

**TOWN OF WALLACE**  
**MONTHLY TOWN COUNCIL MEETING**  
**April 11, 2024**  
**6:00 p.m.**

The Town Council of the Town of Wallace held its regularly scheduled monthly meeting on Thursday, April 11, 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	Diane Brown, Mayor of Greenevers
David Bizzell, Parks & Rec (via Zoom)	David Carter
Brent Dean, Public Services Director	Paul & Nicole Campagna
Jimmy Crayton, Police Chief	Marlane Carcopo (via Zoom)
Rod Fritz, Planning Director	Joseph Merritt
Taylor Johnson, Director of Fire Operations	EB Pannkuk
Ben Jones, Airport Manager	Nicole Ramey
Jennifer Raynor, Library Director (via Zoom)	Brenda Rivas-Diaz
Joseph Trollinger, Finance Director	Curt Simpson
	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 Frank Brinkley gave the invocation.

The Pledge of Allegiance was recited.

Adoption of the Agenda

Mayor Jason Wells asked if there were any additions or changes to the agenda. Town Manager Rob Taylor said that the Fire Services Contract (#7) should be deleted.

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

Public Comment Period

There were no comments.

## **Consent Agenda**

Mayor Wells called for discussion of the minutes from the March 14, 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 stated that the tax report would be short as he had no data from Duplin County; there were balancing issues and corrections from January which he will provide next month. He presented the following tax for release:

Account #	Name	Year	Reason	Amount
10006225	Aguliar, Ingrid Martinez	2023	Mobile Home afterlisted in error	\$13.64
5144759	Langley, David Jr.	2023	Sold boat in 2022	\$51.63

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

## **Old Business**

### **Order Fire Department Radios**

Manager Taylor said the radios used by the Fire Department will cease functioning in January 2025. Last November a partial order of radios in the amount of \$70,000 was made, the radios are on back order. To insure uninterrupted emergency communications the Department has asked for more radios to be ordered. \$45,000 was earmarked for this which requires an additional \$67,000 moved from the assigned fund balance approving a Capital Project Ordinance.

Council Member Brinkley made a motion to approve CPO 23.03 which was seconded by Council Member Thorne and unanimously approved.

## **New Business**

### **Master Plan for Clement Park and Applications for PARTF (Parks and Recreation Trust Fund) Grants**

Manager Taylor stated that the Five Year Capital Improvement Plan includes a \$75,000 allocation for Clement Park improvements and building an Inclusive Playground. Last year the funds were used to develop a site-specific Master Plan with the intention to apply for grants. The Master Plan is complete and ready for adoption. Additionally, Taylor asked for adoption of a Resolution to apply for the PARTF grants.

Council Member Jason Davis made a motion to adopt the Clement Park Master Plan, seconded by Council Member Herring and approved by unanimous vote.

Council Member Brinkley made a motion to adopt a Resolution Authorizing Grant Applications With The North Carolina Parks And Recreation Trust Fund (PARTF). The motion was seconded by Council Member Davis and unanimously approved.

### **Farmland Lease at Farrior Park**

Manager Taylor said that the lessee has agreed to pay \$55/acre for 45 acres (\$2,500) for one year. This property is located back behind the old tobacco barns.

Council Member Davis made a motion approving the Farming Lease Agreement seconded by Council Member Brinkley and approved by unanimous vote.

Council Member Thorne made a motion to adopt a Resolution Leasing Property For One Year Or Less – Farming Lease Agreement that was seconded by Council Member Rivas-Diaz and unanimously approved.

#### Appointment to Library Board

Manager Taylor said Mills Bryant, Library Board Chair informed him that Candace Knowles is rotating off Board and asked that Logan Brown be appointed in that slot.

Council Member Herring made a motion to to appoint Logan Brown to the Library Board for a 6-year term to expire in 2029. Council Member Rivas-Diaz seconded the motion, and it was approved by unanimous vote.

#### Sale of Real Property

Manager Taylor stated that years ago, the Town acquired some property by tax foreclosure and has no use for it. \$5,467.39 has been invested over the last 10 years. An inquiry regarding the Town's desire to sell has been made and if the Council approves it will be sold by closed bid for sale on Govdeals.com.

Council Member Davis made a motion to adopt a Resolution Authorizing Sale of Real Property By Electronic Public Auction Pursuant To G.S. 160A-270 that was seconded by Council Member Thorne and approved unanimously.

#### Appoint NCLM (North Carolina League of Municipalities Voting Delegate

Town Clerk Jackie Nicholson said that it was time to designate a voting delegate to cast the Town's vote for the NCLM Board of Directors. Council Member Rivas-Diaz is currently the Town's delegate.

Council Member Herring made a motion to appoint Council Member Rivas-Diaz as the voting delegate since he is willing to serve. The motion was seconded by Council Member Thorne and approved unanimously.

#### Discussion of Ordinance-Apartments Downtown

Manager Taylor said this had previously come before the Council and resulted in no changes to the Town's Ordinances. EB Pannkuk owns a building downtown and would like the ordinances to be changed. He was afforded an opportunity to explain his line of thinking but was not allowed to discuss his specific projects. He identified these points: it would help improve downtown on the north side and down Railroad Street, there are unoccupied buildings downtown that are in trouble, developers need to make money on their investments, there are cost limits on square footage, no handicapped housing downtown, building code-sprinklers,

connecting to utilities, parking (plenty of it), changing the ordinance would only be applicable to large buildings, of which there are only a few.

Curt Simpson said there is a great need for apartments and Nicole Ramey, a downtown business owner added that she is frequently asked if there are apartments for rent. Paul Campagna said he is looking to develop more properties.

