

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

The Town of Mocksville Board of Commissioners met for the Regular Board Meeting on Tuesday, March 4, 2025 at 6:00 p.m. at the Mocksville Town Hall located at 171 S. Clement Street.

**Present:**

**Commissioners Present:**

Mayor, Will Marklin

Rob Taylor

Jenny Stevenson

Johnny Frye

Justin Draughn

Carl Lambert

**Absent:**

**Others Present:**

Lynn Trivette, Interim Town Manager

Al Benschhoff, Town Attorney

Emily Quance, Deputy Town Clerk

Brian Moore, Public Works Director

Frank Carter, Fire Chief

Jeannette Pitts, Director of Marketing and Community Development

Adam Sexton, Parks and Grounds Technician, Lead

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 as written. 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.

## Communications from Boards, Commissions & Agencies

### **Proclamation Declaring the Month of April 2025 as Child Abuse Prevention Month**

Mayor Marklin recognized the month of April 2025 as Child Abuse Prevention Month.

### **Proclamation Declaring April 25, 2025 as the Town of Mocksville Arbor Day**


Mayor Marklin recognized April 25, 2025 as the Town of Mocksville Arbor Day.

### **Proclamation Declaring March 8, 2025 as A Day for Narcolepsy Awareness**

Mayor Marklin recognized March 8, 2025 as A Day for Narcolepsy Awareness.

## **FY25-26 Budget Presentation 1<sup>st</sup> Draft – Lynn Trivette**

### Vision Statement

**The Town of Mocksville will effectively balance its historic roots and values with the need to revitalize, renew and modernize the Town for the benefit of all its citizens. The Town will become a leading destination for safe and sustainable residential, commercial and industrial development with a vibrant downtown district.**

**The Vision Statement Symbolizes.....**

- What we want to achieve in the future
- Making decisions that align with our goals
- Motivates employees and reminds them of what they are working toward
- Attracts people

## Mission Statement



The Town of Mocksville provides essential services for the health, safety and well-being of the community which enhances our commercial, residential and industrial growth.

The Mission Statement Symbolizes.....

- It outlines the town's goals for customers and stakeholders
- It helps us stay focused and to stay on track making good decisions
- It helps us clarify our purpose

## Values Statement



Consistent with our fundamental beliefs that guide our behavior and actions, the Town of Mocksville is committed to these shared values.

The Values Statement Symbolizes.....

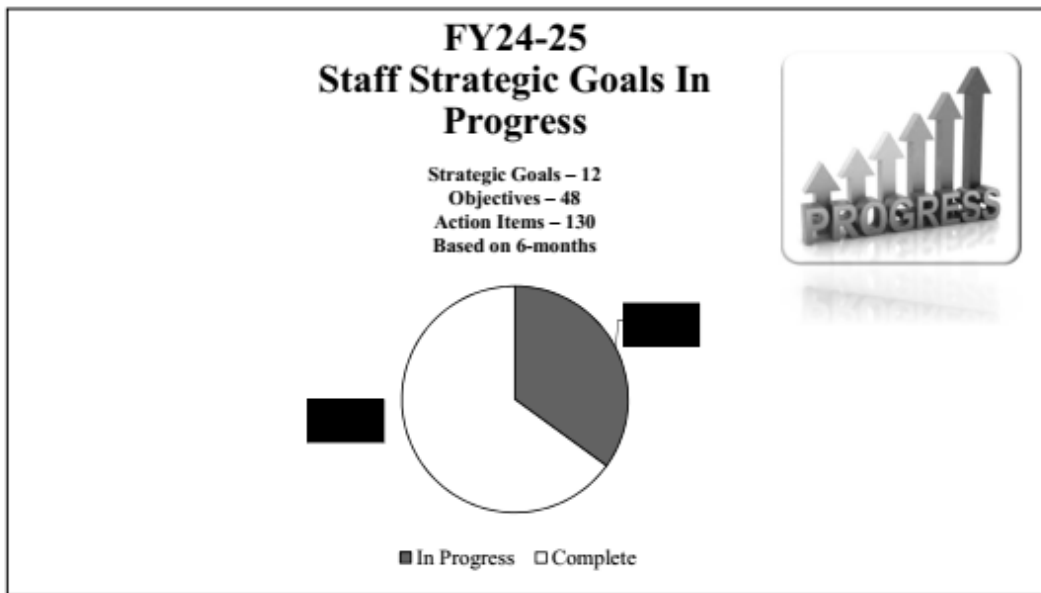
- It informs customers and employees of the town's most important principles
- It can help guide important internal decisions
- It can help the town attract top talent
- It can help ensure transparency
- It can help increase revenue

**Core Values**

STRATEGIC  
ETHICAL  
RESPECT  
VISION  
INTEGRITY  
COMMUNITY  
EXCELLENCE

The Core Values Symbolize.....

