

TOWN OF WILSON'S MILLS
REGULAR TOWN COUNCIL MEETING
June 17, 2024

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

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

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: Mayor Byrd gave the invocation.

APPROVAL OF AGENDA: Mayor Byrd asked for any additions or corrections to the agenda.

Town Administrator Leighanna Worley added the following agenda items 7b(iii) "2024-2025 Grant Assistance Program Contract with Central Pines Regional Council" and 7b(iv) "310ai Updates – Site Survey Work"

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 Byrd asked for any comments or corrections to the minutes for the Special Town Council Meeting for May 7, 2024.

Special Meeting Minutes – May 7, 2024: A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to approve the Special Town Council Meeting Minutes for May 7, 2024, as presented. Motion carried unanimously.

Regular Town Council Meeting Minutes - May 20, 2024: Mayor Byrd asked for any comments or corrections to the minutes for the Regular Town Council Meeting for May 20, 2024.

A motion was made by Councilmember Carolyn Dobbin and seconded by Councilmember Tim Brown to approve the minutes for the Regular Town Council Meeting for May 20, 2024, as presented. Motion carried unanimously.

Closed Session Meeting Minutes - May 20, 2024: Mayor Byrd asked for any comments or corrections to the minutes for the Closed Session Meeting for May 20, 2024.

A motion was made by Councilmember Tim Brown and seconded by Councilmember David McGowan to approve the Closed Session Meeting Minutes for May 20, 2024, as amended. Motion carried unanimously.

Work Session Minutes – May 28, 2024: Mayor Byrd asked for any comments or corrections to the minutes for the Work Session Meeting for May 28, 2024.

A motion was made by Councilmember David McGowan and seconded by Councilmember Randy Jernigan to approve the Work Session Minutes for May 28, 2024, as presented. Motion carried unanimously.

PUBLIC HEARINGS: Mayor Byrd opened the Public Hearing at 6:33pm.

**Ordinance to
Approve Funds and
Raise Revenue –
Fiscal Year 2024-
2025:**

Town Administrator Worley presented the following budget message:

“In accordance with N.C.G.S. 159, the Local Government and Fiscal Control Act, I am pleased to present to you a balanced Recommended Budget for the fiscal year July 1, 2024 to June 30, 2025. This budget has been assembled with the premises of ensuring that the budgeted funds are spent for public purposes in accordance with the North Carolina Constitution Article V, Section 2(1), "the power of taxation shall be exercised in a just and equitable manner, for public purposes only, and shall never be surrendered, suspended or contracted away." The Town's revenue forecasting philosophy has always been conservative and will continue for this fiscal year due to the ongoing uncertainty of local, state, and national economic trends. This budget document contains the recommended tax rate, revenue and expenditures estimations, and fee schedules.

BUDGET DEVELOPMENT PRINCIPLES

The following guiding principles have been used when developing this year's budget. The use of these principles ensures the continued fiscal health of the Town of Wilson's Mills.

- ✚ An uncertain local, statewide, and national economy requires conservative estimation of revenues and conservative expenditure recommendations, with decreases in most departments and increases in various departments where additional staff are required.
- ✚ Sound budgetary principles have been followed in developing this budget.
- ✚ The debt service for the ongoing loan payment obligation has been budgeted first, as required by the North Carolina General Statutes.
- ✚ The following basic Town services are continued with funding at adequate levels: (1) elected officials and administration/staff services, (2) police protection, (3) planning and zoning and code enforcement, (4) street maintenance, and (5) animal control.
- ✚ All the Town's Personnel Policies, Ordinances, and General Practices have been reviewed and analyzed to make sure they are consistent with Federal and State Laws.
- ✚ The Town Council's consented Goals, Objectives, and Financial Policies are incorporated.
- ✚ Generally Accepted Accounting Principles (GAAP) are included as stipulated by the North Carolina Government Budget and Fiscal Control Act (NCGBFCA) or by the North Carolina General Statutes (NCGS).

RECOMMENDED BUDGET

The fiscal year 2024-2025 Recommended General Fund budget totals \$6,226,224.00 with a tax revenue increase from \$0.42 per \$100 valuation to \$0.50 per \$100 valuation. The recommended budget represents a \$2,687,380 increase over the adopted fiscal year 2023-2024 budget. This increase is due to additional grant funds received from the NC Department of Revenue in the amount of \$3,000,000 to be used solely on the upfit of the new Town Hall Campus. With these grant funds aside, our actual difference is an approximate \$312,620 decrease,

due to the decrease in the remainder of the ARPA funds left this year that were received in 2021.

