

**Town of Mocksville
Regular Board Meeting
February 4, 2025**

The Town of Mocksville Board of Commissioners met for the Regular Board Meeting on Tuesday, February 4, 2025 at 6:00 p.m. at the 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:
Lynn Trivette, Interim Town Manager
Al Benschhoff, Town Attorney
Emily Quance, Deputy Town Clerk
Chris Vaughn, Parks and Grounds Director
Brian Moore, Public Works Director
Frank Carter, Fire Chief
Jeannette Pitts, Director of Marketing and Community Development

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 Draughn 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.

No one spoke.

Public Hearing to receive comments from the public concerning the submittal of a proposed Community Development Block Grant Economic Development application, for \$750,000, to the North Carolina Department of Commerce. The grant funds will be used to assist with building improvements to the property located at 134 Gildan Drive, Mocksville, for the proposed manufacturing facility of SBA Home. SBA Home has plans to locate a manufacturing facility in Davie County and create 76 full-time jobs over the next two years, with 60% of the jobs benefitting persons whose household incomes are within the low to moderate-income limits for Davie County.

Mayor opened the public hearing for comments in favor or against. (6:02 p.m.)

In favor of: No one spoke
Against: No one spoke

Mayor closed the public hearing. (6:03 p.m.)

Board action taken during New Business A and B.

Communications from Boards, Commissions & Agencies

Proclamation Recognizing Jeff Lagle's Retirement – 19 Years of Service

Mayor Marklin recognized Jeff Lagle's retirement and 19 years of service to the Town.

Surplus Report July 2024 - December 2024 – Rana Gaither

Rana Gaither addressed the Board and reported property declared surplus and disposed of between July 2024 – December 2024.

DFI Update – Eric Thomas, Associate Director, Development Finance Initiative, UNC School of Government

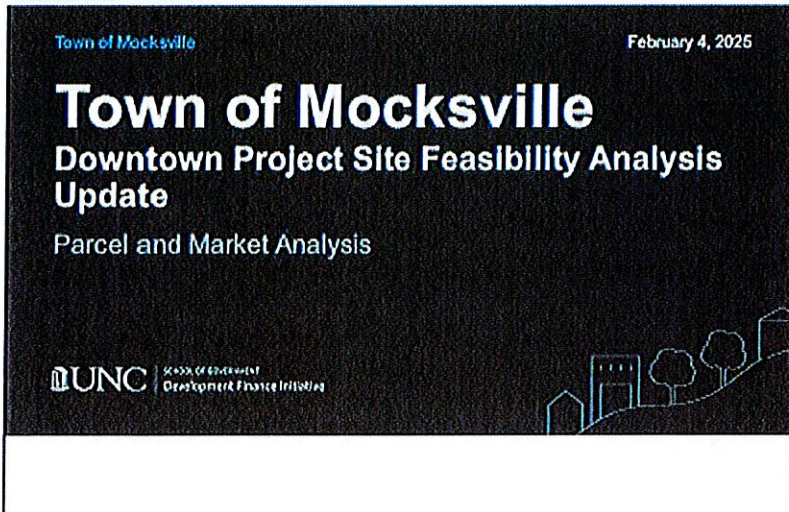
DFI assist local governments with achieving their community economic development. DFI partners with communities to attract private investment for transformative projects by providing specialized finance and real estate development expertise.

The Town of Mocksville engaged DFI in October 2024 to evaluate the private development feasibility of the former Energy United set of parcels. Mocksville community leaders are interested in exploring how this property might be redeveloped into a mix of uses that align with the Town’s goals for community and economic development.

Eric Thomas addressed the Board to give the Town of Mocksville’s Downtown Project Site Feasibility Analysis update. Mr. Thomas asked what is of interest to the Town Board to explore further in downtown based on the market information provided in the update.

The Board discussed ideas to bring people to this area; interested in what private development and national entities would be interested in this site; the possibility of extending Depot Street; and how to make the site attractive.

