

TOWN OF WILSON'S MILLS
REGULAR TOWN COUNCIL MEETING
April 17, 2023

- PRESENT:** Mayor Fleta Byrd, Mayor Pro-tem JC Triplett, Councilmembers David McGowan, and Tim Brown.
- OTHERS PRESENT:** Town Administrator/Clerk Leighanna Worley, Deputy Clerk Emily Matthews and Town Attorney Gabriel Du Sablon.
- ABSENT:** Councilmembers Randy Jernigan and Carolyn Dobbin.
- CONVOCATION:** 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:** Town Administrator Leighanna Worley gave the invocation.
- APPROVAL OF AGENDA:** Mayor Byrd asked for the approval of the agenda. Mayor Byrd removed agenda items 7g(i) "Award Bid for Fence at Dog Park" and 7g(ii) "Award Bid for Mulch at Dog Park." Mayor Byrd added agenda item 9 "Closed Session pursuant to N.C.G.S. 143-318.11(a)(2) "...honorary award or scholarship."
- A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown 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 March 20, 2023.
- Regular Town Council Meeting- March 20, 2023:** A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to approve the Regular Town Council Meeting Minutes for March 20, 2023, as presented. Motion carried unanimously.
- Public Hearing – Ordinance to Rezone 3181 US Hwy 70 West** Mayor Byrd opened the public hearing at 6:32pm.
- Development Compliance Officer Wendy Oldham stated she received the application requesting rezone from Agricultural to Commercial C-70. She reviewed the findings of fact as well as the master plan referenced in Council's packets.
- Councilmember Brown asked about the retail component of the rezone and Mrs. Oldham stated being zoned as C-70 allows businesses of any kind to come in. Councilmember Brown asked if we know what kind of businesses are planned to be coming in and Mrs. Oldham stated it is not required for the applicant to state the businesses that are planning to come into the area. Councilmember McGowan asked when we will know the businesses that are planned to be in the area. Mrs. Oldham said that will be in the site plans when they are submitted. Mayor Byrd and Attorney Du Sablon both stated the public hearing is for the rezone only, not for the use of the area. Attorney Du Sablon stated the rezone will approve the area for all permissible uses as zoned as C-70. Councilmember Brown asked what the adjoining property owners said and Mrs. Oldham said she did not receive a response from any property owners.
- Mayor Byrd closed the public hearing at 6:50pm.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to adopt the following Ordinance to Rezone Parcel 17K08043G at 3181 US Highway 70 West from AG to C-70. Motion carried unanimously.

AN ORDINANCE AMENDING THE WILSON'S MILLS ZONING ORDINANCE

**PROPERTY OWNED BY
LANE GIRLS, LLC.
1.47 ACRES LOCATED AT 3181 US HIGHWAY 70W FROM AGRICULTURE
(AG)
TO
COMMERCIAL (C-70)**

WHEREAS, a petition has been received from Ann Lane Southerland on behalf of Lane Girls, LLC. to rezone a 1.47-acre tract of land from AG Agriculture to C-70 Commercial; 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 April, 17 2023 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 AG Agriculture to C-70 Commercial, and to amend the Wilson's Mills Zoning Map to show the area change:

BEGINNING at a point in the center of the Selma-Wilson Mills N.C. Highway, Jackson H. Edwards' corner; and runs with his line S. 39.30' W. 568 feet to a stake and corner with A.D. Stephenson; thence with said Stephenson's line N. 44.30' W. 113.5 feet to a stake, his corner; thence with said Stephenson's line N. 39.30' E. 568 feet to a point in the center of the Selma-Wilson Mills, N.C. Highway; thence with the center of said highway S. 44.30' E. 113.5 feet to the point of beginning and containing 1.48 acres, more or less.

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.

1st OPEN FORUM

Mayor Byrd opened the 1st Public Forum at 6:51pm.

Jim Uzzle of 138C Uzzle Industrial Drive discussed how certain areas of town have changed over time.

With no one else wishing to speak, Mayor Byrd closed the 1st Open Forum at 6:54pm.

REGULAR BUSINESS

MAYOR FLETA BYRD:

Mayor Byrd attended the Mayor's meeting in Four Oaks with Town Administrator Leighanna Worley and lots of ideas were discussed with other mayors in Johnston County. Town Administrator Worley and Mayor Byrd will be going to Concord next week for a conference and she is looking forward to meeting new people to talk about how the town is growing.

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

Town Administrator Worley said after further surveying it was discovered the area designated for the dog park is a wetland. Ms. Worley has talked with the county and they are aware we are trying to figure out where to put the dog park now that the original location is no longer feasible. She said she will be meeting with Part F in the coming weeks about beginning the second phase of the Part F grant.

