

TOWN OF WILSON'S MILLS
REGULAR TOWN COUNCIL MEETING
August 16, 2021

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

OTHERS PRESENT: Town Administrator/Clerk Leighanna Worley, Finance Officer Sherry Hudson, and Town Attorney Gabriel Du Sablon.

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

INVOCATION: Mayor Phillip Wright gave the invocation.

PLEDGE TO FLAG Mayor Wright led the pledge of allegiance to the flag.

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

Councilmember David McGowan asked to add agenda item 8c (i) "Discussion Amending Town Code of Ordinances Chapter 12-61 Sections 3 and 9."

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

APPROVAL OF MINUTES: Mayor Wright asked for any comments or corrections to the minutes for the Regular Town Council Meeting for July 19, 2021.

Regular Town Council Meeting-July 19, 2021: A motion was made by Councilmember Randy Jernigan and seconded by Councilmember Tim Brown to approve the Regular Town Council Meeting Minutes for July 19, 2021. Motion carried unanimously.

Closed Session Council Meeting-July 19, 2021: Mayor Wright asked for any comments or corrections to the minutes for the Closed Session Council Meeting for July 19, 2021.

A motion was made by Councilmember Tim Brown and seconded by Councilmember David McGowan to approve the Closed Session Meeting Minutes for July 19, 2021. Motion carried unanimously.

1st OPEN FORUM Mayor Wright opened the 1st Public Forum at 6:34pm.

With no one wishing to speak, Mayor Wright closed the 1st Open Forum at 6:35pm.

STRATEGIC PLAN DISCUSSION- Lee Worsley, Triangle J Council of Governments Lee Worsley of Triangle J Council of Governments stated that he submitted a proposal to Town Administrator Leighanna Worley to help the town with developing a strategic plan. Mr. Worsley referenced the proposal presented to Council and said there would be 4 steps to the plan: environmental scan, input/assessments, retreat with Council, and drafting a report. He stated that he personally will be handling the process.

Councilmember David McGowan asked if the retreat with Council will be just for one day and Mr. Worsley confirmed that it would be only one day and that he would meet with each Councilmember individually prior to the retreat. He also stated that the final report would hopefully be completed by the beginning of the calendar year.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to approve the proposed Strategic Plan by Triangle J Council of Governments. Motion carried unanimously.

PUBLIC HEARING:
Ordinance to Extend
the Corporate Limits-
Capital Properties of
Raleigh, LLC

Town Administrator Leighanna Worley said that this Public Hearing was called last month but could not be held due to lack of paperwork.

Mayor Wright opened the Public Hearing at 6:43pm.

Andy Mills of Capital Properties of Raleigh stated that he is available for any questions. Councilmember McGowan asked if Mr. Mills could address the proposed infrastructure including water and sewer. Mr. Mills said that he has met with Johnston County Utilities, and he plans to connect into an existing manhole. He said that there will be 383 homes and that Capital Properties would be using their own pumping station and it would be paid for by the developer. Mr. Mills said they would be tying into the water main that feeds into The Cottages and Ives Landing subdivisions. Councilmember McGowan said that he feels those lines are already strained as far as capacity.

Councilmember McGowan said he would like to hold off another month which will give Council a chance to meet with Chandra Farmer of Johnston County Utilities.

Councilmember Tim Brown asked about the square footage of each home and Mr. Mills said that they will range from 1,600 to 2,200 square feet.

Mayor Wright said that he would like to see the limits extended.

Councilmember Jernigan said he would like more information and would also like to table the discussion until next month.

Mayor Wright closed the Public Hearing at 6:58pm.

A motion was made by Councilmember Randy Jernigan and seconded by Councilmember David McGowan to table the discussion of extending the corporate limits until the regular council meeting on September 20th, 2021. Voting in favor of the motion were Mayor Pro-tem JC Triplett Councilmembers Radny Jernigan, David McGowan and Carolyn Dobbin. Voting in opposition to the motion was Councilmember Tim Brown. Motion carried 4 to 1.

Town Administrator Worley asked what information Council would like to have presented to them at the September meeting. Councilmember Jernigan said the town needs a sewer feasibility study and Ms. Worley said that a feasibility study will be done following the strategic plan that was approved by Council. Councilmember Jernigan said that he would like to know how extending the limits will affect the other houses in the area. Councilmember McGowan said he would like for Ms. Worley to set up a meeting with Chandra Farmer of Johnston County Utilities.

REGULAR BUSINESS

MAYOR PHILLIP
WRIGHT – Mayor and
Events Report:

Mayor Wright stated there was nothing to report for the Events Committee and they have not had a meeting recently.

MAYOR PRO-TEM JC
TRIPLETT – Sewer
Report:

Mayor Pro-tem JC Triplett stated that we are waiting on a sewer feasibility study to be conducted before moving forward with any new sewer projects. He stated that the Strategic Plan will help to get the study done.

COUNCILMEMBER
CAROLYN DOBBIN
– Planning Report:

Councilmember Carolyn Dobbin referenced the report in Council's packets. Councilmember McGowan asked if there was a meeting in June and Councilmember Dobbin said there was not a meeting because there was no business to be discussed.

