



Town of Micro
Board of Commissioners Meeting AGENDA
Tuesday –April 9, 2024
7:00 p.m.
Micro Town Hall

1. CALL TO ORDER

- Call to Order
- Pledge of Allegiance
- Invocation

2. PUBLIC COMMENT

3. ADJUSTMENT/ADOPTION OF THE AGENDA

- a. Adjustments to the Agenda
- b. Adoption of the Agenda

POTENTIAL ACTION:

Adoption of Agenda

4. CONSENT AGENDA

(Items on the consent agenda are considered routine in nature or have been thoroughly discussed at previous meetings. Any member of the Board may request to have an item removed from the consent agenda for further discussion.)

- a. Draft Minutes
 - *March 12, 2024 – Regular Session*

POTENTIAL ACTION:

Adoption of Consent Agenda as Presented

5. SPECIAL PRESENTATION/INTRODUCTIONS

6. FINANCIAL REPORT

7. PLANNING BOARD REPORT

- a. Planning Board/BOA Report
Presenter: Chad Holloman, Board of Adjustment Chair
 - *Board Report*

POTENTIAL ACTION:

None - Informational Only

8. POLICE REPORT

9. OLD BUSINESS

- a. Rescind Resolution – Disposal/Sale Via Public Auction Town Vehicle (Ford F-250)
Presenter: Marty Parnell, Mayor
 - *Resolution*

POTENTIAL ACTION:

Rescind Resolution #2024-02

10. PUBLIC HEARINGS

- a. 2024-08-RZ – Rezoning Request from R-10 to CD
Presenter(s): Chad Holloman, Planning Board & Elgareh Sebaey Mohamed, Applicant
 - *Application*
 - *Planning Board Recommendation*

- *Public Hearing Notice Letter*
- *Newspaper Ad*
- *Statement of Reasonableness & Consistency*
- *Ordinance*

POTENTIAL ACTION:

Adoption of Ordinance #2024-04-01

2024-09-0A – Text Amendment – Zoning Ordinance

b. *Presenter:* Chad Holloman, Planning Board

- *Red Line Version - Section 6-102-3 Non-Conforming Manufactured Homes*
- *Newspaper Ad*
- *Ordinance*

POTENTIAL ACTION:

Adoption of Ordinance #2024-04-02

11. NEW BUSINESS

a. Budget Amendments

Presenters: Lee Worsley & Nancy Medlin, Central Pines COG

- *'23-'24 FY General Fund Amendments (Ordinance #2024-04-03)*
- *NCGA Appropriations (Ordinance #2024-04-04)*
- *ARPA Funds (Ordinance #2024-04-05)*

POTENTIAL ACTION:

Adoption of Ordinance #2024-04-03, 04 & 05

b. Approval of Appointment to Johnston County Economic Development Board

- *Application – Donnie Lassiter*

POTENTIAL ACTION:

Approval of Appointment

12. COMMISSIONER REPORTS

a. Special Events Report

Presenter: Katy Garcia, Commissioner

POTENTIAL ACTION:

None - Informational Only

13. CLOSED SESSION

14. ADJOURNMENT

a. Adjourn the Meeting

POTENTIAL ACTION:

Motion to Adjourn



Town of Micro Board of Commissioners Meeting AGENDA
Tuesday –March 12, 2024
7:00 p.m.
Micro Town Hall

OFFICIALS PRESENT:

Marty Parnell, Mayor
Kevin Worley, Mayor Pro Tem
Tim Earp, Commissioner
Katy Garcia, Commissioner

OTHERS PRESENT:

Kimberly A. Moffett, Interim Town Clerk
Nancy Medlin, Central Pines COG

1. CALL TO ORDER

- a. • Call to Order
• Pledge of Allegiance
• Invocation

Mayor Parnell called the meeting to order at 7:00 p.m. He led everyone in the Pledge of Allegiance and Ms. Janice from Kingdom Builders offered the invocation.

2. PUBLIC COMMENT

Johnston County Commissioner Ted Godwin was present spoke future planning for the Town of Micro and the Transportation Board. He urged if there was any feedback to please let him or the County Manager know.

3. ADJUSTMENT/ADOPTION OF THE AGENDA

- a. Adjustments to the Agenda

It was requested that two items be added under Item 12 related to updated on Speed Limit Signs & the Community Building.

- b. Adoption of the Agenda

ACTION:

Adoption of Agenda with amendment as noted

Motion:

Commissioner Garcia

Second:

Mayor Pro Tem Worley

Vote:

Unanimous

4. CONSENT AGENDA

(Items on the consent agenda are considered routine in nature or have been thoroughly discussed at previous meetings. Any member of the Board may request to have an item removed from the consent agenda for further discussion.)

- a. Draft Minutes
- February 13, 2024 – Regular Session
 - February 21, 2024 – Regular Session
 - February 21, 2024 – Closed Session

ACTION: Adoption of Consent Agenda as Presented

Motion: Mayor Pro Tem Worley
Second: Commissioner Earp
Vote: Unanimous

5. SPECIAL PRESENTATION/INTRODUCTIONS

6. FINANCIAL REPORT

- a. FY'21-'22 Audit Report
Presenters: Lee Grisson, S. Preston Douglas & Associates, LLP

Mr. Grisson provided details about the audit for '21-'22. He stated that the audit was 13 months late, and priority is to get caught up. He stated that overall, the books are in good shape and offered thanks to Ms. Medlin and Lisa Lee for their hard work and dedication. He stated he had issued an unmodified statement and feels comfortable with numbers. He stated the audit was smooth and there were no difficulties encountered with management. He stated the six findings noted were the same as noted in the previous year.

He spoke about the need to build up the general fund. He further stated improvement was needed in the water and sewer fund. He stated that this fund needed to turn around as soon as possible. He further stated the LGC will ask the town to respond with reference to a plan to turn the fund to a more positive view. He further stated that the property tax collection percentage was very strong.

It was asked if it was possible to do two audits at a time and Mr. Grisson stated the LGC would not approve two contracts at one time and further, each audit was dependent upon previous year audit.

