



CITY OF WILSON

City Council

Meeting Agenda

September 19, 2024 – 7:00 p.m.

City Council Chambers – City Hall

1. Invocation – Josh Preskitt, Pastor - Daniels Chapel Free Will Baptist Church
2. Pledge of Allegiance
3. Proclamation/Presentations
 - 3a. Special Presentation
 - 3b. Proclamation Proclaiming Week of October 6-12, 2024 be Designated as “**Public Power and Public Natural Gas Week**” in the City of Wilson, North Carolina & Awards for Electric Utility
John Maclaga, Director of Wilson Energy
 - 3c. Recognition of Wilson Rose Garden Board and Volunteers – Alicia Thorpe, Board Chair
4. **Consent Agenda** *(All matters listed are considered to be routine and non-controversial by the City Council and will be enacted by one motion. There will be no separate discussion unless a Council member so requests, in which case the item will be removed from the Consent Agenda and will be considered separately.):*
 - 4a. Consideration of Approval of Tax Collections Report for July 2024
 - 4b. Consideration of Approval of Slate of Nominees for Boards, Commissions, Committees, Task Forces and Focus Groups of the City of Wilson
 - 4c. Consideration of Approval of Community Investment Grant Allocations
 - 4d. Consideration of Approval of Proposed Regular City Council Meeting Minutes of August 15, 2024

Public Hearings

5. **Public Hearing Items – Regular**

- 5a. Consideration of Approval of Ordinance for Voluntary Annexation of 9.68 acres located at 4488 Merck Road; Requested by Bartlett Engineering & Surveying on behalf of Theodore & Ramona Desmith and the Desmith Family Trust (Project # 24-259)

This agenda can be viewed on the City of Wilson home page at www.WilsonNC.org

- 5b. Consideration of Approval of a Resolution Authorizing a Second Economic Development Incentive for Believer Meats for the Purpose of Constructing and Operating a Biologic Food Facility in the City of Wilson (Project Cascade)
- 5c. Consideration of Second Amendment to the Development Agreement with NSV Wilson, LLC Dated December 22, 2023, and Approval of Associated Property Conveyances
- 5d. Consideration of Approval of a Resolution to the North Carolina Department of Transportation for Funding under the Community Transportation Program for Fiscal Year 2025-2026
- 5e. Consideration of an Application for FY 2025 Federal Earmark Funds Through the Federal Transportation Administration that Requires a \$3,000,000 Local Match.

Public Hearing Item – Planning Board

- 5f. Consideration of Approval of an Ordinance for Zoning Change Request; approximately 9.68 acres located at 4488 Merck Road, West; Wilson County Tax Parcels #s 2792-88-9633 and 2792-99-7470; Present Use – Vacant/Undeveloped; Present Zone – AR (Agricultural Residential) - Wilson County; Requested Zone – SR6 (Single Family Residential); Requested by Steve Oliverio, Bartlett Engineering & Surveying on Behalf of Theodore & Ramona Desmith/Desmith Family Trust (Project # 24-258)

End of Public Hearings

- 6. Consideration of Approval of a Resolution Authorizing the Conveyance of Property Located at 206 South Goldsboro Street
- 7. Consideration of Approval to Award Bid for Purchase of a Transformer for the New Substation at the Campus at 587 to WEG Transformer
- 8. Consideration of Approval of a Resolution to Accept Grant Funding for the Wilson Ball Park Utilities and Upper Bloomery Outfall Replacement Projects
- 9. Consideration of Approval of a Resolution to Accept Grant Funding for the Wiggins Mill Wastewater Treatment Plant Electrical Upgrades
- 10. Consideration of Approval to Award Bid for Electric Line Clearance Tree Trimming and Removal (SW Quadrant) Bid to Xylem Tree Experts
- 11. Consideration of Approval of an Ordinance Amending Parking Ticket Fees
(Continued from July 18, 2024)
- 12. Report(s)

13. Call on the Audience

RULES FOR PERSONS ADDRESSING CITY COUNCIL

1. **Each speaker must sign-in with city clerk prior to start of City Council meeting.**
2. During the Call on the Audience portion of the agenda, the city clerk will call on individuals signed in to address Council.
3. When called to speak, each speaker will identify him/herself by giving his or her **name and place of residence.**
4. Each speaker will be limited to speaking one time on any topic. When you are finished speaking, please step away from the podium and be seated.
5. Each speaker will be limited to **three (3) minutes** and each group’s representative will be limited to a **maximum of five (5) total minutes.** Each group is encouraged to designate a single spokesperson for their group.



CITY OF WILSON
North Carolina
INCORPORATED 1849

OFFICE OF THE MAYOR

PROCLAMATION

WHEREAS, we, the citizens of the City of Wilson, place high value on local control over community services and therefore have chosen to operate a community-owned, locally controlled, not-for-profit electric and natural gas utility and, as consumers and owners of our electric and natural gas utility, have a direct say in utility operations and policies; and

WHEREAS, Wilson Energy provides our homes, businesses, farms, social service, and local government agencies with reliable, efficient and cost-effective electricity and natural gas employing sound business practices designed to ensure the best possible service at not-for-profit rates; and

WHEREAS, Wilson Energy is a valuable community asset that contributes substantially to the well-being of local citizens through energy efficiency, customer service, environmental protection, economic development, and safety awareness; and

WHEREAS, as this community's electric and natural gas system, Wilson Energy's first and only purpose is to work in partnership with its customers-owners to furnish an essential public service and the best customer service to community citizens; and

WHEREAS, Wilson Energy will continue to work to bring lower-cost, safe, reliable electricity and natural gas services to community homes and businesses just as it has since 1890, the year when the utility was created to serve all the citizens of City of Wilson;

NOW, THEREFORE, I, Carlton Stevens, Mayor of the City of Wilson, do hereby proclaim the week of October 6-12, 2024, be designated as

Public Power and Public Natural Gas Week

in order to honor Wilson Energy for its contributions to the community and to make its consumer-owners, policy makers, and employees more aware of its contributions to their well-being and how it makes their lives powerful.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Wilson, North Carolina, to be affixed this 19th day of September, in the year of our Lord two thousand and twenty-four.

Carlton Stevens, Mayor



YEAR	BEGINNING LEVY	ADDITIONS TO LEVY MTD	DISCOUNTS AND RELEASES TO LEVY MTD	DISCOUNTS AND RELEASES YTD	ADJUSTED LEVY	COLLECTED MTD	COLLECTED YTD	ENDING BALANCE
2024	31,500,755.28	16,026.37	746,800.96	2,005.53	50,223.90	32,197,332.34	259,260.69	31,938,063.65
2023	422,830.88	1,387.72	1,387.72	1,848.76	422,369.84	32,790.37	32,790.37	389,579.47
2022	235,058.14	1,387.72	1,387.72	1,825.67	234,620.19	11,115.81	11,115.61	223,504.58
2021	129,555.22	1,387.72	1,387.72	1,825.67	129,117.27	9,518.30	9,518.30	119,598.97
2020	97,964.05	1,387.72	1,387.72	1,825.67	97,526.10	8,409.90	8,409.90	89,116.20
2019	86,263.40	1,387.72	1,387.72	1,825.67	85,825.45	144.55-	144.55-	85,970.00
2018	89,029.46				89,029.46	143.58	143.58	88,885.88
2017	81,185.26				81,185.26	63.39	63.39	81,121.87
2016	76,468.69				76,468.69	22.20	22.20	76,446.49
2015	71,459.78				71,459.78	20.60	20.60	71,439.18
2014	68,813.84				68,813.84	20.60	20.60	68,793.24
TOTAL	32,859,304.00	24,966.97	753,739.56	11,156.97	59,375.34	33,553,748.22	321,228.69	33,232,519.53
CURRENT INTEREST & COLLECTORS FEES								
PRIOR INTEREST & COLLECTORS FEES						71,505.06	71,505.06	
TOTAL INTEREST & COLLECTORS FEES						71,505.06	71,505.06	
TOTAL PRIOR YEARS TAXES								
TOTAL TAXES & INTEREST & COLLECTORS FEES						61,960.00	61,960.00	
DISCOVERIES TAXES & INTEREST						376,915.58	392,733.75	
NET								
CURRENT YEAR PERCENTAGE						.80		

Handwritten signature

DATE 8/06/24
 TIME 10:26:42
 USER GJOYNER

CURR TAX YEAR: 2024

Wilson County
 TAX COLLECTIONS REPORT ALL RGCDs BY UNIT/YEAR
 DEPOSIT DATE RANGE 7/01/2024 THRU 7/31/2024
 YEAR RANGE 2014 THRU 2025

PAGE 1
 PROG# CL2223B

ASSESSMENT CODE: MUNC ASSESSMENT FEES

YEAR	BEGINNING LEVY	ADDITIONS TO LEVY MTD	ADDITIONS YTD	TO LEVY MTD	RELEASES YTD	ADJUSTED LEVY	COLLECTED MTD	COLLECTED YTD	ENDING BALANCE
2024		7,020.00	20,490.00	300.00	990.00	19,500.00	150.00	1,395.00	18,105.00
2023	3,586.24					3,586.24	149.39	149.39	3,436.85
2022	7,526.32					7,526.32	90.00	90.00	7,436.32
2021	2,559.25					2,559.25	7.00	7.00	2,552.25
2020	1,519.78					1,519.78			1,519.78
2019	1,015.76					1,015.76			1,015.76
2018	367.83					367.83			367.83
2017	360.00					360.00	30.00	30.00	330.00
2014	5.00					5.00			5.00
TOTAL	16,940.18	7,020.00	20,490.00	300.00	990.00	36,440.18	426.39	1,671.39	34,768.79
DISCOVERIES									
NET							426.39	1,671.39	
TOTAL PRIOR YEARS							276.39	276.39	
CURRENT YEAR PERCENTAGE							7.15		

Doug Skater

DATE 8/06/24
 TIME 10:28:34
 USER GJOYNER

Wilson County
 TAX COLLECTIONS REPORT ALL RGCDS BY UNIT/YEAR
 DEPOSIT DATE RANGE 7/01/2024 THRU 7/31/2024
 YEAR RANGE 2014 THRU 2025

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 PROG# CL2223A

CURR TAX YEAR: 2024

REVENUE UNIT: FMU CI-MGN DIST1

YEAR	BEGINNING LEVY	ADDITIONS TO LEVY MTD	DISCOUNTS AND RELEASES TO LEVY MTD	ADJUSTED LEVY	COLLECTED MTD	COLLECTED YTD	ENDING BALANCE
2024	150,010.70	212.25	4.97	150,203.29	1,107.80	1,115.15	149,088.14
2023	2,059.76			2,059.76	196.22	196.22	1,863.54
2022	1,029.84			1,029.84	58.69	58.69	971.15
2021	1,368.64			1,368.64	62.53	62.53	1,306.11
2020	40.07			40.07			40.07
2019	40.34			40.34			40.34
2018	74.85			74.85			74.85
2017	92.80			92.80			92.80
2016	69.46			69.46			69.46
2015	33.19			33.19			33.19
2014	202.29			202.29			202.29
TOTAL	155,021.94	212.25	4.97	155,214.53	1,425.24	1,432.59	153,781.94
CURRENT INTEREST & COLLECTORS FEES							
					125.91	125.91	
PRIOR INTEREST & COLLECTORS FEES							
					125.91	125.91	
TOTAL INTEREST & COLLECTORS FEES							
					317.44	317.44	
TOTAL TAXES & INTEREST & COLLECTORS FEES							
					1,551.15	1,558.50	
DISCOVERIES TAXES & INTEREST							
NET							
					1,551.15	1,558.50	
CURRENT YEAR PERCENTAGE .74							

Ang et al

DATE 8/06/24
TIME 10:28:34
USER GJOYNER

CURR TAX YEAR: 2024

Wilson County
TAX COLLECTIONS REPORT ALL RCGDS BY UNIT/YEAR
DEPOSIT DATE RANGE 7/01/2024 THRU 7/31/2024
YEAR RANGE 2014 THRU 2025

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PROG# CL2223A

REVENUE UNIT: MSD CI-MUN DIST2

YEAR	BEGINNING LEVY	TO LEVY MTD	ADDITIONS YTD	TO LEVY MTD	RELEASES YTD	DISCOUNTS AND RELEASES	ADJUSTED LEVY	COLLECTED MTD	COLLECTED YTD	ENDING BALANCE
2024	3,326.92						3,326.92	277.15	277.15	3,049.77
TOTAL	3,326.92						3,326.92	277.15	277.15	3,049.77
CURRENT INTEREST & COLLECTORS FEES										
PRIOR INTEREST & COLLECTORS FEES										
TOTAL INTEREST & COLLECTORS FEES										
TOTAL PRIOR YEARS TAXES										
TOTAL TAXES & INTEREST & COLLECTORS FEES										
DISCOVERIES TAXES & INTEREST										
NET								277.15	277.15	
CURRENT YEAR PERCENTAGE	8.33									

Doug Skaten

City of Wilson
September 19, 2024 – City Council Meeting
Slate of Nominees for the Boards, Commissions and Committees

Agenda Item 4b

Bicycle & Pedestrian Advisory Board

Reappoint: Teresa Lucas
Appoint: Spencer Blakeslee
Peter Holloran

Board of Adjustment

Appoint: Alexis Carter

Historic Preservation

Reappoint: Jean Smolen

Appoint: Tawana Blue
Teresa Jones
Grady Sineyard

Human Relations Commission

Reappoint: Anthony Carr
Katrina Carmon
Linda Moore

Recreation Commission

Appoint: Peter Holloran

City of Wilson
September 19, 2024 – City Council Meeting
Slate of Nominees for the Boards, Commissions and Committees

Wedgewood Golf Course Advisory Committee

Appoint: Greg Hauser

Wilson County Tourism Development Authority

Reappoint: Rebecca Agner
Charlie Bedgood

Wilson Economic Development Council

Appoint: Vance Forbes
Eliot Smith

Wilson Industrial Air Center Commission

Reappoint: Charles Nowak



CITY OF WILSON

Agenda Item 4c

Meeting Date September 19, 2024

City Council Agenda Item Cover Sheet

To: Honorable Mayor, Members of City Council and City Manager

From: Amy Staton, Chief Financial Officer

Subject: Community Investment Grant Allocations

Issue:

To approve the Community Investment Grants for FY 2025:

- Wilson Forward \$70,000
- Whirligig Festival \$15,000
- Eyes on Main Street \$20,000
- 301 Corridor Improvement Capital Project \$31,000
- Voluntary Energy Assistance \$50,000

Background / Summary:

Council routinely makes annual appropriations in support of the above community investment strategies. All recipients have a history of funding following the adoption of the annual budget. Funds are available to support these grant requests, as included in the FY 2025 budget.

Fiscal or Other Impact:

\$186,000

Recommendation:

Approve Funding

Coordination:

Amy Staton, Chief Financial Officer

Attachments:

None



CITY OF WILSON

Agenda Item 5a

Meeting Date September 19, 2024

City Council Agenda Item Cover Sheet

To: Honorable Mayor, Members of City Council and City Manager
From: Kathy Bangley, CFM, CZO, Director, Development Services
Subject: Voluntary Annexation – 4488 Merck Road (Project #24-259)

Issue:

Voluntary annexation of 9.68 acres located at 4488 Merck Road (PINs: 2792-88-9633 and 2792-99-7470). Request by Bartlett Engineering & Surveying on behalf of Theodore & Ramona Desmith and the Desmith Family Trust, owners.

Background / Summary:

- 1) City Annexation policy requires consideration of annexation for any properties outside the Corporate Limits that are requesting City services.
- 2) A Resolution of Intent to annex the property was adopted by City Council on August 15, 2024.

Fiscal or Other Impact:

This will result in new single-family residential development in the city.