REVENUES*

**For purposes of this explanation, all percentages of revenues are based on the General Fund Revenues minus the \$3M state grant included in the budget.*

Property & Vehicle Taxes

The Property Tax base is estimated by the Johnston County Tax Office to produce \$1,545,189 in revenue based on a 99% collection rate.

The Prior Year Tax collection estimates are based on previous years' collections as well as discoveries and collection rates. We have estimated a collection of \$1,000 for prior years' taxes. This amount is similar to the fiscal year 2023-2024 and is based on our excellent 99% collection rate. Penalties and interest are based on prior year collections and is estimated at \$8,000.

Vehicle Tax estimates are based on the information from Johnston County Tax Office and have increased from our current year to \$207,914 up from \$171,053.

The property tax, prior year collections, penalties and interest, and vehicle taxes generate approximately 55% of all General Fund Revenues.

Shared State and Local Revenues

According to estimates from the North Carolina League of Municipalities, Wilson's Mills' share of the Johnston County sales tax will generate about \$580,171 or 18% of General Fund Revenues.

Other Significant Revenues

Utility Franchise Taxes, which includes electric power, piped natural gas, cable television, and telecommunications taxes, are expected to generate \$90,778 or 3% of the total General Fund revenues.

In addition to the sources of revenue discussed above, the Town is also expected to realize a number of other significant revenues accounting for 22% of total General Fund revenues including collected fees.

The Town also expects to receive grants (other than the \$3M state grant) totaling \$77,999 or 2%.

Miscellaneous and Departmental Fees

It is recommended that the Fee Schedule for the fiscal year 2023-2024 be continued by Council to adhere to the anticipated budget revenue; however, staff is reviewing the current fees and will likely present to Council a request to increase those fees sometime during the Fiscal Year 2024-2025.

General Fund Appropriation

There are no appropriated fund balance amounts estimated to be used for fiscal year 2024-2025.

EXPENDITURES*

**For purposes of this explanation, all percentages of expenditures are based on the General Fund Expenditures minus the \$3M state grant included in the budget.*

Basic Expenditures Authorized by Department

The following expenditures have been appropriated in relation to our revenues.

- Governing Body-	\$668,951	- 21% of General Fund
- Administration-	\$425,218	- 13% of General Fund
- Police-	\$1,480,611	- 46% of General Fund
- Public Works-	\$331,155	- 10% of General Fund
- Planning & Zoning -	\$279,575	- 9% of General Fund
- Events	\$20,700	- 1% of General Fund

The Town Council reviewed the proposed budget in 4 work sessions where changes in revenues and expenditures were directed.

This proposed FY 2024-2025 Budget was available at Town Hall for a minimum of ten days (and has been available since May 22, 2024) and a Public Hearing called for June 17, 2024 at 6:30pm has been published twice in *The Johnstonian News* as well as notices posted on the Town’s Facebook and web pages, and at Town Hall since May 22, 2024.

I would like to express my sincere appreciation to the staff for their support in preparing this budget. Without their help, it would not have been possible to finish this budget. They have spent a great deal of time working to ensure the tax dollars of the citizens of Wilson’s Mills are spent correctly. Additionally, I would like to acknowledge the Mayor and the Town Council for their support and leadership throughout the work sessions held to develop this budget.”

Councilmember David McGowan expressed he was pleased with the staff during the work sessions making the hard decisions about the budget.

Councilmember Tim Brown also thanked the staff.

Mayor Byrd closed the Public Hearing at 6:46pm.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to adopt the following Ordinance to Approve Funds and Raise Revenue – Fiscal Year 2024-2025. Voting in favor of the motion were Mayor Pro-tem JC Triplett, Councilmembers Carolyn Dobbins, Tim Brown, and David McGowan. Voting in opposition of the motion was Councilmember Randy Jernigan. Motion carried 4 to 1.

**TOWN OF WILSON’S MILLS
BUDGET ORDINANCE
FISCAL YEAR 2024-2025**

**AN ORDINANCE TO APPROPRIATE FUNDS AND RAISE REVENUE
FOR THE FISCAL YEAR BEGINNING JULY 1, 2024, AND ENDING
JUNE 30, 2025**

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, 2024 and ending June 30, 2025.

