

4/19/22

The Board of Commissioners of the Town of Wade met in regular session April 12, 2022 at 7:00 P.M. at the Wade Town Hall.

**Board Present**

Mayor Joseph Dixon  
Commissioner Johnny Sawyer  
Commissioner Jennifer Weaver  
Commissioner Kevin Herring  
Commissioner Johnny Lanthorn  
Commissioner George Strater

**Visitors**

Mr. Thomas Neville, Town Attorney  
Mrs. Addie Corder, Joint Planning Board  
Mrs. Dustee Lipumano, Cumberland County Department of Public Health  
Mr. Thomas Goetz, Goetz Architects  
1 Wade Citizen

Mayor Joseph Dixon called the meeting to order and opened with prayer.

**Agenda Adoption**

Commissioner Sawyer made a motion seconded by Commissioner Herring to adopt the agenda as presented. The motion passed unanimously.

**Minutes**

Commissioner Sawyer made a motion to approve the minutes of the March 8, 2022 regular session. Commissioner Lanthorn seconded the motion and the motion passed unanimously.

**Financial Reports**

Commissioner Lanthorn made a motion seconded by Sawyer to approve the reports as presented. The motion passed unanimously.

**Water Report**

Board Members reviewed and discussed the March Report. Commissioner Lanthorn made a motion to approve the Water Report and Commissioner Sawyer seconded the motion. The motion passed unanimously.

**Agenda Business Items**

**Speakers From the Floor**

Mayor Dixon informed Board Members that no one had signed up to address the Board under the Speakers from the Floor agenda item.

### **Cumberland County Department of Public Health**

Mayor Dixon turned the meeting over to Mrs. Dustee Lipumano of the Cumberland County Department of Public Health. Mrs. Lipumano explained that she would be the Town's point-of-contact with the Department for health education programs. She explained that she had spoken to Town Clerk Cindy Burchett and found out that one of the areas of concern for the Town was the lack of programs for the older population. She stated that because of this, she had spoken to her supervisor about holding a fall prevention program sometime in late summer. Town Clerk Cindy Burchett stated that once a date for the event was established she would help promote the event through area churches & Wade Family Medical Center. Mrs. Lipumano explained this program would meet 1 day a week for 3 weeks. Commissioner Strater questioned if this event & possibly other events could also be coordinated with Community Watch. Mr. Lipumano also stated that other programs would be available at a later date. Board Members thanked Mrs. Lipumano for her time.

### **DEV-0090-21 Consideration of the Wade Family Medical Center Addition, O&I(P) Site Plan Review, Wade Zoning Ordinance; Zoning: O&I(P); Total Acreage 2.005+/-; Located at 7118 Main Street; Submitted by Stedman Wade Health Services (Owner) and Thomas Goetz (Agent). (Wade)**

Mayor Dixon turned the meeting over to Mrs. Addie Corder from the Planning Board. Mrs. Corder informed the Board that this case was concerning an addition to the Medical Center which was depicted by the blue shaded area on the Site Plan. She explained that the project had gone through all of the proper permitting processes as well as Watershed Review and had met all the requirements. She also stated that the Planning Staff had reviewed the project and found that it met all of the requirements for Wade Ordinances and standards. Mrs. Corder explained that the developer was made aware of all the permits that would be needed if more than an acre of land was disturbed and also that if the site plan changed in any way they would need to resubmit the plan. Board Members discussed this addition. Mr. Thomas Goetz, architect stated that the addition would be for administrative offices. Commissioner Lanthorn made a motion seconded by Commissioner Herring to approve DEV-0090-21. The motion passed unanimously.

### **Mid-Carolina Regional Council Proposal**

Mayor Dixon informed the Board that he had met with Samantha Wullenwaber regarding certain ordinances that the Town needed to update and change. Attorney Thomas Neville informed the Board that the statutes had changed in relation to subdivision ordinances and 160D was the result of this change. He stated that in order for a town to move forward to enforce its ordinance then the changes that were brought about by 160D must be incorporated & approved. Mrs. Corder explained that the development statutes for cities and counties were put together to form 160D for planning and development. She stated that with this Statute each town would have to have a comprehensive plan or land use plan. She informed the Board that the Town was covered because the County did the Area Land Use Plans; however the language in the Town's Ordinance had not been updated since 2013 and so the Town could have legal implications if there was an issue with zoning. Mrs. Corder stated that there was a deadline to comply and that Mid-Carolina could assist the Town with updating the

language to be in compliance with 106D so that the Town would not have to update its ordinances for a while. Mr. Neville stated that the Town had the option of retaining Mid-Carolina or him as the Town Attorney to perform this task and that his fee would far out way what Mid-Carolina was proposing. Board Members held a general discussion concerning the issue and Commissioner Lanthorn made a motion to approve the proposal for updating 160D and zero-lot line issues for \$1,600. Commissioner Sawyer seconded the motion and the motion passed unanimously.

### **Annexation Petition**

Town Clerk Cindy Burchett explained that the owners of the property were requesting annexation for a portion of their property. She explained that a recombination of two separate lots had occurred which meant the front portion of the now larger lot was in the Town and the back portion was not. Board Members held a general discussion concerning exactly what portion of the lot needed to be annexed and also the existing easement that was a part of the property. Following review and discussion, Commissioner Lanthorn made a motion to adopt the Resolution Directing the Clerk to Investigate a Petition Received Under G.S. 160A-31. Commissioner Sawyer seconded the motion and the motion passed unanimously.