Recommendation:

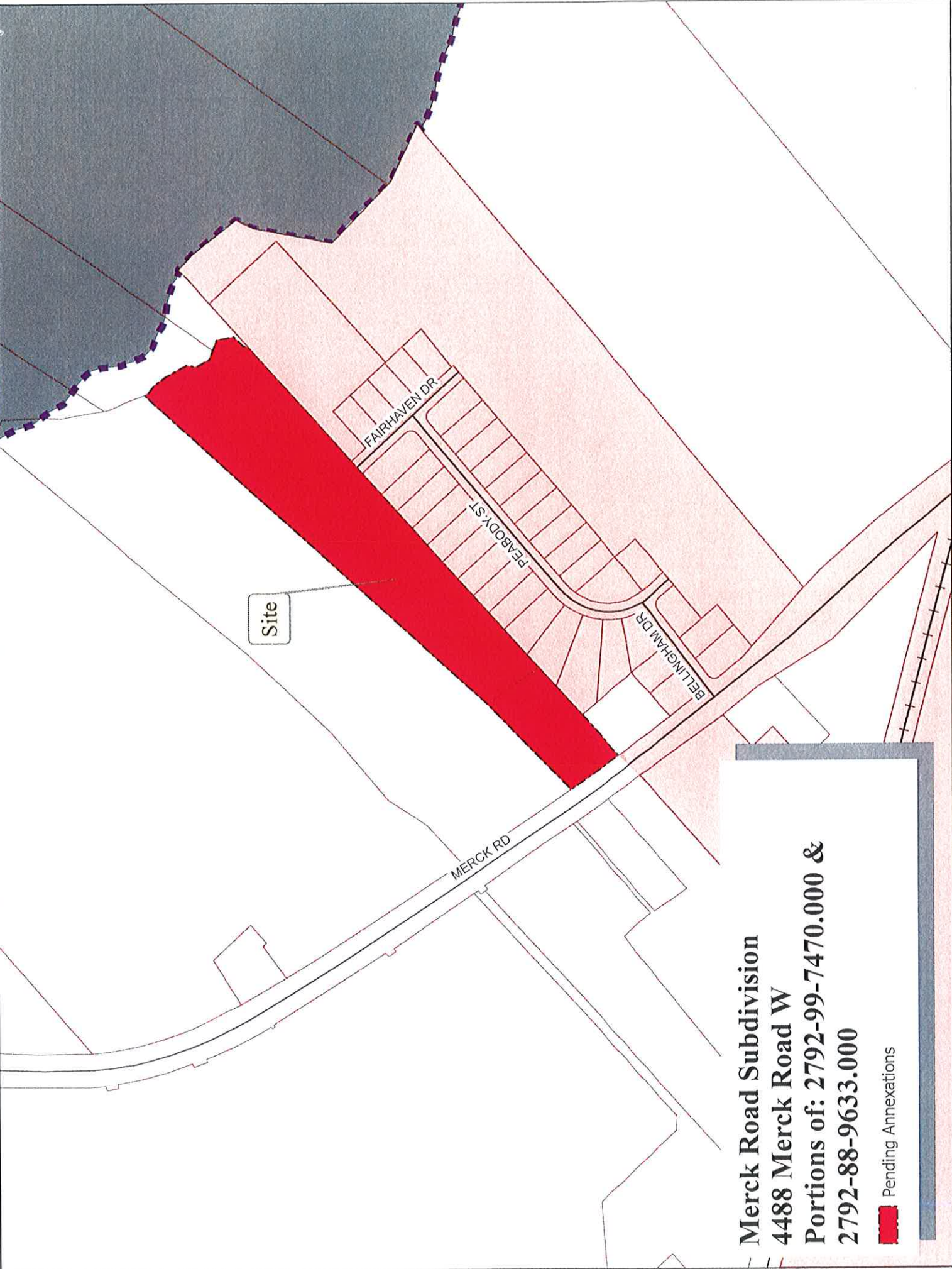
Staff recommends approval of the request.

Coordination:

Kathy Bangley, CFM, CZO, Director, Development Services, kbangley@wilsonnc.org
Janet Holland, AICP, Land Development Manager, 252.399.2215, jholland@wilsonnc.org

Attachments:

- 1) Ordinance.
- 2) Location Map.
- 3) Annexation Plat.
- 4) Annexation Request



Merck Road Subdivision
4488 Merck Road W
Portions of: 2792-99-7470.000 &
2792-88-9633.000

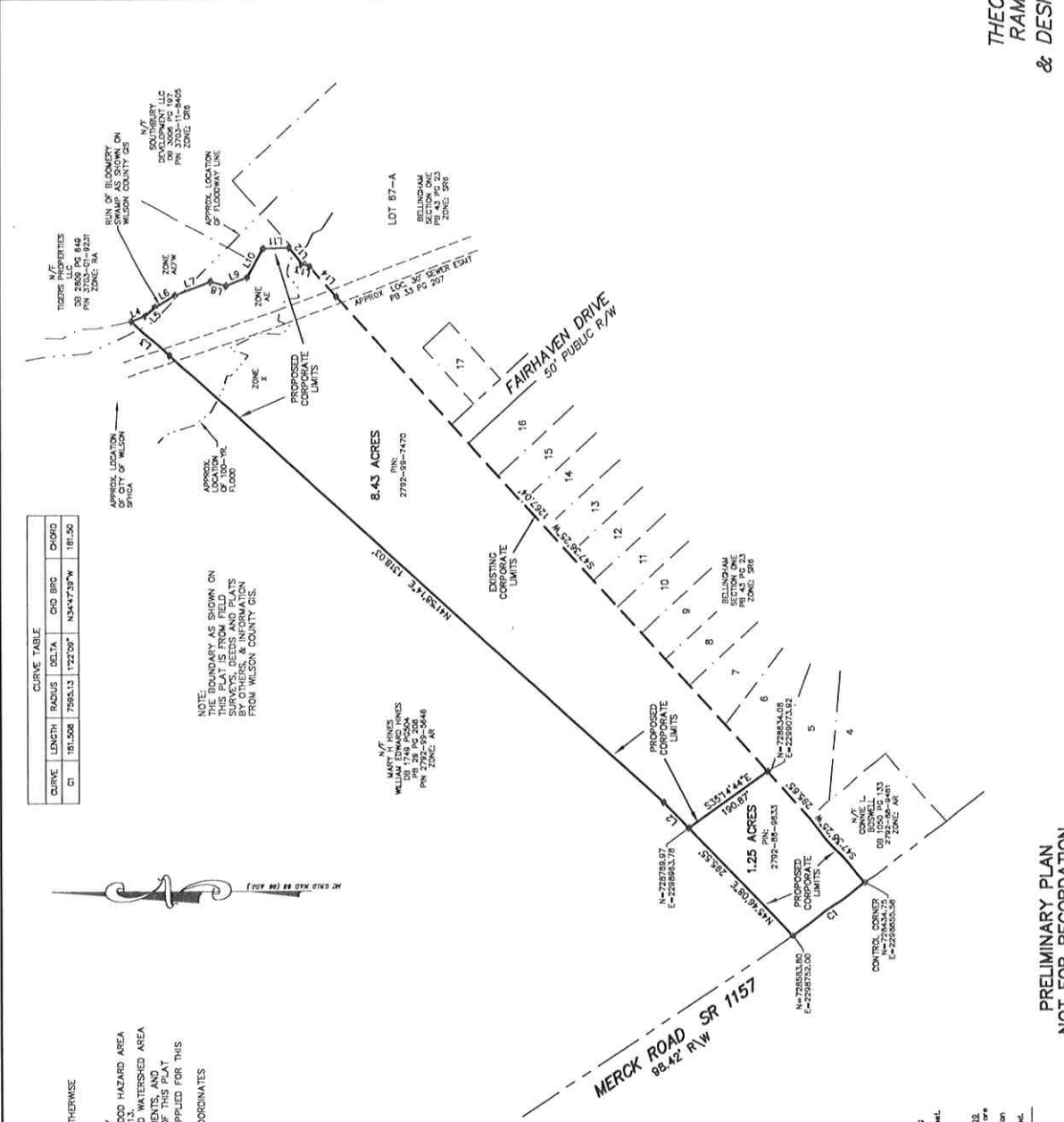
 Pending Annexations

 Water

LOCATION: MERCK RD
 OWNERS: THEODORE J DESMITH
 RAMONA M DESMITH
 DESMITH FAMILY TRUST
 5620 CHAMPIONS DRIVE
 PACE, FL 32571
 ACREAGE: 9.68 ACRES
 STREET MILEAGE: 0 MILES
 ORDINANCE No.:



Line #	Length	Direction
L2	70.40	N45°46'01"E
L3	100.01	N41°26'14"E
L4	30.45	S20°04'58"E
L5	24.31	S44°20'40"E
L6	45.83	S29°30'35"E
L7	73.84	S20°35'19"E
L8	31.21	S15°22'04"W
L9	45.78	S20°14'20"E
L10	84.14	S67°02'05"E
L11	52.83	S21°45'13"E
L12	38.87	S51°20'07"W
L13	15.76	S19°51'54"W
L14	78.30	S47°20'20"W



CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD
C1	181.508	7585.13	1122°09'	N24°47'38"W	181.50

NOTE: THE BOUNDARY AS SHOWN ON THIS PLAN IS BASED ON SURVEY DATA AND INFORMATION FROM WILSON COUNTY GIS.

NOTES:

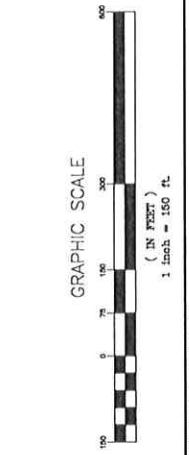
- AREAS COMPUTED BY COORDINATE CALCULATIONS
- ADJUSTMENTS MADE WITHIN BOOK
- ALL DISTANCES SHOWN ARE HORIZONTAL
- ALL RIGHT-OF-WAYS ARE PUBLIC UNLESS NOTED OTHERWISE
- IRONS ARE TO BE SET AT ALL CORNERS
- NO DIMENSIONS VISIBLE ON THIS PROPERTY
- NO METALDS WERE DELINEATED ON THIS PROPERTY
- THIS PROPERTY IS LOCATED IN A WS-4P PROTECTED WATERSHED AREA
- COMMUNITY PANEL NO. 37202726006 DATED 4-16-13
- THIS PLAY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAY
- PROPERTY OR THIS SURVEY HAS NOT BEEN SUPPLIED FOR THIS
- COORDINATES SHOWN ON PLAY ARE HORIZONTAL COORDINATES

REFERENCES: DEED BOOK 2814 PAGE 889
 DEED BOOK 2515 PAGE 354
 DEED BOOK 40 PAGE 75
 DEED BOOK 29 PAGE 208

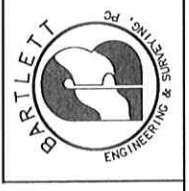
SEE DATA: 9.68 ACRES
 TOTAL AREA
 2
 AK
 EXISTING ZONE
 779-88-8433
 2792-88-2470
 4498 MERCK RD W

LEGEND:
 O EXISTING IRON PIPE
 * COMPUTED POINT

PRELIMINARY PLAN
 NOT FOR RECORDATION,
 SALES OR CONVEYANCES



Professional Land Surveyor
 L-3795



BARTLETT ENGINEERING & SURVEYING, PC
 1906 NASH STREET NORTH
 WILSON, N.C. 27893-1726
 License No. C-1951
 TEL: (252) 399-0704
 FAX: (252) 399-0804
 www.bartletteng.com

DATE: JULY 2024
 SURVEY BY:
 DRAWN BY: LR

PROJECT: 24-204
 CODE: KINDON
 DWG FILE: 24204AX1

ANNEXATION PLAT
 EXTENSION OF
 CORPORATE LIMITS
CITY OF WILSON
 WILSON TOWNSHIP
 WILSON COUNTY
 NORTH CAROLINA
 ZONE:



Submission Date: 7/20/24

To the City Council of the City of Wilson.

I/we the undersigned owner(s) of real property respectfully request that the area described herein and as shown in the attached survey map of the property be annexed into the City of Wilson.

The area to be annexed is is is not contiguous to the City of Wilson corporate limits and the boundaries of such territory are as follows (attach or insert below a metes & bounds description with a matching survey map):

Enclose attached Annexation Map & Legal Description:

Note: If ownership is a corporation or partnership, please provide such name and the name and signature of the person authorized to sign on behalf of the corporation or partnership. If in joint ownership, please provide names and signatures of ALL owners.

I (we) understand that all legal advertisement fees will be my (our) responsibility for payment and that I (we) will be billed at a later date.

Theodore J. Deschamps 5600 Champions Dr Pace FL 32571 Theodore J. Deschamps 6/25/24
Name Address Signature Date

Rosemary M. Deschamps 5520 Champions Dr Pace FL 32571 Rosemary M. Deschamps 6-25-24
Name Address Signature Date

Dorena Picant P.O. Box 57 Kinston NC 27545 Dorena Picant 6-25-24
Name Address Signature Date

(Please designate a billing address from one of the above)
P.O. Box 57 Kinston NC 27545

CLERK'S CERTIFICATE

NORTH CAROLINA
WILSON COUNTY

This is to certify that the undersigned City Clerk for the City of Wilson did investigate the sufficiency of the aforesaid petition for annexation in accordance with N.C.G.S. 160A-31(c) and I do hereby certify that the said petition appears to be correct and sufficient in all respects.

This the _____ day of _____ 2024

City Clerk

O-080-24

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF WILSON, NORTH CAROLINA
ANNEXING PROPERTY PURSUANT TO N.C.G.S. 160A-31.**

WHEREAS, the owner(s) of the hereinafter described tract of land, which is contiguous to the existing boundaries of the City and can be generally described as follows:

General Description: 9.68 acres located at 4488 Merck Road (PINs: 2792-88-9633.000 and 2792-99-7470.000).

WHEREAS, upon receipt of said petition, the Clerk of the City of Wilson has investigated the sufficiency thereof and has certified it to be correct and sufficient in all respects; and

WHEREAS, at the regular meeting of the City Council of the City of Wilson held on the 15th day of August, 2024, upon receipt of the Clerk's certification, a resolution was adopted designating and calling for the meeting date of September 19, 2024 as the date for a public hearing upon the question of annexation of the said tract of land; and

WHEREAS, notice of the public hearing was duly advertised as required under law by publishing said notice once in the Wilson Times at least ten (10) days prior to the date of the public hearing; and

WHEREAS, the public hearing was actually held pursuant to the notice on September 19, 2024 wherein a statement by or on behalf of the City of Wilson of the purpose or reason for the proposed extension of the corporate limits was made at the beginning of the public hearing; and

WHEREAS, during the conduct of the said public hearing, a reasonable opportunity was given to all those in attendance to speak either in favor or against the said annexation, or to allege any error in the petition; and

WHEREAS, the City Council of the City of Wilson hereby finds that the petition for annexation of the hereinafter described meets the requirements of the North Carolina Statute 160A-31 and further finds that the annexation of the subject is necessary;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wilson, North Carolina:

1. That the corporate limits of the City of Wilson, North Carolina, are hereby extended by annexation of, and the City of Wilson, North Carolina, does hereby annex that certain tract of land contiguous to the present corporate limits of the City of Wilson, as recorded in Plat Book ___ Page ___ and more particularly described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE WILSON TOWNSHIP, WILSON COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Lying and being in Old Fields Township of Wilson County, and being more particularly described as follows: Beginning at an iron pipe on the eastern right-of-way of Merck Road (SR 1157), said pipe having North Carolina State Plane Grid Coordinates of Northing = 728,434.75 and Easting = 2,298,855.58, said pipe being the most southern corner of Theodore J. and Ramona DeSmith, Deed Book 2614 Page 899, thence along the eastern right-of-way of Merck Road and along a curve to the right having a delta angle of $01^{\circ}22'09''$, a radius of 7595.13', an arc length of 181.508', a chord bearing of $N34^{\circ}47'39''W$, and a chord distance of 181.50' to an iron pipe, thence leaving said right-of-way and along the northwestern line of DeSmith, $N45^{\circ}46'08''E$, 295.55' to a point, thence along the eastern line of DeSmith, $S35^{\circ}14'454''E$, 190.87' to a point, thence along the southern line of DeSmith, $S47^{\circ}36'25''W$, 295.65' to the point of beginning, being 1.25 acres, and being all of the property of Theodore J. and Ramona DeSmith, as shown in Deed Book 2614 Page 899.

AND

Lying and being in Old Fields Township of Wilson County, and being more particularly described as follows: Beginning at an iron pipe on the eastern right-of-way of Merck Road (SR 1157), said pipe having North Carolina State Plane Grid Coordinates of Northing = 728,434.75 and Easting = 2,298,855.58, said pipe being the most southern corner of Theodore J. and Ramona DeSmith, Deed Book 2614 Page 899, thence along the southern line of DeSmith, N47°36'25"E, 295.65' to a point, The True Point of Beginning, thence along the southwestern line of The DeSmith Family Trust, Deed Book 2559 Page 354, N35°14'44"W, 190.87' to a point, thence along the northwestern line of DeSmith, N41°58'14"E, 1318.03' to a point, thence N41°58'14"E, 100.01' to the run of Bloomery Swamp, thence along said run the following courses and distances, S20°04'58"E, 30.45', S44°35'49"E, 24.31', S29°52'55"E, 45.63', S20°53'19"E, 73.94', S15°22'04"E, 31.21', S20°14'20"E, 45.78', S01°45'13"E, 52.93', S51°26'02"W, 39.97', and S19°51'54"W, 16.76' to a point, the southeast corner of DeSmith, thence leaving said run and along the southeasterly line of DeSmith, S47°36'25"W, 78.30' to a point, thence S47°36'25"W, 1267.04' to the True Point of Beginning, being 8.43 acres, and being a portion of the property of The DeSmith Family Trust, Tract Two as shown in Deed Book 2559 Page 354.

