

TOWN OF WILSON'S MILLS
REGULAR TOWN COUNCIL MEETING
May 15, 2023

- PRESENT:** Mayor Fleta Byrd, Mayor Pro-tem Mayor Pro-tem JC Triplett, Councilmembers David McGowan, Randy Jernigan, Carolyn Dobbins, and Tim Brown.
- OTHERS PRESENT:** Town Administrator/Clerk Leighanna Worley, Deputy Clerk Emily Matthews and Town Attorney Gabriel Du Sablon.
- CONVOCATION:** Mayor Byrd declared a quorum present and called the meeting to order at 6:32pm.
- PLEDGE** Mayor Byrd led the pledge of allegiance to the flag.
- INVOCATION:** Mayor Byrd gave the invocation.
- APPROVAL OF AGENDA:** Mayor Byrd added the following agenda items: 8(b)ix. Presentation of Petition for Annexation - Johnston Farms - Parcel ID 17K08026, 8(b)x. Resolution Directing the Clerk to Investigate Petition of Annexation - Johnston Farms - Parcel ID 17K08026, 8(b)xi. Certificate of Sufficiency - Town Clerk Leighanna Worley - Johnston Farms - Parcel ID 17K08026, and 8(b)xii. Resolution Fixing Date of Public Hearing on Annexation - Johnston Farms - Parcel ID 17K08026.
- 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 17, 2023.
- Regular Town Council Meeting- April 17, 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 April 17, 2023, as presented. Motion carried unanimously.
- Closed Session - April 17, 2023:** Mayor Byrd asked for any comments or corrections to the minutes for the Closed Session for April 17, 2023.
- A motion was made by Councilmember Tim Brown and seconded by Mayor Pro-tem JC Triplett to approve the Closed Session Minutes for April 17, 2023, as presented. Motion carried unanimously.
- Public Hearing – Ordinance to Approve Funds and Raise Revenue – Fiscal Year 2023-2024** Mayor Byrd opened the public hearing at 6:34pm.
- With no one 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 Dobbins to approve the following ordinance to Approve Funds and Raise Revenue for Fiscal Year 2023-2024. Motion carried unanimously.

**TOWN OF WILSON'S MILLS
BUDGET ORDINANCE
FISCAL YEAR 2023-2024**

**AN ORDINANCE TO APPROPRIATE FUNDS AND RAISE REVENUE FOR THE
FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024**

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, 2023 and ending June 30, 2024.

SECTION I. GENERAL FUND

A. REVENUES ANTICIPATED:

Current Year Ad Valorem Taxes	\$1,198,188.00
Prior Year Ad Valorem Taxes	\$500.00
Motor Vehicle Tax	\$125,000.00
Tax Penalties & Interest	\$2,390.00
Festivals & Events	\$1,000.00
Utility Franchise Taxes	\$75,513.00
Local Government Sales Tax	\$563,181.00
Sales Tax Refund	\$25,000.00
Beer & Wine	\$14,157.00
Powell Bill Street Grant	\$75,000.00
ABC Board Local	\$15,113.00
Interest Income	\$1,500.00
Fees Collected – Planning Dept.	\$50,000.00
Fees Collected – Administration Dept.	\$5,000.00
Fees Collected – Police Dept.	\$3,419.00
Fees Collected – Ordinance Violations	\$1,000.00
KS Bank Loan Proceeds	\$400,000.00
ARP Act Funding transferred	\$878,330.00
Grants	\$58,000.00
Community Program Donations	\$500.00
Fund Balance (General Fund)	\$0.00
Fund Balance (Powell Bill)	\$0.00
TOTAL	\$3,492,791.00

B. EXPENDITURES AUTHORIZED BY DEPARTMENT:

Governing Body	\$1,305,922.00
Administration	\$382,193.00
Police	\$1,247,053.00
Public Works	\$272,056.00
Planning & Zoning	\$229,967.00
Events	\$55,600.00
Transfers to Other Funds	\$0.00
TOTAL	\$3,492,791.00

