TOWN OF WILSON'S MILLS
REGULAR TOWN COUNCIL MEETING
June 21, 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 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.

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

APPROVAL OF MINUTES: Mayor Wright asked for any comments or corrections to the minutes for the Regular Town Council Meeting for May 17, 2021.

Regular Town Council Meeting-May 17, 2021:

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 May 17, 2021. Motion carried unanimously.

Closed Session Council Meeting-May 17, 2021:

Mayor Wright asked for any comments or corrections to the minutes for the Closed Session Council Meeting for May 17, 2021.

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to approve the Closed Session Meeting Minutes for May 17, 2021. Motion carried unanimously.

1st OPEN FORUM Mayor Wright opened the 1st Open Forum at 6:33pm.

With no one wishing to speak Mayor Wright closed the 1st Open Forum at 6:34pm

PUBLIC HEARING-BARTLETT MILLING EXPANSION-Economic Development Incentive

Mayor Wright opened the Public Hearing at 6:34pm

Chris Johnson with Johnston County Economic Development thanked Council for allowing him to speak to them about Bartlett Milling wanting to expand in Wilson's Mills. He said that this would be a 26-to-28-million-dollar investment and will create a tax base for the county as well as the town. Councilmember David McGowan asked if the resolution is approved tonight will it guarantee that the expansion will be at the Wilson's Mills location rather than the other locations. Mr. Johnson said that Bartlett Milling is paying into this and they are eligible to get 50 percent back. He stated that the company must pay their taxes and that this is a safe and no-risk incentive for Wilson's Mills. Mayor Pro-tem JC Triplett agreed that the expansion would be good for Wilson's Mills.

Jacob Long from Bartlett Milling said that Bartlett Milling has been operating for 14 years and that this expansion will help farmers in the area with the products that are produced at Bartlett Milling. Mr. Long thanked Council for their time and consideration.

With no one else wishing to speak, Mayor Wright closed the Public Hearing at 6:49pm

Resolution Authorizing Incentives for Economic Development

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember David McGowan to adopt the Resolution Authorizing Incentives for Economic Development for Bartlett Milling. Motion carried unanimously.

Economic Development Incentive Agreement with Bartlett Milling, Inc.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember David McGowan to approve the Economic Development Incentive Agreement with Bartlett Milling Inc. Motion carried unanimously.

PUBLIC HEARING- REVIEW AND APPROVE N.CG.S. 160D AMENDMENTS

Mayor Wright opened the Public Hearing at 6:51pm

Development Compliance Officer Wendy Oldham stated that these changes started a couple years ago when the North Carolina General Statutes were being combined. Prior to being combined the Counties were using N.C.G.S 153A and municipalities were using N.C.G.S 160A when it came to ordinances for communities. G.S 153A and 160A have now been combined and are now 160D and counties and towns will be going by the same statutes. Mrs. Oldham said that these changes are state mandated and must be adopted before July 1st. Mrs. Oldham said that she has a copy for review if Council would like to review the changes.

With no one else wishing to speak, Mayor Wright closed the Public Hearing at 6:53pm

Ordinance to Amend the UDO-160 Changes

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to adopt the following ordinance to amend the town Unified Development Ordinance to reflect 160D changes. Motion carried unanimously.

AN ORDINANCE TO AMEND
THE WILSON'S MILLS UNIFIED DEVLEOPMENT ORDINANCE
TO INCORPORATE CHANGES IN ACCORDANCE WITH
THE NORTH CAROLINA GENERAL STATUTE 160D

WHEREAS, in accordance with the provision of North Carolina General Statute 160D, the Wilson's Mills Town Council does hereby find that the proposed Wilson's Mills Unified Development Ordinance (UDO) text amendments are consistent with the applicable adopted plans and policies of the Town of Wilson's Mills; and

WHEREAS, the Wilson's Mills Town Council also finds that the approval of the proposed text amendments are reasonable and in the public interest in that, the proposed amendments address the ordinance changes required by state legislation needed to have the authority to enforce the Town's zoning and land development regulations.

BE IT ORDAINED BY THE TOWN COUNCIL of the Town of Wilson's Mills that the text amendments to the Unified Development Ordinance are hereby accepted and adopted as presented.

Ordinance to Amend the Town Code of Ordinances-160D Changes

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to adopt the following ordinance to amend the town Code of Ordinances to reflect 160D changes. Motion carried unanimously.