2. That this ordinance shall become effective immediately.
3. That from and after the effective date of this annexation ordinance, the territory hereinabove described, and its citizens and property, shall be subject to all debts, laws, ordinances and regulations in force in the City of Wilson, North Carolina, and shall be entitled to the same privileges and benefits as other parts of the said City of Wilson.
4. That a certified copy of this ordinance and an accurate map of the territory annexed herein shall be recorded in the office of the Register of Deeds for Wilson County, North Carolina and in the Office of the Secretary of State of North Carolina.

DULY ADOPTED this 19th day of September 2024.

Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk

Project No. 24-259

**NOTICE OF PUBLIC HEARING
BEFORE THE CITY COUNCIL OF THE CITY OF WILSON**

Agenda Item 5b

WHEREAS, the Local Development Act of 1925 authorizes cities and counties to make appropriations and expenditures and to acquire and convey interests in real property for the purposes of aiding and encouraging the location of manufacturing enterprises, and locating industrial and commercial plants in the county which will, in the discretion of the governing body of the city or county, increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the city or county; and

WHEREAS, these expenditures may be funded by the levy of property taxes and by the allocation of other revenues whose use is not otherwise restricted by law; and

WHEREAS, Believer Meats, (the “Company”) has requested an economic development incentive from the City and County of Wilson for the purpose of constructing and operating a biologic food facility located within the City and County of Wilson, resulting in significant monetary investment and the creation of new jobs; and

WHEREAS, the Company will, at its sole cost and expense, invest approximately \$180,000,000.00 in its facility and will employ 80 full-time employees to be paid an average wage of \$60,656.00 per year; and

WHEREAS, the construction and operation of said facility will increase the taxable property and business prospects of the City and County; and

WHEREAS, the public benefit from the aforesaid improvements will include, inter alia, additional ad valorem tax revenues for the City and County of Wilson and additional employment opportunities for the citizens of the City and County of Wilson; and

WHEREAS, in accordance with the terms of N.C.G.S. 158-7.1, and subject to receipt by the City of sufficient ad valorem tax revenues attributable to the investment by the Company as described herein, and further subject to the other terms and conditions hereinafter set forth, and such additional terms as the City Council may impose following a public hearing, the City desires to make the appropriations and expenditures and to authorize payment of the economic development incentives described herein.

THEREFORE, NOTICE is hereby given that the City Council of the City of Wilson will hold a public hearing to consider the following economic development incentives:

1. A monetary incentive to be paid to the Company in the amount of \$500,000 the first year 2025; \$750,000 the second year 2026; \$1,000,000 the third and fourth year, 2027 and 2028; and \$500,000 the final year 2029 — with the City paying one-half thereof and the County of Wilson paying one-half thereof—for a period of five (5) total years, provided that the annual incentive paid by the City and County shall not exceed the total ad valorem taxes paid by the Company to the City and County each year.
2. The funds to be appropriated and expended herein as economic development incentives shall be appropriated from the economic development line item of the City budget for the applicable fiscal years.

NOTICE is further given that the City Council intends to approve the foregoing economic development incentives following the public hearing.

NOTICE is further given that the City Council reserves the right to impose such additional or different covenants, conditions and restrictions as it deems appropriate in its discretion.

NOTICE is further given that the City Council of the City of Wilson will hold the public hearing on the making of said appropriations and expenditures at its regular meeting on September 19th, 2024 at 7:00 p.m. in the City Council Chambers, Municipal Building, 112 North Goldsboro Street, Wilson, North Carolina.

All interested citizens are invited to appear and be heard.

This the 22nd day of August, 2024.

Tonya A. West
City Clerk
City of Wilson

Publish: not later than 9/6/2024

Affidavit Requested

R-028-24

**RESOLUTION AUTHORIZING APPROPRIATIONS AND EXPENDITURES
FOR THE PURPOSE OF ECONOMIC DEVELOPMENT**

WHEREAS, the Local Development Act of 1925 authorizes cities and counties to make appropriations and expenditures for the purpose of aiding and encouraging the location of manufacturing enterprises, and locating industrial and commercial plants in the county which will, in the discretion of the governing body of the city or county, increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the city or county; and

WHEREAS, Believer Meats, (the “Company”), has committed to making an investment of approximately \$180,000,000.00 for the purpose of constructing and operating a biologic food facility located in the City and County of Wilson, resulting in the creation of 80 full time employees to be paid an average wage of \$60,656.00 per year; and

WHEREAS, the Company has requested the City and County of Wilson to assist it with an economic development incentive; and

WHEREAS, the City has determined that the construction of said biologic food facility will increase the taxable property and business prospects of the City and County; and

WHEREAS, the City has determined that additional public benefit from the aforesaid improvements will include, inter alia, additional ad valorem tax revenues for the City and County of Wilson and additional employment opportunities for the citizens of the City and County of Wilson; and

WHEREAS, based on the foregoing public benefits, the City Council of the City of Wilson desires to approve an economic incentive package for the Company, with matching contributions from the County of Wilson; and

WHEREAS, a public hearing on the appropriations and expenditures for the economic incentive package has been duly noticed, advertised and held as required by North Carolina General Statute, Section 158-7.1; and

WHEREAS, in accordance with the terms of N.C.G.S. 158-7.1, and subject to the terms and conditions herein set forth, the City Council of the City of Wilson desires to authorize the appropriations and expenditures herein in that said appropriations and expenditures will increase the population, taxable property, employment, industrial output, and business prospects of the City of Wilson; and

WHEREAS, a previous public hearing on certain appropriations and expenditures for an economic incentive package for the Company was duly held on January 19, 2023 and Resolution R-003-23 was adopted at that time and that Resolution is hereby repealed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILSON THAT:

1. Subject to the conditions herein, and subject to the same appropriation from Wilson County a monetary incentive to be paid to the Company in the amount of \$500,000 the first year 2025; \$750,000 the second year 2026; \$1,000,000 the third and fourth year, 2027 and 2028; and \$500,000 the final year 2029 — with the City paying one-half thereof and the County of Wilson paying one-half thereof—for a period of five (5) total years, provided that the annual incentive paid by the City and County shall not exceed the total ad valorem taxes paid by the Company to the City and County each year.
2. The funds to be appropriated and expended herein as economic development incentives shall be appropriated from the economic development line item of the City budget for the applicable fiscal years.
3. Appropriate personnel of the City of Wilson are authorized to take such actions as are necessary to implement the terms of this Resolution.
4. Resolution R-003-23 adopted January 19, 2023 is hereby repealed and shall be deemed void and of no further effect.

BE IT FURTHER RESOLVED THAT the Mayor and City Clerk shall execute such documents as may be necessary on behalf of the City of Wilson to accomplish the objectives of this resolution.

DULY ADOPTED this 19th day of September, 2024.

Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk
(SEAL)

NOTICE OF PUBLIC HEARING
BEFORE THE CITY COUNCIL OF THE CITY OF WILSON
FOR CONVEYANCE OF REAL PROPERTIES FOR DOWNTOWN DEVELOPMENT

WHEREAS, NCGS 160D-1315 authorizes cities to enter into contracts with private developers for the purposes of revitalization of the central business district of the city through a downtown development project; and

WHEREAS, Cities may acquire, construct, own, operate and convey interests in real property for the purpose of a downtown development project as authorized by NCGS 160D-1315 and NCGS 160D-1312(4); and

WHEREAS, the City has entered into a Development Agreement dated December 22, 2023 with NSV Wilson, LLC (“Developer”); and

WHEREAS, the City and Developer desire to amend the Development Agreement; and

WHEREAS, Developer desires to purchase and develop the property for the downtown development project in accordance with the terms of the Development Agreement and subsequent amendments, and to provide development services to include management, design and construction of public infrastructure improvements to serve the development area together with a public sports and entertainment complex and other public and private development for the public purpose of parks and recreation, parking, utilities, redevelopment and other public purposes; and

WHEREAS, in accordance with the terms of NCGS 160D-1315 and NCGS 160D-1312, and subject to the terms of the Development Agreement and amendments thereto and further subject such additional terms as the City Council may impose following a legislative hearing, the City desires to authorize the Amendment to the Development Agreement and the property conveyances described therein; and

THEREFORE, NOTICE is hereby given that the City Council of the City of Wilson will hold a legislative hearing to consider the transactions referred to herein, the more specific terms and conditions of which will be included in the Amendment to Development Agreement to be entered on or before the conveyance of any property thereunder and available for inspection in the Office of the City Clerk.

NOTICE is further given that the appraised value of any property to be conveyed under the Development Agreement shall be disclosed at the hearing;

NOTICE is further given that the City Council reserves the right to impose such additional or different covenants, conditions and restrictions as it deems appropriate in its discretion.

NOTICE is further given that the City Council of the City of Wilson will hold a public hearing on the conveyance of the Property at its regular meeting on September 19, 2024, at 7:00 p.m. in the City Council Chambers, Municipal Building, 112 North Goldsboro Street, Wilson, North Carolina.

NOTICE is further given the City Council of the City of Wilson intends to approve the conveyance of the property following, but subject to, the legislative hearing.

All interested citizens are invited to appear and be heard.

This the 6th day of September, 2024.

Tonya A. West
City Clerk
City of Wilson
104 Goldsboro St E
Wilson NC 27893
252-399-2302

**SECOND AMENDMENT TO
DOWNTOWN DEVELOPMENT AGREEMENT**

THIS SECOND AMENDMENT TO DOWNTOWN DEVELOPMENT AGREEMENT ("Amendment") is made and entered into this ___ day of _____, 2024, by and between the City of Wilson, North Carolina, a North Carolina municipal corporation ("City"), and NSV Wilson, LLC, a North Carolina limited liability company ("Developer"); (City and Developer, together the "Parties", each a "Party").

RECITALS:

WHEREAS, City and Developer are parties to that certain Downtown Development Agreement dated December 22, 2023, as amended by that certain First Amendment to Downtown Development Agreement with an effective date of July 18, 2024 (as amended, the "Agreement") incorporated herein by reference. Capitalized terms used in this Amendment shall have the meaning given to them in the Agreement unless expressly defined otherwise herein;

WHEREAS, pursuant to the Agreement, NSV was obligated to acquire on or before August 30, 2024 that certain property known and identified in Exhibit A to the Agreement as the Y3 Parcel, being Pin No. 3721-28-7476, and commonly known as 510 Jones Street;

WHEREAS, the City currently uses the Y3 Parcel for various pre-development uses, stormwater retention, dirt storage, and other uses in connection with the construction of the *WiSE Project contemplated by the Agreement (collectively, the "Pre-Development Work")*;

WHEREAS, as a consequence thereof, the City has agreed to extend the closing date for Developer to acquire the Y3 Parcel; and

WHEREAS, the Parties desire to amend the Agreement to extend the closing date for the Y3 Parcel and modify such other terms of the Agreement as hereinafter set forth.

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by the parties hereto and for the mutual covenants contained herein, the Parties hereby agree as follows:

1. **RECITALS.** The foregoing recitals are hereby incorporated herein by reference as if fully set forth at this point in the text of this Amendment.

2. **REAFFIRMATION; INTENTION TO BE BOUND.** Except as provided in this Amendment, each and every term and condition contained in the Agreement will remain in full force and effect. All capitalized terms have the same meaning as set forth in the Agreement excepted as stated herein. The Parties reaffirm that the representations and warranties made by each of the Parties in the Agreement are true and accurate as of the date of this Amendment. The Parties, on behalf of themselves, their assigns and successors, acknowledge and reaffirm their intention to be bound by the terms and conditions of the Agreement, as amended hereby.

3. **PRIVATE DEVELOPMENT.**

a. **Section 4.1.1.** Section 4.1.1 of the Agreement is deleted in its entirety and replaced as follows:

"(a) Except as follows, Developer shall purchase from City all of the X Parcels and Y Parcels on Exhibit A attached hereto (collectively the "Developer Parcels") at the appraised values on or before August 30, 2024 in accordance with this Article IV.

(b) Developer shall purchase the Y3 Parcel (510 Jones St.) on Exhibit A attached hereto at the appraised value in accordance with this Article IV on or before the 45th day following the date on which the City delivers to Developer written notice that City has ceased all Pre-Development Work ("Closing Notice")

on the Y3 Parcel (the "Y3 Closing Date"); provided that the Y3 Closing Notice shall be delivered on or before February 1, 2026.

(c) Developer shall purchase from the City the Y5 Parcel (227 Nash St.) and Y8 Parcel (221 Nash St.) at the appraised values on or before October 31, 2024 (the "Y5/Y8 Closing Date") in accordance with this Article IV.

(d) On or before the Y3 Closing Date, Developer shall acquire the Developer Parcels and such other property shown on Exhibit A to the Agreement as is necessary for a minimum payment to the City of \$2,400,000 in the aggregate."

b. **Section 4.3.** Section 4.3 of the Agreement is hereby amended to add the following at the end thereof:

"Notwithstanding the foregoing, the Parties hereto agree that Developer shall acquire the Y3 Parcel on or before the Y3 Closing Date unless the parties hereto agree otherwise in writing, and no Closing Notice shall be required for the acquisition of such Y3 Parcel."

c. **Section 4.3.2.** Section 4.3.2 of the Agreement is deleted in its entirety and replaced as follows:

"4.3.2 The Closing for all Y Parcels, except the Y3 Parcel, Y5 Parcel and Y8 Parcel shall be on or before August 30, 2024, and the Closing for the Y3 Parcel, Y5 Parcel and Y8 Parcel shall be on or before the Closing Dates as established by Section 4.1.1."

d. **Section 4.9.2.** Section 4.9.2. of the Agreement is deleted in its entirety and replaced as follows:

"4.9.2 Closing for the Relocation Parcels shall be on or before December 31, 2024 (the "Relocation Parcels Closing Date"). Notwithstanding the foregoing, the City shall convey Relocation Parcel R1 (2760 Forest Hills Blvd.) in two phases: the Closing for that portion of Parcel R1 being shown as 5.18 acres of Lot 3 on that certain recombination plat recorded in Book 45, Page 24, Wilson County Registry, as amended and corrected by that certain recombination plat record in Plat Book 45, Page 29, Wilson County Registry (collectively, the "Forest Hills Recombination Plat") shall be on or before December 31, 2024, and the Closing of the remaining 10.20 acres of Parcel R1 (being shown as Lot 1 on the Forest Hills Recombination Plat) shall be on or before December 31, 2025.

3. **ASSIGNMENT.** City hereby consents to Developer's assignment of its obligations under the Agreement related to each Developer Parcel to the following affiliates, which affiliates are under common control with Developer ("Affiliated Assignees") as follows: 301 Goldsboro, LLC (for the obligations associated with the X2 Parcel), 408/410 Jones, LLC (for the obligations associated with the X3 Parcel), 400 Hines, LLC (for the obligations associated with the Y1 Parcel and the Y2 Parcel), 510 Jones, LLC (for the obligations associated with the Y3 Parcel and Y4 Parcel), 227 Nash St., LLC (for the obligations associated with the Y5 Parcel & Y8 Parcel), Moss Street Development LLC (for the obligations associated with the Y6 Parcel), 310 Lodge, LLC (for the obligations associated with the Y7 Parcel), and 2750 Forest Hills Road LLC (for the obligations associated the R1 Parcel). Upon the Developer's assignment to an Affiliated Assignee of Developer's obligations under the Agreement that are related a Developer Parcel, the Affiliated Assignee shall assume all such obligations pursuant to a written assignment consistent with the terms of this Amendment. The assignments consented to in this Amendment shall not, and shall not be deemed to, release Developer from any obligation existing under the Agreement on or prior to the effective date of such assignments. Developer shall be jointly and severally liable with any assignee of its obligations under the Agreement, including the Affiliated Assignees, for the performance of all obligations assigned to such assignees.

4. **EXHIBIT A OF AGREEMENT.** Exhibit A of the Agreement is amended as follows:

a. Parcel Y8 is added to the Y Parcel list as follows:

#	PID	Address/Legal Des.	Owner as Effective Date	In MDA	Appraised \$
Y8	3722-30-6462	221 Nash St E	CITY OF WILSON	Y Parcel	\$24,000.00

5. **OPERATOR CONSENT.** Operator executes and joins in this Amendment solely to acknowledge the terms and provisions hereof, and to provide its consent to this Amendment, including, without limitation its consent to the assignments set forth in Section 3 hereof.

