

TOWN OF WILSON'S MILLS
TOWN COUNCIL MEETING
May 19, 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 Attorney Brian Pridgen of Cauley Pridgen.

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: Councilmember Tim Brown gave the invocation.

APPROVAL OF AGENDA: Mayor Byrd added the following agenda item: Closed Session pursuant to N.C.G.S. 143-318.11(a)(6) "personnel..."

A motion was made by Councilmember David McGowan and seconded by Councilmember Randy Jernigan to approve the agenda as amended. Motion carried unanimously.

APPROVAL OF MINUTES: Mayor Byrd asked for any comments or corrections to the minutes for the Regular Town Council Meeting for April 21, 2025.

Regular Town Council Meeting- April 21, 2025: A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to approve the Regular Town Council Meeting Minutes for April 21, 2025, as presented. Motion carried unanimously.

Work Session Minutes - April 28, 2025: Mayor Byrd asked for any comments or corrections to the minutes for the Work Session for April 28, 2025.

A motion was made by Mayor Pro-Tem JC Triplett and seconded by Councilmember Carolyn Dobbin to approve the Work Session Minutes for April 28, 2025, as presented. Motion carried unanimously.

PUBLIC HEARING: Mayor Byrd opened the public hearing at 6:33pm.

Ordinance to Approve Funds and Raise Revenue – Fiscal Year 2025-2026: Town Administrator Leighanna Worley read the following budget message:

"In accordance with N.C.G.S. 159, the Local Government and Fiscal Control Act, I am pleased to present to you a balanced Recommended Budget for the fiscal year July 1, 2025 to June 30, 2026. This budget has been assembled with the premises of ensuring that the budgeted funds are spent for public purposes in accordance with the North Carolina Constitution Article V, Section 2(1), which states that "the power of taxation shall be exercised in a just and equitable manner, for public purposes only, and shall never be surrendered, suspended or contracted away." The Town's revenue forecasting philosophy has always been conservative and will continue for this fiscal year due to the ongoing uncertainty of local, state, and national economic trends. This budget document contains the recommended tax rate, revenue and expenditures estimations, and fee schedules.

The proposed Fiscal Year 2025-2026 Budget is \$4,394,221.00 and anything can be added or deleted at the pleasure of the Council. Budget needs and assessments were first discussed at the Budget Session which was publicly

noticed and held on March 20, 2025, and in following sessions of the Town Council. A public hearing is set to be held for the budget on May 19, 2025 at 6:30 PM.

In 2024-2025, the Town collected approximately \$1,579,952.00 in property tax. Johnston County just performed a revaluation this year. The average increase from that revaluation across the county was 70%. Wilson's Mills is a rapidly growing town, and we are working to maintain the needs of the town infrastructure and services, along with keeping up with the additional influx of people and homes. The Town of Wilson's Mills will collect an estimated \$2,828,210.00 in the coming year – due in part by the revaluation, but also by additional tax revenue from homes added during our growth. Because of this Town Administration does not recommend a revenue neutral tax rate. The Town of Wilson's Mills would have a tax rate of \$0.28 per \$100 valuation at revenue neutral which would cause the Town to DECREASE it's current services due to inflation on costs and services already in place.

The average of all of the town's and county's proposed tax rates in Johnston County is \$0.50; therefore the Wilson's Mills proposed tax rate totaling \$0.50 continues to be average in the County and is the same rate as FY24-25.

REVENUES*

Property & Vehicle Taxes

The Property Tax base is estimated by the Johnston County Tax Office to produce \$2,828,210 in revenue based on a 99% collection rate.

The Prior Year Tax collection estimates are based on previous years' collections as well as discoveries and collection rates. We have estimated a collection of \$600 for prior years' taxes. This amount is lower than the fiscal year 2024-2025 and is based on our excellent 99% collection rate. Penalties and interest are based on prior year collections and is estimated at \$3,100.

Vehicle Tax estimates are based on the information from Johnston County Tax Office remain the same as our current year at \$208,000.

The property tax, prior year collections, penalties and interest, and vehicle taxes generate approximately 55% of all General Fund Revenues.

Shared State and Local Revenues

According to estimates from the North Carolina League of Municipalities, Wilson's Mills' share of the Johnston County sales tax will generate about \$725,000 or 18% of General Fund Revenues.

