

TOWN OF WILSON'S MILLS
TOWN COUNCIL MEETING
January 29, 2025

PRESENT: Mayor Fleta Byrd, Mayor Pro-tem JC Triplett, Councilmembers David McGowan, Carolyn Dobbin, Tim Brown, and Randy Jernigan.

OTHERS PRESENT: Town Administrator Leighanna Worley, Town Clerk Emily Matthews, and Town Attorney Gabriel Du Sablon.

CONVOCAATION: Mayor Byrd declared a quorum present and called the meeting to order at 6:30pm.

PLEDGE Mayor Byrd led the pledge of allegiance to the flag.

INVOCATION: Mayor Byrd gave the invocation.

APPROVAL OF AGENDA: Mayor Byrd asked for approval of the agenda.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Carolyn Dobbin to approve the agenda as presented. Motion carried unanimously.

APPROVAL OF MINUTES: Mayor Byrd asked for any comments or corrections to the minutes for the Regular Town Council Meeting for November 18, 2024.

Regular Town Council Meeting- November 18, 2024: A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember David McGowan to approve the Regular Town Council Meeting Minutes for November 18, 2024, as presented. Motion carried unanimously.

Work Session Minutes - November 25, 2024: Mayor Byrd asked for any comments or corrections to the minutes for the Work Session for November 25, 2024.

A motion was made by Councilmember Carolyn Dobbin and seconded by Councilmember Tim Brown to approve the Work Session Minutes for November 25, 2024, as presented. Motion carried unanimously.

Regular Town Council Meeting - December 16, 2024: Mayor Byrd asked for any comments or corrections to the minutes for the Regular Town Council Meeting for December 16, 2024.

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to approve the Regular Town Council Meeting Minutes for December 16, 2024.

Upon discussion Councilmember McGowan withdrew his motion and said he feels there needs to be more detail in the Mayor's report regarding the discussion of a moratorium.

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to table the approval of the Regular Town Council meeting Minutes until Council's regularly scheduled meeting on Monday, February 17, 2025. Motion carried unanimously.

Public Hearing: Mayor Byrd said the public hearing will need to be continued until next month in order for it to be readvertised. The public hearing was scheduled to be held at the

Special Use Permit –
330 Twin Creek
Drive:

January 21st Council meeting, but the meeting was rescheduled due to inclement weather.

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to continue the public hearing for the Special Use Permit for 330 Twin Creek Drive until Monday, February 17, 2025 at 6:30pm. Motion carried unanimously.

1st OPEN FORUM

Mayor Byrd opened the 1st Public Forum at 6:37pm.

With no one wishing to speak, Mayor Byrd closed the 1st Open Forum at 6:38pm.

Presentation of 2023-2024
Audit – Jay Sharpe:

Jay Sharpe of Sharpe-Patel presented a presentation to Council regarding the 2023-2024 audit. Mr. Sharpe said the audit was submitted on time to the Local Government Commission and there were no changes needed. He said an unmodified opinion was received which is the best result of an audit. He said there were no findings in the fiscal year. Councilmember David McGowan asked if the 2023 and 2024 expenditures exceeding revenue concerned Mr. Sharpe. Mr. Sharpe said it is not a concern because our fund balance has grown over the years as well and the purchase of the new town hall property in 2023 affected those numbers.

REGULAR BUSINESS

MAYOR FLETA BYRD:

Mayor Byrd said she attended the Triangle East Chamber of Commerce meeting this week and she also hosted the Mayors association meeting this month at Town Hall. She said Representative Larry Strickland and Senator Benton Sawry were able to attend the meeting as well. There are still a lot of funds the legislature is looking at for Western NC but they are also looking at giving to other parts of the state as well, including us.

