

**Town of Mocksville  
Regular Board Meeting  
March 7, 2023**

The Town of Mocksville Board of Commissioners met for the Regular Board Meeting on Tuesday, March 7, 2023 at 6:00 p.m. in the Mocksville Town Hall located at 171 S. Clement Street.

<b>Present:</b>	Mayor, Will Marklin	<b>Absent:</b>
<b>Commissioners Present:</b>	Jenny Stevenson Carl Lambert Johnny Frye Justin Draughn Rob Taylor	

**Others Present:**

Ken Gamble, Town Manager  
Al Benschhoff, Town Attorney  
Brian Moore, Public Services Director  
Bryson Collins and James Osborne, Firefighters  
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 Draughn 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.

Mark Lewis addressed the Board. Mark Lewis, stated he was present on behalf of the Flea Market in the Town, asked for clarification on sign ordinances. Mr. Lewis stated that yard signs were allowed to be up from “Sunday to Sunday” and wanted to know if his Flea Market signs fell under that rule.

Sara Moore addressed the Board. Ms. Moore asked for sidewalks to be added to her neighborhood so she could walk her child to school. Her daughter, Parker Pratt, then addressed the Board. Miss Pratt asked to have the fountain at the nearby park fixed.

### **Communications from Boards, Commissions and Agencies**

Mayor read Proclamation Recognizing Alice Brown. Mrs. Brown thanked the Board.

Mayor recognized Mark Weir, photographer of “Night Time”, for the picture donated to the Boardroom. Mr. Weir remarked that he was glad the picture had “found a home” and informed the Board that he was leader of the Photo Club and asked that anyone who was interested to contact the Davie Arts Council.

Mayor read Proclamation Declaring the Month of April 2023 as Child Abuse Prevention Month. Brandi Reagan stated that the Dragonfly House Fundraising Gala will be held March 31st.

Mayor will read Proclamation Declaring April 28, 2023 as the Town of Mocksville Arbor Day on this day during the ceremony.

First Budget Draft FY 23-24 – Town Manager Presentation. Ken Gamble addressed the Board. Management goals is to present a balanced budget, fully utilize our resources, balance efficiency with effectiveness, and be consistent with our mission, vision and values. The Board’s priorities this year are to increase unassigned fund balance, eliminate or reduce the \$15.00 car tax, and no increase to property tax. The budget presented this evening will increase the unassigned fund balance, includes no car tax or increase in property tax.

#### **FY 23-24 General Fund**

##### **Revenues**

- \$6,486,429 (\$283,326 Higher than FY22-23)
  - Sales Tax
  - Ad Valorem
  - Interest on Investments

##### **Expenditures**

- \$6,486,429
  - Fire Department Study
    - \$15.00 PT Starting Pay
    - Addressed Salary Compression
  - Inflationary Increases
    - Health & Property Insurance – 15%
    - Supplies, Utilities, Fuel
  - Equipment Replacement

- Facility Improvements
- COLA
- Wayfindings & Streetscape

#### Mocksville Fire Department

- Fire Department Study - \$25,000
  - In Depth Examination and Specific Recommendations Regarding:
    - ISO Review & Recommendations (Underway in FY22-23)
    - Staffing Study – Present & Future Needs
    - Facility Needs
    - Apparatus Condition & Replacement Program
    - Funding Model Recommendations
- Equipment & Operations - \$118,550
  - (10) Set Turn out Gear: \$60,000
  - (1) Thermal Camera : \$7,000
  - (1) Hurst Combi – Tool : \$10,750
  - Air Compressor for Station: \$5,500
  - Upgrade few remaining nozzles: \$3,500
  - MSA RIT Pack: \$4,000
  - Hose: \$15,000
  - Rope & Rescue Equipment: \$5,000
  - (6) Ballistic Vest: \$4,800
  - (3) AEDs to replace aging units: \$3,000

#### Capital Projects Town Hall

- Pavers - \$31,235
- Bathrooms - \$28,250

#### Human Resources

- Inflation vs. Cost of Living - 5 Year Trend
  - Inflation = 18.1% (5 Year Total)
  - Town COLA = 13% (5 Year Total)
  - Difference = 5.1% (Town is 5.1% Behind)
  - 5% COLA Recommended

#### Community Development

- Capital Improvement Request for FY 2023-2024
  - Phase 3 Wayfinding Sign - \$32,200
  - Trees (8) & Installation - \$7,200
  - Ornamental Fence - \$17,500
- Total \$56,900

