

**Town of Mocksville
Regular Board Meeting
June 6, 2023**

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

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

Others Present:

Ken Gamble, Town Manager
Al Benschhoff, Town Attorney
Lynn Trivette, Town Clerk
Frank Carter, Fire Chief
Chris Vaughn, Parks and Grounds Director
Tami Langdon, Community Development
Brian Moore, Public Works Director

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.

Conflict of Interest Statement

“Pursuant to NC General Statutes and the Town of Mocksville Code of Ethics Policy adopted November 9th, 2010, amended of Jan. 6, 2019 and further endorsed on August 9th, 2022, I would ask each of you before you adopt the agenda if there is any actual, potential, or perceived conflicts of interest with respect to any matter on the proposed agenda which will come before the Town Board of Commissioners for consideration and/or decision at this meeting. If so, please speak up and let the Board know at this time before the agenda is adopted.”

Adoption of Agenda

A motion was made by Commissioner Lambert 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

Public Hearing Requested for FY 2023-2024 Annual Budget

Town Manager Ken Gamble addressed the Board.

Lack of Data Driven Plans to Inform Strategic Decisions

- ▶ Streets & Sidewalks
 - ▶ Condition Study
 - ▶ Maintenance Plan
- ▶ Fire Department
 - ▶ Facilities & Apparatus
 - ▶ Staffing
 - ▶ Funding Model
 - ▶ ISO Renewal
- ▶ Water & Sewer
 - ▶ Infrastructure Management
 - ▶ AMI Meters
 - ▶ ILA Structure & Long Term Vision

Aging – Failing Equipment/Facilities

- ▶ Fund in FY 2023-24
 - ▶ Rich Park Shelter, Access and Parking Lot Improvements - \$45,700
 - ▶ Sand Pro - \$28,700
 - ▶ Paver Repair & Bathroom Remodel - \$56,900
 - ▶ Fire Turnout Gear & Emergency Equipment - \$118,550
 - ▶ Intersection, Road & Sidewalk Improvements - \$269,646

Ensuring Qualified & Engaged Staff

- ▶ FY 2022-23 - Implemented Pay & Classification Study
 - ▶ Developmental Pay
 - ▶ 5% COLA
- ▶ FY 2023-24 - 5% COLA (\$70,000)
 - ▶ Last 5 COLAs 5.1% Under Inflation
 - ▶ Fully Implement Career Ladder

Incomplete Wayfinding System to Direct Traffic Downtown

- ▶ Phase 1 in FY 2021-22 w/ Savings from DCSO Contract (\$30,000)
 - ▶ Engineering / NCDOT Encroachment / 6 Signs
- ▶ FY 2022-23 (\$20,000)
 - ▶ Phase 2 – 5 Signs
- ▶ FY 2023-24 (\$32,200)
 - ▶ Phase 3
 - ▶ Engineering / NCDOT Encroachment / 6 Signs

Code Enforcement

- ▶ FY 2023-24 Code Enforcement Program (\$32,200)
 - ▶ Contract Code Enforcement for Minimum Housing / Major Nuisance & Potential Demolitions
 - ▶ High Grass & Minor Nuisances Handled by Davie County at No Cost

Rising Inflation & Labor Shortage

- ▶ FY 2023-24
 - ▶ Increase Energy & Fuel Line Items
 - ▶ Adjust Shelter Rental Policy to Cover Operational Costs
 - ▶ 5% COLA
 - ▶ Career Ladder
 - ▶ Seeking Over \$5,000,000 in Grants / Direct State Budget Allocations

Supply Chain Disruptions

- ▶ FY 2023-24
 - ▶ Maintenance More Important Than Ever
 - ▶ Stocking More Essential Items

