development Project” means the expenditure of the owner of the property of (\$5,965,942.00) to purchase, renovate, and up-fit the property to accommodate the manufacturing requirements of the company, the fulfillment of the jobs creation requirement, and the fulfillment of the tax base increase requirement of \$5,965,942.00.*

Subject to the terms and conditions and fulfillment of the conditions precedent of this agreement, the town will provide cash economic incentives in an amount not to exceed \$16,656.01.

Mayor opened the public hearing

Not in favor of: no one spoke

In favor of:

Terry Bralley President Davie County Economic Development addressed the Board. This project is also because of our building program. An auto supplier looking for a site, which is moving from Mount Airy because they have outgrown their current location. Don Moss bringing another project into Mocksville.

Don Moss Senior Director Colliers International addressed the Board. The spec building program is awesome. The availability of these buildings and Terry’s quick thinking is how these projects take place. Mocksville has the creation.

Jerry Sutphin Vice President addressed the Board. The company is based out of Germany. He has 30 years of automotive experience and leadership. The building that the company will be residing in at 300 Bethel Church Road is perfect. He went around town targeting their audience and he appreciated how welcoming the town was. The company is DFA US, Inc. and is part of the automotive parts, accessories, and tire stores industry. The entry-

level salary starts at \$17.50 an hour. They supply Dimler, Volkswagen and soon BMW. The manufacturing parts go underneath the dash of the vehicles that make them quite.

The Public Hearing was closed at 6:18pm

*A motion was made by Commissioner Southern to approve the incentive agreement for the economic development project by the company which involves the expenditure by the company of approximately \$5,965,000 to purchase equipment, up-fit existing building which will result in a minimum increase to the ad valorem tax base and the creation of 56 jobs. The approval of \$16,656 from the town to assist the company with the purchase of equipment and up fitting the existing building. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 4-0.*

### **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**

The Mayor recognized the following Proclamations:

Constitution Week - September 17-23  
Family Promise of Davie County Week - October 24-31  
United Way of Davie County Month of October  
Domestic Violence Awareness Month of October  
911 Day of Remembrance

### **Consent Agenda**

*A motion was made by Commissioner Williams to adopt the consent agenda as presented. The motion was seconded by Commissioner Southern which carried by a unanimous vote of 4-0. Items approved were: (A) August 3, 2021 Regular Board Meeting (B) Monthly Financials and (C) Tax Releases.*

### **Consider Adopting Resolution to Apply for a Federal Clean Water Act Grant for North Elevated Tank Project**

Chuck Willis addressed the Board. This resolution is applying for a drinking water state revolving state loan for instruction of a new elevated storage tank north of I-40. A very important project. Chuck does not know what our chances are in getting the loan (funding) but the program varies from year to year. The

extremely low interest loan would be great. No risk to the town to apply. If the town does not receive the loan, we will look for more funding. Applications are due at the end of September. It takes a couple of months before the funds are rewarded.

*A motion was made by Commissioner Vaughan-Jones to adopt resolution to apply for a Federal Clean Water Act Grant for North Elevated Tank Project. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 4-0.*

### **Consider Adopting Resolution to Update Water and Wastewater Capital Improvement Plan**

Chuck Willis addressed the Board. The application process awards points for various items the town has done. One of the items is the CIP plan the town implements at budget season but it has to be adopted by the Board. The application process has to produce the CIP and the resolution from the Clerk that it was adopted by the Board.

*A motion was made by Commissioner Williams to adopt the resolution to update water and wastewater capital improvement plan for the application process for a federal clean water act grant for north elevated tank project. The motion was seconded by Commissioner Southern which carried by a unanimous vote of 4-0.*

### **Consider Rose Cemetery Property Inquiry**

Town Manager addressed the Board. He was recently contacted by a resident who wanted to know if the town had any interest in selling the vacant lot at 759 N. Main Street (Parcel - I5080A0013 / NCPIN – 5738976152). The town acquired the property in May 2003 with the intent of using it for future expansion of Rose Cemetery. There has also been discussion over the years of building an access road into the cemetery from N. Main Street. The property has not been developed as part of the cemetery since it was purchased.

