Wendell Town Board of Commissioners

Town Hall, Board Room

409 Landing View Drive, Wendell, NC, 27591

Regular Session Agenda

Monday, April 27, 2026 @ 7:00 PM

CALL TO ORDER

Call to Order - Mayor Virginia Gray
Pledge of Allegiance - Carver Elementary School Student, Annalia Marquez
Invocation - Wendell Council of Churches

1. ADJUSTMENT AND APPROVAL OF THE AGENDA

2. PUBLIC COMMENT PERIOD

The public may participate in public comment period in the following ways:
1. Signing up for public comment period the night of the meeting if attending in person. Please sign up at the podium in the Board Room lobby. Sanitation stations will be available. You will have three minutes to speak.
2. Submitting written statements via email to the Town Clerk at mtew@townofwendellnc.gov by the Friday prior to the Board Meeting, before 5 p.m. Please include your full name and address for the record. All written public comments timely received will be read into the record for a length of three minutes and copies will be provided to the Board of Commissioners at or before the meeting.

3. CONSENT AGENDA

3.a Wake County Tax Report

Staff Contact: Mary Beth Tew
Town Clerk
mtew@townofwendellnc.gov

3.b Fiscal Year 2026 Monthly Financial Reports for March 2026

Staff Contact: Garrett Johnson
Finance Director
gjohnson@townofwendellnc.gov

3.c Approval of Summary of Minutes from February 28, 2026

Staff Contact: Mary Beth Tew
Town Clerk
mtew@townofwendellnc.gov

3.d Approval of Summary of Minutes from April 13, 2026

Staff Contact: Mary Beth Tew
Town Clerk

mtew@townofwendellnc.gov

4. RECOGNITIONS, REPORTS, AND PRESENTATIONS

4.a Recognition of Carver Elementary School PE Teacher, Mr. Alex Strickland

Staff Contact: Mary Beth Tew
Town Clerk
mtew@townofwendellnc.gov

4.b Proclamation Recognizing May 3-9, 2026 as Professional Municipal Clerks Week

Staff Contact: Mary Beth Tew
Town Clerk
mtew@townofwendellnc.gov

Tyler Newman
Communications Manager
tnewman@townofwendellnc.gov

4.c Proclamation Recognizing May 10-16, 2026 as National Police Week and May 15, 2026 as Peace Officers Memorial Day

Staff Contact: John Slaughter
Police Chief
jslaughter@townofwendellnc.gov

Tyler Newman
Communications Manager
tnewman@townofwendellnc.gov

5. PUBLIC HEARINGS

5.a Public Hearing for Disinterment, Relocation, and Reinterment of a Grave Located 3130 Buck Stage Trail to Greenmount Cemetery in Wendell

Staff Contact: Bryan Coates
Planning Director
bcoates@townofwendellnc.gov

6. ADMINISTRATIVE ITEMS

6.a Resolution Requesting the North Carolina Department of Transportation (NCDOT) to Abandon Maintenance of the Remaining Portion of Industrial Drive and Accept the Street as Town Maintained

Staff Contact: Bryan Coates
Planning Director
bcoates@townofwendellnc.gov

6.b Adoption of Updated Financial Goals & Policies

Staff Contact: Garrett Johnson

Finance Director
gjohnson@townofwendellnc.gov

7. OTHER BUSINESS

Update on Board Committees by Town Board Members:
Capital Area Metropolitan Planning Organization - Commissioner Deans Eatman
Central Pines Regional Council - Mayor Pro Tempore Joe DeLoach

8. COMMISSIONERS' REPORTS / COMMENTS

9. MAYOR'S REPORTS / COMMENTS

10. CLOSED SESSION

ADJOURN

AGENDA ITEM NO. 3.a

Item Cover Page

TOWN BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 27, 2026
SUBMITTED BY:	Mary Beth Tew, Administration
ITEM TYPE:	Tax Reports
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Wake County Tax Report
SPECIFIC ACTION REQUESTED:	Information Only
ITEM SUMMARY:	The Town of Wendell Board of Commissioners will receive the attached tax report submitted to the Town by Wake County. The report is provided for informational purposes only and no decisions are made by the Town.

ATTACHMENTS:
Wake County Tax Report April 2026

WAKE COUNTY
NORTH CAROLINA

Board of Commissioners
P.O. Box 550 • Raleigh, NC 27602

TEL 919 856 6180
FAX 919 856 5699

DON MIAL, CHAIR
SAFIYAH JACKSON, VICE-CHAIR
VICKIE ADAMSON
SUSAN P. EVANS
CHERYL STALLINGS
SHINICA THOMAS
TARA WATERS

April 7, 2026

Ms. Mary Beth Tew
Town Clerk
Town of Wendell
409 Landing View Drive
Wendell, NC 27591

Dear Ms. Tew:

The Wake County Board of Commissioners, in regular session on April 6, 2026, approved and accepted the enclosed tax report for the Town of Wendell.

The attached adopted actions are submitted for your review; no local board action is required.

Sincerely,

Yvonne Gilyard
Clerk to the Board
Wake County Board of Commissioners

Enclosure(s)

WAKE COUNTY TAX ADMINISTRATION

02/01/2026 - 02/28/2026

Rebate Detail Report

WENDELL

DATE 03/16/2026 TIME 3:10:00 PM

REBATE NUM	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	YEAR FOR	BILLING TYPE	OWNER
BUSINESS ACCOUNTS											
953599	18.87	0.00	1.89	0.00	20.76	2/16/2026	0006516643	2025	2025	000000	WALKER AUTOMOTIVE SUPPLY INC
952093	1,831.20	0.00	183.12	0.00	2,014.32	2/3/2026	0007034468	2025	2025	000050	TAP IT MINI GOLF & BREWERY LLC
SUBTOTALS FOR BUSINESS ACCOUNTS	**1,850.07**	**0.00**	**185.01**	**0.00**	**2,035.08**	**2,035.08**		**2 Properties Rebated**			
INDIVIDUAL PROPERTY ACCOUNTS											
953798	199.15	30.00	0.00	0.00	229.15	2/17/2026	0007069443	2026	2025	000000	EDWARDS, CRAIG ALLEN
953069	4.20	0.00	0.42	0.00	4.62	2/12/2026	0007015158	2025	2025	000000	HUGGINS, DONALD GLENN JR
953066	102.10	0.00	0.00	0.00	102.10	2/11/2026	0007039996	2025	2024	000000	BAGGETT, CHRISTOPHER LEE
953821	4.20	0.00	0.42	0.00	4.62	2/18/2026	0007015160	2025	2025	000000	AARON, JACOB LANCE
SUBTOTALS FOR INDIVIDUAL PROPERTY ACCOUNTS	**309.65**	**30.00**	**0.84**	**0.00**	**340.49**	**340.49**		**4 Properties Rebated**			
TOTAL REBATED FORWENDELL	**2,159.72**	**30.00**	**185.85**	**0.00**	**2,375.57**	**2,375.57**		**6 Properties Rebated for City**			

AGENDA ITEM NO. 3.b

Item Cover Page

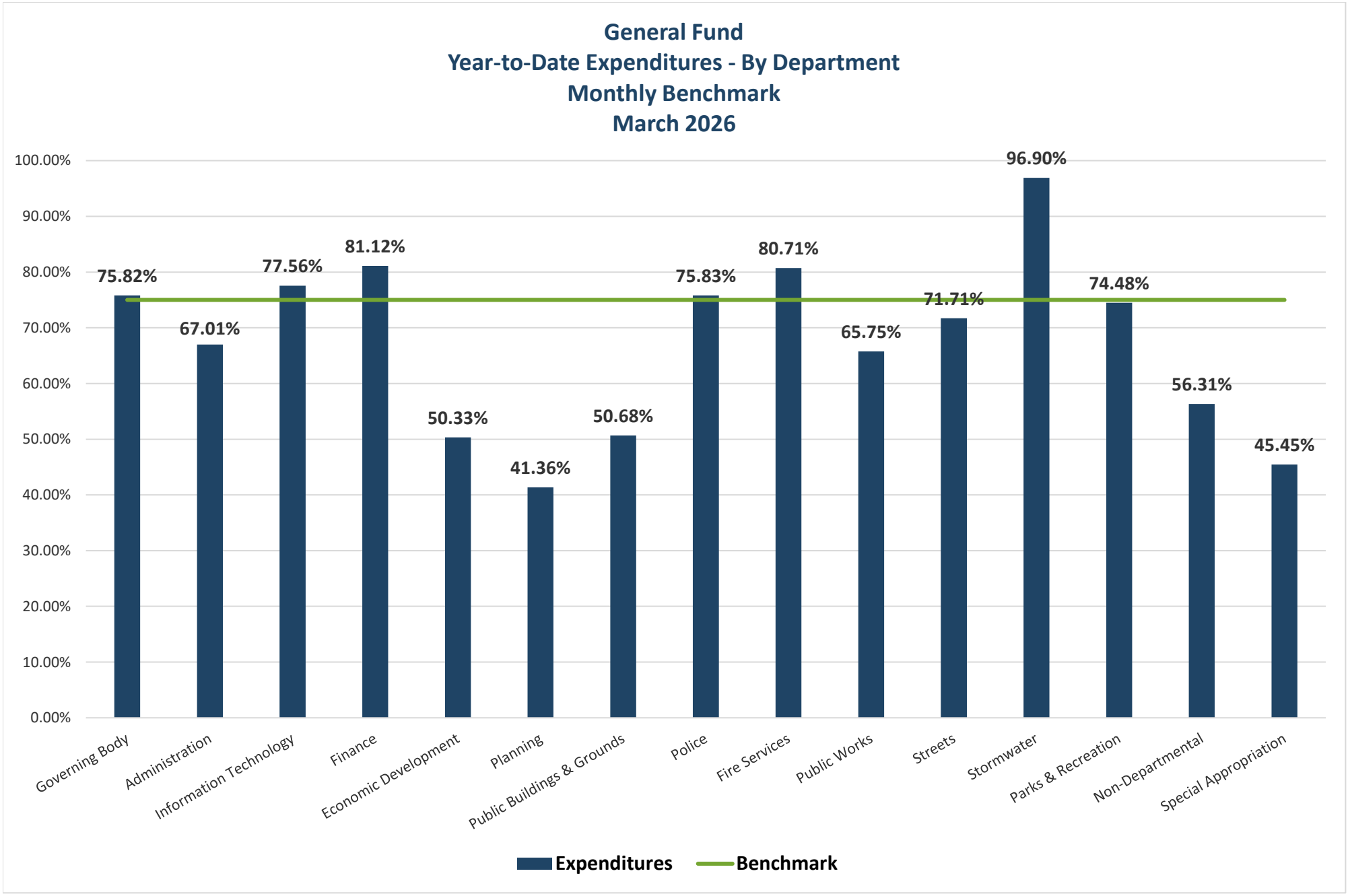
TOWN BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 27, 2026
SUBMITTED BY:	Garrett Johnson, Finance
ITEM TYPE:	Discussion
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Fiscal Year 2026 Monthly Financial Reports for March 2026
SPECIFIC ACTION REQUESTED:	Report on Current Financials for Information Purposes
ITEM SUMMARY:	The Financial Performance Reports are attached for the Fiscal Year 2026 through March 2026. The reports are provided for Board awareness. The Finance Director (Finance Office) and Town Manager (Budget Officer) are available to answer questions.

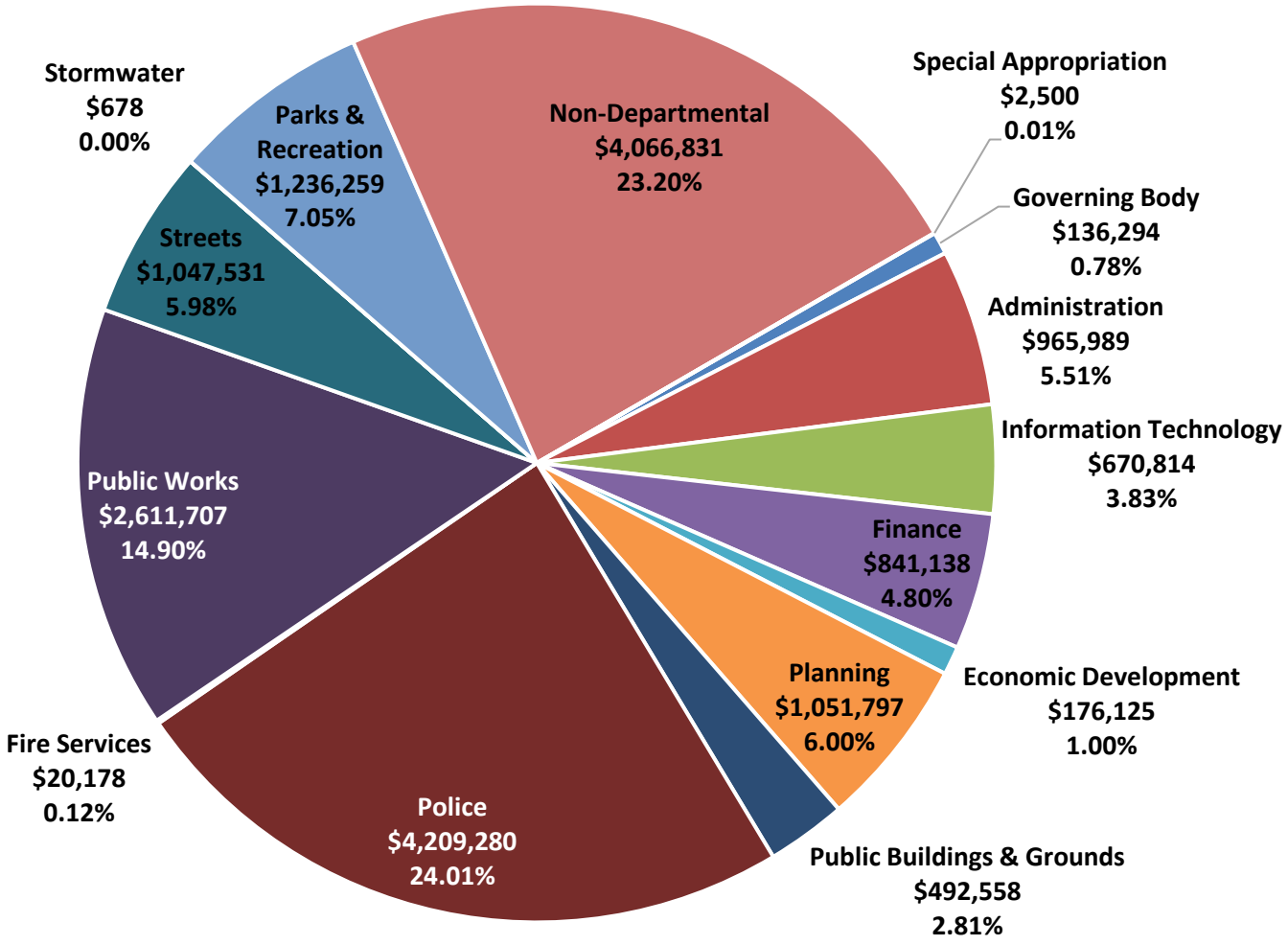
ATTACHMENTS:
FY 2026 Financial Snapshot Report - March 2026
FY 2026 Financial Snapshot Report - March 2026 Print Friendly