SECTION I. GENERAL FUND

A. REVENUES ANTICIPATED:

Current Year Ad Valorem Taxes	\$1,545,189.00
Prior Year Ad Valorem Taxes	\$1,000.00
Motor Vehicle Tax	\$207,914.00
Tax Penalties & Interest	\$8,000.00
Festivals & Events	\$1,000.00
Utility Franchise Taxes	\$90,778.00
Local Government Sales Tax	\$580,171.00
Sales Tax Refund	\$40,000.00
Beer & Wine	\$14,653.00
Powell Bill Street Grant	\$87,000.00
ABC Board Local	\$9,015.00
Interest Income	\$2,000.00
Fees Collected – Planning Dept.	\$50,000.00
Fees Collected – Administration Dept.	\$5,990.00
Fees Collected – Police Dept.	\$515.00
Fees Collected – Ordinance Violations	\$5,000.00
KS Bank Loan Proceeds	\$400,000.00
ARPA Revenue Replacement	\$500,000.00
Grants	\$3,077,999.00
Fund Balance (General Fund)	\$0.00
Fund Balance (Powell Bill)	\$0.00
TOTAL	\$6,226,224.00

B. EXPENDITURES AUTHORIZED BY DEPARTMENT:

Governing Body	\$3,688,965.00
Administration	\$425,218.00
Police	\$1,480,611.00
Public Works	\$331,155.00
Planning & Zoning	\$279,575.00
Events	\$20,700.00
Transfers to Other Funds	\$0.00
TOTAL	\$6,226,224.00

SECTION II. WATER AND SEWER FUND

A. REVENUES ANTICIPATED:

Sewer Charges	\$7,500.00
Late Fees	\$500.00
Johnston County Public Utilities	\$174,000.00
Transfer In – General Fund	\$0.00
TOTAL	\$182,000.00

B. EXPENDITURES AUTHORIZED:

Professional Services	\$45,872.00
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	\$182,000.00

SECTION III. LEVY OF TAXES

There is hereby levied for Fiscal Year 2024-2025 an ad valorem tax rate of \$0.50 per one hundred dollars (\$100.00) valuation of taxable property as listed for taxes as of July 1, 2024 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 IV. 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 V. 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 2024-2025 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 6:47pm.

Mary Rowshane of 533 Jones Road expressed concerns about the rezones being called at tonight’s meeting. She expressed concerns about congestion and traffic in the area as well as the possibility of there being a wildlife habitat. Mayor Byrd said Council will not be voting on the rezones tonight, they are on the agenda to call for a public hearing next month and discuss the rezones then.

With no one else wishing to speak, Mayor Byrd closed the 1st Open Forum at 6:50pm.

REGULAR BUSINESS

MAYOR FLETA BYRD:

Mayor Byrd thanked staff for handling the budget process and working together. Mayor Byrd said she attended a session recently with Johnston County about the upcoming sewer project. She said representatives from the County should be ready to address Council in July. Mayor Byrd said she attended the Mayors meeting this month and tax increases was a topic of discussion. She said we are not the only town that is increasing taxes in the upcoming fiscal year.

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

Town Administrator Worley said there are 2 amendments to the Municipal Personnel Policy in Council's packets. She said the first one is in regard to the addition of the floating holiday in observance of Juneteenth that was discussed last month.

**Amendment to the
Municipal Personnel
Policy – Floating
Holiday:**

A motion was made by Councilmember Tim Brown and seconded by Councilmember Randy Jernigan to approve the amendment to the Municipal Personnel Policy regarding the floating holiday in observance of Juneteenth. Motion carried unanimously.

**Amendment to the
Municipal Personnel
Policy – Police
Department
Overtime:**

Ms. Worley said the other amendment is in regard to the previously approved overtime for Police Officers instead of compensatory time. She said this amendment is removing the wording regarding overtime and changing it back to the earning of compensatory time. She said this will need to be changed back due to the Police Department now being fully staffed.

Councilmember Brown expressed concerns about us having to change it again in the future. Mayor Byrd asked how this will affect the budget and Ms. Worley said any overtime would come out of the salary line items. She also said due to being fully staffed she doesn't foresee the need for overtime in the future.

