

TOWN OF WILSON'S MILLS  
REGULAR TOWN COUNCIL MEETING  
February 19, 2024

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

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

**ABSENT** Councilmember Randy Jernigan

**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:** Jim Uzzle gave the invocation.

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

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to approve the agenda as presented. 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 17, 2024.

**Regular Town Council Meeting- January 17, 2024:** A motion was made by Councilmember Carolyn Dobbin and seconded by Mayor Pro-tem JC Triplett to approve the Regular Town Council Meeting Minutes for January 17, 2024, as presented. Motion carried unanimously.

**Work Session Minutes - January 22, 2024:** Mayor Byrd asked for any comments or corrections to the minutes for the Work Session for January 22, 2024.

Councilmember McGowan mentioned a typographical error on page 2 of the minutes.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to approve the Work Session Minutes for January 22, 2024, as amended. Motion carried unanimously.

**PUBLIC HEARING:** Mayor Byrd opened the public hearing at 6:34pm.

**Ordinance to Extend Corporate Limits – Johnston County Public Schools** Mayor Byrd asked if there were any comments of questions regarding the annexation.

Town Administrator Worley said this annexation is for the property for the new high school and the property will also be for the middle school in the future.

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

Councilmember Brown asked if the town will be responsible for hiring the School Resource Officer for the high school and Mayor Byrd said when it is

time to assign a SRO the town will be responsible for that.

A motion was made by Councilmember David McGowan and seconded by Carolyn Dobbin to adopt the following Ordinance to Extend Corporate Limits - Johnston County Public Schools. Motion carried unanimously.

#### TOWM #204

### AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF WILSON'S MILLS, NORTH CAROLINA

**WHEREAS**, the Town of Wilson's Mills Town Council has adopted a resolution under G.S. 160A-31 stating its intent to annex the area described below; and

**WHEREAS**, a public hearing on the question of this annexation was held at the Wilson's Mills Elementary School Cafeteria, 4654 Wilson's Mills Road, Wilson's Mills, North Carolina at 6:30 p.m. on February 19, 2024 after due notice by the Johnstonian News on February 7<sup>th</sup> and February 14<sup>th</sup>, 2024 and

**WHEREAS**, the Town of Wilson's Mills Town Council finds that the proposed annexation meets the requirements of G.S. 160A-31.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Wilson's Mills, North Carolina that:

**Section 1.** By virtue of the authority granted by G.S. 160A-31, the following described contiguous property owned by J Farms, LLC is hereby annexed and made part of the Town of Wilson's Mills, as of February 19, 2024.

*Beginning at a point in the centerline of Southern Railroad, having North Carolina State Plane coordinates of N:663,303.01 feet, E: 2,197,766.10 feet; located North 55°13'32" East, 106.25 feet from NGS Monument "NCRR JO H105 2", having North Carolina State Plane coordinates of N:663,242.41 feet, E: 2,197,678.82 feet; thence along and with the centerline of Southern Railroad North 53°18'30" West, 650.66 feet to a point; thence leaving the centerline of Southern Railroad North 48°38'29" East, 4,420.06 feet to a Concrete Monument found, passing through a Concrete Monument found, on line, at 101.18 feet, passing through a Concrete Monument found, on line, at 2,699.45 feet and passing through a 1/2 Inch Iron Pipe found, on line, at 3,110.49 feet; thence North 66°29'07" East, 345.43 feet to a point in the centerline of Parker Branch; thence along and with the centerline of Parker Branch the following twenty-nine (29) courses and distances: South 1°01'00" East, 34.40 feet to a point; South 3°40'07" West, 55.18 feet to a point; South 39°46'54" West, 7.77 feet to a point; South 34°06'58" East, 8.58 feet to a point; South 77°32'36" East, 26.30 feet to a point; South 62°30'02" East, 23.21 feet to a point; South 71°41'44" East, 21.87 feet to a point; North 75°41'22" East, 15.13 feet to a point; North 27°39'53" East, 25.30 feet to a point; North 78°54'07" East, 23.32 feet to a point; North 56°52'59" East, 42.22 feet to a point; North 73°47'38" East, 47.03 feet to a point; South 89°47'54" East, 68.03 feet to a point; South 71°00'18" East, 79.91 feet to a point; South 65°30'35" East,*