Town Of Wendell
Fiscal Year 2025-2026
General Fund
March 2026

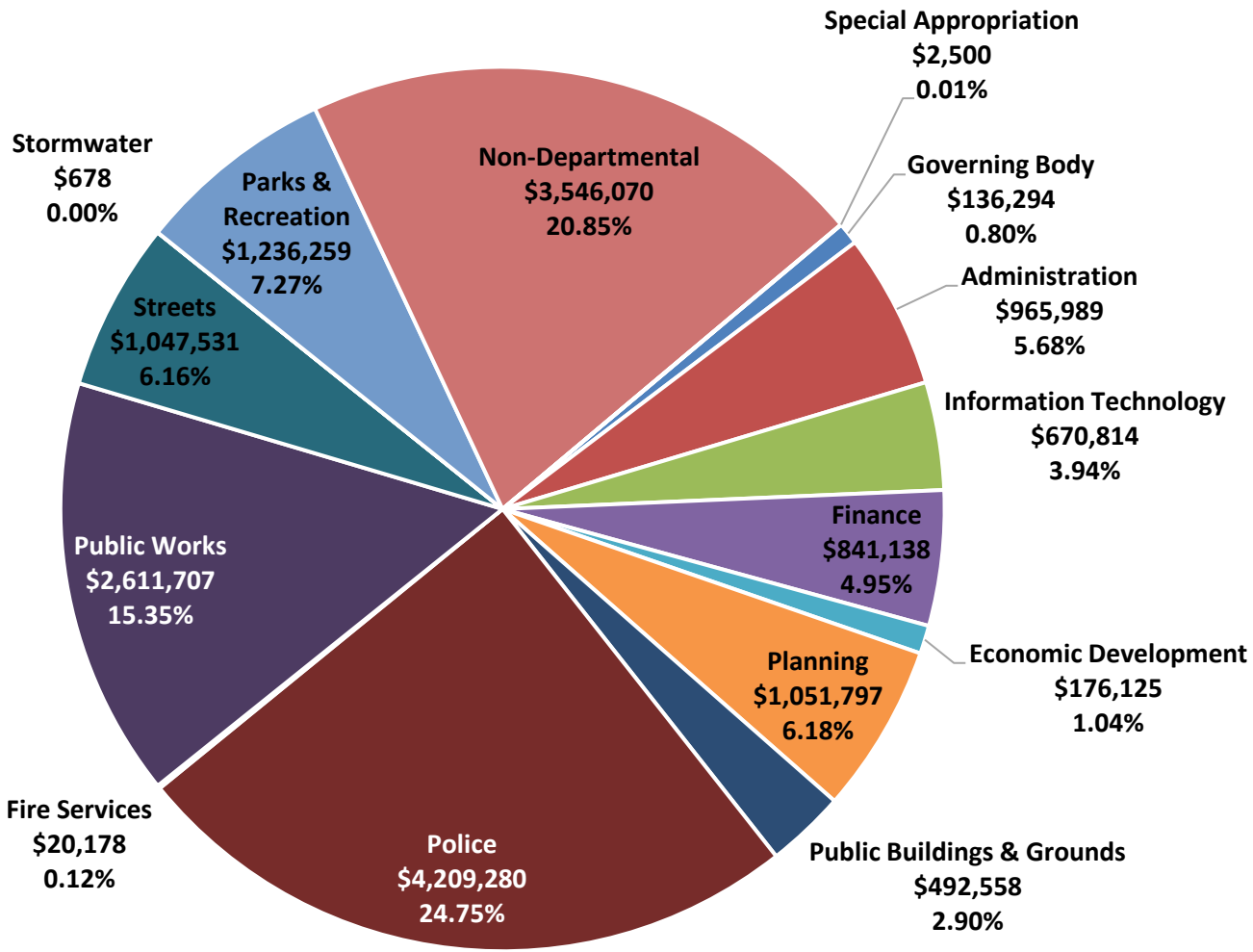
DEPARTMENT	ACCOUNT	ADOPTED BUDGET	AMENDED BUDGET	MODIFIED BUDGET	YTD EXPENSES	PERCENTAGE
Governing Body	10-410	$180,871	-$1,100	$179,771	$136,294	75.82%
Administration	10-420	$1,383,790	$57,760	$1,441,550	$965,989	67.01%
Information Technology	10-430	$748,179	$116,720	$864,899	$670,814	77.56%
Finance	10-440	$1,061,115	-$24,205	$1,036,910	$841,138	81.12%
Economic Development	10-450	$308,508	$41,421	$349,929	$176,125	50.33%
Planning	10-490	$1,863,375	$679,745	$2,543,120	$1,051,797	41.36%
Public Buildings & Grounds	10-500	$782,615	$189,330	$971,945	$492,558	50.68%
Police	10-510	$5,042,786	$508,380	$5,551,166	$4,209,280	75.83%
Fire Services	10-530	$25,000	$0	$25,000	$20,178	80.71%
Public Works	10-560	$3,964,574	$7,850	$3,972,424	$2,611,707	65.75%
Streets	10-570	$1,394,045	$66,670	$1,460,715	$1,047,531	71.71%
Stormwater	10-580	$0	$700	$700	$678	96.90%
Parks & Recreation	10-620	$1,637,700	$22,045	$1,659,745	$1,236,259	74.48%
Non-Departmental	10-660	$6,163,416	$1,059,029	$7,222,445	$4,066,831	56.31%
Special Appropriation	10-690	$5,500	$0	$5,500	$2,500	45.45%
Total		**$24,561,474**	**$2,724,345**	**$27,285,819**	**$17,529,680**	**64.24%**


General Fund
Year-to-Date Expenditures - By Department
Monthly Benchmark
March 2026
100.00%
90.00%
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
75.82%
67.01%
77.56%
81.12%
50.33%
41.36%
50.68%
75.83%
80.71%
65.75%
71.71%
96.90%
74.48%
56.31%
45.45%
Governing Body
Administration
Information Technology
Finance
Economic Development
Planning
Public Buildings & Grounds
Police
Fire Services
Public Works
Streets
Stormwater
Parks & Recreation
Non-Departmental
Special Appropriation
Expenditures
Benchmark

General Fund
Year-to-Date Expenditures - By Department
March 2026



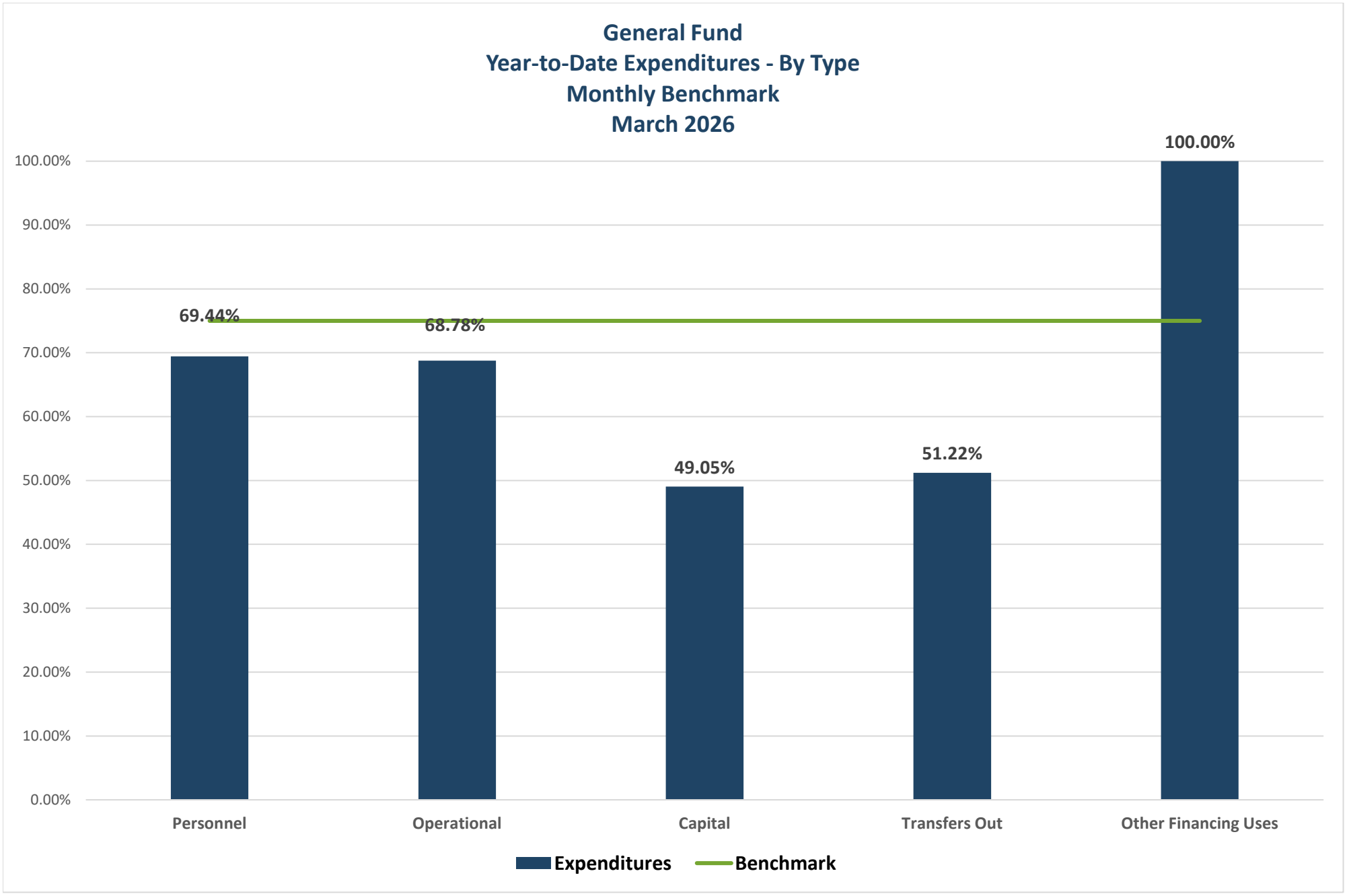
General Fund
Year-to-Date Expenditures - By Department
Without Transfers
March 2026



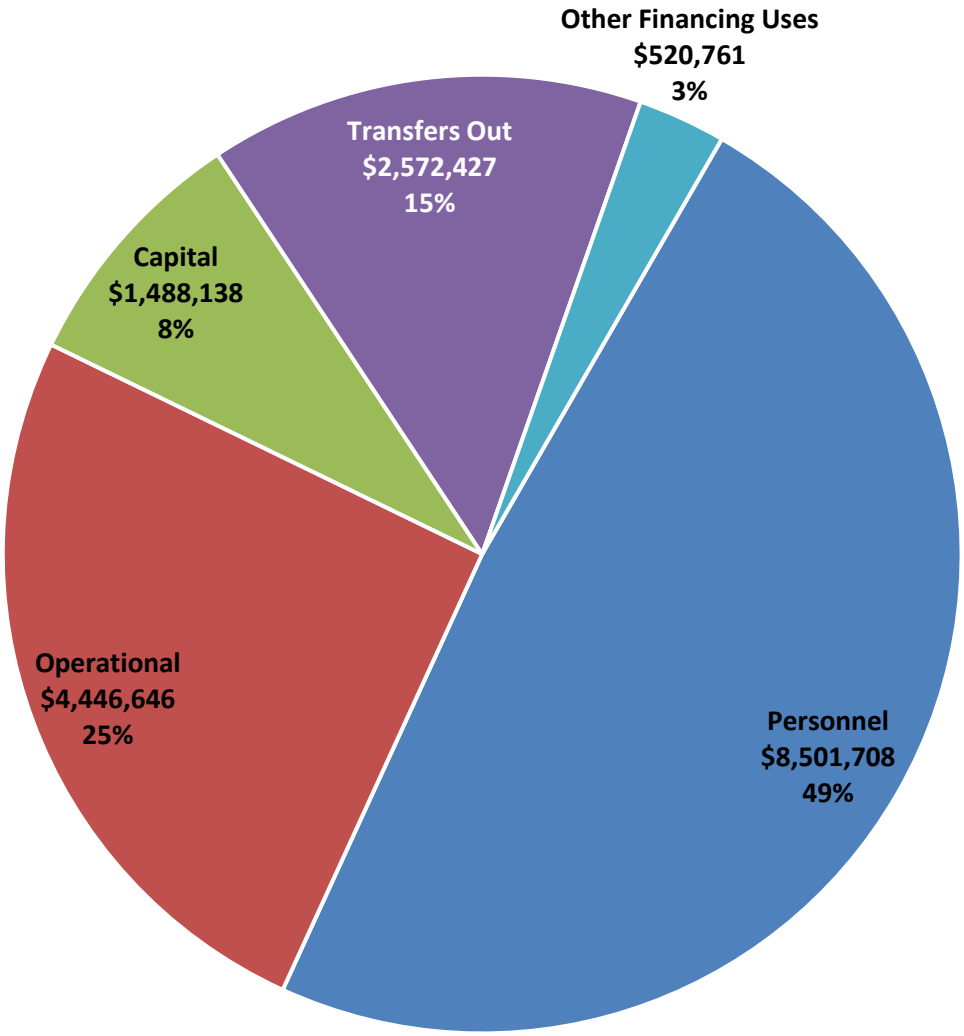
Town Of Wendell
Fiscal Year 2025-2026
General Fund
March 2026

TYPE	*ADOPTED BUDGET*	*AMENDED BUDGET*	*MODIFIED BUDGET*	*YTD EXPENSES*	*PERCENTAGE*
Personnel	$12,675,500	-$431,845	$12,243,655	$8,501,708	69.44%
Operational	$6,242,696	$222,354	$6,465,050	$4,446,646	68.78%
Capital	$1,691,447	$1,342,752	$3,034,199	$1,488,138	49.05%
Transfers Out	$3,951,831	$1,070,304	$5,022,135	$2,572,427	51.22%
Other Financing Uses	$0	$520,780	$520,780	$520,761	100.00%
Total	**$24,561,474**	**$2,724,345**	**$27,285,819**	**$17,529,680**	**64.24%**

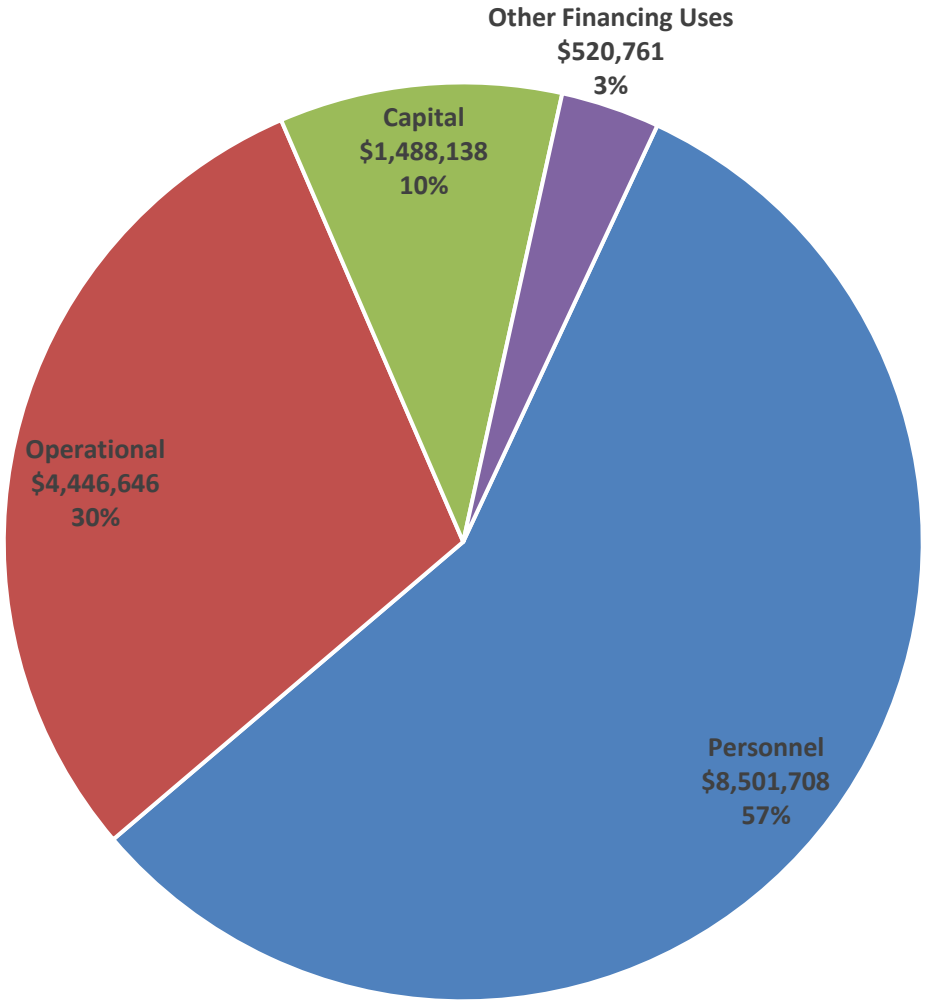
NOTE: Other Financing Uses/Sources to be adjusted in budget amendment.