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
Transfer In – General Fund	\$0.00
TOTAL	\$176,000.00

B. EXPENDITURES AUTHORIZED:

Professional Services	\$38,872.00
Dept. / Office Supplies	\$1,000.00
Postage	\$400.00
USDA Sewer Loan “A” – Principal	\$38,000.00
USDA Sewer Loan “A” – Interest	\$81,965.00
USDA Sewer Loan “B” – Principal	\$6,000.00
USDA Sewer Loan “B” – Interest	\$9,763.00
TOTAL	\$176,000.00

SECTION III. AMERICAN RESCUE PLAN ACT (ARPA) FUNDS

A. REVENUES ANTICIPATED:

NC Office of State Controller	\$439,166.00
Interest Earned	\$600.00
Appropriated Fund Balance	\$439,221.00
TOTAL	\$878,987.00

B. EXPENDITURES AUTHORIZED:

Capital Outlay Expenses	\$878,987.00
TOTAL	\$878,987.00

SECTION IV. STATE CAPITOL AND INFRASTRUCTURE FUNDS (SCIF)

A. REVENUES ANTICIPATED:

NC Office of State Controller	\$0.00
Interest Earned	\$6,000.00
Appropriated Fund Balance	\$2,000,562.00
TOTAL	\$2,006,562.00

B. EXPENDITURES AUTHORIZED:

Capital Outlay Expenses	\$2,006,562.00
TOTAL	\$2,006,562.00

SECTION V. LEVY OF TAXES

There is hereby levied for Fiscal Year 2022-2023 an ad valorem tax rate of \$0.42 per one hundred dollars (\$100.00) valuation of taxable property as listed for taxes as of July 1, 2022 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 VI. 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 VII. 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 2023-2024 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.

1st OPEN FORUM

Mayor Byrd opened the 1st Public Forum at 6:36pm.

With no one wishing to speak, Mayor Byrd closed the 1st Open Forum at 6:37pm.

**Charter Updates
and Council of
Governments Name
Change**

Alana Keegan from Triangle J Council of Governments addressed the Council about a possible name change for the organization. She stated the new name will be Central Pine Regional Council. This is before Council because the original charter was adopted and therefore the amendment will need to be adopted as well. Councilmember David McGowan asked when the effective date will be and Alana said if it is approved by all municipalities in the area it will be effective July 1st.

REGULAR BUSINESS

MAYOR FLETA BYRD:

**Proclamation in Honor of
Memorial Day**

Mayor Byrd read the following proclamation:

**PROCLAMATION IN
HONOR OF
MEMORIAL DAY**

WHEREAS millions of men and women have answered the call to duty in defending the hard-won freedoms we enjoy today; and

WHEREAS Memorial Day is the occasion on which we remember, recognize, and honor the unselfish service of those no longer with us; and

WHEREAS, while we feel sorrow over their loss, we thank God that such people lived and gave their full measure so that we might live in liberty and freedom; and

WHEREAS many of those who faced enemy fire on battlefields the world over were from Johnston County and Wilson’s Mills, or are presently residing in this area, and many more of our communities’ sons and daughters currently serve overseas to protect our national freedom – Freedom is not Free.

THEREFORE, the Town Council of the Town of Wilson’s Mills asks all citizens of Wilson’s Mills to recognize the hardships and sacrifices of those we know as veterans and let us remember the words of the song which says so much about this observance, “All gave some... some gave all.”

**Resolution
Supporting the
Study of a Water
and Sewer Authority
in Johnston County**

Mayor Byrd stated we currently have an agreement with the county, but the county has asked us to amend that agreement. The resolution is saying that we are in support of the study taking place. She said most mayors in the County are in support of the study and the study would reorganize the entire water and sewer system. Attorney Du Sablon clarified the benefits of the resolution. Town Administrator Worley stated all other towns maintain their own water and sewer and our water and sewer is half owned by the county.

