

**Town of Mocksville
Regular Board Meeting
May 6, 2025**

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

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

Others Present:

Lee Rollins, Town Manager
Al Benschhoff, Town Attorney
Lynn Trivette, Town Clerk /Finance Director
Emily Quance, Deputy Clerk/Human Resources Director
Adam Sexton, Parks and Grounds Technician Lead
Brian Moore, Public Works Director
Frank Carter, Fire Chief

Mayor Marklin called the meeting to order.

The Town of Mocksville Board paused for a moment of silence.

Mayor Marklin led the Pledge of Allegiance.

Conflict of Interest Statement

“Pursuant to NC General Statutes and the Town of Mocksville Code of Ethics Policy adopted November 9th, 2010, amended of Jan. 6, 2019 and further endorsed on August 9th, 2022, I would ask each of you before you adopt the agenda if there is any actual, potential, or perceived conflicts of interest with respect to any matter on the proposed agenda which will come before the Town Board of Commissioners for consideration and/or decision at this meeting. If so, please speak up and let the Board know at this time before the agenda is adopted.”

Adoption of Agenda

A motion was made by Commissioner 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.

Public Hearing for a zoning text amendment. To amend the code of ordinances Chapter VIII; and Use, Article 3: Zoning, Sections 8-3.10.3; Definitions, 8-3.3.5. Table of Uses and 8-3.8 additional conditions.

Johnny Easter addressed the Board. Johnny asked the Board to consider the zoning text amendment to the zoning ordinance.

The Town Planning Board considered the amendments on April 10, 2025, and recommended that the text amendment be adopted. Pursuant to N.C. Gen. Stat. § 160D-605, this land use code map amendment is reasonable and in the public interest because of the following findings: (1) The proposed zoning ordinance amendment meets the Comprehensive Plan Objectives 8 Strategy 8.2 to update development ordinances to ensure the Zoning districts, Definitions, and conditions of Group Care Facility A, B, and C.

Written Recommendation of the Mocksville Planning Board from April 10, 2025 Meeting:

The Board voted for Approval of the ZONING ORDINANCE TEXT AMENDMENT-TOM-TEXT-25-1: Chapter VIII; Land Use, Article 3: Zoning, Sections 8-3.10.3 Definitions, 8-3.3.5 Table of Uses and 8-3.8 Additional Conditions; 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.

Mayor opened the public hearing for comments in favor of or against. (6:09pm)

In favor of: none

Against: none

Mayor closed the public hearing. (6:10pm)

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

A motion was made by Commissioner Lambert to approve the statement of consistency and reasonableness per NC GS Section 160D-605 (in favor of). The motion was seconded by Commissioner Draughn which carried by a unanimous vote 5-0.

To consider the zoning text amendment to the zoning ordinance.

A motion was made by Commissioner Draughn to approve the zoning text amendment to amend the code of ordinances Chapter VIII; and Use, Article 3: Zoning, Sections 8-3.10.3; Definitions, 8-3.3.5. Table of Uses and 8-3.9 additional conditions. The motion was seconded by Commissioner Taylor which carried by a unanimous vote 5-0.

Old Business

Communications from Boards, Commissions & Agencies

Proclamation Recognizing National Law Enforcement Week and Peace Officer Memorial