General Fund
Year-to-Date Expenditures - By Type
Monthly Benchmark
March 2026
100.00%
90.00%
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
69.44%
68.78%
49.05%
51.22%
100.00%
Personnel
Operational
Capital
Transfers Out
Other Financing Uses
Expenditures
Benchmark

General Fund
Year-to-Date Expenditures - By Type
March 2026



General Fund
Year-to-Date Expenditures - By Type
Without Transfers
March 2026

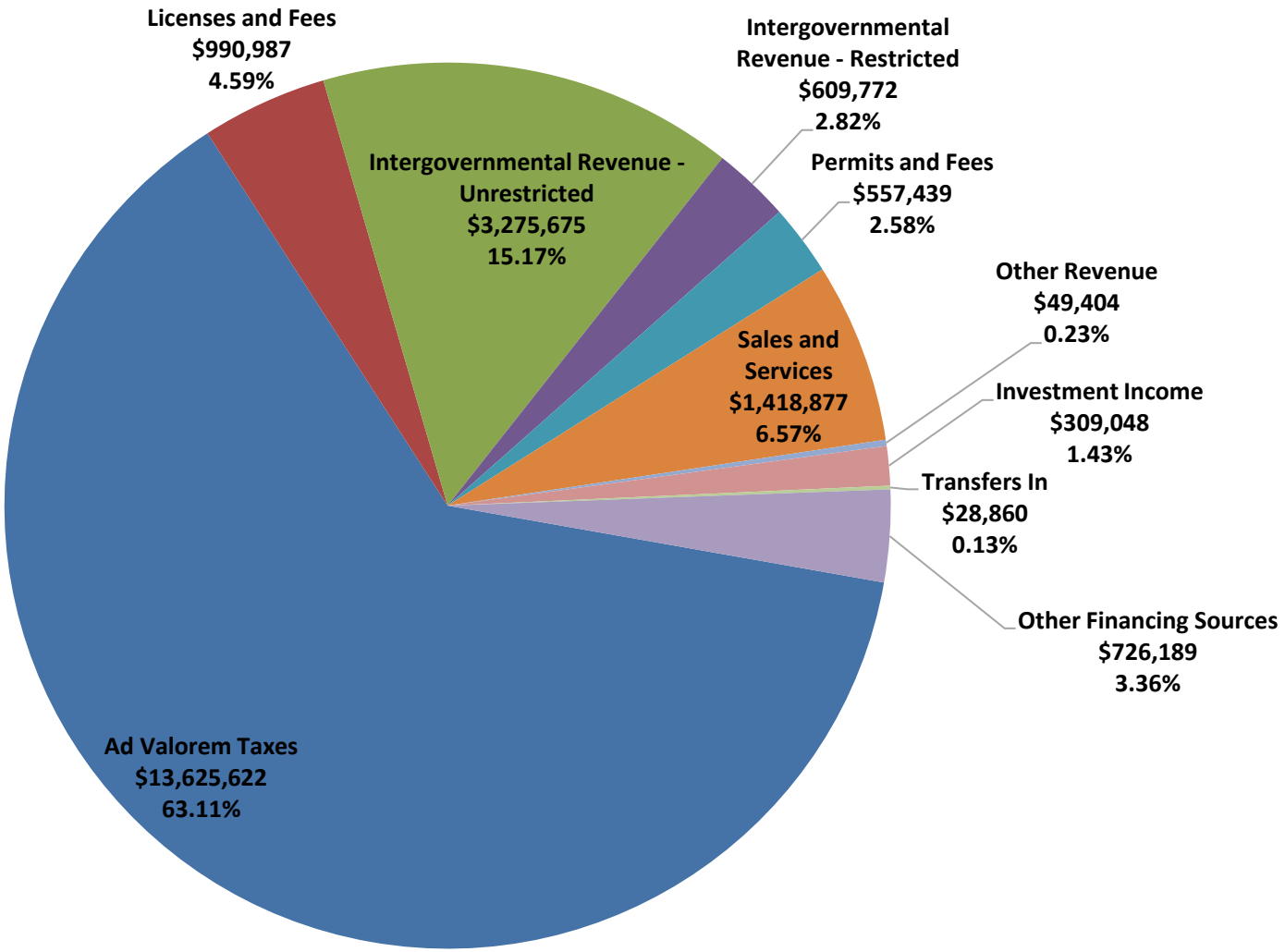


Town Of Wendell
Fiscal Year 2025-2026
General Fund
March 2026

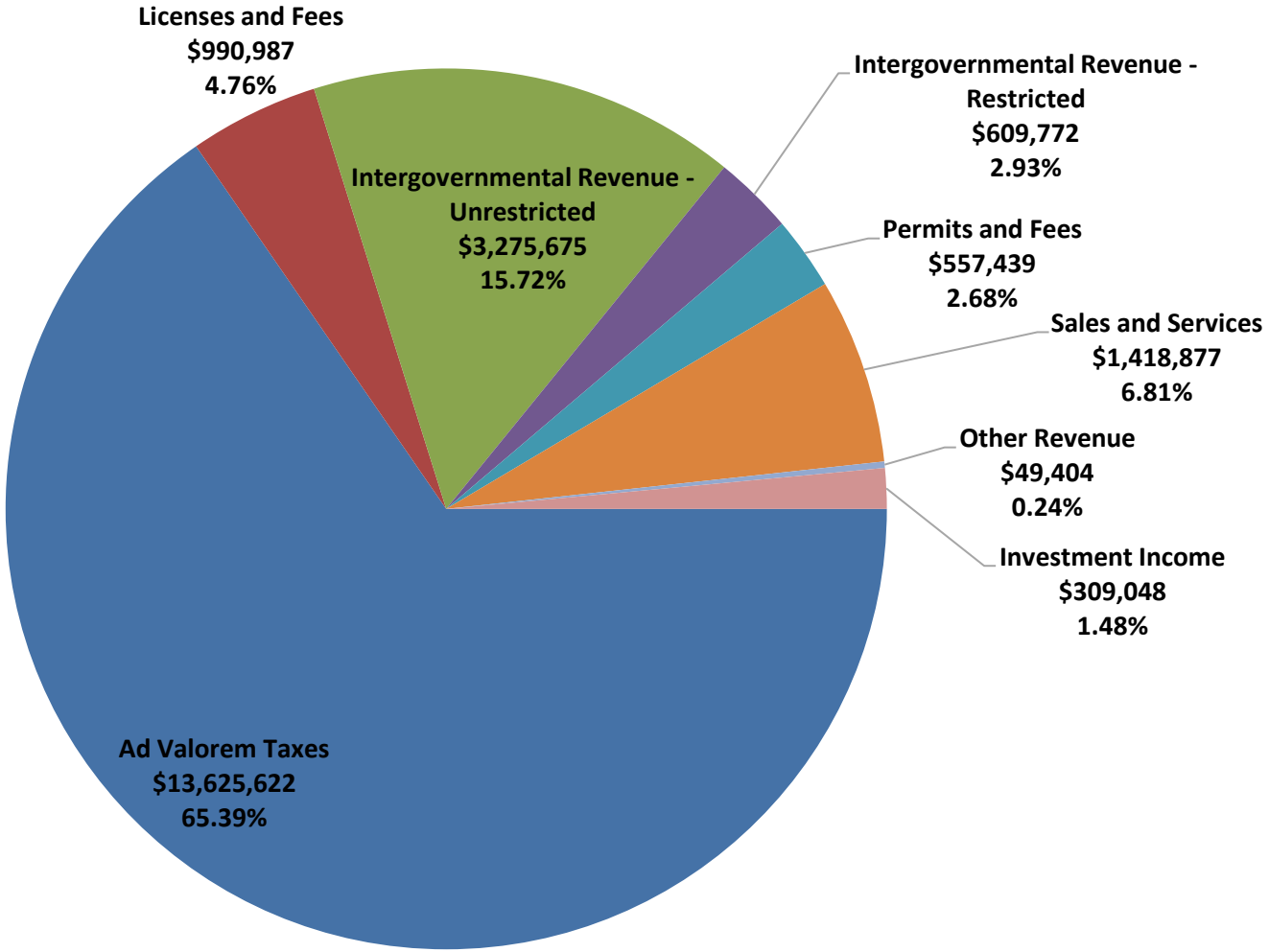
CATEGORY	ADOPTED BUDGET	AMENDED BUDGET	ANTICIPATED BUDGET	YTD REVENUES	PERCENTAGE
Ad Valorem Taxes	$13,130,000	$455,840	$13,585,840	$13,625,622	100.29%
Licenses and Fees	$1,385,975	$42,120	$1,428,095	$990,987	69.39%
Intergovernmental Revenue - Unrestricted	$5,270,600	-$3,000	$5,267,600	$3,275,675	62.19%
Intergovernmental Revenue - Restricted	$694,164	$90,625	$784,789	$609,772	77.70%
Permits and Fees	$645,750	$116,655	$762,405	$557,439	73.12%
Sales and Services	$2,597,800	$601,375	$3,199,175	$1,418,877	44.35%
Other Revenue	$4,900	$24,840	$29,740	$49,404	166.12%
Investment Income	$400,000	$0	$400,000	$309,048	77.26%
Transfers In	$0	$38,485	$38,485	$28,860	74.99%
Other Financing Sources	$0	$726,180	$726,180	$726,189	100.00%
Debt Proceeds	$115,000	$0	$115,000	$0	0.00%
Fund Balance Appropriations	$317,285	$631,225	$948,510	$0	0.00%
Total	**$24,561,474**	**$2,724,345**	**$27,285,819**	**$21,591,874**	**79.13%**

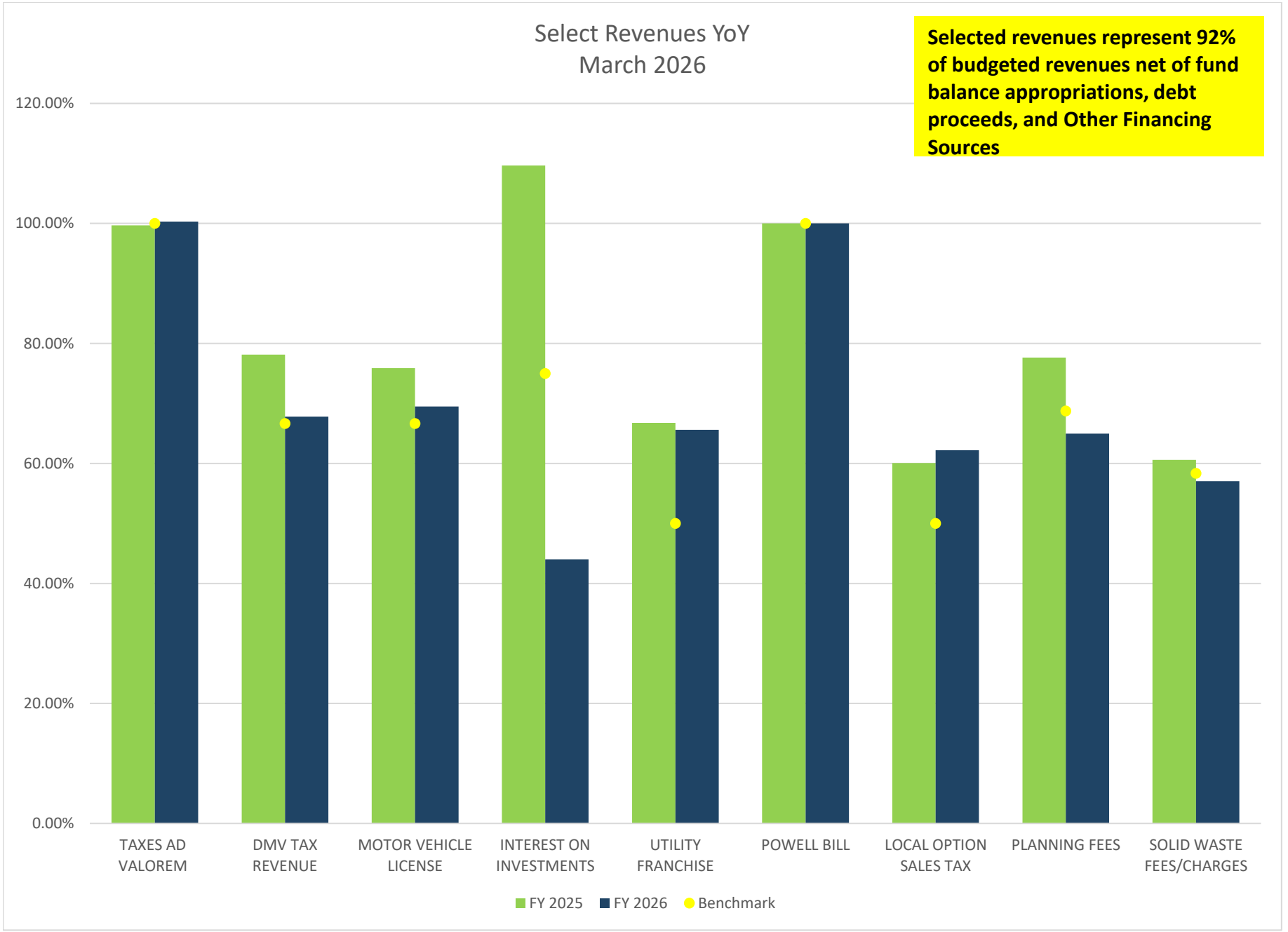
NOTE: Other Financing Uses/Sources to be adjusted in budget amendment.

General Fund
Year-to-Date Revenues - By Type
March 2026



General Fund
Year-to-Date Revenues - By Type
Without Transfers/Debt Proceeds/Other Financing Sources/Fund Balance
March 2026




Select Revenues YoY
March 2026
Selected revenues represent 92% of budgeted revenues net of fund balance appropriations, debt proceeds, and Other Financing Sources
120.00%
100.00%
80.00%
60.00%
40.00%
20.00%
0.00%
TAXES AD VALOREM
DMV TAX REVENUE
MOTOR VEHICLE LICENSE
INTEREST ON INVESTMENTS
UTILITY FRANCHISE
POWELL BILL
LOCAL OPTION SALES TAX
PLANNING FEES
SOLID WASTE FEES/CHARGES
FY 2025
FY 2026
Benchmark

Town Of Wendell
Fiscal Year 2025-2026
Debt Service Fund
March 2026

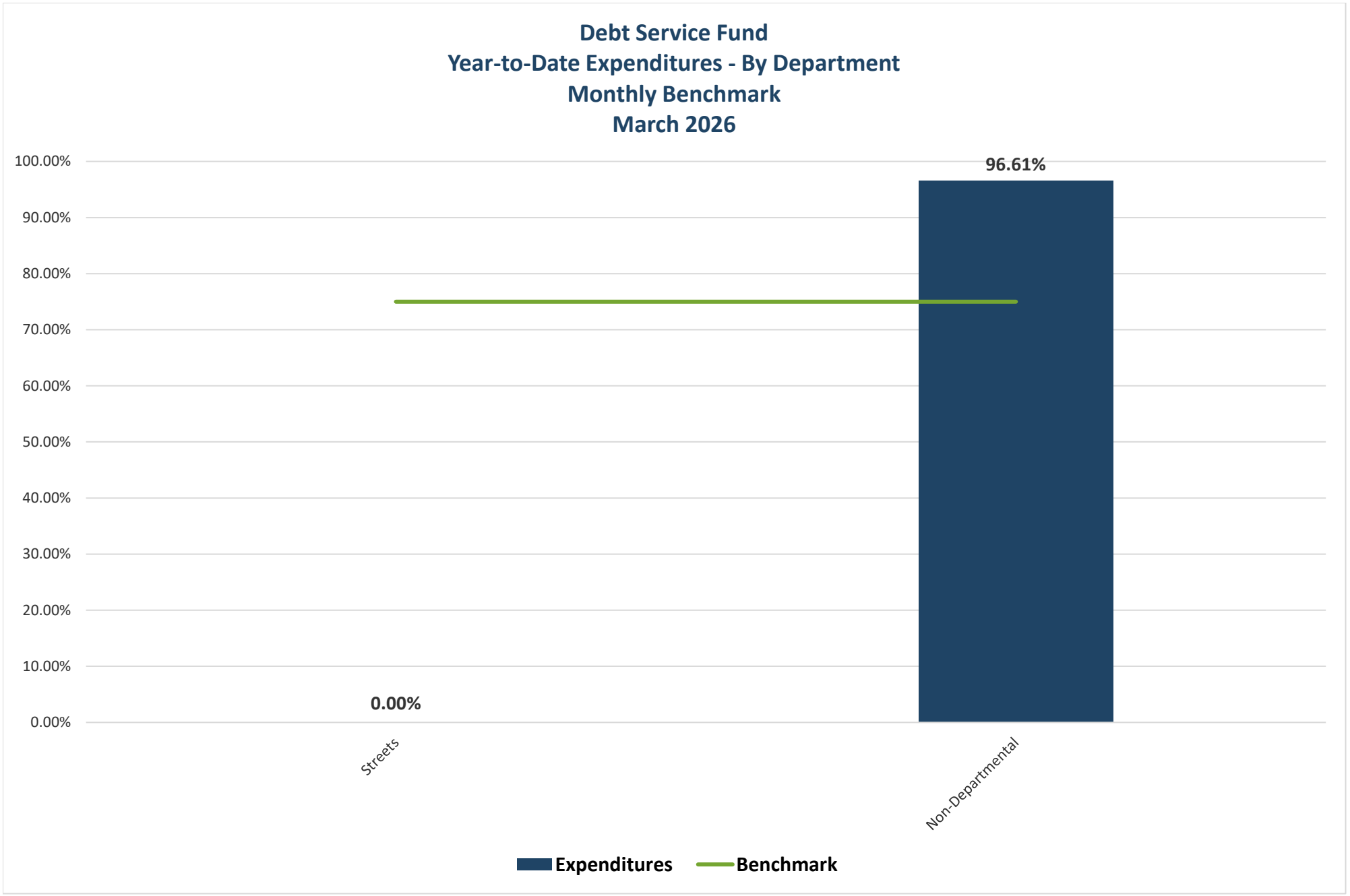
DEPARTMENT	ACCOUNT	ADOPTED BUDGET	AMENDED BUDGET	MODIFIED BUDGET	YTD EXPENSES	PERCENTAGE
Streets	20-570	$119,740	$0	$119,740	$0	0.00%
Non-Departmental	20-660	$1,780,051	$2,300	$1,782,351	$1,721,970	96.61%
Total		**$1,899,791**	**$2,300**	**$1,902,091**	**$1,721,970**	**90.53%**

Town Of Wendell
Fiscal Year 2025-2026
Debt Service Fund
March 2026

Debt Type	*Lender*	*Purpose*	*FY 2026 Obligation*	*Payment Month*	*Final Payment*	*Remaining Payments*
Installment Financing Agreement	Truist	See Footnote (1)	$110,564	July 2025	FY 2027	1
Installment Financing Agreement	KS Bank	Street Resurfacing	$119,740	May 2026	FY 2031	6
Installment Financing Agreement	Truist	See Footnote (2)	$925,110	October 2025	FY 2037	11
Installment Financing Agreement	Webster Bank	Public Works Yard	$686,299	July 2025	FY 2045	19
General Obligation Bond	Webster Bank	Parks & Recreation	$0		FY 2046	20
		Total	**$1,841,713**			

(1) Construction of Lighted Multi-Purpose Field, Installation of Concrete Walking Paths in Wendell Community Park, Resurfacing of Tennis Court, Purchase of Police Station Property and Facility Upgrades, Installation of Town-wide Wayfinding Signage.