Manager Taylor briefed the Council on an idea whereby empty buildings and buildings used just for storage without current commercial activity, not being actively marketed, would be charged a fee.

Following the discussion the Council directed the Planning Director and Town Manager to create a sample ordinance and see how many buildings it will affect.

### Financial Reports

Finance Director Trollinger presented the finance report. He said that in February grant funds for the Airport and Public Safety facility were received. At this point in the budget year the funds are on target.

### Council Reports

Council Member Rivas-Diaz asked where we are on the Bicycle and Pedestrian Plan? Planning Director Fritz said he had received it for review. He asked about a tree on W. Clement St. (it is not in the Town right-of-way).

Council Member Brinkley asked if Royal Farms was in the continuous construction phase? (Don't know)

Council Member Thorne said she has heard some favorable comments on the Currie St. storm drainage project.

Council Member Herring said that Farrior Park is a beautiful place and we need to advertise it.

### Town Manager's Report

Manager Taylor reported that no bids were received for the 830 Project on March 20<sup>th</sup>.

There being no further business to discuss Council Member Brinkley made a motion to adjourn. The motion was seconded by Council Member Thorne and approved by unanimous vote.

Respectfully submitted,

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Jason Wells, Mayor

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Jacqueline Nicholson, MMC, NCCMC  
Town Clerk

STATE OF NORTH CAROLINA  
TOWN OF WALLACE

23-24-18

**RESOLUTION AUTHORIZING GRANT  
APPLICATIONS WITH THE NORTH CAROLINA  
PARKS AND RECREATION TRUST FUND (PARTF)**

**WHEREAS**, the Town of Wallace received public input via a public forums that confirmed a desire of citizens for more recreational opportunities and amenities; and

**WHEREAS**, the Town of Wallace as part of its Five Year Capital Improvement Plan identified future development and improvements of the Town's park system; and

**WHEREAS**, in the Capital Improvement Plan identified the need for improvements at Clement Park, including an inclusive playground, which would be the first in Duplin County, and

**WHEREAS**, the Town of Wallace adopted a Site Specific Master Plan for the development of Clement Park in April 2024; and

**WHEREAS**, grant awards are a desired source of funding for the improvements proposed and recommended in said plan; and

**WHEREAS**, increased public health, access, and well-being can be achieved is such improvements are made; and

**WHEREAS**, plans have been developed and public support given for a grant application to PARTF in 2024.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of Wallace, North Carolina, that the Town Manager is authorized to submit a grant applications to the Parks and Recreation Trust Fund (PARTF} for the next available round of funding; and

**BE IT FURTHER RESOLVED** that the Town Council is committed to budgeting the required local matching funds upon award of a grant.

Adopted this 11<sup>th</sup> day of April, 2024

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Jason Wells, Mayor

ATTEST:

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Jacqueline Nicholson, Town Clerk

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

**WHEREAS**, the Town of Wallace (“Town”) owns approximately 45 acres of cleared land known as Farrior Park located off of Rose Avenue in Wallace, NC that it currently does not have a use for; and

**WHEREAS**, the Town and Johnathan Mote have agreed upon a lease, under which Jonathan Mote will lease the Town’s property for the term of one (1) year beginning May 01, 2024 for a consideration of \$2,500.00; and

**WHEREAS**, N.C.G.S. §160A-172 authorized 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.
2. That the Town Council of the Town of Wallace authorizes the lease of the property to Jonathan 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 the 11<sup>th</sup> day of April, 2024.

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Jason Wells, Mayor

ATTEST:

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Jacqueline Nicholson, Town Clerk

RESOLUTION AUTHORIZING SALE OF REAL PROPERTY BY  
ELECTRONIC PUBLIC AUCTION  
PURSUANT TO G.S. 160A-270

WHEREAS, N.C.G.S. §160A-270 authorizes the City Council to sell real property at public auction, including electronic public auction, upon adoption of a resolution authorizing the appropriate official to dispose of the property at public auction subject to Town Council's acceptance of the highest bid;

WHEREAS, the Town Manager has recommended that the property listed on the attached "Exhibit A" should be sold at public auction as surplus property;

NOW, THEREFORE BE IT RESOLVED, by the Town Council of the Town of Wallace that:

1. The Town Manager or his designee is authorized to sell by electronic auction at [www.govdeals.00117](http://www.govdeals.00117) beginning on May 20, 2024 at 12:00 pm and ending on June 20, 2024 at 12:00 pm, the surplus property described in "Exhibit A".
2. The terms of the sale shall be as follows:
  - a. The reserve amount for the property is \$5,55.00, which shall be the minimum amount the Town will accept;
  - b. The final bidder must make payment in full;
  - c. The final bidder must be able to pay the full amount with cash or certified/cashier's check;
  - d. The final bidder will be purchasing the property as is, and;
  - e. The Town reserves the right to delete or not sale the property described in "Exhibit A".
3. The Town Manager or his designee is directed to have published a notice of the sale at least once and not less than 30 days before the date on which bidding opens. The notice shall contain a general description of the land sufficient to identify it, the terms of the sale, and a reference to this authorizing resolution as required by N.C.G.S 160A-270(a).

Adopted on this 11 day of April, 2024.

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Jason Wells, Mayor

ATTEST:

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Jacqueline Nicholson, Town Clerk

“Exhibit A”

All that certain lot or parcel of land situated in the Town of Wallace, Duplin County, North Carolina and more particularly described as follows: Situated in the Town of Wallace, being Lot Number 21, as shown on a plat of Graham and Marcella Pope property surveyed by H.J. Vann, surveyor, November 16, 1945, which said plat is duly recorded in Book 216, Page 269 of the Duplin County Registry.

Subject to restrictive covenants and easements of record.

Parcel ID: 09-E295