

**Town of Mocksville
Regular Board Meeting
March 5, 2024**

The Town of Mocksville Board of Commissioners met for the Regular Board Meeting on Tuesday, March 5, 2024 at 6:00 p.m. in Mocksville Town Hall located at 171 S. Clement Street.

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

Others Present:

Ken Gamble, Town Manager
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.”

Town Attorney stated Commissioner Draughn would be recused from the meeting agenda item 5A by a motion from the Board. Anyone else that might have a conflict please speak up and let the Board know.

Adoption of Agenda

A motion was made by Commissioner Lambert 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.

No one spoke.

Public Hearing for a zoning map amendment. Harding Capital Partners LLC and Justin Draughn have applied to rezone approximately .25 acres from Neighborhood Residential (NR) to Highway Commercial-Conditional (H-C-C). The subject property is located at 349 Railroad St. The property is further described as Davie County tax Parcel 15090E001.

Johnny Easter addressed the Board.

TOM24-15-0001

I. REQUEST

Harding Capital Partners LLC and Justin Draughn have applied to rezone approximately .25 acres from Neighborhood Residential (NR) to Highway Commercial-Conditional (H-C-C).

II. PROJECT LOCATION

The subject property is located at 349 Railroad St. The property is further described as Davie County tax Parcel 15090E001.

III. PROJECT PROFILE

DAVIE COUNTY PIN: I5090E001

ZONING DISTRICT: NR

LAND USE PLAN: Residential

WATERSHED: N/A

CROSS REFERENCE FILES: N/A

APPLICANT: Harding Capital Partners LLC and Justin Draughn

PROPERTY SIZE: Approximately .25 acers

CURRENT LAND USE: Vacant

PROPOSED LAND USE: Mixed

IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES

DIRECTION	LAND USE	ZONING
North	Residential and Commercial	NR/CI
East	Commercial	GI
South	Residential	NR
West	Residential	NR



Aerial Map

VIII. LAND USE/ ZONING HISTORY

Proposed Zoning

The Highway Commercial district is established to provide for auto-dependent uses in areas not amenable to easy pedestrian access. It is expected that the Highway Commercial district will serve not only the Mocksville Community, but the general region as well. Because of the scale and access requirements of uses in this category, they often cannot be integrated within the Town Center or Neighborhood Center districts.

Mocksville Land Use Plan

The Town of Mocksville Comprehensive Plan provides a clear and compelling vision for the future growth and well-being of our community. The 2019 Plan looks at past and current development trends and plans, analyzes demographic and economic data, gathers a broad range of community values and desires, and provides a shared vision for our future and a set of recommended goals, objectives and strategies to achieve this vision. The Plan provides a framework for decision-making and the allocation of resources related to the long-term growth and development of Mocksville. The Plan builds on existing assets while taking advantage of opportunities for improvement and growth. The Plan will be implemented through annual budgeting, departmental work programs, zoning decisions, and development projects.

The Land Use map classifies this property with the land use category of Rural Residential.

The Mocksville Comprehensive Plan states:

- Facilitate steady managed growth in the most appropriate places while carefully preserving environmentally sensitive areas, especially along stream corridors, for water quality and natural resource protection and to provide recreational amenities and greenway trails.
- Use the Future Land Use Map (Figure 25) and Existing Zoning Map (Figure 19) to encourage managed growth compatible with the Town's character, surrounding land uses, available infrastructure and services.
- Facilitate steady, managed growth, locating new development in the most appropriate places to foster a sustainable land development pattern that complements the character of our Town, while preserving and enhancing our valued historic, cultural and natural resources and open space as we grow.
- Require new land development to coincide with our ability to provide adequate public services and infrastructure (e.g. water, sewer, roads, parks & open space)
- Provide a wider selection of housing options and price ranges to help our older generation age in place and to retain and attract younger generations.
- Preserve and enhance existing residential neighborhoods while striving to provide a wider variety of single-family and multi-family housing options and price ranges to best serve the needs of our growing community.

IX. PLANNING STAFF Recommendations

The Town of Mocksville Comprehensive Plan Adopted September 3, 2019 OBJECTIVE 6 – Facilitate steady managed growth in the most appropriate places while carefully preserving environmentally sensitive areas, especially along stream corridors, for water quality and natural resource protection and to provide recreational amenities and greenway trails.