(2) Construction of Town Hall, Landing View Drive Road Exension, Construction of Hollybrook Park, Neighborhood Improvement Program, Future Police Station Property Acquisition

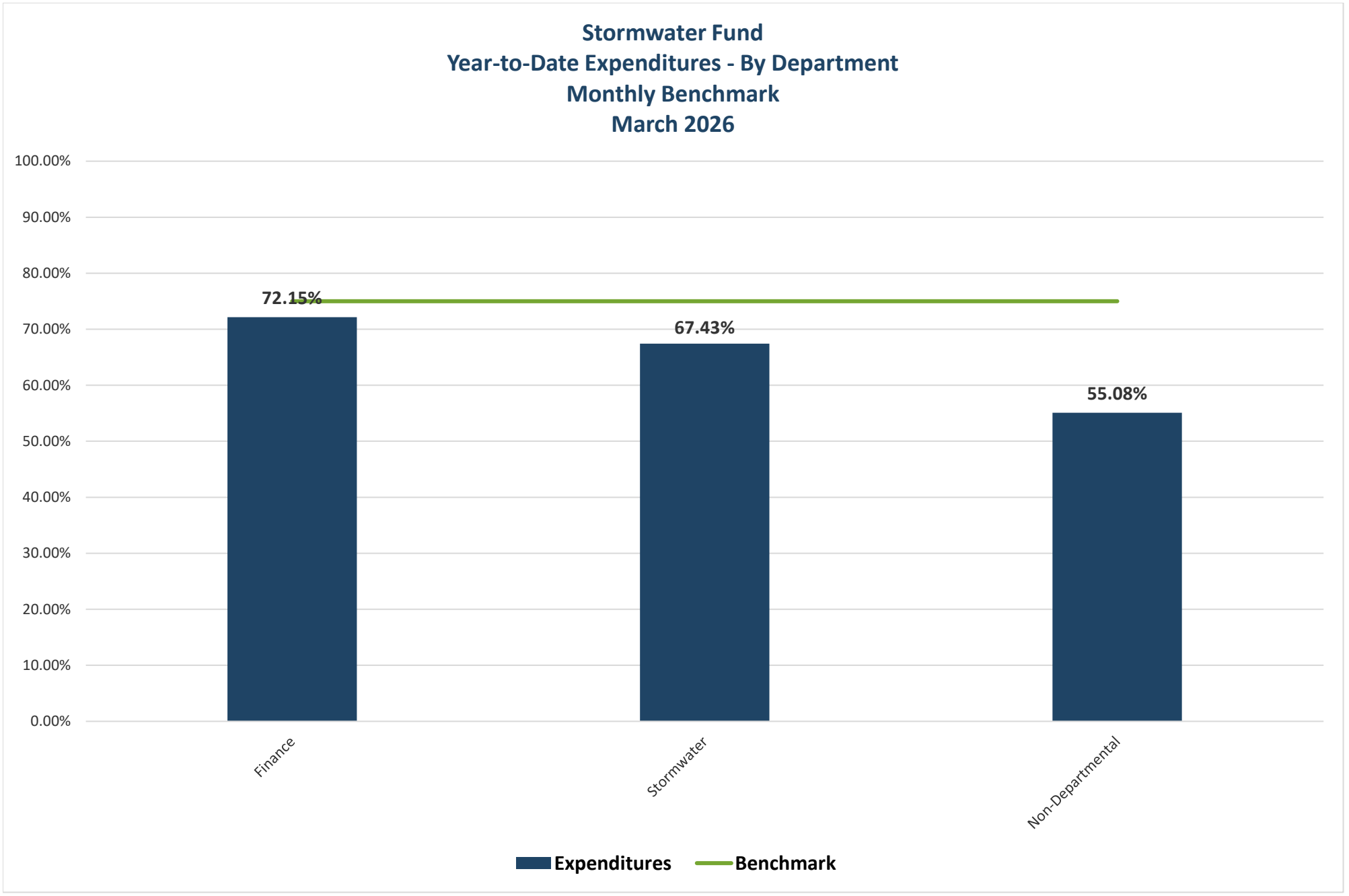

Debt Service Fund
Year-to-Date Expenditures - By Department
Monthly Benchmark
March 2026
100.00%
90.00%
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
96.61%
0.00%
Streets
Non-Departmental
Expenditures
Benchmark

Town Of Wendell
Fiscal Year 2025-2026
Debt Service Fund
March 2026

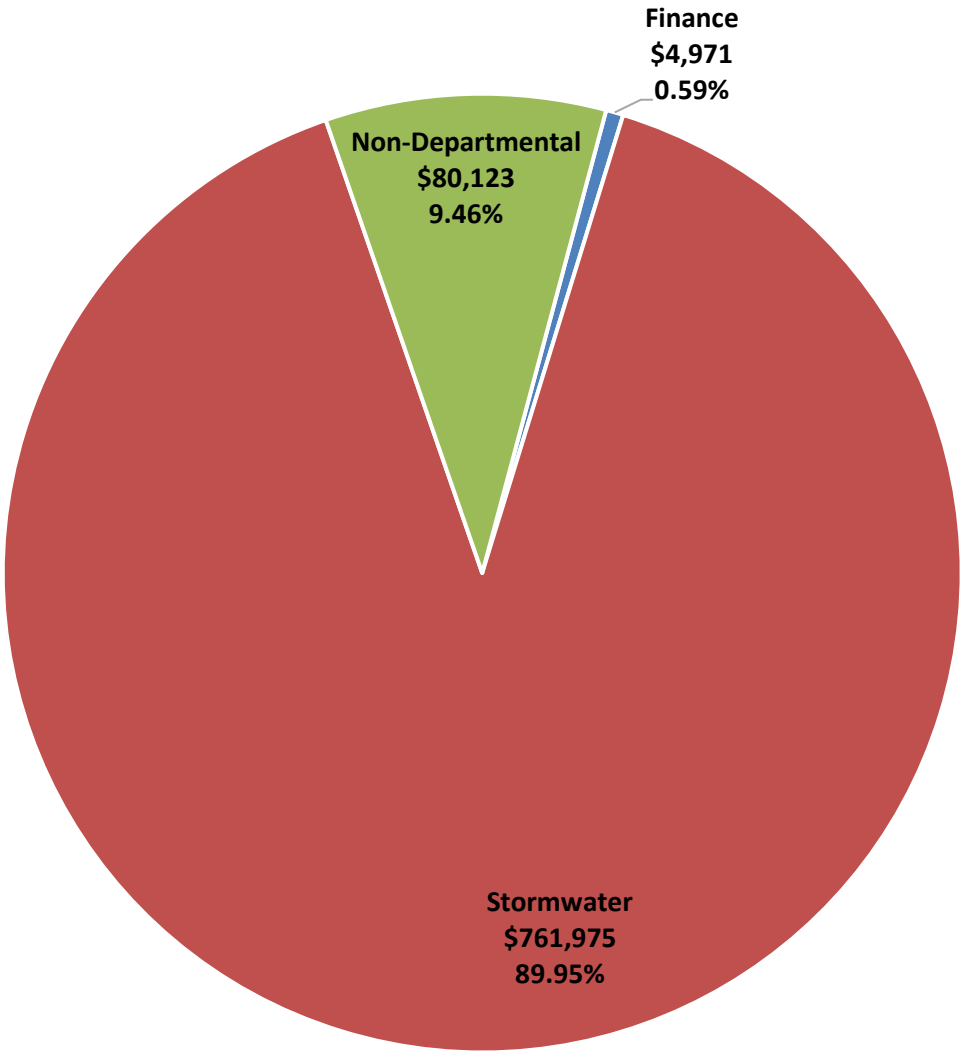
CATEGORY	*ADOPTED BUDGET*	*AMENDED BUDGET*	*ANTICIPATED BUDGET*	*YTD REVENUES*	*PERCENTAGE*
Investment Income	$0	$2,300	$2,300	$2,254	98.01%
Transfers In	$1,899,791	$0	$1,899,791	$1,841,710	96.94%
Total	**$1,899,791**	**$2,300**	**$1,902,091**	**$1,843,964**	**96.94%**

Town Of Wendell
Fiscal Year 2025-2026
Stormwater Fund
March 2026

DEPARTMENT	ACCOUNT	ADOPTED BUDGET	AMENDED BUDGET	MODIFIED BUDGET	YTD EXPENSES	PERCENTAGE
Finance	34-440	$0	$6,890	$6,890	$4,971	72.15%
Stormwater	34-580	$853,380	$276,705	$1,130,085	$761,975	67.43%
Non-Departmental	34-660	$95,700	$49,760	$145,460	$80,123	55.08%
Total		**$ 949,080**	**$ 333,355**	**$ 1,282,435**	**$ 847,069**	**66.05%**

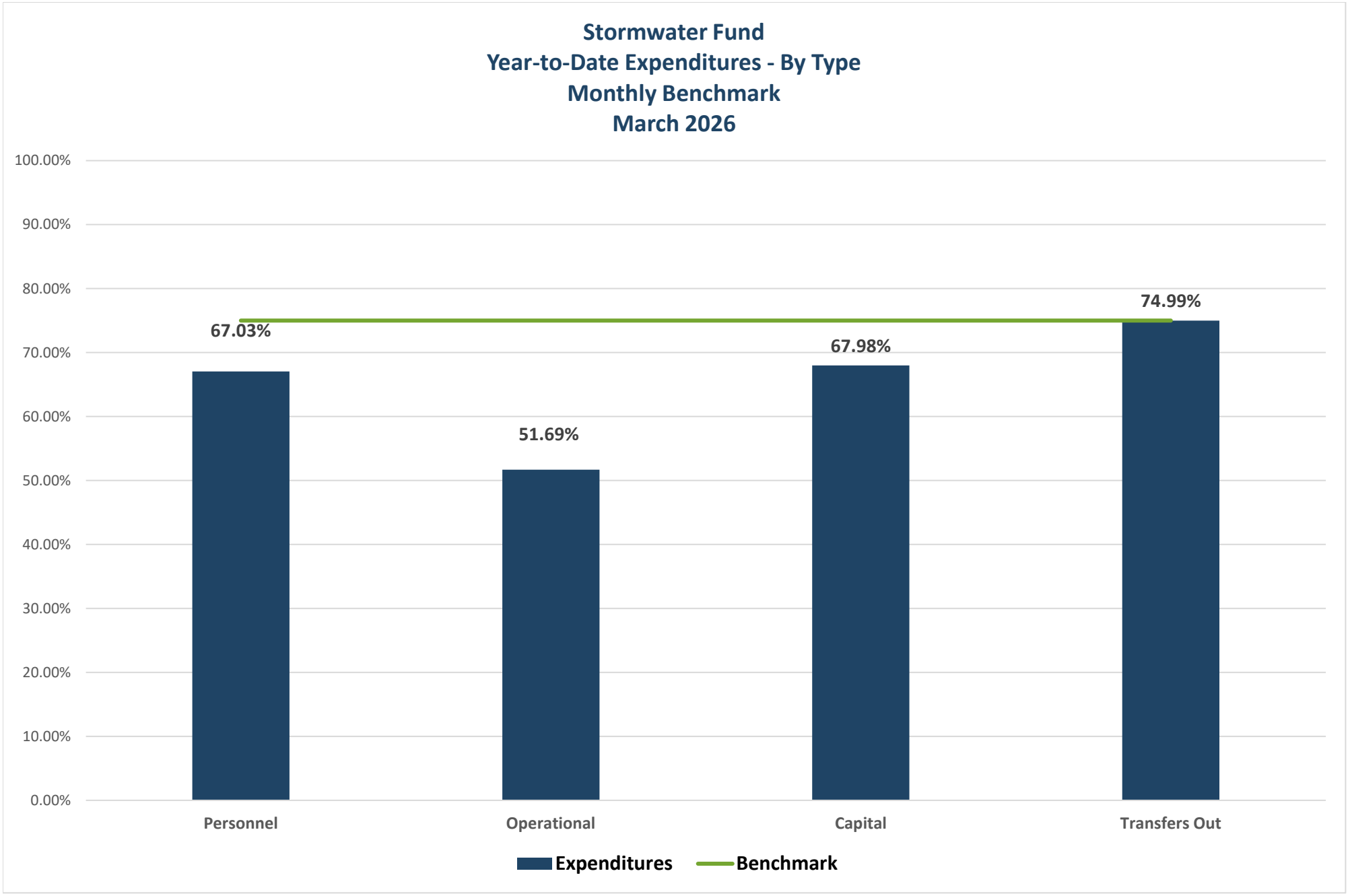

Stormwater Fund
Year-to-Date Expenditures - By Department
Monthly Benchmark
March 2026
100.00%
90.00%
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
72.15%
67.43%
55.08%
Finance
Stormwater
Non-Departmental
Expenditures
Benchmark