A motion was made by Councilmember Tim Brown and seconded by Councilmember David McGowan to approve the amendment to the Municipal Personnel Policy in regard to overtime for police officers. Motion carried unanimously.

**2024-2025 Grant
Assistance Program
Contract with
Central Pines
Regional Council:**

Ms. Worley said for the past couple years the town has gone under contract with Central Pines Regional Council to help with grants for the town. She said the service wasn't used enough to justify the cost. Ms. Worley said that several municipalities have come together to get a contract together for grant assistance through Central Pines Regional Council. This contract would allow us to use their services on an as needed basis for grant assistance.

Attorney Du Sablon asked to make minor changes on the second page of the contract before final approval.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to approve the 2024-2025 Grant Assistance Program Contract with Central Pines Regional Council with suggested changes. Motion carried unanimously.

310 Updates

Ms. Worley said there is a site surveying that needs to be done around the immediate adjacent area around town hall. She said the survey would cover various things including storm water, elements underground, utilities. The

paperwork in Council’s packets is an estimate to add to their current contract with 310ai which would be an additional \$33,000.

Councilmember Brown said he feels like there are more affordable ways to complete the surveying. He said he would need more information before making a decision. Mayor Pro-tem Triplett agreed with Councilmember Brown and said he would also like additional information.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to table the discussion of the surveying of the town hall property and adjacent properties. Motion carried unanimously.

OTHER

Ms. Worley said we had our Branding and Logo Workshop with Small Town Soul recently. She said the Small Town Soul representative visited around town and talked with people in the community. The goal is to recapture the heart of Wilson’s Mills and rebuild what used to be the center area of town. The Small Town Soul representative wants to talk to founding families in the form of a committee.

Ms. Worley said she attended the Highway 70 Commission meeting on May 30th and received updates on the construction taking place. She said it is predicted that traffic will be flowing by the first of fall of this year.

FINANCE
DEPARTMENT – Finance
Officer Sherry Hudson

Budget Amendment
#2 for FY 2023-2024

Mayor Fleta Byrd referenced the revised copy of the budget amendment given at the beginning of the meeting which differed from the amendment in Council’s packets and asked if there were any questions.

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to approve the following budget amendment. Motion carried unanimously.

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

TOWN OF WILSON’S MILLS
FY 23-24 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 17th day of June 2024 that the Town Budget adopted on May 15, 2023, for FY 2023-2024 is hereby amended and adopted.

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

GENERAL FUND	REVENUES	DECREASE	INCREASE
<u>Account No.</u>	<u>Line Item</u>	<u>Amount</u>	<u>Amount</u>
10-3199-110	Ad Valorem		\$3,610.00
10-3231-311	State Sales Tax		\$5,875.00
10-3315-330	Powell Bill St. Aid		\$11,733.00
10-3431-220	Drug Seizure Revenue		\$492.00

10-3431-430	Court Facility Revenue		\$641.00
10-3431-431	Ticket & Violation Fees		\$955.00
10-3491-410	Planning Fees		\$36,283.00
10-3701-002	Grants		\$38,280.00
10-3831-000	Interest Earned		\$571.00
10-3833-840	Comm. Program Donations		\$140.00
10-3839-850	Insurance Proceeds		\$13,326.00
10-3840-800	Misc./Pet Collections		\$6,909.00
			\$118,815.00

Section II. That the following Expenditure items in the General Fund Budget be INCREASED and/or DECREASED by the following amounts:

<u>Account No.</u>	<u>Line Item</u>	<u>INCREASE</u>	<u>DECREASE</u>
	Governing Board	<u>Amount</u>	<u>Amount</u>
10-4110-191	Audit Fees	\$2,419.00	
10-4110-192	Legal Fees	\$2,370.00	
10-4110-299	Department Supplies	\$2,500.00	
10-4110-311	Travel Expense	\$165.00	
10-4110-331	Utilities / Electricity		\$2,777.00
10-4110-333	Utilities / Gas		\$3,000.00
10-4110-334	Utilities / Water		\$2,300.00
10-4110-335	Utilities / Trash		\$800.00
10-4110-339	Tax Collection Fee	\$4,000.00	
10-4110-395	Education & Seminars	\$766.00	
10-4110-451	Insurance & Bonding		\$1,000.00
10-4110-491	Dues	\$622.00	
10-4110-553	Prof. Municipal Studies	\$30,000.00	
10-4110-693	Emp./Vol. Appreciation		\$1,173.00
	Administration		
10-4120-121	Salaries & Wages	\$15,080.00	
10-4120-181	FICA	\$1,327.00	
10-4120-182	Retirement	\$2,566.00	
10-4120-183	Group Insurance		\$3,000.00
10-4120-251	Gas & Oil		\$400.00
10-4120-260	Department Supplies	\$1,500.00	
10-4120-321	Telephone	\$89.00	
10-4120-325	Postage	\$210.00	