Mr. Thomas said this will require a creative strategy to draw people to this area and to complement Salisbury Street, which currently has a great public use, such as Cognition; retail likes to work next to each other, and currently there is no retail on this street. Due to the property site shape, it would be challenging to attract a partner to realize a project; however, DFI is going to study this in the next step to make recommendations to make this site attractive. The next step is the site analysis.



Meeting Agenda

Provide Town of Mocksville overview of parcel and market analysis

Agenda

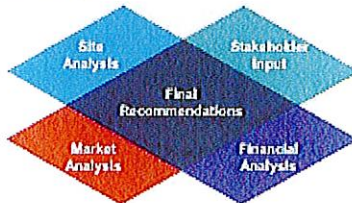
- Project Overview
- Stakeholder Input
- Market Analysis Overview
- Next Steps



DFI Scope of Services

In October 2024, the Town of Mocksville engaged the Development Finance Initiative (DFI) to evaluate the private development feasibility of the former Energy United set of parcels. This scope of work includes:

1. DFI Phase 1 feasibility analysis to understand current market and development conditions,
2. Recommendations to the Town related to site for development and the overall revitalization strategy for the project area



Project Overview



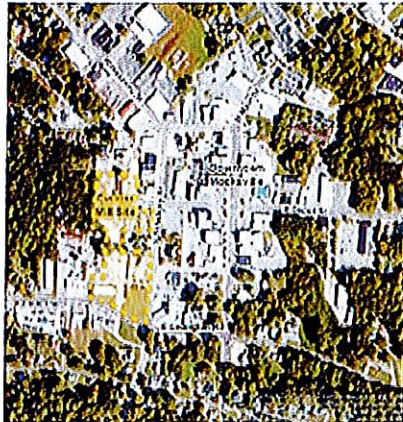
Project Site

Site Details

- 5.4 Acres
- 8,000 SF of office space in 2 buildings
- Acquired by Town in 2024 for ~\$2M
- Mocksville Farmers Market on site
- Town Center Zoning

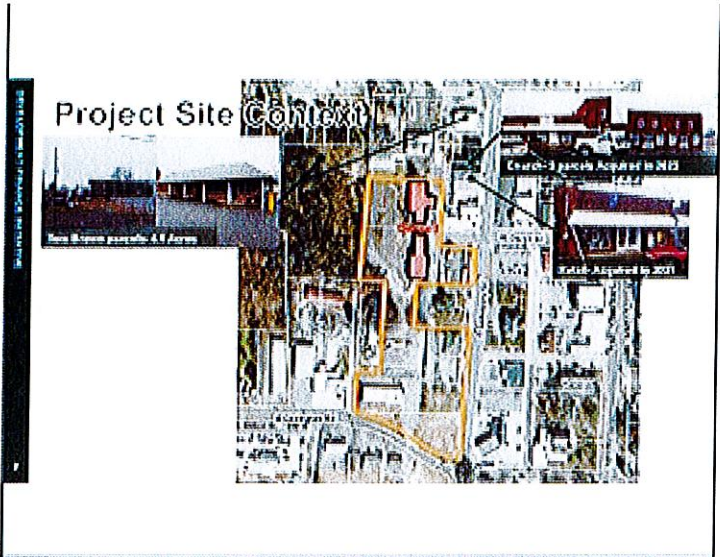
Other Notes

- Energy United demolished Junkies Mill buildings in 2023
- Town leasing back portion of site to Energy United for electric pole storage



Project Site Context





Stakeholder Input

What DFI heard from stakeholders about downtown Mocksville development priorities:

- **Increase Housing Stock**
 - Belief that there is high demand for more downtown rental units
 - Desire for townhomes or market rate rental units
 - Residential in downtown is important to supporting downtown businesses

Mocksville Lofts- 119 W. Depot St.

What DFI heard from stakeholders about downtown Mocksville development priorities:

- Increase Housing Stock
- Expand Retail Space
 - Incorporate retail space within the project site
 - Lease existing ground floor commercial spaces for uses that support vibrant downtown
 - Restaurants, Boutique shops, etc.