Stormwater Fund
Year-to-Date Expenditures - By Department
March 2026

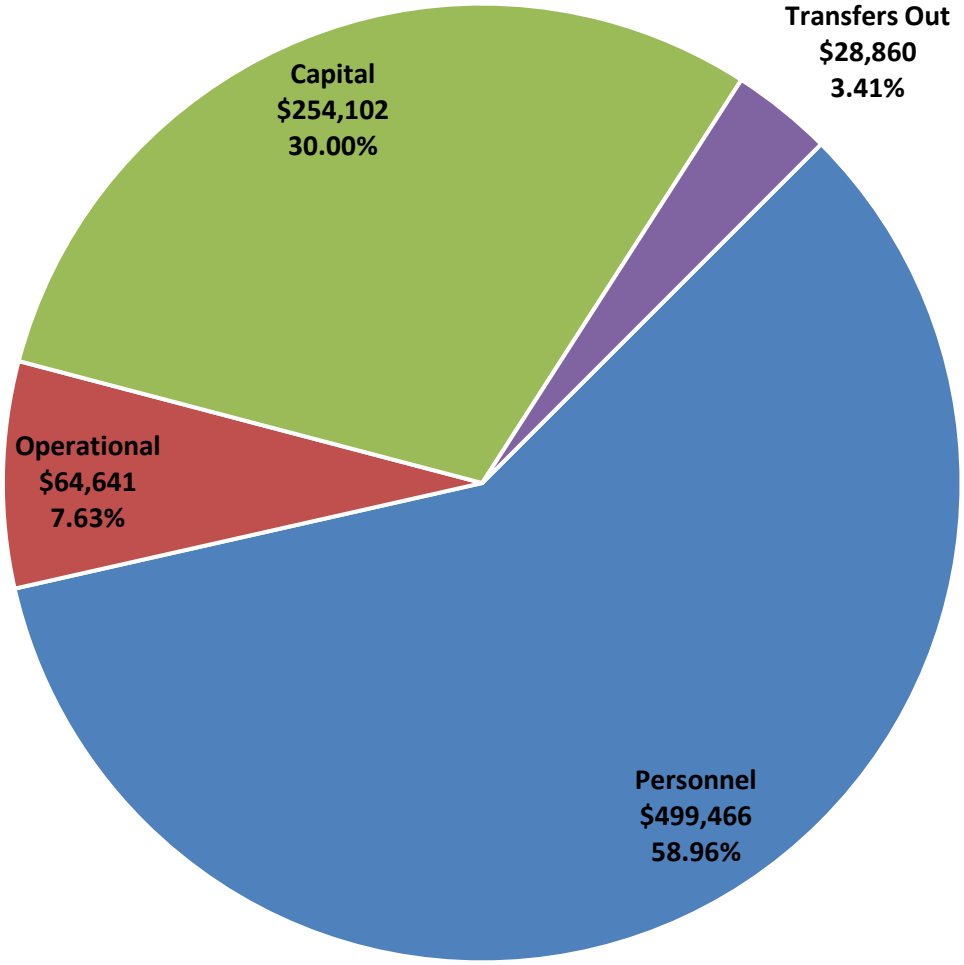


Town Of Wendell
Fiscal Year 2025-2026
Stormwater Fund
March 2026

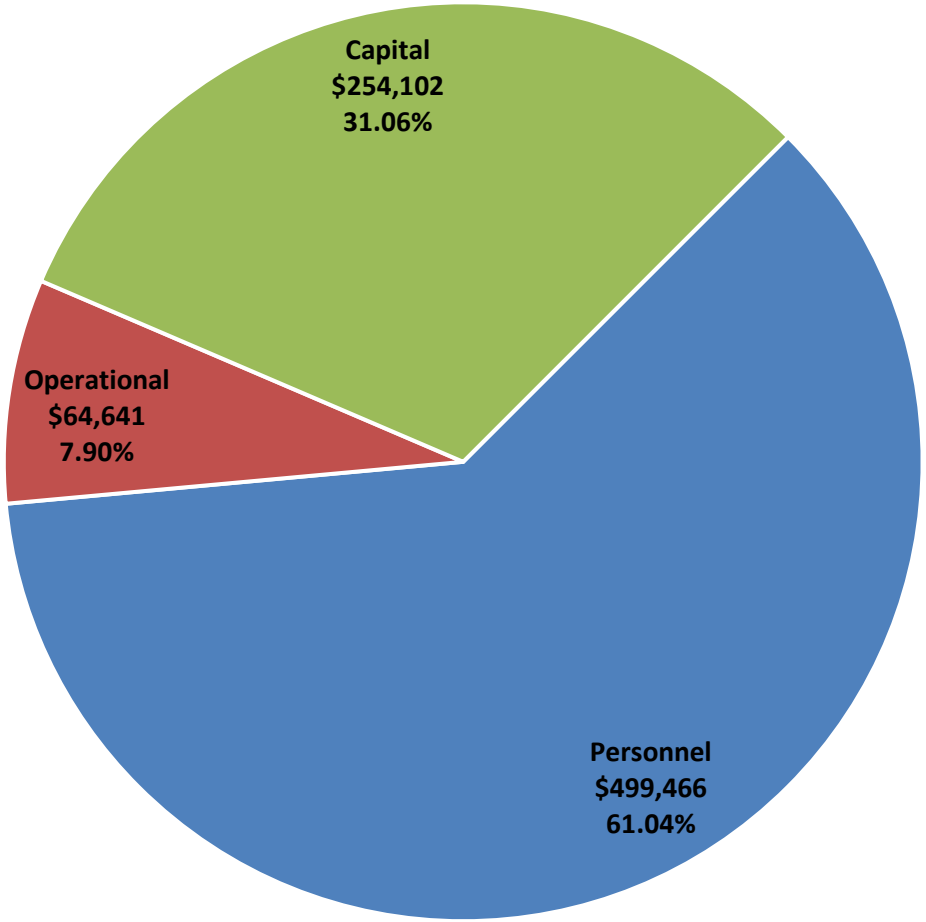
TYPE	ADOPTED BUDGET	AMENDED BUDGET	MODIFIED BUDGET	YTD EXPENSES	PERCENTAGE
Personnel	$540,700	$204,415	$745,115	$499,466	67.03%
Operational	$81,380	$43,675	$125,055	$64,641	51.69%
Capital	$327,000	$46,780	$373,780	$254,102	67.98%
Transfers Out	$0	$38,485	$38,485	$28,860	74.99%
Total	**$ 949,080**	**$ 333,355**	**$ 1,282,435**	**$ 847,069**	**66.05%**


Stormwater Fund
Year-to-Date Expenditures - By Type
Monthly Benchmark
March 2026
100.00%
90.00%
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
67.03%
51.69%
67.98%
74.99%
Personnel
Operational
Capital
Transfers Out
Expenditures
Benchmark

Stormwater Fund
Year-to-Date Expenditures - By Type
March 2026



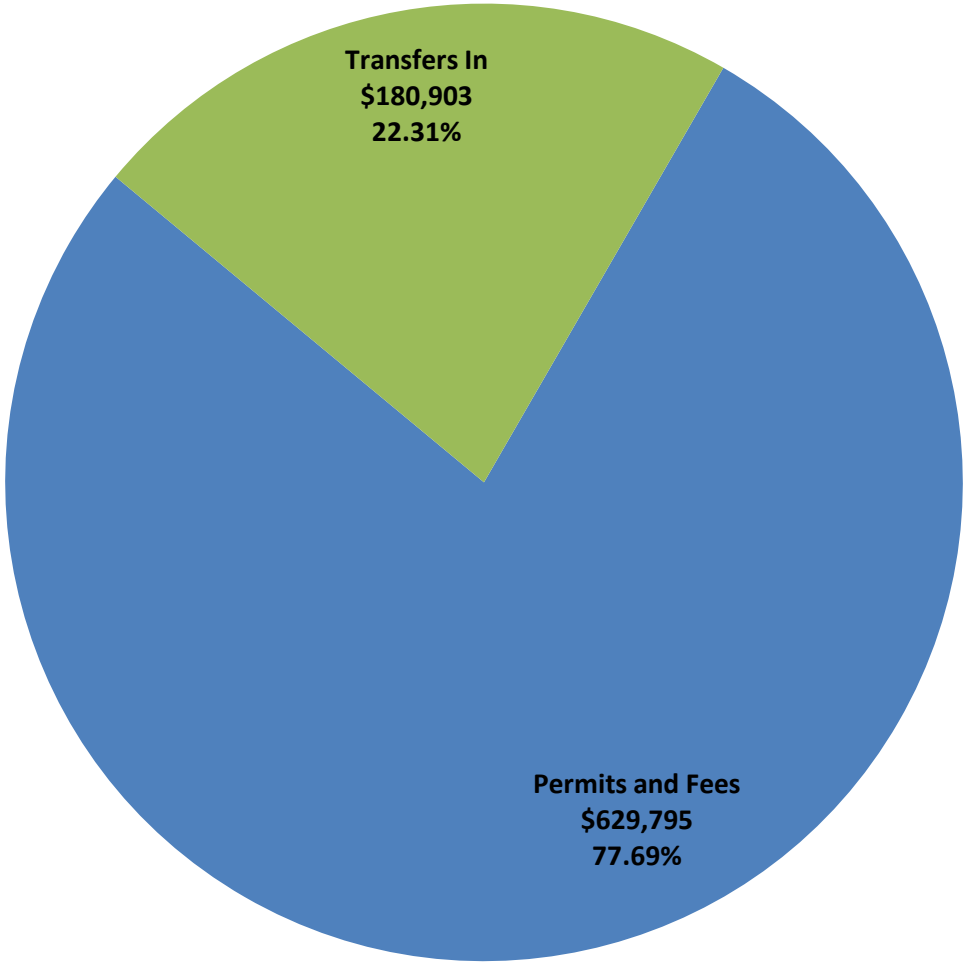
Stormwater Fund
Year-to-Date Expenditures - By Type
Without Transfers
March 2026



Town Of Wendell
Fiscal Year 2025-2026
Stormwater Fund
March 2026

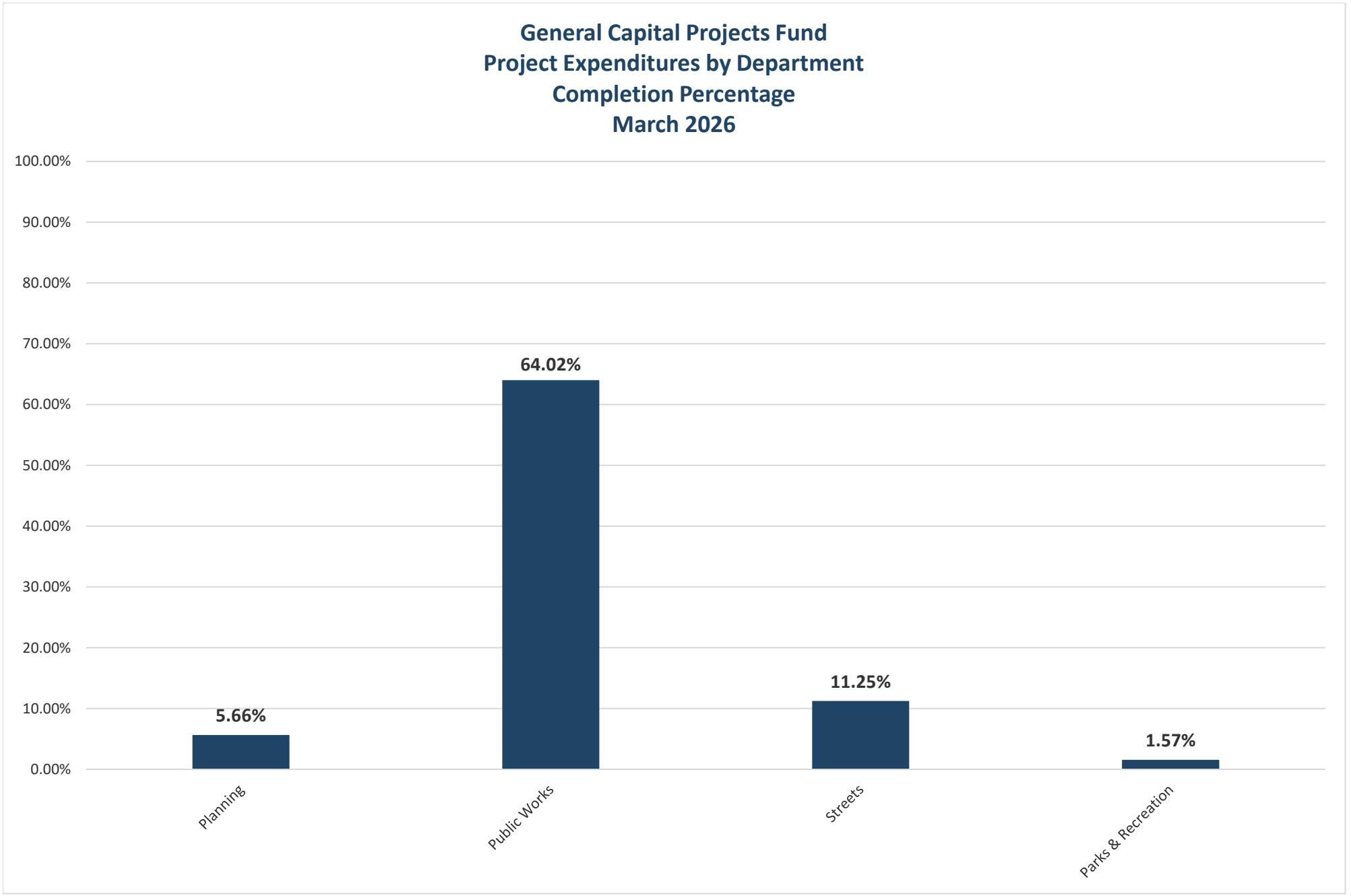
CATEGORY	*ADOPTED BUDGET*	*AMENDED BUDGET*	*ANTICIPATED BUDGET*	*YTD REVENUES*	*PERCENTAGE*
Permits and Fees	$584,000	$32,240	$616,240	$629,795	102.20%
Investment Income	$0	$0	$0	$0	0.00%
Transfers In	$365,080	$265,215	$630,295	$180,903	28.70%
Total	**$949,080**	**$297,455**	**$1,246,535**	**$810,698**	**65.04%**

Stormwater Fund
Year-to-Date Revenues - By Type
March 2026

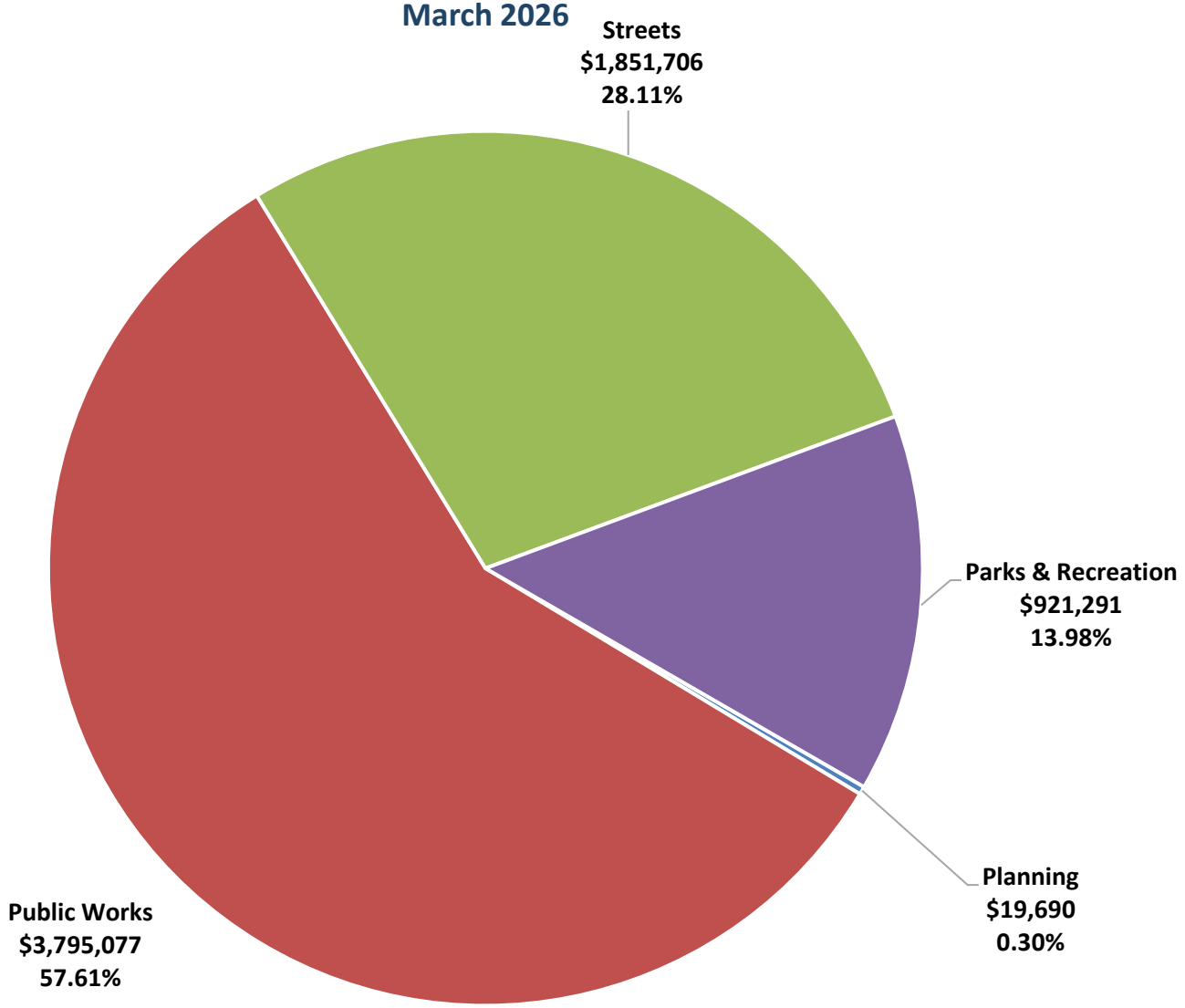


Town Of Wendell
Fiscal Year 2025-2026
General Capital Projects Fund
March 2026

DEPARTMENT	ACCOUNT	ADOPTED BUDGET	AMENDED BUDGET	MODIFIED BUDGET	YTD EXPENSES	PERCENTAGE
Planning	70-490	$400,000	-$52,000	$348,000	$19,690	5.66%
Public Works	70-560	$6,000,000	-$71,611	$5,928,389	$3,795,077	64.02%
Streets	70-570	$16,336,848	$126,784	$16,463,632	$1,851,706	11.25%
Parks & Recreation	70-620	$56,075,338	$2,494,547	$58,569,885	$921,291	1.57%
Total		**$ 78,812,186**	**$ 2,497,720**	**$ 81,309,906**	**$ 6,587,764**	**8.10%**