Mayor Parnell offered his thanks and appreciation for the audit.

A copy of the Audited Financial Statements for FY ending June 30, 2022, are hereby made part of the record by attachment to the minutes.

- b. Financial Update as of February 29, 2024
Presenter: Nancy Medlin, Central Pines COG

Ms. Medlin provided a financial update and stated work had begun on the '22-'23 bank reconciliations and currently they are reconciled through July 31, 2023. She stated the '21-'22 audit has been completed and audit report issued and accepted by the LGC. She further stated that audits cannot be completed until reconciliations are completed. It is hoped to have the '22-'23 reconciliations completed by the end of the summer, barring any major issues being discovered.

It was stated General Fund revenues are at 72%, tax collections at 94% for ad valorem and 81% for motor vehicles. Revenues are tracking well. Expenditures are at 82%, however, it was reminded that many expenses are encumbered, so there is no alarm necessary. Currently, revenues exceed expenditures by \$18,836. The General Fund is tracking in the black, but the budget must continue to be monitored closely to ensure actual expenditures remain within budget.

Water Sewer Fund revenues are at 79% and the town is trending on track. Expenditures are 87% but keep in mind encumbrances are recorded for 12 months. It was stated there are several expenditure line items that are significantly over budget and will likely result in losses in the fund if budget cuts are not made. Most of the overages are due to unexpected emergency system repairs.

With reference to water sewer fund budget projection if it was assumed that all other expenditure line items track at 100% of the budget AND if we assume that line items that are already over budget will NOT increase AND if we assume that revenues come in at 95% of budget THEN the water sewer fund will report a loss exceeding \$100,000.

It was recommended that we immediately freeze all spending that is not operationally imperative; defer all maintenance items that are not essential to FY '24-'25 and review the Comprehensive List of Fees to determine if the fee structure supports the town's operations and considering implementing changes before June 30, 2024.

With reference to the AIA Grant, the town to date has drawn down \$32,500 or 11% of available grant funds. \$8,500 has been paid to Municipal Engineering and currently there are invoices totaling \$38,000 pending. However, the town has only received \$24,000 in grant funds to cover the expenditures. Additional information from Municipal Engineering has been requested and we are awaiting a response.

With reference to the Community Building, revenues from inception to February 27, 2024 the town has received \$530,000. \$350,000 was from an appropriation from the NC General Assembly and \$180,000 was from an appropriation from Johnston County. Expenditures to date are \$141,931 of which \$90,000 was paid to Municipal Engineering and the balance to Carolina Bay Construction.

It was stated that budget amendments will likely be presented at the April meeting.

Mayor Parnell stated that the flood meter will need to be replaced at a cost of approximately \$6900 for the meter plus cost for contractor install. This cannot be deferred as Keny will not adjust our

bills until the meter has been repaired. In the meantime, Kenly is allowing us to pay what we can. Our last bill was \$24,000 and we will pay \$13,000. We have no choice but to get the meter repaired. The estimated cost for installation is \$15,000. It was also stated that in June the meter reading program will change. Ms. Lee is checking to see if we may be able to push that date to July. Ms. Medlin stated, that while not ideal, estimated bills for one month might be an option.

7. PLANNING BOARD REPORT

a. Planning Board/BOA Report

Presenter: Kimberly A. Moffett, Interim Town Clerk

Ms. Moffett stated both the Planning Board and Board of Adjustment met on Tuesday, March 5, 2024. She stated minutes from the February meetings were adopted. The Planning Board reviewed application #2024-07-SUP for a doublewide mobile home. There was additional discussion regarding amending the Zoning Ordinance language for existing singlewide mobile homes that by the current code are non-conforming. The suggested amended language will be presented via a public hearing at the April 9, 2024 Board of Commissioner's meeting.

8. POLICE REPORT

9. OLD BUSINESS

10. PUBLIC HEARINGS

a. 2024-07-SUP – Pate Doublewide Mobile Home @405 W. Main Street (R-10)

(Quasi-Judicial)

Presenter(s): Kimberly Moffett, Interim Town Clerk & Stephen Pate, Applicant

Ms. Moffett provided an overview regarding the process of a quasi-judicial. It was stated anyone wishing to offer testimony must do so under oath. At this time, Ms. Lee, Deputy Town Clerk issued the Oath.

Town Clerk Moffett stated the applicant wished to place a double wide mobile home at 405 West Main Street. The current zoning is R-10, which allows for placement of a double wide mobile home via the Special Use Permit Process. She stated the application was reviewed by both staff and the Planning Board for completeness. She further stated that the applicant had addressed all Findings of Fact.

Mr. Pate was present and offered information about the application. There is water and sewer available. He stated the size of the double wide would be 24X56. There was a brief discussion regarding underpinning and Mr. Pate shared photos.

There were no further questions for the applicant.

With there being nothing further, the public hearing was closed, and the item was turned over to council for their deliberation. The board went through each Finding of Fact individually and found that all Findings of Fact were met.

ACTION: Finding of Fact #1 Met
Motion: Commissioner Garcia
Second: Mayor Pro Tem Worley
Vote: Unanimous

ACTION: Finding of Fact #2 Met
Motion: Commissioner Garcia
Second: Mayor Pro Tem Worley
Vote: Unanimous

ACTION: Finding of Fact #3 Met
Motion: Commissioner Garcia
Second: Mayor Pro Tem Worley
Vote: Unanimous

ACTION: Finding of Fact #4 Met
Motion: Commissioner Garcia
Second: Mayor Pro Tem Worley
Vote: Unanimous

ACTION: Finding of Fact #5 Met
Motion: Commissioner Garcia
Second: Mayor Pro Tem Worley
Vote: Unanimous

ACTION: Finding of Fact #6 Met
Motion: Commissioner Garcia
Second: Mayor Pro Tem Worley
Vote: Unanimous

ACTION: Finding of Fact #7 Met
Motion: Commissioner Garcia
Second: Mayor Pro Tem Worley
Vote: Unanimous

ACTION: Finding of Fact #8 Met
Motion: Commissioner Garcia
Second: Mayor Pro Tem Worley
Vote: Unanimous

ACTION: Approval of Special Use Permit #2024-07
Motion: Commissioner Garcia
Second: Commissioner Earp
Vote: Unanimous

11. NEW BUSINESS

- a. Comprehensive List of Fees & Charges Amendments
Presenter: Marty Parnell, Mayor

Mayor Parnell spoke about fees currently associated with water and sewer taps. He stated the town recently installed and spoke about how the current fees were not meeting the actual costs. We will now charge \$350 for the meter and inspection fee. The applicant must hire contractor from approved list for materials and contractors.