Strategy 6.1 – Use the Future Land Use Map (Figure 27 and Table 22) and Existing Zoning Map (Figure 20) to encourage managed growth compatible with the Town's character, surrounding land uses, available infrastructure and services.

Based upon the proximity of the property to commercial and industrial areas; and The Town of Mocksville Comprehensive Plan the Planning Staff is in favor of the proposed zoning map amendment.

X. PLANNING BOARD RECOMMENDATION

As a Conditional use rezoning the Planning Board shall not consider the specific use of the property in the Highway Commercial district. The Board should consider the following in making its recommendation with the proposed conditions/uses:

- Residential
- Art Studio
- Indoor Recreation

During the Planning Board meeting the applicant amended the proposed conditions for the property and it was unanimous by the Planning Board for the amended conditions. Below are the specific conditions that are proposed:

Commercial Uses

- Amusements, Commercial Indoor
- Arts and Craft Studio
- Bed and Breakfast
- Broadcast Studio
- Club, Private
- Farmers Market
- Feed and Seed Store
- General Retail
- Home Occupations
- Kennel
- Micro-Brewery, Micro-Winery, Micro-Distillery
- Motor Vehicle Sales, Rental Leasing
- Nursery, Lawn and Garden Supply Store, Retail
- Pawn Shop
- Retail Non Store
- Retail Store Large
- Retail Small and Medium
- Studios (art, dance, music, or photographic)
- Veterinary Services
- Warehousing Self Storage
- Museum Art Gallery

Recreational Uses

- Assembly Halls, Ballrooms, Reception Halls, Armories, and Exhibition Buildings.
- Recreational Facilities Public or Private
- Recreational Services Indoor

Residential Uses

- Accessory Dwelling Unit -- Attached
- Residential Building -- Single Family
- Residential Building -- Multi Family

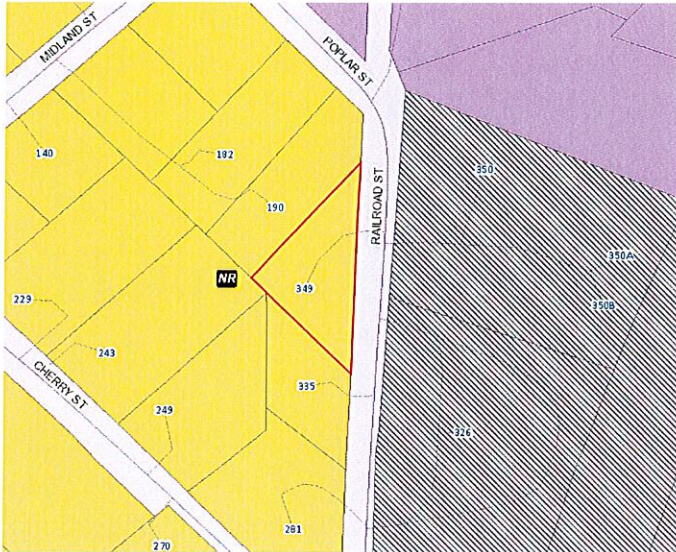
Johnny asked the Board to approve with conditions, deny or defer.

A motion was made by Commissioner Stevenson to recuse Commissioner Draughn from the meeting due to conflict of interest. The motion was seconded by Commissioner Taylor which carried by a unanimous vote 4-0.

Town Attorney addressed the Board.

Where is the closest highway commercial? It is important the Board has a zoning map so they can make an informative decision. Johnny says there is one in the packet.

V. ZONING MAP



Purple – Campus Institution-Land Use

Yellow –Neighborhood Residential

Stripe –General Industrial

Mayor opened the public hearing for comments in favor of or against. (6:08pm)

In favor of: none

Against: none

Neutral: Sharon Anderson addressed the Board. Keeping Railroad Street safe is our group’s desire. Concerns are excessive speed (Pine and Railroad Street), 35mph is current on Railroad Street and going into the curb leading into Popular Street we feel is excessive, traffic lines have faded away, lanes that have no symbols, this is located near 349 Railroad Street and bamboo trees on Popular Street prevent visibility and our concerns are accidents waiting to happen. The Board needs to be aware of this area and we appreciate your consideration of these issues.