Other Significant Revenues

Utility Franchise Taxes, which includes electric power, piped natural gas, cable television, and telecommunications taxes, are expected to generate \$117,300 or 3% of the total General Fund revenues.

In addition to the sources of revenue discussed above, the Town is also expected to realize a number of other significant revenues accounting for 22% of total General Fund revenues including collected fees.

The Town also expects to receive grants totaling \$60,500 or 2%.

Miscellaneous and Departmental Fees

It is recommended that the Fee Schedule for the fiscal year 2024-2025 be continued by Council to adhere to the anticipated budget revenue; however, staff is reviewing the current fees and will likely present to Council a request to increase those fees sometime during the Fiscal Year 2025-2026.

General Fund Appropriation

There are no appropriated fund balance amounts estimated to be used for fiscal year 2025-2026; however, our leftover ARPA funds were designated to be used as Revenue Replacement and since those funds have not been utilized in this fiscal year, we are estimating to use about \$177,774 in FY2526.

*EXPENDITURES**

Basic Expenditures Authorized by Department

The following expenditures have been appropriated in relation to our revenues.

GENERAL FUND	
General Government	\$ 678,990.00
Administration	\$ 617,742.00
Police	\$2,151,212.00
Public Works	\$ 551,366.00
Planning	\$ 292,911.00
Parks & Events	\$ 102,000.00
TOTAL	\$4,394,221.00

STAFF: The budget reflects the following new positions and their perspective departments:

1. Five full-time police officers starting in July 2025
2. One full-time SRO starting in April 2026
3. A new pre-hire program for BLET cadets (2 for FY25-26)
4. One full-time Human Resources Director in Administration

SALARY: This budget includes a tired salary grade adjustment for all departments based on a 12.5% increase to bring the starting salary of police officers to the average of \$51,650 in Johnston County.

BENEFITS: The Town has moved it's health and life benefits to The Laymon Group broker with BCBSNC and Delta coverages. The rates for the new companies remain the same as the current year.

The Town Council reviewed the proposed budget in 3 work sessions where changes in revenues and expenditures were directed. The financial investments identified in the budget are designed to address the following Town Council goals:

- Administration Personnel
- Public Safety Personnel
- Salary Adjustments for recruitment and retention of all personnel
- Increased Community events for Parks and Events
- Software to streamline work processes in both Police & Planning Departments
- Equipment to increase production and lower rental fees in Public Works
- Additional funds to continue research of the Town Water & Sewer infrastructure stability and future maintenance

This proposed FY 2025-2026 Budget was available at Town Hall for a minimum of ten days (and has been available since April 25, 2025) and a Public Hearing called for May 19, 2025 at 6:30pm has been published twice in *The News & Observer* as well as notices posted on the Town's web page, and at Town Hall since April 25, 2025.

I would like to express my sincere appreciation to the staff for their support in preparing this budget. Without their help, it would not have been possible to finish this budget. They have spent a great deal of time working to ensure the tax dollars of the citizens of Wilson's Mills are spent correctly. Additionally, I would like to acknowledge the Mayor and the Town Council for their support and leadership throughout the work sessions held to develop this budget."

Ms. Worley said the spreadsheet Council received at tonight's meeting is the most updated budget spreadsheet. She said she updated the property tax number based on the most updated scroll received. She also added a grant line and updated the increased state employee retirement rate.

Councilmember Brown said he is not comfortable with all the increases in this budget. He said he looked into other salaries in the County and we seem to be in line with other towns at this time.

Councilmember Jernigan said he agrees with Councilmember Brown and said as a resident his property taxes have doubled which is concerning. He feels the longtime residents are being ran out of town. He said he wanted to see a revenue neutral budget. Ms. Worley said she did prepare a revenue neutral budget with a tax rate of .28 but it resulted in a deficit of \$498,208 even after removing all wish list items and the 6 new positions proposed.

Mayor Pro-tem Triplett said he agrees with Councilmember Brown and Councilmember Jernigan but also understands we cannot be revenue neutral. He asked for an update on other municipalities that are lowering their tax rate. Ms. Worley said we are one of 3 municipalities in the county that are keeping their current tax rate. She said 6 municipalities are decreasing taxes but increasing utilities rates.

