

**TOWN OF WALLACE  
MONTHLY TOWN COUNCIL MEETING  
October 14, 2021  
6:00 pm**

The Wallace Town Council held its regularly scheduled monthly meeting in the Council Chambers at the Town Hall.

The following Governing Body members were present:

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

The following member of the Governing Body was absent:

Council Member Frank Brinkley

Also Present were:

Larry Bergman, Town Manager	Anna H. Herring, Town Attorney (via Zoom)
Jackie Nicholson, Town Clerk	Jody Brooks
Jimmy Crayton, Police Chief	Jason Davis
Brent Dean, Public Services Director	Jimmy Johnson
Gage King, Airport Manager	Chiquitta W. Lesene, Shackle Free
Sharon Robison, Library Director	Steve Paes, Wallace Rotary Club
Rod Fritz, Planning Director	Carol Paes
Twig Rollins, Zoning & Code Enforcement	Tasha Redd
Rob Taylor, Finance Director	Jeremy Strickland
Glendora Boney	Curtis West, Sr., Empact Ministry
	Curt Simpson, <i>Duplin Times</i>

Mayor Charley Farrior called the regular meeting to order with a quorum of the governing body members present and the invocation was given by Council Member Jeff Carter.

The Pledge of Allegiance was recited.

Presentations

Steve Paes made a presentation on behalf of the Wallace Rotary Club. Mr. Paes explained how the Rotary Club started, what they are all about and how they serve on an international and local

level. He talked about membership, past and present projects and goals and benefits of being a Rotarian.

Ms. Chiquitta Lesene, Shackle Free Community Outreach, provided an overview of the services this non-profit agency provides for members of the underserved community and asked for support.

### Adoption of the Agenda

Mayor Farrior called for discussion of the agenda and said that the closed session was not needed. Council Member Jason Wells made a motion to adopt the agenda without the closed session. The motion was seconded by Council Member Francisco Rivas-Diaz and approved unanimously.

### Public Comment Period

Jimmy Johnson who lives at 639 E.Southerland Street said that he has been told more than once that Stokes Street which is adjacent to his property would be paved and he wanted to know when. Town Manager Larry Bergman said there are no current plans to pave the street but is was examined for an estimate. Manager Bergman added that the Town has employed some technology to assess street conditions although that will not be the only factor to determine which streets get paved.

Bishop West brought up the "Welcome" sign and landscaping at the north end of Town. Manager Bergaman said the Town does not have an easement for the sign that is on the church property and reducing the landscaping would save the cost of maintenance which could pay for the easement.

### Consent agenda

Mayor Farrior called for discussion of the minutes. There being no corrections or addtions Council Member Carter 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 Rob Taylor reported that past due taxes as of September 1 were 39% lower than last year with \$209,704.76 outstanding, including interest and penalties.

The following tax releases/refunds were presented for approval:

Account #	Name	Reason	Amount
1453282	C & S Express	Corrected value	\$3.72
2202809	Jason Wade Davis	Boat sold	\$154.63
8973500	WSH	Out-of-business	\$208.57
10001881	Cricket Wireless	Double listed	\$9.92

Council Member Wells made a motion to these tax liabilities which was seconded by Council Member Wannetta Carlton and approved unanimously.

## Old Business

### PUBLIC HEARING

Council Member Wells made a motion to open the public hearing that was seconded by Council Member Carlton and approved unanimously.

#### CDBG-NR (Community Development Block Grant-Neighborhood Revitalization) Application for Clement School Rehab Project

Manager Bergman said that this is the second of two (2) required public hearings. Mr. Bergman added that some basic improvements to the roof, windows and interior updates would make the building more functional. Following a somewhat nostalgic/historical discussion of the building all agree it has a lot of potential to become a real asset for the Town.

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

#### Approval of Lease for Airport Property - Farmland

Manager Bergman said a few months ago the Council approved a lease agreement with 3 Pig Farms, Inc for property at the Airport. Adopting a resolution to enter into a lease agreement is the final official action.