Mayor closed the public hearing. (6:18pm)

Town Attorney addressed the Board. Town Attorney had some questions for Johnny.

Johnny did you do a spot check on the zoning analysis?

Johnny says we looked at that and based upon the existing zoning around it and with the spot zoning campus institution town center it had restrictions on it and it was a little bit more broad. Discussing with the applicant they wanted to do a mixed use to potentially market it for residential and commercial use looking to renovate the property to potentially rent it. We felt like that was the closest; there is none around it and the majority of that area needs to be represented with a different zoning district anyway.

Discussions are that the majority of the area is neighborhood residential and to change to more mixed use zoning. We are looking into that. There are (approxsimilarityjoin) location to it but the town center has limitations and with that specific zoning that felt we served the best need for the proposed property.

Town Attorney – is the house on the property now conforming as to its setbacks?
Johnny says it is not a house but an old armory building (it's not conforming) so with the changed zoning there are no specific setbacks that would change the highway commercial so it would be conforming setbacks with that.

Town Attorney- is the list of conditions?
Johnny says yes the applicant is requesting those specific uses.
Town Attorney –this applicants list will be limited to this long list of uses; Board you do not have to accept these conditions as written. Mr. Easter some of these uses would be hard to establish on a quarter acre lot and then they would be buffers around it. I think it would be difficult to make some of these things conforming like large retail store. So if the Board wants to change the conditions or reject the conditions you may ask the applicant if they agree with that because the Board can impose conditions or suggestions and the applicant can make suggestions. Your request before you is to change the zoning to Highway Commercial-Conditional (H-C-C) and these uses would run with the land forever until the zoning changed. Conditions do not have to be about uses they can be about anything like driveways, parking, landscaping, building design, building height, lot layout; just happens that these are the conditions that are proposed. So if you approve this all these conditions/uses can be established on the property in the future assuming that the site can be designed to accommodate them.

The applicant has to comply with the conditions or they cannot do it. (example buffers) The applicant provides a site plan and a permit would not be issued unless the conditions were met.

A motion was made by Commissioner Taylor to approve the zoning map amendment 24-15-0001 a request made by Harding Capital Partners LLC and Justin Draughn applying to rezone approximately .25 acres from Neighborhood Residential (NR) to Highway Commercial-Conditional (H-C-C). The subject property is located at 349 Railroad St. The property is further described as Davie County tax Parcel 15090E001. The motion was seconded by Commissioner Frye which carried by a unanimous vote 4-0.

To consider Statement of Consistency

A motion was made by Commissioner Taylor to approve the statement of consistency. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 4-0.

Communications from Boards, Commissions & Agencies

Proclamation Declaring the Month of April 2024 as Child Abuse Prevention Month
Proclamation Declaring April 26, 2024 as the Town of Mocksville Arbor Day
Proclamation Declaring March 9, 2024 as A Day for Narcolepsy Awareness

Mayor recognized or read the proclamations above.

Audit Services RFP –Lynn Trivette addressed the Board.

The memo in your packet explains I sent an auditing RFP out on December 14, 2024 to 13 auditing firms and only received two back. With careful consideration of both firms and doing some research I

March 5, 2024

recommend to the Board to continue services with Eddie Carrick's auditing firm. The audit contracts for the Town and MTDA are a part of tonight's agenda.

First Budget Draft FY 24-25 - Town Manager Presentation

General Fund

1st Budget Draft

- Balanced Budget
- Strategic Goals
- Boards Priorities

Board Priorities

Update Zoning Ordinance & 2019 Comprehensive Plan



No Increase to Property Tax



Identify & Fund New Sidewalk Projects



Snap Shot

▶ Revenues

- ▶ \$7,321,532
(663,758 Higher Than FY23-24)
- ▶ Sales Tax
- ▶ Interest on Investments
- ▶ Ad Valorem

▶ Expenditures

- ▶ 7,321,532
- ▶ Fire Department
 - ▶ Raise Starting Pay to Fill Vacancies
 - ▶ Address Salary Compression
 - ▶ Increase Capital Reserve Fund
- ▶ Inflationary Increases
 - ▶ Health & Property Insurance
 - ▶ Supplies, Utilities, Fuel
- ▶ Updates to Zoning Ordinance & Comprehensive Plan
- ▶ Equipment Replacement
- ▶ Facility Improvements
- ▶ COLA & Retention

