

**Town of Mocksville  
Regular Board Meeting  
May 7, 2024**

The Town of Mocksville Board of Commissioners met for the Regular Board Meeting on Tuesday, May 7, 2024 at 6:00 p.m. at 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	
	Johnny Frye	
	Rob Taylor	
	Justin Draughn	
	Carl Lambert	

**Others Present:**

Ken Gamble, Town Manager  
Al Benschhoff, Town Attorney  
Lynn Trivette, Town Clerk  
Chris Vaughn, Parks and Grounds Director  
Rana Gaither, Administration Specialist Lead  
Jennifer Evens, Director of Marketing and Community Development  
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 Taylor to adopt the agenda but table agenda item 10. (c) ABC Board reappointment until June Meeting. The motion was seconded by Commissioner Lambert 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. C&H Real Estate Holdings, LLC has applied to rezone approximately .13 acre from Mocksville Neighborhood Residential (NR) to Town Center (TC). The subject property is located at 425 East Depot Street. The property is further described as Davie County tax parcel I5160B0013.**

Johnny Easter addressed the Board. Johnny asked the Board to approve, deny or defer.

### **ZONING MAP AMENDMENT TOM24-I5-0013**

Approximately .10 acres on East Depot St

### **STAFF REPORT**

#### **I. REQUEST**

C&H Real Estate Holdings, LLC has requested rezoning approximately a .13 acre lot from Mocksville Neighborhood Residential (NR) to Town Center (TC).

#### **II. PROJECT LOCATION**

The subject property is located on East Depot Street. The properties are further described as Davie County tax parcels I5160B0013

#### **III. PROJECT PROFILE**

#### **IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES**

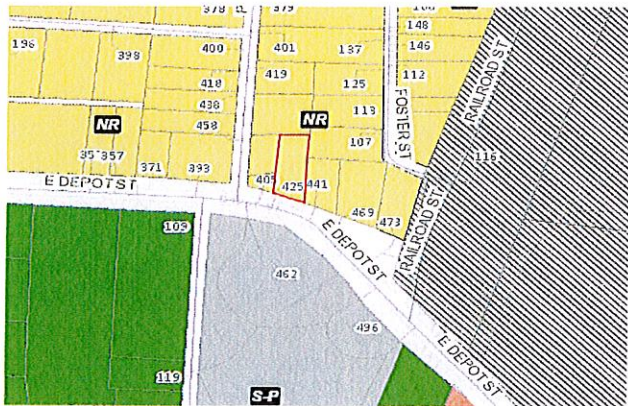
##### **DIRECTION LAND USE ZONING**

North  
Residential  
NR  
East  
Residential  
NR

South  
Commercial  
S-P  
West  
Residential  
NR

DAVIE COUNTY PIN: I5160B0013  
ZONING DISTRICT: Town Center  
LAND USE PLAN: Residential  
WATERSHED: N/A  
CROSS REFERENCE FILES: N/A  
APPLICANT: C&H Real Estate Holdings, LLC  
PROPERTY SIZE: Approximately .13 acres  
CURRENT LAND USE: Vacant  
PROPOSED LAND USE: Mixed

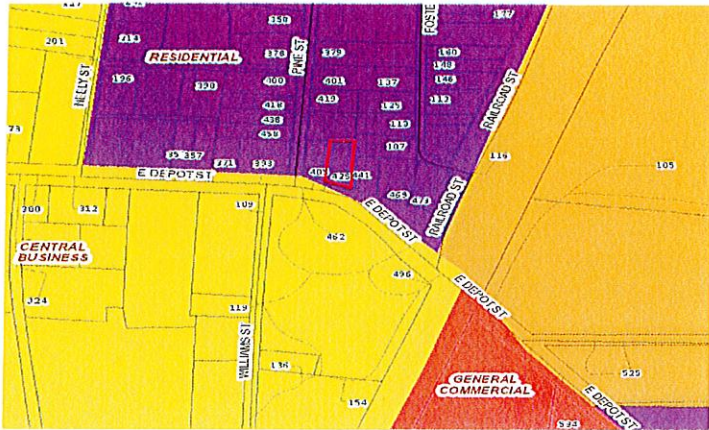
### V. ZONING MAP



### VI. AERIAL MAP



## VII. LAND USE MAP



## VIII. LAND USE/ ZONING HISTORY

### a. Proposed Zoning

The Town Center district is established to encourage revitalization, reuse, and infill development in Mocksville's traditional town center. A broad array of uses is expected in a pattern which integrates shops, restaurants, services, work places, civic uses, educational and religious facilities, and higher density housing in a compact, pedestrian oriented environment. The district anchors the surrounding residential neighborhoods while also serving the broader community. The district is intended to accommodate a higher overall intensity of development required to support a revitalized downtown core. It is to be expected that the Town Center district will be expanded over time through the zoning change process to meet growth in the demand for downtown facilities and services.