Councilmember Brown said Council has been generous to police officers in the past and if we add 6 more officers we will be at 18 officers which is close to Town of Selma's department of 24 officers. Councilmember Brown suggested approving

a partial budget. Attorney Brian Pridgen said that could cause issues with the Local Government Commission.

Kenny Jones of 601 Swift Creek Road asked if we have looked into how growth in town will effect the budget. Mayor Byrd said yes that was taken into consideration and it is reflected in the budget.

Mayor Byrd said there are a lot of people coming into town and they want services such as utilities and trash. She also said the area in which our officers have to cover is large and we need more officers so there can be more than one officer on duty. She said if we get commercial properties in town we wouldn't have enough officers to cover the areas effectively. Mayor Byrd also said the new items and the additional staff in the budget are needed. She said we need to move forward rather than moving backwards.

Mayor Byrd closed the public hearing at 7:04pm.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to adopt the following Ordinance to Approve Funds and Raise Revenue – Fiscal Year 2025-2026. Voting in favor of the motion were Mayor Pro-tem JC Triplett, Councilmembers David McGowan and Carolyn Dobbin. Voting in opposition were Councilmembers Randy Jernigan and Tim Brown. Motion carried 3 to 2.

**TOWN OF WILSON'S MILLS
BUDGET ORDINANCE
FISCAL YEAR 2025-2026**

**AN ORDINANCE TO APPROPRIATE FUNDS AND RAISE REVENUE
FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING
JUNE 30, 2026**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WILSON'S MILLS, NORTH CAROLINA, MEETING IN REGULAR SESSION, THAT: the following anticipated Fund Revenues and Departmental Expenditures, together with certain fees and charges schedules and with certain restrictions and authorizations are hereby appropriated and approved for the operation of the Town Government and its activities for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

SECTION I. GENERAL FUND

A. REVENUES ANTICIPATED:

Current Year Ad Valorem Taxes	\$2,828,210.00
Prior Year Ad Valorem Taxes	\$600.00
Motor Vehicle Tax	\$208,000.00
Tax Penalties & Interest	\$3,100.00
Festivals & Events	\$2,500.00
Utility Franchise Taxes	\$117,300.00
Court Facility Fees	\$3,686.00
Ticket and Violation Fees	\$5,550.00
Local Government Sales Tax	\$725,000.00
Sales Tax Refund	\$40,000.00
Beer & Wine	\$15,050.00
Powell Bill Street Grant	\$95,176.00

ABC Board Local	\$10,400.00
Interest Income	\$3,600.00
Fees Collected – Planning Dept.	\$90,000.00
Fees Collected – Police Dept.	\$275.00
Misc Collections/Pet Fees	\$7,500.00
Revenue Replacement	\$177,774.00
Grants	\$60,500.00
Fund Balance (General Fund)	\$0.00
Fund Balance (Powell Bill)	\$0.00
TOTAL	\$4,394,221.00

B. EXPENDITURES AUTHORIZED BY DEPARTMENT:

Governing Body	\$678,990.00
Administration	\$617,742.00
Police	\$2,151,212.00
Public Works	\$551,366.00
Planning & Zoning	\$292,911.00
Events	\$102,000.00
Transfers to Other Funds	\$0.00
TOTAL	\$4,394,221.00

SECTION II. WATER AND SEWER FUND

A. REVENUES ANTICIPATED:

Sewer Charges	\$7,500.00
Late Fees	\$500.00
Johnston County Public Utilities	\$168,000.00
Interest Earned	\$0.00
Transfer In – General Fund	\$0.00
TOTAL	\$176,000.00

B. EXPENDITURES AUTHORIZED:

Professional Services	\$14,590.00
Dept./Office/Misc. Supplies	\$1,000.00
Postage	\$500.00
USDA Sewer Loan “A” – Principal	\$65,000.00
USDA Sewer Loan “A” – Interest	\$79,475.00
USDA Sewer Loan “B” – Principal	\$6,000.00
USDA Sewer Loan “B” – Interest	\$9,435.00
TOTAL	\$176,000.00

SECTION III. LEVY OF TAXES

There is hereby levied for Fiscal Year 2025-2026 an ad valorem tax rate of \$0.50 per one hundred dollars (\$100.00) valuation of taxable property as listed for taxes as of July 1, 2025 for the purpose of raising the revenue from current taxes as set forth in the foregoing estimate of revenues, and in order to finance the foregoing applicable appropriations.