Fire Department

- 2 FT Positions Vacant for 1 Year
 - Using all advertising available.
 - Only 1 qualified applicant.
 - Have changed work schedule in effort to attract applicants.
- Raise starting salary from \$38,474.00 to \$44,538.86
- (5) Sets Turn out Gear: \$35,000
- Hose Replacement: \$10,000
- (1) Knox Master Key Control: \$12,000
- (2) Level A Hazmat Suits: \$2,000
- (1) Adult & (1) Child Fire Resistant Rescue Mannequin: \$5,000
- (6) Beds w/ Storage: \$10,000
- Host Specialty Fire Class: \$5,000
- Jaws of Life – \$13,000

- Need a better plan

- Increase Capital Reserve Fund from \$50,000 to \$300,000
 - Interest Income (\$180,000)
 - Ad Valorem Growth (\$70,000)
 - Fire or Property Tax (Only if Needed)

Property Tax vs. Ad Valorem Growth		Engine 1 - \$1,082,980
▶ 1% Generates - \$113,755	▶ \$250,000 in Ad Valorem Growth	<ul style="list-style-type: none"> • Order 3/7/24 <ul style="list-style-type: none"> – Est. Delivery 3/7/27 • FY23-24 Capital Reserve <ul style="list-style-type: none"> – 379,000 – 1,279,000 FY26-27
▶ \$250,000 = 2¼%	▶ \$86,206,897 in Tax Base Value	



- No property tax increase this year but this is an example of an increase.

Station 2 Property Acquisition	Budget Cut Review
 <ul style="list-style-type: none"> • FY24-25 <ul style="list-style-type: none"> - Identify Sites Consistent w/ Study - Budget \$196,200 	 <ul style="list-style-type: none"> • Manager Eliminated <ul style="list-style-type: none"> - 2.5% Raise for PT Staff <ul style="list-style-type: none"> • Raised PT Pay by \$3.00 Over Last Three Years • Addressed Compression - Estimated Cost - \$15,000

- The funds left in the capital reserve from the purchase of the fire truck will give us the opportunity to identify sites for the second FD property.
- I did not include the 2.5% raise Chief Carter requested for P-T firefighters. We have increased PT pay by \$3.00hr over the last 3 years and adjusted for compression. We are also not having any issues attracting PT staff. The \$15,000 want effect the budget if the Board decides to approve the 2.5% increase. There are three P-T staff in Parks and Grounds and if approved those employees would increase as well to be fair. The department head is given a chance to justify to the Board the 2.5% increase he desires for his P-T staff.

Fire Chief Carter addressed the Board.

I am asking for a 2.5% increase for our P-T staff. We have 19 P-T employees which makes up 82.6% of the FD workforce. The P-T employees are City career fire firefighters and they bring a level of excellence of training and expertise from those cities to us. They help us to maintain safe staffing especially now with two F-T staff short. Within DC area the hourly wages are from \$12 to \$20 an hour. We would like to stay competitive. Currently the starting pay is \$15.36.

Discussion & Board Guidance

The Board wanted to make sure with all the items department heads are asking for plus the fire truck and seeking future land site for station 2 there is still opportunity to increase fund balance.

Town Manager says yes. The revenues are budgeted conservatively. The funds that are not spent at the end of the year in each department go to fund balance.

All the requests from the departments are in the 1st budget draft except the 2.5% increase and I see no issue of adding it. There will be adjustments coming in the 2nd draft that does not present itself until March-April like medical insurance and agreement renewals.

Sidewalks are in the transportation plan and \$15,000 is not going to halt those sidewalk plans.

Include all P-T 2.5% increase in the 2nd draft per the Board.

Administration –Pavers Phase III Capital Project \$26,160

Planning & Zoning

- ▶ Comprehensive Plan Update - \$25,000
- ▶ Zoning Ordinance Update - \$10,000



We do not have the final numbers and adjustments will be coming for these two items.

