TOWN OF WILSON'S MILLS
REGULAR TOWN COUNCIL MEETING
February 21, 2022

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

ABSENT: Councilmember Randy Jernigan

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

PLEDGE

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

INVOCATION: Mayor Fleta Byrd gave the invocation.

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

Mayor Byrd added agenda item 7b(v) "Johnston County Economic Development Board Appointee."

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Carolyn Dobbin 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 January 18, 2022.

Regular Town Council Meeting- January 18, 2022: Councilmember McGowan noted typographical errors under the Police Department report on page 3 of the minutes.

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to approve the Regular Town Council Meeting Minutes for January 18, 2022 as amended. Motion carried unanimously.

PUBLIC HEARINGS Mayor opened the public hearing at 6:34pm.

ORDINANCE to Amend Annexation Ordinance #194 Mayor Pro-tem JC Triplett asked for clarification on why the annexation was having to be amended. Mayor Byrd said that the metes and bounds in the original ordinance were incorrect and that the amended ordinance states the correct metes and bounds.

With no one else wishing to speak, Mayor Byrd closed the public hearing at 6:35pm.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Carolyn Dobbin to adopt the Ordinance to Amend Annexation Ordinance #194. Motion carried unanimously.

ORDINANCE to Amend Annexation Ordinance #195 Mayor opened the public hearing at 6:37pm.

Mayor Byrd said that the metes and bounds in the original annexation ordinance were incorrect and that the amended ordinance states the correct metes and bounds.

With no one wishing to speak, Mayor Byrd closed the public hearing at 6:38pm.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember David McGowan to adopt the Ordinance to Amend Annexation Ordinance #195. Motion carried unanimously.

1st OPEN FORUM

Mayor Byrd opened the 1st Public Forum at 6:38pm.

With no one wishing to speak, Mayor Byrd closed the 1st Open Forum at 6:39pm.

REGULAR BUSINESS

MAYOR FLETA BYRD:

Mayor Byrd said she did not have a report but thanked Council for their work earlier in the day regarding the Strategic Plan.

TOWN ADMINISTRATOR'S REPORT – Leighanna Worley:

Town Administrator Leighanna Worley referenced the bid from Stephenson General Contractors for a maintenance building at town hall. She said that the deadline for bids was February 1st, but due to only receiving one bid the deadline was extended to the 17th. She said there were no other bids received so the one from Stephenson General Contractors was the only one for Council's consideration. She said that the bid was for a turn-key job and the price was $537,039.

Award Bid for Maintenance Building

Mayor Pro-tem Triplett said that he feels the bid is too high. Councilmember McGowan asked how the building would be paid for and Town Administrator Worley said that it would come out of fund balance which is around $1,000,000. Councilmember Dobbin asked how long the price of the bid would be good for and Ms. Worley said that usually a bid is good for 30 days. Ms. Worley also said that this was out for bid for 5 weeks and sent to 7 contractors but only one bid was received. Councilmember Brown said that he feels the bid is too high and he would have liked to have more than one bid.

A motion was made by Mayor Pro-tem Triplett and seconded by Councilmember Carolyn Dobbin to reject all bids.

Councilmember Brown stated that this was nothing against Mr. Stephenson whose bid was received. He was concerned by the amount of the bid and would have liked to see more than one bid.

With a motion on the table, motion carried unanimously.

POLICY – Conflict of Interest

Town Administrator Worley referenced the Conflict of Interest Policy in Council's packets. She said that this policy is required by the North Carolina Department of Revenue in order to receive the funds from them that are allocated for the new town hall. She also said that the policy is required to be signed by all employees and Councilmembers stating that they are to disclose any conflicts of interest regarding any upcoming development in the town. She said that this would be regularly enforced by being signed annually by each employee and councilmember.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Carolyn Dobbin to accept the Conflict-of-Interest Policy. Motion carried unanimously.

