

October 7, 2025

The Mooresville Town Council met in regular session on October 7, 2025, 2025, at 6:30 pm at the Mooresville Government Center.

Council members present were Councilmen Tom Warthen, 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 Minutes from the September 16, 2025, meeting – Councilman Brown motioned to approve the minutes as written, seconded by Councilman Witt. Motion carried 5-0.

Unfinished Business- There were none.

New Business – Public Hearing 1st Reading 2026 Budget. Council President Warthen presented the town budget in detail and discussed the impact of Senate Bill 1. It was noted that by 2030, the Town Council could face a projected deficit of approximately \$1.7 M if current trends continue. Similar concerns are being reported by other communities throughout the state, and a special legislative session is anticipated to address the issue.

Councilman Warthen commended the department heads for submitting figures that were realistic and attainable.

Councilman Brown motioned to close the public hearing, seconded by Councilman Witt. Motion carried 5-0.

The property owner at 127 W. Harrison Street requested that it be added to the Town Council agenda to discuss a high sewer bill. The owner reported to the clerk's office that a water hose had been left running outside above ground for approximately two days, resulting in an unusually high water and sewer bill. Council members also expressed concern that granting an adjustment in this situation could set a precedent for future requests of a similar nature.

Councilman Cook motioned to deny the adjustment, seconded by Councilman Brown. Motion carried 5-0.

Builders FirstSource (formerly ProBuild) presented SB-1 for consideration of real and personal property tax abatements. ProBuild has operated locally for over 20 years and has been recognized as a strong community and business partner. The proposed investment includes: \$6.4 million in real property improvements and \$2.1 million in additional personal property.

Councilman Swinney made a motion to authorize legal counsel to proceed with the declaratory resolution for both real and personal property tax abatements for Builders FirstSource/ProBuild. Seconded by Councilman Brown. Motion carried 5-0.

Koorsen Project Update -Parks Superintendent Phil Cornelius and Koorsen project manager Dustin Parkson provided the council with a final report on the completion of the access and surveillance project. They reported that they met with all department heads to discuss individual concerns. There is a post-installation agreement if the Town is interested in ensuring continued assistance following project completion. The warranty covers workmanship only. Once the system is turned over to the Town, Koorsen's remote access will be disconnected.

Councilman Cook motioned to accept the completion of the project, seconded by Councilman Witt. Motion carried 5-0.

Food and Beverage Fund; Parks Dept. Superintendent Phil Cornelius appeared before the council to present recommendations for the allocation of remaining Food & Beverage Funds for 2025. The aquatic center's dive wall and deck repair is the department's top priority project. Damage was confirmed to have resulted from the April 2025 flood event, based on a review with a FEMA representative. The total project cost is \$192,890. If approved, 75% of the project cost (\$144,667.50) would be reimbursed by FEMA. The final local cost after reimbursement would be \$48,222.50. It was recommended that the council allocate \$176,350 from the Food & Beverage Fund for the repairs. Any remaining balance would be paid from the Parks Dept. budget until the full project cost is reimbursed. Once reimbursement is received, funds will be deposited back into the Food & Beverage Fund.

Councilman Swinney motioned to allocate the funds, seconded by Councilman Cook. Motion carried 5-0.

Mr. Cornelius also provided a list of additional potential park projects, which will be discussed and voted on at a later date.

Department Head Updates- Fire Chief Arnes provided an update regarding the review of forms and processes, community outreach, and the handling of personnel files, and reported that he is moving forward with filling a vacant fire department position. He also noted that the ladder truck is currently out of service, and other agencies have been notified.

Chief Buckner reported that the department has one position available and a second position may open in the near future due to an officer transferring to Plainfield. Twenty applications received, of which five are laterals.

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Julian
 Kevin Julian is working on several grant applications: street fair barricades, solar-powered speed signs, and exploring a grant for light flashing crossing guard signs. Will be conducting the sexual offender sweep during Halloween.

Legal Counsel- Attorney Chou-il Lee provided an update regarding 59 W Washington Street, where a business is being operated in a residentially zoned area. The matter was brought before the Morgan County Court system and was denied. The Town Council discussed the creation of a Code Enforcement Officer position in the near future to address similar issues moving forward.

Public Comments- Kathy VanHal appeared before the Council to discuss the ongoing noncompliance issue with Lawyer Trucking. She was informed that the Town is in the process of establishing a Code Enforcement Officer position to address such matters.

Kirk Freeman appeared before the council to express his appreciation for the work performed by the Town Council. He also inquired whether funds had been budgeted for the annual donation to the Senior Citizens organization.

Approval of Claims- A motion to approve the payment of claims for \$1,145,039.94 was made by Councilman Swinney, seconded by Councilman Brown. Motion carried 5-0.

Approval of Payroll Clearing- A motion to approve the payment of payroll clearing for \$259,347.37 was made by Councilman Swinney, seconded by Councilman Brown. Motion carried 5-0.

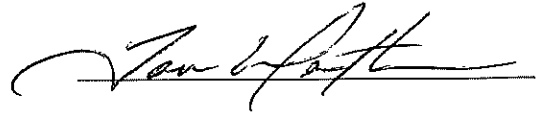
Town Council Comments – Councilman Cook noted that he received an email from the Kendrick Foundation requesting an individual meeting with each council member. He stated that he believes it would be more productive for the council to meet as a group rather than individually. He acknowledged the discussion from the previous meeting but expressed that he does not feel meeting separately is the best approach.

Council members reiterated to public speaker Kathy VanHal that code enforcement is disorganized, and the board is taking steps to address and correct the issues.

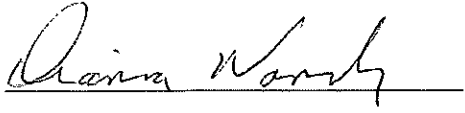
The next meeting of the Mooresville Town Council will be held on Tuesday, October 21, 2025, at 6:30 pm at the Mooresville Government Center.

There being no further business to come before the council at this time, a motion to adjourn was made by Councilman Brown with a second from Councilman Witt. Motion carried 5-0.

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Tom Warthen, President

A handwritten signature in cursive script, appearing to read "Dianna Wamsley", written over a horizontal line.

Dianna Wamsley, Clerk-Treasurer