Human Resources

- Proposed: Employee Referral Program
 - Employee will receive \$250 for referring a candidate for the following full-time positions who completes the probationary period.
 - Firefighter
 - Public Services Technician

RETAIN EMPLOYEES

- Turnover Rate Goal: 10% or less
 - FY21-22: 29%
 - FY22-23: 25%
 - FY23-24: 15% (July-December only)

RETENTION BONUS - \$19,054

- Currently: Retention Rate Below Goal
- Proposed: Retention Bonus
 - 2% **Retention Bonus** to be applied to Full-Time employees rated "Meets Expectations" for FY24-25 evaluation period.
 - Bonus to be provided at the end of the budget year (June 2025)

Inflation vs. Cost of Living 5 Year Trend	Year	AVERAGE US INFLATION %	TOWN COLA %
<ul style="list-style-type: none"> • INFLATION= 19.10 % • TOWN COLA = 16% • DIFFERENCE = 3.1% 	2019	1.8	2
	2020	1.2	2
	2021	4.7	2
	2022	8	5
	2023	3.4	5
	5 Year Total	19.10%	16%

PROPOSED COST OF LIVING ADJUSTMENT - \$35,264



Looking back:
The last 5 years tells us that the COLA given by the Town has been fair.

Current situation:
2023 12-month average inflation rate was 3.4 %

Based on the information provided:
3% COLA is recommended for 2024

Community Development

Events and Promotions

\$4,000 increase in the FY24-25 budget.

- ▶ New events will be added:
- ▶ Mocksville Holiday Blow Out
- ▶ Glow in the Park Dance Party.

Wayfinding & Streetscape



- ▶ State Budget Allocation
- ▶ Complete Wayfinding Project
- ▶ \$63,214
- ▶ Complete S. Main Streetscape
- ▶ \$40,000

Wayfinding Sign Maintenance

As we reach Phase IV in our Wayfinding project, we have noticed that these signs require maintenance in the chance that it could be damaged (i.e. see photos).

Adding a new line item for \$10,000 for sign maintenance.



- **New line item**

Parks and Ground

Requests - \$190,000

Priority	Item	Cost
1.	Leaf Truck	\$178,030.00
2.	Grapple Bucket	\$3,986.00
3.	Loader	\$7,984.00

Public Works



- REPLACE 1984 INTERNATIONAL DUMP TRUCK
- EST - \$40,000 USED

ROAD & SIDEWALK CONDITION STUDY AND MAINTENANCE PLAN – AWAITING REPORT



- The road and sidewalk study is still pending and a more detailed conversation needs to take place when it is complete.

Enterprise Fund

- Balanced

Snap Shot

▶ Revenues

- ▶ \$4,809,887
(Increase of \$516,684 from FY23-24)
 - ▶ Includes 3% **Rate Increase** Per Raftelis Rate Study
 - ▶ 1st Year of System Development Fees
 - ▶ Water & Sewer Tap Fees

▶ Expenditures - \$4,809-887

- ▶ Water - \$1,518,500
- ▶ Sewer - \$2,355,537
- ▶ Capital Projects - \$880,000
 - ▶ Pump Station Renovations - \$300,000
 - ▶ Water Supply Interconnection (New Water Plant Operations) - \$500,000
 - ▶ Engineering Fees - \$40,000
 - ▶ Utility Cuts- \$40,000
- ▶ Contracts / Insurance - \$55,850

We are still working with Raftelis on the rate increase and it will be more than 3% this year. We have kept the rate steady per the original schedule but inflation has caught up with us and the numbers will be revised as we go through the budget process.

Staff Requests

▶ Water

- ▶ 2 at \$114,000
- ▶ Projected 37% Increase of Meters in System
 - ▶ 1 Two Man Team Needed

▶ Sewer

- ▶ 1 at \$57,000
- ▶ Train to run WWTP
 - ▶ Envirolink Contract Expires 2026

- The goal is to run our sewer plant in house to save money. Envirolink's contract ends in 2026.