Increased Pressure on Infrastructure

- ▶ FY 2023-24
 - ▶ Brakebush Project
 - ▶ 12" Water Main Extension & 500,000 Gallon Elevated Tank
 - ▶ Madison Road Pump Station Improvements
 - ▶ Strategic Valve Replacements
 - ▶ Sewer Plant Chemical Tank
 - ▶ NWPRPO 7.0 Prioritization Process
 - ▶ \$2,100,000 in Infrastructure Grant Requests
- ▶ Future
 - ▶ Cooleemee Sewer Line Replacement

FY 23-24

Code Enforcement

Water-Sewer

Fire Service

Total Budget Snap Shot

- ▶ Revenues
 - ▶ \$10,950,979
 - ▶ **10.4% Increase from FY 2022-23**
 - ▶ **General Fund +6.5%**
 - ▶ **Enterprise Fund +16.5%** – Primarily Driven by Brakebush Consumption
- ▶ Expenditures
 - ▶ 10,950,979
 - ▶ **10.4% Increase from FY 2022-23**
 - ▶ **General Fund +6.5%**
 - ▶ **Enterprise Fund +16.5%**

General Fund

▶ Revenues

- ▶ \$6,657,774 **(6.5% Higher Than FY22-23)**
 - ▶ Ad Valorem
 - ▶ Sales Tax
 - ▶ Interest Income
 - ▶ Fire District Tax Extra Allocation

▶ Expenditures

- ▶ 6,657,774
 - ▶ Fire Department Study
 - ▶ \$15.00 PT Staring Pay
 - ▶ Addressed Salary Compression
 - ▶ Inflationary Increases
 - ▶ Health & Property Insurance – 15%
 - ▶ Supplies, Utilities, Fuel
 - ▶ Equipment Replacement
 - ▶ Facility Improvements
 - ▶ Pedestrian Crossing N. Main & Gaither
 - ▶ COLA
 - ▶ Wayfinding & Streetscape

Enterprise Fund

▶ Revenues

- ▶ \$4,293,205
 - ▶ Includes 3% Rate Increase Per Raftelis Rate Study
 - ▶ Brakebush Brothers at Full Production
- ▶ 16.5% Increase Over FY 2022-23 Matched by Revenue Growth

▶ Expenditures

- ▶ Water - \$1,372,898
- ▶ Sewer - \$1,547,202
- ▶ Capital Projects - \$1,026,033

- ▶ 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
- ▶ Chemical Tank for WWTP - \$75,000
- ▶ Debt Service - \$281,223
- ▶ Contracts / Insurance - \$65,850

No tax increase

No vehicle tax

Fund Balance not used to balance budget

Mayor opened up the public hearing for comments on the proposed annual budget FY 23-24.

In favor of:

No one spoke

Against:

No one spoke

Mayor closed the public hearing. 6:18pm

Commissioner Lambert: Excellent job with leadership, staff and working on the budget. The Board worked together on the budget, made good decisions to provide services to the town's citizens. We did not have to raise the tax rate and still maintained a remarkable fund balance. We are in a good place and the community needs to understand that along with we are growing and doing things for the town. Very please where we are at with the budget plans.

Commissioner Taylor: The budget planning was the most transparent it could possibly be.

Mayor Marklin: Staff did a great job on the budget and I appreciate all the time and effort you put into it.

A motion was made by Commissioner Draughn to adopt the FY 23-24 annual budget message, budget ordinance, fee schedule and capital improvement plan FY 24-28. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.

Communications from Boards, Commissions and Agencies

Capital Project Ordinances Update – Michael Walser

Brakebush Brothers

Funded in 2020 to provide sewer.

\$4,462,908 budget which includes CDBG, Golden Leaf and Town Funds

We are excited to say that the sewer work is well underway and is on schedule to be completed by this time next year.

Brakebush committed to create 244 new jobs and has created 390 new jobs.

Special Event Services

Funded in 2020 to provide sewer.

\$260,087 budget which included CDBG and Town funds.

The sewer work is complete and all funds have been expended.

SES began with a baseline job count of 24 jobs and committed to create 14 new jobs for a total of 38.