84.87 feet to a point; South 77°24'52" East, 39.51 feet to a point; South 75°28'45" East, 48.18 feet to a point; South 46°06'18" East, 57.51 feet to a point; South 40°24'49" East, 37.05 feet to a point; South 14°47'12" East, 34.88 feet to a point; South 6°18'20" East, 66.91 feet to a point; South 39°07'53" East, 54.42 feet to a point; North 82°32'30" East, 33.94 feet to a point; North 75°26'13" East, 55.16 feet to a point; North 35°42'32" East, 66.32 feet to a point; North 8°34'21" East, 67.13 feet to a point; North 23°03'46" East, 86.03 feet to a point; North 42°38'08" East, 55.71 feet to a point; North 43°08'33" East, 77.79 feet to a point on the western bank of the Neuse River; thence leaving the centerline of Parker Branch, along and with the western bank of the Neuse River the following twenty-eight (28) courses and distances: South 37°47'00" East, 73.23 feet to a point; South 38°57'48" East, 120.47 feet to a point; South 34°38'00" East, 313.31 feet to a point; South 33°45'32" East, 107.67 feet to a point; South 37°50'07" East, 69.40 feet to a point; South 32°46'50" East, 183.78 feet to a point; South 23°59'57" East, 69.48 feet to a point; South 30°12'33" East, 217.19 feet to a point; South 27°49'09" East, 216.14 feet to a point; South 19°57'38" East, 51.09 feet to a point; South 28°01'06" East, 118.36 feet to a point; South 37°52'10" East, 66.76 feet to a point; South 24°48'40" East, 168.55 feet to a point; South 33°50'49" East, 77.45 feet to a point; South 33°32'02" East, 137.20 feet to a point; South 24°23'30" East, 142.44 feet to a point; South 27°29'05" East, 138.95 feet to a point; South 20°08'17" East, 155.34 feet to a point; South 19°15'30" East, 105.27 feet to a point; South 14°35'27" East, 51.96 feet to a point; South 26°13'34" East, 189.18 feet to a point; South 20°31'11" East, 112.26 feet to a point; South 28°44'42" East, 56.66 feet to a point; South 25°03'12" East, 168.56 feet to a point; South 21°46'00" East, 111.13 feet to a point; South 21°26'57" East, 98.40 feet to a point; South 27°46'56" East, 127.78 feet to a point; South 23°11'00" East, 109.89 feet to an Iron Rod found; thence leaving the western bank of the Neuse River, South 58°07'36" West, 464.36 feet to an Iron Rod found; thence North 33°45'24" West, 1,440.41 feet to an Iron Rod found; thence South 78°57'32" West, 465.11 feet to an Iron Rod found; thence South 44°29'18" West, 322.60 feet to an Iron Rod found; thence North 89°34'45" West, 340.03 feet to an Iron Rod found; thence North 54°26'37" West, 231.09 feet to an Iron Rod found; thence North 67°04'52" West, 294.24 feet to an Iron Rod found; thence South 31°09'50" West, 715.64 feet to an Iron Rod found in the southern 60 foot right-of-way line of Bear Farm Road, passing through an Iron Rod found, on line, at 646.77 feet; thence along and with the southern 60 foot right-of-way line of Bear Farm Road the following seven (7) courses and distances: North 88°14'27" West, 660.74 feet to an Iron Rod found; along a curve to the left, having a radius of 39,971.20 feet, an arc length of 618.34 feet and a chord bearing and distance of North 88°41'02" West, 618.33 feet to an Iron Rod found; North 89°07'38" West, 610.56 feet to a 15 Inch Pine tree; along a curve to the left, having a radius of 146.20 feet, an arc length of 111.86 feet and a chord bearing and distance of South 68°57'17" West, 109.15 feet to an Iron Rod found, passing through an Aluminum Monument found, on line, at an arc length of 98.03 feet; South 47°02'12" West, 334.84 feet to an Iron Rod found; along a curve to the right, having a radius of 15,383.80 feet, an arc length of 504.46

*feet and a chord bearing and distance of South 47°58'34" West, 504.43 feet to the **Beginning**, passing through an Aluminum Monument found, on line, at an arc length of 8.91 feet, passing through an Aluminum Monument found, on line, at an arc length of 344.25 feet and passing through an Iron Rod found, on line, at an arc length of 402.21 feet, containing 218.51 acres, more or less.*

*Excepting from the above, a 1.67 acre parcel, recorded as New Lot 2 in Plat Book 98, Page 224 now assigned Parcel ID 17K08034P, for the total annexed area of 216.84 acres.*

**Section 2.** The Mayor of the Town of Wilson’s Mills shall cause to be recorded in the office of the Register of Deeds of Johnston County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed property, along with a certified copy of this ordinance. Such a map shall also be delivered to the Johnston County Board of Elections, as required by G.S. 163-288.1.

**Presentation of 2023 Audit**

Jay Sharpe of Sharpe Patel presented the audit for 2023. He said cash disbursements, payroll, and credit cards were the controls tested. He also said the audit was submitted to the Local Government Commission last fall and it was accepted with no changes. The town received an unmodified opinion on the financial statements and a significant deficiency was reported. The deficiency was due to over expenditure of budget due to the new town hall building purchase. Mr. Sharpe said the fund balance is at a good percentage, lower than years past due to purchase of Town Hall, but he expects it to come back up.