- The beliefs and principles that define the town's identity



Our 12 strategic goals are progressing well, with 65% of the 130 action items already completed. While 35% of the action items remain, this reflects our ongoing commitment to continuous improvement and achieving long-term success. We are focused on maintaining momentum and ensuring the remaining actions are successfully addressed to further advance our 48 objectives.

In June you approved the town's strategic goals and action items. I have put all this data in your budget books for documentation. (This will be helpful to the new Manager) I had the department heads not include their strategic goals this year including myself in their PowerPoints but wanted you to know we all value these strategic goals which makes us accountable for our actions.

## Budget Work Shop Discussions



- Engage in open conversation
- Specific topic
- Everyone equally sharing their perspectives and ideas
- Board's decisions will help finance put a 2<sup>nd</sup> draft balanced budget together for the April meeting
- Will benefit new Manager in the budget planning process
- Your responses can CHANGE until you vote on the budget in June

## Budget Work Shop Discussions Include



- Non-Profits Funding
- Regular or Special Called Meetings for Budget Planning
- Budget Priorities
  - (1)
- Paving
- Staff Compensation (FD)
- Mayor & Board Compensation
- Staff Compensation (HR)
  - (2)
- Recycle & Garbage
- Water & Sewer Rates
- Downtown Community Center & Farmers Market – Outdoor Shelter/Performance Area (State Grant)
- Tax Revaluation
  - (3)



**Town of Mocksville  
Budget  
1<sup>st</sup> Draft  
FY25-26**



**Discussion & Board Guidance**



New Town Manager and I will need Board's guidance and lots of feedback to keep the budget process flowing.

March 4, 2025

# FY25-26 Enterprise Fund



## Grant Project North Elevated Tank



Estimated Project Total – \$4,190,309

- Revenues -\$3,162,223 – State Fiscal Recovery Fund via Davie County
- Revenues -\$1,028,086 – Municipal Funds (Budgeted FY25-26)
- Expenses -\$4,190,309 - Construction Contract, Contingency and Engineering

We have a well-structured financial plan in place for our upcoming projects, with a combination of state funding, grants, and town funds supporting key infrastructure improvements. This project is part of our 5-year Capital Improvement Plan and will focus on enhancing water service and emergency response capabilities, including water system upgrades, tank improvements, and booster pump station enhancements. This approach ensures that we address critical needs while maintaining fiscal responsibility and maximizing available resources.



March 4, 2025

The \$1,028,086 was my main focus this budget year in the Enterprise fund so if cuts were needed to be made this is not one I can touch.

We did receive some news the last week in January that there are ARPA funds leftover (meaning towns/counties in NC did not spend all of their funds) and Willis Engineers has submitted a request for additional funds \$784,109 to the Division of Water Infrastructure. I am hoping to hear during the budget process the reward of these funds. Keep your fingers crossed because this will help toward the \$1,028,086 for this project.

**SCENARIO 1 & 2**

**FY25-26 WATER & SEWER RATES**

**Scenario (1)**

| FY23-24 | FY24-25 | FY25-26 | FY26-27 | FY27-28 |
|---------|---------|---------|---------|---------|
| 3%      | 6%      | 6%      | 4%      | 3%      |
| 3%      | 10%     | 10%     | 10%     | 10%     |
| FY28-29 | FY29-30 | FY30-31 | FY31-32 | FY32-33 |
| 3%      | 3%      | 3%      | 3%      | 3%      |
| 3%      | 3%      | 3%      | 3%      | 3%      |

**Scenario (2)**

| FY23-24 | FY24-25 | FY25-26 | FY26-27 | FY27-28 |
|---------|---------|---------|---------|---------|
| 3%      | 6%      | 6%      | 4%      | 3%      |
| 3%      | 14%     | 14%     | 5%      | 5%      |
| FY28-29 | FY29-30 | FY30-31 | FY31-32 | FY32-33 |
| 3%      | 3%      | 3%      | 3%      | 3%      |
| 5%      | 3%      | 3%      | 3%      | 3%      |

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As you know, back on April 30, 2024, Raftelis presented the results of their water and sewer rates and financial planning study to our Town Commission. Based on that study, there are two scenarios being presented. Scenario #1 would be a 6% increase for water and 10% increase for sewer in FY25-26, which corresponds with the pricing structure on the table shown in red.

