

TOWN OF WALLACE
Continued Meeting
May 26, 2021
6:00 p.m.

The Town Council of the Town of Wallace continued its monthly meeting on Wednesday, May 26, 2021 at 6 pm in the Council Chambers.

The following Governing Body members were present:

Mayor Charles C. Farrior, Jr.
Council Member/ Mayor Pro-Tem Wannetta Carlton
Council Member Frank Brinkley
Council Member Jeffrey Carter
Council Member Francisco Rivas-Diaz
Council Member Jason Wells

The following Governing Body members were absent:

NONE

Also present were:

Larry Bergman, Town Manager	Anna Heath, Town Attorney
Jackie Nicholson, Town Clerk	Rob Taylor, Finance Director
Jimmy Crayton, Police Chief	

Approval of the Agenda

Mayor Charley Farrior reconvened the meeting with a quorum of the governing body members present and asked that a couple of items be added to the agenda including a closed session for an update on economic development and a personnel matter, also adding an update on the sunset provision for billboards, potential foreclosure on property and parking regulations. These items were added to the agenda by a consensus of the members.

Presentation of FY 2021-2022 Budget

Town Manager Larry Bergman began his presentation by thanking the Department Heads, Budget Sub-committee and Finance Director Rob Taylor. He added that after the meeting he would put the proposed budget on the Town website and it will be available for public inspection. Manager Bergman then discussed the significant changes and unfunded requests by department. The Mayor and Council discussed what was presented. They also talked about the request for funds by the Chamber of Commerce and the Fire Department budget.

Approval of Architect Contract for Public Safety Facility

The Council took no action on this matter as the Council and Town Attorney did not have sufficient time to review it.

Approval of Advertising for Bids for Airport Farmland Lease

Manager Bergman stated that at the May 13 meeting the Council indicated they would like to receive bids for leasing the farmland at the Airport. He asked them to adopt a resolution to authorize advertisement for bids.

Council Member Jeff Carter made a motion to adopt a Resolution Authorizing Sealed Bid Lease of Airport Property that was seconded by Council Member Wannetta Carlton and approved by unanimous vote.

Discussion of "Sunset Provision for Billboards"

Manager Bergman said that the decision of Council at the May 13 meeting for a Sunset Provision ordinance for Billboards be drafted for review and recommendation by the Planning Board has hit a snag. State statutes say that a sunset provision must provide just compensation or it must be a public nuisance. He recommended putting the ordinance on hold in order to determine the best approach and to start documenting their condition with photos.

Truck Parking Update

Manager Bergman informed the Council that at the June 10 meeting changes to the traffic ordinance, particularly the parking schedule, to regulate truck parking.

Submittal of foreclosures

Finance Director Taylor asked for guidance from the Council regarding foreclosure action. Council indicated that he should continue to submit foreclosures.

Closed Session

Council Member Francisco Rivas-Diaz made a motion to go into closed session per GS 143-318.11(a)(4)(6) to discuss a personnel matter and economic development. The motion was seconded by Council Member Carlton and approved unanimously.

The Council was informed of the circumstances that led to the resignation of an employee and forward progress on the Valley Protein project with or without the Town of Rose Hill.

There being no further business to discuss Council Member Wells made a motion to continue the meeting at 5:00 pm on Friday, June 4. The motion was seconded by Council Member Brinkley and approved by unanimous vote.

Respectfully submitted,

Charles C. Farrior, Jr., Mayor

Jacqueline Nicholson, MMC, NCCMC
Town Clerk

RESOLUTION AUTHORIZING SEALED BID LEASE OF AIRPORT PROPERTY

WHEREAS, the Town of Wallace owns approximately 59 acres located at the Henderson Field Airport that the Town Council finds is currently surplus to the Town's needs;

WHEREAS, the Town Council for the Town of Wallace wishes to lease the described property for a term of five (5) years commencing on January 1st, 2022 and ending on December 31st, 2027; and

WHEREAS, North Carolina General Statute § 160A-272 permits the Town to lease real property; and

WHEREAS, North Carolina General Statute § 160A-268 permits the Town to sell real property by advertisement and sealed bid; and

WHEREAS, the Town Council for the Town of Wallace wishes to use the sealed bid method for a five (5) year lease of the surplus property; and

WHEREAS, the Town reserves the right to reduce the acreage of the lease to 44 acres during the five (5) year lease in the event the Airport expansion project requires use of the 15 acres located on the north side of the airport.

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

- (1) The following described property is hereby declared to be surplus to the needs of the Town of Wallace:

Being a portion of real property owned by the Town of Wallace upon which the Wallace Municipal Airport is located in Union Township, Pender County, North Carolina, the leased portion being described as follows: Being all of the cleared land located adjacent to the runway, consisting of 59.0 acres, more or less.

The first area consists of 15 acres located on the north side of the airport.
The second area consists of 44 acres located on the south side of the airport.

- (2) The Town Manager, or designee, is authorized and directed to receive on behalf of the Town Council sealed bids for the lease of the property described above.
- (3) Sealed bids may be submitted to the Town Clerk's office to be opened on July 05, 2021 at 3:00 p.m. at 316 E. Murray St., Wallace, NC 28466. The record of bids shall be reported to the Town Council at their regular meeting on Thursday, July 08, 2021.
- (4) Sealed bids shall be in the form of price per acre for said lease term.
- (5) The Town Clerk shall publish notice summarizing this Resolution in accordance with N.C.G.S. § 160A-268.

- (6) The Town reserves the right to reduce the acreage of the lease to 44 acres during the five (5) year lease in the event the Airport expansion project requires use of the 15 acres located on the north side of the airport.
- (7) To be responsible a bid must be accompanied by a bid deposit of five percent (5%) of the amount of the bid (in the form of price per acre). A bid deposit may take the form of cash, a cashier's check, a certified check, or a surety bond. The deposit of the bidder to whom the award is made will be held until lease of the property is awarded; if that bidder refuses at any time to lease the property, the deposit will be forfeited to the Town. The deposits of other bidders will be returned at the time the Town Council awards the property to the highest responsible bidder.
- (8) The Town Council will determine the highest responsible bidder for the property and will award the bid at its regular meeting on Thursday, July 08, 2021.
- (9) The governing body reserves the right to withdraw the property from lease at any time and the right to reject any and all bids.

Adopted this _____ day of _____, 2021.

Charles C. Farrior, Jr., Mayor

Jacqueline Nicholson, CMC, NCCMC
Town Clerk