#### Parks and Grounds

- Softball Field Steps and Ramp - \$4,200

- Sand Pro 3040 - \$28,672.15
- Maintenance Shop Parking Expansion - \$5,500
- Shelter 5 Bathroom Remodel - \$32,500
- Shelter 1 Roof Replacement - \$3,500
- I-40 Mulch Project - \$26,000

#### Public Works

- Road and Sidewalk Conditions Study and Maintenance Plan - \$25,000
- Equipment Request - \$27,722
  - Dump Bed
  - Angle Grader
  - Rollover Box
  - Pallet Forks

#### Enterprise Fund

- Revenues
  - \$4,083,205
    - Includes 3% Rate Increase Per Raftelis Rate
    - Increase Brakebush Brothers Consumption
- Expenditures
  - Water - \$1,267,198
  - Sewer - \$1,805,724
  - Capital Projects - \$951,033
    - Brakebush Brothers Force Main Project (Transfer to Capital Project Ordinance) - \$123,694
    - North Elevated Tank Project (Transfer to Capital Project Ordinance) - \$346,200
    - Madison Road Pump Station Upgrades - \$300,000
    - Water Line Replacement Program (Valves) - \$120,869
  - Contracts/Insurance - \$59,250
- Current Projects
  - Facilities to Serve Brakebush
  - Asset Inventory and Assessments
  - South point Pump Station and Force Main
  - North Elevated Tank
- Asset Inventory and Assessments (AIA)
  - \$200,000 each for Water and Wastewater
  - Update and expand previous AIA
  - Rate Study Update Included by Raftelis
  - Asset Management Plans
- Water AIA – Scope of Work
  - Field Program – pipeline locating, valve testing, tank evaluations
  - GIS Mapping Update – Third Edition, digital deployment

- Distribution Modeling – update, add smaller pipes, Davie County
- Treatment Plant – assessments, demolition plan
- Metering and Billing – AMI study with MeterSys
- Wastewater AIA – Scope of Work
  - Field Program – smoke testing, CCTV Inspections, slope surveys
  - GIS Mapping Update – Third Edition, digital deployment
  - Modeling – flow monitoring, capacity assurance planning
  - Plant & Pump Stations – assessments, testing

## **Consent Agenda**

*A motion was made by Commissioner Draughn 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) February 4, 2023 Special Meeting Budget Retreat (B) February 7, 2023 Regular Board Meeting (C) Monthly Financials (D) Tax Releases*

**Consider Adopting Certificate of Sufficiency for Petition from Davie Blackwelder Development, LLC (County Parcel – G300000076 and G300000077) 148 Cana Road and 2254 US Highway 601 for potential development and a Resolution Scheduling a Public Hearing for April 4, 2023 in the Mocksville Town Hall Meeting Room, Beginning at 6pm Located at 171 Clement Street**

The town received a request for annexation for County parcels (G300000076 and G300000077) property located at 148 Cana Road and 2254 US Highway 601 for potential development. At the February meeting, the Board approved a Resolution so the Clerk could ensure that the petition and legal description were valid for the annexation. The next step is to approve a Certificate of Sufficiency and to adopt the Resolution to set a date for a Public Hearing.

*A motion was made by Commissioner Taylor to adopt Certificate of Sufficiency for property located at 148 Cana Road and 2254 US Highway 601 and the scheduling of a public hearing for April 4, 2023 in the Mocksville Town Hall Meeting Room, Beginning at 6pm Located at 171 Clement Street. The motion was seconded by Commissioner Frye which carried by a unanimous vote of 5-0.*

**Consider Adopting Certificate of Sufficiency for Petition from Angell Revocable Living Trust; Elsie Bowens Angell (County Parcel – I40000003801, I40000004002, and I400000038) Angell Knoll Avenue, Madison Road and Highway 64 for potential development and a Resolution Scheduling a Public Hearing for April 4, 2023 in the Mocksville Town Hall Meeting Room, Beginning at 6pm Located at 171 Clement Street**

The town received a request for annexation for County parcels (I40000003801, I40000004002 and I400000038) property located at Angell Knoll Avenue, Madison Road and Highway 64 for potential development. At the February meeting, the Board approved a Resolution so the Clerk could ensure that the petition and legal description were valid for the annexation. The next step is to approve a Certificate of Sufficiency and to adopt the Resolution to set a date for a Public Hearing.