### b. 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 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 general use rezoning the Planning Board may not consider any specific use of the property but all possible uses in the Town Center district. The Board should consider the following in making its recommendation:

The Board should consider the following in making its recommendation:

1. The property's potential for a single family residential site.
2. The property's location and surrounding zoning & property uses.
3. Whether the proposed reclassification is consistent with the purposes, goals, objectives, and policies of adopted plans for the area.
4. Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.

The Planning Board should consider one of the following actions:

- Approve**; the amendment is consistent with all applicable adopted plans & finds the request to be reasonable and in the public interest; as it meets many of the Land Use Plans goals and objectives; there is existing industrial zoning near to the site; and

that it enhances the quality of life in Mocksville by managing future growth in a manner that encourages well planned, high quality development and services that meets the needs of the citizenry and builds upon the community's small town character.

**Denial**, the amendment is not consistent with all applicable adopted plans and finds the request to be unreasonable and not in the public interest; and that it does not enhance the quality of life in Mocksville by managing future growth in a manner that encourages well planned, high quality development and services that meets the needs of the citizenry and builds upon the community's small town character.

**Defer** the amendment for additional consideration.

Mayor opened the public hearing for comments in favor of or against. (6:07pm)

**In favor of:** Alice Brown spoke in favor of 425 and 441 Depot Street. These two addresses have always been commercial and so much history she shared with the Board. I am so excited about the revitalization of these two properties and the growth it brings to the community.

**Against:** none

Mayor closed the public hearing. (6:11pm)

To consider Statement of Consistency and Reasonableness per N. C. General. Statue Section 160D-605

To consider the zoning map amendment to the zoning ordinance.

*A motion was made by Commissioner Taylor to approve the zoning map amendment; statement of consistency and reasonableness per NC GS Section 160D-605 (in favor of); TOM24-15-0013 a request made by C&H Real Estate Holdings, LLC applying to rezone approximately .13 acres from Neighborhood Residential (NR) to Town Center (TC). The subject property is located 425 East Depot Street. The property is further described as Davie County tax Parcel 15160B0013. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 5-0.*

**Public Hearing for a zoning map amendment. C&H Real Estate Holdings, LLC has applied to rezone approximately .10 acre lot from Mocksville Neighborhood Residential (NR) to Town Center (TC). The subject property is located at 441 East Depot Street. The property is further described as Davie County tax parcels I5160B0014.**

Johnny Easter addressed the Board. Johnny asked the Board to approve, deny or defer.

**ZONING MAP AMENDMENT TOM24-15-0014**

Approximately .10 acres on East Depot St

**STAFF REPORT**

**XI. REQUEST**

C&H Real Estate Holdings, LLC has requested rezoning approximately a .10 acre lot from Mocksville Neighborhood Residential (NR) to Town Center (TC).

## **XII. PROJECT LOCATION**

The subject property is located on East Depot Street. The properties are further described as Davie County tax parcels I5160B0014.

## **XIII. PROJECT PROFILE**

## **XIV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES DIRECTION LAND USE ZONING**

North  
Residential  
NR  
East  
Commercial  
NR  
South  
Commercial  
S-P  
West  
Residential  
NR

DAVIE COUNTY PIN: I5160B0014  
ZONING DISTRICT: Town Center  
LAND USE PLAN: Residential  
WATERSHED: N/A  
CROSS REFERENCE FILES: N/A  
APPLICANT: C&H Real Estate Holdings, LLC  
PROPERTY SIZE: Approximately .10 acres  
CURRENT LAND USE: Vacant  
PROPOSED LAND USE: Mixed