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to approve the following Resolution Supporting the Study of a Water and Sewer Authority in Johnston County. Voting in favor of the motion were Mayor Pro-tem JC Triplett, Councilmembers Randy Jernigan, David McGowan, and Carolyn Dobbin. Voting in opposition of the motion was Councilmember Tim Brown. Motion carried 4 to 1.

**RESOLUTION SUPPORTING THE STUDY
OF A WATER AND SEWER AUTHORITY
IN JOHNSTON COUNTY**

WHEREAS, water and wastewater services are essential to ensuring a community’s public health, environmental health, and economic development; and

WHEREAS, Johnston County is among the fastest-growing counties in the state and will continue to see more demand for high-quality water and wastewater services; and

WHEREAS, Johnston County local elected officials have been discussing cooperative opportunities in water and wastewater for several years and wish to move the discussion to action; and

WHEREAS, the Town of Wilson’s Mills, supports the provision of safe, reliable, and cost-effective water and sewer services to the residents and businesses of the Town of Wilson’s Mills; and

WHEREAS, communities working together have proven to be a method to assure reliability, economy of scale, and shared cost when growing, maintaining, and operating water and wastewater system; and

WHEREAS, a discussion group was convened by the Chair of the Johnston County Board of Commissioners with municipal leaders on April 19, 2023. During the meeting, a consensus was reached to formalize an effort to study a water and sewer authority in Johnston County. Further, it was agreed that each local government would be requested to adopt a resolution indicating their support of moving forward with studying the feasibility of a water and sewer authority; and

WHEREAS, those in attendance at the April 19, 2023, meeting asked Triangle J Council of Governments to provide a draft resolution for the local governments to consider, which would formalize their interest in studying a water and sewer authority and create a Steering Committee for the study; and

WHEREAS, the group asked Triangle J to take the lead in facilitating the Steering Committee; and

WHEREAS, the Town of Wilson’s Mills desires to be a supportive and active regional partner for any forthcoming countywide water and sewer authority study,

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

1. We support researching the development of a countywide water and sewer authority, and we support Triangle J Council of Government facilitating a

Johnston County Water/Sewer Authority Steering Committee. The Steering Committee will include one elected official from each participating community. Further, we direct staff to collaborate with the effort and participate as requested by the steering committee and/or Triangle J. Further, we appoint _____ as the Steering Committee Appointee to represent the Town of Wilson’s Mills and _____ to serve as the alternate to the Steering Committee.

- 2. This resolution shall take effect immediately.

Ms. Worley said that a representative and an alternate will need to be appointed to sit on the steering committee.

Councilmember Tim Brown suggested Councilmember David McGowan with Councilmember Randy Jernigan as alternate.

A motion was made by Councilmember Tim Brown and seconded by Mayor Pro-tem JC Triplett to appoint Councilmember David McGowan as representative and Councilmember Randy Jernigan as alternate. Motion carried unanimously.

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

**Presentation of
Petition for
Annexation –
Johnston Farms –
Parcel ID
17K08030Y**

Mayor Byrd reviewed the petition of annexation for Parcel ID 17K08030Y. Town Administrator Worley said that Deputy Clerk Emily Matthews has researched the annexation and all information presented in correct and accurate. The petition has been signed by all appropriate parties.

**Resolution Directing
the Clerk to
Investigate Petition
of Annexation**

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember David McGowan to accept the Resolution Directing the Clerk to Investigate Petition of Annexation – Johnston Farms – Parcel ID 17K08030. Motion carried unanimously.

**Certificate of
Sufficiency**

Town Administrator / Town Clerk Leighanna Worley presented Council with the Certificate of Sufficiency for the petition for annexation.

**Resolution Fixing
Date of Public
Hearing on
Annexation**

A motion was made by Councilmember David McGowan and seconded by Councilmember Randy Jernigan to call the public hearing for the Annexation of Parcel ID 17K08030Y for Monday June 19, 2023 at 6:30pm in the Wilson’s Mills Elementary School cafeteria. Motion carried unanimously.