There are a total of 2,461 plots on the developed cemetery property with 1336 sold and 1125 available. The town sells an average of 50 plots per year. If this rate remains consistent, the cemetery will not run out of plots for another twenty-two (22) years, which generates revenue for the town.

The total number of cemetery plots does not include the 1.38 acre undeveloped lot. The developed part of the Rose Cemetery property has 8.34 acres and is roughly six times the size of the undeveloped lot. Using the existing ratio of plots per acre as a rough estimator, the town should be able to develop at least another 410 gravesites or a mixture of traditional gravesites and a mausoleum or columbarium. This could extend the cemetery's capacity to generate revenues to cover expenses another eight (8) or more years past the estimated twenty-two years of fiscally productive time.

The Board should weigh the initial purchase price of the property (\$125,000) against what it may reasonably expect to receive through the upset bid process (\$40,000 Current Tax Value). The future value of the property in supporting cemetery operations should also be taken into account.

Town Manager believes the benefits of maintaining ownership of the lot outweigh the potential one time financial gain of selling the lot even considering the ad valorem revenues collected over time due to residential development (\$725 annually for a \$250,000 property valuation). This recommendation assumes that the town's long range plan for the property remains developing it as part of Rose Cemetery.

Commissioner Vaughan-Jones remembers the Board discussing putting a second access road into the cemetery but found that plots had been sold that attached to the road, which caused it not to be accessible. That is why the Board decided not to sell at that particular time as well.

Commissioner Williams would like to see a visual map with the existing lots around it. Talk with planning and zoning about maybe sub-dividing lots and sell the front. Do not survey at this time.

*A motion was made by Commissioner Vaughan-Jones to table until a later date to give the Town Manager time to discuss with planning and zoning and produce a map to show other existing lots around Rose Cemetery. The motion was seconded by Commissioner Williams which carried by a unanimous vote 4-0.*

### **Consider Amendments for Rules of Rose Cemetery**

Town Manager addressed the Board. The Board directed staff at the August 3, 2021 meeting to develop a violation card that can be placed on plots in violation of the approved cemetery rules. While Rustin Harpe and Town Manager were working on this they noted an issue with the current rules that were renewed during the June 1, 2021 meeting. Specifically, the rules prohibit any artificial flowers from being displayed on graves. Both Rustin and Town Manager recommended that this rule be changed due to the wide use of artificial flowers in both vase and seasonal arrangements.

The other issue that the Town is dealing with is failure to erect markers within six months as required by ordinance. Town Manager researched this and found that other municipal cemeteries address this through a marker deposit required at the time the grave is prepared for a burial. The deposit would either be returned when the marker is placed or used for a marker if one has not be placed in six months. Based on basic marker prices Town Manager suggested a marker deposit of \$350.00

*A motion was made by Commissioner Southern to approve amendments for rules of Rose Cemetery. The motion was seconded by Commissioner Draughn which carried by a unanimous vote of 4-0.*

### **Consider Amendments to the Rose Cemetery Ordinance and Fee Schedule FY 21-22**

Town Manager addressed the Board. The memo that covered the rules of Rose Cemetery also covers the Ordinance amendments and the fee schedule.\

*A motion was made by Commissioner Vaughan-Jones to approve amendments to the Rose Cemetery Ordinance and fee schedule FY 21-22. The motion was seconded by Commissioner Southern which carried by a unanimous vote of 4-0.*

### **Communication from Town Staff**

Attorney Brady Herman filling in for Al Benshoff - none

Town Manager Ken Gamble:

1. Discussed upgrades with Davie County IT to the Town Hall fiber connection and improving the Board Room's meeting space for remote/live meetings. Overall increasing the communication between the town and its citizens. Also coordinating with the County getting the Fire Department on the County network.