What DFI heard from stakeholders about downtown Mocksville development priorities:

- Increase Housing Stock
- Expand Retail Space
- Increase Public Open Space
 - Improve sidewalk and streetscape along W. Depot and Salisbury St
 - Increase public parking options
 - Establish a park/public gathering space for community



What DFI heard from stakeholders about downtown Mocksville development priorities:

- Increase Housing Stock
- Expand Retail Space
- Increase Public Open Space
 - Improve sidewalk and streetscapes along W. Depot and Salisbury St
 - Increase public parking options
 - Establish a park/public gathering space for community



Market and Parcel Analysis Overview



Household growth driving demand for new retail over next 5 years

Up to 70K SF Retail Demanded
(in market area over next 5 years)



\$10.25 PSF
Average rent, Class A/B



6%
Vacancy, Class A/B

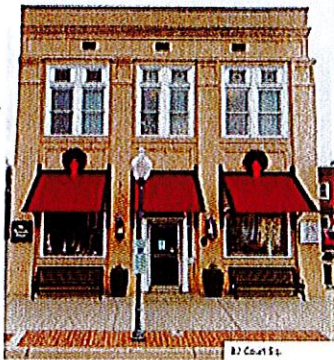


0 SF
Under Construction



- Leakage of potential sales out of the trade area
- Limited success for multiple food and beverage stores in recent years

Source: CoStar, CMAA, and other sources, with StreetView data



Retail in the Area - Primarily 3 Types

82 Court Square



Downtown Storefronts
Built: 1918
4,400 sq ft
Avg. \$1.50/yr sq ft

1400 US 88

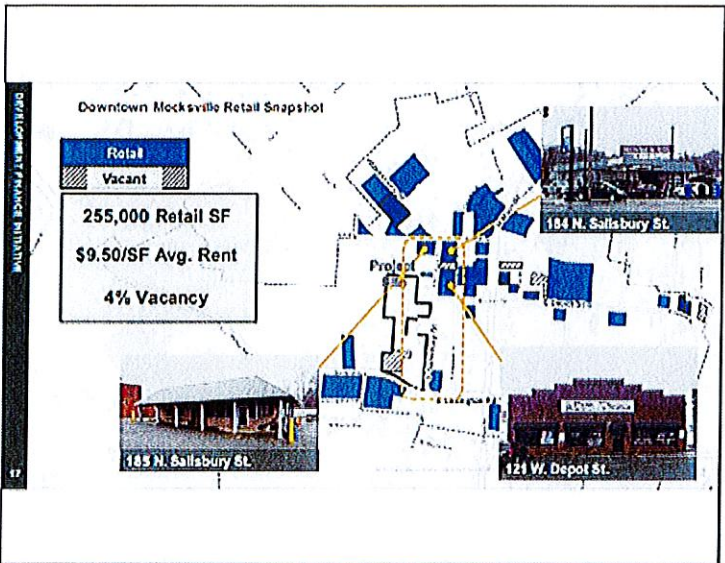


Low-Rise Shopping Centers
Built: 2015
55,000 sq ft
\$18/yr sq ft

1400 US 601



Highway-Oriented
Built: 2009
2,400 sq ft
\$18/yr sq ft



Medical office and manufacturing driving job growth demand in Davie County

Up to 45K SF Office Demanded
(in market area over next 5 years)

\$17.50 PSF
Average rent, Class A/B

3.5%
Vacancy

1,700 SF
Under Construction

- Hybrid work has limited demand for new space
- Office product most likely to be build-to-suit rather than speculative

131 S. York St.

810 Valley Rd.

14

Source: CoStar, CFI. Further see sources, Utah St. Yorkville Data

Office in the Area - Primarily 3 Types



Downtown Storefronts
 Built 1962
 1,000 sq ft
 Tenant Owned
 Offer Downtown Office 10 / per sq ft



