

**Town of Mocksville
Regular Board Meeting
September 6, 2022**

The Town of Mocksville Board of Commissioners met for the Regular Board Meeting on Tuesday, September 6, 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
Johnny Frye
Rob Taylor
Justin Draughn

Absent:

Others Present:

Ken Gamble, Town Manager
Lynn Trivette, Town Clerk
Al Benschhoff, Town Attorney
Brian Moore, Public Services Director
Frank Carter, Fire Chief
Chris Vaughn, 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 Taylor to adopt the agenda as written. The motion was seconded by Commissioner Lambert 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

Brian Barnett – Davie County Manager

County Manager Barnett addressed the Board to introduce himself as the new County Manager to the public. He is glad to be here.

Proclamation – Recognizing Robert Kurfees 17 years of Service with the Town

Mayor Marklin recognized Robert Kurfees for his 17 years of Service with the Town and read the proclamation.

Robert Kurfees addressed the Board to showed appreciation for recognition and shared how much he has enjoyed working for the Town.

Mayor Recognized:

Proclamation - Constitution Week

Proclamation - Family Promise of Davie County Week

Proclamation - United Way of Davie County Month

Proclamation - Domestic Violence Awareness Month

Proclamation – 911 Day of Remembrance

Davie County Sheriff's Office One Year Review – JD Hartman

Sheriff Hartman addressed the Board to present the Davie County Sheriff's Office one year review, which included parameters from the contract, a discussion of what has happened within the Town and successes in the past year. The contract requires calls to be answered 80 percent of the time in nine minutes or less. This past year, all calls were answered in nine minutes or less 89.4 percent of the time. Man-hours required per contract to be spent in the town is 30,666 man-hours. This year 36,688 man-hours were spent in the town. The Town has a tremendous staff and is great to work with. The number one complaint received in the town is speeding. Several speed studies were conducted. Mr. Gamble receives copies of the studies. Sheriff Hartman believes the downtown officer program is working and has heard great things, and will continue the program. Sheriff Hartman went over several solved and closed cases from the past year, including three murders.

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) August 2, 2022 Regular Board Meeting (B) Monthly Financials (C) Tax Releases and (D) Contribution-Based Benefit Cap Report.

Discussion Zoning Ordinance Amendments

Town Attorney Benshoff addressed the Board to present the second draft of amendments to the multi-family zoning ordinances. The first draft was based on an old version of the zoning ordinances. The tables on page 5 and 6 are the most important to look at. Table 1 allocates multi-family/townhouses as a percentage of the total number of units built. The Alternate Table 1 on page 6 allocates multi-family and townhouse units exactly the way that Bermuda Run allocates them. Alternate Table 1 allows much more multi-family development than Table 1. Table 1 will stop multi-family development in the foreseeable future in the Neighborhood Residential and Highway Commercial districts.

When the Bermuda Run model was applied to Mocksville, he believed this was not the best approach for Mocksville. Requiring the Board of Commissioner's approval of most new multi-family and town home development through rezoning will be sufficient.

Town Manager Gamble address the Board. There is an adequate control element by going through the conditional zoning process for multi-family, which would be required under the other changes to the ordinance. The two charts presented do not give the Board what you have said you wanted. Neither one of these charts should be in the ordinance unless the Board feels strongly about a chart. The first chart is too restrictive and the second chart is not restrictive at all.

The Board discussed and would like the tables removed.

Consider Adopting Certificate of Sufficiency for Petition from Carl Carney, Debora Carney and Janet Sheppard (County Parcel – I400000065 Abattoir Properties) Hospital Street for potential development and a Resolution Scheduling a Public Hearing for October 4, 2022 in the Mocksville Town Hall Meeting Room, Beginning at 6pm Located at 171 Clement Street

A motion was made by Commissioner Taylor to adopt Certificate of Sufficiency for Petition from Carl Carney, Debora Carney and Janet Sheppard (County Parcel – I400000065) Hospital Street for potential development and a resolution scheduling a public hearing for October 4, 2022 in the Mocksville Town Hall Meeting Room, beginning at 6pm located at 171 Clement Street. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 5-0.

Consider Adopting Certificate of Sufficiency for Petition from Craig Sheppard and Carl Carney (County Parcel – I40000006501 32 Red LLC) 2578 US Highway 64 West for potential development and a Resolution Scheduling a Public Hearing for October 4, 2022 in the Mocksville Town Hall Meeting Room, Beginning at 6pm Located at 171 Clement Street

A motion was made by Commissioner Taylor to adopt Certificate of Sufficiency for Petition from Craig Sheppard and Carl Carney (County Parcel – I40000006501 32 Red LLC) 2578 US Highway 64 West for potential development and a resolution scheduling a public hearing for October 4, 2022 in the Mocksville Town Hall Meeting Room, beginning at 6pm located at 171 Clement Street. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.

Consider Amending Utility Management Service Agreement with Envirolink

Chuck Willis, Willis Engineers, addressed the Board. At the request of the Town, Willis Engineers investigated reports from the Town of significant increase in water sales, resulting in increased production at the Water Treatment Plant. As a result, Envirolink has reported they cannot produce sufficient water to meet demand without operating the plant for more hours per day than currently what is included in their contract. The recommendation to the Town is to modify its contract with Envirolink to convert to 24/7 operation. The plant will operate more consistently without starting and stopping each day and wear on the equipment will be reduced. This would also allow Envirolink to produce better quality water as evidenced by their ability to achieve AWOP certification, even with a very old plant. If the Town elects not to convert to 24/7 operation at this time, we think that change is inevitable as demand continues to increase.