There was discussion about pumping only in town limits, and Mayor Parnell spoke about the unique situation here in Micro. We are required to pump anything that hooks to our sewer system, per previous agreement with the stated. He further stated he did not feel we could charge to pump.

It was also stated that currently there was no Right of Way/Easement Application or Fee. An application has been created and the fee will be \$300.

ACTION: Adoption of Ordinance #2024-03-01
Motion: Commissioner Earp
Second: Mayor Pro Tem Worley
Vote: Unanimous

- b. Resolution - Disposal/Sale Via Public Auction of Town Vehicle
Presenter: Kimberly A. Moffett, Interim Town Clerk

Ms. Moffett stated it was the desire of the Board of Commissioners to dispose of certain real property via Gov Deals. Resolution #2024-02 authorizes staff to proceed with declaring the town's 2003 Ford F-250 as surplus property and further to place it for sale on Gov Deals. Additionally, notice of the resolution will be placed on the town website at least 10 days prior to the start of the auction.

ACTION: Adoption of Resolution #2024-02
Motion: Commissioner Garcia
Second: Commissioner Earp
Vote: Unanimous

12. COMMISSIONER REPORTS

a. Special Events Report

Presenter: Katy Garcia, Commissioner

The Easter Egg Hunt will be held on March 16 and is being sponsored by Kingdom Building Ministries. There will be games, a food truck, egg hunt, informational table, drawing for gift cards and Free Will Baptist Youth will have popcorn machine. It was stated Girl Scouts might be there as well. The Easter Bunny will arrive on the fire truck at 10 a.m. The egg hunt will take place around 11:30 a.m.

The event will start at 9 a.m. and should end around 12 noon. Should there be rain, the event will be held following weekend.

It was stated the 301 Yard Sale is coming up and Commissioner Garcia stated she would like to hold vendor fair in the new community center on June 15, 2024. Mayor Parnell stated he was not sure the community center would be ready by then. Commissioner Garcia suggested if the community center were not available, perhaps use the parking lot at town hall. Mayor Parnell shared his thoughts possible safety concerns with not having a police officer on staff. There was discussion about using the park and the mayor again shared his concern about lack of police coverage. It was agreed there should be additional discussion. Mayor Pro Tem Worley stated he would reach out to Macon Jones to see if he would be available to work at the event. Commissioner Garcia stated it would be Saturday only and only from 10 a.m. – 2 p.m. All agreed discussion would continue.

With reference to the Community Building Update. Mayor Parnell stated big transformations had taken place and that most windows were installed with a few on back order, gable and ends are wrapped, new roof installed, contractor did a really good job with brick matching, inside framed, the big hiccup was related to the floor with the floor joists and span not being up to code but we getting ready to put floor back in and everything is moving along very well. While we've had several setbacks we are moving forward at a good pace.

Mayor Parnell stated Speed Limit Reduction Signs have been installed by Maci Creek and the city limit sign has been moved. NCDOT will also be making this a no passing zone.

13. CLOSED SESSION

14. ADJOURNMENT

- a. Adjourn the Meeting

With there being nothing further, the meeting was adjourned at 8:32 p.m.

<u>ACTION:</u>	Motion to Adjourn
Motion:	Mayor Pro Tem Worley
Second:	Commissioner Garcia
Vote:	Unanimous

Duly adopted this the 9th day of April, 2024 while in regular session.

Marty Parnell
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Interim Town Clerk



The Planning Board / Board of Adjustment met on Tuesday – March 26, 2024

Minutes from the March 5, 2024* meetings were adopted.

Planning Board

Item #1

2024-08-RZ – 108 Fayetteville Street

The Planning Board received and reviewed the application for rezoning of above property, which is currently zoned Residential-10 (R-10). Applicant was present at the meeting and is requesting rezoning to Downtown Commercial District (CD). It was stated this property was previously used as a church, which closed December of 2022. The current zoning ordinance would not allow for the use of a church. It was stated the request for rezoning to CD is consistent with surrounding area and is adjacent to other parcels that are also zoned CD.

It was consensus of the Planning Board to recommend approval of the rezoning.

**TOWN OF MICRO
RESOLUTION AUTHORIZING THE SALE OF
CERTAIN PERSONAL PROPERTY AT PUBLIC AUCTION**

WHEREAS, the Board of Commissioners of the Town of Micro desires to dispose of certain surplus property of the Town; and

WHEREAS, the Board of Commissioners of the Town of Micro desires to utilize the auction services of a live auction or an Internet-based auction system; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners that:

1. The following described property is hereby declared to be surplus to the needs of the Town:

<u>Vehicle Description</u>	<u>Vehicle Identification Number</u>
2003 Ford F-250	1FDNF20L23EB31590

2. The Finance Director or his designee is authorized to receive, on behalf of the Board of Commissioners, bids via public electronic auction for the purchase of the described property.

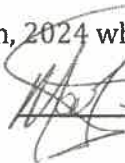
3. The public electronic auction will be held beginning no earlier than April 8, 2024 [resolution shall be published at least 10 days before the date of auction].