AN ORDINANCE TO AMEND
THE WILSON'S MILLS CODE OF ORDINANCES
TO INCORPORATE CHANGES IN ACCORDANCE WITH
THE NORTH CAROLINA GENERAL STATUTE 160D

WHEREAS, in accordance with the provision of North Carolina General Statute 160D, the Wilson's Mills Town Council does hereby find that the proposed Wilson's Mills Ordinance text amendments are consistent with the applicable adopted plans and policies of the Town of Wilson's Mills; and

BE IT ORDAINED BY THE TOWN COUNCIL of the Town of Wilson's Mills that due to the adoption of the Ordinance to Amend the Wilson's Mills Unified Development Ordinance (UDO) to Incorporate Changes in Accordance with NCGS 160D, the following Chapters and Sections of the Wilson's Mills Code of Ordinances are hereby repealed:

Chapter 2 – Administration
- *Section 2-48, Section 2-81 through Section 2-90*
- *Section 18-19 through Section 18-24*
- *Section 18-52 through Section 18-64*

Chapter 22 – Subdivision Regulations
- *Section 22-1 through Section 22-127*

Chapter 30 – Zoning
- *Section 30-1 through Section 30-732*

BE IT ALSO ORDAINED BY THE TOWN COUNCIL of the Town of Wilson's Mills that due to the adoption of the Ordinance to Amend the Wilson's Mills Unified Development Ordinance (UDO) to Incorporate Changes in Accordance with NCGS 160D by the Wilson's Mills Town Council, the following Chapters and Sections of the Wilson's Mills Code of Ordinances are being updated, and that a full and amended copy of said updates are attached to and made a part of this official Ordinance:

Chapter 1 – General Provisions
- *Section 1-2*

Chapter 6 – Buildings and Building Regulations
- *Section 6-50*
- *Section 6-53*
- *Section 6-58*
- *Section 6-59*

Chapter 16 – Flood Damage Prevention
- *Section 16-1*
- *Section 16-7*

ANNEXATION REQUEST Presentation of Annexation Petition-Capital Properties of Raleigh, LLC

Town Administrator Leighanna Worley referenced the annexation request in Council's packets and said that everything checks out with the petition request. She noted on the map there are 215 acres to be annexed and that there is a lot in the middle that is privately owned. She said that the person that owns the private land is not interested in selling to the developers. She said originally it was discussed that the developers could use the private property as an entrance. Ms. Worley stated that if he does not sell and annex, they cannot turn the road over to the town as a town road. Development Compliance Officer Wendy Oldham contacted the owner

and he has not responded. Ms. Worley said that Council can move forward to call the Public Hearing, but it would only be for the 215 acres.

Mayor Wright asked if the owner decides to sell will there need to be a separate annexation and Town Administrator Leighanna Worley stated that it would be a separate annexation because it's a different parcel.

Councilmember David McGowan asked what size lots would be in the new development and Development Compliance Officer Wendy Oldham as of right now it is zoned as the highest density lots allowed by our ordinances.

Councilmember Tim Brown asked if the developers have asked about sewer and Development Compliance Officer Wendy Oldham said that in the area to be annexed water would not be an issue but sewer could be a problem due to there not being extra sewer capacity until 2024.

Resolution Directing the Clerk to Investigate

A motion was made by Councilmember Daivd McGowan and seconded by Councilmember Tim Brown to adopt the Resolution Directing the Clerk to Investigate the Annexation Petition. Motion carried unanimously.

Clerks Certificate of Sufficiency

Mayor Wright stated that the Clerks Certificate of Sufficiency has already been completed and is in Council's packets.

Resolution Calling for a Public Hearing on Annexation

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Carolyn Dobbin to adopt the Resolution Calling for a Public Hearing on Annexation on July 19, 2021, for the Annexation of Capital Properties of Raleigh, LLC. Motion carried unanimously.

REGULAR BUSINESS

MAYOR PHILLIP WRIGHT – Mayor and Events Report:

Events Coordinator Emily Matthews updated Council on the new program SeeClickFix. Ms. Matthews stated that the program went live on June 8th and this program allows residents of Wilson's Mills to report issues in various departments including Public Works, Animal Control, and Zoning. She stated that there is a mobile app available, and more information is available on the town website.

MAYOR PRO-TEM JC TRIPLETT – Sewer Report:

Mayor Pro-tem JC Triplett stated there are no current updates in the sewer department.

COUNCILMEMBER CAROLYN DOBBIN – Planning Report:

Councilmember Carolyn Dobbin said at the May Planning Board meeting Development Compliance Officer Wendy Oldham and Chad Sary went over the Unified Development Ordinance as well as the 160D amendments. Councilmember Dobbin said that the amendments were reviewed and approved by the Planning Board. She referenced the report in Council's packets and there were no questions.

COUNCILMEMBER DAVID McGOWAN – Police Department Report:

Councilmember David McGowan deferred to Chief Williams. Chief Williams referenced the report in Council's packets and said there were 14 wreck investigations in the month of May. He said that the Police Department has increased traffic controls and most traffic stops have been related to speeding or seatbelt violations. Chief Willaims said that there have been 2 resignations within the department due to personal reasons.