In contrast, Scenario #2 also includes a 6% increase in water but a 14% increase for sewer in FY25-26. This scenario offers a slightly higher increase for sewer compared to Scenario #1.

I found this study pretty complicated even though I was part of getting the requested reports and attending the meetings. But, what I got from this study is that it is going to help with the future of the town. Without raising rates the Town would not be able to continue the water & sewer maintenance/future projects and it would lead us to having to raise rates in the future higher than what we are discussing now. Increasing the rates annually according to the study it has allowed the Town to stay financially viable for the new water plant that will go online in 2026. FY26-27 we will create a new budgeted line item for purchasing water from DC.

I know the question was asked last year about establishing a higher rate for large water and sewer users of the system. I attached the memo that responded to this question and placed it with the roundtable (3) discussion in your books.

## Snap Shot Enterprise Fund



### • Revenues - \$5,430,809

- Increase of \$380,542 from FY25-26
- Includes 6% water and 10% sewer Rate Increase Per Raftelis Rate Study
- 2nd Year of System Development Fees
- Water & Sewer Tap Fees

### • Expenditures - \$5,430-809

- Water Operations - \$1,601,535
  - (Includes Proposed Staff Compensation)
- Sewer Operations- \$2,427,091
  - ( Includes Proposed Staff Compensation)
- Capital Projects - \$1,350,933
  - North Elevated Tank- \$1,028,086
  - Water Line Replacement Program - \$232,847
  - Engineering Fees - \$40,000
  - Utility Cuts- \$50,000
- Contracts / Insurance - \$51,250
  - Inflationary Increases
    - Health & Property Insurance
    - Supplies, Utilities, Fuel

- Did not appropriate fund balance.
- Envirolink Contract – they suggested a 5% increase and I negotiated a 4% increase and waiting on written signed documentation.

## FY24-25 General Fund

## **Parks & Grounds Capital Requests**

**Budget FY 25/26**



### **Prioritization of Request Request**

| Priority | Item                      | Cost        |
|----------|---------------------------|-------------|
| 1.       | Service Truck             | \$54,000.00 |
| 2.       | Service Truck             | \$54,000.00 |
| 3.       | Mower with bagging system | \$16,500.00 |
| 4.       | Compost Yard Fence        | \$8,000.00  |
| 5.       | Equipment Storage Shed    | \$34,000.00 |

- These 5 items total \$166,500
- The detailed notes and justifications are in your budget book.
- All of these requests are included in this 1<sup>st</sup> draft.

**Public Works  
Capital Requests**



**Budget FY 25/26**

| Priority | Item   | Cost      |
|----------|--|-----------|
| 1.       | Kabota KX057-5 Excavator   | \$97,635  |
| 2.       | 2025 Kaufman 25,000 gvwr<br>20ft Flatbed Trailer   | \$16,643  |
| 3.       | Utility Truck Beds   | \$35,722  |
| 4.       | 2025 Chevrolet 2500 Work<br>Truck  | \$50,000  |
| 5.       | Paving –Sweetgum Drive,<br>Gumtree Court, Ash Drive,<br>Elmwood Street, Carolina<br>Street, Greenwood Avenue,<br>Lakecrest Drive, Funder Drive,<br>Railroad Street, Poplar Street<br>and Wilkesboro Street | \$453,882 |

- The first 4 items total \$200,000.
- The detailed notes and justifications are in your budget book.
- The paving is a part of your round table discussions (in your books) and the streets Brian proposed are listed with pricing. Total \$453,882 –A paving study was done in 2023 and we have not paved in 2 years.
- All of these items are included in the 1<sup>st</sup> draft.