4. The Board of Commissioners further authorizes the disposal of the surplus property by use of a public auction system provided by Insurance Auto Auctions, Inc. ("IAA") or GovDeals. The property listed for sale can be viewed at www.iaai.com or www.govdeals.com. Citizens will have an opportunity to bid on the property by registering at the above listed websites. The terms of the sale shall be: All items are sold as is, where is, with no express or implied warranties; All items will be sold for cash or certified check only; Payment must be received for all items sold before they may be removed from the premises, which must occur within 5 business days of the sale or the item will be subject to resale.

5. The Town Clerk shall cause a notice of the public auction for surplus property to be noticed by electronic means in accordance with NC G.S. 160A-270(c), available on the Town of Micro website: www.townofMicro.org.

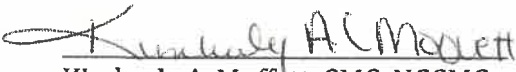
6. The highest bid, if it complies with the terms of the sale, may be accepted by the Finance Director or his designee and the sale consummated.

Duly adopted by the Micro Board of Commissioners this 12th day of March, 2024 while in regular session.


Marty Parnell
Mayor



ATTEST:


Kimberly A. Moffett, CMC, NCCMC
Interim Town Clerk



TOWN OF MICRO
PO Box 9
450 US Highway 301 N
Micro, NC 27555
Office: 919-284-2572

REZONING APPLICATION

\$250 FLAT FEE PLUS ADDITIONAL ACREAGE AS BELOW

Up to 2 acres - \$25.00
2.1 - 4 acres - \$50.00
4.1 - 7 acres - \$75.00

7.1 - 12 acres - \$100
Above 12 acres - \$200 PLUS \$25.00

APPLICANT INFORMATION:

Name of Applicant/Petitioner: Elgareh Sebaey Mohamed
Mailing Address of Applicant/Petitioner: 103 Pineview Circle | PO BOX 101 - Railroad St. 52 - Micro NC 27555
Telephone Number of Applicant/Petitioner: 310-925-5055 | 984 302 5089
Email Address of Applicant/Petitioner: alwahishi119@aol.com

PROPERTY INFORMATION:

Owner(s) Name(s): Selma Islamic Center Inc.
Mailing Address of Owner: 103 Pine view Circle
Telephone Number of Owner: ~~910~~ 310-925-5055 / 984 302 5089
Email Address of Owner: alwahishi119@aol.com
Site Address of Property: 108 Fayetteville NC Micro NC 27555
Property Tax ID #: 10008011
Deed Book/Page: 6630 page 836 Johnston County Registry

\$250 K2-Fee
\$25- acres
\$275

ZONING INFORMATION:

Current Zoning District: R-10

Requested Zoning District: CD

Acres Being Rezoned: _____

Total Acres in Parcel: _____

List of Requested Uses or Reasons for Rezoning: Worship

Application must include a map indicating the area where rezoning is being requested. A printout from the Johnston County GIS will suffice.

PROCEDURE INFORMATION:

Applications for a rezoning shall be referred to the Planning Board. The Planning Board will report its recommendation to the Board of Commissioners. After proper notice has been given pursuant to Section 2-103-2, a legislative public hearing shall be held by the Board of Commissioners. Final decision of either approval or denial shall be made by the Board of Commissioners. Applicant should be prepared to attend both the Planning Board and Board of Commissioners* meetings to present their request.

**Public Hearing*

Certification: I certify that all the information presented on this application is true and accurate to the best of my knowledge, information and belief. Further, I understand that should this application be approved by the Town Council, no site activity can take place until a site plan or other land development permits are issued/approved. Additionally, I allow town staff access to the petition property while conducting review of this petition. All property owners must sign. Add additional sheets if needed.

Owner Signature: [Signature]

Date: 3/18/2024

Applicant Signature: [Signature]

Date: _____

OFFICE USE ONLY:

Date Application Received: March 18, 2024 Amount/Fee Paid: \$275.00 File#: 2024-08-R2

TOWN OF MICRO
PLANNING BOARD RECOMMENDATION

Rezoning/Map Amendment - 108 Fayetteville Street
#2024-08-RZ

During its regularly scheduled meeting on Tuesday, March 26, 2024, the Town of Micro Planning Board recommended the following action regarding the above referenced amendment to the Town's adopted Zoning Map:

APPROVAL of the above referenced zoning map amendment request.

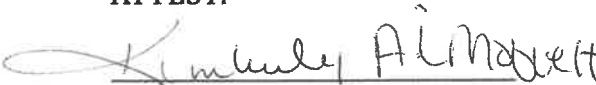
DENIAL of the above referenced zoning map amendment request.

Duly adopted this the 26th day of March 2024 while in regular session.



Garrett Mitchell
Chair

ATTEST:



Kimberly A. Moffett, CMC, NCCMC
Interim Town Clerk



Town of Micro
P.O. Box 9
450 US Highway 301 N.
Micro, NC 27555
Office: 919-284-2572
Police: 919-284-1355

March 28, 2024

Dear Micro Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Micro for a map amendment (rezoning) involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records.

The proposed application is for rezoning of a property located 108 Fayetteville Road.

Request is to rezone from Residential-10 (R-10) to Downtown Commercial District (CD).

This will be a legislative public hearing. Any resident or property owner are welcome to speak at the hearing. Following the close of the public hearing, the Board of Commissioners may decide on the rezoning request/application.

The public hearing will be held on **Tuesday, April 9, 2024**. The meeting will be held at the Town of Micro Public Works/Business Center Building located at 450 US Highway 301 N. and will begin at 7:00 p.m.

As per NCGS § 143-318.10 all meetings are open to the public.

Should you have any questions or concerns, please do not hesitate to contact the office at 919-284-2572.

Sincerely,

Kimberly A. Moffett

Kimberly A. Moffett, CMC, NCCMC
Interim Town Clerk

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Johnstonian News** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(919) 284-2295**. Please note: when you submit a legal document, you are responsible for ensuring payment for the associated fees or charges are paid.

