

**Town of Mocksville
Regular Board Meeting
September 2, 2025**

The Town of Mocksville Board of Commissioners met for the Regular Board Meeting on Tuesday, September 2, 2025 at 6:00 p.m. at the Mocksville Town Hall located at 171 South Clement Street.

Present:

Mayor, Will Marklin

Absent: Rob Taylor

Commissioners Present:

Jenny Stevenson
Johnny Frye
Justin Draughn
Carl Lambert

Others Present:

Lee Rollins, Town Manager
Al Benshoff, Town Attorney
Lynn Trivette, Town Clerk /Finance Director
Emily Quance, Deputy Clerk/Human Resources Director
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 Stevenson which carried by a unanimous vote 4-0.

September 2, 2025

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.

Ms. Brown (Heritage Alliance) address the Board giving thanks for all the attention Depot Street at the bottom of the hill is receiving. This includes flags, banners, summer cookout gathering, Foster Street property taken care of, Parks and Grounds landscaping and Wayne Farms site plan that looks the way they planned it. Shoaf Concrete is a different story; it needs to be addressed and taken care of.

Mike Shababy addressed the Board with concerns about Wayne Farms and the smell, noise, dust and trucks entering Railroad and Poplar Streets.

Public Hearing to consider granting economic development incentive appropriations (the "Incentives") for the purpose of aiding and encouraging the expansion in scope of a proposed new industrial enterprise by SBA Group, of Vilnius, Lithuania , (herein the "Company"), to be located in the Town of Mocksville, Davie County, North Carolina.

Incentives being considered are for an Economic Development Project by the Company which involves the expenditure by the Company of approximately thirty-seven million two hundred thousand (\$37,200,000.00) to lease property and up-fit a manufacturing facility, which will result in a minimum increase to the ad valorem tax base of the Town of at least \$37,200,000.00 and the creation of two hundred (200) new jobs at the facility. The property to be leased by the Company where the Economic Development Project will take place is a property which consist of a shell building and 39 acres located at 134 Gildan Drive, Town of Mocksville, Davie County, North Carolina. The Incentives being considered are approximately \$165,719.34 (based upon the current tax rate of \$.29 per one hundred dollars) from the Town of Mocksville to assist the Company with the up-fitting of leased real estate and factory equipment as authorized under North Carolina General Statute §158-7.1. The Incentive Agreement will provide remedies to the Town if the Company fails to create the 200 jobs or fails to meet the tax base increase requirement of \$37,200,000.00. It is expected that the investment will be returned to the Town in tax revenue derived from the project in less than five years.

Benefits to the public expected to be derived from the realization of the Economic Development Project made possible by the Incentives include, but are not limited to: the increase of the tax base of the Town by at least \$37,200,000.00, the creation of approximately 200 new jobs, the attraction to the Town of Mocksville, Davie County and the State of North Carolina of the Company which might have located in another state but for the grant of the Incentives, and the opportunity for new industrial growth, to be developed in the Town of Mocksville, Davie County and North Carolina.

Mayor Marklin opened the public hearing for comments in favor or against (6:14pm) to consider granting economic development incentive appropriations for the purpose of aiding and encouraging the expansion in scope of a proposed new industrial enterprise by SBA Group.

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

Mayor Marklin closed the public hearing (6:14pm).

A motion was made by Commissioner Draughm to approve the economic development incentive appropriations for the purpose of aiding and encouraging the expansion in scope of a proposal new industrial enterprise by SBA Group. Year (1) \$69,024.06, Year (2) \$54,883.08 and Year (3) \$41,812.20 totaling \$165,719.34. The motion was seconded by Commissioner Frye which carried by a unanimous vote 4-0.

COMMUNICATIONS FROM BOARDS, COMMISSIONS & AGENCIES

Mayor Marklin read the Smart Start Proclamation from Governor Josh Stein and took a group photo with the Smart Start team.

Proclamation – Smart Start Month

Mayor Marklin recognized proclamations.

Proclamation - Constitution Week

Proclamation - Family Promise of Davie County Week

Proclamation – 911 Day of Remembrance

Proclamation – Founding Fathers' Faith Awareness Month

Sheriff Hartman – DCSO Update – was not able to attend and moved to the October meeting.

Consent Agenda

A motion was made by Commissioner Draughm to adopt the consent agenda as presented. The motion was seconded by Commissioner Lambert which carried by a unanimous vote of 4-0. Items approved were: (A) August 5, 2025 Regular Board Meeting (B) Monthly Financials (C) Tax Releases and (D) Contribution Based Cap Report.

NEW BUSINESS

Consider an Addendum to the Interlocal Agreement Between the Town of Mocksville and Davie County Sheriff's Office for Additional Law Enforcement Services to the Town

Town Manager addressed the Board.

1. Currently installed Flock cameras have assisted law enforcement with investigations of theft, stolen vehicles and traffic complaints.
2. The purchase of the cameras will be deemed DCSO equipment.

