

**TOWN OF WALLACE**  
**MONTHLY TOWN COUNCIL MEETING**  
**June 13, 2024**  
**6:00 p.m.**

The Town Council of the Town of Wallace held its regularly scheduled monthly meeting on Thursday, June 13, 2024, at 6:00 pm in the Council Chambers at the Town Hall.

The following Governing Body members were present:

- Mayor Jason Wells
- Council Member/ Mayor Pro-Tem Francisco Rivas-Diaz
- Council Member Frank Brinkley
- Council Member Jason Davis
- Council Member Tasha Herring
- Council Member Penny Thorne

The following Governing Body members were absent:

None

Also present were:

Rob Taylor, Town Manager	Anna H. Herring, Town Attorney (via Zoom)
Jackie Nicholson, Town Clerk	Warren Hepler
Lisa Cottle, WWTP-ORC	Marian Kelly
Rod Fritz, Planning Director (via Zoon)	Jeraldine Rainey
Brent Dean, Public Services Director	Cam Lee, Planning Board Chair
Taylor Johnson, Director of Fire Operations	Jack Lennon
Ben Jones, Airport Manager (via Zoom)	Barnabus Pearsall
Jennifer Raynor, Library Director (via Zoom)	Herman & Linda Sikes
Joseph Trollinger, Finance Director	Scotty Summerlin, Duplin Co. Economic Development
Kim & Dean Butts	
Sara Cailler	Edward Walker
Marlane Carcopo	Ann Davis Weaver
Belinda Coates	Gary Weaver
Charley & Harriet Farrior	Abby Cavanaugh, <i>Duplin Journal</i>

Mayor Jason Wells called the regular meeting to order with a quorum of the governing body members present and Council Member Jason Davis gave the invocation.

The Pledge of Allegiance was recited.

**Presentations**

Dean Butts introduced the 2024 Carolina Strawberry Festival Pageant winners. Baby Miss Strawberry Anne Michael Johnson, Mini Miss Strawberry Gisel Salinas and Little Miss Strawberry Dylan Dixon.

**Adoption of the Agenda**

Mayor Jason Wells asked if there were any additions or changes to the agenda. Town Manager Rob Taylor asked to add a Capital Project Ordinance for the Airport.

Council Member Frank Brinkley made a motion to adopt the agenda as amended, seconded by Council Member Francisco Rivas-Diaz and approved unanimously.

**Public Comment Period**

Edward Walker who lives on Bray Street asked about paving. Town Manager Taylor explained how the streets are ranked for paving. Mr. Walker added that the south end needs to be One Way.

Linda Sikes said that one of her tenants said the water was cut of although the bill had been paid. She called a plumber who simply cut the water back on. She requested reimbursement of the plumber bill.

Sara Cailler who lives on Wolf Den Court said she had discolored water. Public Services Director Brent Dean said there is an isolated problem in her area.

Marlane Carcopo commented that she was in favor of downstairs apartments downtown.

**Consent Agenda**

Mayor Wells called for discussion of the minutes from the May 9, 2024 meeting. There being no additions or corrections, Council Member Brinkley made a motion to approve the minutes as submitted. The motion was seconded by Council Member Rivas-Diaz and approved by unanimous vote.

Finance Director Joseph Trollinger presented the tax report as of April 30 which shows an increase in delinquencies. Duplin County has stated that they will become more proactive in collecting but he still anticipates a high collection rate for Fiscal 2023-24. He presented the following tax releases:

Account #	Name	Year	Reason	Amount
6607901	Parker, Gary Lee	2023	Sold MYT (multiyear tag) Trailer per DMV	18.58
5274473	Lapham, Russell Scott	2023	Trailer in Pender County	14.33
5274473	Lapham, Russell Scott	2022	Trailer in Pender County	14.33

Council Member Rivas-Diaz made a motion to approve the tax releases that was seconded by Council Member Jason Davis and unanimously approved.

**PUBLIC HEARING**

**2024-25 FY Budget**

Council Member Penny Thorne made a motion to open a public hearing that was seconded by Council Member Rivas-Diaz and approved unanimously.

Manager Taylor began his presentation by thanking Council Members Brinkley and Thorne for serving on the budget committee. He also thanked Finance Director Joseph Trollinger and the Department Heads. The total proposed budget is \$10.72 million which is \$508,644 or 4.98 greater than last year. Capital Outlay of \$517,000, personnel costs include a 3.25% COLA/Merit, a floating holiday, an SRO (School Resource Officer) and an additional full-time position in Parks & Recreation. On the revenue side a \$15 tag fee, 8.5% water/sewer rate increase and increasing the stormwater fee to \$5/ERU is included. Taylor went into a bit more detail with each of the funds and presented some utility rate comparisons.