Proclamation
Declaring February
2025 as all In Red
Month In the Town
of Wilson's Mills:

Mayor Byrd read the following proclamation:

**PROCLAMATION
DECLARING FEBRUARY 2025 AS
“ALL IN RED MONTH” IN
THE TOWN OF WILSON’S MILLS**

WHEREAS, the well-being of our community is of paramount importance, and maintaining excellent health among our citizens remains a top priority; and

WHEREAS, February marks the month-long, county-wide heart health awareness campaign entitled “*ALL IN RED*”, organized by UNC Health Johnston and the Johnston Health Foundation; and

WHEREAS, in the United States, North Carolina, and Johnston County, heart disease is a leading cause of death among both men and women; and

WHEREAS, according to the Centers for Disease Control and Prevention (CDC), up to 80% of premature deaths from heart disease and stroke could be prevented through increased physical activity, improved diet, education, and proper management of medical conditions such as high blood pressure, high cholesterol, and diabetes; and

WHEREAS, *ALL IN RED* provides an opportunity to raise awareness about heart health while addressing the growing needs of local cardiology patients; and

WHEREAS, the *ALL IN RED* campaign encourages all Johnston County residents, business owners, and visitors to participate by wearing red on **February 7, 2025, National Wear Red Day**, and/or hosting a red-themed promotion or fundraiser throughout February; and

WHEREAS, recognizing the financial challenges faced by heart patients, all funds raised during this campaign will benefit local heart patients through the Johnston Health Foundation's Heart Fund; and

WHEREAS, we honor heart disease and stroke survivors, those currently battling these conditions, and their families who provide unwavering love and encouragement, while also applauding the dedication of our medical professionals who deliver quality care;

NOW, THEREFORE, the Honorable Fleta Byrd and the Town Council do hereby proclaim **February 2025** as "*ALL IN RED MONTH*" and encourage businesses, industries, and citizens in our community to support and participate in this impactful initiative.

**TOWN
ADMINISTRATOR'S
REPORT – Leighanna
Worley:**

**Council Chamber
Upfit Bid Award:**

Paul Fox from Studio 310 (previously 310ai) said we received 7 bids for the Council Chamber upfit on the bid receipt date. Out of 7 bids the bottom 4 from a cost perspective were chosen and placed in a spreadsheet which Mr. Fox presented to Council. He said the lowest overall bid from Carolina Commercial is on the spreadsheet, but they were not qualified for the job. Mr. Fox said it is his recommendation to award the bid to Calvin Davenport. Attorney Du Sablon stated the North Carolina State Statutes prohibit a bidder from correcting their bid after the opening of the bid and that is why Carolina Commercial is unable to correct their bid and therefore unable to be considered to have the bid awarded to them. Councilmember Brown asked where these companies are located and Mr. Fox said Calvin Davenport is based out of Rocky Mount and others are based out of Wake County. Vortex is based in Johnston County. Mr. Fox explained the additions and deductions and said once the bid is awarded it will be best to speak with the company on which additions and deductions we choose.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Tim Brown to disqualify Carolina Commercial as a bidder due to corrections to bids after opening being prohibited according to N.C.G.S 143-129 and 143-129.1. Motion carried unanimously.

Councilmember McGowan mentioned having the Planning Board members state their opinion on the selected bidders and Mayor Byrd said it does not pertain to their duties and should remain a Council decision.

Councilmember Brown asked if we are legally obligated to award the bid to the lowest bidder and Attorney Du Sablon explained that if Council chooses to move forward, they are obligated to award to the lowest bidder. He said if that is not the pleasure of Council they can reject all the bids and begin the bidding process over from the start.

Mayor Byrd said a decision needs to be made and Council should not continue to delay this decision. Councilmember McGowan asked about a termination clause should the company not comply with the needs of the project. Mr. Fox said Studio 310 vets each company in order to make sure they are reputable. He said these are also insured bids which means that the company can be back charged should they abandon the project and they would be responsible for finding another contractor. Councilmember Brown asked how recent Calvin Davenport's last project was and Mr. Fox said they have constructed several welcome centers

in the state as well as worked with Department of Transportation.

