

**Town of Mocksville
Regular Board Meeting
February 1, 2022**

The Town of Mocksville Board of Commissioners met for the Regular Board Meeting on Tuesday, February 1, 2022 at 6:00 p.m. in the Mocksville Town Hall building located at 171 S. Clement Street.

Present:

Commissioners Present:

Mayor, Will Marklin
Jenny Stevenson
Carl Lambert
Justin Draughn
Johnny Frye
Rob Taylor

Absent:

Others Present:

Ken Gamble, Town Manager
Lynn Trivette, Town Clerk
Al Benschhoff, Town Attorney
Brian Moore, Public Services Director
Andy Lipscomb, Assistant Fire Chief
Chris Vaughn, Parks and Grounds Interim 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 Frye to adopt the agenda as written. The motion was seconded by Commissioner Taylor 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

Town Manager, Town Clerk Recognition

Town Manager Gamble recognized Lynn Trivette for achieving the International Institute of Municipal Clerks' designation of Master Municipal Clerk.

Proclamation Recognizing Pat Beck's 30-Year Retirement Public Works Department

Mayor Marklin recognized Pat Beck for his 30 years of service to the Town.

Surplus Property Report August 2021-January 2022 – Town Manager to Present

Town Manager Gamble addressed the Board. Pursuant to Town of Mocksville Code of Ordinances Chapter IV, Article 1, Section 4-1.6 (D), the Town Manager has the authority to surplus and dispose of property valued under \$30,000 when the property is no longer necessary to conduct public business and the best interests of the Town are served by disposing of the property. Between July 2021 – January 2022, there has been \$19,794.62 in proceeds that have come from the sale of property. Most of the items came from the Police Department.

Eddie Carrick, CPA – Audit Presentation for the year ending June 30, 2021

Eddie Carrick, CPA addressed the Board to give annual audit presentation for the year ending June 30, 2021. The Town receive an unqualified opinion, which means the financial statements do fairly represent the books and records for year ending June 30, 2021. Total revenues are up about \$54,000, and total expenditures are up about \$476,000, compared to the year before. Ad valorem was down some, but this was due to prior year discoveries. Expenditures are consistent. Bottom line was \$175,000 revenues over expenditures. The available fund balance was 4.7 million dollars. Ad valorem collection rate was 99 percent. Water and sewer total revenue was up and total expenditure up slightly. Water and sewer improved tremendously from the year before. The State Treasures Office has implemented changes. Major changes include the auditors must present to the Board, and the performance indicator metrics.

Second Quarter Report from DCSO – JD Hartman

The calls represented in the chart below are all calls in which a Deputy was dispatched to inside the city limits of Mocksville. The time is from the time of dispatch to the time of arrival on scene.

In an effort to provide an accurate response time, the following call types were removed:

Civil paper service, Traffic stops, School traffic checks and Investigations

Those call types were removed because they are self-initiated and have a response time of 0.

Month	Number of Calls	Response Time under 9 mins	Response Times over 9 mins	% of calls under 9 mins
October	499	457	42	91.58%
November	475	414	61	87.15%
December	418	382	36	91.38%
Total	1392	1253	139	90.01%

The Sheriffs Office measures time spent in Mocksville city limits using two methods:

Method 1: A passport style check-in when officers cross in or out of the city limits . This method has a software flaw sometimes leaving people inside the city when off duty

Method 2: Specific location data inside the city as reported by cell phone location . This method is limited to how often cellphones can send in location data due to manufacturer limits

Month	Method 1 Hours	Method 2 Hours
October	6054	2437
November	6608	2261
December	7778	2631
Total	20440	7329

There were a total of seventy-five different Deputies that spent time in the city limits of Mocksville while on duty.