Notice ID: 8fwyD47lv56pXvJZK3F4 | **Proof Updated: Mar. 22, 2024 at 11:15am EDT**
Notice Name: 2024-08-RZ

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Kimberly Moffett financialofficer@townofmicro.com (919) 284-2572	Johnstonian News

Columns Wide: 1 **Ad Class:** Legals

03/27/2024: Other Notice	30.00
04/03/2024: Other Notice	30.00

Subtotal	\$60.00
Tax %	0
Processing Fee	\$11.00
Total	\$71.00

NOTICE OF PUBLIC HEARING

The Micro Board of Commissioners will conduct a Rezoning Public Hearing for the following application on Tuesday April 9, 2024, at their 7:00 p.m. meeting. The hearing will be held in the Meeting Room of the Public Works/Business Center located at 450 US 301.

Application to rezone a parcel with .230 acres, located at 108 Fayetteville Street; NC Pin # 263619-60-2696 from Residential-10 (R-10) to Downtown Commercial District (CD).

This is an open meeting and interested parties are invited to attend.
The Johnstonian
March 27, April 3, 2024

**TOWN OF MICRO
ZONING AMENDMENT
CONSISTENCY AND REASONABLENESS STATEMENT
#2024-08-RZ**

The Town of Micro Board of Commissioners hereby states:

Section 1: The above referenced zoning amendment **IS APPROVED.**

Section 2: The above reference zoning amendment **IS REASONABLE AND CONSISTENT** with:

The Town of Micro 2019 Land Use Plan, specifically:

Goal 5:

Update and maintain planning regulations as conditions change over time.

Adopt the Town's recommended Zoning Ordinance update, and continue making updates to that ordinance as appropriate over time to react to changes in the community's needs

Case #2024-08-RZ is consistent with the above referenced goal due to its expansion of Downtown Commercial District (CD).

The Future Zoning Map in Micro's 2019 Land Use Plan designated the subject property as Downtown Commercial District (CD). Areas designated as Downtown Commercial District (CD) are intended to provide for new development, revitalization, reuse and infill in Micro's core downtown. A broad array of uses is permitted to enable the needs of residents and visitors to be met. The Downtown Commercial District (CD) will serve as the hub of surrounding neighborhoods and broader community and the development pattern seeks to integrate shops, restaurants, educational and religious facilities in a compact and pedestrian-oriented environment.

Section 3: Based upon information presented at the public hearings and by the applicant and based upon the recommendations and detailed information developed by staff and the Planning Board, and considering the criteria applicable sections of the UDO, the above referenced zoning amendment is reasonable and in the public interest.

Duly adopted this the 9th day of April, 2024 while in regular session.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
AND ZONING MAP
OF THE TOWN OF MICRO, NORTH CAROLINA**

WHEREAS a petition has been filed with the Board of Commissioners of the Town of Micro requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Micro to include in the Downtown Commercial District (CD) zone the properties described below, property formerly being zoned Residential-10 (R-10); and

WHEREAS said property is owned by Selma Islamic Center, Inc.; and

WHEREAS the Planning Board of the Town of Micro has reviewed the proposed change(s) and made a recommendation there upon; and

WHEREAS notice of a public hearing to consider the proposed change was published in accordance with law in The Johnstonian, a local newspaper, as required by Section 2-112-4 (A) of the Micro Unified Development Code and by Section 160D-602 of the North Carolina General Statutes; 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 Listing, and to the owners of all parcels of land adjacent parcels within a 100' radius of the entire boundary of the effected parcel of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class mail, as required by Section 2-103-2 (D) of the Micro Unified Development Code and by Section 160D-602 of the North Carolina General Statutes; and

WHEREAS notice of the proposed zoning classification action was posted on the property as required by Section 2-103-2 (F) of the Micro Zoning Ordinance and by Section 160D-602 of the North Carolina General Statutes; and

WHEREAS the said public hearing was conducted at 7:00 p.m. on April 9, 2024, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change to make relevant comments; and

THEREFORE, after duty considering the matter, THE BOARD OF COMMISSIONERS OF THE TOWN OF MICRO DOES HEREBY ORDAIN:

SECTION 1. That the Zoning Ordinance of the Town of Micro is hereby amended to include in the Downtown Commercial District (CD) zone the following described properties:

General Description:

108 Fayetteville Street, Micro, NC 27555

Specific Description:

NC Parcel TAX Number(s): 10008011 NC PIN# 263619-60-2696

SECTION 2. That the official Town of Micro Zoning Map is hereby amended to include in the Downtown Commercial District (CD) 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 Ordinance.

SECTION 4. That the Board of Commissioners hereby adopts the following Statement of Consistency and Reasonableness for the proposed rezoning:

We find this rezoning to be reasonable and in the public interest because any potential impacts of the proposed amendment are compatible with existing and permissible uses surrounding the subject land.

Additionally, we find the rezoning request is consistent due to its expansion of the Downtown Commercial District (CD).

The Future Zoning Map in Micro's 2019 Land Use Plan designated the subject property as Downtown Commercial District (CD). Areas designated as Downtown Commercial District (CD) are intended to provide for new development, revitalization, reuse, and infill in Micro's core downtown. A broad array of uses is permitted to enable the needs of residents and visitors to be met. The Downtown Commercial District (CD) will serve as the hub of surrounding neighborhoods and broader community and the development pattern seeks to integrate shops, restaurants, educational and religious facilities in a compact and pedestrian-oriented environment.

SECTION 5. That this ordinance shall become effective immediately upon its adoption

Duly adopted this 9th day of April, 2024 while in regular session.

Marty Parnell
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Interim Town Clerk

SECTION 6-102 NONCONFORMING STRUCTURES

6-102-1 Enlargement

No nonconforming structure shall be enlarged or expanded to increase its degree of nonconformity.

6-102-2 Relocation

With a valid permit, a nonconforming structure may be relocated on the lot to comply with the minimum standards applicable to the lot and use.