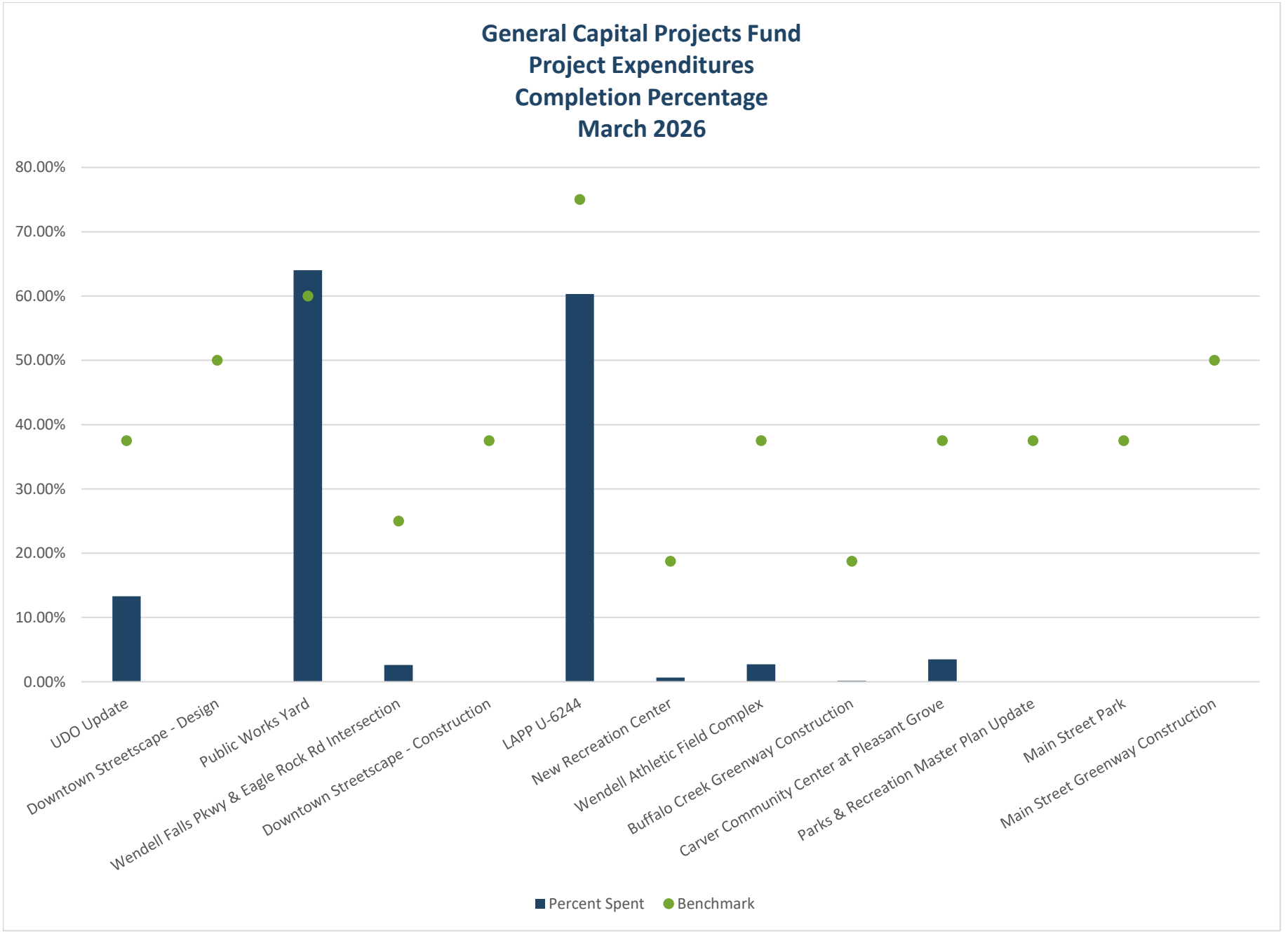

General Capital Projects Fund
Project Expenditures by Department
Completion Percentage
March 2026
100.00%
90.00%
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
5.66%
64.02%
11.25%
1.57%
Planning
Public Works
Streets
Parks & Recreation

General Capital Projects Fund
Year-to-Date Expenditures - By Department
March 2026



Town Of Wendell
Fiscal Year 2025-2026
General Capital Projects Fund
March 2026

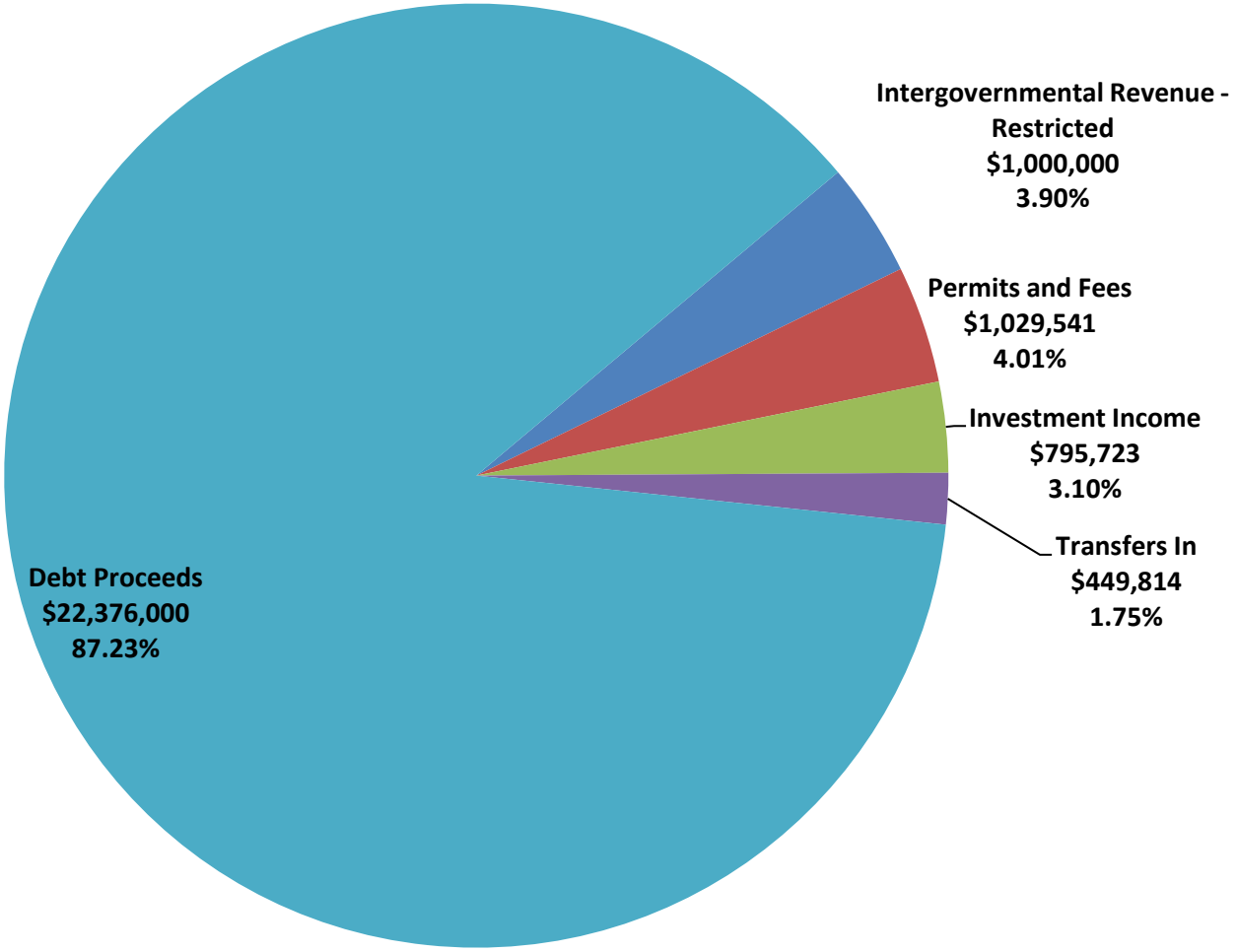
DEPARTMENT	ACCOUNT	ADOPTED BUDGET	AMENDED BUDGET	MODIFIED BUDGET	TOTAL EXPENSES	PERCENTAGE
UDO Update	70-490	$200,000	-$52,000	$148,000	$19,690	13.30%
Downtown Streetscape - Design	70-490	$200,000	$0	$200,000	$0	0.00%
Public Works Yard	70-560	$6,000,000	-$71,611	$5,928,389	$3,795,077	64.02%
Wendell Falls Pkwy & Eagle Rock Rd Intersection	70-570	$12,427,715	$0	$12,427,715	$322,330	2.59%
Downtown Streetscape - Construction	70-570	$1,500,000	$0	$1,500,000	$0	0.00%
LAPP U-6244	70-570	$2,409,133	$126,784	$2,535,917	$1,529,376	60.31%
New Recreation Center	70-620	$25,600,000	$98,250	$25,698,250	$165,232	0.64%
Wendell Athletic Field Complex	70-620	$13,165,338	$350,200	$13,515,538	$366,986	2.72%
Buffalo Creek Greenway Construction	70-620	$5,750,000	-$157,855	$5,592,145	$8,751	0.16%
Carver Community Center at Pleasant Grove	70-620	$9,600,000	$1,296,197	$10,896,197	$380,321	3.49%
Parks & Recreation Master Plan Update	70-620	$100,000	$0	$100,000	$0	0.00%
Main Street Park	70-620	$1,650,000	$0	$1,650,000	$0	0.00%
Main Street Greenway Construction	70-620	$210,000	$907,755	$1,117,755	$0	0.00%
Total		**$ 78,812,186**	**$ 2,497,720**	**$ 81,309,906**	**$ 6,587,764**	**8.10%**


General Capital Projects Fund
Project Expenditures
Completion Percentage
March 2026
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
UDO Update
Downtown Streetscape - Design
Public Works Yard
Wendell Falls Pkwy & Eagle Rock Rd Intersection
Downtown Streetscape - Construction
LAPP U-6244
New Recreation Center
Wendell Athletic Field Complex
Buffalo Creek Greenway Construction
Carver Community Center at Pleasant Grove
Parks & Recreation Master Plan Update
Main Street Park
Main Street Greenway Construction
Percent Spent
Benchmark

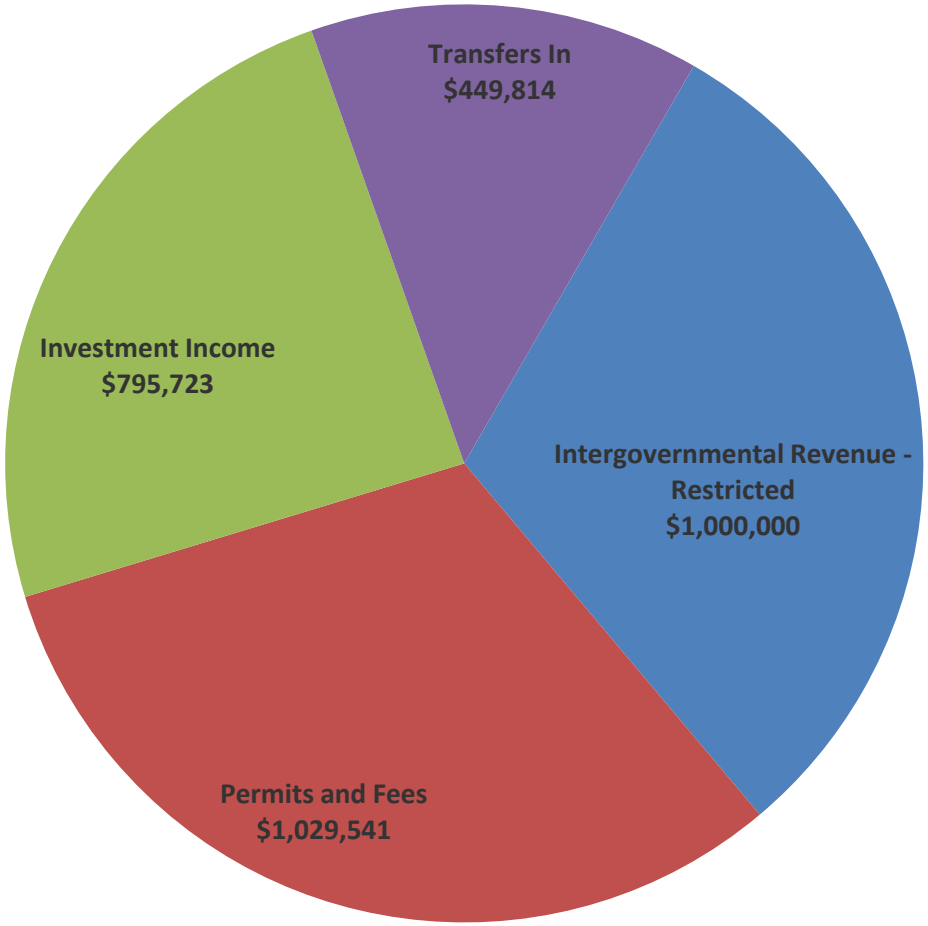
Town Of Wendell
Fiscal Year 2025-2026
General Capital Projects Fund
March 2026

CATEGORY	ADOPTED BUDGET	AMENDED BUDGET	ANTICIPATED BUDGET	YTD REVENUES	PERCENTAGE
Intergovernmental Revenue - Restricted	$9,071,839	$734,536	$9,806,375	$1,000,000	10.20%
Permits and Fees	$6,978,049	-$112,643	$6,865,406	$1,029,541	15.00%
Investment Income	$0	$634,400	$634,400	$795,723	125.43%
Transfers In	$3,086,960	$805,089	$3,892,049	$449,814	11.56%
Debt Proceeds	$59,675,338	$436,338	$60,111,676	$22,376,000	37.22%
Total	**$ 78,812,186**	**$ 2,497,720**	**$ 81,309,906**	**$ 25,651,078**	**31.55%**

General Capital Projects Fund
Year-to-Date Revenues - By Type
March 2026



General Capital Projects Fund
Year-to-Date Revenues - By Type
Without Transfers/Fund Balance/Debt Proceeds
March 2026



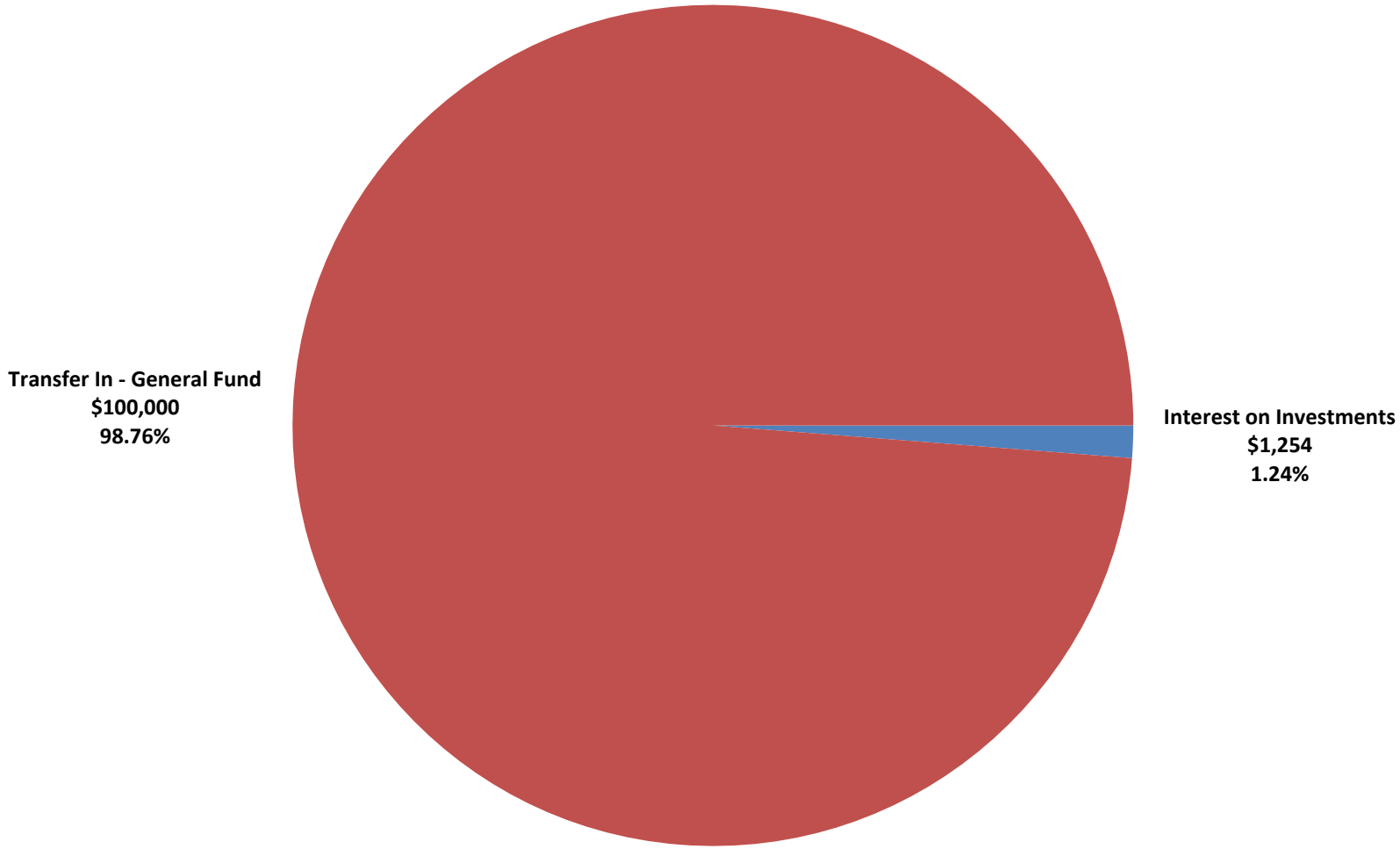
Town Of Wendell
Fiscal Year 2025-2026
Utility Capital Projects Fund
March 2026