3. Flock will install each camera. Each camera is \$3,000 per year. The yearly cost is an all in price including maintenance, LTE wireless signal, solar power, and unlimited users and data storage in the cloud.
4. Camera Locations:
 - a. Yadkinville Road near Walgreens
 - b. Yadkinville Road near Madison Road
 - c. County Lane looking toward Yadkinville Road
 - d. Milling Road
 - e. South Main Street

A motion was made by Commissioner Frye to approve the addendum to the interlocal agreement between the Town of Mocksville and DCSO for additional law enforcement services to the Town in the amount of \$15,000 each year beginning in 2.25. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 4-0.

Consider Interlocal Agreement for the Supply of Potable Water Between the Town of Mocksville and Davie County

Town Manager addressed the Board.

We are looking at a February date to decommission our water treatment plant and begin purchasing bulk water from Davie County at our new water treatment plant. This agreement has been in the works for several months and I believe it is a good agreement. You as a Board made a good decision to partner with Davie County and it was a cost effective decision.

A motion was made by Commissioner Lambert to approve an interlocal agreement for the supply of potable water between the Town of Mocksville and Davie County. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 4-0.

Consider Hollingsworth Three Parcels Donation Agreement

Town Manager addressed the Board.

The purpose of the donation agreement is the town needed easements on Hollingsworth properties in order to run a water line to the new elevated water tank. Hollingsworth was willing to donate the three parcels if the town was willing to pay the property taxes for 2024 and 2025.

A motion was made by Commissioner Draughn to approve Hollingsworth three parcels donation agreement and pay the 2024 \$809.26 and 2025 \$1,697.39 taxes stated in the agreement. The motion was seconded by Commissioner Frye which carried by a unanimous vote 4-0.

Consider Agreement for Professional Services Between Town of Mocksville and Willis Engineers for North Elevated Tank and Madison Road Booster Pump Station Improvements

Chuck Willis addressed the Board.

The Project includes design, regulatory assistance, bidding services and construction assistance for the Madison Road Booster Pump Station Improvements. Improvements at the Booster Pump Station include replacement of the two original, in-line centrifugal pumps that will serve the North Elevated Tank, and

replacement of the operating controls and communications systems that would allow the pumps to run properly and operate as needed to fill the new North Elevated Tank.

A motion was made by Commissioner Draughn to approve the agreement for professional services between Town of Mocksville and Willis Engineers for North Elevated Tank and Madison Road Booster Pump Station improvements. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 4-0.

Consider Reversing Budget Amendment #1

Town Manager addressed the Board.

Lynn and I discussed to go ahead and allocate the streetscape project to the state directed grant because June 30, 2026 is when these funds have to be spent. I also would like to also allocate the sidewalk connectivity project to these grant funds as well. As soon as I know the cost for the sidewalk connectivity project I will share this with you again. Any type of real-estate action that may take place in the future that you approve and can discuss fund balance at that time.

A motion was made by Commissioner Draughn to approve reversing budget amendment #1 in the amount of \$131,000 for Streetscape project. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 4-0.

Consider Awarding and Approving Agreement with Benchmark Planning to Update Comprehensive Plan and Develop Downtown Master Plan

Town Manager addressed the Board.

There were eight RFP submittals and the timeframe is twelve months with lots of public input. The Committee will be the Planning Board along with Jeannette Pitts.

A motion was made by Commissioner Frye to award and approve agreement with Benchmark Planning to update comprehensive plan and develop downtown master plan in the amount of \$98,750. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 4-0.

Communication from Town Staff

Town Attorney Al Benschoff: N/A

Town Manager Rollins: Sidewalk Connectivity Project Update:

1. Design Progress

Curb & Gutter Decision: Confirmed

Yadkinville Road Sidewalk right behind C&G

Note Wilkesboro Road is concrete pavement with asphalt overlay per NCDOT District.

Need a preliminary set of plans to share with Duke Energy.

2. Right-of-Way (ROW) Acquisition

Preliminary ROW Impacts Next week

ROW easements

Fewer Easements needed

Telics (Andrew) to provide templates for use
Staking not required for Easements except by request.

First Week of October

3. Bid Document Preparation

95% Review Plans Mid-September & updated engineers estimate

ROW Plans 2nd week of October for ROW Plans

1 month for Easement Availability

Bid Package December

Advertisement in January

Unknown date for mast-arm lights but shouldn't be long

Communication from Mayor and Town Board

Commissioner Stevenson: N/A

Commissioner Taylor: Absent

Commissioner Lambert: N/A

Commissioner Draughn: N/A

Commissioner Frye: N/A

Mayor Marklin: Hope Rob is feeling better. Jeannette has lots of events coming this fall. Had the October staff picnic to your calendar.

Motion to enter closed session per NC GS 143-318.11 (a) (3), and (6) to preserve the attorney-client privilege, and to discuss personnel.

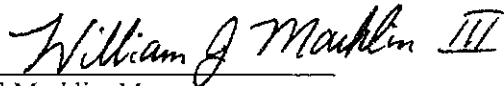
A motion was made by Commissioner Lambert to enter closed session. The motion was seconded by Commissioner Frye which carried by a unanimous vote 4-0.

A motion was made by Commissioner Lambert 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 Draughn to adjourn the September 2, 2025 Regular Board Meeting. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 4-0.

The attached documents are incorporated herewith and are hereby made a part of these minutes.



Will Marklin, Mayor



Lynn Trivette Town Clerk, MMC, NCCMC

September 2, 2025