Proclamation Recognizing Public Works Week

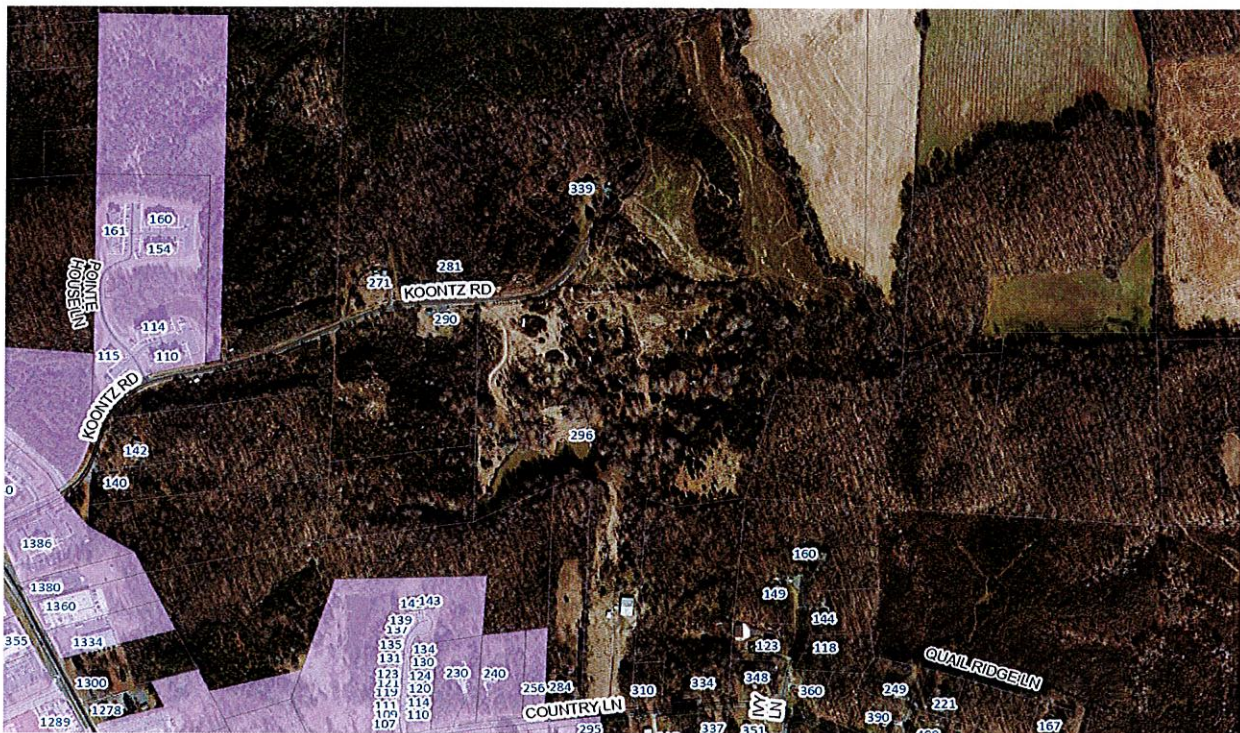
Proclamation Recognizing Older American's Month

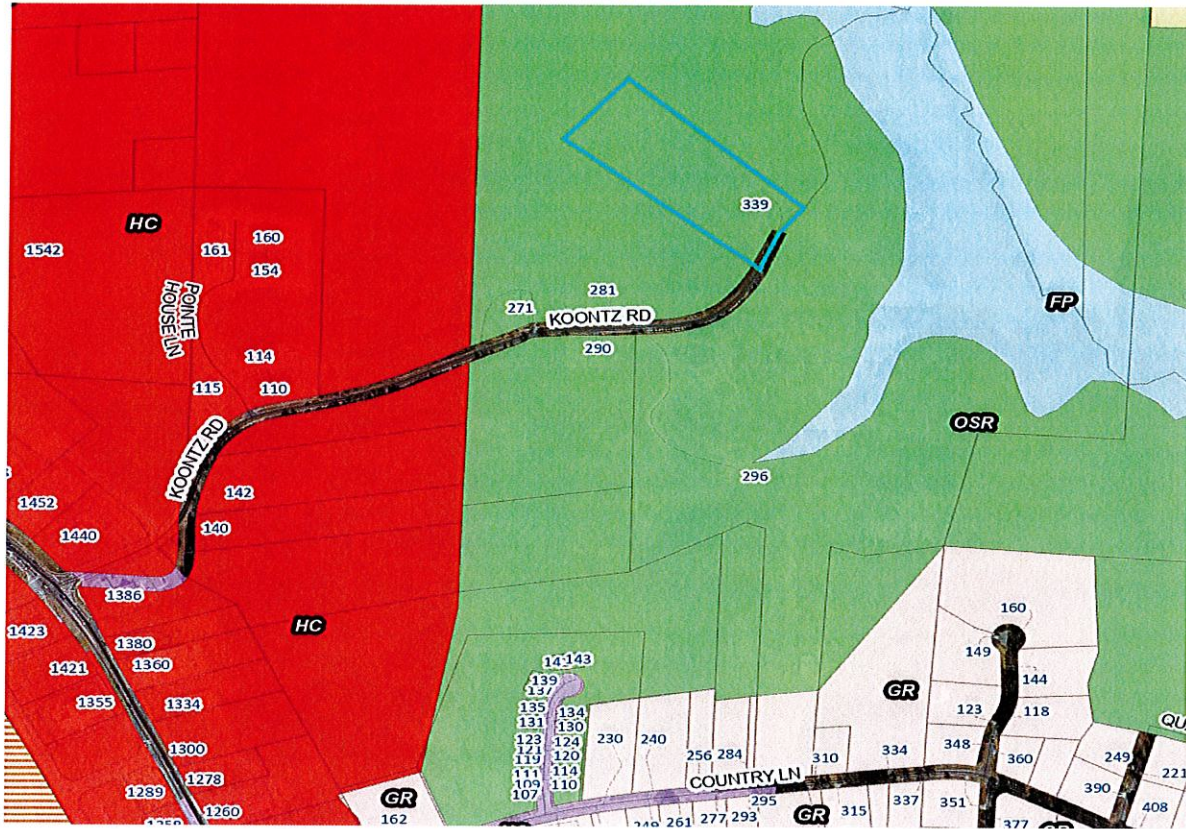
Johnny Easter, Davie County Planning and Zoning Director – Town of Mocksville Development
Johnny Easter addressed the Board to discuss the Town's potential development and highlighted several key areas that are drawing significant interest from developers. He noted that the Milling Road site is 100 acres and a prime location for potential projects. Koontz Road, with over 100 acres, also received strong developer interest, though it would require annexation, and single-family dwellings rather than townhomes for that area is more desirable. The property along Martin Luther King is already within city limits but would need to be rezoned to accommodate development plans. Additionally, land near the old high school—approximately 300 acres—could support around 600 housing units; however, this area would also require both annexation and rezoning before moving forward.