DEPARTMENT	*ACCOUNT*	*ADOPTED BUDGET*	*YTD EXPENSES*	*PERCENTAGE*
Northside Dam	74-580	$500,000	$0	0.00%

Town Of Wendell
Fiscal Year 2025-2026
Utility Capital Projects Fund
March 2026

CATEGORY	ADOPTED BUDGET	AMENDED BUDGET	ANTICIPATED BUDGET	YTD REVENUES	PERCENTAGE
Interest on Investments	$0	$0	$0	$1,254	0.00%
Transfer In - General Fund	$100,000	$0	$100,000	$100,000	100.00%
Transfer In - Stormwater Fund	$400,000	$0	$400,000	$0	0.00%
Total	**$500,000**	**$0**	**$500,000**	**$101,254**	**20.25%**

General Capital Projects Fund
Year-to-Date Revenues - By Type
March 2026



Town Of Wendell
Fiscal Year 2025-2026
Cash and Investment Balances - All Funds
March 2026

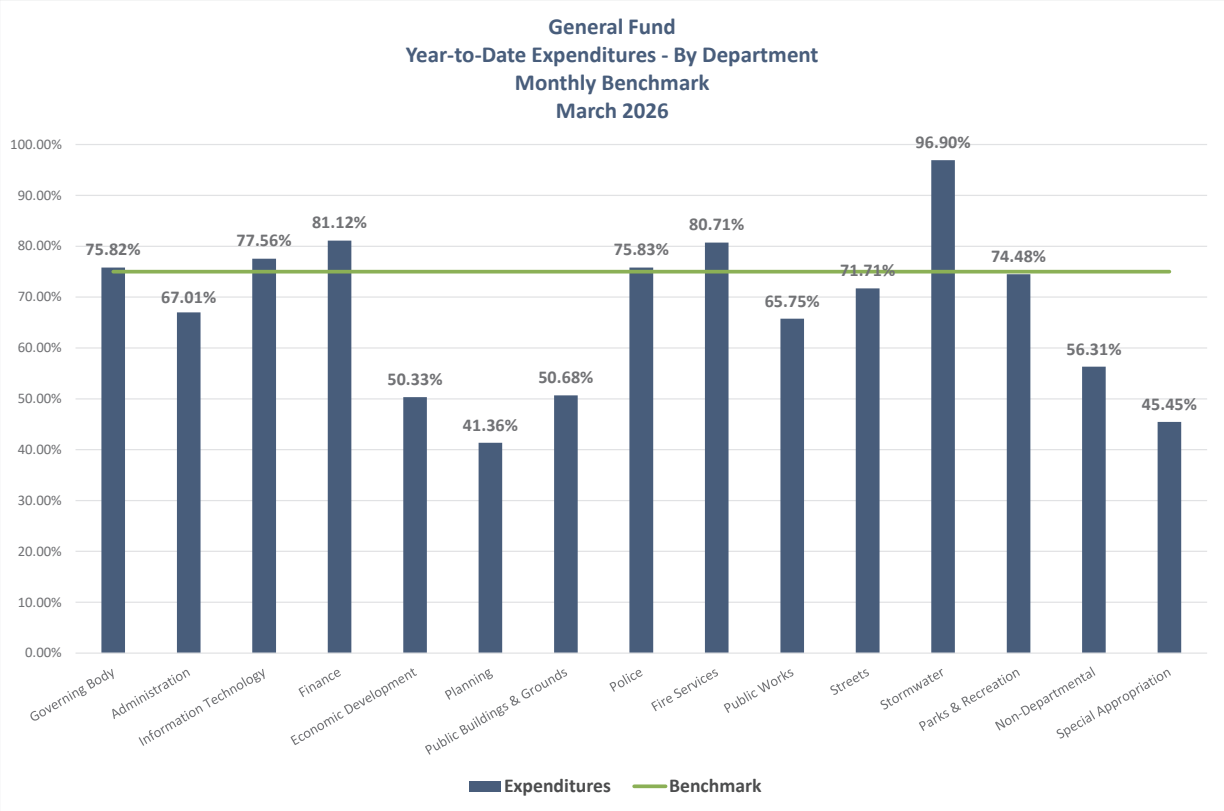
ACCOUNT TYPE/INSTITUTION	
Checking - Interest Bearing	$1,072,838.28
KS Bank	$500,127.39
KS Bank	$572,710.89
Checking - Non Interest Bearing	$11,940.32
KS Bank	$11,940.32
Money Market	$4,961,799.30
KS Bank	$250,499.00
KS Bank	$4,711,300.30
Investment	$38,276,349.53
NCCMT	$11,224,981.33
NCCMT	$2,133,916.56
NCCMT	$22,717,758.74
NCCMT	$121,994.20
NC CLASS	$1,976,764.31
NCIP	$100,934.39
Petty Cash	$100.00
Total Cash and Investments	**$44,323,027.43**

Town Of Wendell
Fiscal Year 2025-2026
Investment Yields
March 2026

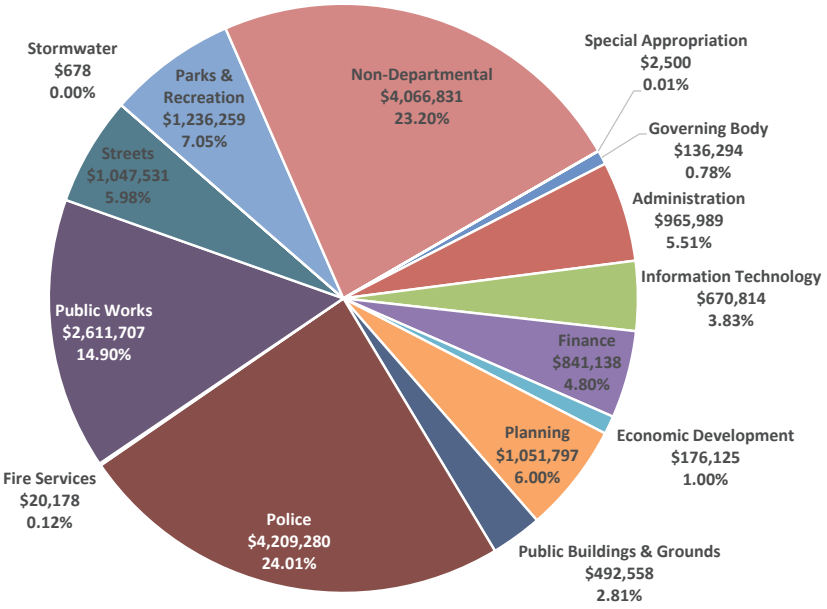
INSTITUTION	*7-Day Yield (February 2026)*	*30-Day Yield (February 2026)*	*30-Day Yield (January 2026)*
NCCMT	3.56%	3.56%	3.58%
NC CLASS	3.7162%	3.7161%	3.7397%
NCIP	3.73%	3.73%	3.77%

Town Of Wendell
Fiscal Year 2025-2026
General Fund
March 2026

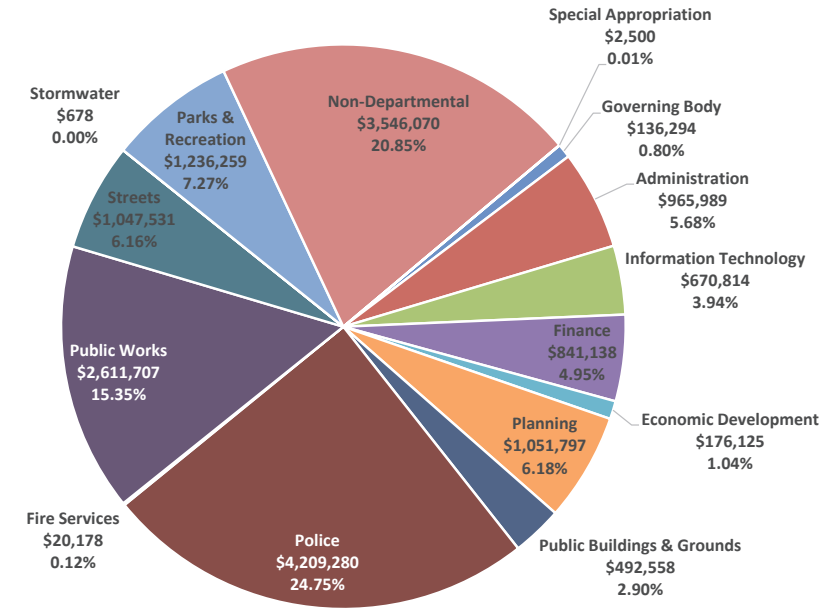
DEPARTMENT	ACCOUNT	ADOPTED BUDGET	AMENDED BUDGET	MODIFIED BUDGET	YTD EXPENSES	PERCENTAGE
Governing Body	10-410	$180,871	-$1,100	$179,771	$136,294	75.82%
Administration	10-420	$1,383,790	$57,760	$1,441,550	$965,989	67.01%
Information Technology	10-430	$748,179	$116,720	$864,899	$670,814	77.56%
Finance	10-440	$1,061,115	-$24,205	$1,036,910	$841,138	81.12%
Economic Development	10-450	$308,508	$41,421	$349,929	$176,125	50.33%
Planning	10-490	$1,863,375	$679,745	$2,543,120	$1,051,797	41.36%
Public Buildings & Grounds	10-500	$782,615	$189,330	$971,945	$492,558	50.68%
Police	10-510	$5,042,786	$508,380	$5,551,166	$4,209,280	75.83%
Fire Services	10-530	$25,000	$0	$25,000	$20,178	80.71%
Public Works	10-560	$3,964,574	$7,850	$3,972,424	$2,611,707	65.75%
Streets	10-570	$1,394,045	$66,670	$1,460,715	$1,047,531	71.71%
Stormwater	10-580	$0	$700	$700	$678	96.90%
Parks & Recreation	10-620	$1,637,700	$22,045	$1,659,745	$1,236,259	74.48%
Non-Departmental	10-660	$6,163,416	$1,059,029	$7,222,445	$4,066,831	56.31%
Special Appropriation	10-690	$5,500	$0	$5,500	$2,500	45.45%
Total		**$24,561,474**	**$2,724,345**	**$27,285,819**	**$17,529,680**	**64.24%**



General Fund
Year-to-Date Expenditures - By Department
March 2026



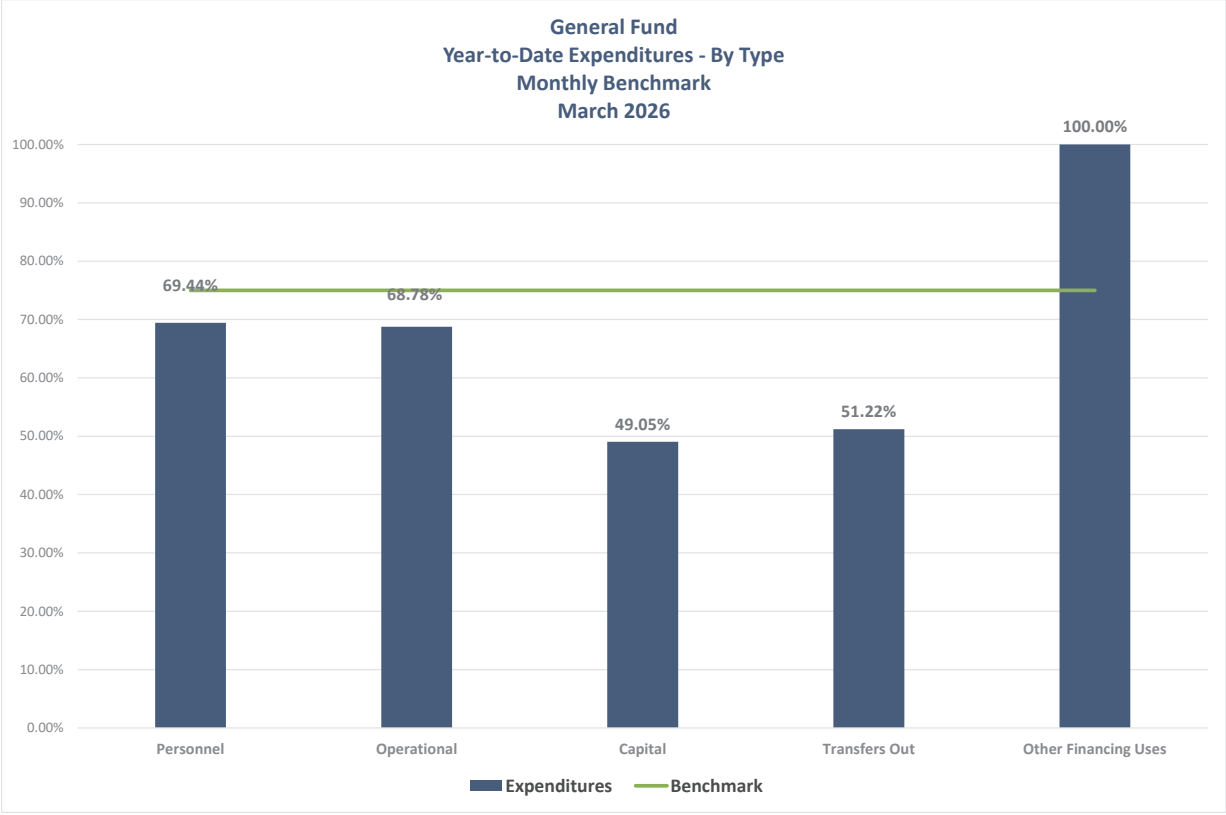
General Fund
Year-to-Date Expenditures - By Department
Without Transfers
March 2026