SECTION IV. SPECIAL AUTHORIZATION – BUDGET OFFICER

- A. The Financial Officer is authorized to transfer funds between line items for expenditures within departmental budgets.
- B. Proposed changes from one departmental budget to another departmental budget must be approved by the Town Council of the Town of Wilson's Mills.

SECTION V. UTILIZATION OF FINANCIAL OFFICER / MAYOR

This Ordinance shall be the bases of the Financial Plan for the Town of Wilson's Mills municipal government during the 2025-2026 Fiscal Year. The Financial Officer shall administer the Budget and he/she shall ensure that operating officials are provided guidance and sufficient detail to implement their appropriate portion of the budget.

The Administrative Department shall establish and maintain all records which are in accordance with this Budget Ordinance and the appropriate Statutes of North Carolina.

Copies of the Ordinance and any relevant fee schedule shall be maintained in the office of the Town Clerk of the Town of Wilson's Mills and shall be made available for public inspection.

Ordinance to
Amend Zoning –
Wilson Company
LLC – Parcel
17K08026J:

Mayor Byrd opened the public hearing at 7:06pm.

Planning Director Wendy Oldham said in December 2019 the Unified Development Ordinance was adopted and this property was zoned mixed use and single family residential 2. She said it should've been zoned industrial due to the nature of the business on the property. She also said there were 4 parcels at the beginning of the rezone process but they have since been recombined to 1 parcel at the owner's request.

Mrs. Oldham said it is the recommendation of the Planning Department to approve the rezone.

Kenny Jones of 601 Swift Creek Road said when he looked up the property the parcel ID was 17K08026C and it is showing as being zoned residential. Mr. Jones said he has 5 residences that backed up to the property and feels the rezone of the property will decrease his property value. He also thinks the property is a hazard.

Councilmember David McGowan suggested placing a buffer around the property in order to block the view of the business from Mr. Jones' properties.

Attorney Pridgen said that the UDO may have conditions related to this rezone such as adding a buffer but the Council cannot add any conditions since this is not a conditional rezone.

Councilmember Brown asked if we are sure the zoning is correct and Mrs. Oldham said she has checked in GIS and the current zoning is correct.

Mayor Pro-tem Triplett asked if the business were to decide to use the excess property in the future could the Town place restrictions on what they could use the property for. Mrs. Oldham said if it is zoned industrial we would not be able to place restrictions unless the use of the property required a Special Use Permit. Attorney Pridgen said it is important for the Council to consider not just the current

use of the property but also any allowed use that could occur in the future with it being rezoned industrial.

Linda Uzzle of 510 Main Street is also concerned about the evaluation of the property and said she objected.

Councilmember David McGowan asked if there is a possibility of a lawsuit if Council were to deny the rezone and Attorney Pridgen said that would be best discussed in Closed Session.

Mayor Byrd closed the public hearing at 7:46pm.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Randy Jernigan to adopt the following Ordinance to Amend Zoning – Wilson Company LLC – Parcel 17K08026J from mixed use and single family residential to industrial which is reasonable and consistent with the UDO of the Town of Wilson's Mills. Voting in favor of the motion was Mayor Pro-tem JC Triplett, Councilmembers Carolyn Dobbin, Randy Jernigan, and David McGowan. Voting in opposition was Councilmember Tim Brown. Motion carried unanimously.

**AN ORDINANCE AMENDING THE WILSON'S MILLS ZONING
ORDINANCE**

**PROPERTY OWNED BY
WILSON COMPANY, LLC
3.96 ACRES LOCATED AT 688 MAIN STREET FROM
MIXED USE (MU) AND SINGLE FAMILY RESIDENTIAL (SFR-2)
TO INDUSTRIAL (IND)**

WHEREAS, a petition has been received from Wilson Company, LLC to rezone a 3.96-acre tract of land from MU (Mixed Use) and SFR-2 (Single Family Residential) to IND (Industrial) ; and

WHEREAS, the required newspaper notices have been given, adjacent property owners notified, the recommendation from the Wilson's Mills Planning Board received, and a public hearing held at a Regular Meeting on May 19, 2025 with members of the public soliciting input on the matter.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL of the Town of Wilson's Mills that:

Section 1.