Build-to-Suit- Outparcel
 Built 2023
 1,000 sq ft
 \$187 / per sq ft



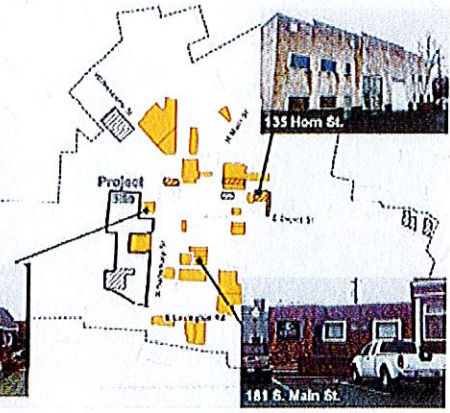
Highway-Oriented Medical Office
 Built 2008
 3,700 sq ft
 \$18 / per sq ft

Source: CoStar, Matched with property photos

Downtown Mocksville- Private Owned Office

Office
 Vacant

113,000 Office SF
\$12/SF Avg. Rent*
11% Vacancy
* Majority of private office buildings are over occupied



Residential demand driven primarily by single family subdivision development

1600+ Single Family homes
 (in market area over next 5 years)





- \$350,000**
 Median Sale Price in Mocksville- 2024
- ~130 homes listed on market**
 Less than 1% of the supply
- 860 Homes permitted since 2022**
- Specialize product development in Bermuda Run area
 - New construction homes priced at \$325K- \$450K+

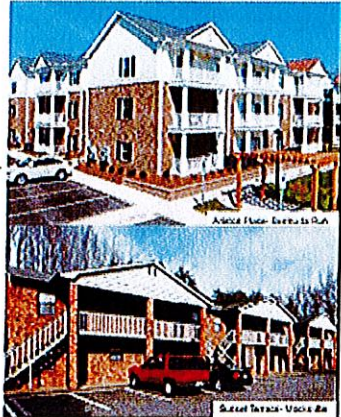


Source: Redfin, Zillow, CoStar, Market, DA in County Permit Data

No market rate product developed in Mocksville since 1988

Up to 110 Multifamily Units
(in market area over next 5 years)

-  **\$1.47/sf/month**
-  **10.6% Vacancy**
-  **322 Units constructed since 2020**
No units permitted or in pipeline
- 
 - Newest units located in Bermuda Run
 - Newest product leasing at \$1.75/sf/month yet slow to lease up