[Remainder of Page Intentionally Blank, Signatures Follow]

IN WITNESS WHEREOF, the Parties hereto have caused this Amendment to be executed under proper authority, on the date first written above:

ATTEST:

Tonya A. West, City Clerk
Date:_____

CITY:
CITY OF WILSON, NORTH CAROLINA

Carlton L. Stevens, Mayor
Date:_____

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Amy Staton, Chief Financial Officer

DEVELOPER:
NSV WILSON, LLC
a North Carolina limited liability company

By: _____
Michael Lemanski, Managing Member

OPERATOR:
MUDCATS BASEBALL, LLC

By: _____
Tyler Barnes, Sr. VP – Communications & Affiliate Operations
Operator executes and joins in this Amendment solely to acknowledge the terms and provisions hereof, and to provide its consent to this Amendment.

**FIRST AMENDMENT TO
DOWNTOWN DEVELOPMENT AGREEMENT**

THIS FIRST AMENDMENT TO DOWNTOWN DEVELOPMENT AGREEMENT ("Amendment") made and entered into this ___ day of September 2024, by and between the City of Wilson, North Carolina, a North Carolina municipal corporation ("City"), and NSV Wilson, LLC, a North Carolina limited liability company ("Developer"), (City and Developer, together the "Parties", each a "Party").

RECITALS:

WHEREAS, City and Developer entered into that certain Downtown Development Agreement dated December 22, 2023, attached hereto as Exhibit A and incorporated herein by reference (the "Agreement"). Capitalized terms used in this Amendment shall have the meaning given to them in the Agreement unless expressly defined otherwise herein;

WHEREAS, the Parties have identified additional terms and conditions required to complete the Project;

WHEREAS, the Parties have determined that additional time is required to complete certain transactions included in the Agreement; and

WHEREAS, the Parties desire to amend the Agreement to extend certain closing dates in the Agreement and incorporate the additional terms and conditions;

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by the parties hereto and for the mutual covenants contained herein, the Parties hereby agree as follows:

1. **RECITALS.** The foregoing recitals are hereby incorporated herein by reference as if fully set forth at this point in the text of this Amendment.

2. **REAFFIRMATION; INTENTION TO BE BOUND.** Except as provided in this Amendment, each and every term and condition contained in the Agreement will remain in full force and effect. All capitalized terms have the same meaning as set forth in the Agreement excepted as stated herein. The Parties reaffirm that the representations and warranties made by each of the Parties in the Agreement are true and accurate as of the date of this Amendment. The Parties, on behalf of themselves, their assigns and successors, acknowledge and reaffirm their intention to be bound by the terms and conditions of the Agreement, as amended hereby.

3. **PRIVATE DEVELOPMENT.**

a. **Section 4.1.1.** Section 4.1.1 of the Agreement is deleted in its entirety and replaced as follows:

"Developer shall purchase from City a portion of the Property identified as the X Parcels and Y Parcels on Exhibit A attached hereto (collectively, the "Developer Parcels") at the appraised values on or before August 30, 2024 in accordance with this Article IV and shall acquire on or before such date the X Parcels, the Y Parcels and such other property shown on Exhibit A attached hereto as necessary for a minimum payment of \$2,400,000.00 in the aggregate."

b. **Section 4.2** Section 4.2 of the Agreement is deleted in its entirety and replaced as follows:

"**Section 4.2** Sale of X Parcels. Within thirty (30) days after the City's receipt of a Closing Notice for any X Parcels as further shown on Exhibit 1 from Developer (to be given no later than July 30, 2024), the City shall convey to Developer under the procedures described herein subject to all Deed Restrictions and satisfaction of the requirements of Section 4.8 of this Agreement, the X Parcels in one or more closings as follows:

4.2.1 The purchase price shall be the appraised value as set forth in Exhibit A (the "X Parcels Purchase Price"). The X Parcels Purchase Price shall be paid by Developer to City on the X Parcels Closing Date by wire delivery of funds through the Federal Reserve System to an account designated in writing by City.

4.2.2 All closings for the X Parcels shall occur on or before August 30, 2024 (the "X Parcels Closing Date").

4.2.3 The City shall convey the X Parcels by Special Warranty Deed free and clear of encumbrances except for the Deed Restrictions, any other restrictions or easements of record, and any taxes for the current year; provided, however, on or before Closing, the City shall release or terminate (i) any Monetary Lien (ii) any railroad interest (iii) Easement recorded at Book 1452 Page 745, (iv) Easement recorded at Book 2117 Page 451, (v) Private Alleyways shown on Plat Book 4 Page 76, (vi) Driveway Easement recorded in Book 339 Page 1, and (vii) Sixty foot Utility Easement shown on Plat Book 33 Page 287 and Plat Book 34 Page 155. Any such deed of conveyance shall be subject to a possibility of reverter to the City as set forth in the Deed Restrictions as related to the X Parcels.

4.2.4 Taxes, Closing Costs, Etc. Taxes and assessments for the current calendar year shall be prorated at Closing. All costs associated with the conveyance of the X Parcels and closing of this transaction shall be paid as is customary in local commercial real estate transactions. Notwithstanding the preceding, the City shall pay deed preparation and excise taxes at closing if any are due upon recording of the deed. The Developer shall pay recording fees, title search fees, title insurance costs and settlement agent fees.

4.2.5 Closing Documents.

- (a) City's Delivery. At Closing, City shall deliver to Developer the following (such documents, collectively, the "City Closing Documents"):
 - (i) An executed special warranty deed with Deed Restrictions conveying to Developer the Property described in the Closing Notice;
 - (ii) An executed affidavit regarding liens establishing that there are no lien claims of mechanics, laborers, and materialmen;
 - (iii) An affidavit in a form sufficient for use by Developer in obtaining title insurance on the Property free and clear of any exceptions for tenants in possession;
 - (iv) An executed IRS Non-foreign Owner Affidavit;
 - (v) An executed settlement statement;
 - (vi) Evidence that the City has complied with all necessary approvals for the conveyance of the real property; and
 - (vii) Any additional documentation to complete the conveyance of Parcel X1, including but not limited to, the Declaration (as hereinafter defined).
- (b) Developer's Documents. At Closing, Developer shall deliver to City the following:
 - (i) The X Parcels Purchase Price in immediately available funds;
 - (ii) Evidence of organizational approval and acceptance of this Agreement and the Property ("Organizational Approval"); and
 - (iii) An executed settlement statement (together with Organizational Approval, the "Developer Closing Documents").

4.2.6 X1 Parcel Conveyance. The Parties contemplate the conveyance of a condominium unit constituting the X1 Parcel for the development of a hotel in

accordance with Phase 1 of the Development Plan, which unit shall be within the condominium to be established by City above portions of level 1 and 2 of the stadium to be constructed on the WiSE Parcel as hereinafter set forth.

- (a) Immediately prior to Closing, City shall establish a condominium upon the WiSE Parcel for the X1 Parcel and a portion of WiSE Park located immediately below the X1 Parcel (the "Condominium") by recording a Declaration of Condominium (the "Declaration") and related plats and plans (together with the Declaration, the "Condominium Documents") in the Office of the Wilson County Register of Deeds. The Declaration will establish at least two condominium units, the Stadium Unit and the Hotel Unit, which Hotel Unit shall be conveyed to Developer as the X1 Parcel in accordance with the terms of this Section 4.2.6 and shall be located adjacent to and above the Stadium Unit and approximately located as shown on Exhibit I attached hereto, as shall be further defined and described in the Condominium Documents. Pursuant to the Declaration and prior to Closing, the City shall also form a Condominium Association to administer, govern and regulate the Condominium. The Declaration shall set out the obligations and responsibilities of the Condominium Association and the owners of the units in the Condominium for the maintenance, operation and use of the Condominium. Developer's and Operator's consent shall be required for City's execution and recordation of the *Condominium Documents*.
- (b) Notwithstanding anything herein to the contrary and except for the conveyance of the X1 Parcel as contemplated in this Section 4.2.6, in no event shall the City convey, or purport to convey, air rights over WiSE Park or any portion of the "Premises" described in the Use Agreement. Any conveyance purporting to convey such air rights shall be null and void ab initio without further action by City or Developer.
- (c) All work to the external framework of the X1 Parcel shall be completed on or before April 1, 2026, as further detailed in the Development Plan.
- (d) In no event shall construction of the hotel to be constructed on the X1 Parcel interfere with or inhibit the operation of WiSE Park or the improvements to be constructed thereon pursuant to the Development Plan, and work on the X1 Parcel shall not occur on any "Game Day" contemplated under the Use Agreement.
- (e) Developer shall submit to the City for review and comparison a Project Budget contemplating the development of the X1 Parcel and a Project Budget omitting the X1 Parcel development. Developer shall pay any WiSE Park Cost increases, if any, attributable to the inclusion of the X1 Parcel development, including, but not limited to, any additional costs for structural support or costs of any Infrastructure that may support or serve the X1 Parcel.
- (f) DEVELOPER SHALL INDEMNIFY, DEFEND AND HOLD THE CITY AND OPERATOR HARMLESS FROM AND AGAINST ALL COSTS, LOSSES, DAMAGES AND EXPENSES ("LOSSES") (INCLUDING WITHOUT LIMITATION REASONABLE ATTORNEYS' FEES ACTUALLY INCURRED WITH RESPECT TO SUCH LOSSES) TO THE EXTENT CAUSED BY DEVELOPER OR ITS AGENT'S OR CONTRACTOR'S (I) PRESENCE UPON WiSE PARK DURING THE DEVELOPMENT OF THE X1 PARCEL.

AND (II) ACTS OR OMISSIONS IN CONDUCTING THE WORK CONTEMPLATED BY THIS AGREEMENT UPON WISE PARK DURING THE DEVELOPMENT OF X1 PARCEL, NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT. DEVELOPER'S INDEMNIFICATION, DEFENSE, AND HOLD HARMLESS OBLIGATIONS SET FORTH IN THIS SUBSECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT FOR A PERIOD OF ONE (1) YEAR.

4.2.7 The Developer shall substantially complete all work on the X Parcels in accordance with the Development Plan on or before December 31, 2027."

c. **Section 4.3** Section 4.3 of the Agreement is hereby amended to provide that the Closing Notice contemplated in Section 4.3 of the Agreement shall be given no later than July 30, 2024.

d. **Section 4.3.2.** Section 4.3.2 of the Agreement is deleted in its entirety and replaced as follows:

"4.3.2 Closings for all Y Parcel shall be on or before August 30, 2024 (the "Y Parcels Closing Date")."

e. **Section 4.8** Section 4.8 of the Agreement is deleted in its entirety and replaced as follows:

"Section 4.8 Approvals and Adequate Assurances. Within twelve (12) months after the conveyance of an X Parcel, Y Parcel, Z Parcel or Stemmary Parcel to Developer as contemplated by this Article IV, Developer shall provide to City for written approval (i) development plans, specifications and designs for the development of such parcel, (ii) evidence of development financing for such parcel in a form reasonably required by City, (iii) evidence of project capital sufficient to complete development of such parcel as approved, and (iv) such other adequate assurances as the City may reasonably require to ensure Developer will complete development consistent with the downtown development project contemplated by this Agreement and the Development Plan. Notwithstanding anything to the contrary contained in Sections 4.1.3, 4.2, 4.3.1, 4.4.4, 4.5.4 and 6.1.3(b) of this Agreement, delivery of the foregoing shall not be a condition precedent to the City's obligation to close on the conveyance to the Developer of any of the X Parcels, Y Parcels, Z Parcels, or the Stemmary Parcels. It is the intent of the parties hereto that delivery of such items shall be a covenant to be satisfied by Developer after the conveyance of each parcel as set forth above. The requirements of this Section 4.8 shall be included as Deed Restrictions for all conveyances by the City of any X Parcels, Y Parcels, Z Parcels, or Stemmary Parcels, and shall be subject to the Right of Reconveyance contemplated under paragraph 12 of the Deed Restrictions in the event Developer fails to satisfy the requirements of this Section 4.8 within the time period specified herein."

f. **Section 4.9. 2.** Section 4.9.2 of the Agreement is deleted in its entirety and replaced as follows:

"4.9.2 Closings for the Relocation Parcels shall be on or before December 31, 2025 (the "Relocation Parcels Closing Date")."

4. **EXHIBIT A OF AGREEMENT.** Exhibit A of the Agreement is amended as follows:

a. Parcel X1 is hereby amended and restated as follows to include the appraised value of the property:

#	PID	Address/Legal Des.	Owner as Effective Date	In MDA	Appraised \$
X1	TBD	CONDOMINIUM UNIT IN PORTIONS OF WISE PARCELS PARCELS 3-5 ABOVE	CITY OF WILSON	X Parcel	\$260,000

b. Parcel Y7 is added to the Y Parcel list as follows:

#	PID	Address/Legal Des.	Owner as Effective Date	In MDA	Appraised \$
Y7	3721-28-7985	320 Lodge St.	CITY OF WILSON	Y Parcel	\$8,100

c. Parcel Z11 is amended and restated as follows to correct an error in the property address:

#	PID	Address/Legal Des.	Owner as Effective Date	In MDA	Appraised \$
Z11	3722-10-4646	316 Tarboro Street	CITY OF WILSON	Z Parcel	\$625,000

5. **EXHIBIT B OF AGREEMENT.** Exhibit B of the Agreement is amended as follows by deleting the Paragraph entitled "Phase 1" contained with the Section entitled "Private Development" and substituting the following therefore:

"Phase 1. Phase 1 will include: at least one building on the X3 Parcel with a minimum of 120 multifamily residential units and, depending on market conditions, retail space (the "Multifamily Project"); a hotel with at least 80 rooms located on the X1 parcel (the "Hotel Project"); the development of at least 80 townhomes on the Y6 Parcel (Moss Street) and the Z11 Parcel (316 Tarboro St.) (the "Townhome Project"); and an adaptive reuse project on the Y5 Parcel (227 Nash Street) (the "AR Project")(the Multifamily Project, Hotel Project, Townhome Project and AR Project, collectively, the "Phase 1 Projects"). The estimated cost of the Phase 1 Projects is \$120 million. The required commencement date for the Hotel Project is January 1, 2026. The required completion date for external framework on Hotel Project is April 1, 2026. The required completion date for the Hotel Project (other than the external framework as provided above), the Multifamily Project, and the AR Project is December 31, 2026. The required commencement date for the Townhome Project is January 1, 2027, and the required completion date for the Townhome Project is December 31, 2027. As used in this section, "commencement" means the date that all building permits necessary for the completion of the applicable Phase 1 Project have been acquired, and labor and materials have been furnished to the applicable Phase 1 Project site. As used in this section, "completion" means fully constructed with certificates of occupancy issued (whether temporary or permanent) for the intended uses thereof."

6. **EXHIBIT I OF AGREEMENT.** Exhibit I of the Agreement is hereby deleted in its entirety and replaced with the "Revised Exhibit I" attached hereto as Exhibit B.

7. **OPERATOR CONSENT.** Operator executes and joins in this Amendment solely to acknowledge the terms and provisions hereof, and to provide its consent to this Amendment.

[Remainder of Page Intentionally Blank, Signatures Follow]


IN WITNESS WHEREOF, the Parties hereto have caused this Amendment to be executed under proper authority, on the date first written above:

CITY:

CITY OF WILSON, NORTH CAROLINA

ATTEST:


Tonya A. West, City Clerk


Carlton L. Stevens, Mayor

Date: 9.19.24

Date: 9.19.24

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.


Amy Stetson, Chief Financial Officer

DEVELOPER:

NSV WILSON, LLC
a North Carolina limited liability company

By: _____
Michael Lemanski, Managing Member

OPERATOR:

MUDCATS BASEBALL, LLC

By: _____
Tyler Barnes, Sr. VP - Communications & Affiliate Operations

Operator executes and joins in this Amendment solely to acknowledge the terms and provisions hereof, and to provide its consent to this Amendment.



CITY OF WILSON

Agenda Item 5d

Meeting Date September 19, 2024

City Council Agenda Item Cover Sheet

To: Honorable Mayor, Members of City Council and City Manager
From: W.T. Bass, IV, Director of Public Works
Subject: Resolution to the North Carolina Department of Transportation for Funding Community Transportation Program for Fiscal Year 2025-2026

Issue:

Permission to apply for Community Transportation Program Funding. The grant application will be for administrative, capital and operating expenditures.

Background / Summary:

The Community Transportation Program funds public and human service transportation providers in NC. The grant reimburses the City of Wilson for expenses incurred in providing on demand public transportation (RIDE).

Fiscal or Other Impact:

The grant reimburses the City for our expenditures associated with administering and operating through an on demand transportation provider. The City of Wilson will be requesting funds in the amount of \$2,936,356. The local share is expected to be \$1,338,085.

Recommendation:

Approval of the Resolution

Coordination:

Gronna Jones, Transportation Manager

Attachments:

Resolution

R-029-24

PUBLIC TRANSPORTATION PROGRAM RESOLUTION

FY26 RESOLUTION

Section 5311 (including ADTAP), 5310, 5339, 5307 and applicable State funding, or combination thereof.