Councilmember David McGowan and Chief Williams discussed changes in officers since the resignations and plans going forward.

Councilmember Tim Brown said that when the salary study was presented, he noticed that the Police Lieutenant is a part-time position and asked if that is usual in departments. Chief Williams said that it is unusual however the Lieutenant in our department has a lot of experience and as the department continues to grow there

might be adjustments made. Councilmember Brown also asked about the Police Detective being part time and Chief stated that most small departments do not have a detective, so we are very fortunate to have one on staff. Councilmember Brown asked if there is a shift premium for nighttime officers and Chief stated there is not a shift premium at this time. Councilmember Randy Jernigan said that the County as well as other local departments offer a shift premium, and he feels like it would be a good idea for the future.

COUNCILMEMBER RANDY JERNIGAN – Public Works Department Report:

Councilmember Randy Jernigan referenced the report in Council's packets.

Councilmember David McGowan asked about the volleyball nets and horseshoes being replaced at the Community Park. Councilmember Randy Jernigan said the horseshoes were replaced due to theft and Public Works Supervisor Patrick Moore said that the volleyball poles were replaced and set in concrete. Mr. Moore said there are also seesaws on the way.

Update on Street Work at Poplar Creek Subdivision

Councilmember Randy Jernigan stated the paving has been completed in Poplar Creek subdivision. Councilmember Jernigan said that the original quote for the paving work was for $165,000 but after the work was done the cost was $83,160.

Councilmember David McGowan asked if Powell Bill funds were used for this project and Councilmember Randy Jernigan stated that this project was done with Powell Bill funds. Councilmember David McGowan asked if these funds must be used by July 1st and Councilmember Randy Jernigan said the funds do not have to be used this fiscal year.

FINANCE OFFICER'S REPORT – Sherry Hudson:

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

Review of Financial Statements – May 2021:

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

Ordinance to Amend the FY2020-21 Budget #3

Finance Officer Sherry Hudson referenced the ordinance and said that this should wrap up all amendments for this year's budget.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to approve the Ordinance to Amend the FY2020-21 Budget #3. Motion carried unanimously.

TOWN ADMINISTRATOR'S REPORT – Leighanna Worley:

Town Administrator Leighanna Worley said that this topic was tabled from last month's meeting so that Council had time to think about how to move forward.

Discussion of Triangle J COG Board Delegate and Alternate

Councilmember David McGowan said that he has been the delegate for the last 3 years and that previous Mayor Jim Uzzle was the alternate. Councilmember McGowan said that he would like to become the alternate and have someone else become the delegate. Town Administrator Leighanna Worley asked if the meetings are still online, and Councilmember McGowan stated that in person meetings are set to start back in July in Durham. Councilmember Carolyn Dobbin asked how often the meetings are held and Councilmember McGowan said that the meetings are once a month, however every 3rd or 4th month there is an executive meeting and delegates do not attend. Ms. Worley asked if there was a possibility of hybrid meetings and Councilmember McGowan stated there has not been any discussion of hybrid meetings. He said that he would be okay with continuing to be the delegate but there is still a need for an alternate. Ms. Worley said that there can be an agreement worked out between the alternate and the delegate so that one person doesn't have to attend every meeting.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to make Councilmember Randy Jernigan the alternate to represent Wilson's Mills at Triangle J Council of Government meetings. Motion carried unanimously.

Resolution Accepting American Rescue Plan Act of 2021 Funds:

Town Administrator Leighanna Worley said that this topic was also tabled from last month's meeting so that Council had time to think about how to move forward. She said that Lee Worsley from Triangle J Council of Government spoke to Council at their last budget meeting about these funds. Ms. Worley said that Council expressed concerns last month about accepting the money and concerns that the funds would greatly affect the national debt. She said that if the funds are not accepted, they will be given to other municipalities. She said that the total estimated amount Wilson's Mills would receive would be $810,000. She said this would be split over 2 years and that the first $405,000 would come in by the end of August. Ms. Worley stated there are specific uses for these funds and that any funds not used will need to be returned. Ms. Worley said that it is important to make a decision so that the paperwork can be completed in order to receive the funds. She also said that Council has 2 years to decide how to use the funds and that all funds must be used by 2026.

A motion was made by Councilmember Tim Brown and seconded by Mayor Pro-tem JC Triplett to accept the American Rescue Plan Act of 2021 funds.

Councilmember David McGowan said he thinks this money is borrowed money and he doesn't agree with accepting it. Councilmember Carolyn Dobbin asked if we have gotten anything like this before and Town Administrator Leighanna Worley said that the CARES Act funding was $89,000 and didn't have as many restrictions due to it being a smaller amount.