### **Request for Proposal for Audit Services**

Town Clerk Cindy Burchett explained that she had sent out 5 requests and only received 2. She explained that some firms were either no longer doing municipal audits or already had too many audits and were not accepting new clients. Board Members reviewed & discussed the two different proposals. Commissioner Sawyer noted that S. Preston Douglas had several municipal clients. Commissioner Lanthorn stated that they also had a better peer review. Town Clerk Cindy Burchett informed the Board that she had reached out to Haigh, Byrd & Lambert regarding the 2 firms and the staff there had not heard of PT CPAs but had positive comments regarding S. Preston Douglas. Commissioner Lanthorn stated that accepting the cheaper proposal was not always the best option. Commissioner Sawyer made a motion to accept the proposal from S. Preston Douglas & Associates for Audit Services. Commissioner Lanthorn seconded the proposal and the motion passed unanimously.

### **Yarborough, Winters & Neville Attorney Agreement**

Board Members reviewed the Attorney Agreement. Town Clerk Cindy Burchett explained that the only change to the agreement was an \$80 increase in the retainer fee. Commissioner Lanthorn made a motion seconded by Commissioner Sawyer to renew the Attorney Agreement with Yarborough, Winters & Neville. The motion passed unanimously.

### **Estimate for SCIF Grant Multi-Purpose Field**

Mayor Dixon explained that this proposal was for the project that the Town received grant funds to complete. He explained that the estimate for the project exceeded the amount of the grant and that Fayetteville Cumberland Parks & Recreation had agreed to supply the additional funding that was needed. He also stated that they would be doing the work but the Town would be responsible for administering the grant funds. Board Members held a general discussion concerning the project. Commissioner Lanthorn made a motion to approve the estimate for the multi-purpose field project

authorizing Fayetteville Cumberland Parks & Recreation to proceed. Commissioner Herring seconded the motion and the motion passed unanimously.

### **General Fund Budget Amendment**

Board Members reviewed General Fund Budget Amendment 1-22. Commissioner Lanthorn made a motion seconded by Commissioner Strater to approve the Amendment. The motion passed unanimously.

### **2022-2023 Budget**

Town Clerk Cindy Burchett explained that she was looking to the Board for direction as to how to move forward with figures for the new budget year. Commissioner Sawyer questioned in what area did the Board agree to a 5-year plan. Town Clerk Cindy Burchett explained that this plan was for water rates and the plan called for 10-cent increments for the per 1,000 gallon rate. There was a general discussion concerning the existing water rates. Town Attorney Thomas Neville expressed concern and reminded the Board that there had been issues in the past with the overall financial status of the Water Fund. Following discussion of different options, Board Members asked Mrs. Burchett to get proposed figures together for a \$1 flat rate increase and a .10-cent per 1,000 gallon increase as well as a \$2 flat rate increase. Commissioner Lanthorn questioned if there were any projects or equipment that needed to be considered. Town Clerk Cindy Burchett stated that she was not aware of any projects and the maintenance employees did not indicate that there were any equipment needs. Board Members also discussed the issue of the per \$100 tax rate and how the current rate of .32-cent was allocated. Commissioner Lanthorn asked that calculations for a 1-cent and 2-cent increase be generated for the Board's review. Town Clerk Cindy Burchett stated that she would generate the proposed figures as well as a proposed budget for the May meeting.

### **Committee Reports**

**Beautification**—Mayor Dixon explained that the maintenance employees would soon begin planting flowers and putting mulch out around the Town facilities.

**Park**—Mayor Dixon explained that the maintenance employees were working on getting the leaves cleaned up. Commissioner Weaver stated that there was a problem with ants along the walking trail and that the gate was not working properly. Town Clerk Cindy Burchett informed the Board that the family of Merrill McLaurin would like to plant a memorial tree at the Park; however they would like to purchase a larger tree than the Town had provided in the past. Board Members discussed the issue and Commissioner Lanthorn made a motion to allow a bigger tree to be planted. Commissioner Herring seconded the motion. Commissioners Herring, Weaver, Sawyer & Lanthorn voted in favor of the motion. Commissioner Strater was opposed. The motion passed by majority vote.

**Streets**—Mayor Dixon informed the Board that the streets were in good condition and that the maintenance employees would soon begin spraying the streets for grass.

### **Proclamations**

Board Members reviewed Proclamations for the 53<sup>rd</sup> Annual Professional Municipal Clerks Week & for a National Day of Prayer. Commissioner Strater asked if the name of the Clerk in the Clerk's Week Proclamation could be highlighted in some way.

Commissioner Lanthorn made a motion to adopt the Proclamations. Commissioner Herring seconded the motion and the motion passed unanimously.

**National Day of Prayer/Founder's Day**

Mayor Dixon stated that he was trying to contact preachers regarding the National Day of Prayer. He also stated that he was having difficulty getting entertainers for Founder's Day. Commissioner Lanthorn stated that a Founder's Day Committee meeting was needed. A general discussion was held as to who should be in attendance. Following discussion, it was agreed that the committee would meet April 26<sup>th</sup> at 7:00 PM. It was suggested that if necessary the meeting could be held at the Community Center. The Board held a general discussion concerning the different events for Founder's Day.

**Announcements**

Commissioner Lanthorn informed the Board that code enforcement was taking a look at Countryside Villa outside of Town to see what could be done to clean up the property. Commissioner Weaver stated that there was some grant funding that perhaps could assist with the cleanup.

Commissioner Sawyer stated that the Joint Appearance Commission was still not meeting.

**Adjournment**

Commissioner Herring made a motion seconded by Commissioner Lanthorn to adjourn. The motion passed unanimously.

There being no further business, the meeting adjourned.

Cindy C. Burchett  
Cindy C. Burchett, Town Clerk

Joseph Dixon  
Joseph Dixon, Mayor