**Discussion Amending
Town Code of
Ordinances Chapter
12-61 Sections 3 and 9**

Councilmember McGowan referenced the information that was given to Council referencing the Town Code of Ordinances, Chapter 12-61. He stated that he has concerns about the builders who are building behind Ives Landing subdivision. Councilmember McGowan said the workers are starting to work before 7am. He stated that they are building on weekends and holidays as well. Councilmember McGowan suggested moving the start time from 7am to 9am on the weekends and holidays. He said he would like for a public hearing to be held next month to change the ordinance.

Councilmember Tim Brown asked how the time restrictions will be enforced. Development Compliance Officer Wendy Oldham said that anyone violating the ordinances are issued citations and there are various fines with the citation.

Town Administrator Worley said that a public hearing can be held next month to review and possibly change the ordinances after review of the request by the Planning Board.

**COUNCILMEMBER
DAVID MCGOWAN –
Police Department Report:**

Councilmember McGowan referenced the report in Council's packets and were no questions.

Councilmember McGowan said that he is very impressed with the amount of vehicle stops that were made in August.

**COUNCILMEMBER
RANDY JERNIGAN –
Public Works Department
Report:**

Councilmember Jernigan referenced the report in Council's packets and said that Public Works Supervisor Patrick Moore is working on getting bids for various streets in town to be paved. He stated that the backhoe service that is working on Stoneridge is having trouble getting pipes and construction materials to repair the road.

Councilmember McGowan expressed concerns about theft and destruction of property at the park. Councilmember Jernigan said that there is not surveillance at this time but there is equipment that needs to be setup.

**Award Bid for
Maintenance Building**

Councilmember Jernigan reviewed the bids in Council's packets. Town Administrator Worley said that bids went out to 7 contractors. 2 of them did not want to bid, 2 bids were received and 3 of the companies didn't respond. She also said that the companies that she reached out to were recommended by Johnston County Inspections.

Town Administrator Worley said that at the beginning of the process of purchasing a building a bid was received for \$165,000 for a turn-key job. Council decided to purchase the building only and then piece out the rest of the work to other bidders. She said that the prices of the received bids reflect prices that are required to get the building up to code.

The bid from Stephenson General Contractors is for \$363,658 and that price is to construct the building as well as the foundation, architectural work, site plan work, safety plans, and upfit for heating and air conditioning. This price does not include what is owed on the building itself that was purchased from Premier Builders.

Vision Contractors Inc sent in a quote for \$129,560 plus the cost of storm water design which is \$9,375. Ms. Worley stated she does not know what the final total will be because it will be figured out as the contractors move forward with the job.

Ms. Worley said that a deposit of approximately \$5,700 has already been made to Premier Builders for the original building. The building is set to be delivered on August 30th. She said that Council can move forward with this building and bid it

out piece by piece or they can lose the deposit and start fresh with an entirely new project.

Councilmember Jernigan said he would like to take the loss of the deposit and re-bid for a turn-key project.

A motion was made by Councilmember Tim Brown and seconded by Mayor Pro-tem JC Triplett to table the discussion of the maintenance building bids until the September meeting.

Councilmember McGowan said that since the building is set to be delivered on August 30th, a decision will need to be made before the September meeting. Councilmember Jernigan suggested having Attorney Du Sablon to review the purchasing paperwork with Premier Builders and advise on how to move forward.

Councilmember Brown asked if we could have a building without heating and air conditioning. Mayor Pro-tem Triplett said that the building is planned to be used for Council meetings until a new Town Hall is built and Town Administrator Worley said that there will also be offices in the building.

Councilmember Jernigan suggested letting Town Administrator Worley make that decision based on Attorney Du Sablon's recommendations.

Councilmember Tim Brown withdrew his previous motion and Mayor Pro-tem Triplett withdrew his second.

A motion was made by Councilmember Randy Jernigan and seconded by Mayor Pro-tem JC Triplett to have Town Attorney Gabriel Du Sablon review the appropriate documents and give Town Administrator Leighanna Worley the authority to follow his recommendations. Motion carried unanimously.

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

**Review of Financial
Statements – July
2021:**

Mayor Wright referenced the report on the financials for the month ending July 2021 in Council's packets.

Mayor Wright asked Council if there were any questions and there were none.

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

Town Administrator Worley stated that she had nothing to report but reminded Council that before they go into Closed Session, Administrative Assistant Emily Matthews will need to take a group photo for the town website to be updated.

2nd OPEN FORUM:

Mayor Wright opened the 2nd Public Forum at 7:49pm.

Donald Byrd of 755 Powhatan expressed concerns about Council's decision to move the previously discussed annexation to next month. He said that the annexation was approved by the Planning Board, and it was sent forward to be reviewed by Council. Mr. Byrd also expressed concerns about moving the construction start time from 7am to 9am. He said he wants Council to support the whole town so we can all have the same benefits.

With no one else wishing to speak, Mayor Wright closed the 2nd Open Forum at 7:53pm.

**MOTION TO GO INTO
CLOSED SESSION:**

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to go into Closed Session at 7:54pm pursuant to N.C.G.S. 143-318.11(a)(5) "...acquisition of real property located on Swift Creek Road..." and 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 Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to come out of Closed Session at 8:40pm. Motion carried unanimously.

ADJOURN:

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

The meeting adjourned at 8:40pm.

JC TRIPLETT, Mayor Pro-tem

ATTEST:

EMILY MATTHEWS for LEIGHANNA WORLEY, MMC, NCCMC
Town Administrator / Clerk