

**Town of Mocksville
Regular Board Meeting
February 6, 2024**

The Town of Mocksville Board of Commissioners met for the Regular Board Meeting on Tuesday, February 6, 2024 at 6:00 p.m. in Mocksville Town Hall located at 171 S. Clement Street.

Present:

Mayor, Will Marklin

Absent: Rob Taylor

Commissioners Present:

Jenny Stevenson

Johnny Frye

Justin Draughn

Carl Lambert

Others Present:

Ken Gamble, Town Manager

Lydia Lavelle for Al Benshoff, Town Attorney

Lynn Trivette, Town Clerk

Chris Vaughn, Parks and Grounds Director

Brian Moore, Public Works Director

Emily Quance, Human Resource Director, Deputy Clerk

Rana Gaither, Administration Specialist Lead

Jennifer Evens, Marketing and Community Development Director

Frank Carter, Fire Chief

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 Stevenson which carried by a unanimous vote 4-0.

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.

Steve and Teresa Lowe addressed the Board concerning new housing developments and the traffic issues at Cemetery Street, YMCA and Milling Road. They are very concerned with safety and losing the small town environment.

Public Hearing Requested for Zoning Text Amendments

The Board will review the proposed text amendments to the requirements for sections 8-3.3.5 table of uses and 8-3.8 additional conditions for certain uses of the Zoning Ordinance. The amendments propose to add and modify requirements.

Johnny Easter addressed the Board.

I present to you text amendments 8-3.3.5 table of uses and 8-3.8 additional conditions for certain uses in the zoning districts. The Planning Board has worked on this for 6 months and a little background the table of uses indicates there are specific zoning districts throughout the town of Mocksville and in those specific zoning districts it indicates what can and cannot be used. So we addressed some of these issues. Special use permits go before the Board of Adjustments (evidence base) and special use permits are special (out of the norm). What we did is cleaned up and took the ones that are not so special and added them in permitted areas with conditions. We addressed the conditions setbacks, hours of operation, and buffering. Planning Board recommends.

Mayor opened up the public hearing for comments for the zoning text amendments. 6:08pm

Against:

Doris Short addressed the Board. We are over stepping some of the zoning. The new amendment will not allow open flea markets. Why eliminate an opportunity if the land is good for that? Just because it is a flea market does not mean it will be trashy. (Doris passed out pictures to the Board) It would be fine to put conditions on flea markets but not doing away with them all together.

In favor of:

No one spoke

Mayor closed the public hearing. 6:11pm

Johnny addressed the Board and said a "fair" is still listed and that he reached out to flea market vendors and no one responded.

A motion was made by Commissioner Lambert to table the zoning text amendments until additional information. The motion was seconded by Commissioner Frye which carried by a unanimous vote 4-0.

Communications from Boards, Commissions & Agencies

Banking Services RFP – Rana Gaither

- RFP's for Banking Services were sent out to Truist & Skyline November 1st, 2023 and sent to Bank OZK November 22nd, 2023.
- Responses to RFP's were due December 22nd, 2023 by 2pm.

I recommend continuing our relationship with Truist. At this time, Truist is the only Bank in Mocksville that provides AR Box services. These services allow customers to pay bank to bank instead of having to mail a check. We also have a very good relationship with Truist, We have a dedicated AR Box representative and if ever we have issues or questions, we also have 2 dedicated Treasury Consultants. Also noteworthy, we are not currently paying any service charges due to the amount of business we do with Truist.

Surplus Property Report July 2023-December 2023-Town Manager

- The town van was sold because the staff did not use it.

Davie County Arts Council Presentation –Sidniee Suggs

YVEDDI Transportation Presentation-Dave Torres

Cognition Presentation – Jessica Huyett

Consent Agenda

A motion was made by Commissioner Draughn to adopt the consent agenda as presented. The motion was seconded by Commissioner Lambert which carried by a unanimous vote of 4-0. Items approved were: (A) January 2, 2024 Regular Board Meeting and Closed Session (B) Monthly Financials (C) Tax Releases and (D) Contribution Based Cap Report.

Consider Annexation Petition Request from Anchor Properties of Raleigh, LLC and a Resolution Directing the Clerk to Investigate the Sufficiency of the Annexation Petition Located at Lots 46-47 and 51 Sain Road

Town Manager addressed the Board.

The property is adjacent to the Forest Glenn neighborhood in between Sain Road and Elisha Creek development approximately 37 acres. The developers are petitioning the town annexation so they can get access to our sewer services. There is also a re-zoning that goes along with this annexation but it is not a typical re-zoning so for an annexation piece of property that is not in the town limits or zoning jurisdiction the town is required by law to assign a town zoning district if the Board decides to annex the property. So the Planning Board on February 8 will be making a recommendation what zoning district should be assign should the property be annexed. A staff recommendation for that is our lease dense zoning district which is OSR. This is the first step in a three step process which is an application tonight and the Clerk to determine

the sufficiency of the petition. If the Board wants to continue with the annexation the Board will set a public hearing in March for the April meeting and will consider to annex and re-zone.