Source: Costar, 2017 Market Overview, Guilford County, Permit Data

Newest market rate multifamily product built in Bermuda Run

Ariston Place



Built in 2023
Bermuda Run
58 Units
\$1.78/sf/mo asst
32% vacancy

Comet



Built in 2020
Bermuda Run
224 Units
\$1.56/sf/mo asst
4% vacancy

Sunset Terrace



Built in 1984
Mocksville
68 Units
\$0.77/sf/mo asst
4.5% vacancy

Source: Costar

New multifamily delivered since 2015

Market Rate
LHFC



Source: Costar, NCHFA and HUD CHAS

Downtown Mocksville Multifamily Residential Snapshot

Retail
Vacant

~20 Units downtown
Units rent from \$650 up to \$1,500
0% Reported Vacancy

101 N. Main St.

419 W. Depot St.

53 Court Sq.

Project Bldg

Project A

Project C

Project D

Project E

Project F

Project G

Project H

Project I

Project J

Project K

Project L

Project M

Project N

Project O

Project P

Project Q

Project R

Project S

Project T

Project U

Project V

Project W

Project X

Project Y

Project Z

Project AA

Project AB

Project AC

Project AD

Project AE

Project AF

Project AG

Project AH

Project AI

Project AJ

Project AK

Project AL

Project AM

Project AN

Project AO

Project AP

Project AQ

Project AR

Project AS

Project AT

Project AU

Project AV

Project AW

Project AX

Project AY

Project AZ

Project BA

Project BB

Project BC

Project BD

Project BE

Project BF

Project BG

Project BH

Project BI

Project BJ

Project BK

Project BL

Project BM

Project BN

Project BO

Project BP

Project BQ

Project BR

Project BS

Project BT

Project BU

Project BV

Project BV

Project BW

Project BX

Project BY

Project BZ

Project CA

Project CB

Project CC

Project CD

Project CE

Project CF

Project CG

Project CH

Project CI

Project CJ

Project CK

Project CL

Project CM

Project CN

Project CO

Project CP

Project CQ

Project CR

Project CS

Project CT

Project CU

Project CV

Project CV

Project CW

Project CX

Project CY

Project CZ

Project DA

Project DB

Project DC

Project DD

Project DE

Project DF

Project DG

Project DH

Project DI

Project DJ

Project DK

Project DL

Project DM

Project DN

Project DO

Project DP

Project DQ

Project DR

Project DS

Project DT

Project DU

Project DV

Project DV

Project DW

Project DX

Project DY

Project DZ

Project EA

Project EB

Project EC

Project ED

Project EE

Project EF

Project EG

Project EH

Project EI

Project EJ

Project EK

Project EL

Project EM

Project EN

Project EO

Project EP

Project EQ

Project ER

Project ES

Project ET

Project EU

Project EV

Project EV

Project EW

Project EX

Project EY

Project EZ

Project FA

Project FB

Project FC

Project FD

Project FE

Project FF

Project FG

Project FH

Project FI

Project FJ

Project FK

Project FL

Project FM

Project FN

Project FO

Project FP

Project FQ

Project FR

Project FS

Project FT

Project FU

Project FV

Project FV

Project FW

Project FX

Project FY

Project FZ

Project GA

Project GB

Project GC

Project GD

Project GE

Project GF

Project GG

Project GH

Project GI

Project GJ

Project GK

Project GL

Project GM

Project GN

Project GO

Project GP

Project GQ

Project GR

Project GS

Project GT

Project GU

Project GV

Project GV

Project GW

Project GX

Project GY

Project GZ

Project HA

Project HB

Project HC

Project HD

Project HE

Project HF

Project HG

Project HH

Project HI

Project HJ

Project HK

Project HL

Project HM

Project HN

Project HO

Project HP

Project HQ

Project HR

Project HS

Project HT

Project HU

Project HV

Project HV

Project HW

Project HX

Project HY

Project HZ

Project IA

Project IB

Project IC

Project ID

Project IE

Project IF

Project IG

Project IH

Project II

Project IJ

Project IK

Project IL

Project IM

Project IN

Project IO

Project IP

Project IQ

Project IR

Project IS

Project IT

Project IU

Project IV

Project IV

Project IW

Project IX

Project IY

Project IZ

Project JA

Project JB

Project JC

Project JD

Project JE

Project JF

Project JG

Project JH

Project JI

Project JJ

Project JK