Applicant seeking permission to apply for Public Transportation Program funding, enter into agreement with the North Carolina Department of Transportation, provide the necessary assurances and the required local match.

A motion was made by (*Board Member's Name*) _____ and seconded by (*Board Member's Name or N/A, if not required*) _____ for the adoption of the following resolution, and upon being put to a vote was duly adopted.

WHEREAS, Article 2B of Chapter 136 of the North Carolina General Statutes and the Governor of North Carolina have designated the North Carolina Department of Transportation (NCDOT) as the agency responsible for administering federal and state public transportation funds; and

WHEREAS, the North Carolina Department of Transportation will apply for a grant from the US Department of Transportation, Federal Transit Administration and receives funds from the North Carolina General Assembly to provide assistance for rural public transportation projects; and

WHEREAS, the purpose of these transportation funds is to provide grant monies to local agencies for the provision of rural, small urban, and urban public transportation services consistent with the policy requirements of each funding source for planning, community and agency involvement, service design, service alternatives, training and conference participation, reporting and other requirements (drug and alcohol testing policy and program, disadvantaged business enterprise program, and fully allocated costs analysis); and

WHEREAS, the funds applied for may be Administrative, Operating, Planning, or Capital funds and will have different percentages of federal, state, and local funds.

WHEREAS, non-Community Transportation applicants may apply for funding for "purchase-of-service" projects under the Capital Purchase of Service budget, Section 5310 program.

WHEREAS, (*Legal Name of Applicant*) City of Wilson hereby assures and certifies that it will provide the required local matching funds; that its staff has the technical capacity to implement and manage the project(s), prepare required reports, obtain required training,

UNIFIED GRANT APPLICATION

attend meetings and conferences; and agrees to comply with the federal and state statutes, regulations, executive orders, Section 5333 (b) Warranty, and all administrative requirements related to the applications made to and grants received from the Federal Transit Administration, as well as the provisions of Section 1001 of Title 18, U. S. C.

WHEREAS, the applicant has or will provide all annual certifications and assurances to the State of North Carolina required for the project;

NOW, THEREFORE, be it resolved that the (Authorized Official's Title)* Director of Public Works of (Name of Applicant's Governing Body) City of Wilson is hereby authorized to submit grant application (s) for federal and state funding in response to NCDOT's calls for projects, make the necessary assurances and certifications and be empowered to enter into an agreement with the NCDOT to provide rural, small urban, and urban public transportation services.

I (Certifying Official's Name)* Tonya West (Certifying Official's Title) City Clerk do hereby certify that the above is a true and correct copy of an excerpt from the minutes of a meeting of the (Name of Applicant's Governing Board) City Council of the City of Wilson duly held on the 19th day of September, 2024.

Signature of Certifying Official

***Note that the authorized official, certifying official, and notary public should be three separate individuals.**

*Seal Subscribed and sworn to me
(date)*

*Notary Public **

Printed Name and Address

*My commission expires
(date)*

Affix Notary Seal Here



CITY OF WILSON

Agenda Item 5f

Meeting Date September 19, 2024

City Council Agenda Item Cover Sheet

To: Honorable Mayor, Members of City Council and City Manager

From: Planning and Design Review Board, as prepared by Janet Holland, AICP

Subject: Zoning Change Request – 4488 Merck Road, West (Project# 24-258)

Issue:

On September 3, 2024, the Planning and Design Review Board voted to recommend approval of the requested rezone.

ZONING CHANGE REQUEST (PROJECT # 24-258)

PROPERTY SIZE: 9.68 acres

PROPERTY ADDRESS: 4488 Merck Road, West

SPECIFIC DESCRIPTION: PINs 2792-88-9633 and 2792-99-7470

PRESENT USE OF PROPERTY: Vacant/Undeveloped

PRESENT ZONE: AR – Wilson County (Agricultural Residential)

REQUESTED ZONE: SR6 (Single Family Residential)

APPLICANT: Bartlett Engineering & Surveying – Steve Oliverio

PROPERTY OWNER(s): Theodore & Ramona Desmith/Desmith Family Trust

PETITIONER: Donna Kinard

Background / Summary:

1) In Primary Growth Area and Primary Service Area. 2) Outside city limits. Annexation will be completed before rezoning is approved. 3) Property is located within the Contentnea Creek Watershed Protected Area (WS4-P). 4) A small portion of the property to the east is located within the 100-year flood zone and the 500-year flood zone. 5) The property consists of two lots that are currently in Wilson County jurisdiction. The lots were deeded to Theodore and Ramona Desmith in December 2013 in DB 2559 PG 354 and May 2015 in DB 2614 PG 899. 6) A single family residential development is proposed with direct access through the adjacent

development of Bellingham Subdivision. 7) The proposed development is located along the 5-lane corridor of Merck Road that separates the Wilson Corporate Park to the west and residential development to the east. 8) The proposed SR6 (Residential - Medium/High Density) has County AR (Agricultural Residential) to the North and West, SR6 (Residential-Medium/High Density) to the East and South, and RA (Rural/Agricultural) to the South. 9) The SR6 designation is our medium/high density residential zoning classification with 6 units/acre. 10) The City's "Future Land Use Map" in our 2043 Comprehensive Plan shows this as Mixed Use Commercial defined as:

Mixed Use Commercial - This classification allows for a combination of commercial and office uses. Residential development, when included as an integral part of a larger mixed-use project may also be allowed. Commercial includes both retail and service uses. Office uses include space for employees such as medical, financial, legal, or similar professions.

11) The proposed SR6 designation within the 2043 Comprehensive Plan is a Medium-High Residential classification defined as:

Medium-High Density Residential - This classification allows for higher density residential development which can accommodate a variety of dwelling types. Density will typically be greater than 4 dwellings per acre. Typical uses include single-family dwellings, accessory dwelling units (ADU's), duplexes, triplexes, quadplexes, and townhomes. Development may be clustered with higher density for the purpose of setting aside land within the water the water supply watersheds and other environmentally significant features such as protected open space.

Fiscal or Other Impact:

This project will bring new single-family residential development to the city.

Recommendation:

PLANNING AND DESIGN REVIEW BOARD RECOMMENDATION:

The Board unanimously adopted the following recommendation for approval:
THE PROPOSED AMENDMENT IS REASONABLE DUE TO ITS CONSISTENCY WITH THE FOLLOWING 2030 COMPREHENSIVE PLAN POLICIES AND THAT IT BE APPROVED: GI-1, GI-2, GI-5, FVN-2, FVN-4, FVN-5, and CGP-1

PROPOSED COUNCIL MOTIONS:

1) If you concur with the Planning and Design Review Board's recommendation, you should adopt the following statement to approve the Zoning Change Request:

THE PROPOSED AMENDMENT IS REASONABLE DUE TO ITS CONSISTENCY WITH THE FOLLOWING 2043 COMPREHENSIVE PLAN POLICIES AND THAT IT BE APPROVED GI-1, GI-2, GI-5, FVN-2, FVN-4, FVN-5, and CGP-1

OR

2) If you prefer to deny the request, adopt the following statement voting to deny:

THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING 2043 COMPREHENSIVE PLAN POLICIES AND THAT IT BE DENIED: GI-2, GI-5, CPP-2, CPP-5, FVN-1, and CPG-1

Coordination:

Kathy Bangley, CFM, CZO, Director of Development Services, 252.206.5289,

kbangley@wilsonnc.org.

Janet Holland, AICP, Land Development Manager, 252.399.2215, jholland@wilsonnc.org.

Attachments:

1) Application. 2) Comp Plan Analysis. 3) List of those receiving notice. 4) Area Zoning Map. 5) Future Land Use Maps. 6) Aerial. 7) Survey of Property. 8) Chapter 2 – Use Table Analysis. 9) Ordinance.

Project # 24-258

APPLICATION FOR ZONING AMENDMENT

Owner & Petitioner Information:

Name of Property Owner (s) Theodore & Ramona Desmith (Desmith Family Trust)

Address of Property Owner 5620 Champions Drive

City Pace State FL Zip 32571

Name of Petitioner: Donna Kinard

Address of Petitioner P.O. Box 57

City Knightdale State NC Zip 27545

Phone 252-205-1852 Email donnakinard@aol.com

CONTACT PERSON: Steve Oliverio

Phone Number (Day) 252-399-0704 Mobile 520-850-4665

Email: steve@bartletteng.com

PROPERTY INFORMATION:

Address/Location 4488 Merck Road W.

City: Wilson State: NC Zip: 27893

Property Identification Number (PIN) 2792-88-9633, 2792-99-7470

Current Zoning District(s) Wilson County AR

Proposed Zoning District(s) SR 6

Total Acreage Included in Rezoning: 9.9

Other Description _____

APPLICATION FOR ZONING AMENDMENT

APPLICANT'S JUSTIFICATION FOR REZONING:

Since the current Zoning Map is the product of careful investigation and analysis, it is presumed to be sound in its present state, and the burden of proof of needed change falls upon the petitioners requesting such a change. Any alteration of the Zoning Map must be supported by sound and conclusive reasoning, particularly since a desirable attribute of the Zoning Map is the stability that it creates. In the spaces provided below, provide the FACTS and ARGUMENTS that justifies your request for rezoning (attach additional pages if you need to).

1. Explain why this property should be rezoned:

This market-driven rezoning request will provide an additional housing opportunity to meet the consumers
preferences.

2. Explain how this rezoning will conform to the comprehensive plan, or, if it won't, explain why the comprehensive plan should be changed to allow the rezoning:

This rezoning is a product of keeping up with the evolving housing market along with the wants and needs of
the potential homebuyers. This proposal will also add another needed housing choice for the growing
nearby corporate park.

3. Explain how you think this rezoning will affect the immediate neighborhood:

The proposed rezoning will definitely add to the local traffic counts on Merck Road W. (SR 1157).
We will be required to work with NCDOT to ensure their requirements are met, along with all local, state &
federal requirements.

4. Explain how you think this rezoning will affect the City as a whole:

As stated in responses to #1 & #2 above, this rezoning request will meet the needs of the current housing
market in this growing region.

5. Any other facts, arguments, reasons, and/or considerations you may wish to present are welcomed. Please attach them to this application.

APPLICATION FOR ZONING AMENDMENT

Conditional District

CONDITIONAL ZONING DISTRICT REQUESTS ONLY: Condition(s): In considering an application for a conditional zoning district, the Commissioners shall consider conditions or restrictions associated with the petition, where any limitation to the conditions or standards in the corresponding standard zoning district are proposed. All other requirements of the corresponding district shall be met. List all proposed conditions, including site specific standards, which are proposed in the conditional zoning district request (attach additional sheets if necessary).

N/A

CONDITIONAL ZONING DISTRICT REQUESTS ONLY: Permitted Uses(s): A petition for a conditional zoning district shall specify the permitted use(s) allowable, where any limitation to the uses allowed in the corresponding standard zoning district is proposed. A conditional zoning district does not provide for additional use permissions; only permitted uses authorized in the corresponding standard zoning district are allowable. All other requirements of the corresponding district shall be met. List such permitted uses below. (attach additional sheets if necessary).

N/A

1870
The undersigned do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of the Court of Sessions for the County of ...

Witness my hand and seal of office this ... day of ... 1870

...
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...

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...

...

4488 Merck Road, W – COMP PLAN ANALYSIS

Current land use classification: Agricultural/Residential (County)

Requested land use classification: Medium/High Density Residential

Future Land Use Map land use classification: Mixed – Use Commercial

POLICIES THAT COULD BE INTERPRETED TO SUPPORT THE REQUEST:

Policy GI-1

Target growth and redevelopment through the 2043 Framework.

Policy GI-2

Continue to support community reinvestment efforts in established neighborhoods, commercial centers and corridors, and employment locations.

Policy GI-5

Manage public infrastructure, facilities, and services to achieve levels of service and support development and redevelopment in targeted areas.

Policy FVN-2

Expand the existing housing stock in Wilson, including the number and types of housing units available to rent or own.

Policy FVN-4

Establish a neighborhood planning and implementation process.

Policy FVN-5

Address current housing issues related to extreme weather and climate events.

Policy CGP-1

Serve as responsible stewards of environmental resources, protect environmentally sensitive areas, and conserve farmland and agricultural working lands.

POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:

Policy GI-2

Continue to support community reinvestment efforts in established neighborhoods, commercial centers and corridors, and employment locations.

Policy GI-5

Manage public infrastructure, facilities, and services to achieve levels of service and support development and redevelopment in targeted areas.

Policy CPP-2

Increase opportunities for multi-modal movement in and around Wilson.

Policy CPP-5

Integrate a Complete Streets approach for transportation decision-making and plan implementation.

Policy FVN-1

Maintain and improve upon the existing housing stock.

Policy CGP-1

Serve as responsible stewards of environmental resources, protect environmentally sensitive areas, and conserve farmland and agricultural working lands .

RODRIGUEZ JOSE
DOMINGUEZ ZENAIDA CARBAJAL
6976 BRUCE RD
SIMS NC 27880-9209

HAYNES JAMES ROBERT
4511 MERCK RD W
WILSON NC 27893-9611

MERCER RYAN MERCER BRITTNEY
4472 MERCK RD W
WILSON NC 27893-9608

WILEY CRYSTAL
4513 PEABODY ST
WILSON NC 27896

GORE DAVID MATTHEW
BIASETTI KORRINNE ELYSSE
4515 PEABODY ST W
WILSON NC 27896

TEZA GEOFFREY S
TEZA GAYLE
4519 PEABODY ST W
WILSON NC 27893

VICUS DEVELOPMENT LLC
PO BOX 3353
GREENVILLE NC 27836

HINES MARY H
HINES WILLIAM EDWARD
4510 MERCK RD W
WILSON NC 27893-9610

LIPPERT KENNETH G
LIPPERT MADELYN
4600 FAIRHAVEN DR NW
WILSON NC 27896

DESMITH THEODORE J
DESMITH RAMONA M
5620 CHAMPIONS DR
PACE FL 32571

TIGERS PROPERTIES LLC
803 CORBETT AVE N
WILSON NC 27893-2541

BRANHAM AARON
MAYO BRITTANY K
4507 PEABODY SR
WILSON NC 27896

ALLEN JAMES E JR
4517 PEABODY ST W
WILSON NC 27893

DOVE HOMES LLC
2300 SANCTUARY DR
RALEIGH NC 27606-8161

BARNES ANEESHA JEANAE
4511 PEABODY ST
WILSON NC 27896

HEWETT WILLIAM STEVEN
HEWETT MARY W
4523 PEABODY ST
WILSON NC 27893

DESMITH FAMILY TRUST
5620 CHAMPIONS DR
PACE FL 32571

MIMS EDDIE R JR
MIMS DELMA
4503 PEABODY ST
WILSON NC 27896

PAREDES ALEXANDER HUMBERTO
TYSON ALANA LYNN
4509 PEABODY ST
WILSON NC 27893

TURNER KATHRYN ANNE
RANKIN ELIZABETH NICOLE
4521 PEABODY ST
WILSON NC 27896

APPLEWHITE GAYLE B
EPES VINCENT
4525 PEABODY ST W
WILSON NC 27893-3774

NEWTON WILLIAM PRESTON II
NEWTON TEREASA JUDITH
4527 PEABODY ST W
WILSON NC 27896

REDEMPTION CHURCH OF WILSON INC
3317 AIRPORT BLVD NW STE B
WILSON NC 27896-8849












SOUTHBURY DEVELOPMENT LLC
20 COCHRANE CASTLE CIR
PINEHURST NC 28374

Rezoning Request

**PINS: 2792-88-9633
& 2792-99-7470**

(9.9 acres)

From AR (Wilson Co.) to SR6

-  Proposed Rezoning
-  Parcels
- County Zoning**
 -  AR
 -  M2
- City Zoning**
 -  GC
 -  HC
 -  LI
 -  HI
 -  RA
 -  SR6
 -  GR6

Date: 7/25/2024

Map Disclaimer:

This map is for informational purposes only. The map is NOT of land survey quality and is NOT suitable for such use. The City of Wilson assumes no liability arising from the use of the map.

Prepared by:

City of Wilson GIS Services
a division of Wilson Planning
and Development Services.