Ms. Worley said there will be cameras as well as keyless locks at the new town hall location. She distributed quotes from Building Automation Systems (BAS) to Council and stated that BAS is the company that the town used for the system as well as the cameras at the Community Park and at other areas in town. She said the cameras at town hall will be on the same system as the other cameras which will make operating and monitoring the camera's activity easier. She stated the company can also set up and install the keyless entry for us and the total for all the work would be \$53,479. She said the price does include a 5-year license for the cameras and the security locks. The price will be \$11,000 a year for licensing after 5 years. The price is for 8 outdoor, 2 indoor cameras, and keyless entry equipment.

Councilmember McGowan asked if there is a plan for if the power goes out and the equipment is not accessible. Chief said he is unsure of battery backup, but he does think it is feasible. Councilmember McGowan asked Chief Williams to look into battery backup for the cameras. Chief also stated the price given is with a discount since the town already has the system and existing cameras through BAS and a site tour was done a couple weeks ago to make sure the cameras cover all visible areas at town hall. Councilmember McGowan suggested looking into a system that can alert Police if there is movement after hours. Attorney Du Sablon asked if we plan to get more bids. Councilmember Brown stated he would like to see additional bids due to the large price of the quote from BAS. Mayor Pro-tem Triplett said an additional system will be more because it will cost for equipment, cameras, and the system itself. Attorney Du Sablon said there is an exception under the public bidding law saying that other bids are not required if the company is the sole source for the equipment. However, this company is not the sole source for these cameras so the town would be obligated to look for other bids. Mayor Pro-tem Triplett asked where the money will come from in order to pay for the system and Ms. Worley said the funds from the loan for the new town hall will be used for purchasing the system. She also stated the price includes running the ports and all other necessary wiring, the cameras, network, the video surveillance, labor, keys, shipping, and tax. Ms. Worley said she can get more quotes to present to Council.

It was the consensus of Council for Town Administrator Leighanna Worley to do further research on companies that offer the same package as BAS and report back with additional quotes.

Ms. Worley stated she has been working on getting quotes for the entrance sign at the new town hall. She said the first step would be to replace the wording on the front of the building facing 70 so others on the highway will know it is town hall. She stated she would like input from Council on the wording and also suggested keeping the wording and lettering simple. Ms. Worley said once the branding and logo are complete, we would incorporate that in the signage. Councilmember McGowan said he thinks this is something that would be discussed between staff and brought back to Council. Councilmember Brown suggested the same.

Mayor Byrd said she thinks the sign should read “Town Hall” for now and then can be updated once the logo and branding is complete.

It was the consensus of Council for staff to discuss the topic and bring it back to council with a decision.

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

Finance Officer Sherry Hudson referenced the financials for the month ending March 2023 in Council’s packets and asked if there were any questions.

**Review of Financial
Statements – March
2023:**

Councilmember McGowan asked about the vehicle maintenance line and Ms. Hudson said it was due to the single vehicle accident that happened in February. Councilmember McGowan asked about Powell Bill and why the funds have not been spent and Ms. Hudson stated there have not been any new roads paved in town.

**Grant Project
Ordinance**

Finance Officer Hudson said the Grant Project Ordinance is required to be in place in order to use the ARPA funds the town has received. Mayor Byrd said the funds can only be used for ARPA approved purposes.

A motion was made by Councilmember Tim Brown and seconded by Councilmember David McGowan to adopt the Grant Project ordinance for the Town of Wilson’s Mills. Motion carried unanimously.

**Grant Project Ordinance for the Town of Wilson’s Mills American Rescue Plan Act
of 2021: Coronavirus State and Local Fiscal Recovery Funds**

BE IT ORDAINED by the Town Council of the Town of Wilson’s Mills, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

Section 1: This ordinance is to establish a budget for a project to be funded by the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (ARP/CSLFRF). The Town of Wilson’s Mills (Town) has received a total allocation of CSLFRF funds in the amount of \$542,742. These funds may be used for the following categories of expenditures, to the extent authorized by state law.

1. Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;
2. Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector;
3. Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
4. Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,
5. Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

Section 2: The Town has elected to take the standard allowance, as authorized by 31 CFR Part 35.6(d)(1) and expend all its ARP/CSLFRF funds for the provision of government services.

Section 3: The following amounts are appropriate for the project and authorized for expenditure:

Internal Project Code	Project Description	Expenditure Category (EC)	Cost Object	Appropriation of ARP/CSLFRF Funds
001	Law enforcement services for period of March 3, 2021 through March 30, 2023.	6.1	Salaries	\$878,330.16
TOTAL				\$878,330.16

Section 4: The following revenues are anticipated to be available to complete the project:
ARP/CSLFRF Funds: \$878,330.16
General Fund Transfer: \$0
Total: \$878,330.16

Section 5: The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements, including payroll documentation and effort certifications, in accordance with 2 CFR 200.430 & 2 CFR 200.431 and the Town’s Uniform Guidance Allowable Costs and Cost Principles Policy.

Section 6: Copies of this grant project ordinance shall be furnished to the Finance Officer and to the Clerk to Town Board.