The Zoning Ordinance of the Town of Wilson's Mills is amended to change the following area from MU (Mixed Use) and SFR-2 (Single Family Residential) to IND (Industrial), and to amend the Wilson's Mills Zoning Map to show the area change:

BEGINNING at an iron pin, set in the northern right of way line of Main Street (SR 1910), said point being the southeast corner of Parcel #17K08026J, and thence the following courses and distances: N 36° 37' 48" E 119.07 feet; N 36° 37' 48" E 241.66 feet; N 25° 9' 58" W 218.05 feet; N 36° 57' 27" E 220.08 feet; N 55° 22' 56" W 252.10

feet; S 36° 27' 54" W 351.11 feet; S 48° 50' 54" E 47.40 feet; S 53° 21' 03" E 105.93 feet; S 52° 16' 57" E 56.38 feet; S 52° 40' 06" E 29.79 feet; S 37° 04' 21" W 197.75 feet; S 37° 04' 21" W 120.64 feet; S 52° 24' 58" E 20.00 feet; S 53° 05' 39" E 110.22 feet; S 53° 46' 54" E 74.73 feet to the point and place of BEGINNING;

As shown more particularly on a plat map entitled "Recombination Survey for Wilson Company LLC" by On the Level Land Surveying, PLLC, dated March 3, 2025.

Section 2. All laws and clauses in conflict with this Ordinance Amendment are hereby repealed.

Section 3. This Ordinance Amendment shall be effective immediately upon adoption.

Ordinance to Extend
Corporate Limits –
Strickland Road
Developers, LLC –
Parcel ID
17J07022A:

Mayor Byrd opened the public hearing at 7:48pm.

Rob Bailey with R&R Development Group addressed Council and asked if there were in questions regarding the annexation. Mayor Byrd asked if it is still planned to put an entrance on Swift Creek Road. Mr. Bailey said yes, that will be the main entrance, there will also be a turning lane as well as guardrails placed at the street crossing.

Councilmember Brown expressed concerns about traffic in that area due to the hill on the road and expressed concerns of car accidents due to lack of visibility.

Mayor Byrd asked if there will be another entrance on Strickland Road and Mr. Bailey said yes.

Mr. Bailey said his company could suggest a speed reduction in that area to hopefully eliminate the risk of any accidents.

Mayor Byrd closed the public hearing at 7:56pm.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Randy Jernigan to adopt the following Ordinance to Extend Corporate Limits – Strickland Road Developers, LLC – Parcel ID 17J07022A. Motion carried unanimously.

TOWM #205

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF WILSON'S MILLS, NORTH CAROLINA

WHEREAS, the Town of Wilson's Mills Town Council has adopted a resolution under G.S. 160A-31 stating its intent to annex the area described below; and

WHEREAS, a public hearing on the question of this annexation was held at the Wilson's Mills Elementary School Cafeteria, 4654 Wilson's Mills Road, Wilson's Mills, North Carolina at 6:30 p.m. on May 19, 2025 after due notice by the Johnstonian News on May 7th and May 14th, 2025 and

WHEREAS, the Town of Wilson's Mills Town Council finds that the proposed annexation meets the requirements of G.S. 160A-31.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Wilson's Mills, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described contiguous property owned by J Farms, LLC is hereby annexed and made part of the Town of Wilson's Mills, as of May 19, 2025.

