

July 1, 2025

The Mooresville Town Council met in regular session on Tuesday, June 17, 2025, at 6:30pm at the Mooresville Government Center.

Council Members present were President, Tom Warthen and Councilmen, Greg Swinney, Jeff Cook, Josh Brown and Kirk Witt. Attorney Chou-il Lee, was also present.

Tom Warthen gave the invocation and called the meeting to order.

Approval of the minutes from the June 17, 2025, meeting- Motion was made by Councilman Brown, second by Councilman Witt to approve the minutes as written. Motion carried 5-0.

Backyard Chicken Flocks-The resident who previously inquired about a chicken ordinance returned to ask if the Council was considering a town ordinance. She shared that she had reviewed the Town of Brooklyn's ordinance adopted in 2015 as part of her research. Council members noted they had received some feedback opposing the idea and stated there are no plans to pursue a chicken ordinance.

Ordinance 7-2025 Rezone Bridge Street & Samuel Moore Pkwy- Ross Holloway of Holloway Engineering presented a rezoning request for property located at the corner of Bridge Street and Samuel Moore Parkway. The property is currently zoned I-1, and the request is to rezone it to I-2 to allow for outdoor storage.

The property owner, Mr. Arvin Hopkins, is currently using the property as an impound lot, which operates without the necessary zoning approvals in place.

The rezoning request was previously reviewed by the Planning Commission, which issued an unfavorable recommendation. The request was subsequently forwarded to the Town Council for consideration.

Council members expressed concerns about potential pollutant runoff associated with the proposed use, noting that the Morgan County Soil and Water Conservation District has identified the area as having severe runoff risks. Additionally, there was discussion about whether the facility would operate strictly as an impound lot or if it would function more broadly as a salvage or junkyard operation.

Additional concerns were raised regarding the Town's Comprehensive Plan, which designated industrial uses to remain south of Town. The company in question was originally located in that designated area but has since relocated to the Town, creating a clear conflict with the established land use plan. Council members also expressed concern about the potential expansion site, increased presence of rodents and snakes due to the proposed uses, particularly given the site's proximity to school property and the Morgan County Boys and Girls Club's outdoor activity area.

Mr. Holloway indicated he would be agreeable to withdrawing the current request and restarting the process with the Plan Commission, this time including written commitments that address all the items discussed.

Councilman Swinney motioned to withdraw the rezone request, second by Councilman Witt. Motion carried 5-0.

Resolution 15- 2025 to Expand Civilian PERF to include the position of Fire Chief- This resolution allows us to consider candidates outside of the 1977 Police Officers' and Firefighters' pension plan, opening the door to a civilian fire chief if that proves to be in the Town's best interest.

Councilman Brown motioned to approve Resolution 15, 2025, second by Councilman Swinney. Motion carried 5-0.

Fence AC Unit- The council considered the installation of a fence around the new AC unit located in front of the building at 4 E Harrison Street, with Tim Bennitt's recommendation of adding lighting to illuminate the area.

Councilman Brown made a motion to approve the project at a cost not to exceed \$8,500. Motion second by Councilman Witt. Motion carried 5-0.

Surplus Fire Chief Helmet- Interim Fire Chief Carpenter appeared before the council to request the surplus of Fire Chief Dalton's helmet as a token of appreciation for 25 years of service. Councilman Cook emphasized the importance of being consistent in future decisions regarding helmets.

Councilman Swinney made a motion to have a resolution prepared for the next meeting, second by Councilman Brown. Motion carried 5-0.

Department Head Reports – Interim Fire Chief Carpenter presented the call stats for the fire department. The Interim Chief also inquired about the continuation of the hiring process for a firefighter. There was some discussion regarding the pros and cons of moving forward.

Following the discussion, Councilman Brown motioned to move forward, second by Councilman Witt. Motion carried 3-2. Councilmen Cook and Warthen opposed.

The Parks Department Superintendent presented the list of activities for the 4th of July celebration.

Legal – Attorney Chou-il Lee presented the Council with the dedication and deed of public right-of-way of land owned by PacMoore Process Technologies, LLC as described in Exhibit A.

A motion to accept the deed of right-of-way with PacMoore was made by Councilman Swinney, second by Councilman Brown. Motion carried 5-0.

Approval of Claims - A motion to approve the payment of claims in the amount of \$598,768.95 was made by Councilman Swinney, second by Councilman Brown. Motion carried 5-0.

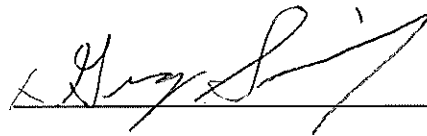
Approval of Payroll Clearing – A motion to approve payroll clearing claims in the amount of \$297,937.67 was made by Councilman Swinney, second by Councilman Brown. Motion carried 5-0.

Council Comments – President Brown stated that he would like to obtain quotes for replacing the meeting room carpet and for installing new awnings on the exterior of the Government Center.

Councilman Cook stated that he would like the Town to take a more aggressive approach in following up on issues of known noncompliant properties, including zoning violations and property being used for both residential and business purposes, including operating a vehicle repair shop.

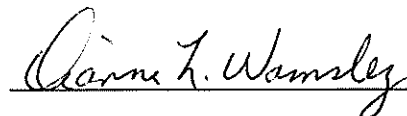
There being no further business to come before the Council at this time, a motion to adjourn was made by Councilman Brown, second by Councilman Swinney and carried 5-0.

The next meeting of the Mooresville Town Council will be held on Tuesday, July 15, 2025, beginning at 6:30 pm at the Mooresville Government Center.



~~Tom Warthen~~, President
Greg Swinney, VP

ATTEST:



Dianna L. Wamsley, Clerk-Treasurer