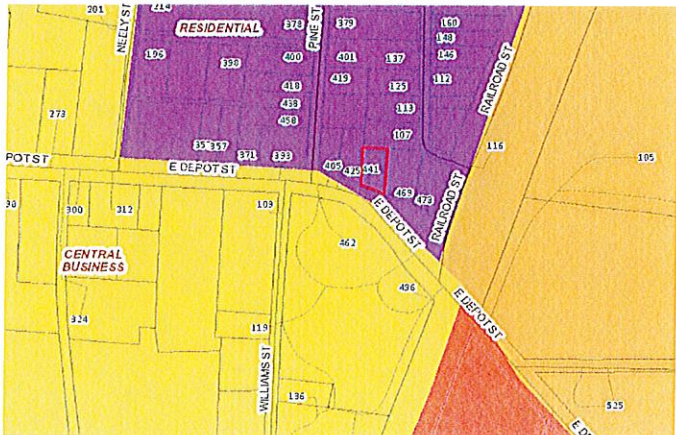
## **XV. ZONING MAP**



## XVI. AERIAL MAP



## XVII. LAND USE MAP



## XVIII. LAND USE/ ZONING HISTORY

### a. Proposed Zoning

The Town Center district is established to encourage revitalization, reuse, and infill development in Mocksville's traditional town center. A broad array of uses is expected in a pattern which integrates shops, restaurants, services, work places, civic uses, educational and religious facilities, and higher density housing in a compact, pedestrian oriented environment. The district anchors the surrounding residential neighborhoods while also serving the broader community. The district is intended to accommodate a higher overall intensity of development required to support a revitalized downtown core. It is to be expected that the Town Center district will be

expanded over time through the zoning change process to meet growth in the demand for downtown facilities and services.

#### b. 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 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.

#### **XIX. 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.

## XX. PLANNING BOARD RECOMMENDATION

As a general use rezoning the Planning Board may not consider any specific use of the property but all possible uses in the Town Center district. The Board should consider the following in making its recommendation:

The Board should consider the following in making its recommendation:

5. The property's potential for a single family residential site.
6. The property's location and surrounding zoning & property uses.
7. Whether the proposed reclassification is consistent with the purposes, goals, objectives, and policies of adopted plans for the area.
8. Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.

The Planning Board should consider one of the following actions:

**Approve**; the amendment is consistent with all applicable adopted plans & finds the request to be reasonable and in the public interest; as it meets many of the Land Use Plans goals and objectives; there is existing industrial zoning near to the site; and that it enhances the quality of life in Mocksville by managing future growth in a manner that encourages well planned, high quality development and services that meets the needs of the citizenry and builds upon the community's small town character.

**Denial**, the amendment is not consistent with all applicable adopted plans and finds the request to be unreasonable and not in the public interest; and that it does not enhance the quality of life in Mocksville by managing future growth in a manner that encourages well planned, high quality development and services that meets the needs of the citizenry and builds upon the community's small town character.

**Defer** the amendment for additional consideration.

Mayor opened the public hearing for comments in favor of or against. (6:17pm)

**In favor of:** none

**Against:** none

Mayor closed the public hearing. (6:17pm)

To consider Statement of Consistency and Reasonableness per N. C. General. Statue Section 160D-605

To consider the zoning map amendment to the zoning ordinance.

*A motion was made by Commissioner Stevenson to approve the zoning map amendment; statement of consistency and reasonableness per NC GS Section 160D-605 (in favor of); TOM24-15-0014 a request made by C&H Real Estate Holdings, LLC applying to rezone approximately .10 acres from Neighborhood Residential (NR) to Town Center (TC). The subject property is located 441 East Depot Street. The*

*property is further described as Davie County tax Parcel 15160B0014. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 5-0.*

**Public Hearing for a zoning map amendment. Regina Burcham has applied to rezone approximately .18 acres from Mocksville Neighborhood Residential (NR) to Town Center (TC). The subject property is located at 806 N. Main Street. The property is further described as Davie County tax parcel I5080E0011.**

Johnny Easter addressed the Board. Johnny asked the Board to approve, deny or defer.

#### **ZONING MAP AMENDMENT TOM24-I5-0011**

Approximately .18 acers on N. Main St and Spring St.

#### **STAFF REPORT**

#### **XXI. REQUEST**

Regina Burcham has requested rezoning of approximately .18 acres from Mocksville Neighborhood Residential (NR) to Town Center (TC).

#### **XXII. PROJECT LOCATION**

The property is located at 806 N. Main Street. The property is further described as Davie County tax parcel I5080E0011

#### **XXIII. PROJECT PROFILE**

#### **XXIV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES DIRECTION LAND USE ZONING**

North  
Residential  
NR  
East  
Residential  
NR  
South  
Residential  
NR  
West  
Residential  
NR

DAVIE COUNTY PIN: I5080E0011  
ZONING DISTRICT: Town Center  
LAND USE PLAN: Residential  
WATERSHED: N/A  
CROSS REFERENCE FILES: N/A  
APPLICANT: Regina Burcham

PROPERTY SIZE: Approximately .18 acres  
CURRENT LAND USE: Vacant  
PROPOSED LAND USE: Mixed