Town Entrance Signs

Town Administrator Worley reminded Council of the $25,000 grant that the town received from the Department of Commerce a few months ago. She said that the funds must be used for town revitalization which could be allowed to replace the town entrance signs. She referenced the 3 bids in Council's packets and we are at a point where these funds need to be used. She suggested replacing one sign at this time and then replacing the others once prices go down and the construction of I-42 is completed.

Mayor Pro-tem Triplett asked what would happen to the remainder of the funds if they were not all used. Ms. Worley said that any funds leftover could be used for a second sign and the town could put some of fund balance to pay for the remainder of the second sign. Mayor Byrd suggested replacing the sign near Country Valley Place. Councilmember McGowan stated that he liked the bid from Post Nursery for $19,900

and suggested looking into getting solar lights to be placed in front of the sign so it can be seen at night.

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to accept the bid from Post Nursery for $19,900 with the remaining grant balance being used for solar lights. Motion carried unanimously.

Sewer Updates:

Town Administrator Worley said that several towns in Johnston County have discussed a regionalization study for water and sewer. She said that she met with the County on February 17th about the study. She said the purpose of the study is to evaluate the needs of the towns, see what has already been done in regard to water and sewer and see how to move forward in the future. She said that the company conducting the study will be doing site visits within the next couple of weeks and we will keep Council updated on the results of the visit. Ms. Worley said that she recently got a response from the County about their agreement with the town and that the agreement is set to go before the County Commissioners within the next 2 weeks.

Johnston County Economic Development Board Appointee

Town Administrator Worley said that Mayor Pro-tem Triplett is the current Johnston County Economic Development representative for the Town of Wilson's Mills but his term has recently expired. She said that he did reapply to remain the representative but it is the Council's decision on who to recommend.

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to accept Mayor Pro-tem JC Triplett as the Johnston County Economic Development representative for the Town of Wilson's Mills. Motion carried unanimously.

OTHER:

Ms. Worley said that it is time to schedule the first budget session for the 2022-2023 Fiscal Year. After discussion of Councilmember's schedules Ms. Worley said she would look at various dates and reach out to Council in the coming weeks to schedule the first budget session.

FINANCE OFFICER'S REPORT – Sherry Hudson:

Mayor Byrd referenced the report on the financials for the month ending January 2022 in Council's packets and there were no questions.

Review of Financial Statements – January 2022:

Town Administrator Worley noted that the town is doing well in regard to taxes.

PLANNING AND ZONING REPORT – Wendy Oldham

Development Compliance Officer Wendy Oldham referenced the Planning and Zoning report in Council's packets and asked if there were any questions.

Councilmember McGowan said that construction is taking place before 7am again and Mrs. Oldham may need to call the developers and remind them of the ordinances.

RESOLUTION to Accept Streets at East Hampton Subdivision:

Mrs. Oldham referenced the resolution in Council's packets and said that East Hampton subdivision has completed phase 1 and 2 and has asked the town to take over the streets in the subdivision. She said that everything has passed inspection by both the town and DOT. Councilmember McGowan asked what happens if a report is falsified by a developer and Mrs. Oldham said that a situation like that would be handled on a case by case basis. She also said that Public Works Supervisor Patrick Moore is certified to review paved roads but the roads in East Hampton were paved before he was employed with the town. Town Administrator Worley assured Council that the developers take the proper steps in order to make sure the roads are properly inspected.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to adopt the following Resolution to Accept Streets at East Hampton Subdivision. Motion carried unanimously.

RESOLUTION
To Take In Private Streets
Into the Town of Wilson's Mills

WHEREAS, the Town of Wilson's Mills has coordinated with the developer of East Hampton the private streets listed below in an agreement that the Town take these streets into the Town system; and

WHEREAS, said streets meet the standards of NCDOT pursuant to Wilson's Mills Ordinance requirements per the report on file with Clerk's office and dated February 8, 2022; and

WHEREAS, the Town Council of the Town of Wilson's Mills desires to take said streets into the Town system.

NOW THEREFORE, the Town of Wilson's Mills fully understands the requirements of taking over these streets being listed.