10-4120-370	Advertising	\$1,000.00	
10-4120-395	Employee Training		\$4,100.00
10-4120-439	Equipment Rent		\$2,000.00
	Police		
10-4310-121	Salaries & Wages	\$25,000.00	
10-4310-126	Salaries - Part Time	\$30,000.00	
10-4310-182	Retirement	\$6,500.00	
10-4310-251	Gas & Oil		\$12,000.00
10-4310-311	Travel		\$1,800.00
10-4310-321	Telephone		\$2,000.00
10-4310-353	Maint. Vehicles	\$5,000.00	
10-4310-395	Employee Training		\$2,500.00
10-4310-553	Capital Outlay - Vehicles	\$2,275.00	
	Public Works		
10-4410-121	Salaries & Wages	\$7,678.00	
10-4410-126	Part Time Salaries	\$5,500.00	
10-4410-181	FICA	\$500.00	
10-4410-182	Retirement	\$544.00	
10-4410-311	Group Insurance		\$1,500.00
10-4410-212	Uniforms	\$300.00	
10-4410-311	Travel		\$482.00
10-4410-321	Telephone	\$500.00	
10-4410-330	Street Lighting		\$2,500.00
10-4410-395	Employee Training		\$410.00
10-4410-398	Drug Testing - Vaccines		\$600.00
	Planning & Zoning		
10-4910-182	Retirement		\$2,630.00
10-4910-183	Group Insurance		\$4,394.00
10-4910-199	Professional Services	\$10,000.00	
10-4910-251	Gasoline		\$500.00
10-4910-311	Travel		\$1,000.00
10-4910-321	Telephone	\$225.00	
10-4910-359	Contracted Services	\$10,000.00	
10-4910-398	Drug Testing	\$45.00	

	Park & Events		
10-6120-693	Festivals / Events	\$3,000.00	
		\$171,681.00	\$52,866.00

Section II. That the following Expenditure items in the Sewer Fund Budget be INCREASED and/or DECREASED by the following amounts:

SEWER FUND	EXPENSES	INCREASE	DECREASE
	<u>Line Item</u>		
	Sewer		
30-7140-199	Professional Services		\$30,397.00
30-7140-711	Prin. USDA Sewer Bond "A"	\$30,397.00	
	TOTAL	\$30,397.00	\$30,397.00

PLANNING
DEPARTMENT – Wendy
Oldham:

Rezone of Walker
Property Updates:

Planning Director Wendy Oldham said the rezone of this property was tabled last month due to questions about the current zoning of the property. She said it has been confirmed that it is currently zoned agriculture.

A motion was made by Councilmember Davud McGowan and seconded by Mayor Pro-tem JC Triplett to approve the following ordinance to Amend Zoning for the Reba Walker property Motion carried unanimously.

**AN ORDINANCE AMENDING THE WILSON’S MILLS ZONING
ORDINANCE
PROPERTY OWNED BY
REBA WALKER
3.82 ACRES LOCATED ON US HIGHWAY 70 WEST FROM
AGRICULTURE (AG)
TO
COMMERCIAL (C-70)**

WHEREAS, a petition has been received from Reba Walker to rezone a 3.82-acre tract of land from AG (Agriculture) to C-70 (Commercial); and

WHEREAS, the required newspaper notices have been given, adjacent property owners notified, the recommendation from the Wilson’s Mills Planning Board received, and a public hearing held at a Regular Meeting on June 17, 2024 with members of the public soliciting input on the matter.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL of the Town of Wilson’s Mills that:

Section 1. The Zoning Ordinance of the Town of Wilson’s Mills is amended to change the following area from AG (Agriculture) to C-70 (Commercial), and to amend the Wilson’s Mills Zoning Map to show the area change:

*BEGINNING AT THE Northwestern corner
of the property now or formerly owned by Ebi*

and Chuck G. Igba and described in that deed recorded in Deed Book 5616, Page 705, Johnston County Registry and traveling with the Western Line of the Igba property South 41 degrees 25 minutes 35 seconds West 381.79 feet to a point; thence North 65 degrees 15 minutes 46 seconds West 176.98 feet to a point; thence North 13 degrees 27 minutes 49 seconds East 109.79 feet to a point; thence North 89 degrees 28 minutes 22 seconds West 153.80 feet to a point; thence North 1 degree 23 minutes 23 seconds East 316.86 feet to a point; thence North 61 degrees 35 minutes 05 seconds West 48.27 feet to a point, thence North 61 degrees 52 minutes 32 seconds East 19.48 feet to a point; thence following a curve with an arc length of 206.4 feet, a radius of 1163 feet, a chord bearing of South 70 degrees 52 minutes 43 seconds East and a chord length of 205.97 feet; thence following a curve with an arc length of 332.32 feet, a radius of 1163 feet, a chord bearing of South 57 degrees 36 minutes 44 seconds East and a chord length of 331.19 feet to the point and place of BEGINNING, and containing 3.94 acres, more or less, and identified as Tract 2 on a survey by Alsey J. Gilbert PLS and dated June 9, 2020.

Section 2. All laws and clauses in conflict with this Ordinance Amendment are hereby repealed.

Section 3. This Ordinance Amendment shall be effective immediately upon adoption.

Call Public Hearing
– Parcel ID
17J07005H:

Mrs. Oldham said the owner of the property has requested for the property to be rezoned from industrial to commercial.

A motion was made by Councilmember Randy Jernigan and second by Mayor Pro-tem JC Triplett to call a public hearing for the rezone of parcel ID 17J07005H for July 15th 2024 at 6:30pm at Wilson’s Mills Baptist Church. Motion carried unanimously.

Call Public Hearing
– Parcel ID
17K08026L:

Mrs. Oldham said the owner of the property has requested for the property to be rezoned from agriculture to mixed use conditional.

A motion was made by Councilmember Randy Jernigan and second by Mayor Pro-tem JC Triplett to call a public hearing for the rezone of parcel ID 17K08026L for July 15th 2024 at 6:30pm at Wilson’s Mills Baptist Church. Motion carried unanimously.

Call Public Hearing
– Parcel ID
17K08026:

Mrs. Oldham said the owner of the property has requested for the property to be rezoned from agriculture to mixed use conditional.

A motion was made by Councilmember Randy Jernigan and second by Councilmember Carolyn Dobbins to call a public hearing for the rezone of parcel

ID 17K08026 for July 15th 2024 at 6:30pm at Wilson’s Mills Baptist Church. Motion carried unanimously.

POLICE DEPARTMENT
– Chief Williams:

Police Department
Policy Amendment –
General Order 200-
4:

Chief Williams referenced the policy regarding assigned patrol vehicles and asked if there were any questions. Chief said the revised policy made the ability to have a take home vehicle more specific. He said the prior policy stated the officer only has to be a non-probationary, full time officer that lives within 30 miles of town limits. The revised policy says the officer must be full time and “released from field training and authorized to conduct full LEO responsibilities.” There is also an addition in which window tints fall under the vehicle alternations that must be approved by the Chief.

Councilmember McGowan asked if the wording on page four can be changed from “he” to “the officer” since there are both males and females in the Police Department.

A motion was made by Councilmember David McGowan and seconded by Councilmember Randy Jernigan to approve the amendment to Police Department General Order 200-4 with changes. Motion carried unanimously.

COUNCILMEMBER
COMMENTS:

Councilmember McGowan asked about the fence that is supposed to be placed between Ives Landing and The Cottages subdivisions. He said he feels it is taking too long and the builder is postponing. Ms. Oldham said there is a new person over the project, and she has already spoken with them. She said the company is very backed up at this time but she can reach out again and ask for a more specific completion time.

2nd OPEN FORUM

Mayor Byrd opened the 2nd Public Forum at 7:42pm.

Jim Uzzle of 138C Uzzle Industrial Drive asked if we had to have a survey done in order to purchase the current town hall property. Ms. Worley said the survey needing to be done now is not the same kind of survey that is needed to be done at the time of purchasing.

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

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 7:47pm.



Fleta A. Byrd

FLETA A. BYRD, Mayor

Emily Matthews

EMILY MATTHEWS, CMC
Town Clerk