Councilmember Randy Jernigan said he would rather accept it and use it to better Wilson's Mills.

A motion was made by Councilmember Tim Brown and seconded by Mayor Pro-tem JC Triplett to accept the American Rescue Plan Act of 2021 funds. Voting in favor of the motion were Mayor Pro-tem JC Triplett and Councilmembers Randy Jernigan, Tim Brown, and Carolyn Dobbin. Voting in opposition to the motion was Councilmember David McGowan. Motion carried 4 to 1.

PUBLIC HEARING

Mayor Wright opened the Public Hearing at 7:50pm

Ordinance to Appropriate Funds and Raise Revenue for FY 2021-2022

Town Administrator Leighanna Worley referenced the spreadsheet in Council's packet and said that this is the final spreadsheet, and everything is balanced. She stated that there is a current overage of $1,544 and that amount was placed in Events which hopefully will be used for the annual Christmas Tree Lighting and the seniors group to start gathering again. Ms. Worley also mentioned that the budget includes the new salaries proposed by the salary study as well as funds for a new police officer, police vehicle and a vehicle to replace the current Public Works vehicle. The budget also includes a stipend for Planning Board members which is 25 dollars per member for each meeting attended. Mayor Pro-tem JC Triplett asked if the stipend will be paid annually or monthly and Ms. Worley said it would be a monthly stipend. Councilmember David McGowan said based on the information he was given it does not seem common to pay Planning Board members and he does not see the benefit of paying the monthly stipend. He expressed concerns about the lack of quorum at several meetings in the last year and asked if paying the members will give them more of an incentive to attend. Mayor Wright stated that he feels the stipend will give the members incentive to come to the meetings and Mayor Pro-tem JC Triplett said that he feels paying the members is the right thing to do.

Councilmember Tim Brown asked about utility line items in the budget and Town Administrator Leighanna Worley said that different departments have higher utility lines due to the needs in that department. Councilmember Brown also asked if the town is currently financing any vehicles. Ms. Worley said that the vehicle financing costs in the budget are for the police vehicles that were purchased 2 years ago, and they are on a 5-year loan. She said at the time the Police Department had gotten so behind on rotating vehicles out that there was a need to purchase 3 at one time. Councilmember Brown said he would like to use available funds to pay off any financing debts for the vehicles. Mayor Pro-tem JC Triplett agreed with Councilmember Brown. Ms. Worley said that she could gather all the necessary information and present it to Council at their July meeting.

Councilmember Tim Brown asked questions about the sewer funds and Town Administrator Leighanna Worley explained that there are 34 customers in town, and some are not paying their sewer tap fee. She said that as of right now we have no reinforcement to make them pay however they are accruing late fees and interest.

With no one else wishing to speak, Mayor Wright closed the Public Hearing at 8:12pm.

Mayor Pro tem JC Triplett said that he was very appreciative of the officers, and he was happy that the salary study that was conducted would allow the officers to be better compensated for their job duties. Councilmember Tim Brown stated that in coming years when salary studies are conducted, he would like a list of job descriptions for each position so that the positions can be evaluated to make sure they are compensated for their duties. Town Administrator Leighanna Worley stated that part of the salary study that was conducted resulted in employees completing 13-page surveys and these surveys reflect their job duties.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Randy Jernigan to approve the following Ordinance to Appropriate Funds and Raise Revenue for Fiscal Year 2021-2022 as presented. Motion carried

Town Administrator Leighanna Worley said that on behalf of all town hall employees she would like to thank Council for taking the time to review that salary study and make the salary adjustments for the employees.
unanimously.

2nd OPEN FORUM:

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

Joan Harris of 119 Sam Lane expressed concerns about Sam Lane. She said that there are lots of holes in the road and that the road is not owned by the town however she would like some assistance in getting it fixed. Councilmember Randy Jernigan said that he would be willing to find help to get the road fixed and by community members. Councilmember David McGowan asked if the construction of the sewer could have caused the damage and Ms. Harris said that there was damage to the road prior to the sewer being put in.

With no one else wishing to speak, Mayor Wright closed the 2nd Open Forum at 8:26pm.

MOTION TO GO INTO CLOSED SESSION:

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Tim Brown to go into Closed Session at 8:27pm pursuant to N.C.G.S. 143-318.11(a)(5) "…acquisition of real property located on Swift Creek Road…" 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 9:12pm. Motion carried unanimously.

ADJOURN: A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Tim Brown to adjourn. Motion carried unanimously.

The meeting adjourned at 9:12pm.

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PHILLIP WRIGHT, Mayor

ATTEST:

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