Council Member Wells made a motion to adopt A Resolution Authorizing The Town Council To Enter Into A Lease With 3 Pig Farms, Inc. and approve the lease which was seconded by Council Member Carlton and approve unanimously.

#### Additions to Town Sewer Ordinance Chapter 50

Manager Bergman introduced some additions to the Town's Sewer Use Ordinance specifically in reference to residential grinder pumps. Mr. Bergman said he did not expect the Council to act on this item tonight. The additional sections define a grinder pump and describes the circumstances under which grinder pumps could be installed and what each party is responsible for under those circumstances. The basic premise being that the Town's sewer system is based on gravity sewer.

#### Sewer Use Ordinance Update

Manager Bergman said that this was adopted as the Town began to provide services for other entities and now needs to be updated due to changes in the law and other regulations. The State has reviewed the draft ordinance and identified some things that needed to be changed. It has since been reviewed and approved by NCDEQ (North Carolina Department of Environmental Quality) and will replace the existing Sewer Use Ordinance (SUO).

Council Member Wells made a motion to adopt the proposed Sewer Use Ordinance. The motion was seconded by Council Member Rivas-Diaz and unanimously approved.

## **New Business**

### **Sale of 1997 Freightliner Fire Rescue Truck to the Town of Teachey**

Manager Bergman stated that the Council was aware of the intent to sell this truck to the Town of Teachey. He asked the them to take formal action declaring it surplus and adopt a resolution to sell it to the Town of Teachey.

Council Member Rivas-Diaz made a motion to declare 1997 Freightliner Fire Rescue Truck-Squad 8 surplus which was seconded by Council Member Carlton and approved by unanimous vote.

Council Member Carlton made a motion to adopt a Resolution for Sale Of Surplus Vehicle. The motion was seconded by Council Member Rivas-Diaz and approved unanimously.

### **Renewal of Rental Agreement with Duplin County Services for the Aged**

Manager Bergman said that the contract with Duplin County Services for the Aged has expired and a revised agreement was provided by the County for consideration by the Town Council. Town Attorney Anna Heath indicated that Section 4. Insurance and Indemnity should apply equally to the County, if the Council agreed.

Council Member Wells made a motion to approved the agreement with the addition of the Insurance and Indemnity paragraphs applying equally to the County. Council Member Rivas-Diaz seconded the motion which was approved by unanimous vote.

### **Discussion of Speed Limit and Safety on West Southerland Street**

Manager Bergman stated that there have been some requests for reducing the speed limit on W. Southerland St. It is a State Road so the Council cannot change it without DOT (Department of Transportation) approval. The Council agreed to request DOT approve changing the speed limit from Raleigh St. to Main St./Hwy. 41 to 25 MPH.

Council Member Wells made a motion to make that request which was seconded by Council Member Carlton and approved unanimously.

## **Financial Reports**

Finance Director Rob Taylor presented the Financial Reports and said the budget is on-track.

## **Council Reports**

Council Member Rivas-Diaz said the property at 421 S.Raleigh St., which is vacant, is overgrown. He also asked of there was any progress on the old Walmart property? There has been no change with the next step being code enforcement.

Council Member Carter asked if anybody was working on the duplex across the street from the Town Hall?

### Mayor's Report

Mayor Farris asked for a second meeting this month and the Council agreed to continue the meeting on October 26, 2021 at 6:00 pm.

### Department Head Reports

Jason Wells said the Fire Department has begun hose testing and recently responded to wrecks on Hwy 117 and I-40 with fatalities.

Rod Fritz, Planning Director, said that there is a new roof on the Rose House and he is getting proposals for gutters. He reported that twenty-seven (27) code violations have been resolved, the Library is getting painted and some trees trimmed there.

Gage King, Airport Manager, reported on a \$5.5 million dollar grant to be awarded next summer for a partial taxiway and runway rehabilitation.

Jimmy Crayton, Police Chief, referenced his report and said that physical fitness testing has begun. He said the Alcohol Education was delayed and the registration and advertising have been changed.