65 to 75 houses \$500,000 range

A motion was made by Commissioner Frye to approve the annexation petition from Anchor Properties of Raleigh, LLC and adopt the resolution to instruct the Town Clerk to inspect the Davie County parcel numbers H6-000-00-015 and H6-000-00-007 on Lots 46-47 and 51 Sain Road for sufficiency. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 4-0.

Consider Budget Amendment #9 General Fund FY23-24

Lynn Trivette addressed the Board.

A motion was made by Commissioner Stevenson to adopt budget amendment #9 in the amount of \$26,501; Powell Bill allocation received was more than expected. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 4-0.

Consider Budget Amendment #10 Enterprise Fund FY23-24 Emergencies

Lynn Trivette addressed the Board.

A motion was made by Commissioner Frye to adopt budget amendment #10 in the amount of \$54,000; emergencies in maint. & repair equipment (pumps) and contracted services line items (water leaks). The motion was seconded by Commissioner Lambert which carried by a unanimous vote 4-0.

Consider New Replacement for Engine #2 Pierce Enforcer Pumper

Frank Carter addressed the Board.

The request before you tonight is to have permission to seek contract for the building of the new engine to replace #2. During the fire department fire study one truck was good and one fair. It is a three year delivery and no funds up front.

\$1,082,980

Town Manager addressed the Board.

The fire department currently has \$379,000 in the capital reserve fund to help pay for the engine. So during the course of a three year period \$150,000 will be added and we will have a little over half of the funds for the engine. This is one of the things we will be discussing at the budget retreat how to purchase items like this strategically over time

A motion was made by Commissioner Draughn to table this decision and discuss during the budget process. The motion was seconded by Commissioner Frye which carried by a unanimous vote 4-0.

Consider Fee Proposal from Republic Services and Allow Town Manager to Begin Negotiations for Garbage & Recycling Contract

Town Manager addressed the Board

We currently have a contract with Republic Services for garbage and recycling that expires on June 30, 2024. I drafted an RFP in December and distributed it to WM (Formerly Waste Management), Republic Services, GFL Environmental and All American. We also added a pop-up to our web page indicating that we were seeking proposals with copies of the RFP at Town Hall. A Copy of the RFP and Addendum is available upon your request. The deadline to submit a proposal was Monday January 29, 2024 at 1:00 p.m. Two companies submitted proposals. They were WM and Republic Services. The basis for negotiations is the fee proposal and below is the tabulation documenting what both companies submitted. I am recommending that we begin negotiations with Republic Services based on the pricing they provided.

RFP Category	WM	Republic	GFL	All American
RFP Package Submitted – YES/NO	YES	YES	NO	NO
Weekly Collection / Trash Pick-Up	\$14.82	\$12.80	N/A	N/A
Bi-Weekly Collection / Recycling Pick- Up	\$7.16	\$4.95	N/A	N/A
Weekly Collection / 8yd ³ Dumpster	\$160.00	\$195.00	N/A	N/A
Bi-Weekly Collection / 4yd ³ Dumpster	\$85.00	\$75.00	N/A	N/A
On Demand Bulky Waste Collection / Per Pick-Up	NO BID	NO BID	N/A	N/A
Requested Annual Fee Increase & Basis	YES - CPIW	YES - CPIW	N/A	N/A

A motion was made by Commissioner Lambert to accept fee proposal from Republic Services and allow Town Manager to begin negotiations for garbage and recycling contract. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 4-0.

Communication from Town Staff

Town Attorney Al Benshoff: Lydia Lavelle sitting in for Al Benshoff –N/A
 Town Manager Ken Gamble: N/A

Communication from Mayor and Town Board

Commissioner Lambert: N/A

Commissioner Taylor: N/A

Commissioner Stevenson: Thanks to everyone for their hard work but especially Public Works and all the leaks they endure and long hours.

Commissioner Frye: N/A

Commissioner Draughn: N/A

Mayor Marklin: Casino night coming up for the Arts Council and Smartstart is having their Hoedown which is sold out but there is online bidding. Support our charitable organizations.

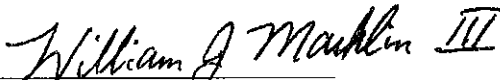
Adjourn

A motion was made by Commissioner Lambert to adjourn the February 6, 2024 Regular Board Meeting. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 4-0.

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