J.M Teague Presentation Wayfinding Signs

Candace Hladick, Transportation Planner, Project Manager addressed the Board with a presentation that thanked the Mocksville Wayfinding Steering Committee and community stakeholders for their ideas, input and guidance during the life of this project. In January 2021, J.M. Teague Engineering & Planning was hired to develop a wayfinding master plan for the Town of Mocksville. The objective of Mocksville’s Wayfinding Master Plan is to provide the Town with a comprehensive plan for implementing a wayfinding signage system that will bring more visitors into the historic downtown by enhancing the Town’s branding and image.

Consent Agenda

A motion was made by Commissioner Lambert to adopt the consent agenda as presented. The motion was seconded by Commissioner Draughn which carried by a unanimous vote of 5-0. Items approved were: (A) January 4, 2022 Regular Board Meeting (B) Monthly Financials and (C) Tax Releases.

Consider Eaton Road Water Main Oversize Project & Developer Agreement

Town Manager addressed the Board:

Con Shelton is developing property on Eaton Road and will be required to upgrade the existing undersized 1 1/2" water line to a 2" line and extend that from the last hydrant on Eaton Road approximately 1600' to the property being developed (Parcel Number J50000003212 / NCPIN 5747380983).

The Town has an interest in oversizing this line to 6" to heighten fire protection levels for area property owners, correct an undersized section of the water system and improve delivery of water to property being developed inside the corporate limits of the Town.

The Town of Mocksville Code of Ordinances Section 6-6.6 allows the Town to require a developer to install a larger diameter utility line than needed for the immediate project in order to better serve the surrounding area. When this is required the developer secures bids from at least three contractors and the Board of Commissioners then votes whether to authorize the Town to enter into a developer contract and pay the difference in cost between the smaller and larger lines. The engineering costs for this project were paid by Davie County Economic Development.

The bids received and the difference between the 2" and 6" lines are noted in Table 1.

Contractor	2" Line	6" Line		Difference to be Paid by Town
Lakey's Backhoe Service	\$19,250	\$65,524		\$46,274
Fuller Contracting	\$22,656	\$69,368		\$46,803
J.A.G Contracting	\$30,000	\$83,000		\$50,000

Town Manager and Town Engineer Chuck Willis are recommending to oversize the line and enter into a developer agreement with Con Shelton to facilitate the project.

A motion was made by Commissioner Draughn to adopt Eaton Road water main oversize project and developer agreement with Con Shelton facilitating the project. The motion was seconded by Commissioner Taylor which carried by a unanimous vote 5-0.

Personnel Policy Draft Presentation – Stacy Griffin, Management Analyst, Piedmont Triad Regional Council

The revisions for the personnel policy was discussed so the Board could address concerns and ask questions. The Board had no concerns or questions at this time. The final copy will be placed on the agenda for the March 1 meeting and action will be taken.

Consider Budget Amendment FY 21-22 #3 Additional Powell Bill Revenue

The town received an additional \$28,051 in Powell Bill funds because the 2021/2022 budget was not finalized prior to October 1.

A motion was made by Commissioner Draughn to adopt budget amendment #3 in the amount of \$28,051 for additional Powell Bill revenues received. The motion was seconded by Commissioner Taylor which carried by a vote 5-0.

Consider Approving Audit Contracts for the Town of Mocksville and the Mocksville Tourism Development Authority FY 2021-2022, Eddie Carrick, CPA PC

A motion was made by Commissioner Lambert to approve the audit contracts in the amount of \$18,500 for the Town of Mocksville and \$1,500 for Mocksville Tourism Development Authority with Eddie Carrick CPA, PC for FY 2021-2022. The motion was seconded by Commissioner Frye which carried by a vote 5-0.

Consider Grant Project Ordinance for Sportsfield Specialties

Michael Walser addressed the Board. The Sportsfield Specialties project was funded last year. Typically, we do not adopt a budget until funding is secured. Funding has been received and ready to put budget into place. This is a building reuse project. There is \$100,000 of grant funds and \$5,000 of local match funds from the Town. Total budget \$105,000 and total revenue \$105,000.

A motion was made by Commissioner Draughn to adopt the project grant ordinance for project Sportsfield Specialties. The motion was seconded by Commissioner Stevenson which carried by a vote 5-0.