Council Member Brinkley made a motion to close the public hearing. The motion was seconded by Council Member Davis and approved by unanimous vote.

The Council discussed various budget items such as: the increase to water and sewer rates, vehicle tag fee, Powell Bill funds, tax revaluation (done by Duplin County) and property tax rate.

Council Member Davis made a motion to adopt the proposed 2024-25 FY Budget without the vehicle tag fee which will require financing a vehicle; the motion was seconded by Council Member Tasha Herring and unanimously approved.

## **Old Business**

### **Update Hunting Lease (Airport Property)**

Manager Taylor stated that Keith Mote had previously hunted on land the Town has recently acquired at the Airport. Since this property will not be developed immediately it would benefit the Town to allow Mr. Mote to continue to hunt there in order to keep the deer population in check. The property can be leased to him for hunting for the period of one year; \$8.50 per acre for 151.5 acres.

Council Member Brinkley made a motion to adopt a Resolution Leasing Property For One Year Or Less-Hunting Lease (23-24-24) which was seconded by Council Member Thorne and unanimously approved.

### **Proposed Amendment to the Unified Development Ordinance (UDO) to Allow Ground Floor Apartments Downtown**

Manager Taylor said that this matter has been discussed previously and pointed out that any zoning changes would apply to the entire Central Business District and not just the Historic District. He added that should the Council decide to move forward with the amendment that they would have to establish a public hearing for next month after which they could take action. Taylor asked Cam Lee, Chairman of the Planning Board, to describe to the Council how they came to their decision. Mr. Lee stated that when the Planning Board considered this, they referred to the Land Use Plan as well as the UDO and three (3) times came to the same conclusion. The Planning Board unanimously advised against the proposed amendment.

The Council took no action on this.

## **New Business**

### **Teachey ILA (Interlocal Agreement) for Sewer Services**

Manager Taylor reported that the Town of Teachey has requested renewing the sewer service agreement, which expires in September 2024, with the Town. Taylor indicated that the only change is to install flowmeters to more accurately calculate the flow to the WWTP.

Council Member Rivas-Diaz made a motion to approve the Agreement that was seconded by Council Member Thorne and approved by unanimous vote.

### **Lease of Rose House**

Manager Taylor said the Rose House is currently vacant and renting the place and having it occupied will prevent minor problems from getting bigger with the lessee responsible for utilities and yard maintenance.

Council Member Brinkley made a motion to approve Lease and adopt a Resolution Leasing Property For One Year Or Less-Rose House. Council Member Davis seconded the motion, and it was approved by unanimous vote.

### **Capital Project Ordinance for Airport Road Alignment**

Manager Taylor said that NCDOT (North Carolina Department of Transportation) has approved plans for the road realignment and all the land has been acquired. He asked the Council to adopt Capital Project Ordinance 24-08 Wallace Airport & Old Mill Roads Realignment.

Council Member Rivas-Diaz made such a motion. Seconded by Council Member Brinkley and approved unanimously.

## **Financial Reports**

Finance Director Trollinger presented the finance reports that are through April 30. He reported that implementation of the new software is continuing and added that Sales t00k to a slight dip.

## **Council Reports**

Council Member Rivas-Diaz talked about the Latino Festival scheduled for October 12 at Clement Park from 10 am to 6 pm and said they would need volunteers.

Council Member Brinkley commented the mowing at Tin City is improving but still needs work.

Council Member Thorne asked for a speed limit sign on Currie Street and pot holes.

Council Member Davis asked if the SRO (School Resource Officer) contract is in the budget (it is) and if there is anything that can be done to push for progress regarding the new development that seems to be stalled.

Council Member Herring asked if speed bumps could be put on NW and SE Railroad St.? She added that Dobbins Park need mowing and that she is excited about the Fly In on Saturday at the Airport.

Town Manager's Report

Manager Taylor reported the 830 project could get on the LGC (Local Government Commission) agenda in July but it will probably be August. The water wells will soon be complete, the Grist Mill and Clement Park renovations are coming along and additional preliminary work for the Public Safety Center has been done. He added that the generator from FEMA has an estimated installation date in October and the Financial Software update is continuing with some struggles. There being no further business to discuss Council Member Brinkley made a motion to continue the meeting at 6:00 pm on June 25. The motion was seconded by Council Member Rivas-Diaz and approved by unanimous vote.