6-102-3 Nonconforming Manufactured Homes

(A) ~~A nonconforming manufactured home may only be replaced with a home that conforms to this Ordinance.~~ **An existing non-conforming manufactured or mobile home serving as a principal use may be replaced with another non-conforming manufactured or mobile home provided the replacement manufactured or mobile home;**

- 1) **Is 12 feet wide or wider;**
- 2) **Is in place within 180 days of the removal of the prior non-conforming manufactured or mobile home.**

(B) No nonconforming manufactured home park shall expand beyond the area or total units authorized under the original permit. A nonconforming manufactured home on a space may only be replaced with a conforming manufactured home.

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Johnstonian News** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(919) 284-2295**. Please note: when you submit a legal document, you are responsible for ensuring payment for the associated fees or charges are paid.

Notice ID: TXahHtZDxoK1x45RAh1p | **Proof Updated: Mar. 22, 2024 at 11:15am EDT**
Notice Name: 2024-09-0A

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Kimberly Moffett financialofficer@townofmicro.com (919) 284-2572	Johnstonian News

Columns Wide: 1 **Ad Class: Legals**

03/27/2024: Other Notice	24.00
04/03/2024: Other Notice	24.00

Subtotal	\$48.00
Tax %	0
Processing Fee	\$9.80
Total	\$57.80

NOTICE OF PUBLIC HEARING

The Micro Board of Commissioners will conduct a Public Hearing for the following on Tuesday April 9, 2024 at their 7:00 p.m. meeting. The hearing will be held in the Meeting Room of the Public Works/Business Center located at 450 US 301. Proposal to amend Town of Micro Zoning Ordinance, Section 6-102-3. This is an open meeting and all interested parties are encouraged to attend. Further inquiries regarding this matter may be directed to Town Hall at (919) 284-2572.
The Johnstonian
March 27, April 3, 2024

**TOWN OF MICRO
AMENDMENT TO ZONING CODE OF ORDINANCE
SECTION 6-102-3(A)**

BE IT HEREBY ADOPTED BY THE TOWN OF MICRO BOARD OF COMMISSIONERS that the Zoning Ordinance, Section 6-102-3(A) will read as follows:

SECTION 6—102 NONCONFORMING MANUFACTURED HOMES

(A) An existing non-conforming manufactured or mobile home serving as a principal use may be replaced with another non-conforming manufactured or mobile home provided the replacement manufactured or mobile home.

- 1) Is 12 feet wide or wider.
- 2) Is in place within 180 days of the removal of the prior non-conforming manufactured or mobile home.

Duly adopted this the 9th day of April, 2024

Marty Parnell
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Interim Town Clerk



MEMORANDUM

To: Micro Mayor and Town Board Members
From: Lee Worsley, Executive Director
Date: April 3, 2024
Re: Budget Amendments for Fiscal Year 2023-24

Nancy Medlin and I were in Micro on April 2 and 3 to work through budget amendments needed to keep the General Fund and Water and Sewer Fund balanced and compliant with the North Carolina Local Government Budget and Fiscal Control Act.

The attached amendment adjusts various line items in both funds. A \$34,814 fund balance appropriation is necessary to balance the General Fund and a \$59,266 fund balance appropriation is necessary to balance the Water and Sewer Fund.

These are significant appropriations of Fund Balance, and spending will not be able to be sustained in this way in the coming years.

We are working on scheduling a date for a budget work session to begin working on next year's budget, where important fiscal decisions will continue to need to be made to ensure financial stability for the Town.

Town of Micro Amendment to the Budget Ordinance

BE IT HEREBY ADOPTED BY THE BOARD OF COMMISSIONERS FOR THE TOWN OF MICRO that the following amendments shall be made to the General Fund Budget Ordinance and the Water Sewer Fund Budget Ordinance for the period ended June 30, 2024

Revenues

GL Account	Description	Original Budget	Adjustment	Revised Budget
11-310-3326	Video Programming Tax	-	170	170
11-330-3345	Zoning Permit	500	915	1,415
11-380-3832	Clerk of Court	-	10	10
11-380-3833	Police Department Donations	-	5	5
11-380-3834	Park Grant and Donations	-	50	50
11-380-3840	Miscellaneous	50	757	807
11-612-3301	Parks and Recreation	-	195	195
11-390-3999	Fund Balance Appropriated	-	34,814	34,814
	Total	550	36,916	37,466

Expenditures

GL Account	Description	Original Budget	Adjustment	Revised Budget
11-410-0800	Payroll - Mayor & Commissioners	1,500	200	1,700
11-410-3100	Travel - School	-	130	130
11-410-1150	Worker's Compensation	600	(561)	39
11-410-4910	Dues & Subscriptions	2,300	1,850	4,150
11-410-6100	Election Costs	2,400	300	2,700
11-420-0100	Salaries	3,952	2,060	6,012
11-420-0200	Salaries Admin Other - Dep Clerk	-	750	750

11-420-0900	Payroll Taxes	302	261	563
11-420-1000	State Retirement	508	265	773
11-420-1100	Health Insurance	-	150	150
11-420-1150	Worker's Compensation	700	(545)	155
11-420-2920	Contracted Services	17,500	37,500	55,000
11-420-1850	Audit	15,000	(7,500)	7,500
11-420-1900	Legal	6,000	1,000	7,000
11-420-2900	Departmental Supplies	200	800	1,000
11-420-3100	Travel Schools	500	2,500	3,000
11-420-3200	Telephone	800	707	1,507
11-420-3250	Postage	300	200	500
11-420-3300	Utilities	1,000	616	1,616
11-420-3800	Computer Support	9,033	3,367	12,400
11-420-4500	General Insurance	5,000	10	5,010
11-420-4950	Bank Charges	250	(50)	200
11-430-0100	Salaries	52,250	(7,000)	45,250
11-430-0200	Salaries Part Time	-	2,963	2,963
11-430-0600	Police 401K	2,613	(905)	1,708
11-430-0900	Payroll Taxes	3,998	(536)	3,462
11-430-1000	State Retirement	8,627	(2,675)	5,952
11-430-1150	Worker's Compensation	2,500	366	2,866
11-430-2500	Gasoline and Fuel Oil Vehicles	4,000	(1,500)	2,500
11-430-2600	Office Supplies	500	(100)	400
11-430-2900	Departmental Supplies	1,000	(500)	500
11-430-2950	Uniform and Boots	600	(100)	500