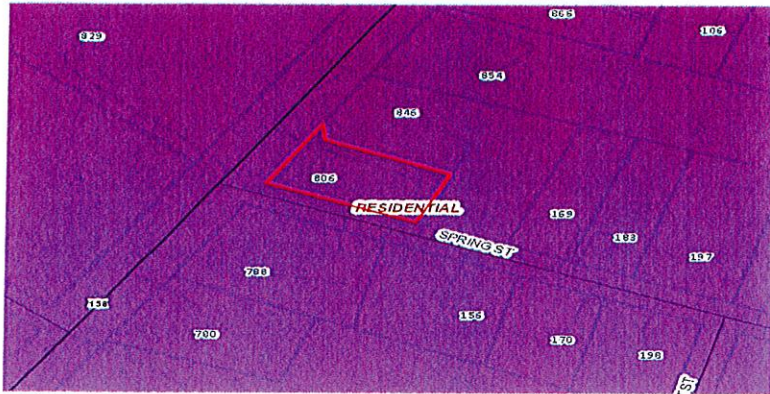
**XXV. ZONING MAP**



**XXVI. AERIAL MAP**



**XXVII. LAND USE MAP**



## XXVIII. LAND USE/ ZONING HISTORY

### a. Proposed Zoning

The Town Center district is established to encourage revitalization, reuse, and infill development in Mocksville's traditional town center. A broad array of uses is expected in a pattern which integrates shops, restaurants, services, work places, civic uses, educational and religious facilities, and higher density housing in a compact, pedestrian oriented environment. The district anchors the surrounding residential neighborhoods while also serving the broader community. The district is intended to accommodate a higher overall intensity of development required to support a revitalized downtown core. It is to be expected that the Town Center district will be expanded over time through the zoning change process to meet growth in the demand for downtown facilities and services.

### b. Mocksville Land Use Plan

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- Require new land development to coincide with our ability to provide adequate public services and infrastructure (e.g. water, sewer, roads, parks & open space)
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## **XXIX. 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.

## **XXX. PLANNING BOARD RECOMMENDATION**

As a general use rezoning the Planning Board may not consider any specific use of the property but all possible uses in the Town Center district. The Board should consider the following in making its recommendation:

The Board should consider the following in making its recommendation:

9. The property's potential for a single family residential site.
10. The property's location and surrounding zoning & property uses.
11. Whether the proposed reclassification is consistent with the purposes, goals, objectives, and policies of adopted plans for the area.
12. Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.

The Planning Board should consider one of the following actions:

- Approve**; the amendment is consistent with all applicable adopted plans & finds the request to be reasonable and in the public interest; as it meets many of the Land Use Plans goals and objectives; there is existing industrial zoning near to the site; and that it enhances the quality of life in Mocksville by managing future growth in a manner that encourages well planned, high quality development and services that meets the needs of the citizenry and builds upon the community's small town character.

**Denial**, the amendment is not consistent with all applicable adopted plans and finds the request to be unreasonable and not in the public interest; and that it does not enhance the quality of life in Mocksville by managing future growth in a manner that encourages well planned, high quality development and services that meets the needs of the citizenry and builds upon the community's small town character.

**Defer** the amendment for additional consideration.

Mayor opened the public hearing for comments in favor of or against. (6:20pm)

**In favor of:**

David Cozart has own the property for 35 years and it has always been commercial. I am very pleased with Regina Burcham and excited about her bakery and plan. This will be great for the community.

Teresa Smith lives down the road from the property and she thinks if you are trying to revitalize the area Regina's bakery is a great idea and cannot wait for her to open. She is the key for bringing the younger crowd in.

Steve Lowe will be a neighbor of this establishment and he very much supports Regina and the bakery. That building has to be a commercial building because it always has been. I would hate to see it abandoned.

Regina Burcham looks forward to the small town energy and serving the community. Everyone has been so nice to me and I cannot wait to open and start baking for all. The building brings me a lot of joy. Thanks to everyone.

**Against:** none

Mayor closed the public hearing. (6:27pm)

To consider Statement of Consistency and Reasonableness per N. C. General. Statue Section 160D-605

To consider the zoning map amendment to the zoning ordinance.

*A motion was made by Commissioner Frye to approve the zoning map amendment; statement of consistency and reasonableness per NC GS Section 160D-605 (in favor of); TOM24-15-0011 a request made by Regina Burcham applying to rezone approximately .18 acres from Neighborhood Residential (NR) to Town Center (TC). The subject property is located 806 N. Main Street. The property is further described as Davie County tax Parcel 15080E0011. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.*

**Communications from Boards, Commissions & Agencies**

NLC Service Line Program – Ashley Shiwarski (via Zoom)

The National League of Cities (NLC) Service Line Warranty Program by HomeServe offers affordable protection for homeowners that covers the cost to repair or replace broken, leaking or clogged external water lines, sewer lines and in-home plumbing and drainage lines.