Project JL

Project JM

Project JN

Project JO

Project JP

Project JQ

Project JR

Project JS

Project JT

Project JU

Project JV

Project JV

Project JW

Project JX

Project JY

Project JZ

Project KA

Project KB

Project KC

Project KD

Project KE

Project KF

Project KG

Project KH

Project KI

Project KJ

Project KK

Project KL

Project KM

Project KN

Project KO

Project KP

Project KQ

Project KR

Project KS

Project KT

Project KU

Project KV

Project KV

Project KW

Project KX

Project KY

Project KZ

Project LA

Project LB

Project LC

Project LD

Project LE

Project LF

Project LG

Project LH

Project LI

Project LJ

Project LK

Project LL

Project LM

Project LN

Project LO

Project LP

Project LQ

Project LR

Project LS

Project LT

Project LU

Project LV

Project LV

Project LW

Project LX

Project LY

Project LZ

Project MA

Project MB

Project MC

Project MD

Project ME

Project MF

Project MG

Project MH

Project MI

Project MJ

Project MK

Project ML

Project MM

Project MN

Project MO

Project MP

Project MQ

Project MR

Project MS

Project MT

Project MU

Project MV

Project MV

Project MW

Project MX

Project MY

Project MZ

Project NA

Project NB

Project NC

Project ND

Project NE

Project NF

Project NG

Project NH

Project NI

Project NJ

Project NK

Project NL

Project NM

Project NN

Project NO

Project NP

Project NQ

Project NR

Project NS

Project NT

Project NU

Project NV

Project NV

Project NW

Project NX

Project NY

Project NZ

Project OA

Project OB

Project OC

Project OD

Project OE

Project OF

Project OG

Project OH

Project OI

Project OJ

Project OK

Project OL

Project OM

Project ON

Project OO

Project OP

Project OQ

Project OR

Project OS

Project OT

Project OU

Project OV

Project OV

Project OW

Project OX

Project OY

Project OZ

Project PA

Project PB

Project PC

Project PD

Project PE

Project PF

Project PG

Project PH

Project PI

Project PJ

Project PK

Project PL

Project PM

Project PN

Project PO

Project PP

Project PQ

Project PR

Project PS

Project PT

Project PU

Project PV

Project PV

Project PW

Project PX

Project PY

Project PZ

Project QA

Project QB

Project QC

Project QD

Project QE

Project QF

Project QG

Project QH

Project QI

Project QJ

Project QK

Project QL

Project QM

Project QN

Project QO

Project QP

Project QQ

Project QR

Project QS

Project QT

Project QU

Project QV

Project QV

Project QW

Project QX

Project QY

Project QZ

Project RA

Project RB

Project RC

Project RD

Project RE

Project RF

Project RG

Project RH

Project RI

Project RJ

Project RK

Project RL

Project RM

Project RN

Project RO

Project RP

Project RQ

Project RR

Project RS

Project RT

Project RU

Project RV

Project RV

Project RW

Project RX

Project RY

Project RZ

Project SA

Project SB

Project SC

Project SD

Project SE

Project SF

Project SG

Project SH

Project SI

Project SJ

Project SK

Project SL

Project SM

Project SN

Project SO

Project SP

Project SQ

Project SR

Project SS

Project ST

Project SU

Project SV

Project SV

Project SW

Project SX

Project SY

Project SZ

Project TA

Project TB

Project TC

Project TD

Project TE

Project TF

Project TG

Project TH

Project TI

Project TJ

Project TK

Project TL

Project TM

Project TN

Project TO

Project TP

Project TQ

Project TR

Project TS

Project TT

Project TU

Project TV

Project TV

Project TW

Project TX

Project TY

Project TZ

Project UA

Project UB

Project UC

Project UD

Project UE

Project UF

Project UG

Project UH

Project UI

Project UJ

Project UK

Project UL

Project UM

Project UN

Project UO

Project UP

Project UQ

Project UR

Project US

Project UT

Project UU

Project UV

Project UV

Project UW

Project UX

Project UY

Project UZ

Project VA

Project VB

Project VC

Project VD

Project VE

Project VF

Project VG

Project VH

Project VI

Project VJ

Project VK

Project VL

Project VM

Project VN

Project VO

Project VP

Project VQ

Project VR

Project VS

Project VT