*A motion was made by Commissioner Taylor to adopt Certificate of Sufficiency for property located at Angell Knoll Avenue, Madison Road and Highway 64 and the scheduling of a public hearing for April 4,*

*2023 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 of 5-0.*

**Consider Adopting Resolution for the Town of Mocksville's Application for Industrial Development Fund; Utility Account Grant Funding for Project North Tank Water Line.**

The Town received a request for a grant for Project North Tank Water Line. Michael Walser addressed the Board and asked for funds to install a new pipeline that would service industries north of I-40. Mr. Walser had filed a pre-application to the Department of Commerce for \$1,089,000, which was approved by the Rural Infrastructure Authority. Mr. Walser explained that the project would move forward after the submission of the final application, which needed to be approved by the Board.

*A motion was made by Commissioner Draughn to adopt the resolution for the Town of Mocksville's application for industrial development fund; utility account grant funding for the project north tank water line in the amount of \$1,089,000. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.*

**Consider Easement Agreement for Public Facilities at Davie County Parcel I5160B0012 (Pine Street and East Depot Street)**

Ken Gamble addressed the Board and discussed an easement agreement with the Heritage Alliance, which would allow a shelter to be built on East Depot Street. The easement agreement would guarantee that for the duration for the life of the facility, the facility would be open to the public; give the Town the right to enter the property to do what needs to be done (construction, law enforcement, etc.); and all rules that apply to current parks and recreational facilities would apply to the shelter.

*A motion was made by Commissioner Frye to adopt easement agreement for public facilities at Davie County parcel (I5160B0012) located at Pine and East Depot Street. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 5-0.*

**Consider Authorization to Apply for RPO Carbon Reduction Program**

Ken Gamble addressed the Board and discussed the first phase of the RPO Carbon Reduction Program. The first phase would connect downtown sidewalks to community parks. Mr. Gamble suggested starting at existing sidewalks at Duke Street and South Salisbury Street, add 1,200 feet of sidewalk, and end at a trailhead. Mr. Gamble explained that this project would cost \$650,000.

*A motion was made by Commissioner Draughn to approve submitting an application for RPO carbon reduction program. The motion was seconded by Commissioner Frye which carried by a unanimous vote 5-0.*

**Consider Resolution Accepting the American Rescue Plan Funding Grant Offer for the Water System Asset Inventory and Assessment**

Ken Gamble addressed the Board and asked to accept the American Rescue Plan Funding Grant Offer in the amount of \$200,000 for the water system asset inventory and assessment.

*A motion was made by Commissioner Draughn to adopt resolution accepting the American Rescue Plan Funding Grant Offer in the amount of \$200,000.00 for the water system asset inventory and assessment; and give assurance to the North Carolina Department of Environmental Quality that any conditions or assurances contained in the award offer will be adhered to. Staff is authorized and directed to furnish*

*information as needed and to execute documents required by the Division of Water Infrastructure. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.*

**Consider Resolution Accepting the American Rescue Plan Funding Grant Offer for the Wastewater System Asset Inventory and Assessment**

Ken Gamble addressed the Board and asked to accept the American Rescue Plan Funding Grant Offer in the amount of \$200,000 for the wastewater system asset inventory and assessment.

*A motion was made by Commissioner Stevenson to adopt resolution accepting the American Rescue Plan Funding Grant Offer in the amount of \$200,000.00 for the wastewater system asset inventory and assessment; and give assurance to the North Carolina Department of Environmental Quality that any conditions or assurances contained in the award offer will be adhered to. Staff is authorized and directed to furnish information as needed and to execute documents required by the Division of Water Infrastructure. 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: Announced that there was an open seat for the Chamber of Commerce Breakfast on March 23, 2023 and that the Water Plant Ground Breaking Ceremony would be on March 21, 2023.

**Communication from Mayor and Town Board**

Commissioner Lambert: N/A

Commissioner Taylor: N/A

Commissioner Stevenson: N/A

Commissioner Frye: Thanked everyone for the sympathy card.

Commissioner Draughn: N/A

Mayor Marklin: Thanked everyone for coming.

Motion to enter closed session per NC GS 143-318.11 (a) (3) (5) (6), to preserve the attorney-client privilege, to discuss acquisition of real property and to discuss personnel matter.

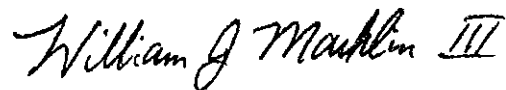
*A motion was made by Commissioner Taylor to enter closed session. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.*

*A motion was made by Commissioner Taylor to re-enter open session. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.*

## **Adjourn**

*A motion was made by Commissioner Taylor to adjourn the March 7, 2023 Regular Board Meeting. The motion was seconded by Commissioner Lambert 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