§ 8-3.3.4 Dimensional Requirements.

(A) Table 1. General Requirements.

District	Maximum Residential Density (units per acre)	Minimum Non-Residential Lot size square feet)	Minimum Lot Width (feet) ²	Lot Width to Depth Ratio ³ (minimum/ maximum)	Minimum Public Street Frontage (feet)	Maximum Building Height (feet)
OSR	2 ¹	20,000	100	1:2/1:4	25 ⁴	35
GR	2	20,000	85 (residential only)	1:2/1:4	25	35
NR	4	none	50	none/1:4	25	35
TND	14	none	50	none	25	50
NC	8	none	50	none/1:4	25	50
TC	10	none	none	none/1:4	25	50
HC	8	none	50	1:2/1:4	25	50
CI	8	none	50	1:2/1:4	25	50





§ 8-3.3.4 Dimensional Requirements.

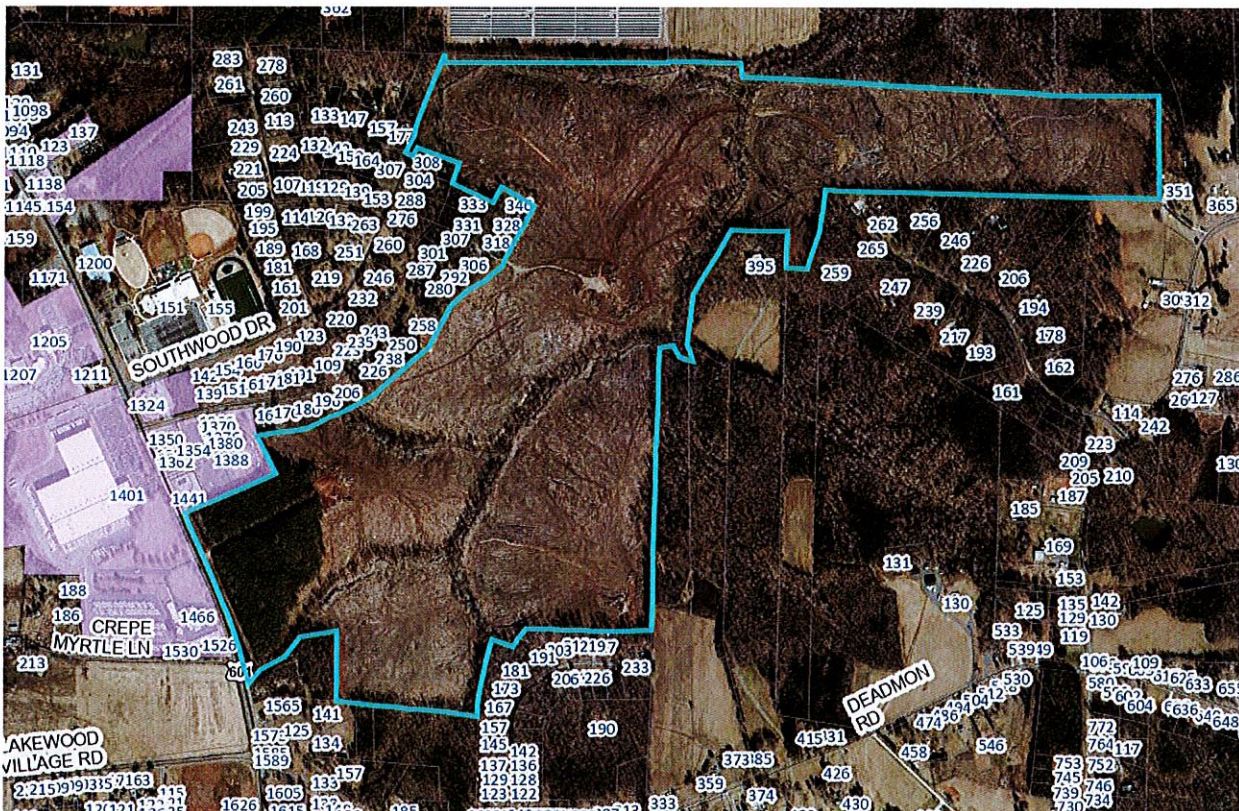
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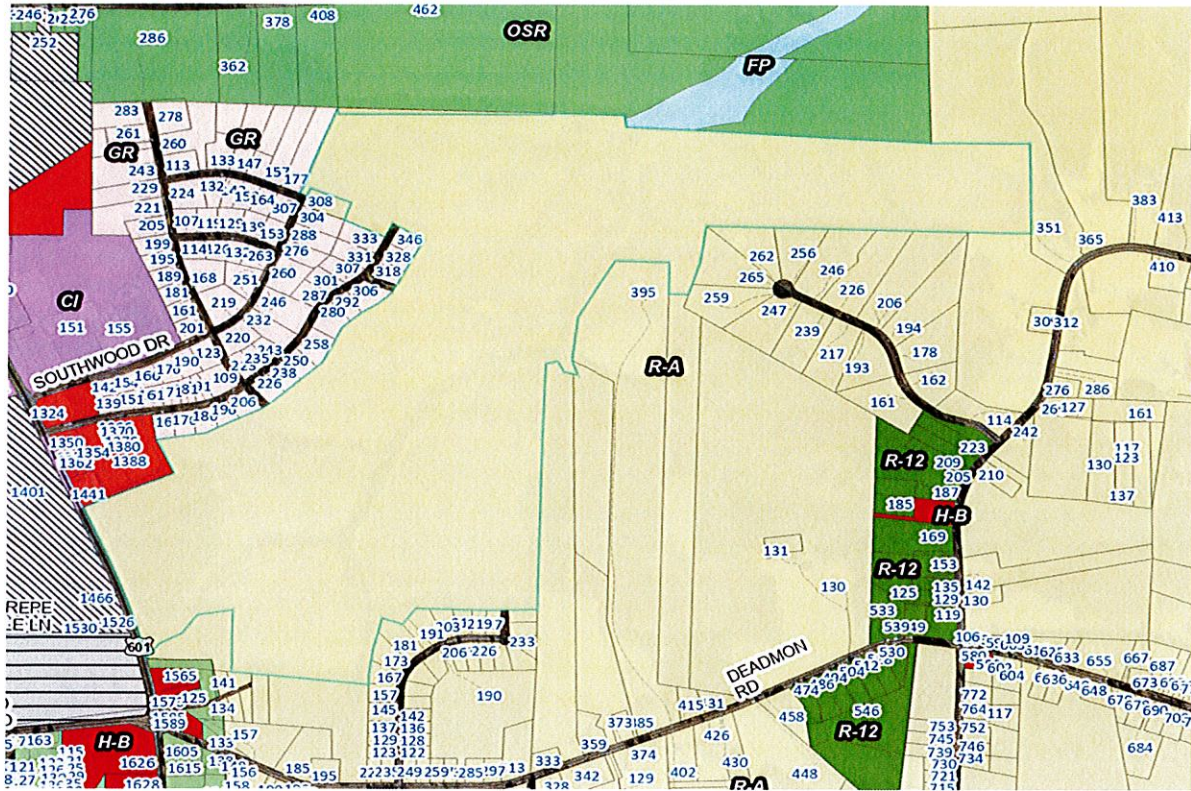
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CP	0	---	50	1:2/1:4	25	0

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CI	8	none	50	1:2/1:4	25	50
RA	0	none	50	1:2/1:4	25	0

Jeannette Pitts, Director of Marketing and Community Development – Town of Mocksville Events
Presentation moved to June Board Meeting.