Beginning at a 5/8" Iron Pipe found 0.2 feet below the existing ground in the eastern Right of Way of Strickland Road (N.C.S.R. 1907); Thence, S 88° 14' 07" W for a distance of 30.72 feet to found mag nail in the centerline of Strickland Road (N.C.S.R. 1907); Thence following the centerline of Strickland Road (N.C.S.R. 1907) the following courses; N 06° 30' 50" W for a distance of 60.82 feet to a found mag nail; Thence, N 02° 54' 19" W for a distance of 507.86 feet to a found mag nail; Thence, N 02° 58' 39" W for a distance of 144.92 feet to a found mag nail; Thence, N 00° 25' 19" E for a distance of 144.77 feet to a found mag nail; Thence, N 07° 46' 21" E for a distance of 44.26 feet to a found mag nail; Thence, N 10° 36' 35" E for a distance of 51.35 feet to a found mag nail; Thence, N 12° 31' 01" E for a distance of 38.05 feet to a found mag nail; Thence, N 12° 36' 27" E for a distance of 102.30 feet to a found mag nail; Thence, N 12° 49' 08" E for a distance of 64.12 feet to a found mag nail; Thence, N 13° 11' 12" E for a distance of 95.66 feet to a found mag nail; Thence, N 12° 53' 58" E for a distance of 99.97 feet to a found mag nail; Thence, N 12° 20' 54" E for a distance of 100.00 feet to a found mag nail; Thence, N 10° 00' 59" E for a distance of 50.01 feet to a found mag nail; Thence, N 06° 39' 21" E for a distance of 49.98 feet to a found mag nail; Thence, N 02° 37' 10" E for a distance of 49.97 feet to a found mag nail; Thence, N 01° 45' 28" W for a distance of 50.04 feet to a found mag nail; Thence, N 06° 25' 50" W for a distance of 50.07 feet to a found mag nail; Thence, N 12° 07' 14" W for a distance of 49.99 feet to a found mag nail; Thence, N 16° 23' 09" W for a distance of 21.67 feet to a found mag nail; Thence, S 89° 04' 56" E for a distance of 31.50 feet to a 5/8" Iron Pipe found flush with the existing ground in the eastern Right of Way of Strickland Road (N.C.S.R. 1907); Thence, S 89° 04' 56" E for a distance of 782.04 feet to a 3/4" Iron Pipe found 0.7 feet above the existing ground on the east side of the creek; Thence with said creek for the following courses; S 58° 12' 57" W for a distance of 60.61 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence,

S 15° 58' 43" E for a distance of 91.64 feet to a 5/8" Iron Pipe found 0.4 feet above the existing ground on the east side of the creek bank; Thence, S 50° 15' 22" E for a distance of 124.91 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 17° 33' 16" W for a distance of 98.00 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 01° 20' 10" E for a distance of 86.34 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, N 84° 20' 51" W for a distance of 101.96 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 30° 00' 47" W for a distance of 111.24 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 35° 28' 58" E for a distance of 70.23 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 12° 27' 46" W for a distance of 35.95 feet to a 5/8" Iron Pipe found 0.4 feet above the existing ground on the east side of the creek bank; Thence, S 68° 19' 42" E for a distance of 23.14 feet to a bent 5/8" Iron Pipe found 0.6 feet above the existing ground on the east side of the creek bank; Thence, S 19° 12' 37" W for a distance of 36.92 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 27° 55' 58" E for a distance of 112.12 feet to a 5/8" Iron Pipe found 0.1 feet above the existing ground on the east side of the creek bank; Thence, S 72° 29' 21" E for a distance of 57.29 feet to a 5/8" Iron Pipe found 0.1 feet above the existing ground on the east side of the creek bank; Thence, S 54° 03' 11" E for a distance of 249.15 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 77° 16' 40" E for a distance of 68.16 feet to a 5/8" Iron Pipe found 0.1 feet above the existing ground on the east side of the creek bank; Thence, S 21° 56' 59" E for a distance of 35.70 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 62° 55' 33" W for a distance of 29.99 feet to a 5/8" Iron Pipe found 0.4 feet above the existing ground on the east side of the creek bank; Thence, S 43° 39' 18" E for a distance of 54.22 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 41° 26' 11" W for a distance of 43.52 feet to a 5/8" Iron Pipe found 0.3 feet above the existing ground on the east side of the creek bank; Thence, S 01° 14' 27" W for a distance of 34.08 feet to a 5/8" Iron Pipe found 0.8 feet above the existing ground on the east side of the creek bank; Thence, N 88° 25' 33" E for a distance of 34.33 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 14° 12' 34" W for a distance of 54.24 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 43° 37' 36" E for a distance of 72.05 feet to a 5/8" Iron Pipe found 0.2 feet above the existing ground on the east side of the creek bank; Thence, S 51° 44' 45" E for a distance of 52.02 feet to a 5/8" Iron Pipe found 1.3 feet above the existing ground on the east side of the creek bank; Thence leaving said creek S 00° 59' 55" E for a distance of 254.54 feet to a cotton spindle found in the centerline of Swift Creek Road (N.C.S.R.