Staff Increases

- ▶ 3% COLA
 - ▶ \$9,484

- ▶ 2% Retention Bonus
 - ▶ \$7,075

Projects Continuing Into FY24-25

- Asset Inventory and Assessments
- Southpoint 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

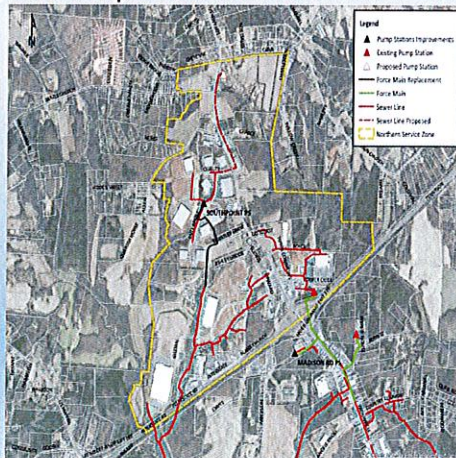
Water AIA – Scope of Work

- 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

Southpoint Pump Station and Force Main – Phase 1

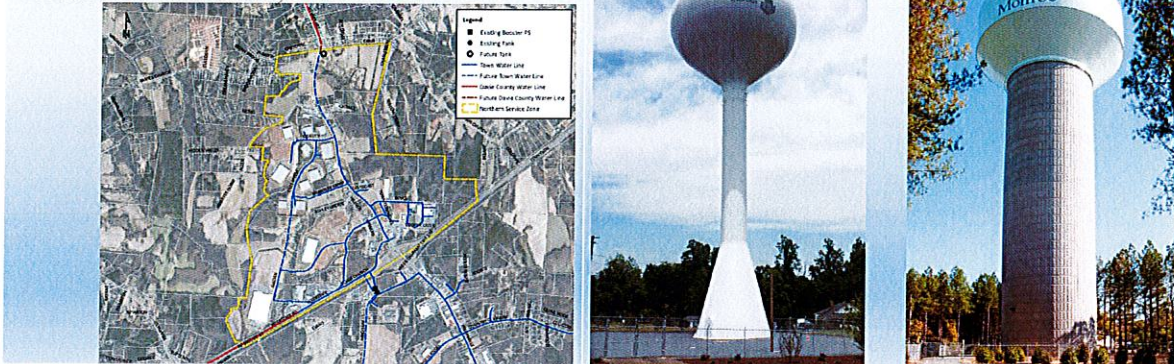


Southpoint Pump Station and Force Main Phase 1 - Funding

Estimated Project Total – \$1,640,000

- \$1,640,000 – State Budget Direct Appropriation (Through Davie County)
- Town Funds may be required, waiting on bidding in late Spring

North Elevated Tank



North Elevated Tank - Funding

Estimated Project Total – \$3,706,200

- \$3,060,000 – State Budget Direct Appropriation (Through Davie County)
- \$300,000 – NC Office of State Budget and Management (OSMB) Grant
- \$346,200 – Town Funds (Add'l may be required waiting for bidding)

There are more variables than in past years so expect to see changes moving forward into the budget process. Some of the outstanding items that will directly impact the next budget draft(s) include:

- \$4.9M State of NC Budget Allocation – Still in the process of gathering quotes to access these funds and some items that are in the budget now may be taken care of by these funds.
- Negotiating Contract Renewals for DCSO as well as Garbage & Recycling.
- New system development fees are challenging to budget as we are having to project how many housing units are likely to be built next year as well speculate on new commercial and industrial connections.
- Two Water-Sewer projects will go out to bid this spring / summer and the Town will have to pay the difference between the funding we have secured and the actual contract cost.
- Raftelis is finalizing rate recommendations. We may have to deviate upward from the original rate increase model.

There were no questions from the Board.

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) February 6, 2024 Regular Board Meeting (B) February 10, 2024 Special Meeting-Budget Retreat (C) Monthly Financials (D) Tax Releases and (E) Contribution Based Cap Report.

OLD BUSINESS

Consider New Replacement for Engine #2 Pierce Enforcer Pumper

Motion: To approve new replacement for engine #2 Pierce Enforcer Pumper in the amount of \$1,082,980 which includes engine increases, EPA emission upgrades, NFPA 1900, travel for pre-construction, final inspection delivery, training, and HGAC fees. Price is without any pre-payment discounts and no payment for three years.

A motion was made by Commissioner Taylor to approve new replacement for engine #2 Pierce Enforcer Pumper in the amount of \$1,082,980. The motion was seconded by Commissioner Frye which carried by a unanimous vote 5-0.

Consider Zoning Text Amendments

A motion was made by Commissioner Draughn to approve 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 motion was seconded by Commissioner Taylor which carried by a unanimous vote 5-0.