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) April 1, 2025 Regular Board Meeting and Closed Session; March 25, 2025 Special Meeting Budget Workshop (B) Monthly Financials (C) Tax Releases and (D) Contribution Based Cap Report.

PRESENTATION OF ANNUAL BUDGET MESSAGE FOR FY 2025-2026

Consider Amending North Elevated Tank Capital Project Ordinance

A motion was made by Commissioner Stevenson to officially amend the North Elevated Tank capital project ordinance amending the source of revenues from Municipal Funds to DEQ Directed Grant in the amount of \$1,028,086. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.

Town Manager Rollins addressed the Board to present the Annual Budget Message FY25-26, Budget Ordinance FY25-26, Budget Line Items FY25-26, Fee Schedule FY25-26, and Capital Improvement Plan FY26-30.

In accordance with N.C.G.S. 59-11, I am pleased to submit for your consideration a proposed budget for Fiscal Year 2025-2026. The budget is balanced with respect to revenues and expenditures and meets all requirements of the North Carolina Local Government Budget and Fiscal Control Act.

Additionally, in accordance with NCGS 159-11(c), I am including the revenue-neutral tax rate as required in reappraisal years. The statutory calculation increases the current year's revenue by the average annual growth rate experienced by the local government's tax base since the last reappraisal. The average percentage increase is 4.87%. Please note that the "revenue-neutral" aspect of the revenue neutral tax rate refers to the aggregate tax burden for the entire jurisdiction, not the tax burden for individual taxpayers.

Town 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 proposed fiscal year 2025-2026 budget, with input from the Leadership Team and the Board of Commissioners is intended as an incremental step toward achieving the Town's vision.

Overview of Fiscal Year 2025-2026 Budget

On Tuesday, March 25, 2025 town staff facilitated a budget session to seek Board input to complete a final proposed budget for consideration. Given the ongoing multi-year strategic initiatives, the Board

communicated a desire to keep the current tax rate of \$0.29 cents per \$100 dollars of value for the 2025-2026 budget year and re-assess next year. Therefore, the proposed 2025-2026 General Fund Budget is balanced at **\$8,484,803**.

General Fund Priorities

1. Support land use planning and policies that provide for sustainable growth while balancing small town characteristics

- Invest in updating the Town's Comprehensive Plan, Land Use Plan and Zoning Ordinance.
- Provide updated public input opportunities to guide future development.
- Re-establish the Town as a North Carolina Main Street Program community.

2. Ongoing investment in sustainable infrastructure

- Completion of pedestrian friendly sidewalk projects connecting people to downtown.
- Re-establish an annual street paving and maintenance program.
- Ongoing engagement with the Development Finance Initiative to create a transformative public/private partnership for the former Energy United property adjacent to downtown.
- Fund requested Capital Improvement Plan priorities for greater work efficiency and safety.

3. Retain and recruit a highly skilled workforce

- Invest in Town staff with a one-time five percent over-all pay increase.
- Conduct a pay study to guide future thinking as it relates to competitiveness with surrounding employers. The current pay study was crafted in 2019.
- Recruit one additional firefighter that creates two firefighters per shift. This provides for internal departmental safety and efficiency.
- Increase Board compensation to keep parity with other like sized units of government and acknowledge the investment of time elected officials make for the betterment of the town.

Fund Balance

Based on our most recent audit for the period ending June 30, 2024, unassigned fund balance was **\$9,945,804** which was **160%** of General Fund expenditures. Maintaining a healthy fund balance is essential for sound fiscal management of the Town and can be a valuable asset for emergencies and one-time opportunities. I am pleased to report to the Board that the budget does not appropriate any fund balance for FY 2025-2026.

Debt

The Town budgeted to make its last payment **\$100,000** on debt service in the General Fund for FY 2025-2026. This will close out the REDLG loan through USDA to extend utilities to Gildan in 2015 as an economic development project with Davie Industrial Center, LLC.