1 inch equals 0.15 miles



**Proposed Rezoning
4488 Merck Rd W
AR (Wilson Co.) to SR6**

Bellingham Subdivision

**Wilson Corporate
Park**

Merck

MERCK RD

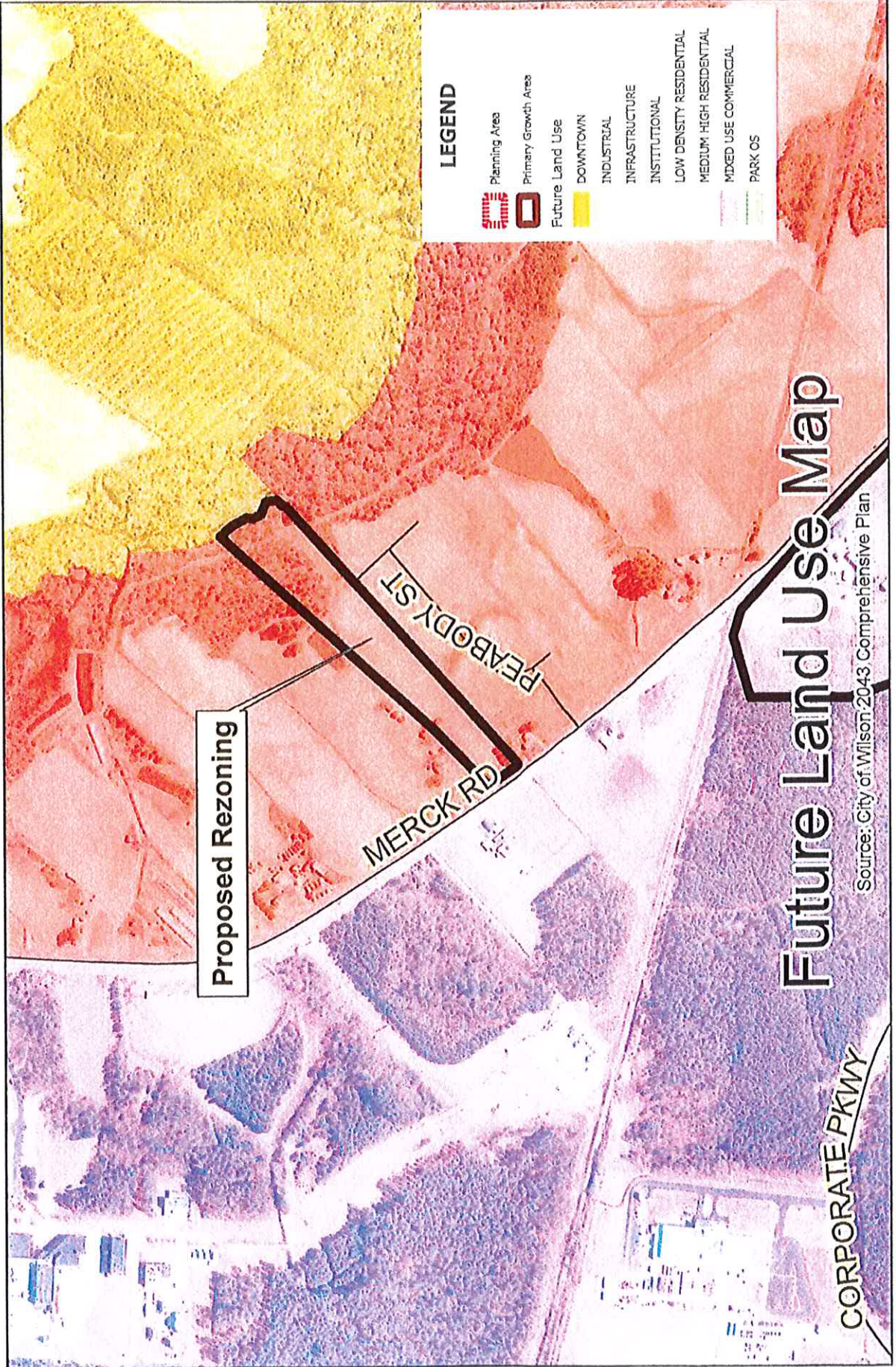
CORPORATE PKWY

REZONING: Wilson Co. Tax Parcels:

4488 Merck Road W

PINs: 2792-88-9633.000 & 2792-99-7470.000

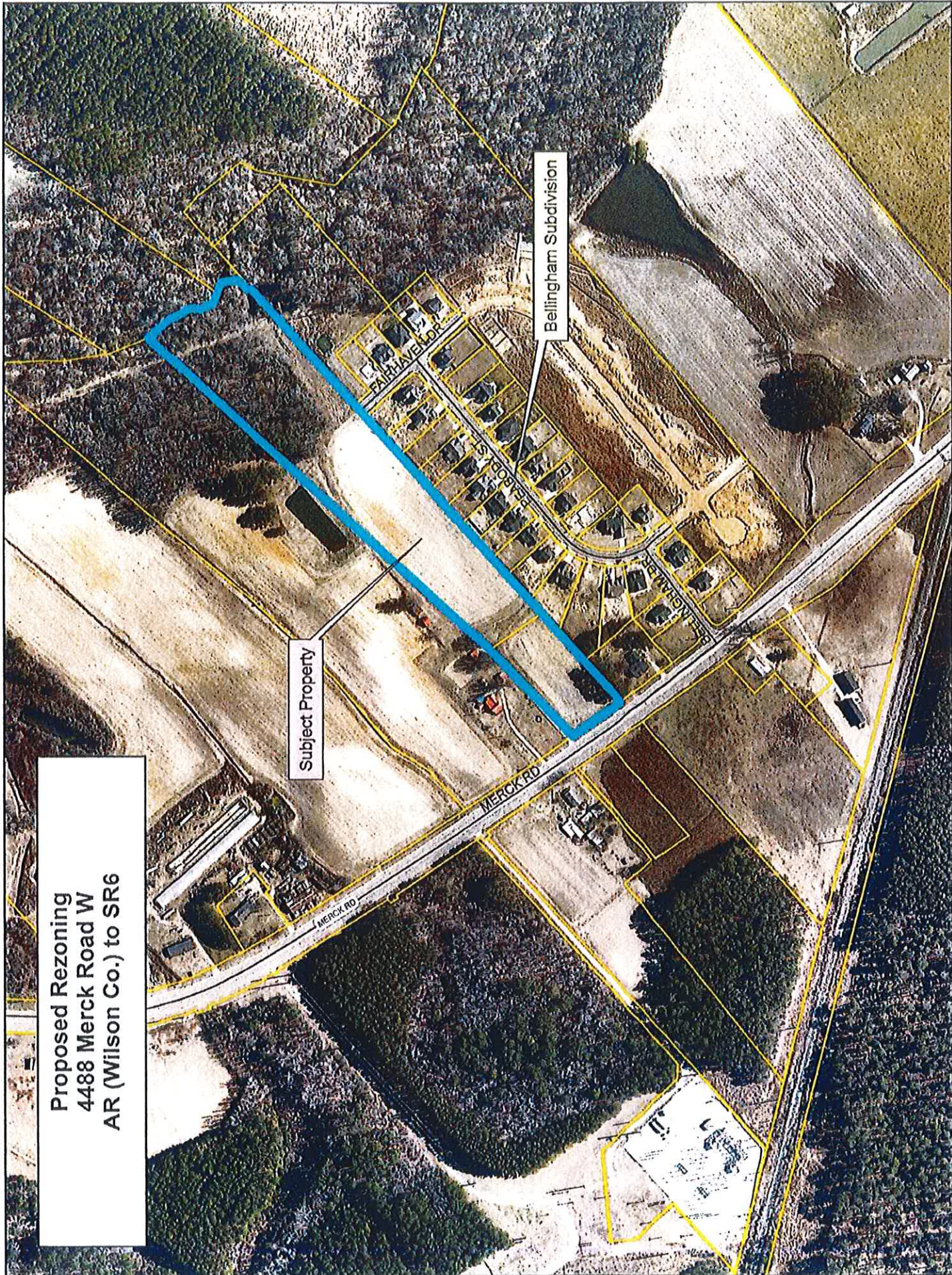
AR (Wilson Co.) to SR6 (Single Family Residential - Medium Density)



Proposed Rezoning
4488 Merck Road W
AR (Wilson Co.) to SR6

Subject Property

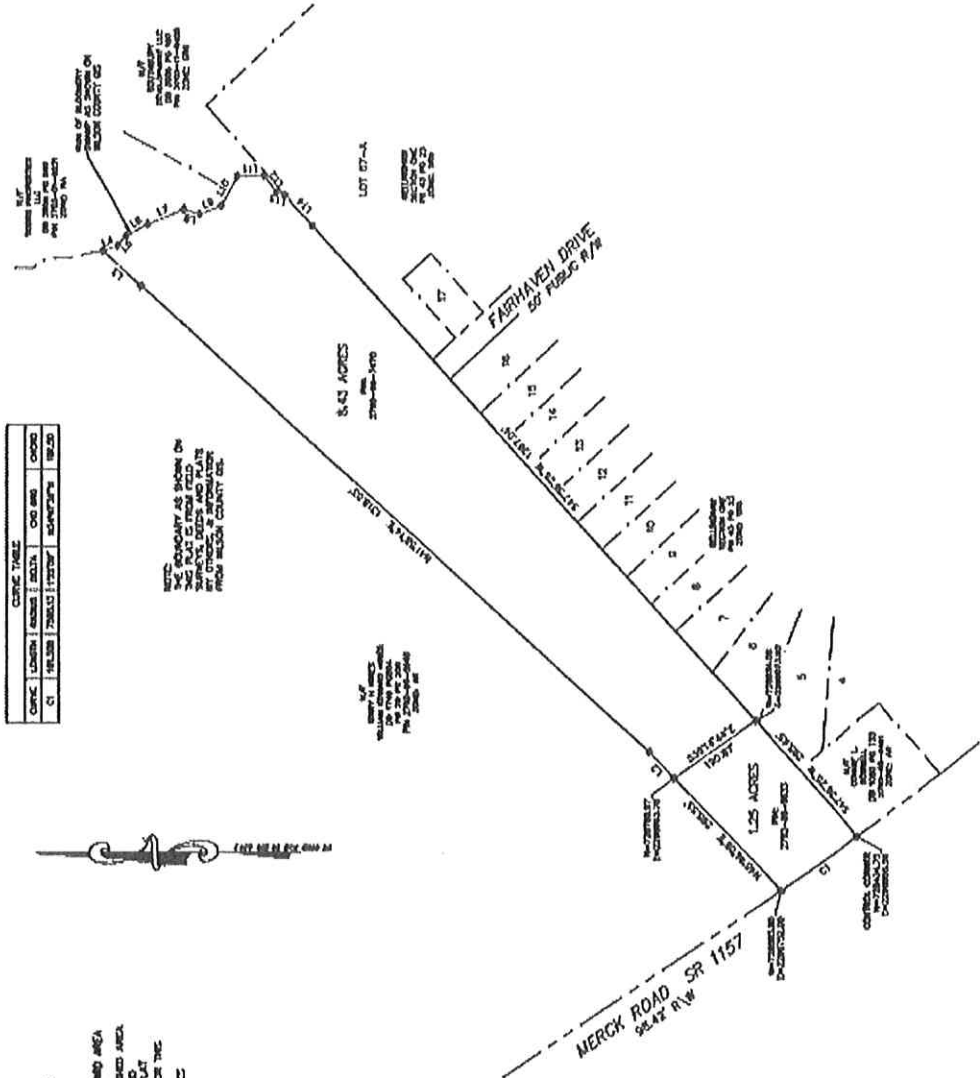
Bellingham Subdivision





Line #	Length	Description
1	25.00	1/4" AC ASPHALT DRIVEWAY
2	25.00	1/4" AC ASPHALT DRIVEWAY
3	25.00	1/4" AC ASPHALT DRIVEWAY
4	25.00	1/4" AC ASPHALT DRIVEWAY
5	25.00	1/4" AC ASPHALT DRIVEWAY
6	25.00	1/4" AC ASPHALT DRIVEWAY
7	25.00	1/4" AC ASPHALT DRIVEWAY
8	25.00	1/4" AC ASPHALT DRIVEWAY
9	25.00	1/4" AC ASPHALT DRIVEWAY
10	25.00	1/4" AC ASPHALT DRIVEWAY
11	25.00	1/4" AC ASPHALT DRIVEWAY
12	25.00	1/4" AC ASPHALT DRIVEWAY
13	25.00	1/4" AC ASPHALT DRIVEWAY
14	25.00	1/4" AC ASPHALT DRIVEWAY
15	25.00	1/4" AC ASPHALT DRIVEWAY
16	25.00	1/4" AC ASPHALT DRIVEWAY
17	25.00	1/4" AC ASPHALT DRIVEWAY
18	25.00	1/4" AC ASPHALT DRIVEWAY
19	25.00	1/4" AC ASPHALT DRIVEWAY
20	25.00	1/4" AC ASPHALT DRIVEWAY
21	25.00	1/4" AC ASPHALT DRIVEWAY
22	25.00	1/4" AC ASPHALT DRIVEWAY
23	25.00	1/4" AC ASPHALT DRIVEWAY
24	25.00	1/4" AC ASPHALT DRIVEWAY
25	25.00	1/4" AC ASPHALT DRIVEWAY

Circle	Color	Symbol	Description
1	Red	Circle	Proposed Right of Way
2	Blue	Circle	Proposed Easement
3	Green	Circle	Proposed Driveway
4	Yellow	Circle	Proposed Utility
5	Purple	Circle	Proposed Structure
6	Orange	Circle	Proposed Fence
7	Black	Circle	Proposed Survey



NOTES:

- 1. AREA CALCULATED BY COORDINATE CALCULATIONS.
- 2. ALL DIMENSIONS SHOWN ARE HORIZONTAL.
- 3. ALL DIMENSIONS SHOWN ARE VERTICAL.
- 4. ALL DIMENSIONS SHOWN ARE PERPENDICULAR UNLESS NOTED OTHERWISE.
- 5. ALL DIMENSIONS SHOWN ARE TO THE CENTERLINE OF ALL CURVES.
- 6. NO CONVEYANCES SHOWN ON THIS PROPERTY.
- 7. NO ENCUMBRANCES SHOWN ON THIS PROPERTY.
- 8. THE PROPERTY IS LOCATED IN A PLANNED NEIGHBORHOOD AREA.
- 9. THE PROPERTY IS LOCATED IN A RESIDENTIAL ZONED AREA.
- 10. THIS PLAN IS SUBJECT TO ALL LOCAL ORDINANCES, AGREEMENTS, AND REGULATIONS OF RECORD PERTAINING TO THE DATE OF THIS PLAN.
- 11. PROPERTY ON THIS SURVEY HAS NOT BEEN SURVEYED FOR THE COORDINATES SHOWN ON THIS PLAN.
- 12. COORDINATES SHOWN ON THIS PLAN ARE HORIZONTAL COORDINATES.

SUMMARY:

TOTAL AREA: 3.48 ACRES
 TOTAL # LOTS: 25
 EXISTING ZONE: R-1
 PROPOSED ZONE: R-1
 PROPOSED ZONE: R-1
 RIGHT OF WAY: 20'
 EASEMENT: 10'
 DRIVEWAY: 10'
 UTILITY: 10'

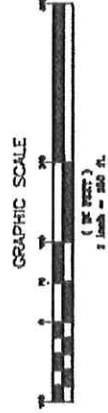
SITE LOCATION: 4488 MERCK RD # 2
 2792-86-8633
 2792-86-1072

REFERENCES:
 2020 800K 2014 PAGE 289
 2020 800K 2020 PAGE 204
 2020 800K 2020 PAGE 204
 PLAT BOOK 20 PAGE 208

0 EXISTING SURVEY POINT
 1 COMPUTED POINT

1. This is a preliminary survey and the accuracy of the information shown hereon is not guaranteed. The accuracy of the information shown hereon is dependent upon the accuracy of the information provided to the surveyor. The surveyor is not responsible for the accuracy of the information provided to the surveyor. The surveyor is not responsible for the accuracy of the information provided to the surveyor. The surveyor is not responsible for the accuracy of the information provided to the surveyor.