11-430-3200	Telephone	1,500	2,000	3,500
11-430-3300	Utilities	2,500	(737)	1,763
11-430-3500	Repairs and Maintenance Vehicles	4,000	(1,000)	3,000
11-430-3550	Repairs and Maintenance Equipment	500	(200)	300
11-430-3575	Repairs and Maintenance Buildings	900	(500)	400
11-430-3800	Computer Support	3,613	991	4,604
11-430-4500	General Insurance	2,350	350	2,700
11-450-0100	Salaries	5,462	(2,903)	2,559
11-450-0200	Salaries Part Time	9,797	9,555	19,352
11-450-0900	Payroll Taxes	1,167	509	1,676
11-450-1000	State Retirement	1,961	753	2,714
11-450-1100	Health Insurance	600	(600)	-
11-450-1150	Worker's Compensation	1,800	274	2,074
11-450-2500	Gasoline and Fuel Oil Vehicles	2,500	(1,309)	1,191
11-450-2550	Gasoline and Fuel Oil Equipment	1,100	39	1,139
11-450-3300	Utilities	200	134	334
11-450-3350	Street Lights	8,000	22	8,022
11-450-3500	Repairs and Maintenance Vehicles and Trucks	3,500	(2,000)	1,500
11-450-3550	Repairs and Maintenance Equipment	3,500	(2,250)	1,250
11-450-3575	Repairs and Maintenance Buildings	1,000	(250)	750
11-450-3900	Inmate Service Program	200	15	215
	Total	<u>200,083</u>	<u>36,916</u>	<u>236,999</u>

Fund: 31 - Water Sewer Fund

Revenues

GL Account	Description	Original Budget	Adjustment	Revised Budget
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31-500-3713	Water Fees	170,100	19,900	190,000
31-500-3715	Tap Fees	1,500	5,850	7,350
31-500-3716	Water Meters	-	4,489	4,489
31-500-3720	Water Admin Fees	2,000	1,450	3,450
31-500-3725	Reconnect Fees	1,000	296	1,296
31-500-3735	Returned Check Fees	100	40	140
31-555-3714	Sewer Fees	227,000	23,000	250,000
31-555-3715	Sewer Fees	2,000	8,550	10,550
31-555-3730	Late Fees	5,000	3,953	8,953
31-500-1000	Fund Balance Appropriated	-	59,266	59,266
	Total	408,700	126,794	535,494

Expenditures

GL Account	Description	Original Budget	Adjustment	Revised Budget
31-710-0100	Salaries Deputy Town Clerk	35,568	2,518	38,086
31-710-0900	Payroll Taxes Admin	2,721	193	2,914
31-710-1000	Retirement Expense	4,570	306	4,876
31-710-1150	Worker's Compensation	700	1,374	2,074
31-710-2920	Contracted Services	17,500	72,500	90,000
31-710-1850	Audit	15,000	(7,500)	7,500
31-710-2900	Departmental Supplies	300	100	400
31-710-3200	Telephone and Internet	2,600	1,900	4,500
31-710-3300	Utilities	2,500	(884)	1,616
31-710-3800	Computer Support	7,427	1,467	8,894
31-710-4500	General Insurance	6,250	50	6,300

31-730-0100	Salaries	24,580	(9,942)	14,638
31-730-0900	Payroll Taxes	1,880	(743)	1,137
31-730-1000	Retirement Expense	3,159	(1,290)	1,869
31-730-1100	Health Insurance	2,700	(1,785)	915
31-730-2500	Gasoline and Fuel Oil Vehicles	1,500	100	1,600
31-730-2900	Departmental Supplies	500	7,500	8,000
31-730-3500	Repairs and Maintenance Vehicles	1,300	(550)	750
31-730-3550	Repairs and Maintenance Equipment	11,000	4,000	15,000
31-730-3580	Repairs and Maintenance Water Lines	5,000	65,000	70,000
31-730-3588	Repairs and Maintenance Wells	3,000	(1,000)	2,000
31-730-4600	Water Testing Environment	5,000	500	5,500
31-730-4910	Dues and Permits	2,200	(200)	2,000
31-740-0100	Salaries	24,580	(9,775)	14,805
31-740-0900	Payroll Taxes	1,880	(747)	1,133
31-740-1000	Retirement Expense	3,159	(1,268)	1,891
31-740-1100	Health Insurance	2,700	(2,010)	690
31-740-1875	Engineering Fees	3,000	(2,970)	30
31-740-2500	Gasoline and Fuel Oil Vehicles	2,000	(1,100)	900
31-740-2900	Departmental Supplies	1,000	100	1,100
31-740-3500	Repairs and Maintenance Vehicles and Trucks	1,000	(250)	750
31-740-3550	Repairs and Maintenance Equipment	800	6,200	7,000
31-740-3585	Repairs and Maintenance Sewer Lines	10,000	10,000	20,000
31-740-3588	Repairs and Maintenance Lift Stations	15,000	(5,000)	10,000
	Total	222,074	126,794	348,868

Explanation: Budget amendments to adjust for budget overages. This amendment is required for compliance with G.S. 15--13.2.

Duly adopted this the 9th day of April, 2024 while in regular session.

Marty Parnell
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Interim Town Clerk



MEMORANDUM

To: Micro Mayor and Town Board Members
From: Lee Worsley, Executive Director
Date: April 3, 2024
Re: New Project Grant Ordinance for General Assembly Appropriation

Thanks to Representative Larry Strickland, the Town of Micro has received a sizeable appropriation as part of the most recent State Budget. A total of \$589,000 has been appropriated to the Town.

The staff is working on the necessary paperwork from the State to receive the funding. In the meantime, a project ordinance must be established to allow the Town to spend the funds once they are received from the State.

The attached project ordinance establishes Fund 63 and allocates the funds in accordance with the appropriation.