General Fund Revenues

Ad Valorem (real property) taxes account for the largest source of revenue for the General Fund and make up **51.6%** of all General Fund revenues.

It is recommended the Ad Valorem tax rate be set at **the current rate of (\$0.29/\$100)** which will generate **\$4,379,114** for FY 2025-2026. Of note, the top ten largest tax payers attribute approximately forty percent of these revenues. This speaks positively to on-going economic development initiatives.

Projected Sales and Use tax collections are budgeted at **\$1,500,000**. This is in line with recent years. Given the current economic uncertainties and a three-month lag in receiving sales tax revenue from the state, our team will closely monitor.

Contracted Services

There will be a **3%** increase for the law enforcement contract with Davie County Sheriff's Office as stipulated in year two of the current five-year agreement. **Budgeted: \$1,545,000**

There will be a **5.2%** increase for residential trash and recycling pick up from Republic Services. Residents will see an increase of \$4.86 per billing cycle with their water and sewer bill. It is recommended the General Fund no longer subsidize this service from real property taxes. **Budgeted: \$475,032**

General Fund Capital Projects

The Capital Improvement Plan (CIP) is a multi-year plan for capital related expenditures of \$5,000 or more. The 2026-2030 CIP is presented as a separate document for your review. The capital requests as presented by department heads has been incorporated into the proposed 2025-2026 budget. The majority of capital items are for equipment end of life replacement.

Overview of FY 2025-2026 Water and Sewer Enterprise Fund

The Water and Sewer Fund was established as an enterprise-type activity for the Town. It is meant to be self-sustaining with its own revenue stream. The Town owns and operates a 2.0 MGD water treatment plant and 1.0 MGD wastewater treatment plant. Of note: The Town will enter into a bulk water purchase agreement with Davie County Public Utilities by year end 2025. The Town's Water Treatment Plant will be decommissioned and water will then be provided by the new Davie County water treatment plant in Cooleemee. Calculations have shown this approach toward the regionalization of utilities will slow the rate of increasing year over year costs.

It is proposed the FY 2025-2026 budget for the Water and Sewer Fund be set at **\$5,949,296**. This includes a **6%** water rate and **14%** sewer rate increase recommended by a rate study conducted by Raftelis. The rate increases are necessary to keep up with on-going state and federal regulations to operate these systems.

Debt

The Water and Sewer Fund includes annual debt service of **\$239,852** for a 20-year loan. The loan paid for needed capacity upgrades to the wastewater treatment plant.

Water and Sewer Fund Capital Projects

As with the General Fund, the Board of Commissioners approved the establishment of Capital Reserve Funds for the Water and Sewer Enterprise Fund. Capital Reserve Funds serve as a long-range financial

planning tool to finance future capital projects. Proposed budget capital projects for FY 2025-2026 are \$250,000 for ongoing water line replacements and \$250,000 for ongoing sewer line replacements.

Conclusion

I want to thank our leadership team of Brian Moore, Chris Vaughn, Emily Quance, Jeanette Pitts and Frank Carter, who have enthusiastically engaged since my arrival on March 17th. I am also grateful to Assistant Manager/Finance Director Lynn Trivette and Administrative Specialist Lead Rana Gaither for providing the “heavy lifting” to the proposed budget enclosed with this message. It will come as no surprise to you that the transition has been a seamless one due to such professionalism coupled with the desire to be their best.

Our “Town Team” is committed to providing the information you need, sound recommendations for good government when requested, and thorough and cost-effective implementation of services for town residents.

Fiscal Year 2025-2026 Tax Revaluation

2024-2025 Property Base Value	\$1,290,100,390
2025-2026 Property Base Value (Revaluation)	\$1,634,201,960
Difference (Base Value)	\$ 344,110,570

Revenue-Neutral Tax Rate adjusted for Growth \$0.2401 cents per \$100 dollars of value

Consider Adopting Resolution to Call for a Public Hearing Regarding the FY25-26 Annual Budget

Board consensus to move the June Board meeting from Mocksville Town Hall to the Mocksville Education Building.

A motion was made by Commissioner Taylor adopt resolution to call for a public hearing regarding the FY 2025-2026 Annual Budget on June 3, 2025 at 6:00pm and move the meeting location to the Mocksville Education Building, 201 S. South Salisbury Street. The motion was seconded by Commissioner Frye which carried by a unanimous vote 5-0.