The company now has 52 jobs.

We have submitted the close out documentation to the state and are waiting on the state conduct a monitoring visit so that this project can be officially closed.

Liberty Storage Solutions

Funded in 2021 to provide sewer, roadway and railroad improvements.

\$1,161,750 budget which includes Golden Leaf, CDBG, NCDOT, North Carolina Railroad, Liberty Storage and Town funds.

The sewer work has been completed.

The road work is well underway and expected to be finished this month.

The rail improvements are expected to begin soon and be completed by the fall of this year.

Liberty began with a baseline job count of 30 and committed to create 50 new jobs. Last report, the company had 47 jobs which is an increase of 17 jobs so far.

Sportsfield Specialties

Funded in 2021 to provide assistance with the company's planned building expansion.

\$110,000 budget which included Commerce Building Reuse and Town funds.

The company has completed the expansion of their building and all funds have been expended.

Sportsfield began with a baseline count of 40 jobs and committed to create 20 new jobs. Last report, the company had 49 jobs which is increase of 9 jobs so far.

Avgol Americas, Inc.

Funded in 2023 to provide assistance with the company's planned building expansion.

\$420,000 budget which includes Commerce Building Reuse and company funds.

The company has began the upfit improvements to its existing building but has not yet started the addition.

Avgol began with a baseline job count of 260 jobs and committed to create 52 new jobs. No current job count has been reported so far.

North Tank Water Line

Funded in 2023 to provide a new water line to connect to the new elevated water tank to be built north of I-40.

\$1,089,000 budget which includes Commerce Utility funds.

This work is under design by the engineer.

Elected Board Presentation - Division Project Development Engineer, Matt Jones and Project Engineer, Ryan Newcomb

The US 601 bridge over I-40 will be upgraded (either widened or replaced) as part of the R-5736 project to widen US 601 from the US 601/I-40 interchange north. The current STIP schedule for the R-5736 project has ROW and Utilities programmed to begin in FY 2026 and Construction programmed to begin in FY 2028.

The roundabout on Farmington Rd at the westbound ramps is currently under construction.

The R-5854 roundabout project at the Farmington Rd & US 158 intersection will be built in the summer of 2024 or 2025. The current STIP program year for construction is 2025. The division would like to begin construction in 2024 but that will only be possible if the STIP Unit in Raleigh is able to adjust its programming schedule to move the program construction year to 2024. The project schedule will be coordinated so that the majority of the construction can occur in the summer months while school is not in session (either in 2024 or 2025).

Proclamation Recognizing Mrs. Magalene Gaither

Mayor will be reading the proclamation recognizing Mrs. Magalene Gaither Saturday, June 24, 2023 at 4pm at the Davie County Training/Central Davie High School Reunion. Her life and legacy will be honored this day.

Proclamation Recognizing Parks and Grounds

Mayor read the proclamation that recognizes the variety and importance of work provided by Parks and Grounds Department.

Consent Agenda

A motion was made by Commissioner Lambert to adopt the consent agenda as presented. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote of 5-0. Items approved were: (A) May 2, 2023 Regular Board Meeting and Closed Session (B) Monthly Financials (C) Tax Releases and (D) Contribution Based Cap Report.

Consider Budget Amendment #10 General Fund FY 22-23 End of the Year Amendments

A motion was made by Commissioner Taylor to adopt general fund end of the year budget amendment #10 in the amount of \$55,500. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 5-0.

Consider Budget Amendment #11 Enterprise Fund FY 22-23 End of the Year Amendments

A motion was made by Commissioner Lambert to adopt enterprise fund end of the year budget amendment #11 in the amount of \$189,300. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 5-0.