March 4, 2025

**MFD**  
**Budget FY 25/26**  
**Capital Requests**



| Priority | Item   | Cost        |
|----------|--|-------------|
| 1.       | Large PPV Fan Mounted on Trailer                           | \$30,000    |
| 2.       | Drone Project  | \$12,500    |
| 3.       | Firecom Headsets for L22                                   | \$6,980     |
| 4.       | Harken Winch Kit   | \$5,000     |
| 5.       | 8 Sets of PPE and Hose, Nozzles, Hand Tools for New Engine | \$85,000.00 |
| 6.       | Station Repairs  | \$14,000    |
| 7.       | Host One Specialty Fire Class                              | \$6,500     |

- These 7 items total \$159,980
- The detailed notes and justifications are in your budget book.
- All of these items are included in this 1<sup>st</sup> draft.

## Personnel Request

- Add one suppression shift position to replace the position taken by the Captain. This would give all three shifts two full time members.
- Estimated Cost: \$66,000 Salary & Benefits



## Community Development

Budget FY 25/26  
Capital Requests



## CAPITAL REQUESTS

FUTURE STATE

A Playground the Whole Community Will Love

\$40,000



A kid zone at North Main Street Park \$40,000

### Downtown Community Center & Farmers Market –Outdoor Shelter/Performance Area



March 4, 2025

## FOOD FOR THOUGHT!

- ▶ Stage and Sound Equipment purchase. \$150,000 Not including the staff or the space to house it.
- ▶ No Stage Rental cost \$4,500.
- ▶ Street Closures- Inconvenience to residents, travelers, visitors, merchants.
- ▶ Reduce charge from DCSO. \$8,000/year.
- ▶ Parking- (Concerts in the square approximate 20 parking spots. Event Concerts we utilize over 100 parking spots).
- ▶ Restrooms - (Porta John savings (\$300/event).
- ▶ Can be used for Farmer's Market. Building Cost savings. \$ 650,000.
- ▶ Movies in the Park. Better location. Great for Vendor location, ease of parking. \$500 cost savings
- ▶ Trash Pick Container location - Save of rentals \$310 Establish a regular pick schedule. Saves labor cost for Parks and Rec employees.
- ▶ Banner savings - All events would be scheduled in Downtown Commons Area. \$2,200.
- ▶ Can be rented for events to the public( Weddings, Birthdays, etc..)  
(Can rent chair, tables or they can rent their own).( Reservations Policy)
- ▶ Flat service for future ice skating rings for winter activities.
- ▶ Stakeholder approval.

| Item           | Cost    |
|----------------|---------|
| Stage purchase | 150,000 |
| Stage rental   | 4,500   |
| DCSO charge    | 8,000   |
| Porta Jon      | 1,200   |
| New FM         | 650,000 |
| Trash          | 1,240   |
| Banners        | 2,200   |
| Movie Screen   | 2,000   |

Jeannette Pitts addressed the Board. An open-air Downtown Community Stage and Farmers Market pavilion would be a wonderful addition for our downtown open spaces' beautification plan. This open-air stage could be utilized for many, if not all, of the Downtown Mocksville events. Not only would there be a cost savings for the town, it would assist with parking, increase resident and merchant satisfaction, as well as boost our tourism dollars. The cost of renting stages continues to increase exponentially. On the other hand, purchasing a stage brings another group of challenges such as storage, liability insurance, hiring technicians for set-up and breakdown. Also, finding the available expertise for the sound equipment could be a challenge. Another considerations would be that the stage cover can accommodate our Farmer's Market program with their products and protect them from any weather elements which would cause cancelations. Looking further our movies in the park series as well as our concerts on the square can also be relocated to this area. These too would be protected from any weather-related hindrances. Lastly, the stage area has a revenue component to be rented for events, such as weddings, birthdays and other community activities. Please review the chart for some other details for your review. With the grant dollars we now have for the Downtown Beautification project, my only questions is where do you want the stage, Junkers or old Energy United.



**Help me understand your vision!**

**TWO QUESTIONS FOR YOU!**

- First -With little to no cost to the Town, would you approve this project!
- Second- Where would you see this vision come to fruition?
- Junkers or Energy United?