- \$100,000 to the Micro Fire Department to assist with the purchase of a fire engine
- \$75,000 for support of law enforcement
- \$244,000 to serve as a NCDOT match for a number of sidewalk projects around town
- \$168,000 to support park upgrades

**Town of Micro
Amendment to the Budget Ordinance
Fund 63**

BE IT HEREBY ADOPTED BY THE BOARD OF COMMISSIONERS FOR THE TOWN OF MICRO that the following amendments shall be made to establish Fund 63;

Revenues

GL Account	Description	Original Budget
63-300-5000	General Assembly Appropriation 2024	\$589,000
Total		\$589,000

Expenditures

GL Account	Description	Original Budget
63-434-6901	Fire Department Support	\$100,000
63-430-6000	Law Enforcement Support	\$ 75,000
63-450-6100	Sidewalks Projects	\$244,000
63-612-3303	Parks and Recreation Support	\$162,000
63-900-1000	Miscellaneous	\$ 8,000
Total		\$589,000

Explanation: Budget ordinance to recognize the receipt of a fiscal appropriation from the NC General Assembly.

Duly adopted this the 9th day of April 2024 while in regular session.

Marty Parnell
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Interim Town Clerk



MEMORANDUM

To: Micro Mayor and Town Board Members
From: Lee Worsley, Executive Director
Date: April 3, 2024
Re: Amendment to Fund 61 – Grant Project Ordinance for the Town of Micro

During the COVID pandemic, the federal government established the Coronavirus State and Local Fiscal Recovery Funds as part of the American Rescue Plan of 2021. Under that legislation, each local government in the United States was allocated funding based on population. The Town of Micro was allocated \$171,140.54.

The funds can be used to replace revenues in the local government's funds, and on March 14, 2023, the Micro Board adopted a project ordinance that allocated about half of the funding to the General Fund. The remaining funding was left in the project ordinance for future needs.

Due to the significant impact of water leaks and other water and sewer needs, I recommend placing the remaining funds into the water and sewer fund. Without this infusion of cash, the Water and Sewer Funds available fund balance could be as low as \$40,000 at the end of this fiscal year, down from \$121,979 on June 30, 2022. This funding will help at least temporarily stabilize the water and sewer fund until more significant budget decisions can be made.

The attached project ordinance allocates the remaining funding to replace expenditures in the water and sewer fund related to water line repairs, costs incurred while the Town of Selma was managing the system on the Town's behalf, and a portion of one month of sewer treatment costs for the Town of Kenly.

This will fully expend all of the Town's ARPA funding.

**Fund 61 - Grant Project Ordinance Amendment 1
for the Town of Micro**

American Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds

BE IT ORDAINED by the Board of Commissioners for the Town of Micro, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

Section 1: This ordinance is to establish a budget for a project to be funded by the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (CSLFRF). The Town of Micro has received a total allocation of \$171,140.54. These funds may be used for the following categories of expenditures, to the extent authorized by state law.

1. Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;
2. Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector;
3. Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
4. Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,
5. Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

Section 2: The following amounts are appropriated for the project and authorized for expenditure:

Internal Project Code	Project Description	Expenditure Category (EC)	Cost Object	Appropriation of CSLFRF Funds	Appropriation of Other Monies (Specify revenue source)
0001	Sanitation services from July 1, 2022, through June 30, 2023.	6.1	Contract	\$20,000	\$0
0002	Micro Fire Department Contract for the period of January 1, 2023 through June 30, 2023	6.1	Contract	\$10,000	\$0
0003	Salaries for Police Department for period of July 1, 2022 through June 30, 2023	6.1	Salaries – Full Time	\$37,973	\$0
			Salaries – Part Time	\$4,000	
			401K	\$2,000	
			Payroll Taxes	\$3,000	
			State Retirement	\$4,000	
0004	Water Line Repairs from July 1, 2023 through June 30, 2024	6.1	Contract	\$39,783	\$0

0005	Water and Sewer Maintenance and Management Services from Town of Selma from Jul 1, 2023 through June 30, 2024	6.1	Contract	\$41,431.42	\$0
	Portion of Sewer Treatment Payment to Town of Kenly for August 25, 2023 Bill			\$8,953.12	
	Total			\$171,140.54	\$0

Section 3: The following revenues are anticipated to be available to complete the project:

CSLFRF Funds:	\$171,140.54
General Fund Transfer:	\$0
Total:	\$171,140.54

Section 4: The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements.

Section 5: The Finance Officer is hereby directed to report the financial status of the project to the governing board on a quarterly basis.

Section 6: Copies of this grant project ordinance shall be furnished to the Finance Officer and the Clerk to the Board.

Section 7: This grant project ordinance expires on December 31, 2026, or when all the CSLFRF funds have been obligated and expended by the town, whichever occurs sooner.

Adopted this the 9th day of April 2024 while in regular session.

Marty Parnell
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Interim Town Clerk

**NOTIFICATION OF INTEREST TO SERVE ON AN APPOINTED BOARD
(APPLICATION)**

BOARD: Economic Development & Advisory Board

NAME: Donnie E. Lassiter

MAILING ADDRESS: 132 Better Rd Selma NC 27576
Address City and Zip Code

PHYSICAL ADDRESS: SAME
Address City and Zip Code

TELEPHONE: 919-631-9553 (HOME) _____ (WORK)

E-MAIL ADDRESS: dlassiter0322@gmail.com

PRESENT OCCUPATION: Retired

YEARS OF FORMAL EDUCATION: BS Biology

CIVIC AND FRATERNAL ORGANIZATIONS IN WHICH YOU HAVE PARTICIPATED:

UMO Board of Trustees - Vice Chair
Pres & CEO of NC Foundation of Christian Ministries
Foundation

PLEASE TELL WHY YOU WOULD LIKE TO SERVE ON THE ABOVE BOARD:

Active in local & county wide
growth

DATE: 3-7-24 SIGNATURE: Donnie Lassiter

FOR OFFICE USE ONLY:

DATE RECEIVED: 3/11/24

DATE FORWARDED TO COUNTY COMMISSIONERS: _____