**Presentation of
Petition for
Annexation –
Johnston Farms –
Parcel ID
17K08026L**

Mayor Byrd reviewed the petition of annexation for Parcel ID 17K08026L. Town Administrator Worley said that Deputy Clerk Emily Matthews has researched the annexation and all information presented in correct and accurate. The petition has been signed by all appropriate parties.

**Resolution Directing
the Clerk to
Investigate Petition
of Annexation**

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to accept the Resolution Directing the Clerk to Investigate Petition of Annexation – Johnston Farms – Parcel ID 17K08026L. Motion carried unanimously.

Certificate of Sufficiency	Town Administrator / Town Clerk Leighanna Worley presented Council with the Certificate of Sufficiency for the petition for annexation.
Resolution Fixing Date of Public Hearing on Annexation	A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Randy Jernigan to call the public hearing for the Annexation of Parcel ID 17K08026L for Monday June 19, 2023 at 6:30pm in the Wilson’s Mills Elementary School cafeteria. Motion carried unanimously.
Presentation of Petition for Annexation – Johnston Farms – Parcel ID 17K08026	Mayor Byrd reviewed the petition of annexation for Parcel ID 17K08026. Town Administrator Worley said that Deputy Clerk Emily Matthews has researched the annexation and all information presented in correct and accurate. The petition has been signed by all appropriate parties.
Resolution Directing the Clerk to Investigate Petition of Annexation	A motion was made by Councilmember Tim Brown and seconded Mayor Pro-tem JC Triplett by to accept the Resolution Directing the Clerk to Investigate Petition of Annexation – Johnston Farms – Parcel ID 17K08026. Motion carried unanimously.
Certificate of Sufficiency	Town Administrator / Town Clerk Leighanna Worley presented Council with the Certificate of Sufficiency for the petition for annexation.
Resolution Fixing Date of Public Hearing on Annexation-	A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Carolyn Dobbins to call the public hearing for the Annexation of Parcel ID 17K08026 for Monday June 19, 2023 at 6:30pm in the Wilson’s Mills Elementary School cafeteria. Motion carried unanimously.
OTHER:	<p>Ms. Worley said she sent out Requests for Qualifications (RFQs) for the upcoming sewer study that is planned, and they are due back by May 26th. Ms. Worley announced the closing of the new town hall property took place this morning and updated Council on the design of the Council chambers. Councilmember Jernigan asked how long the feasibility study will take and Ms. Worley said it will be determined after the RFQs come back.</p> <p>Ms. Worley said the staff discussed signage for the new town hall and decided on the wordage “Town Hall” rather than “Wilson’s Mills Town Hall.” She said once the branding and logo is done a ground sign can be added in front of the building.</p>
FINANCE OFFICER’S REPORT – Sherry Hudson:	Finance Officer Sherry Hudson referenced the financials for the month ending April 2023 in Council’s packets and asked if there were any questions.
Review of Financial Statements – April 2023:	Councilmember David McGowan asked what open space fees are and Ms. Hudson said the open space fees are fees paid by the developer in lieu of actually developing their open space. These fees are paid to the town to use towards improving recreational activities that are in that development. Councilmember McGowan asked how the fees are calculated and Ms. Worley said it is based on a formula that is listed in the town Unified Development Ordinance.
Ordinance to Amend the Budget for Fiscal Year 2022-2023	<p>Councilmember McGowan asked about the legal fees and governing board expenditures being increased. Ms. Hudson said the legal fees have been increased due to needing more legal counsel from Attorney Du Sablon in the last few months. She also explained the increase in expenditures for governing board is due to the town hall move and needing various supplies.</p> <p>A motion was made by Councilmember David McGowan and seconded by Councilmember Randy Jernigan to adopt the following Ordinance to Amend the Budget for the Fiscal Year 2022-2023. Motion carried unanimously.</p>