Consider Annual Strategic Goals FY 23-24

Town Manager Ken Gamble addressed the Board. Town Manager attached the updated Action Items for the Strategic Goals the Board approved last year. Each Action Item is listed with the Strategic Goal it is

related to and the progress to date is noted as a percentage of 100. These are directly tied to yearly performance reviews of the leadership team. This provides both accountability and at least an annual discussion of each Action Item. You will note that the Strategic Goals do not change. When you see changes it will be to update an Action Item still in progress or add new items. Some Action Items are annual goals, so even if we reach 100% during any given year we will continue measuring them. Other Action Items are truly a one-time Action Item and once completed will remain at 100%.

A motion was made by Commissioner Frye to adopt the annual strategic goals FY 23-24. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 5-0.

Communication from Town Staff

Town Attorney Benshoff: N/A

Town Manager Ken Gamble: The town is getting ready to lose an institution of the town that is so passionate and just has the gift for gab. I appreciate everything she does:

Tami Langdon addressed the Board stating her replacement would start June 12, 2023. Young lady with a Master's in Marketing along with experience in special events, social media, capital projects and long nights. A very pleasant individual, upbeat and energetic.

I want to pay Lynn a compliment. While pre-auditing an invoice from DC-sewer she noticed during a 6 month billing period something had to be wrong with the meter because of the difference in amounts billed. She immediately had Brian check the meter and it acted as if it was running but it really was not. She saved the town \$110,000. Great job Lynn appreciate that.

I feel like we have addressed all immediate concerns about the Wilkesboro Street roundabout with businesses and residents. Brian or I are meeting with the contractor once a month until the project is complete so let me know if there are any other concerns that arises.

Hopefully you have noticed the charging station parking spaces in the town hall parking lot; we are waiting for the company to actually come out and get us online with the system. They are supposed to be here tomorrow so they should be live tomorrow. That was a grant through the State.

I have met with the All-America County project team and performance team a total of six times this month. The final practice sessions are this weekend and we fly out on June 8th. We will compete with 19 other communities in Denver Colorado June 9-11 for the All-America designation. We submitted the 10,000+ word application in February. Mocksville has been collaborating with Davie County, Bermuda Run and Cooleemee to apply for the 2023 All America designation for Davie County. The National Civic League's All America City Award has celebrated the best in American civic innovation since 1949. The Award, bestowed yearly on 10 communities (more than 500 in all), recognizes the work of communities in using inclusive civic engagement to address critical issues and create stronger connections among residents, businesses and nonprofit and government leaders. The 2023 focus is "Creating Thriving Communities through Youth Engagement.

Communication from Mayor and Town Board

Commissioner Lambert: Well it's been 36 days since they started with the roundabout. I walked down to the job site about every other night and the contractors are doing an outstanding job. They keep the job site clean, incredibly efficient, working after hours, weekends and a lot of infrastructure underground.

Commissioner Taylor: Great job on the budget this year.

Commissioner Stevenson: Great job on the budget this year and I want to thank Public Works Director, Brian Moore for helping me with citizen complaints concerning parking and he answered me quickly.

Commissioner Frye: Great job on the budget this year.

Commissioner Draughn: Great job on the budget this year.

Mayor Marklin: Thank you Board. Thank you folks for coming out tonight. You got to see the budget presentation and strategic planning process and glad you were a part of it. Please take advantage of all the events going on within the Town and County. The proclamation recognizing Mrs. Magalene Gaither will be read Saturday, June 24, 2023 at 4pm at the Davie County Training/Central Davie High School Reunion. Her life and legacy will be honored this day. Come out and join us if you can.

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

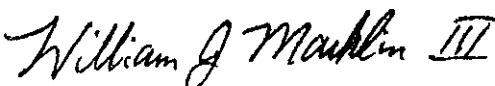
A motion was made by Commissioner Draughn to enter closed session 7:00pm. The motion was seconded by Commissioner Frye which carried by a unanimous vote 5-0.

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


Adjourn

A motion was made by Commissioner Taylor to adjourn the June 6, 2023 Regular Board Meeting. The motion was seconded by Commissioner Stevenson 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