A motion was made by Councilmember David McGowan and seconded by Councilmember Randy Jernigan to award the bid for the Wilson's Mills Council Chamber upfit to Calvin Davenport for \$2,065,000.

Councilmember Brown asked if we will be over budget for this project if we award the bid for the price listed and Ms. Worley said after the bid is awarded we will be able to discuss the additions and deductions with the company and the price could fluctuate.

With a motion on the table, motion carried unanimously.

**FINANCE OFFICER'S
REPORT – Sherry
Hudson:**

**Budget Amendment
#2 for Fiscal Year
2024-2025:**

Finance Officer Sherry Hudson referenced the budget amendment in Council's packets and asked if there were any questions.

Councilmember David McGowan asked about the community policing line item and Ms. Hudson said those funds are usually used for the family the Town adopts at Christmas, but the funds were moved to governing board this year since it is not in the police department. Ms. Hudson said this amendment will clean up a lot of deficits in the departments.

A motion was made by Councilmember Randy Jernigan and seconded by Mayor Pro-tem JC Triplett to adopt the following Ordinance to Amend and Ordinance to Appropriate Funds for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2025, Budget Amendment #2. Motion carried unanimously.

**AN ORDINANCE TO AMEND
AN ORDINANCE TO APPROPRIATE FUNDS
FOR THE FISCAL YEAR BEGINNING JULY 1, 2024
AND ENDING JUNE 30, 2025**

**TOWN OF WILSON'S MILLS
FY 24-25 BUDGET AMENDMENT #2**

BE IT ORDAINED by the Town Council of the Town of Wilson's Mills, County of Johnston, State of North Carolina, and meeting in Regular Session this 21st day of January 2025 that the Town Budget adopted on June 14, 2024, for FY 2024-2025 is hereby amended and adopted.

Section I. That the following Revenue items in the General Fund Budget be DECREASED and/or INCREASED by the following amounts:

GENERAL FUND	REVENUES	DECREASE	INCREASE
<u>Account No.</u>	<u>Line Item</u>	<u>Amount</u>	<u>Amount</u>
10-3231-311	State Sales Tax Yearly	\$6,754.00	
10-3315-330	Powell Bills St. Aid		\$8,176.00
10-3431-431	Ticket & Violation Fees		\$2,000.00
10-3491-410	Planning Fees		\$25,000.00
10-3612-411	Festival & Events		\$587.00

10-3833-840	Comm. Programs Donations		\$400.00
10-3981-970	Drug Seizure Reimb. to GF		\$3,444.00
10-3981-971	Master Plan Reimb. to GF		\$126,845.00
		\$6,754.00	\$166,452.00

Section II. That the following Expenditure items in the General Fund Budget be INCREASED and/or DECREASED by the following amounts:

<u>Account No.</u>	<u>Line Item</u>	<u>INCREASE</u>	<u>DECREASE</u>
-	Governing Board	<u>Amount</u>	<u>Amount</u>
10-4110-335	Utilities / Trash	\$300.00	
10-4110-550	Cap. Outlay TH Upfit	\$126,845.00	
10-4110-710	Town Hall - Principal		\$39,090.00
10-4110-720	Town Hall - Interest	\$39,088.00	

	Administration		
10-4120-121	Salaries & Wages		\$21,660.00
10-4110-181	FICA		\$2,000.00
10-4120-321	Telephone	\$200.00	
10-4120-439	Equipment Rent	\$4,000.00	
	Police		
10-4310-126	Salaries - Part Time	\$23,956.00	
10-4310-181	Payroll FICA	\$1,800.00	
10-4310-182	Retirement	\$4,876.00	
10-4310-184	LEO 401k	\$775.00	
10-4310-252	Tires	\$2,000.00	
10-4310-321	Telephone	\$4,334.00	
10-4310-353	Maint. Vehicles	\$5,000.00	
10-4310-610	Comm. Policing Program		\$1,000.00
	Public Works		
10-4410-126	Part Time Salaries	\$624.00	
10-4410-251	Gas & Oil	\$1,500.00	
10-4410-252	Tires	\$1,000.00	
10-4410-321	Telephone	\$500.00	
10-4410-351	Maint. - Bldg. & Grounds	\$1,500.00	