# Human resources

FY25-26 Budget Requests

# Employee Compensation



**1. Proposed Merit for Full-Time Employees**

- Outstanding 3%
- Very Good 2.5%
- Good 2%
- Estimated Total Cost \$40,000 to \$48,000



**2. Proposed Increase for Part-time Employees**

- 2% hourly rate increase (Fire and Parks & Grounds)
- Estimated Total Cost Including FICA \$5,000 (\$4,000 FD + \$1,000 PG)

**3. Proposed Salary Increase for Board**

- Commissioners Annual Salary of \$9,000 (\$750 Paid Monthly)
- Mayor Annual Salary of \$10,800 (\$900 Paid Monthly)

**4. Proposed Grade Increase for Full-time Shift Firefighters**

- Move from Grade 22 to Grade 23 - Annual Salary Increase of \$2,000
- Raise current full-time shift employees salary by same amount, to avoid salary compression
- Estimated Total Cost Including FICA + Benefits \$12,686

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## NC Retirement System



- The Local Governmental Employees' Retirement System's (LGERS) retirement benefits are funded by member contributions (6% of compensation), employer contributions, and investment returns. Employer contribution rates are based on a percentage of members' compensation and determined each year by the LGERS Board of Trustees (Board) pursuant to G.S. 128-30(d).
- Current Employer Contribution is 13.65%
- Anticipated Employer Contribution for FY25/26 is 14.39%

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# Town of Mocksville

Budget FY 25/26

Administration



## Capital Project - Windows



\$19,000



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These replacement windows will be at Town Hall upper and lower level. \$19,000

## Tax Revaluation 2025/2026



**What is Revenue Neutral?**

Revenue neutral is when a taxing jurisdiction budgets the exact same amount of property tax revenue, in dollars, for the upcoming budget year as they did for the current year. For example if a taxing entity uses \$1 million of property tax revenue in 2025, being revenue neutral means they plan to only use \$1 million in 2026 as well.

### FY25-26 Neutral Property Tax Increase (Decrease)

|  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• <b>Last Year Prior To Revaluation</b></li> <li>• 2024-2025                    1,290,100,390</li> <li>• (Base Value)</li> <li>• <b>First Year Of Revaluation</b></li> <li>• 2025-2026                    1,634,210,960</li> <li>• (New Tax Base)</li> <li>• <b>Increase (Decrease) Tax Rate For Average Growth Rate</b></li> <li>• 2025-2026                    1,634,210,960</li> <li>• <b>Difference</b> 344,110,570 (Base Value)</li> </ul> | <ul style="list-style-type: none"> <li>• <b>Tax Rate Estimated Tax Levy</b></li> <li>• 0.2900                    3,741,291</li> <li>• <b>Tax Rate To Produce Equivalent Levy</b></li> <li>• 0.2289                    3,741,291</li> <li>• <b>Revenue Neutral Tax Rate, To Be Included In Budget Ordinance Adjusted For Growth</b></li> <li>• 0.2401                    3,923,354</li> <li>• <b>Increase (Decrease) In Tax Levy</b></li> <li>• \$182,063</li> <li>• <b>Average Percentage Increase (Decrease)</b></li> <li>• 4.87%</li> </ul> |
|--|---|

As you can see the Base Value is 1.2B for FY24-25 @ \$.29 and the new Base Value of 1.6B for FY25-26 is a increase of 344M in Base Value.

If you decide to go revenue neutral this would not allow for Natural Growth and the new tax rate would be \$.2289. If you want to allow for a Natural Growth increase of 4.87% that would reflect a tax rate of \$.2401 which would be an increase of only \$182,000.

**Option 1.** Tax Rate (staying the same) at .29 for FY25-26 an estimated increase \$1,000,000. (This 1<sup>st</sup> draft is staying at the same tax rate .29)

- Option 2.** Revenue Neutral tax rate .02289 (If you go revenue neutral you lose your natural growth which is an average of 4.87% (\$182,063).
- Option 3.** You can meet in the middle between .29 and .24 (.01 difference = \$151,004)  
This will be part of roundtable (3) for discussion.

| <b>FY 25-26 Tax Revaluation</b>                   |   |
|---|---|
| <b>2024/2025 Budgetary Estimations</b>            | <b>2025/2026 Budgetary Estimations</b>                  |
| • Estimated Net Assessed Value<br>1,103,973,171   | • Estimated Net Assessed Value<br>1,533,495,562         |
| • Public Utility (Prior Year) \$31,149,504        | • Public Utility (Prior Year) \$25,181,532              |
| • Base Value 1,135,122,675                        | • Base Value 1,525,754,514                              |
| • Tax Rate 0.0029                                 | • Tax Rate 0.0029                                       |
| • Gross Revenue \$3,291,856                       | • Gross Revenue \$4,424,688                             |
| • Collection Rate (Audit previous Year)<br>99.14% | • Collection Rate (Audit previous Year)<br>98.97%       |
| • Net Tax Revenue \$3,263,546                     | • Net Tax Revenue \$4,379,114                           |
|   | • Appeal Loss 3% (Real Assessed)<br>(32,922,580)        |
|   | • Net Tax Revenue Difference (Estimated)<br>\$1,000,000 |