Project VU

Project VV

Project VV

Project VW

Project VX

Project VY

Project VZ

Project WA

Project WB

Project WC

Project WD

Project WE

Project WF

Project WG

Project WH

Project WI

Project WJ

Project WK

Project WL

Project WM

Project WN

Project WO

Project WP

Project WQ

Project WR

Project WS

Project WT

Project WU

Project WV

Project WV

Project WW

Project WX

Project WY

Project WZ

Project XA

Project XB

Project XC

Project XD

Project XE

Project XF

Project XG

Project XH

Project XI

Project XJ

Project XK

Project XL

Project XM

Project XN

Project XO

Project XP

Project XQ

Project XR

Project XS

Project XT

Project XU

Project XV

Project XV

Project XW

Project XX

Project XY

Project XZ

Project YA

Project YB

Project YC

Project YD

Project YE

Project YF

Project YG

Project YH

Project YI

Project YJ

Project YK

Project YL

Project YM

Project YN

Project YO

Project YP

Project YQ

Project YR

Project YS

Project YT

Project YU

Project YV

Project YV

Project YW

Project YX

Project YY

Project YZ

Project ZA

Project ZB

Project ZC

Project ZD

Project ZE

Project ZF

Project ZG

Project ZH

Project ZI

Project ZJ

Project ZK

Project ZL

Project ZM

Project ZN

Project ZO

Project ZP

Project ZQ

Project ZR

Project ZS

Project ZT

Project ZU

Project ZV

Project ZV

Project ZW

Project ZX

Project ZY

Project ZZ

Downtown Mocksville Site Opportunity:

- Increase Housing Stock
 - Multifamily Residential
 - Low vacancy in downtown suggests demand for more product
 - Lower rents in Mocksville pose potential financial challenges to development
 - Odd shape of site and keeping office buildings may make developing an efficient layout and getting to a market driven program challenging
 - Single family residential
 - High demand for product in trade area
 - Site could accommodate lowhome product, however, office buildings will limit the potential program

Site Opportunity:

- Increase Housing Stock
- Expand Retail Space
 - Low retail vacancy downtown and significant pipeline of single family suggests demand for more product
 - Low rents in downtown could pose challenge to supporting costs of new construction
 - Site is located off of existing downtown retail corridor which could pose challenges to success of product

Downtown Mocksville Site Opportunity:

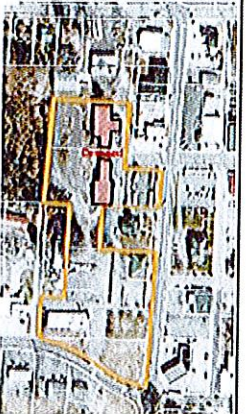
- Increase Housing Stock
- Expand Retail Space
- Increase Public Open Space
 - Site can accommodate park/open space and parking to support downtown
 - Public open space and parking on site decreases the amount of private program that can be accommodated
 - Open space and parking could support private programs and encourage visitors to this side of downtown



Downtown Mocksville Site Opportunity: Discussion

What are the Board's priorities for the development of the site?

- Increase Housing Stock?
- Expand Retail Space?
- Increase Public Open Space?
- Preservation of Existing Office Buildings?



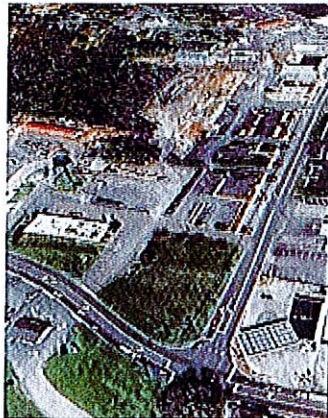
Next Steps/ Considerations

Conduct Site Analysis

- Evaluate project site to support development program, including:
 - multifamily and single-family residential,
 - retail,
 - public open space,
 - and the preservation of the existing office buildings

Perform Financial Feasibility Analysis

- Evaluate the financial performance of private development components of the project site



YVEDDI Transportation – Paige Quesinberry

Paige Quesinberry addressed the Board to present the YVEDDI presentation and requested \$10,000 of funding.

YVEDDI Non-Profit Funding Request

FY24 the route provided 10,954 rides

YVEDDI respectfully requests \$10,000 from Mocksville for FY26 to leverage matching county, state, and federal funds to help sustain the Mocksville Micro-transit.

We appreciate your consideration.

Questions?



Habitat for Humanity – Jessie Elmore

Jessie Elmore addressed the Board to present the Habitat for Humanity presentation and requested \$15,000 of funding.