A motion was made by Commissioner Lambert to adopt amendment to the utility management service agreement with Envirolink. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 5-0.

Consider Budget Amendment #2 General Fund for FY 22-23

A motion was made by Commissioner Taylor to adopt budget amendment #2 general fund in the amount of \$33,900. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 5-0.

Consider Budget Amendment #3 Enterprise Fund for FY 22-23

A motion was made by Commissioner Lambert to adopt budget amendment #3 enterprise fund in the amount of \$208,618. The motion was seconded by Commissioner Taylor which carried by a unanimous vote 5-0.

Consider Amending Ordinance Chapter X: Traffic, Article 5: Schedules 10-5.17 One-Way Streets First Reading

Town Manager Gamble addressed the Board. The Town is considering making Williams Street a one-way street to improve the safety of Williams Street. The street would be entered from Hwy 64 and all traffic would have to travel north on Williams Street to exit on East Depot Street.

A motion was made by Commissioner Stevenson to approve amending ordinance Chapter X: Traffic, Article 5: Schedules 10-5.17 one-way streets; adding Williams Street from south to north from Hwy 64 to East Depot Street first reading. The motion was seconded by Commissioner Taylor which carried by a unanimous vote 5-0.

Consider Amending Ordinance Chapter III: General Regulations, Article 5: Parks and Recreation 3-4.1 General Park Rules First Reading

Chris Vaughn, Parks and Grounds Director addressed the Board. There is an ongoing problem with people camping in the park for extended periods and using the picnic tables as a bedding area. Currently there are no rules in place that prevents this from happening.

A motion was made by Commissioner Taylor to approve amending ordinance Chapter III: general regulations, Article 5: parks and recreation 3-4.1 general park rules first reading. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 5-0.

Consider Grant Project Ordinance for the American Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds

Lynn Trivette, Finance Director, addressed the Board. The government has given us a few options on how ARP funds can be used. The option chosen is to supplant salaries for the period from March 14, 2021 through June 30, 2022. Once these ARP Special Revenue Funds are moved to the General Fund they will be appropriated funds and available to use on specific projects. We need to adopt this grant project ordinance for us to move forward and transfer the ARP Special Revenue Funds to General Fund.

A motion was made by Commissioner Taylor to adopt grant project ordinance for the American Rescue Act of 2021: Coronavirus State and Local Fiscal Recovery Funds. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 5-0.

Consider Budget Amendment to Transfer \$1,673,798.98 ARP Special Revenue Fund to General Fund

Budget amendment to transfer \$1,673,798.98 from the ARP Special Revenue Fund to the General Fund to reimburse for salaries and benefits of employees of the following departments from March 14, 2021 through June 30, 2022: Administration, Parks & Grounds, Fire Department, Public Works, Water Department and Sewer Department.

A motion was made by Commissioner Draughn to budget amendment #4 to transfer up to \$1,673,798.98 from the ARP special revenue fund to the general fund to reimburse for salaries and benefits of employees of the following departments from March 14, 2021 to June 30, 2022: Administration, Parks & Grounds, Fire Department, Public Works, Water Department and Sewer Department. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.

Consider Amending Brakebush Capital Project Ordinance

Lynn Trivette, Finance Director, addressed the Board. Since we have been awarded the DEQ Economic Development Funds of \$1,091,250, we no longer need to use the ARP Funds for this capital project, but we are adding a small amount of appropriated funds in the amount of \$123,964 to complete the Brakebush project.

A motion was made by Commissioner Lambert officially amend the Brakebush capital project ordinance removing ARP funds \$1,215,214 and adding appropriated fund balance \$123,964 and DEQ economic development \$1,091,250. The motion was seconded by Commissioner Taylor which carried by a unanimous vote 5-0.

Communication from Town Staff

Town Attorney Benschhoff: N/A

Town Manager Ken Gamble: Mocksville awarded Asset and Inventory Assessment (AIA) Grants totaling \$400,000. This money will be used to update system maps, study interconnection with Davie County, determine the feasibility of Advanced Meter Infrastructure and develop an impact fee structure.

Chris Vaughn, Parks and Grounds Director, addressed the Board and gave an update regarding the cameras in park project. The projected completion date is September 30, 2022.

Communication from Mayor and Town Board

Commissioner Lambert: N/A

Commissioner Taylor: Smart Start Hoedown is this Friday and tickets are still available.

Commissioner Stevenson: N/A

Commissioner Frye: N/A

Commissioner Draughn: N/A

Mayor Marklin: The annual Masonic Picnic is September 17.

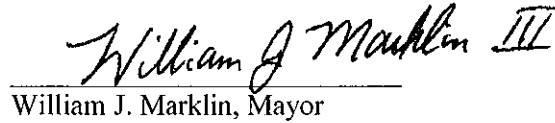
Adjourn

A motion was made by Commissioner Taylor to adjourn the September 6, 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.



Lynn Trivette, Town Clerk MMC, NCCMC



William J. Marklin, Mayor