1501); Thence, S 41° 44' 30" W for a distance of 391.28 feet to a cotton spindle found in the centerline of Swift Creek Road (N.C.S.R. 1501); Thence leaving said centerline, S 88° 21' 03" W for a distance of 41.13 feet to a 5/8" Iron Rebar with a cap found 0.4 feet below the existing ground, being the western Right of Way of Swift Creek Road (N.C.S.R. 1501); Thence, S 88° 21' 03" W for a distance of 404.83 feet to a 5/8" Iron Pipe found 0.2 feet above the existing grade; Thence S 88° 21' 26" W a distance of 569.70 feet to a 5/8" Iron Pipe found 0.2 feet below the existing grade in the eastern Right of Way of Strickland Road (N.C.S.R. 1907), being the point and place of beginning containing 1,818,815 square feet, 41.754 acres.

Section 2. The Mayor of the Town of Wilson's Mills shall cause to be recorded in the office of the Register of Deeds of Johnston County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed property, along with a certified copy of this ordinance. Such a map shall also be delivered to the Johnston County Board of Elections, as required by G.S. 163-288.1.

1st OPEN FORUM

Mayor Byrd opened the 1st Public Forum at 7:57pm.

With no one wishing to speak, Mayor Byrd closed the 1st Open Forum at 7:58pm.

RECESS:

Mayor Byrd Called for a 5 minute recess at 7:59pm.

CALL TO ORDER:

Mayor Byrd called the meeting back to order at 8:05pm.

REGULAR BUSINESS

MAYOR FLETA BYRD:

Mayor Byrd said she and Town Administrator Worley attended the North Carolina League of Municipalities conference earlier this month. They learned what other municipalities are doing as far as zoning in their areas. She asked Planning Director Oldham if there have been any updates regarding the House and Senate bills discussed at last month's meeting.

Mrs. Oldham said as of today only one bill has moved forward to the House from the Senate and it is the one that would eliminate Extra Territorial Jurisdiction (ETJs).

The Johnston County Mayors have a meeting this month to review things with the county regarding water and sewer and Mayor Byrd said she will update accordingly.

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

Ms. Worley said the map for parcel 05105021E owned by CCF Gordon Road, LLC is in Council's packets and the owners have requested to be annexed into the town.

**Resolution Directing
the Clerk to
Investigate Petition
of Annexation –
CCF Gordon Road,
LLC - Parcel ID
05105021E**

A motion was made by Councilmember Randy Jernigan and seconded by Councilmember Carolyn Dobbin to accept the following Resolution Directing the Clerk to Investigate Petition of Annexation – CCF Gordon Road, LLC - Parcel ID 05105021E. Motion carried unanimously.

RESOLUTION DIRECTING THE CLERK TO INVESTIGATE

A PETITION RECEIVED UNDER G.S. 160A-31

WHEREAS, a petition requesting annexation of 1 parcel described in said petition was received by the Town Clerk; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Wilson's Mills deems it advisable to proceed in response to this request for annexation.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Wilson's Mills that:

The Town Clerk was hereby directed at the May 19, 2025 Council Meeting to investigate the sufficiency of the above-described petition and to certify at the May 2025 meeting to Town Council the result of her investigation.

Certificate of
Sufficiency - CCF
Gordon Road, LLC
- Parcel ID
05105021E:

Town Administrator Worley presented the Certificate of Sufficiency signed by Town Clerk Emily Matthews.

Resolution Fixing
Date of Public
Hearing on
Annexation - CCF
Gordon Road, LLC
- Parcel ID
05105021E:

A motion was made by Councilmember Tim Brown and seconded by Councilmember Randy Jernigan to adopt the following resolution and call a public hearing for June 16, 2025 at 6:30pm at Wilson's Mills Elementary School regarding the annexation of Parcel ID 05105021E. Motion carried unanimously.