**1<sup>st</sup> OPEN FORUM**

Mayor Byrd opened the 1<sup>st</sup> Public Forum at 6:50pm.

With no one wishing to speak, Mayor Byrd closed the 2<sup>nd</sup> Open Forum at 6:51pm.

**REGULAR BUSINESS**  
**MAYOR FLETA BYRD:**

Mayor Byrd said she, Town Administrator Leighanna Worley, and Planning Director Wendy Oldham attended the Johnston County Public School Board meeting which named the new high school as “Wilson’s Mills High School” and the mascot will be the Green Waves. There are plans to include a park and a middle school in the future on the property.

Mayor Byrd thanked everyone for their support during the time that her husband was in poor health.

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

Ms. Worley referenced the contract and the proposal amount of 172,600.

Approval of  
Contract – Chamber  
Upfit Design  
Services – 310  
Architecture and  
Interiors

Paul Fox with 310 spoke to Council and answered any questions. He gave a summary of the proposal which includes architectural, plumbing, mechanical, electric, acoustical, audio-visual, structural, civil engineering, and exterior work. Councilmember McGowan asked about the assumptions and exclusions and asked why fire sprinkler protection is not included. Mr. Fox said it is not required by code for the building but can be included if desired. He said the design process can start this week and should be complete by November of this year. Once complete 310 will conduct the bidding process which will take place December through mid-January. Councilmember Brown expressed concerns

about the process taking until November. Mr. Fox explained that there are a lot of steps, and it is a long process. Ms. Worley said other companies we heard from were quoting it to take 18-24 months.

A motion was made by David McGowan and seconded by Mayor Pro-tem JC Triplett to accept the contract from 310 Architecture and Interiors for \$172,600. Motion carried unanimously.

**Policy Amendment –  
Police Department  
Overtime**

Ms. Worley said this is a temporary policy change to allow police officers to earn overtime pay rather than compensatory time. This was discussed at the January work session and will remain in place until the department can hire more officers and have more coverage. She said once the Police Department is fully staffed, the policy change will be removed.

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to accept the temporary policy amendment for Police Department overtime. Motion carried unanimously.

**Salary Grade  
Increases**

Ms. Worley said the salary grade increases were also discussed at the work session in January. She said our salary ranges are now the lowest in the county other than one other town and the salary grade adjustments will help our town be more competitive when hiring. The adjustment would increase the salary grades by 11 percent.

**Exit of  
Councilmember**

Councilmember Tim Brown stepped out of the meeting at 7:20pm and returned at 7:23pm during discussion.

**Salary Grade  
Increases continued:**

Mayor Pro-tem JC Triplett asked when the next salary study will be done. Ms. Worley said next fiscal year and we plan to get a company that specializes in salary studies.

Mayor Byrd verified that this will not mean a salary increase in the next year. Ms. Worley said there will not be a salary grade increase in the next fiscal year unless decided on by council based on the salary study that is scheduled to be conducted.

Councilmember McGowan asked what a DI is and Ms. Worley explained that it is a developmental increase given to the employee between minimum and target range based on a satisfactory evaluation.

Councilmember Brown asked if the overtime for officers is included in the salaries listed and Ms. Worley said it is not included because the overtime would be time and a half and would be beyond the normal hourly rate.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to approve the salary grade adjustments effective immediately. Motion carried unanimously.

**Highway 70 Updates**

Town Administrator Worley said she attended a Highway 70 meeting last week and got an update on the construction. She said the bridges are substantially complete and should be done by the end of March. Discussion followed in regard to traffic and timeline for completion.

**COUNCILMEMBER  
COMMENTS:**

Mayor Pro-tem Triplett said his term on the Johnston County Economic Development Board is coming to an end. He said he is willing to serve another term but is also welcome to let someone else take over.

Councilmember McGowan gave updates on the food bank donations to Wilson's Mills Elementary School. He said he will be shopping for the food on March 4<sup>th</sup> and dropping it off at school afterwards.

Councilmember Brown asked when the billboard outside of town hall will be removed and Ms. Worley said the previous owner has until May of this year to have it removed.

**2<sup>nd</sup> OPEN FORUM**

Mayor Byrd opened the 2nd Public Forum at 7:44pm.

Jim Uzzle of 138C Uzzle Industrial expressed his concerns about the construction of the Council chambers. Councilmember McGowan said he feels confident that Council will make sure the funds are spent appropriately.

With no one else wishing to speak, Mayor Byrd closed the 2nd Open Forum at 7:47pm.

**ADJOURN:**

A motion was made by Councilmember David McGowan seconded by Councilmember Carolyn Dobbin to adjourn. Motion carried unanimously.

The meeting adjourned at 7:48pm.



  
EMILY MATTHEWS, CMC  
Town Clerk

  
FLETA A. BYRD, Mayor