A blue presentation slide for Habitat for Humanity of Davie County. The slide features the organization's logo at the top left. Below the logo, the word 'Ask:' is written in white. Underneath, there is a bulleted list of four items: 'Partner through awareness and advocacy', 'Inclusion & support in future planning', 'Land acquisition, development, Infrastructure, and construction costs', and 'Budget Line Item: \$16,000.00'. At the bottom of the slide, the text 'SHOP, DONATE, VOLUNTEER!' is written in white.

Cognition – Candy Poplin and Dr. Bill Steed

Candy Poplin and Dr. Bill Steed addressed the Board to present the Cognition presentation and requested \$20,000 of funding.

THANK YOU for your support in 2024!

COGNITION continues to increase visitors to Downtown Mocksville,
bringing all ages to Play, Learn, and Grow!

2025 is expected to be a **record-setting year**
With the new Board, Staff, and Executive Director.

We ask you to continue your support of COGNITION
and increase your allocation to \$20,000!

Davie County Arts Council – Sidniee Suggs

Sidniee Suggs addressed the Board to present the Davie County Arts Council presentation and requested \$27,000 funding.



Expenses:

- Artists' Fees
- Backline Equipment
- Tech Fees
- Insurance
- Motel Rooms
- Food
- Cleaning
- Advertising
- Staff

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 4-0. Items approved were: (A) January 7, 2025 Regular Board Meeting and Closed Session (B) Monthly Financials (C) Tax Releases and (D) Contribution Based Cap Report.

OLD BUSINESS

NEW BUSINESS

Consider Resolution for the Town of Mocksville's Application for Community Development Block Grant Funding for the SBA Home Economic Development Building Reuse Project

A motion was made by Commissioner Draughn to adopt resolution to submit a formal application to the North Carolina Department of Commerce for approval of a Community Development Block Grant for Economic Development Building Reuse to benefit SBA Home. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 4-0.

Consider Town of Mocksville Policies, Procedures, Resolutions and Ordinances for the Community Development Block Grant Program

A motion was made by Commissioner Draughn to adopt Town of Mocksville's Community Development Program Polices, Procedures, Plans, Resolutions and Ordinances. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 4-0.

Consider Mocksville Tourism Development Authority Applicant for Board Appointment for a One Year Term

Interim Town Manager Trivette addressed the Board. A few months back the Board approved by resolution a 7th member for the MTDA Board. The MTDA Board is recommending Marcia Phillips as the 7th member for a one year term.

A motion was made by Commissioner Draughn to appoint Marcia Phillips to the Mocksville Tourism Development Authority Board; term expiring February 2026. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 4-0.

Communication from Town Staff

Town Attorney Al Benshoff: N/A

Interim Town Manager Trivette: I have to bring up the water main break which is the largest I have experienced in my years of service. I appreciate on an interim management level the help received from Mocksville Town staff and DC staff during this emergency. Keeping the community updated is critical and challenging at the same time and we did our very best. Just wanted to say thanks to Public Works for fixing the repair as quickly as possible and a job well done.

I wanted to remind everyone about the budget retreat, February 15th, starting at 8am across the street at the Mocksville Education Building and to invite the public as it is an open meeting budget workshop.

Communication from Mayor and Town Board

Commissioner Stevenson: Thank you to Public Works.

Commissioner Taylor: Absent

Commissioner Lambert: Thank you to Public Works.

Commissioner Draughn: Thank you to Public Works.

Commissioner Frye: Thank you to Public Works.

Mayor Marklin: Thank you to Public Works. Town Manager candidate interviews are tomorrow.

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

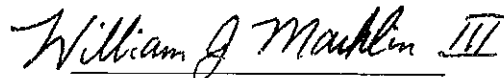
A motion was made by Commissioner Lambert to enter closed session. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 4-0.

A motion was made by Commissioner Draughn to re-enter open session. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 4-0.

Adjourn

A motion was made by Commissioner Lambert to adjourn the February 4, 2025 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.



William J. Marklin, Mayor



Emily Quance, Deputy Town Clerk, CMC