Respectfully submitted,

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Jason Wells, Mayor

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Jacqueline Nicholson, MMC, NCCMC  
Town Clerk

**RESOLUTION LEASING PROPERTY FOR ONE YEAR OR LESS-KEITH MOTE**

WHEREAS, the Town of Wallace (“Town”) owns approximately 152.434 acres of land located in Peder County, NC; and

WHEREAS, the Town and Keith Mote have agreed upon a hunting lease, under which Keith Mote will lease the Town’s property, for the sole and limited purpose of hunting, for the term of one (1) year beginning July 01, 2024 for a consideration of \$1,295.69; and

WHEREAS, N.C.G.S. §160A-172 authorizes the Town to enter into leases of one year of less upon resolution of the Town Council adopted at a regular meeting; and

WHEREAS, the Town Council is convened in a regular meeting.

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Wallace meeting in regular session that:

1. The Town Council has determined that the property is not necessary during the term of the lease for the sole and limited purpose of hunting.
2. That the Town Council of the Town of Wallace authorized the lease of property to Keith Mote for a term of one (1) year.
3. That the Town Manager, Robert Taylor, is duly authorized to execute the attached Lease.

Adopted this 13 day of June 2024.

By:

\_\_\_\_\_  
Jason Wells, Mayor

Attest:

\_\_\_\_\_  
Jackie Nicholson, Town Clerk

**RESOLUTION LEASING PROPERTY FOR ONE YEAR OR LESS –**  
**ROSE HOUSE LEASE**

WHEREAS, the Town of Wallace (“Town”) owns the “Rose House” located at 725 E Southerland Street, Wallace, North Carolina, 28466, which it currently has no use for; and

WHEREAS, the Town and Kevin and Tracey Dockery have agreed upon a lease, under which Mr. and Mrs. Dockery will lease the above-described house for the term of one (1) year beginning June 19, 2024 for a consideration of \$1,000.00 per month; and

WHEREAS, N.C.G.S § 160A-172 authorizes the Town to enter into leases of one year or less upon resolution of the Town Council adopted at a regular meeting; and

WHEREAS, the Town Council is convened in a regular meeting.

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Wallace meeting in regular session that:

1. The Town Council has determined that the property is not necessary during the term of the lease for the sole and limited purpose of hunting.
2. That the Town Council of the Town of Wallace authorizes the lease of the above-described property to Kevin and Tracey Dockery for a term of one (1) year.
3. That the Town Manager, Robert Taylor, is duly authorized to execute the attached Lease.

Adopted this the 13th day of June, 2024.

By:

\_\_\_\_\_  
Jason Wells, Mayor

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Jackie Nicholson, Town Clerk

STATE OF NORTH CAROLINA  
TOWN OF WALLACE  
**CAPITAL PROJECT ORDINANCE**  
**24-08**

**WALLACE AIRPORT & OLD MILL ROADS REALIGNMENT**

**WHEREAS**, The Town of Wallace desires to expand the runway at the Wallace-Pender Airport, and

**WHEREAS**, Wallace Airport Road as well as Old Mill Road will need to be realigned for the expansion, and

**WHEREAS**, all land for the realignment has been acquired and design plans approved by NCDOT, and

**WHEREAS**, NCDOT will provide grant funds to cover the costs of the realignment, and

**WHEREAS**, the Town desires to establish a capital project ordinance to track the revenues and expenditures for the project;

**NOW, THEREFORE BE IT ORDAINED** by the Town Council of Wallace that pursuant to section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Capital Project Ordinance 24-08 is hereby established and adopted:

**Section 1:** The Project authorized is construction and realignment of Wallace Airport and Old Mill Roads.

**Section 2:** The officers of this unit are hereby directed to proceed with the capital project within the terms of the board resolution, and the budget contained herein.

**Section 3:** The following initial amounts are appropriated for the project:

Construction & Permitting	\$7,825,800
Engineering	874,200
Total	\$8,700,000

**Section 4:** The following revenues are anticipated to be available to complete this project:

NCDOT Grant	\$8,700,000
Total	\$8,700,000

**Section 5:** The finance officer is hereby directed to maintain within the capital project fund enough specific detailed accounting records to satisfy the requirements of the grantor agency, the grant agreements, and federal regulations.

**BE IT FURTHER ORDAINED** by the Town Council of Wallace that this ordinance shall become in full force and effective upon adoption.

Adopted this the 13<sup>th</sup> day of June 2024.



Attest:

\_\_\_\_\_  
Jason Wells, Mayor

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Jackie Nicholson, Town Clerk