Consider Approving Governing Body Compensation Policy Pursuant to NC G.S. 160A-64.

The Mocksville governing body will receive an annual salary for attending regular monthly meetings: the Mayor will earn \$10,800, and the Commissioners will earn \$9,000. These salaries will be paid in twelve monthly installments.

The Mocksville governing body will receive an extra \$50 for attending meetings where they represent the Town while serving on the Board.

A motion was made by Commissioner Taylor to approve governing body compensation policy pursuant to NC G.S. 160A-64. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.

NEW BUSINESS

Consider Ordinance Ordering the Town of Mocksville Code Enforcement Inspector to Effectuate the Purposes of the Mocksville Minimum Housing Code and G.S 160D-1203

A motion was made by Commissioner Lambert to adopt the Ordinance Ordering the Town of Mocksville Code Enforcement Inspector to Effectuate the Purposes of the Mocksville Minimum Housing Code and G.S 160D-1203. The motion was seconded by Commissioner Frye which carried by a unanimous vote 5-0.

Consider Adopting Resolution for Municipal Clerks Week May 4 through May 10, 2025

A motion was made by Commissioner Draughn to adopt a resolution for municipal clerk's week May 4 through May 10, 2025. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 5-0.

Consider Adopting Budget Amendment #3 Enterprise Fund

A motion was made by Commissioner Taylor to adopt a Budget Amendment #3 in the amount of \$213,117 to balance Enterprise Fund. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.

Consider Adopting Budget Amendment #4 General Fund

A motion was made by Commissioner Lambert to adopt a Budget #4 in the amount of \$103,475 to balance General Fund. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 5-0.

Consider Mocksville Tourism Development Authority Board Re-Appointments

A motion was made by Commissioner Draughn to approve re-appointments Vijay Barad (3-year term FY25-28) and Neal Cheek (3-year term FY25-28). The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 5-0.

Consider Mocksville ABC Board Re-Appointments

A motion was made by Commissioner Draughn to approve re-appointments Alex Thompson, Chair (3-year term FY25-28) and Ken Boger (3-year term FY25-28) to the ABC Board. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 5-0.

Consider NCRWA (NC Rural Water Association) Director's Appointment

A motion was made by Commissioner Draughn to approve Lee Rollins's director's appointment to the NCRWA for a 3-year term. The motion was seconded by Commissioner Frye which carried by a unanimous vote 5-0.

Consider Resolution to Oppose Current N.C. General Assembly Bills Limiting the Town's Authority to Regulate Development Proposals

Town Attorney Benshoff Addressed the Board. Multiple bills have been introduced in the 2025 session of the North Carolina General Assembly, that undermine the fundamental authority for local planning and

zoning and the ability of local elected officials to manage community growth. The resolution urges the sponsors of the legislation to reconsider SB314, SB495, SB497, SB499, SB688, SB758, and HB765.

A motion was made by Commissioner Draughn to adopt resolution to oppose current NC General Assembly Bills limiting the Town's authority to regulate development proposals. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.

Communication from Town Staff

Town Attorney Al Benshoff: Celebrate the Clerks for Clerk Week. Vacation scheduled for June; Brough Law Firm will send an attorney in my place.

Town Manager Rollins: I introduced myself to all the vendors at the Daniel Boone Festival. Jeannette Pitts did a great job on this event. I am getting more involved and meeting weekly with Code Enforcement to make sure issues are properly addressed.

Communication from Mayor and Town Board

Commissioner Stevenson: Thank you to Public Works, Lynn and Emily.

Commissioner Taylor: Great budget process.

Commissioner Lambert: Great budget process.

Commissioner Draughn: N/A

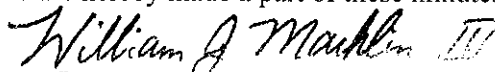
Commissioner Frye: N/A

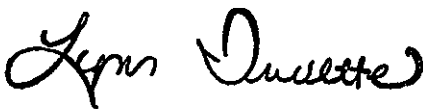
Mayor Marklin: I toured the new water plant; can't wait for everyone to see it - we will have a ribbon cutting. Daniel Boone was a great event; Jeannette did a great job.

Adjourn

A motion was made by Commissioner Taylor to adjourn the May 6, 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



Lynn Trivette Town Clerk, MMC, NCCMC