The budgetary estimations for 2024/2025 show a stable and reliable foundation for revenue generation. For 2025/2026, the projections reflected a strong assessed value and a high collection rate, ensuring revenue for the upcoming year. This estimation accounts for a tax revaluation year and has a slight estimated reduction due to a 3% appeal loss, yet the overall base value and collection rate remain solid. Both years demonstrate financial stability, with a reliable tax rate reinforcing the ability to support essential services and infrastructure.

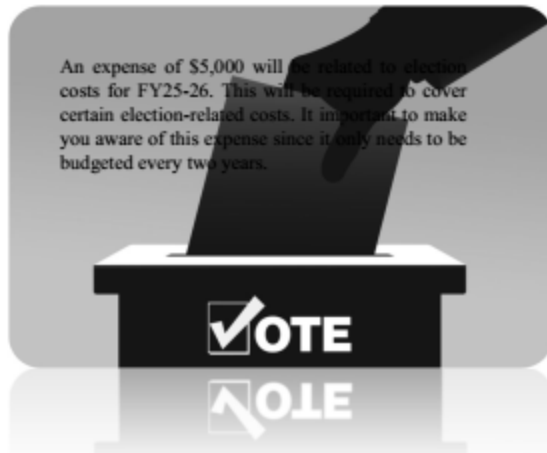
The Public Utility consists of appraised valuations for railroad, pipeline, gas, electric power, telephone etc. This comes from the NC Department of Revenue.

This information comes from the DC Tax Administrator annually and this is how I budget the tax revenues.

## Election Year FY25-26



An expense of \$5,000 will be related to election costs for FY25-26. This will be required to cover certain election-related costs. It is important to make you aware of this expense since it only needs to be budgeted every two years.



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## TAX INCENTIVE AVGOL

We would like to highlight the implementation of a tax incentive provided by the town, which is expected to have a direct impact on the town's budget. It is expected to offer significant benefits to both the town and its residents. However, it is important to recognize that the incentive will impact the budget for the next 3 Fiscal Periods.

\$176,990 1<sup>st</sup> year incentive FY25-26  
\$137,768 2<sup>nd</sup> year incentive FY26-27  
\$102,031 3<sup>rd</sup> year incentive FY27-28



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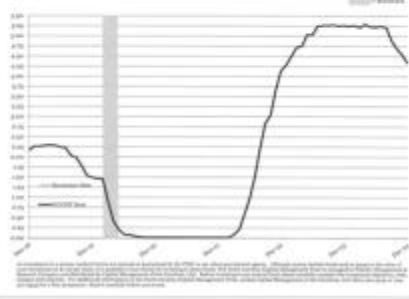
Tax incentives are a positive step towards economic growth and increased local employment. The full financial impact of this incentive will be continuously monitored, and we will work to ensure that the town's fiscal health remains stable while maximizing the long-term benefits of this incentive.

## INTEREST RATES – Capital Management

PROJECTED TO DECREASE

As of 12/31/2024, Portfolio Current 1-day yield: 3.27%  
 Current 30-day yield: 3.32%  
 Long-term Effective Yield: 3.22%

NCCMT Rate  
 (Monthly Net Yield, as of end-of-month)



This graph shows the fluctuations in interest rates for NC Capital Management Trust from December 2018 through the COVID-19 pandemic to the present. It's interesting to note the periods of instability caused by the pandemic, followed by significant increases after COVID, which reflects the central bank's actions to manage economic recovery and to control inflation. Looking ahead, interest rates are expected to continue decreasing, with forecasts by Capital Management suggesting interest rates might decrease between 3.90% and 3.40%, down from the current 4.28%.

We are watching the interest rates closely and will increase or decrease revenues as we see fit during the budget process.

