

**Town of Mocksville
Regular Board Meeting
July 11, 2023**

The Town of Mocksville Board of Commissioners met for the Regular Board Meeting on Tuesday, July 11, 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
Bryson Collins, Fire Fighter
Chris Vaughn, Parks and Grounds Director
Tami Langdon, Community Development
Jennifer Evens, Marketing Communications Coordinator
Emily Quance, Human Resources Specialist

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.

County Manager Brian Barnett addressed the Board complimenting Town Manager, Ken Gamble on all of his hard work and leadership toward the All-America group. Davie County could have not done this without him.

Public Hearing to consider granting an extension of time for the completion of the economic development incentive appropriations (the "Incentives") for the purpose of aiding and encouraging the expansion in scope of a proposed new industrial enterprise, known as "Project DFA", (herein the "Company"), to be located in Davie County, North Carolina.

The extension is on the Incentives which were originally granted on the Economic Development Project by the Company which involved the expenditure by the Company of approximately eight million five hundred thousand dollars (\$8,500,000.00) to acquire property, construct a manufacturing facility, which will result in a minimum increase to the ad valorem tax base of the County of \$8,500,000.00, and the creation of fifty-eight (58) new jobs at the facility. The property acquired by the Company where the Economic Development Project is located at 300 Bethel Church Road, Town of Mocksville, Davie County, North Carolina.

The 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 County by at least \$8,500,000.00, the creation of approximately 58 new jobs, the attraction to 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 Davie County and North Carolina.

Mayor opened up the public hearing 6:04pm.

No one spoke in favor of or against.

Mayor closed the public hearing 6:04pm.

A motion was made by Commissioner Taylor to approve granting an extension of time for the completion of the economic development incentive appropriations 2024 (the "Incentives") for the purpose of aiding and encouraging the expansion in scope of a proposed new industrial enterprise, known as "Project

DFS”, to be located in Davie County, NC. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 5-0.

Public Hearing to consider granting an extension of time to complete economic development expansion in scope of the industrial enterprise, known as “Project Palltronics”, (herein the “Company”), located in Mocksville, Davie County, North Carolina.

The extension in on the Incentives which were originally granted on the Economic Development Project by the Company which involves the expenditure by the Company of approximately twenty-five million dollars (\$25,000,000.00) in tangible personal property investments and the creation of two hundred three (203) new jobs at the facility. The property where the Economic Development Project are taking place is a portion of those properties located in the Hollingsworth’s South Point Industrial Business Park, Town of Mocksville, Davie County, North Carolina.

The 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 County by at least \$25,000,000.00, the creation of 203 new jobs, the attraction to 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 Davie County and North Carolina.

Mayor opened up the public hearing 6:05pm.

No one spoke in favor of or against.

Mayor closed the public hearing 6:05pm.

A motion was made by Commissioner Lambert to approve granting an extension of time 2024 to complete development expansion in scope of the industrial enterprise, known as “Project Palltronics”, located in Davie County, NC. The motion was seconded by Commissioner Taylor which carried by a unanimous vote 5-0.

Communications from Boards, Commissions and Agencies

Town Manager, Ken Gamble presented the All-America video presentation that was done in Denver, CO. This group of talented students done an outstanding job that allowed Davie County to win the award “Davie County All America”.

Community Development, Tami Langdon introduced Jennifer Evens her replacement to the Board as she plans to retire October 1.

Consent Agenda

A motion was made by Commissioner Draughn 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) June 6, 2023 Regular Board Meeting and Closed Session (B) Monthly Financials (C) Tax Releases and (D) Contribution Based Cap Report.

Consider Adopting North Tank Water Line Grant Project Ordinance

A motion was made by Commissioner Draughn to adopt the 12" north tank water line grant project ordinance in the amount of \$1,089,000. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.

Consider Adopting Paid Internship Program Policy

Emily Quance addressed the Board. The Internship Program Policy was presented to the Board in May by the Intern, Holyn Hedrick but the Board did not take action on the policy.

A motion was made by Commissioner Stevenson to adopt the paid internship program policy that was presented in May. The motion was seconded by Commissioner Taylor which carried by a unanimous vote 5-0.