**AN ORDINANCE TO AMEND
 AN ORDINANCE TO APPROPRIATE FUNDS
 FOR THE FISCAL YEAR BEGINNING JULY 1, 2022
 AND ENDING JUNE 30, 2023**

TOWN OF WILSON’S MILLS
 FY 22-23 BUDGET AMENDMENT #2

BE IT ORDAINED by the Town Council of the Town of Wilson’s Mills, County of Johnston, State of North Carolina, and meeting in Regular Session this 15th day of May 2023 that the Town Budget adopted on June 15, 2022, for FY 2022-2023 is hereby amended and adopted.

Section I. That the following Revenue items in the General Fund Budget be INCREASED by the following amounts:

<u>INCREASED REVENUES</u>		
<u>Account No.</u>	<u>Line Item</u>	<u>Amount</u>
10-3100-170	Penalties & Interest	\$740.00
10-3231-311	STATE Sales Tax	\$29,621.00
10-3315-330	Powell Bill Street Aid	\$2,986.00
10-3431-360	Vest Grant Income	\$1,000.00
10-3431-430	Court Facility Fees	\$1,140.00
10-3471-410	Open Space Fees	\$35,000.00
10-3491-412	PD Fees	\$100.00
10-3701-002	Grants	\$18,620.00
10-3831-000	Interest Earned	\$100.00
10-3833-840	Community Program	\$680.00
10-3839-850	Insurance Proceeds	\$5,834.00
10-3840-800	Misc. Collections/Pet Fees	<u>\$10,568.00</u>
	TOTAL	\$106,389.00

Section II. That the following Revenue items in the General Fund Budget be DECREASED by the following amounts:

<u>DECREASED REVENUES</u>		
<u>Account No.</u>	<u>Line Item</u>	<u>Amount</u>
10-3198-110	Ad Valorem Prior Levies	\$1,062.00
10-3491-410	Planning Fees	\$40,542.00
10-3612-411	Festival & Events	<u>\$2,000.00</u>
	TOTAL	\$43,604.00

Section III. That the following Expenditure items in the General Fund Budget be INCREASED by the following amounts:

INCREASED EXPENDITURES		
<u>Account No.</u>	<u>Line Item</u>	<u>Amount</u>
	Governing Board	
10-4110-185	Excess ESC Taxes	\$161.00
10-4110-192	Legal Fees	\$10,000.00
10-4110-193	Professional Fees	\$1,250.00
10-4110-299	Department Supplies	\$9,000.00
10-4110-335	Utilities – Trash	\$800.00
10-4110-451	Insurance & Bonding	\$544.00
10-4110-550	Capital Outlay New TH	\$5,000.00
10-4110-552	Capital Outlay Projects	\$3,153.00
	Administration	
10-4120-183	Group Insurance	\$4,875.00
10-4120-260	Department Supplies	\$2,000.00
10-4120-439	Equipment Rent	\$565.00
	Police	
10-4310-126	Salaries – Part Time	\$5,502.00
10-4310-199	Professional Services	\$205.00
10-4310-252	Tires	\$1,500.00
10-4310-260	Department Supplies	\$5,000.00
10-4310-353	Maintenance Vehicles	\$8,000.00
10-4310-398	Pre-Employment Testing	\$1,000.00
10-4310-491	Dues	\$650.00
10-4310-550	Capital Outlay Equipment	\$21,705.00
10-4310-553	Capital Outlay – Vehicles	\$575.00
	Public Works	
10-4410-321	Telephone	\$500.00
10-4410-330	Street Lights	\$200.00
	Planning & Zoning	
10-4910-183	Group Insurance	\$2,800.00
10-4910-252	Tires	\$148.00
10-4910-265	Repayment Bond Release	\$38,863.00
10-4910-325	Postage	\$150.00
10-4910-353	Maintenance – Vehicles	\$1,031.00
	Park & Events	