PRELIMINARY PLAN
 NOT FOR RECORDATION
 SALES OR CONVEYANCES



BARTLETT
 ENGINEERING & SURVEYING, PC
 1808 NASH STREET, WILSON, NC 27604
 TEL: (757) 398-2704
 FAX: (757) 398-2704
 Website: www.bartletteng.com

PROJECT: 24-004
 DATE: JULY 2024
 SCALE: 1"=100'
 REVISIONS: NONE

OWNERS/DEVELOPERS:
 THEODORE J DESMITH
 RAMONA M DESMITH
 & DESMITH FAMILY TRUST
 6800 CHALKMILLS DRIVE
 WILSON, NC 27604

REZONING REQUEST PLAT
 AR TO SR6

PROPERTY OF
 THEODORE J DESMITH
 RAMONA M DESMITH
 & DESMITH FAMILY TRUST

WILSON TOWNSHIP WILSON COUNTY
 NORTH CAROLINA ZONE:

USE TYPES	RURAL										SUBURBAN										URBAN																																							
	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References						
A. RESIDENTIAL	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References						
Dwelling-Single Family	P	-	P	P	P	-	-	-	P	-	-	P	P	P	P	-	-	-	P	-	P	P	P	-	-	-	P	-	-	P	P	P	-	-	-	P	-	P	P	P	-	-	-	P	-	-	P	P	P	-	-	-								
Dwelling-Two Family	-	-	-	-	PS	-	-	-	P	-	-	PS	PS	P	-	-	-	-	-	-	-	-	PS	-	-	-	P	-	-	PS	PS	P	-	-	-	-	-	-	-	PS	-	-	-	P	-	-	PS	PS	P	-	-	-								
Dwelling-Townhome	-	-	-	-	-	-	PS	PS	P	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	PS	P	-	-	P	P	-	-	-	-	-	-	-	-	-	-	PS	P	-	-	P	P	-	-	-										
Dwelling-Multifamily	-	-	-	-	-	-	PS	PS	P	-	-	PS & CD	PS	PS	PS	PS	PS	PS	-	-	-	-	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	-	-	-	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS									
Dwelling-Accessory	PS	-	PS	PS	PS	-	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	PS	PS	-	PS	PS	PS	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	PS	PS	PS	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS							
Halfway Homes	-	-	-	-	-	-	SUP	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
Live-Work Units	-	-	-	-	-	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	-	-	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	-	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS									
Manufactured Housing	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Manufactured Home Park	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Residential Care Facilities (more than 6 residents)	P	-	-	-	-	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	P	-	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	P	-	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS				
Residential/Family Care Home (6 or fewer residents)	P	-	P	P	P	-	P	P	P	-	-	P	P	P	P	P	P	P	P	-	P	P	P	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
B. LODGING	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References						
Bed and Breakfast Homes (up to 8 rooms)	P	-	-	-	-	P	-	-	P	-	-	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	P	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	P	-	-	P	P	P	P	P	P	P	P	P	P				
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	P	-	-	P	-	-	-	P	P	P	P	P	P	-	-	-	-	-	P	-	-	P	-	-	P	P	P	P	P	P	-	-	-	-	-	P	-	-	P	-	-	P	P	P	P	P	P	P	P	P	P				
Boarding or Rooming House	-	-	-	-	-	-	-	-	PS	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	-	-	-	PS	-	-	-	-	-	-	-	-				
Campground	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dormitory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Fraternity/Sorority House	-	-	-	-	-	-	-	-	PS	-	-	PS	SUP	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	PS	-	-	SUP	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	PS	-	-	SUP	SUP	SUP	-	-	-	-	-	-	-	-	-	
Hotel/Motel	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
C. OFFICE/SERVICE	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References						
ATM	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-		
Banks, Credit Unions, Financial Services	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-		
Business Support Services	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-		
Crematoria	PS	-	-	-	-	PS	PS	PS	-	PS	PS	-	-	-	-	-	-	-	PS	-	-	-	-	PS	PS	PS	-	PS	PS	-	-	-	-	-	-	PS	-	-	-	-	PS	PS	PS	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dry Cleaning & Laundry Services	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-		
Event Center	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Funeral Homes	P	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	
Home Occupation	PS	-	PS	PS	PS	-	P	P	PS	-	-	PS	PS	PS	PS	PS	PS	PS	-	PS	PS	PS	-	P	P	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	PS	PS	PS	-	P	P	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS			
Kennels, Indoor	-	-	-	-	-	-	PS	PS	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	
Kennels, Outdoor	-	-	-	-	-	-	PS	PS	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-		

P – Permitted by Right
 PS – Permitted with Special Standards
 SUP – Special Use Permit Required
 SR6
 R/A
 Does not meet requirements

CD – Permitted as part of an Approved Conditional District Only
 ND – Permitted in New Development Only

USE TYPES	RURAL										SUBURBAN										URBAN																																					
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References				
H. INDUSTRY/WHOLESALE/STORAGE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References				
Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	-	P	P	-	P	P	-	-	P	-	P	P	3.9.7	PS	-	-	-	-	-	P	P	-	P	P	-	-	P	-	P	P	3.9.1	PS	-	-	-	-	-	P	P	-	P	P	-	-	P	-	P	P	3.9.1				
Distillery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Landfills and Junkyards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industry, Light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Materials Recovery & Waste Transfer Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Recycling Collection Stations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Research and Development Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Storage – Self-Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Storage – Warehouse, Indoor Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
I. AGRICULTURE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References				
Animal Production/Possession	SUP	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-				
Backyard Pens/Coops/Beekeeping	P	-	PS	PS	PS	-	-	-	PS	-	-	PS	PS	PS	PS	PS	PS	3.10.1	P	-	PS	PS	PS	-	-	-	PS	-	-	-	-	-	-	-	-	-	P	-	PS	PS	PS	-	-	-	PS	-	-	PS	PS	PS	PS	PS	PS	PS	3.10.2			
Crop Production	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Farmer's Markets	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Nurseries & Garden Centers	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
J. INFRASTRUCTURE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References				
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Wireless Communications Facility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.11.1	
Utilities – Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Utilities – Class 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
K. OTHER	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NIMX	IMX	CCIMX	References				
Temporary Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.12	

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 References

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O-081-24

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
AND ZONING MAP
OF THE CITY OF WILSON, NORTH CAROLINA**

WHEREAS, a petition has been filed with the City Council of the City of Wilson requesting an amendment to the Zoning Ordinance and Zoning Map of the City of Wilson to include in the SR6 (Single Family Residential) Zone for the property described below, said property formerly being zoned AR (Wilson County); and

WHEREAS, said property is owned by of Theodore & Ramona Desmith and the Desmith Family Trust; and

WHEREAS, the Planning & Design Review Board of the City of Wilson has reviewed the proposed change(s) and made a recommendation thereupon; and

WHEREAS, a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listings, and to the owners of all parcels of land abutting that (those) parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 15.3.3 of the Unified Development Ordinance of the City of Wilson and by Section 160D-602 of the NC General Statutes; and

WHEREAS, the said public hearing was actually conducted at 6:00 p.m. on September 3, 2024 wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change or to make relevant comments;

THEREFORE, after duly considering the matter, THE CITY COUNCIL OF THE CITY OF WILSON DOES HEREBY ORDAIN:

SECTION 1. That the Zoning Ordinance of the City of Wilson is hereby amended to include in the SR6 (Single Family Residential) Zone the following described property:

General Description: The property is located at 4488 Merck Road W.

Specific Description: Wilson County Tax Parcel (PINs): 2792-88-9633.000 and 2792-99-7470.000 as described below:

Lying and being in Old Fields Township of Wilson County, and being more particularly described as follows: Beginning at an iron pipe on the eastern right-of-way of Merck Road (SR 1157), said pipe having North Carolina State Plane Grid Coordinates of Northing = 728,434.75 and Easting = 2,298,855.58, said pipe being the most southern corner of Theodore J. and Ramona DeSmith, Deed Book 2614 Page 899, thence along the eastern right-of-way of Merck Road and along a curve to the right having a delta angle of

01°22'09", a radius of 7595.13', an arc length of 181.508', a chord bearing of N34°47'39"W, and a chord distance of 181.50' to an iron pipe, thence leaving said right-of-way and along the northwestern line of DeSmith, N45°46'08"E, 295.55' to a point, thence along the eastern line of DeSmith, S35°14'454"E, 190.87' to a point, thence along the southern line of DeSmith, S47°36'25"W, 295.65' to the point of beginning, being 1.25 acres, and being all of the property of Theodore J. and Ramona DeSmith, as shown in Deed Book 2614 Page 899.

And

Lying and being in Old Fields Township of Wilson County, and being more particularly described as follows: Beginning at an iron pipe on the eastern right-of-way of Merck Road (SR 1157), said pipe having North Carolina State Plane Grid Coordinates of Northing = 728,434.75 and Easting = 2,298,855.58, said pipe being the most southern corner of Theodore J. and Ramona DeSmith, Deed Book 2614 Page 899, thence along the southern line of DeSmith, N47°36'25"E, 295.65' to a point, The True Point of Beginning, thence along the southwestern line of The DeSmith Family Trust, Deed Book 2559 Page 354, N35°14'44"W, 190.87' to a point, thence along the northwestern line of DeSmith, N41°58'14"E, 1318.03' to a point, thence N41°58'14"E, 100.01' to the run of Bloomery Swamp, thence along said run the following courses and distances, S20°04'58"E, 30.45', S44°35'49"E, 24.31', S29°52'55"E, 45.63', S20°53'19"E, 73.94', S15°22'04"E, 31.21', S20°14'20"E, 45.78', S01°45'13"E, 52.93', S51°26'02"W, 39.97', and S19°51'54"W, 16.76' to a point, the southeast corner of DeSmith, thence leaving said run and along the southeasterly line of DeSmith, S47°36'25"W, 78.30' to a point, thence S47°36'25"W, 1267.04' to the True Point of Beginning, being 8.43 acres, and being a portion of the property of The DeSmith Family Trust, Tract Two as shown in Deed Book 2559 Page 354

SECTION 2. That the official City of Wilson Zoning Map is hereby amended to include in the SR6 Zone the above-described property and will be so marked.

SECTION 3. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. That this ordinance shall become effective immediately upon its adoption.

DULY ADOPTED this 19th day of September, 2024.

Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk

Project # 24-258

**NOTICE OF OFFER TO PURCHASE PROPERTY
AND INVITATION FOR UPSET BID**

Notice is hereby given that the City of Wilson has received an offer to purchase a portion of the property bearing Wilson County Tax Parcel No. 3722-20-7111 and being surplus property of the City of Wilson as further described as:

Lying and being in Wilson Township of Wilson County, and being more particularly described as follows: Beginning at an existing magnetic nail on the southern right-of-way of Tarboro Street, also being the northeast corner of Lot 3 of the City of Wilson (Deed Book 2560 Page 365), as shown on Plat Book 41 Page 239, thence along the eastern line of The City of Wilson the following courses and distances, S40°28'51"E, 56.20', N49°26'57"E, 27.62', S40°06'35"E, 150.64', S48°43'11"W, 28.00' and S41°16'49"E, 24.50' to a new magnetic nail, The True Point of Beginning, thence continuing along the eastern line of The City of Wilson, S41°16'49"E, 38.50' to an existing magnetic nail, thence along the northern line of Samuel Sandifer, Deed Book 2939 Page 700, S48°43'11"W, 34.40' to a point, thence along a new line of The City of Wilson, N41°50'57"W, 38.50' to a point, thence N48°43'11"E, 34.78' to the True Point of Beginning, being 1,322 square feet, and being a portion of the property of The City of Wilson as shown in Deed Book 2560 Page 365.

The amount and terms of the offer are \$150.00, payable in cash at closing and other terms and conditions as may be required by the City Council. In accordance with NC General Statute 160A-269, the offeror has deposited with the City not less than five percent (5%) of the bid amount. Notice is further given that within ten (10) days from the date of this notice, any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars and five percent (5%) of the remainder. If and when a bid is raised, the bidder shall deposit with the City Clerk not less than five percent (5%) of the increased bid amount, and the City shall readvertise the offer at the increased bid. This procedure shall be repeated until no further qualifying upset bids are received, at which time the City may accept the offer and sell the property to the highest bidder. The City reserves the right to reject any and all offers.

Tonya A West, City Clerk
City of Wilson
Municipal Building
Goldsboro Street
Wilson, North Carolina 27893

Publish: September 6, 2024
Affidavit Requested

R-030-24

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILSON
AUTHORIZING CONVEYANCE OF REAL PROPERTY**

WHEREAS, the City of Wilson (“City”) is the owner of the hereinafter described real property in the City of Wilson, Wilson County, North Carolina, located at 206 S Goldsboro Street, as more particularly described in Exhibit A, and having Wilson County Tax Parcel No. 3722-20-7111 (the “Property”);

WHEREAS, the City received an offer to purchase the Property from Samuel M. Sandifer, Jr. (“Buyer”) for One Hundred Fifty and No/100 Dollars (\$150.00) and the terms and conditions described in the Purchase and Sale Agreement, attached hereto as Exhibit B;

WHEREAS, the City is informed and believes that the foregoing offer is fair;

WHEREAS, the City desires to sell and Buyer desires to purchase the Property under the terms and conditions stated herein pursuant to the procedures of N.C.G.S. § 160A-269;

WHEREAS, on September 6, 2024, notice of the Buyer’s offer was published in The News and Observer, providing a description of the property, the amount and terms of the offer, and an invitation for any person to raise the bid; and

WHEREAS, more than ten (10) days have elapsed since the notice was published in The Wilson Times.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WILSON THAT:

1. No upset bids have been received by the City within the time allowed.
2. The conveyance of the Property to Buyer upon the terms and conditions stated herein is hereby ratified and affirmed.
3. The City Attorney is authorized and directed to cause such deed and other documents to be prepared as are necessary or proper to convey the property described herein from the City of Wilson to the Buyer, and the Mayor of the City and Clerk for the City are authorized and directed to execute such documents on behalf of the City of Wilson.

DULY ADOPTED, this the 19th day of September 2024.

CITY OF WILSON

By: _____
Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk
(SEAL)

Exhibit A

Legal Description

Lying and being in Wilson Township of Wilson County, and being more particularly described as follows: Beginning at an existing magnetic nail on the southern right-of-way of Tarboro Street, also being the northeast corner of Lot 3 of the City of Wilson (Deed Book 2650 Page 365), as shown on Plat Book 41 Page 239, thence along the eastern line of The City of Wilson the following courses and distances, S40°28'51"E, 56.20', N49°26'57"E, 27.62', S40°06'35"E, 150.64', S48°43'11"W, 28.00' and S41°16'49"E, 24.50' to a new magnetic nail, The True Point of Beginning, thence continuing along the eastern line of The City of Wilson, S41°16'49"E, 38.50' to an existing magnetic nail, thence along the northern line of Samuel Sandifer, Deed Book 2939 Page 700, S48°43'11"W, 34.40' to a point, thence along a new line of The City of Wilson, N41°50'57"W, 38.50' to a point, thence N48°43'11"E, 34.78' to the True Point of Beginning, being 1,322 square feet, and being a portion of the property of The City of Wilson as shown in Deed Book 2560 Page 365.

Exhibit B

Purchase and Sale Agreement

**NORTH CAROLINA
WILSON COUNTY**

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "Agreement") is made this the _____ day of September 2024, (the "Effective Date") by and between **City of Wilson**, a municipal corporation organized and existing under the laws of the State of North Carolina ("Seller") and **Samuel M. Sandifer, Jr.**, ("Buyer"), who for valuable consideration received, agree as follows.

1. **Purchase and Sale.** Buyer hereby agree to purchase and Seller hereby agrees to sell all of Seller's right, title and interest in a 1,332 sq/ft portion of that certain real estate located in the City of Wilson, NC, Wilson County NC designated as PIN 3722-20-7111.000 and more particularly identified on Exhibit A attached hereto and incorporated herein by reference (the "Property").

2. **Purchase Price.** The total purchase price (the "Purchase Price") for the Property shall be ONE HUNDRED FIFTY Dollars (\$150.00). Buyer agrees to pay the Purchase Price in immediately available funds at Closing, as hereinafter defined. Buyer shall has made a deposit of 100% of the Purchase Price payable to Cauley Pridgen, PA. (the "Deposit"). The Deposit shall be credited toward the Purchase Price at Closing. The Deposit shall become non-refundable upon the publication of the Notice of Offer and Invitation for Upset Bid.

3. **Title.** At Closing, Seller shall convey to Buyer fee simple title to the Property by special warranty deed, free and clear of defects or encumbrances, except for any easements of record an easement for utilities to be recorded for the benefit of the City of Wilson, shall satisfy at Closing any lien or unpaid delinquent taxes, deeds of trust, contractor's or materialmen's liens and any other liens that encumber the Property, except the lien of property taxes for the year of Closing, which shall be prorated at Closing.

4. **Closing Documents.**

- (a) **Seller's Delivery.** At Closing, Seller shall deliver to Buyer the following:
- (i) A Special Warranty Deed
 - (ii) An executed affidavit regarding liens establishing that there are no lien claims of mechanics, laborers and materialmen.
 - (iii) An executed settlement statement.
 - (iv) A certification pursuant to the Foreign Investment and Real Property Transfer Act ("FIRPTA Certification").
- (b) **Buyer's Documents.** At Closing, Buyer shall deliver to Seller the following:
- (i) The Purchase Price.
 - (ii) An executed settlement statement.
 - (iii) Utility Easement to City of Wilson

5. **Closing and Closing Date.** The closing ("Closing") shall be held on or before September 30, 2024 (the "Closing Date").