Consider Resolution for Selling Property by Upset Bid "Park Area Garden Valley"

A motion was made by Commissioner Lambert to adopt the resolution to accept the offer to sell real property for \$8,000 to Eric Chapman legal description, "Park Area Garden Valley" (Davie County parcel identification number (pin) (J4060D0048) and to direct the Town Clerk to advertise for upset bids pursuant to N.C. General Statute's section 160A-269. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 5-0.

Consider Utility Easement for Avgol Drive

A motion was made by Commissioner Taylor to approve the utility easement for Avgol Drive due to the water line which is a part of the Brakebush project; the roadway needing to be realigned due to the new building Avgol is putting up for their expansion project. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 5-0.

Consider Personnel Policy Amendment for Supplemental Retirement

Emily Quance addressed the Board on an amendment for the personnel policy.

1. Page 10 – Change in part-time employee definition:

Article II Organization of the Human Resources System Section 2: Definitions

Part-Time Employee/Position - An employee, either regular or temporary, who is regularly scheduled to work less than 30 hours per FLSA workweek. A part-time employee whose work hours **average** less than 19.21 hours per week does not have to be offered Town provided retirement benefits. A part-time employee averaging greater than 19.21 hours per week (1,000+ hours per year) is eligible for and must participate in the

North Carolina Local Governmental Employees' Retirement System (NCLGERS), and is eligible to participate in the 401(k) Plan. No other benefits are offered.

2. Page - 78

- a. Revise eligibility statement to include part-time 1000 hour employees
- b. Match only provided to 401(k), not the 457(b)

Article VIII: Employee Benefits

Section 4: Supplemental Retirement – 401 (K) and 457 (B) Plans

Section 4. Supplemental Retirement – 401(k) and 457(b) Plans

The Town provides a 401(k) supplemental plan match of up to five percent (5%) to all participating full-time employees and 1000+ hour part-time employees who are also eligible to contribute to NCLGERS. ~~participating in the 401(k) supplemental plan.~~ The Town does not provide a match for the 457 (b) supplemental plan.

A motion was made by Commissioner Lambert to adopt the personnel policy amendment for supplemental retirement. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 5-0.

Consider Planning Board Appointment of ETJ Member Sara Johnston for a 3-Year Term 2023-2025

Note: First appointment period will be 2 ½ years with the term ending in December 2025. This keeps the positions staggered so the Board does not lose too many members in the same year.

A motion was made by Commissioner Taylor to approve ETJ member Sara Johnston for the Planning Board appointment for a 3-year term 2023-2025. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 5-0.

Communication from Town Staff

Town Attorney Benshoff: Congratulations to Davie County All America. They did a great job on past, present and future achievements.

Town Manager Ken Gamble: Shared two customer praised reports on the Fire Department and Brian Moore.

It has come to my attention that the round-about has halted these past two weeks (the contractor did not let us know) because of a piece of equipment and my plans are to make sure the contractor understands the completion date is to stay the same and they are to figure out how.

Paving will start in September and will take 21 days. The streets included are: Horn, East Lake Drive, Mill Street, Turnberry, pavement and sidewalk survey and repair work during the paving.

We have an Intern that will be working with Parks and Grounds for 10 weeks through a program called NextGen Youth Program with the Davidson-Davie Community College. The program is funded through Goodwill.

Communication from Mayor and Town Board

Commissioner Lambert: Congratulations to Davie County All America. Welcome Jennifer.

Commissioner Taylor: Congratulations to Davie County All America. Welcome Jennifer.

Commissioner Stevenson: Congratulations to Davie County All America; great presentation. Welcome Jennifer.

Commissioner Frye: Congratulation to Davie County All America. Welcome Jennifer.

Commissioner Draughn: Congratulations to Davie County All America. Welcome Jennifer.

Mayor Marklin: Congratulations to Davie County All America. This is a great award for our County. Welcome Jennifer.

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

Adjourn

A motion was made by Commissioner Taylor to adjourn the July 11, 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

July 11, 2023