	Planning & Zoning		
10-4910-353	Maint. Vehicle	\$150.00	
	Park & Events		
10-6120-992	PW Comm. Park	\$5,000.00	
		\$223,448.00	\$63,750.00

**PLANNING AND
ZONING REPORT –
Wendy Oldham**

Burn Ban:

Planning Director Oldham said per the request of Council, she researched burn ban ordinances to implement in town. She reviewed the following options and implications.

Option 1: Complete Open Burn Ban for all open burning (residential and commercial) - no one would be able to burn anything within the Town Corporate Limits.

Implications: If we implement a total burn ban, the Town would be required to offer the residents another option for disposal of yard debris items. The Town would need the following items:

- Knuckle Boom Truck
\$250,000
- 2 CDL Employees' Salaries and Benefits
\$160,000
- Disposal of debris at JC Landfill \$20/ton
- Truck holds 5 Tons= \$100 per load
TBD
- Cost of diesel for running the truck
TBD

Option 2: Require an Air Curtain (Burn box) for all open burning (residential and commercial)

Implications:

- Residents would not be able to afford a burn box for their personal use.
- Developers would need to install a burn box prior to burning any debris from the property they are clearing, regardless of the size of the lot.

Other Options:

- The open burning for residents for fallen leaves, limbs, branches, shrubbery, yard clean up, etc., that comes from their parcel, could be left in place for residential burning.
- For developers only, the air curtain could be mandated when clearing a parcel over a certain number of acres. This has been discussed with Mr. Du Sablon, our Town Attorney, and he states he would like to do more research on this prior to it being mandated. The wording on this change would need to be precise.

Mayor Pro-tem JC Triplett said the implications of option 2 would be the same of option 1 since residents couldn't afford a burn box for their personal use.

Mrs. Oldham said the Planning Board met Monday night and they recommended for residents to continue to burn yard debris. They also recommended for developers use an air curtain or burn box when burning on 5 or more acres. She said this is not up for approval tonight, these are just updates. She said these recommendations will be presented to Council when the Udo is presented for approval And any changes can be made at that time.

Councilmember David McGowan said he appreciates what Mrs. Oldham and the Planning Board has done in order to get this information to Council. He also expressed concerns about the 5 acre rule for developers.

**COUNCILMEMBER
COMMENTS:**

Councilmember David McGowan said his trust has been eroded lately and he urged the public to get involved as this is an election year for the Town.

Mayor Pro-tem JC Triplett made comments about budget season saying that residents are concerned about their property evaluations increasing. Councilmember Jernigan said he thinks we will need a revenue neutral budget in order to continue to benefit the people of the town.

Ms. Worley said last year we coupled work sessions with budget sessions but due to ongoing projects we will not be able to combine the sessions this year. She said scrolls from the county will continue to come in but they will fluctuate and our tax base may change. After discussion Ms. Worley said she would email Council with possible dates for budget sessions.

2nd OPEN FORUM

Mayor Byrd opened the 2nd Public Forum at 8:00pm.

With no one wishing to speak, Mayor Byrd closed the 2nd Open Forum at 8:01pm.

ADJOURN:

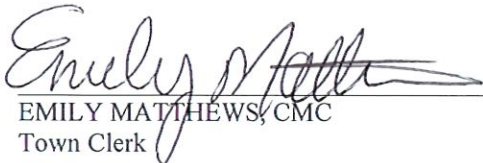
A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Randy Jernigan to adjourn. Motion carried unanimously.

The meeting adjourned at 8:01pm.



ATTEST:


FLETA A. BYRD, Mayor


EMILY MATTHEWS, CMC
Town Clerk