NEW BUSINESS

Consider Adopting Certificate of Sufficiency for Petition from Anchor Properties of Raleigh, LLC (County Parcel –H6-000-00-015 and H6-000-00-007) Lots 46-47 and 51 Sain Road for potential development and a Resolution Scheduling a Public Hearing for April 2, 2024 in the Energy United Building, Beginning at 6pm Located at 182 S. Salisbury Street

A motion was made by Commissioner Lambert to adopt certificate of sufficiency for petition Anchor Properties parcel H600000015 and H600000007; lots 46-47 and 51 Sain Road for potential development and resolution scheduling a public hearing for April 2, 2024 located at the Energy United Building beginning at 6pm. The motion was seconded by Commissioner Frye which carried by a unanimous vote 5-0.

Consider Approving Audit Contract and Engagement Letter for the Town of Mocksville FY 2023-2024, Eddie Carrick, CPA PC

A motion was made by Commissioner Draughn to approve the audit contract FY23-24 in the amount of \$18,500 including the engagement letter for the town with Eddie Carrick CPA, PC. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.

Consider Approving Audit Contract for the Mocksville Tourism Development Authority FY 2023-2024, Eddie Carrick, CPA PC

A motion was made by Commissioner Taylor to approve the audit contract FY23-24 in the amount of \$1,500 for the MTDA with Eddie Carrick CPA, PC. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 5-0.

Consider Davie County Senior Services Advisory Board Appointment 3 Year Terms 2024-2027 for Commissioner Jenny Stevenson as Primary Representative and Mayor Will Marklin as Ex Officio Representative

Motion: To approve Davie County Senior Services Advisory Board Appointment 3 year terms 2024-2027 for Commissioner Jenny Stevenson as Primary Representative and Mayor Will Marklin as Ex Officio Representative.

A motion was made by Commissioner Taylor to appoint Jenny Stevenson as primary representative for DC Senior Services Advisory Board for a 3 year term 24-27; Will Marklin as Ex Officio representative.. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 5-0.

Communication from Town Staff

Town Attorney Al Benshoff: N/A
Town Manager Ken Gamble:

1. Met with JP Couch and owners of The Station to answer questions about mast arm placement and granting easements for the project. Owners discussed concerns and conditions and Al drafted a utility and temporary construction easement which the owners signed on 02-16-24. Project to be completed with part of the state budget appropriation.
2. Johnny Easter and I met with Efinca representatives who are planning on building apartments at 556 S. Main Street. Construction should start in the spring on 72 units.
3. Brakebush Project: A leak developed in the section of force main under the railroad tracks. This may push the project past the anticipated March completion. The only other work left to complete is some electrical items at the pump station.

Chief Carter addressed the Board.

Fire District Receives New Rating After Inspection

District Type Rating Effective

Mocksville	Municipal	3	06/01/2024
Mocksville	Rural Rural	3/9E	06/01/2024

Re: Mocksville Fire Department

Dear Chief Carter:

Congratulations on your recent improvement to your fire suppression rating! I commend you and your department for your dedication and commitment to making your community a safer place to live. I know you are proud of your department's achievement and would like to share this news with the members of your community. I also know that the majority of citizens may not be aware that the rating of their responding fire department directly impacts their property insurance calculations. So I'd like to provide you the enclosed news release to offer to your local media. Feel free to add to it or use it as an example in creating your own. You deserve to brag a little about the expertise of your personnel, which saves homeowners money and, most importantly, makes their lives safer.

March 5, 2024

It was the pleasure of my staff to work with you and members of your staff during the recent survey of your department. Chief Carter, I hope that you will take a few minutes to review our rating process and offer any suggestions that you feel may help us to improve our inspections program. Working together, we can continue to make North Carolina a safer place to live and work.

Respectfully,
Brian Taylor
State Fire Marshal

Communication from Mayor and Town Board

Commissioner Lambert: N/A

Commissioner Taylor: N/A

Commissioner Stevenson: N/A

Commissioner Frye: N/A

Commissioner Draughn: N/A

Mayor Marklin: N/A

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

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

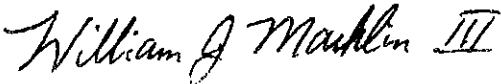
A motion was made by Commissioner Taylor to re-enter open session 7.45pm. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 5-0.

Adjourn

A motion was made by Commissioner Taylor to adjourn the March 5, 2024 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

March 5, 2024