10-6120-321	Telephone	\$105.00
10-6120-992	WM Community Park	\$2,000.00
	TOTAL	\$127,282.00

Section IV. That the following Expenditure items in the General Fund Budget be DECREASED by the following amounts:

	DECREASED EXPENDITURES	
<u>Account No.</u>	<u>Line Item</u>	<u>Amount</u>
	Governing Board	
10-4110-191	Audit Fees	\$572.00
10-4110-398	Citizens Academy	\$1,500.00
10-4110-693	Christmas Party	\$1,718.00
	Administration	
10-4120-185	Unemployment Tax	\$800.00
10-4120-325	Postage	\$170.00
10-4120-370	Advertising	\$1,000.00
10-4120-395	Employee Training	\$5,000.00
10-4120-398	Drug Testing	\$55.00
	Police	
10-4310-185	Unemployment Tax	\$1,600.00
10-4310-212	Uniforms	\$8,000.00
10-4310-251	Gasoline	\$16,000.00
10-4310-265	Ammo & Guns	\$2000.00
10-4310-380	Software Support	\$500.00
10-4310-395	Employee Training	\$700.00
10-4310-610	Comm. Policing Program	\$15,063.00
	Public Works	
10-4410-325	Postage	\$120.00
10-4410-351	Maintenance Bldg. & Grounds	\$250.00
10-4410-352	Maintenance – Equipment	\$500.00
10-4410-353	Maintenance – Vehicles	\$400.00
10-4410-395	Employee Training	\$500.00
10-4410-550	Capital Outlay – Equipment	\$1,074.00
	Planning & Zoning	
10-4910-122	Salaries – Planning Board	\$500.00
10-4910-311	Travel	\$1,000.00
10-4910-321	Telephone	\$1,000.00
	Parks & Events	

10-6120-321	Festival / Events	\$3,985.00
10-6120-694	Seniors Program	490.00
	TOTAL	\$64,497.00

Conflict of Interest Policy

Ms. Hudson referenced the Conflict of Interest Policy and asked if there were any questions.

Councilmember McGowan asked who wrote the policy and Ms. Hudson said the policy was written by the School of Government and it was slightly modified to add in the Town of Wilson’s Mills.

A motion was made by Councilmember David McGowan and seconded by Councilmember Randy Jernigan to approve the Conflict of Interest Policy for the Town of Wilson’s Mills. Motion carried unanimously.

Procurement Policy

Ms. Hudson referenced the Procurement Policy and there were no questions.

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbins to approve the Procurement Policy for the Town of Wilson’s Mills. 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.

Mrs. Oldham said the Olive Branch subdivision final plan has been signed so it can be recorded. Wilson’s Walk has been signed as well and houses will be going up in both subdivisions soon. Councilmember David McGowan and Councilmember Randy Jernigan exchanged conversation about parking and how it affects emergency vehicles.

Resolution Opposing Efforts to Weaken Local Zoning

Mrs. Oldham explained that the state is trying to take control of local zoning regulations. Under these regulations there would be a percentage of houses in all developments that would be affordable housing. She said this resolution is in opposition of the state controlling zoning regulations. Mrs. Oldham also stated that Senate Bill 317 that is referenced in the Ordinance did not move forward from the Senate but the Resolution can still be approved by Council.

A motion was made by Councilmember David McGowan and seconded by Councilmember Randy Jernigan to approve the following Resolution Opposing Efforts to Weaken Local Zoning. Motion carried unanimously.