2. The SPOT 6.0 process (NCDOT projects) has been postponed due to skyrocketing construction costs and changes to the project cost estimation process. This does not include the Wilkesboro Street roundabout and this should still take place 2022.
3. The Mayor and I attended United Way Community Listening Event to hear concerns of the African American community. I made several community connections and will continue building relationships to address issues the town has the legal authority and resources to engage.
4. The Cooleemee WTP project design phase is 60% complete. EDA grant has been confirmed at \$1.6M. There have been cost increases projected (bad weather and COVID-19) at 1.9M for the project. Grants continue to be pursued and the Board should expect market forces to impact future cost estimates. When we get 90% complete, we will know more about the total cost.
5. Zoning Complaint-363 Harvest Way – I have been speaking with the property owner’s attorney and believe this matter will be resolved voluntarily by September 3.
6. The demolition of 233 Railroad Street has been delayed due to a third party entering into negotiations with the property owners to purchase the property with the intent to demolish immediately. Unfortunately, the deal fail through. Brian and I are discussing contractors to demolish the house quickly.
7. Chief Carter sent me an email I wanted to share. The MFD has already made a difference on I-40. On 8-14-2021, the FD was dispatched to a single car traffic accident at the 172mm east bound, reported a pin in with the car on fire. One of the FD officers Lt. CJ Dwiggins was the first responder to arrive in his private vehicle. He was on I-40 coming west from Farmington Road at the time of the call. He arrived to find a female patient with agonal respirations and a small fire in the dash area. He held the fire in check with a water bottle from his vehicle and repositioned the patient’s airway, which allowed her to breath; he maintained spinal control and prevented further injury. Other bystanders assisted with the small fire until the arrival of other equipment and personnel. He then aided in her extrication from the vehicle. Chief Carter believes his quick and decisive actions were instrumental in saving this person’s life.

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

Commissioner Williams: Thanks to Terry Bralley and the businesses, he brings to the town that provides jobs for the citizens and increases the tax base. Thanks to the department heads for all you do and Ken you are doing an excellent job.

Commissioner Southern: Thanks to department heads, Lynn and Ken you are doing a great job. Thanks to the public for coming out tonight.

Commissioner Vaughn-Jones: I had a couple of phone calls about the trees being cut down on Horn Street. I explain what the Board voted on with me voting not in favor of. They were upset with the cost, which included the parking lot. Mocksville is a Tree City so they were upset about that. In addition, many phone calls about zoning and the things they are seeing in the town. We should really look at this since companies are moving here. I know the staff is working on code enforcement but do not know where you are on it. People are starting to get out more and things need to be taken care of. I appreciate the 363 Harvest Way being taken care of. Ken you handled it very good and thought of things I would not have. I know my time as a Board Member is coming to an end but I think this Board really needs to address looking at a full-time fire department during the budget and the funds coming in. Domestic Violence is

very important to me as I sit on the Board. We have a great domestic violence program. A shout out to all the department heads and a great job they do. Some of their work goes unnoticed and I appreciate them coming to the meetings. I find it helpful when they can answer question that arise in the meetings. I heard good things about the cruise in and that is a good sign for the economy moving forward.

Commissioner Draughn: Thank you Ken I think you are doing an outstanding job. Thank you to the FD the work you are doing on I-40. I think tonight was a huge win for Mocksville with the two businesses coming to town.

Mayor Marklin: I appreciate everyone coming out tonight. We had a very productive meeting. I have heard lots of positive feedback from the downtown merchants about the DCSO and their transition. Continue to support the DCSO and what they are doing.

*A motion was made by Commissioner Williams to enter into closed session. The motion was seconded by Commissioner Southern and approved by a unanimous 4-0.*

*A motion was made by Commissioner Williams to re-enter into open session. Them motion was seconded by Commissioner Southern and approved by a unanimous vote 4-0.*

## **Adjourn**

*A motion was made by Commissioner Southern to adjourn the September 7, 2021 Regular Board Meeting. The motion was seconded by Commissioner Vaughn-Jones which carried by a unanimous vote 4-0.*

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

---

William J. Marklin, Mayor

---

Lynn Trivette, Town Clerk NCCMC