## Garbage & Recycle FY25-26



Town is absorbing cost.

| FY24-25                    | Projected Revenues | Projected Cost | Projected Difference |
|----------------------------|--------------------|----------------|----------------------|
| Garbage & Recycle          | \$408,000          | \$451,548      | \$43,548             |
| New RFP 12% increase       |                    |                |                      |
| That included tipping fees |                    |                |                      |

Town is absorbing cost.

| FY25-26               | Projected Revenues | Projected Cost | Projected Difference |
|-----------------------|--------------------|----------------|----------------------|
| Garbage & Recycle     | \$408,000          | \$474,120      | \$66,120             |
| 5% projected increase |                    |                |                      |

The town has the option to continue absorbing the cost of garbage and recycling or consider a bi-monthly increase of \$4.86 to offset the difference. Republic Services plans to have an increase of 5.2% in FY25-26.


This increase to the Town of Mocksville will be \$17.83 per resident monthly, \$35.66 bi-monthly. At this time we are charging residents \$30.80 bi-monthly.

I added the expense increase to the budget but did not change the revenues to reflect the increase because you all will make the decision whether to increase trash and recycle by \$4.86.

- New Contract FY24-25 approved
- This is a part of your roundtable discussions.

## Snap Shot General Fund

- **Revenues**
- **\$8,401,771**
- \$939,564 Higher Than FY24-25
- Sales Tax (stable)
- Interest on Investments (decreasing)
- Ad Valorem (tax revaluation year)



- **Expenditures**
- **8,401,771**
- Fire Department (1) Additional Employee
  - Increase Capital Reserve Fund (same as prior year for fire truck & land)
- Inflationary Increases
  - Health & Property Insurance
  - Supplies, Utilities, Fuel
  - Garbage & Recycle
- Updates to Zoning Ordinance & Comprehensive Plan
- Avgol Tax Incentive
- Equipment Replacement
- Facility Improvements
- Kids Zone
- Staff Compensation Including Board
- Street Paving

- General Fund is balanced and all the department requests are built in; leaving the tax rate at .29
- I did not appropriate fund balance.

**FY25-26  
Budgeted  
Priorities  
No Specific Order**



- Increase Unassigned Fund Balance
- Sidewalk Connectivity Project (State Grant/Fund Balance)
- Street Paving
- Identify and Purchase Land for Future Satellite Fire Station-Consistent With Study (Capital Revenue)
- Update 2019 Comprehensive Plan and Zoning Ordinance Review (not both in same year)
- Downtown Community Center & Farmers Market –Outdoor Shelter/Performance Area (State Grant/Fund Balance)

- We always want to increase unassigned fund balance
- We are already in the 1<sup>st</sup> stages of the sidewalk connectivity project- approved an engineer to do the design and bidding out. Application agreement completed and approved for the Carbon Reduction Plan in hopes of contributing to some of the construction of the sidewalks “Duke Street”. Must spend \$ by May 2026. Good news.....I spoke with Jessica over our 4.9M state grant and asked her if we had available funds left could we use them for the sidewalk connectivity project and she said “yes” as long as I submitted an update to the scope of work to account for and changes in projects.
- Currently working on identifying some land for future satellite fire station; unfortunately the land we were trying to purchase fell through. Frank will keep researching.
- The Comprehensive Plan and Zoning Ordinance Review are currently broken up into two budgets years. The Zoning Ordinance is budgeted currently but the RFP needs to be completed and sent out. If time does not permit (with new management) it will go to fund balance. (This 1<sup>st</sup> draft includes BOTH projects because I do not think we have time to complete it this current year.)
- Jeannette discussed in her PP her vision for a outdoor shelter/performance area/farmers market/movies in the park (ALL IN ONE PROJECT) that offsets what DFI discussed in their PP at the meeting. This is budgeted in the 4.9M state grant. We are just looking for approval to get proposals.

## State Directed Grant \$4.9M Mid-Year Update

**Must be completed by June 2026**

(funds go back to the State if not spent)

**Estimated Balance Available \$1,914,929**

**Interest goes back to the project**

\$105,951 through January 2025



- **Purchase Energy United Property for Downtown Expansion**  
\$2,002,534 -complete
- Downtown Pedestrian Crossing Improvements
- **\$308,000** (\$23,614 available)
- Downtown Wayfinding Signs
- **\$81,873 -complete**
- Downtown Sidewalk & Curb Improvements
- **\$2,218** (\$18,032 available)
- Downtown Community Center & Farmers Market –Outdoor Shelter/Performance Area
- **\$281,447** (\$928,437 available)
- Downtown Street Light Replacement & LED Upgrade
- **\$308,999** (\$944,846 available)
- Single Audit \$2,000 annually until funds spent

We are committed to enhancing downtown Mocksville and it is truly evident through the successful completion of key projects, including property purchases and improvements that will benefit the community for years to come. The continued investment in pedestrian safety, infrastructure upgrades, and public spaces demonstrates a forward-thinking approach to growth and development. These efforts not only improve the visual and functionality of our downtown but also create vibrant spaces for residents and visitors to enjoy.