HomeServe is a leading provider of home repair solutions serving more than 4.8 million customers across North America. Since 2003, HomeServe has been protecting homeowners against the expense and inconvenience of water, sewer, electrical, HVAC, and other home repair emergencies. Since its founding in 2003, HomeServe has been working in partnership with utilities and municipalities across the country to provide solutions that help address aging private and public infrastructure.

- The program includes educational outreach, service delivery and program administration and is offered at no cost to the city.
- Generous coverage with most repairs completed within 24 hours.
- Repair plans cover failures due to normal wear and tear, including age, ground shifting and fluctuating temperatures, and can also cover tree root invasion and frozen lines. Participation is voluntary and plans can be cancelled at any time.
- No service fees, deductibles, permit fees, or lifetime or annual limits.
- Around-the-clock claims hotline, including weekends and holidays.
- Use of only licensed, local-area contractors ensures repairs are made to local code.
- Residents and city officials give the program positive reviews.

The Board would like the agreement to be an agenda item for the June meeting.

Proclamation Recognizing National Law Enforcement Week and Peace Officer Memorial  
Proclamation Recognizing Public Works Week  
Proclamation Recognizing Older American's Month

Fire Chief, Frank Carter – Recognizing Staff

MFD responded to a structure fire early morning of 4/7/24 with reported elderly victim trapped, the incident was in the Jerusalem VFD district with MFD providing automatic aid. FF Ben Lagle & FF Ryan Hall were on duty and responded, MFD Engine 2201 was first apparatus to arrive and reported a "working fire" in a double wide home. FF Hall and Jerusalem FF Austin Thies made entry into the structure and located the victim and removed her via a bedroom window, FF Lagle set a ladder on the outside to receive the victim from interior crew, and the victim was transferred to DC EMS for treatment and transport. The total time from dispatch to the victim being removed from the structure was only 16 minutes, this included a 9 minute travel time to the scene. The victim is expected to make a full recovery.

Mayor recognized or read the proclamations above.

### 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 5-0. Items approved were: (A) April 2, 2024 Regular Board Meeting and Closed Session (B) Monthly Financials (C) Tax Releases and (D) Contribution Based Cap Report.*

## PRESENTATION OF ANNUAL BUDGET MESSAGE FOR FY 2024-2025

Town Manager addressed the Board.

- We are always going for that balanced budget because it is required by law
- Balancing our needs for our staff
- Efficiency with effectiveness
- How well we can do something and it be cost effective
- Finding that sweet spot; being good steward of the money we get; able to get results like Chief Carter discussed;
- We want to stay consistent with our mission, vision and values always
- Our first core value is strategic; so we want to be little extra than just this budget year
- We are looking at that 5-year window
- How does what we fund this year help us get what we need by year five

Internal Weaknesses:

### Aging / Failing Equipment and Facility Needs



- ▶ Streets & Sidewalks
  - ▶ Pedestrian Safety
  - ▶ Resurfacing & Maintenance
  - ▶ Connectivity
  - ▶ Streetscape, Lighting and Wayfinding
- ▶ Town Departments
  - ▶ Fire Apparatus Age & Condition
  - ▶ Future Station 2 Location
  - ▶ Equipment Life Cycle – Leaf & Dump Trucks, Turnout Gear
  - ▶ Town Hall Brick Paver Replacement
- ▶ Water & Sewer
  - ▶ Preparing for DC Water Interconnection
  - ▶ North 40 Growth Needs

## Aging / Failing Equipment and Needs

### ▶ Fund in FY 2024-25 Budget

- ▶ Leaf Truck & Kubota Attachments - \$190,000
- ▶ Dump Truck - \$40,000
- ▶ Paver Replacement - \$26,160
- ▶ Fire Gear & Emergency Equipment - \$77,000
- ▶ Intersection, Road & Sidewalk Improvements - \$333,140



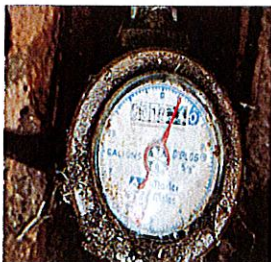
All grant funds for the next projects.

## Aging / Failing Equipment and Facility Needs - Grant Funded Projects

- ▶ Complete last 18 Signs for Wayfinding
- ▶ West Depot Street Sidewalk & Curb Replacement (59 Court Square)
- ▶ Main & Gaither Intersection Pedestrian Improvements
- ▶ Community Center & Farmers Market
- ▶ Decorative Street Light Replacement & LED Upgrade

## Insufficient Staffing for Workload

- ▶ 2 Meter Readers



- ▶ 1 Sewer Plant Technician



650 more houses coming on board. Economic Development looking at another 300 acres maybe being developed.