Sharon Robison, Library Director, reported on the Library "face lift" and said they have been getting fewer requests for home delivery of books. The staff has staggered lunch hours to remain open at lunch time.

Brent Dean, Public Services Director, reported on moving out of the old location. He said the gate was up at the armory and the new 'hot box' should be arriving any day.

Jackie Nicholson, Town Clerk, asked who would be attending the Duplin County Municipal Association meeting on October 21 so she could report the head count.

### Town Manager's Report

Manager Bergman stated that Warren Hepler had submitted a letter of resignation from the ABC Board when his term expires in December. He added that there are some other appointments that need to be considered as well. Mr. Bergman reported that the Public Safety survey from the Architect has been completed and requests for proposals to rehab the armory are being sought with a focus on the front office area and drill hall including flooring, HVAC, and painting.

Council Member Rivas-Diaz made a motion to go into a closed session (G.S. 143-318.11(a)(5)) to discuss the acquisition of real property. The motion was seconded by Council Member Wells and approved by unanimous vote.

Airport Manager Gage King updated the Council on the status of the appraisals which had not yet been approved by NCDOT (North Carolina Department of Transportation).

Council Member Wells made a motion to end the closed session that was seconded by Council Member Carlton and approved unanimously.

With there being no other business to discuss at this time, Council Member Wells made a motion to continue the meeting on Thursday, October 26, 2021 at 6:00 pm in the Council Chambers. The motion was seconded by Council Member Carlton and approved by unanimous vote.

Respectfully submitted,

---

Charles C. Farrior, Jr., Mayor

---

Jacqueline Nicholson, MMC, NCCMC  
Town Clerk

**RESOLUTION AUTHORIZING THE TOWN COUNCIL TO  
ENTER INTO A LEASE WITH 3 PIG FARMS, INC.**

WHEREAS, the Town Council of the Town of Wallace ("Town") has determined that the real property of the Town described below is surplus to the Town's needs and will not be needed by the Town for a term of five (5) years:

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.

WHEREAS, the Town accepted sealed bids for the above described property;

WHEREAS, the highest responsive, responsible bidder for the lease was 3 PIG FARMS, Inc.

WHEREAS, the Town and 3 Pig Farms, Inc. have agreed upon a lease, under which 3 PIG FARMS, Inc. will lease the Town's property for the term of five (5) years, beginning January 01, 2022;

WHEREAS, in consideration of leasing the Town's property, 3 Pig Farms, Inc. will pay the town an annual rent of \$30 and acre (\$1,770.00).

WHEREAS, the Town reserves the right to reduce the acreage of the lease to 44 acres during the course of 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. If the acreage is reduced to 44 acres, the annual rent payment will be reduced to \$1,320.00.

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

1. The Town Council has determined that the property is not necessary during the term of the lease.
2. That the Town Council hereby approves lease of the Town property described above to 3 PIG FARMS, Inc. for a period of five (5) years.
3. That the Town Manager, Laurence C. Bergman is duly authorized to execute the attached Lease.

Adopted this 14 day of October, 2021.

By: \_\_\_\_\_  
Charles C. Farrior, Jr., Mayor

Attest:

\_\_\_\_\_  
Jacqueline Nicholson, Town Clerk

STATE OF NORTH CAROLINA  
TOWN OF WALLACE



**RESOLUTION**

**Sale of Surplus Vehicle**

**WHEREAS**, the Town of Wallace has a surplus fire medium rescue truck; and

**WHEREAS**, the Town has negotiated the sale of the vehicle to the Town of Teachey for \$35,000;

**NOW, THEREFORE BE IT RESOLVED** by the Town Council of Wallace, North Carolina that the Town Manager is hereby authorized to sale said vehicle to the Town of Teachey for \$35,000.

Adopted this the 14<sup>th</sup> day of October, 2021

---

Charley Farrior, Mayor

Attest:

---

Jackie Nicolson, Town Clerk

{SEAL}