Consider Grant Project Ordinance for Liberty Storage

Michael Walser addressed the Board. The Liberty Storage Solutions is a larger project. Anticipated available revenues of \$1,082,750.00, which consist of \$250,000 from CDBG Economic Development; \$4,000 from the Town of Mocksville; \$350,000 from North Carolina Railroad; \$228,750 from Liberty Storage Solutions, LLC; and \$250,000 from Golden Leaf.

A motion was made by Commissioner Draughn to adopt the project grant ordinance for project Liberty Storage. The motion was seconded by Commissioner Stevenson which carried by a vote 5-0.

Consider Amending Fee Schedule – Boring Fees Market Price

No action taken and will be placed on the agenda at a later date.

Consider Adopting Certificate of Sufficiency for Property Located at Deer Run Mobile Home Park Parcel J50000002701A and Resolution Scheduling of a Public Hearing for March 1, 2022 in the Mocksville Town Hall Meeting Room, Beginning at 6pm Located at 171 Clement Street

Town Manager addressed the Board:

The Town has been discussing the possibility of a voluntary annexation with Mr. Junker since Fall 2021. This conversation began as a water and sewer rate inquiry. Mr. Junker was concerned about the residents in the Mobile Home Park and the rising cost of services. State law does not allow a utility to set preferential rates for customers. Customers have to be billed consistently across rate structures. The Town currently only has two rate structures. One is for customers inside the corporate limits and the other is for customers outside of the corporate limits. Mr. Junker has considered connecting to Davie County Water as a way to lower utility costs for the residents of the mobile home park. If this were to happen the Town would lose all of the water revenue we currently collect from Deer Run Mobile Home Park and this would place a heavier burden on our remaining customers to support water system upkeep and improvements.

Voluntary annexation is the preferred solution to this problem. Approving the annexation request will bring the property inside the corporate limits and under a lower rate. While there will be a reduction in system revenues, it will not be as significant as it would be losing the customers entirely.

A voluntary annexation not only benefits the residents of Deer Run Mobile Home Park. It also brings additional taxable property value into the Town. The Davie County Tax Office provided the values for FY21-22 below:

Real Property Value -	\$534,380
Mobile Home Value -	\$483,856
Vehicle Value -	<u>\$129,440*</u>
Total Value -	\$1,147,676

A voluntary annexation will also open 101 acres for future contiguous annexation.

Town Manager recommends the Board approve the voluntary annexation request since it is in the best long-term interests of the Town.

A motion was made by Commissioner Taylor to adopt the certificate of sufficiency for property located at Deer Run Mobile Home Park (parcel J50000002701A and the scheduling of a public hearing for March 1, 2022 in the Mocksville Town Hall Meeting Room, beginning at 6pm located at 171 S Clement Street, Mocksville NC. The motion was seconded by Commissioner Draughn which carried by a vote 5-0.

Consider Conflict of Interest Policy

Ken Gamble addressed the Board. The State has asked that we pass a Conflict of Interest Policy, which is a procedure to apply for a state grant. This policy mirrors state law.

The purpose of the policy and procedures is to prevent the personal interest of staff members, officers, and Commissioners of the Town of Mocksville from interfering with the performance of their duties to Town of Mocksville, or resulting in personal financial, professional, and/or political gain on the part of such persons at the expense of Town of Mocksville.

A motion was made by Commissioner Taylor to adopt the conflict of interest policy, which is a procedure to apply for a state grant. The motion was seconded by Commissioner Stevenson which carried by a vote 5-0.

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”.

Incentives being considered are for an Economic Development Project by the Company which involves the expenditure by the Company of approximately eight million-five hundred thousand dollars (\$8,500,000.00) to purchase equipment, up-fit existing building, which will result in a minimum increase to the ad valorem tax base of the Town of \$8,500,000.00, and the creation of seventy-eight (78) new jobs at the facility. The property where the Economic Development Project will take place is 300 Bethel Church Road, Town of Mocksville, Davie County, North Carolina. The Incentives being considered are approximately \$23,571 from the Town of Mocksville to assist the Company with the purchase of equipment and up-fitting the existing building as authorized under North Carolina General Statute §158-7.1. The Incentive Agreement will provide remedies to the Town if the Company fails to create the jobs or fails to meet the tax base increase requirement of \$8,500,000.00. It is expected that the investment will be returned to the Town in tax revenue derived from the project in less than five years.