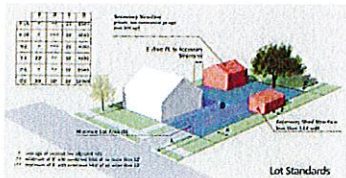
## Shortage or Certified / Qualified Staff and High Turnover Rate



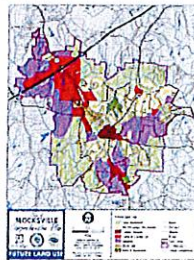
- ▶ Raise FT Firefighter Pay
- ▶ 3% COLA (Full Time Staff)
  - ▶ Last 5 COLAs 3.1% Under Inflation Rate
  - ▶ Keeps Staff Pay Just Under Inflation
- ▶ 2.5% Raise (Part-Time Staff)
  - ▶ Primarily Fire Fighters
- ▶ 2% Retention Bonus
  - ▶ Current Turnover Rate 22%
  - ▶ For FT Staff Employed on July 1, 2024 & Remain Employed on June 30, 2025
  - ▶ Must Meet Job Expectations

## Management and Planning Tools for a Growing Community

▶ Zoning Ordinance Rewrite – FY24-25



▶ Comprehensive Plan Update – FY25-26



Doing the comprehensive plan update next budget year.

External weaknesses:

## Inflation & Labor Shortage



- ▶ Inflation Decreasing - Effects Continue to Persist
  - ▶ Increased Energy & Fuel Line Items
  - ▶ Contract Renewal Increases
  - ▶ Seeking Over 13,000,000 In Grants / Direct State Budget Allocations
- ▶ Region at "Full Plus" Employment
  - ▶ Chronically Understaffed
    - ▶ Creative Talent Search
    - ▶ Remain Competitive in the Market!!

# Supply Chain Disruptions

- ▶ Strategies
  - ▶ Maintenance More Important Than Ever
  - ▶ Stocking More Essential Items

Continues to be an issue.

## Increasing Pressures on Infrastructure due to Development and Age



- ▶ FY 24-25 Projects
  - ▶ 12" Water Main Extension & 500,000 Gallon Elevated Tank
  - ▶ General Pump Station Improvements
  - ▶ Southpoint Pump Station & Force Main
  - ▶ 601 South Water Interconnection Projects
  - ▶ Street Paving / Sidewalks
- ▶ \$10,000,000 in Infrastructure Grant Requests
- ▶ NWRPO 7.0 Prioritization Process
- ▶ Future
  - ▶ Coalemoose Sewer Line Replacement

## FY24-25 Partnerships

Law Enforcement



Water-Sewer



Fire Service



Renewed annual contract with DC for 5 years.

## FY24-25 General Fund

May 7, 2024

# Total Budget Snap Shot

## ▶ Revenues

- ▶ \$12,743,971
  - ▶ 16.5% Increase from FY 2023-24
    - ▶ General Fund +10.6% - Primarily Ad Valorem, Interest Income and Sales Tax Growth
    - ▶ Enterprise Fund +25.4% - Brakebush at Full Production, Strong Residential Development & New System Development Fees

## ▶ Expenditures

- ▶ 12,743,971
  - ▶ 16.5% Increase from FY 2023-24
    - ▶ General Fund +10.6%
    - ▶ Enterprise Fund +25.4% - Largest cost increase will be treating additional raw sewage from Brakebush diversion.

# Contract Renewals

## ▶ DCSO – 5 Year

- ▶ 9.4% with Annual 3% Increase



## ▶ Republic Services – 5 Year

- ▶ 12% with Annual CPIWST Increase



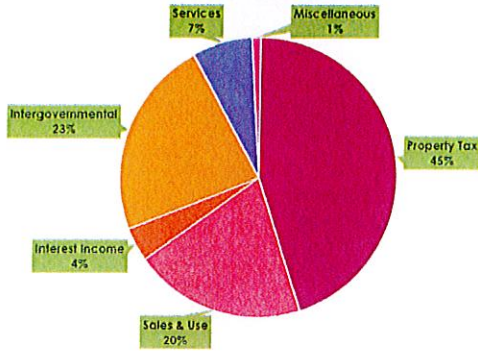
# Good News!

- ▶ FY24-25 Renewal – No Line Item Increase Required

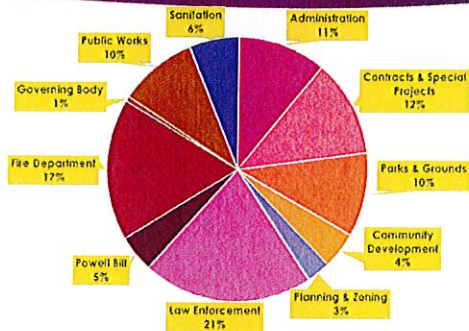


No increases in insurance line items.