Downtown Pedestrian Crossing Improvements – North Main and Gaither – All equipment is here and should be starting the project this week.

Downtown Sidewalk & Curb Improvements – J.M. Teague Engineering will be bidding this out along with the Streetscape project.

Downtown Community Center & Farmers Market & Outdoor Shelter/Performance Area-DFI study included and paid.

Downtown Street Light Replacement & LED Upgrade –Duke Energy told me February 3 that the “light project” should be completed in 2-3 weeks so hopefully the end of February. They will still have direct buried poles that will need to be replaced. (My main task is to make sure the balance is already been paid and we do have the \$900,000 left because 1M was budgeted)

March 4, 2025



## **Consent Agenda**

*A motion was made by Commissioner Draughn to adopt the consent agenda as presented. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote of 5-0. Items approved were: (A) February 4, 2025 Regular Board Meeting and Closed Session; February 5, 2025 Special Called Meeting – Interviewing Town Manager Candidates; February 10, 2025 Special Called Meeting – Discuss Town Manager Candidates (B) Monthly Financials (C) Tax Releases and (D) Contribution Based Cap Report.*

## **OLD BUSINESS**

## **NEW BUSINESS**

### **Consider Approving Audit Contract and Engagement Letter for the Town of Mocksville FY 2024-2025, Eddie Carrick, CPA PC**

*A motion was made by Commissioner Taylor to approve the audit contract in the amount of \$18,000 (not to exceed \$20,000) including engagement letter for the Town of Mocksville 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 2024-2025, Eddie Carrick, CPA PC**

*A motion was made by Commissioner Draughn to approve the audit contract in the amount of \$1,500 for Mocksville Tourism Development Authority with Eddie Carrick CPA, PC. The motion was seconded by Commissioner Taylor which carried by a unanimous vote 5-0.*

### **Consider Resolution in Support of HB24, an Act to Restore the Authority for Local Governments to Initiate Downzoning**

Town Attorney Benshoff addressed the Board. The North Carolina General Assembly passed senate Bill 382, also referred to as the “down-zoning” bill, on December 11, 2024. The bill limits local governments in North Carolina from adopting zoning rules that lower development potential without first obtaining landowner consent. The Resolution in Support of HB24 is an Act to restore the authority for Local Governments to initiate downsizing.

*A motion was made by Commissioner Draughn to adopt the Resolution in Support of HB24, an act to restore the authority for Local Governments to initiate downzoning. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.*

## **Communication from Town Staff**

Town Attorney Al Benshoff: N/A

Interim Town Manager Trivette: N/A

## Communication from Mayor and Town Board

Commissioner Stevenson: Thank you, Department Heads.

Commissioner Taylor: Thank you, Lynn.

Commissioner Lambert: Lynn, thank you for Budget Book.

Commissioner Draughn: Thank you, Lynn. Best Budget Presentation.

Commissioner Frye: Thank you, Lynn. Best Budget Presentation. Thank you, Department Heads.

Mayor Marklin: Shamrock Run is March 15<sup>th</sup>.

### **Motion to enter closed session per NC GS 143-318.11 (a) (3) (5) and (6) to preserve the attorney-client privilege, acquisition of real property and discuss personnel.**

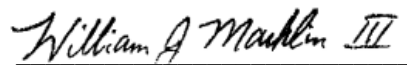
*A motion was made by Commissioner Taylor to enter closed session. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 5-0.*

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

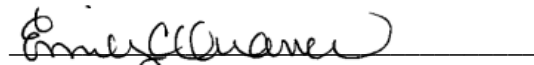
### **Adjourn**

*A motion was made by Commissioner Taylor to adjourn the March 4, 2025 Regular Board Meeting. The motion was seconded by Commissioner Draughn 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



Emily Quance, Deputy Town Clerk, CMC