Benefits to the public expected to be derived from the realization of the Economic Development Project made possible by the Incentives include, but are not limited to: the increase of the tax base of the Town by at least \$8,500,000.00, the creation of approximately seventy-eight (78) new jobs, the attraction to the Town of Mocksville, Davie County and the State of North Carolina of the Company which might have located in another state but for the grant of the Incentives, and the opportunity for new industrial growth, to be developed in the Town of Mocksville, Davie County and North Carolina.

Mayor opened the public hearing for comments. 7:44pm

No one spoke

Mayor closed the public hearing. 7:45pm

A motion was made by Commissioner Taylor to approve the incentive agreement for the economic development project by the company which involves the expenditure by the company of approximately \$8,500,000.00 to purchase equipment, up-fit existing building which will result in a minimum increase to the ad valorem tax base and the creation of 78 jobs. The approval of \$23,571 from the town to assist

the company with the purchase of equipment and up fitting the existing building. The motion was seconded by Commissioner Frye which carried by a unanimous vote 5-0.

Communication from Town Staff

Town Attorney Al Benshoff: You are lucky to have Lynn Trivette as your Town Clerk. It has been a pleasure and a privileged to work with her.

Town Manager Ken Gamble:

Town Manager and John Fuller met with Duke Energy engineers on 1/12 and they advised the utility pole can be moved to create the parking lot, but the Town would have to pay any costs involved.

Town Manager attended a Davie County public meeting that provided updates on the need for the new water plant project as well as details about the scope and design process. Public comment was solicited, but none was provided during the meeting. We will need a joint County Commissioners & Board of Commissioners meeting around the time the new water plant project is ready to go out to bid for a full update, final cost estimate and financing discussion. This will most likely be in April.

Public Works, Parks & Grounds and the Fire Department had a very busy time during and after the storm that gave us a significant amount of ice and snow. The preparation, efforts during the event and mitigation afterward were outstanding. Town Manager personally received numerous compliments and words of appreciation for how Town staff handled the situation.

One of the requirements of the trails grant is a wetlands assessment, which Chuck coordinated on January 26th. Unfortunately, the course of the trail would fall under wetlands rules which would mean, in addition to other requirements, that a plank walkway be constructed. This makes the project financially impossible with the level of grant funding awarded. Town Manager plans to prepare a letter to the state to request the grant be rescinded.

Rustin plans on using staff to demolish the damaged interior of the Mando Field concession stand and has secured quotes on appliances. He is also getting quotes for a new upfit. The facility lights and bathrooms will be offline until repaired and cleared by inspections. Rustin and Chris are working on strategies to reroute power until the concession stand can be finished. We have ordered portable toilets so teams can use the field during daylight hours. Rustin and Chris have done a great job.

Town Manager handed out vision and mission statements to the Board to be discussed at the budget retreat February 5, 2022.

Communication from Mayor and Town Board

Commissioner Lambert: Great job to Lynn Trivette and all the departments.

Commissioner Taylor: Condolences to the Suiter family.

Commissioner Stevenson: Congratulations Lynn Trivette.

Commissioner Frye: Congratulations Lynn Trivette.

Commissioner Draughn: Congratulations Lynn Trivette.

Mayor Marklin: I received a letter from a merchant expressing gratitude to Public Works and Parks & Grounds Department for their responsiveness during the winter weather.

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

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

Adjourn

A motion was made by Commissioner Taylor to adjourn the February 1, 2022 Regular Board Meeting. The motion was seconded by Commissioner Draughn 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

Lynn Trivette, Town Clerk MMC, NCCMC