## FY 2024-25 General Fund Revenues \$7,361,394



## FY 2024-25 General Fund Expenditures \$7,361,394



## FY24-25 Enterprise Fund

### Snap Shot

#### Revenues

- ▶ \$5,382,577
  - ▶ Includes 6% Water and 10% Sewer Increase Per Raffell's Rate Study
  - ▶ First Full Year of System Development Fees (\$155,097)
- ▶ 25.4% Increase Over FY 2023-24 Matched by Revenue Growth

#### Expenditures

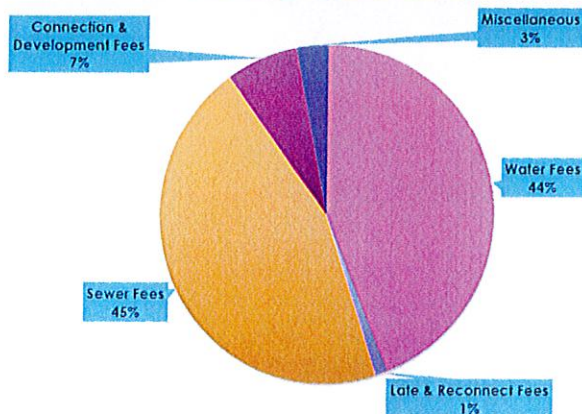
- ▶ Water - \$1,618,900
- ▶ Sewer - \$2,762,827
- ▶ Capital Projects - \$945,000
  - ▶ Water Supply Interconnection - \$500,000
  - ▶ Pump Station Improvements - \$275,000
  - ▶ Lead Service Line Inventory - \$35,000
- ▶ Debt Service - \$242,837 (Included in Sewer Total)
- ▶ Contracts / Insurance - \$55,850

On April 30, 2024, Raftelis presented the results of the water and sewer rate and financial planning study to the Town of Mocksville's Commission. Following the presentation, the Commission requested that Town staff explore the possibility of establishing a higher rate for large water and sewer users of the system. Town staff asked Raftelis to determine if there is a cost basis to establish a higher rate for large water and sewer users of the system. This memorandum summarizes Raftelis' exploration and findings.

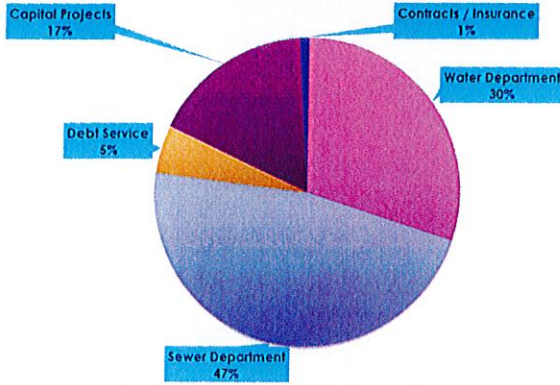
*Water Rates for Large Users* - When establishing water rates for different customer classes, a significant factor in determining each class's cost recovery is the peaking factor, which signifies the demand each class imposes on the water system by comparing water use in the maximum month to the average monthly usage throughout the year. Raftelis examined billing data provided by the Town staff and concluded that the peaking factor for larger users closely resembles that of other customers. Hence, this factor does not offer a valid cost justification for implementing a higher water rate for larger users.

*Sewer Rate for Large Users* - For the sewer system, high-strength surcharges serve to ensure that large users, particularly industrial ones, contribute proportionately to the expenses associated with treating the strength of the sewer flow directed to the treatment plant. The term "strength" refers to pollutants present in the sewer flow that are highly concentrated and exceed acceptable limits. These surcharges are determined based on the pollutant strength treated at the sewer plant. A significant portion of the larger user flow in the Town is directed to Davie County for treatment rather than being processed at the Town's sewer plant. Presently, Davie County does not assess high-strength surcharges on sewer flow. Therefore, right now, there is not a basis for establishing a higher rate for large users.

## FY 2023-24 Enterprise Fund Revenue \$5,382,577



## FY 2024-25 Enterprise Fund Expenditures \$5,382,577



### Board Discussion

Commissioner Stevenson is concerned about why employees are leaving in the fire department.

Commissioner Lambert says sidewalks are a priority. Town Manager does not have a location in mind but over \$120,000 budgeted for sidewalks. There is design and planning involved in the cost. Town Manager would like the Board to discuss and give him direction where they would like a sidewalk segment. State grant funds are all accounted for and budgeted projects have been submitted for these funds.