Section 7: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 8: This grant project ordinance expires on December 31, 2026, or when all the ARP/CSLFRF funds have been obligated and expended by the Town, whichever occurs sooner.

Internal Control Procedures

Ms. Hudson referenced the Internal Control Procedures in Council’s packets and asked if there were any questions. She said this is something that has been overlooked in the past but needs to be adopted now. Councilmember McGowan asked for the wording of the procedures be changed from “Board of Commissioners” to “Town Council.” Councilmember McGowan stated any quotes that are received for Council should be in writing and on company letterhead. Councilmember Brown stated he would like “on company letterhead” inserted into the document when referencing quotes. Councilmember McGowan asked who the quotes are addressed to and Ms. Hudson said it depends on which department is requesting the quote. Councilmember Brown asked about the Town Administrator’s threshold and if it is in line with other towns. Town Administrator Worley stated most other towns have a higher threshold. Councilmember Brown asked if the lower threshold is hindering the purchasing process overall and Ms. Worley said not at this time.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Tim Brown to accept the Internal Control Procedures for the Town of Wilson’s Mills with the recommended changes. Motion carried unanimously.

PLANNING AND ZONING REPORT – Wendy Oldham

Mrs. Oldham referenced the Planning Department report in Council’s packets and asked if there were any questions.

Councilmember Brown asked about the timeframe for when the subdivisions will be built out and Mrs. Oldham said they are expected to be built out by 2028. Councilmember Brown asked how many houses there will be by then and Mrs. Oldham said about 4200 homes in addition to the ones in town currently.

Mayor asked about Eason Creek subdivision and Mrs. Oldham said the property has been divided into 2 phase and we are now waiting on the floodplain permit for phase 2.

Development Compliance Officer Oldham announced that a Dollar General will be coming to Wilson's Mills on Wilson's Mills Road and Main Street.

**EVENTS REPORT –
Emily Matthews**

Events Coordinator Emily Matthews gave updates on the Farmers Market and said live music is planned to be present at future markets to hopefully pull in the public. She also said Mayor Byrd's church has been selling breakfast and lunch when a food truck is not available. The next market will take place on May 6th.

**POLICE DEPARTMENT
REPORT – Chief
Williams**

Chief Williams referenced the Police Department Report in Council's packets and there were no questions.

Councilmember McGowan thanked Chief for the breakdown of service calls that were listed in Council's packets. Councilmember Brown asked for an update on the School Resource Officer Position and Chief stated the SRO started work this week. Councilmember Brown asked for updates on Swift Creek Road and the work that is being done . Chief said it will be at least another year before the work is complete. Councilmember Brown said he is concerned about the work causing EMS vehicles to take longer to respond. Councilmember McGowan recommended having a DOT representative to come speak to Council and answer any questions. Town Administrator Worley said we can contact DOT and speak with them about coming to speak to Council.

**Amendment to
Community Park
Ordinance Section
12 – Firearms**

Mayor referenced the photos of a citizen at the Community Park openly carrying a gun. Chief said he did not receive any complaints but he feels that if it continues, complaints will begin to come in. Chief stated there is signage at the park about weapons, but he would like some clarity on the signage. Councilmember McGowan asked if there are any County ordinances that are stricter that we can enforce. Attorney Du Sablon said there is possibly a state law about it. Chief said he would check into any related state laws and report back to Council.

**PUBLIC WORKS
REPORT – Patrick Moore**

Public Works Director Patrick Moore referenced the Public Works report in Council's packets and asked if there were any questions.

Councilmember McGowan asked if there is anything in the works to refresh the mulch in the play areas at the park. Mr. Moore said he will speak with Town Administrator Worley about the process of getting it replaced. Councilmember Brown said the welcome signs that were recently repainted look great.

**COUNCILMEMBER
COMMENTS:**

Councilmember McGowan gave updates about the food bank idea he has discussed in meetings in the past. He stated that he and Ms. Worley met with Addie Rawls of New Generation Church to get ideas. He said the food bank will probably start next year with help from the church.

2nd OPEN FORUM

Mayor Byrd opened the 2nd Public Forum at 8:22pm.

Jim Uzzle said he is adamant about getting 3 bids when it comes to projects the town is involved in.

With no one else wishing to speak, Mayor Byrd closed the 2nd Open Forum at 8:24pm.

**MOTION TO GO INTO
CLOSED SESSION:**

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to go into Closed Session at 8:25pm pursuant to N.C.G.S. 143-318.11(a)(2) "...honorary award or scholarship." 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 8:42pm. Motion carried unanimously.

ADJOURN:

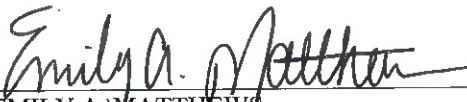
A motion was made by Councilmember Tim Brown and seconded by Councilmember David McGowan to adjourn. Motion carried unanimously.

The meeting adjourned at 8:42pm.





FLETA A. BYRD, Mayor



EMILY A. MATTHEWS
Deputy Clerk