**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G.S. 160A-58.2**

WHEREAS, a petition requesting annexation of the contiguous area described herein has been received; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Wilson's Mills, North Carolina that:

Section 1. A public hearing on the question of annexation of the contiguous area described herein will be held at the Wilson's Mills Elementary School Cafeteria, 4654 Wilson's Mills Road, Wilson's Mills, North Carolina, at 6:30 p.m. on June 16, 2025.

Section 2. The area proposed for annexation is described as follows

and can be identified as Parcel ID 05I05021E:

Being all of that parcel of land now or formerly of CCF Gordon Road, LLC (NCPIN: 167700-36-7507) as described in deed book 5910 at page 782, and shown as tract 4 in plat book 99 at page 347 of the Johnston County Register of Deeds, lying in Clayton Township, Johnston County, North Carolina and being more particularly described as follows: Beginning at a concrete monument found on the northeastern corner of the herein described parcel and the eastern right of way of Wise Road, said monument being the true point of beginning and having North Carolina state plain coordinates of N: 676,824.39' and E: 2,173,900.57'; thence, continuing with said right of way, S13°51'54"W a distance of 240.89 feet to a concrete monument found; thence, continuing with said right of way, S11°54'40"W a distance of 267.41 feet to a ¾" iron pipe set; thence, continuing with said right of way, along a curve to the left, having a radius of 1,345.93 feet, a chord of 240.74 feet bearing S02°55'49"W and an arc length of 241.06 feet to a ¾" iron pipe set; thence, leaving said right of way, N62°11'45"W a distance of 43.59 feet to a ¾" iron pipe set; thence, N69°58'24"W a distance of 47.44 feet to a ¾" iron pipe set; thence, S83°31'55"W a distance of 34.55 feet to a ¾" iron pipe set on the eastern right of way of U.S. Highway 70; thence with said right of way, N10°31'48"W a distance of 740.28 feet to a concrete monument found; thence, continuing with said right of way, N34°32'09"E a distance of 100.72 feet to a ¾" iron pipe set on the southern right of way of Gordon Road; thence, with the southern right of way of Gordon Road, S86°42'20"E a distance of 225.66 feet to a ¾" iron pipe set; thence, continuing with said right of way, S45°18'51"E a distance of 134.44 feet to the point of beginning; The described parcel contains 194,145 square feet or 4.46 acres, more or less.

The property described hereon is subject to all easements, rights-of-way and restrictions of record.

Section 3. Notice of the public hearing shall be published once in the

Johnstonian News, a newspaper having general circulation in the Town

of Wilson's Mills, at least ten (10) days prior to the date of the public

hearing.

OTHER:

Ms. Worley said the mulch for the Dog Park will arrive tomorrow. She said the fence at the Dog Park is finished and a concrete slab has been poured to make it ADA accessible.

Councilmember McGowan asked when the signage for the Dog Park will be finished and when the dedication will take place. Ms. Worley said the sign is being bid out right now and after it is complete the dedication will be planned.

Ms. Worley said she has contacted the new owners of JD's Country Store located at the intersection of Wilson's Mills Road and Fire Department Road to discuss placing a median across the entrance which would create a T intersection. She said it is now owned by a corporation and our DOT representative is planning to contact them to talk about the possibility of creating the T intersection.

Ms. Worley said the renovations on the Council chambers will begin next Tuesday and final inspections should be done by November.

**COUNCILMEMBER
COMMENTS:**

Councilmember Brown asked if we have received any updates regarding placing a traffic light at Swift Creek Road and I-42 interchange. Ms. Worley said she hasn't heard anything yet but she will follow up with them.

2nd OPEN FORUM

Mayor Byrd opened the 2nd Public Forum at 8:21pm.

With no one wishing to speak, Mayor Byrd closed the 2nd Open Forum at 8:22pm.

**MOTION TO GO INTO
CLOSED SESSION:**

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember David McGowan to go into Closed Session at 8:22pm pursuant to N.C.G.S. 143-318.11(a)(6) "personnel..." Motion carried unanimously.

**MOTION TO COME
OUT OF CLOSED
SESSION:**

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Tim Brown to come out of Closed Session at 8:34pm. Motion carried unanimously.

ADJOURN:

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

The meeting adjourned at 8:34pm.



ATTEST


EMILY MATTHEWS, CMC
Town Clerk


FLETA A. BYRD, Mayor