Commissioner Lambert states that the roundabout created an opportunity maybe extending either to Wilkesboro Street or Yadkinville Road and back to the Senior Center. There is a collection of broken sidewalk in the area and it is a popular walking route. Since there is interest in this area would you do a budget amendment for this project? Town Manager says we have over \$300,000 in Powell Bill Funds. The Board can decide how much for resurfacing and how much for sidewalks out of Powell Bill. Town Manager needs a consensus from the Board on resurfacing and sidewalks. You can call a Special Meeting to discuss or you can discuss it tonight.

Commissioner Draughn would like to see the roundabout connected to Wilkesboro Street. I feel like we need more than \$300,000 to do this project. Town Manager says most likely; but if this area is the consensus of the Board you could start with the planning and design study then continue to make other decisions along the way.

The Board agreed.

Commissioner Stevenson wanted to know if the community could be involved with the decision making or does the Board make the decision? This would give the community something to get excited about. Commissioner Draughn said a questionnaire could be placed on social media. Town Manager suggested putting three different options and asking the citizens.

Examples:

- Wilkesboro Street to Yadkinville Road (toward Hospital Street)
- Roundabout to Walgreen's
- Milling Road to Main Street

We need a list of connectors.....

Commissioner Lambert wanted to know how the retention bonus worked.  
Commissioner Draughn wanted to discuss lowering the FD salary change and doing a sign on bonus.  
Town Manager said the Board could direct us to do this but don't know how effective it would be in our situation. I am open to work something up for the next meeting if the Board wants me to.

Commissioner Lambert says we are trying to make this work. The citizens are calling and they are not getting raises and we are trying to make these hard decisions with this tough economy. We are supportive of the FD and the staff but facing hard times. The P-T FD raises are fully supported at this time because of the situation with finding F-T fire fighters.

Commissioner Draughn asked if the EMT made \$43,000 or Paramedic. Town Manager said he would double check.

Safer Grant is submitted and will award in the fall.

Town Manager said we have tried everything to hire F-T fire fighters except raise the pay. It would be more difficult if we were asking to raise taxes and not putting money in fund balance. We are not raising taxes and putting money in fund balance. This is the story we tell.

*A motion was made by Commissioner Taylor to adopt resolution to call for a public hearing regarding the FY2024-2025 annual budget on June 4, 2024 at 6pm located at the Mocksville Town Hall. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 5-0.*

## **OLD BUSINESS**

## **NEW BUSINESS**

### **Consider Mocksville Tourism Development Authority Board Re-Appointments**

*A motion was made by Commissioner Taylor to approve Chair, Jennifer Evens (3-year term FY24-27), Justin Draughn (3-year term FY24-27), Dottie Graham (3-year term FY24-27) and Caroline Moser (2-year term FY24-26). The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.*

### **Consider Mocksville Tourism Development Authority New Board Appointment**

*A motion was made by Commissioner Lambert to approve Mike Barad (2-year term FY24-26). The motion was seconded by Commissioner Draughn which carried by a unanimous vote 5-0.*

### **Consider Adopting Resolution for Municipal Clerk's Week May 5 through May 11, 2024**

*A motion was made by Commissioner Taylor to adopt resolution for municipal clerk's week May 5 through May 11, 2024. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 5-0.*

### **Consider Adopting Budget Amendment #11 Enterprise Fund**

*A motion was made by Commissioner Frye to adopt budget amendment #11 in the amount of \$144,000 to balance enterprise fund. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.*

### **Consider Adopting Budget Amendment #12 General Fund**

*A motion was made by Commissioner Lambert to adopt budget amendment #12 in the amount of \$77,869 to balance general fund. The motion was seconded by Commissioner Taylor which carried by a unanimous vote 5-0.*

### **Consider a Resolution to Confirm the Sale of Real Property**

*A motion was made by Commissioner Stevenson to adopt resolution to confirm the sale of Lot 108 + P/O 109 Sanford; legal description, Mocksville; Davie County parcel number J4040G0019; final upset bid received in the amount of \$6,000 to Victor Ramirez. 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: Met with NCDOT Division & District Engineers and staff to discuss improvement and funding strategies to enhance the intersection of N. Main Street and Milling Road. Project would be over \$3 million dollars and it would be a decade before anything could be done unless the town paid for it themselves. Does not meet the requirements for a traffic light either.

### **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.**

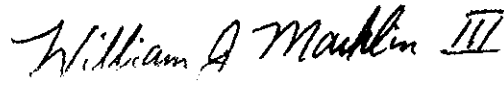
*A motion was made by Commissioner Lambert to enter closed session 7:45pm. The motion was seconded by Commissioner Taylor which carried by a unanimous vote 5-0.*

*A motion was made by Commissioner Taylor to re-enter open session 8.00pm. 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 May 7, 2024 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.



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William J. Marklin, Mayor



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Lynn Trivette, Town Clerk, MMC, NCCMC