6. **Risk of Loss Prior to Closing Date.** It is understood and agreed that all risk of loss with respect to the Property, except as may be caused by the acts or omissions of Buyer or its employees, agents, or contractors, shall remain with Seller through Closing. In the event that prior to the Closing Date, the Property is materially damaged, destroyed, or rendered unusable then Seller or Buyer may terminate this Agreement.

7. **Taxes, Closing Costs, Etc.** Taxes and assessments for the calendar year in which Closing occurs shall be prorated at Closing. All costs associated with the conveyance of the property and closing of this transaction shall be paid by Buyer at Closing. Notwithstanding the preceding, Seller shall pay deed preparation and Seller attorney fees at closing. Seller shall cancel its water, gas, electric and other utility accounts, if any, on the Closing Date. Any cost and/or fees incurred by Buyer or Seller in executing this Agreement shall be borne by the respective party incurring such cost and/or fee.

8. **Oral Agreements and Representations.** This Agreement represents the final and complete expression of the parties hereto with respect to the subject matter hereof. There are no oral or other agreements, including but not limited to any representations or warranties, which modify or affect this Agreement.

9. **Survival.** If any provision or indemnity herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties herein until fully observed, kept or performed.

10. **Brokers.** Seller and Buyer each acknowledge that no broker was used in the purchase and sale of this transaction.

11. **Counterparts/Facsimile.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. A facsimile signature to this Agreement and to any amendments thereto may be deemed an original and all purposes.

12. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina.

13. **Notice.** All notices, demands and/or consents provided for in this Agreement shall be in writing and shall be delivered to the parties hereto by hand or by United States Mail with postage pre-paid, or by recognized overnight courier service such as Federal Express. Such notices shall be deemed to have been served three (3) days after same has been deposited in the United States mail as aforesaid, or the next business day after deposited with a recognized overnight courier. All such notices and communications shall be addressed to Sellers at **PO Box 10, Wilson, NC 27894**, and to Buyer at **P.O. Box 3996 Wilson, NC 27895** or at such other address as either may specify to the other in writing.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

Buyer:

Signed by:

036C0806E7A854EB

Samuel M. Sandifer, Jr.

Buyer Signature Page – Centerbrick Parking Lot

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

SELLER:

City of Wilson

By: _____
Rodger Lentz, Deputy City Manager

Seller Signature Page – Centerbrick Parking Lot

Exhibit A

Legal Description

Lying and being in Wilson Township of Wilson County, and being more particularly described as follows: Beginning at an existing magnetic nail on the southern right-of-way of Tarboro Street, also being the northeast corner of Lot 3 of The City of Wilson (Deed Book 2560 Page 365), as shown on Plat Book 41 Page 239, thence along the eastern line of The City of Wilson the following courses and distances, S40°28'51"E, 56.20', N49°26'57"E, 27.62', S40°06'35"E, 150.64', S48°43'11"W, 28.00' and S41°16'49"E, 24.50' to a new magnetic nail, The True Point of Beginning, thence continuing along the eastern line of The City of Wilson, S41°16'49"E, 38.50' to an existing magnetic nail, thence along the northern line of Samuel Sandifer, Deed Book 2939 Page 700, S48°43'11"W, 34.40' to a point, thence along a new line of The City of Wilson, N41°50'57"W, 38.50' to a point, thence N48°43'11"E, 34.78' to the True Point of Beginning, being 1,332 square feet, and being a portion of the property of The City of Wilson as shown in Deed Book 2560 Page 365.



CITY OF WILSON

Agenda Item 7

Meeting Date September 19, 2024

City Council Agenda Item Cover Sheet

To: Honorable Mayor, Members of City Council and City Manager
From: John Maclaga, Director of Wilson Energy
Subject: The Campus at 587 Substation Bid – 2023-77

Issue:

The need to purchase a transformer for the new substation at The Campus at 587 Substation.

Background / Summary:

The Campus at 587 has as attracted a significant industrial customer, Schott. To serve Schott and areas around The Campus at 587, a power transformer is necessary.

Fiscal or Other Impact:

The lowest responsive, responsible bidder was Lekson Associates as the manufacturer's distributor for WEG Transformer. Their proposal represents the best value including delivery, assembly, and adherence to specifications and liquidated damages terms. Lekson was the lowest responsive, responsible bidder on the 20 MVA transformer with an approximate cost amount of \$1,986,215.00 inclusive of delivery and assembly.

Recommendation:

Award to Lekson Associates for the WEG transformer.

Coordination:

Daniel Gillen, John Maclaga, Ricky Wilson, Michael Winkler (Booth & Associates)

Attachments:

Bid Tab – 2023-77 – The Campus at 587 Substation Project No. P.0595656.S.00


BID TAB

CLIENT: City of Wilson
 PROJECT: Campus 587 Substation
 PROJ. NO.: P.0595656.S.00
 DATE: July 18, 2024

DESCRIPTION	Qty	PowerTech	Robert W. Chapman	Ensales Inc	National Transformer Sales	Lekson Associates ***	Jake Rudisill Associates	NexGen	W.R. Daniel & Associates	Richardson Associates
BID SECURITY										
Bid Schedule No. 1										
Power transformer, 20/26.67/33.33/37.33 MVA, 115 kV delta to 24.9 kV grounded wye, all in accordance with the Specifications, delivered to site	1	NO BID	\$1,996,001.00	\$1,794,900.00	NO BID	\$1,779,572.00	\$1,880,112.00	\$2,496,203.00	NO BID	\$1,943,500.00
Power transformer, 25/33.33/41.67/46.67 MVA, 115 kV delta to 24.9 kV grounded wye, all in accordance with the Specifications, delivered to site	1	NO BID	\$2,182,256.00	\$1,794,900.00	NO BID	\$2,022,739.00	\$1,994,626.00	\$2,616,468.00	NO BID	\$1,659,500.00
Oil Monitor, in accordance with the Specifications	1	NO BID	included	N/A	NO BID	N/A	\$19,286.00	included	NO BID	included
Delivery to pad, rigging/off-loading	1	NO BID	\$85,890.00	\$97,000.00	NO BID	\$127,443.00	\$25,000.00	\$71,754.00	NO BID	\$20,000.00
Assembly and Field Testing	1	NO BID	\$35,591.00	included	NO BID	\$79,200.00	\$50,000.00	\$15,101.00	NO BID	\$12,000.00
Oil filling (if necessary)	1	NO BID	N/A	included	NO BID	included in field testing	included in field testing	N/A	NO BID	\$7,500.00
Total BASE BID:										
Sales Tax (if applicable)	1	NO BID	N/A	N/A	NO BID	N/A	N/A	\$246,977.49	NO BID	
No-Load Losses (kW) (20 MVA)		NO BID	17.50	16.75	NO BID	18.00	15.30	17.00	NO BID	14.35
Load Losses (kW) (20 MVA)		NO BID	62.00	67.00	NO BID	57.00	112.80	66.50	NO BID	77.50
No-Load Losses (kW) (25 MVA)		NO BID	18.80	19.80	NO BID	21.10	13.10	19.00	NO BID	16.15
Load Losses (kW) (25 MVA)		NO BID	75.00	78.00	NO BID	66.00	93.00	88.00	NO BID	96.05
Approval Drawings	Weeks	NO BID	34-38 wks	20-22 wks	NO BID	14-16 wks	40 wks	tbid	NO BID	
Final Drawings	Weeks	NO BID	Q1 of 2028	70-75 wks	NO BID	16-18 wks	156-208 wks	tbid	NO BID	at shipment
Delivery of Material	Weeks	NO BID		80-85 wks	NO BID	70-80 wks		180-190 wks	NO BID	summer 2027
Manufacturer's Field Eng Schedule No. 1										
Field Service Engineering Rate	Day	NO BID	N/A	\$3,400.00	NO BID	\$5,000.00 each consecutive day	\$3,500.00	\$1,900.00	NO BID	\$1,200.00
Manufacturer		Hitachi	OTC Services	Virginia Transformer	Siemens	WEG Transformer	Niagara Transformer	Delta Star	Prolec-GE Waukesha	Howard Industries Transformers

This is to certify that at 2:00 pm, Thursday, July 18, 2024, the bids tabulated herein were publicly opened, read, checked, and the above totals are correct. All recognized bids were accompanied by an acceptable check or bid bond. Any irregularities are noted under "Remarks" below.

Remarks:
 Lekson Associates with WEG Transformer is the recommended low bidder with their proposal of the 20 MVA Transformer. Their proposal represents the best value including delivery and assembly considering their more favorable adherence to the specifications and liquidated damages terms.


 Michael Winkler, PE
 Michael J. Winkler
 ENGINEER
 04/04/2024

Power Transformer



CITY OF WILSON

Agenda Item 8

Meeting Date September 19, 2024

City Council Agenda Item Cover Sheet

To: Honorable Mayor, Members of City Council and City Manager

From: W.T. Bass, IV, Director of Public Works
Kyle F. Manning, Assistant Director of Public Works

Subject: Grant Funding Resolution for Wilson Ball Park Utilities and Upper Bloomery Outfall Replacement Projects

Issue:

Request council approval of the attached resolution accepting grant funding for the Wilson Ball Park Utilities Expansion and Upper Bloomery Outfall Replacement Projects.

Background / Summary:

Both projects received grant funding through the 2023 Appropriations Act, Session Law 2023-134. This resolution is required to officially accept the grant offer and allow the Director of Public Works to execute documents required by the State of North Carolina.

Fiscal or Other Impact:

The combined grant amount for these projects is \$5,919,910.

Recommendation:

Staff recommends City Council approve the attached resolution.

Coordination:

All grant activities are coordinated with Finance.

Attachments:

Resolution

R-031-24

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILSON,
NORTH CAROLINA FOR GRANT FUNDING FOR WILSON BALLPARK
UTILITIES EXPANSION AND UPPER BLOOMERY OUTFALL
REPLACEMENT**

WHEREAS, the City of Wilson, North Carolina has received a Directed Projects grant from the 2023 Appropriations Act, Session Law 2023-134, administered through the Drinking Water Reserve and Wastewater Reserve to assist eligible units of government with meeting their water/wastewater infrastructure needs, and

WHEREAS, the North Carolina Department of Environmental Quality has offered 2023 Appropriations Act funding in the amount of \$5,919,910 to perform work detailed in the submitted application, and

WHEREAS, the City of Wilson, North Carolina intends to perform said project in accordance with the agreed scope of work,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wilson, North Carolina, as follows:

Section 1. That the City of Wilson does hereby accept the 2023 Appropriations Act Directed Projects Grant offer of \$5,919,910.

Section 2. That the City of Wilson does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.

Section 3. That William T. Bass, Director of Public Works, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

Section 4. This resolution shall take effect upon its adoption.

DULY ADOPTED this 19th day of September, 2024.

Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk



CITY OF WILSON

Agenda Item 9

Meeting Date September 19, 2024

City Council Agenda Item Cover Sheet

To: Honorable Mayor, Members of City Council and City Manager

From: W.T. Bass, IV, Director of Public Works
Kyle F. Manning, Assistant Director of Public Works

Subject: Grant Funding Resolution for Wiggins Mill WTP Electrical Upgrades

Issue:

Request council approval of the attached resolution accepting grant funding for the Wiggins Mill WTP Electric Upgrades project.

Background / Summary:

The project received grant funding through the 2023 Appropriations Act, Session Law 2023-134. This resolution is required to officially accept the grant offer and allow the Director of Public Works to execute documents required by the State of North Carolina.

Fiscal or Other Impact:

The grant amount for this project is \$13,788,023.

Recommendation:

Staff recommends City Council approve the attached resolution.

Coordination:

All grant activities are coordinated with Finance.

Attachment:

Resolution

R-032-24

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILSON,
NORTH CAROLINA FOR GRANT FUNDING FOR WIGGINS MILL WTP
ELECTRIC UPGRADES**

WHEREAS, the City of Wilson, North Carolina has received a Directed Projects grant from the 2023 Appropriations Act, Session Law 2023-134, administered through the Drinking Water Reserve and Wastewater Reserve to assist eligible units of government with meeting their water/wastewater infrastructure needs, and

WHEREAS, the North Carolina Department of Environmental Quality has offered 2023 Appropriations Act funding in the amount of \$13,788,023 to perform work detailed in the submitted application, and

WHEREAS, the City of Wilson, North Carolina intends to perform said project in accordance with the agreed scope of work,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wilson, North Carolina, as follows:

Section 1. That the City of Wilson does hereby accept the 2023 Appropriations Act Directed Projects Grant offer of \$13,788,023.

Section 2. That the City of Wilson does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.

Section 3. That William T. Bass, Director of Public Works, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

Section 4. This resolution shall take effect upon its adoption.

DULY ADOPTED this 19th day of September, 2024.

Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk



CITY OF WILSON

Agenda Item 10

Meeting Date September 19, 2024

City Council Agenda Item Cover Sheet

To: Honorable Mayor, Members of City Council and City Manager
From: John Maclaga, Director of Wilson Energy
Subject: Electric Line Clearance Tree Trimming & Removal (SW Quadrant) Bid

Issue:

Selecting a contractor to perform electric line clearance tree trimming and removal in the Southwest quadrant of the City's electric distribution system on a lump-sum basis.

Background / Summary:

The electric distribution system is divided into four quadrants with one of them being bid out for tree trimming and removal each year on a rotating basis. Four bids were received. The lowest responsive, responsible bidder is recommended for award.

Fiscal or Other Impact:

The lowest responsive, responsible bidder was Xylem Tree Experts at \$680,529.53 and met all specifications and requirements. This will be paid for with monies from the fiscal year 2024 budget.

Recommendation:

Award to Xylem Tree Experts as lowest responsive, responsible bidder.

Coordination:

Brian Poythress, Paul Darden, Ricky Wilson, Dustin Sauls

Attachments:

Bid Tab – 2425-01 Electric Line Tree Trimming & Removal SW quadrant.pdf



RFP 2425-01: Electric Line Tree Trimming & Removal SW Quadrant

Bid Tabulation

Company	Issue Date:	7/18/2024	Due Date:		8/7/2024	2:00 PM	Total Bid	Comments
	Bid Received	# of Addendums Acknowledged						
Dalton Landscapes	Y	Map					\$260,300.00	Apparent low bidder; Withdrew bid on 8/13/2024 after the bid opening on 8/7/2024 claiming that they did not have the resources to fulfill the contract, this was during the review process.
The Davey Tree Expert Company	Y	Map					\$1,044,935.60	
Lucas Tree Experts	Y	Map					\$728,232.00	Took some exceptions to specs/terms and conditions
Xylem Tree Experts	Y	None					\$680,529.53	Lowest Responsive Responsible Bidder

I certify that bids were read aloud for the RFP on the due date and time above.

Signature:

Signer ID: TAFIW65WL9...

Ricky Wilson, Purchasing Manager

Comments: Paul Darden, Maricela Woolard; and Ricky Wilson present from City of Wilson; contractors present were representatives from Xylem and Lucas. Wilson Energy to review bids and recommend award.



CITY OF WILSON

Agenda Item 11

Meeting Date September 19, 2024

City Council Agenda Item Cover Sheet

To: Honorable Mayor, Members of City Council and City Manager
From: Amy Staton, Chief Financial Officer
Subject: Ordinance Amending Parking Ticket Fees

Issue:

Adoption of Ordinance Amending Parking Ticket Fees

This item was continued from the July 18, 2024 City Council meeting at the request of the City Council.

Background / Summary:

Amending the ordinance for parking ticket fees to the proposed fee amounts for the varying types of parking violations.

Fiscal or Other Impact:

The fiscal impact is outlined in the accompanying ordinance.

Recommendation:

Approve the Ordinance Amending Parking Ticket Fees

Coordination:

Amy Staton, Chief Financial Officer

Attachments:

Ordinance Amending Parking Ticket Fees

O-082-24

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILSON
APPROVING CHANGES IN THE CODE OF ORDINANCES OF THE
CITY OF WILSON**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILSON, NORTH CAROLINA:

Section 1. That Article V, 'Division 5, of the Code of Ordinances of the City of Wilson' be amended as follows:

Section 22-191(e)(1) be changed by replacing "fifty-dollar (\$50.00)" with "sixty-dollar (\$60.00)"

Section 22-191(e)(2) be changed by replacing "twenty-dollar (\$20.00)" with "thirty-five-dollar (\$35.00)"

Section 22-191(e)(3) be changed by replacing "fifteen-dollar (\$15.00)" with "thirty-five-dollar (\$35.00)"

Section 22-191(e)(4) be changed by replacing "fifty-dollar (\$50.00)" with "sixty-dollar (\$60.00)"

DULY ADOPTED this 18th day of July, 2024, and EFFECTIVE the 18th day of July, 2024.

Carlton L. Stevens, Mayor

ATTEST:

Tonya A. West, City Clerk