- Alliance Drive
- North Rose Hill Drive
- South Rose Hill Drive
- Select Court
- Flying Point Lane
- Roundview Court
- Memorial Court

Duly adopted on this the 21th day of February 2022

EVENTS REPORT – Emily Matthews

Events Coordinator Emily Matthews said there was nothing to report due to there not being an Events Committee meeting in February since Town Hall is closed to the public.

Councilmember McGowan asked if there are any current plans in place to recruit more members for the Events Committee. Ms. Matthews said there have been a couple of residents that have shown interest but they have not filled out the application for appointment. She said she would reach out to them to see if they are still interested.

POLICE DEPARTMENT REPORT – Chief Williams

Chief Williams referenced the Police Department report in Council's packets and welcomed any questions.

Councilmember McGowan asked if the officers out with COVID were full-time or part-time and Chief said both full and part-time officers were out due to COVID in January and all shifts were able to be covered.

Police Department Report 2021:

Chief Williams referenced the 2021 Annual Police Department report in Council's packets and there were no questions.

Wilson's Mills Camera System:

Chief said that he has been researching camera systems for a few months. He said that there are others in town that have been interested in getting cameras as well including the Clayton Rugby Club. He said that he and Development Compliance Officer Oldham have been speaking with the developers of Mill Creek Subdivision about placing cameras in order to protect citizens in the subdivision. He said there have been 2 drive-by shootings recently in Mill Creek and that the lumber that was stolen recently was also from that development.

Councilmember McGowan asked about the drive-by shootings and Chief said both have been in the same house and it has not yet been determined who was involved in the shootings.

Mayor Byrd asked who will be monitoring the camera system and Chief said that due to having a small department there will not be an officer monitoring the footage, but it will be recorded and backed up into a cloud for review. Councilmember Brown said he likes that the Police Department is providing an extra level of protection in town, and he feels that residents will appreciate it as well. Councilmember McGowan asked for price per camera and Chief said it would be around 1,500 dollars per camera. He said that there are multiple camera options and 3 companies have met with him for site visits. He said that the cameras he is looking at are color cameras with 4K definition and night-time capabilities. Chief said he can have more distinct price points to present to Council at their March meeting.

PUBLIC WORKS REPORT – Patrick Moore

Public Works Supervisor Patrick Moore referenced his report and asked if there were any questions.

Councilmember McGowan asked about the microchip reader that was discussed last month. Mr. Moore said that the price was around $390 which is within the threshold of the Town Administrator so he will look into ordering the reader this week.

Councilmember McGowan asked for updates on the lawnmower. Mr. Moore said that the mower has 250 hours on it and 200 of those hours have been from Musgraves where the mower is currently located for repairs. He said that the mower has had 3 motors and 4 computers put in it and there are still issues. Councilmember Brown suggested that Attorney Du Sablon should contact Musgraves about this and see what can be done in order for the town to get the mower back.

Mayor Pro-tem Triplett asked about the erosion issue at the park and Town Administrator Worley said that the Rugby Club contacted the appropriate parties and they were able to fix the issue and it is now draining properly.

Mr. Moore said that Chief and Councilmember Brown have mentioned concerns about the horseshoe pits at the park and they are concerned that children could get hurt due to the stakes in the ground. He said that he and Councilmember Brown discussed replacing the horseshoe pits with cornhole boards.

Councilmember McGowan asked for an update on community service workers and Mr. Moore said that there is only one worker available at this time but he is hoping to have more in the coming weeks.

COUNCILMEMBER COMMENTS:

Councilmember McGowan said that the Welcome to Wilson's Mills letters have been printed and are available at Town Hall. He mentioned the need for someone to write a newsletter to be posted on the town website. Councilmember Brown suggested having a student or young person in town write the newsletter for the town.

2nd OPEN FORUM

Mayor Byrd opened the 2nd Public Forum at 7:48pm.

With no one wishing to speak, Mayor Byrd closed the 2nd Open Forum at 7:49pm

ADJOURN:

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

The meeting adjourned at 7:49pm.

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FLETA BYRD, Mayor

ATTEST:

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EMILY MATTHEWS
Deputy Clerk