**RESOLUTION
Opposing Efforts to Weaken Local Zoning**

WHEREAS, North Carolina has more than 532 towns and cities, the vast majority of which are small or mid-sized, and each of which has a unique identity, history, and governance; and

WHEREAS, although planning and zoning options in all communities must adhere to state statute, they vary greatly, based on the desires of each community’s residents and elected officials; and

WHEREAS, threats to the state’s cities and towns can arise when developers try to convince legislators to strip local zoning requirements to meet their needs or allow them to opt out of local zoning altogether. Threats can also arise when advocates for increased housing demand

that legislators support homogenization in zoning, arguing that all types of housing should be allowed everywhere; and

WHEREAS, like hundreds of other small- to medium-sized towns in our state, including neighboring towns here in Johnston County, our town has worked diligently since our incorporation in 1996 to craft local zoning that is responsive to the needs of residents, builders, and developers, as well as local businesses; to this end, members of our Planning Board which have been tasked with recommending updates to the town’s Future Land Use Plan, have worked with residents and our Town Council to periodically update local zoning; and

WHEREAS, as a result, Wilson’s Mills Future Land Use Plan continues to evolve, incorporating new zoning options and revising others, consistent with the needs of our community. Our zoning reflects a strong commitment to individual property rights while seeking to retain the unique rural and historic character that has attracted so many residents to our beautiful town and has continued to strengthen property values; and

WHEREAS, we acknowledge the State of North Carolina’s oversight over all state municipalities, respect the limitations and requirements established by current state statutes, and are grateful to state legislators for their dedication, and recognize their desire to address state-wide housing issues. At the same time, we believe that one-size-fits-all efforts that mandate significant changes to local zoning authority are misguided.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Wilson’s Mills urges the state legislature to work with local leaders and the North Carolina League of Municipalities to craft incentives and targeted approaches appropriate to housing issues in specific areas. We ask our state legislators to balance their oversight with respect for the critical role local zoning plays in maintaining the civic health of our state and balancing the needs of residents with those of builders and developers. Finally, we strenuously object to state bills seeking to homogenize, significantly weaken, or otherwise interfere in local zoning authority, on the basis that such interference threatens a town’s ability to determine its unique identity and future within the limitations and requirements established by state statute.

More specifically, the Town objects to the following:

- Senate Bill 317, which would allow developers to skirt all local zoning under the guise of providing affordable housing, a requirement that would expire within a year’s time;
- House Bill 332/Senate Bill 275, which would impose a 21-day shot clock on local building inspections;
- House Bill 474, which would mandate that all residential and mixed-use zoning allow small housing such as tiny homes, cottage homes, and accessory dwelling units; and
- All other similar bills that seek to override local zoning authority without the active collaboration and consent of local communities.

In this way, the Town of Wilson’s Mills also seeks to uphold the rights of all municipalities in North Carolina to self-determination within the parameters established by state statute and in collaboration with residents as well as state and county leaders.

**POLICE DEPARTMENT
REPORT – Chief
Williams**

Chief Williams referenced the Police Department Report in Council’s packets and asked if there were any questions.

Councilmember McGowan questioned the low number of traffic stops in the month of April and Chief Willaims stated the Traffic Control Officer who is the one primarily responsible for vehicle stops was on vacation and in trainings for majority of the month.

**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 what happened to cause the damage to the fence at the Community Park. Mr. Moore said there were 2 cars that ran through the fence in the middle of the night. Councilmember McGowan asked if there was any video surveillance chowing the vehicles. Chief Willaims stated the vehicles were caught on video but due to the distance he was unable to make out any distinguishing characteristics.

**COUNCILMEMBER
COMMENTS:**

Councilmember Tim Brown asked if the town could talk to DOT about placing roundabouts in the construction areas in town. Ms. Worley stated the division engineer will be at June meeting to answer questions from Council.

2nd OPEN FORUM

Mayor Byrd opened the 2nd Public Forum at 7:55pm.

Jim Uzzle of 138C Uzzle Industrial said we are behind in sewer development and explained the reason for the water and sewer authority based on his knowledge.

With no one else wishing to speak, Mayor Byrd closed the 2nd Open Forum at 7:57pm

ADJOURN:

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

The meeting adjourned at 7:57pm.

JC TRIPLETT, Mayor Pro-tem

ATTEST:

EMILY A. MATTHEWS
Deputy Clerk