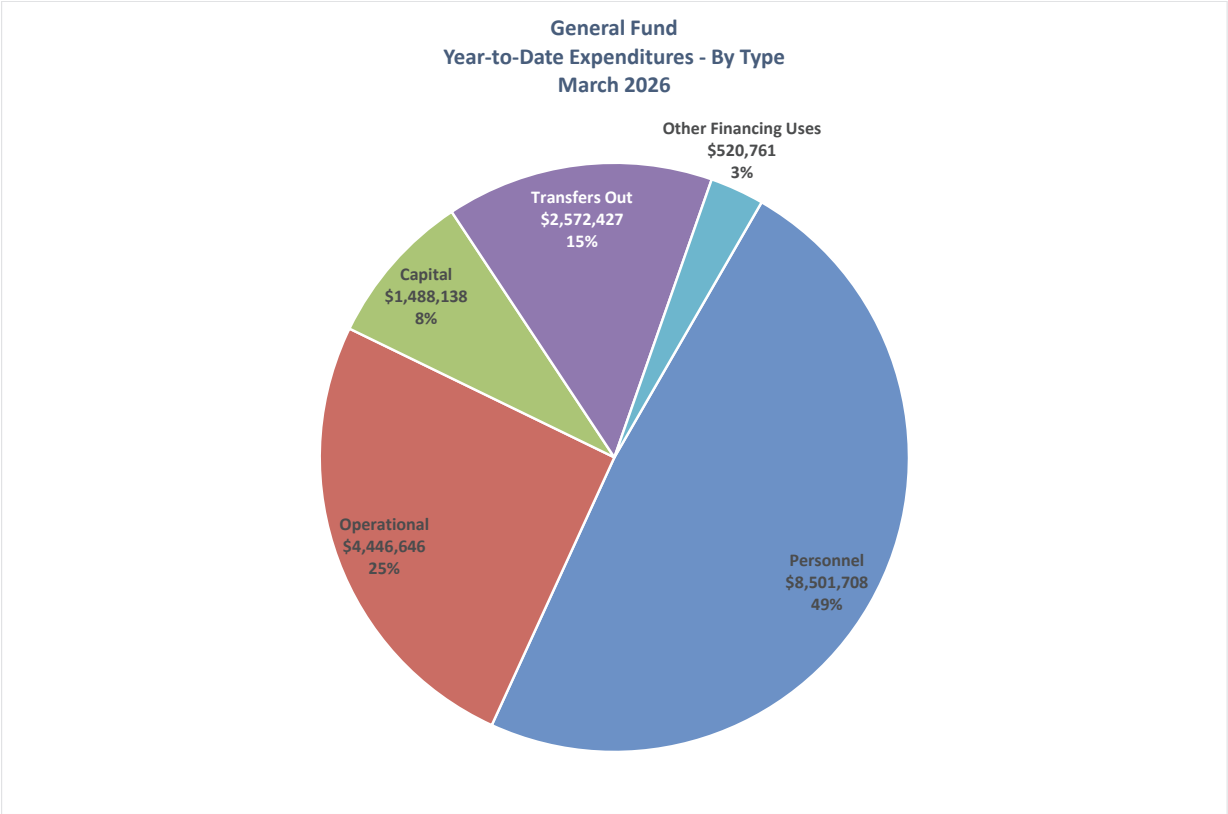


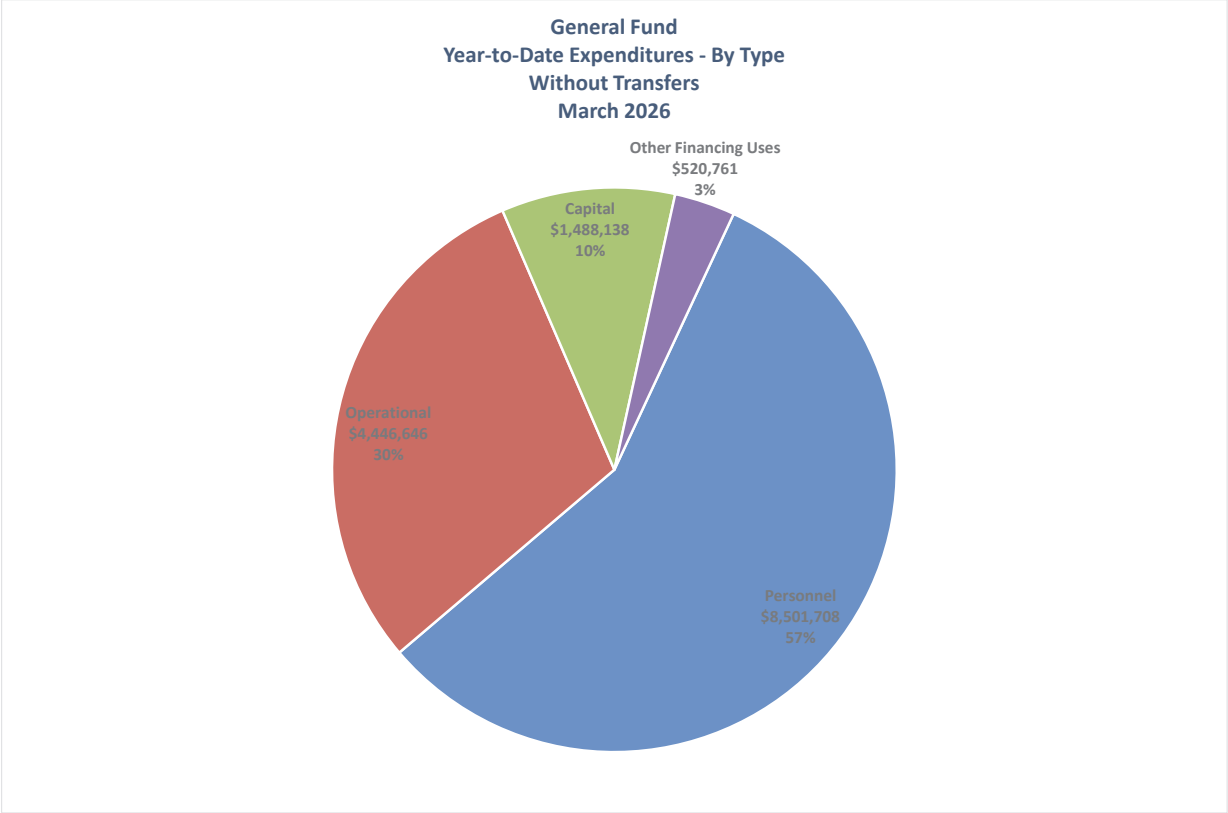
Town Of Wendell
Fiscal Year 2025-2026
General Fund
March 2026

TYPE	ADOPTED BUDGET	AMENDED BUDGET	MODIFIED BUDGET	YTD EXPENSES	PERCENTAGE
Personnel	$12,675,500	-$431,845	$12,243,655	$8,501,708	69.44%
Operational	$6,242,696	$222,354	$6,465,050	$4,446,646	68.78%
Capital	$1,691,447	$1,342,752	$3,034,199	$1,488,138	49.05%
Transfers Out	$3,951,831	$1,070,304	$5,022,135	$2,572,427	51.22%
Other Financing Uses	$0	$520,780	$520,780	$520,761	100.00%
Total	**$24,561,474**	**$2,724,345**	**$27,285,819**	**$17,529,680**	**64.24%**

NOTE: Other Financing Uses/Sources to be adjusted in budget amendment.



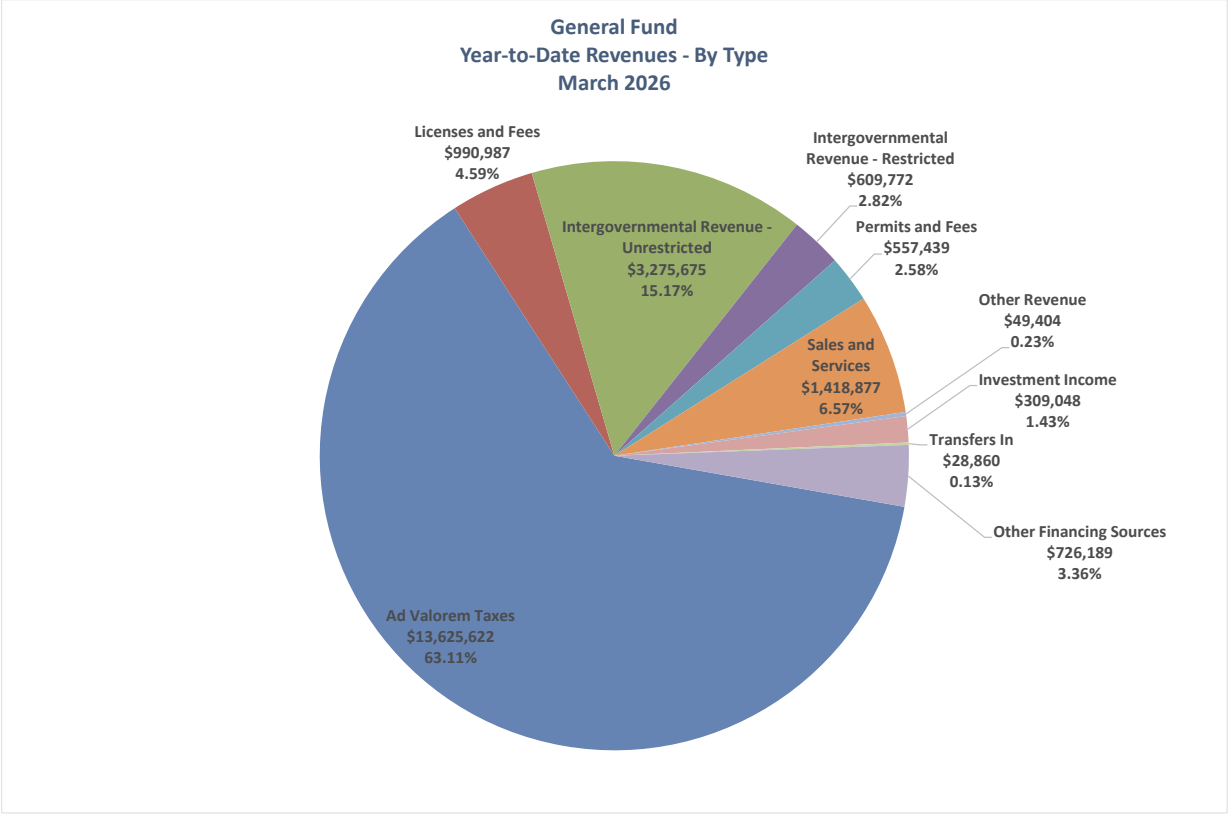

General Fund
Year-to-Date Expenditures - By Type
March 2026
Other Financing Uses
$520,761
3%
Transfers Out
$2,572,427
15%
Capital
$1,488,138
8%
Operational
$4,446,646
25%
Personnel
$8,501,708
49%

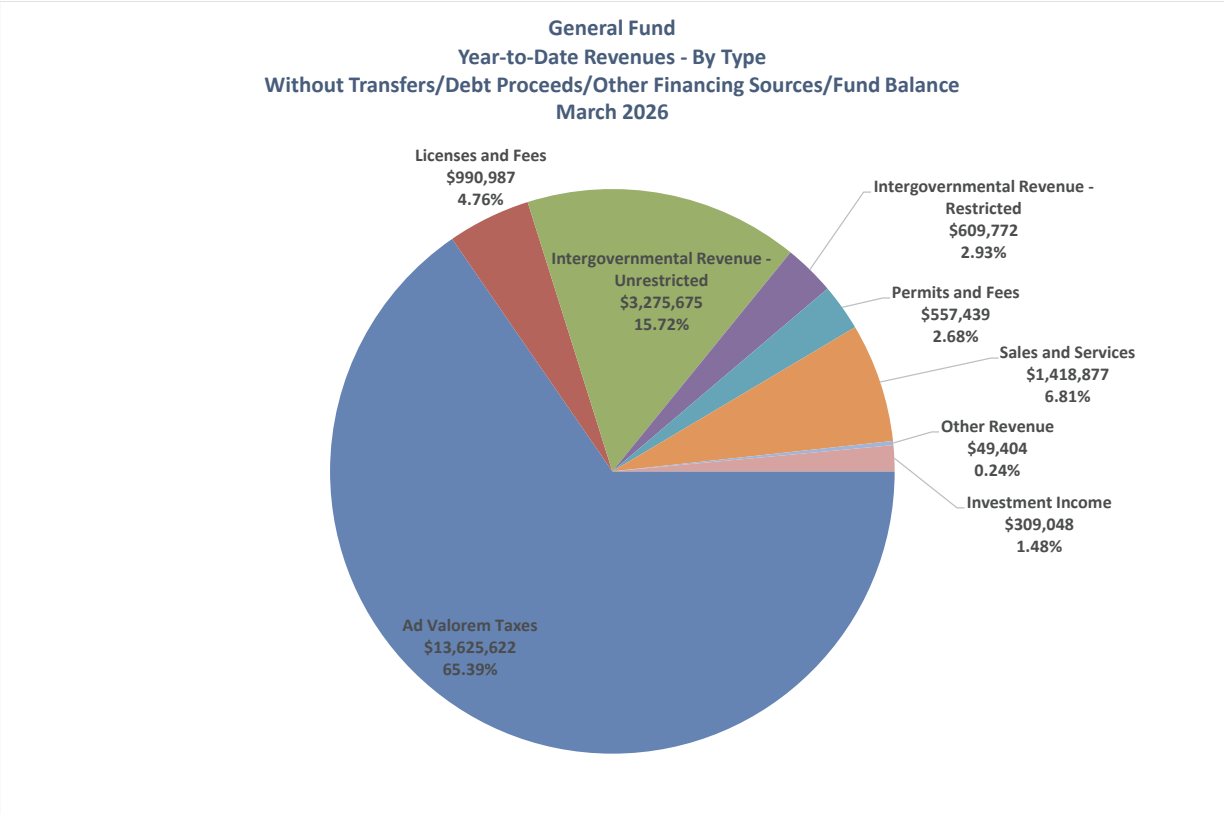

General Fund
Year-to-Date Expenditures - By Type
Without Transfers
March 2026
Other Financing Uses
$520,761
3%
Capital
$1,488,138
10%
Operational
$4,446,646
30%
Personnel
$8,501,708
57%

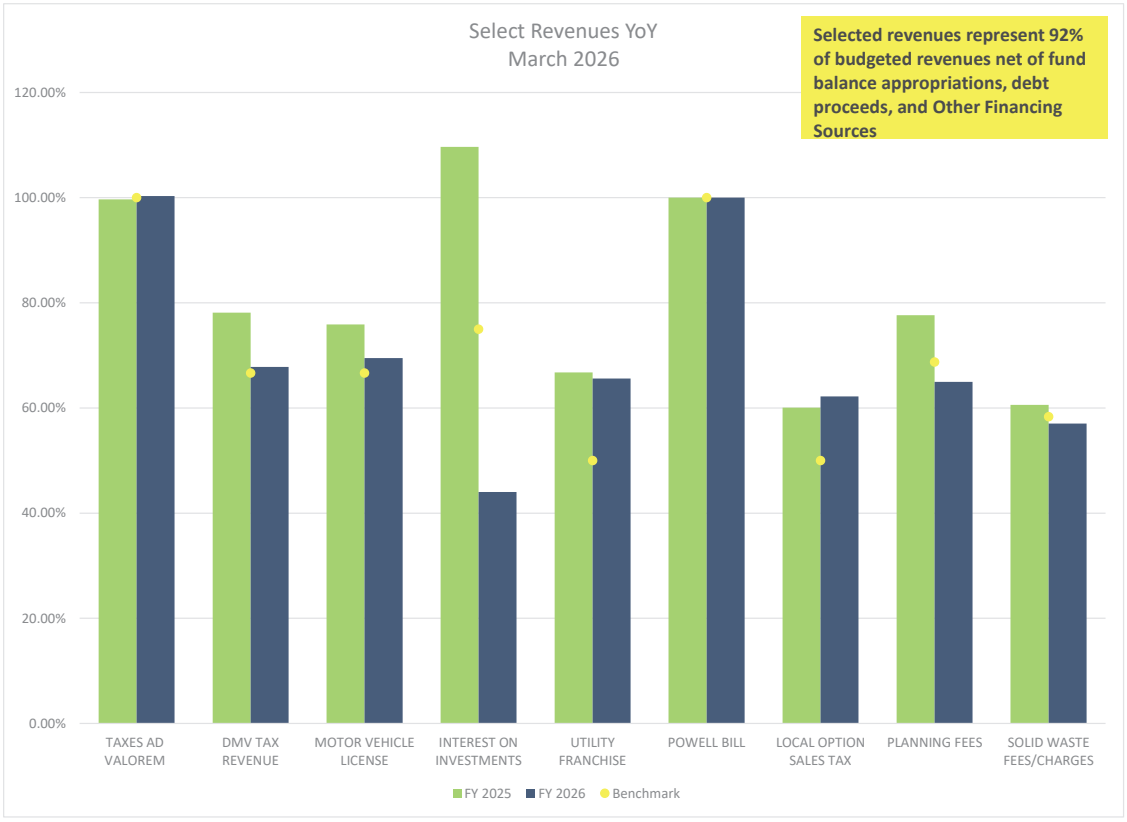
Town Of Wendell
Fiscal Year 2025-2026
General Fund
March 2026

CATEGORY	ADOPTED BUDGET	AMENDED BUDGET	ANTICIPATED BUDGET	YTD REVENUES	PERCENTAGE
Ad Valorem Taxes	$13,130,000	$455,840	$13,585,840	$13,625,622	100.29%
Licenses and Fees	$1,385,975	$42,120	$1,428,095	$990,987	69.39%
Intergovernmental Revenue - Unrestricted	$5,270,600	-$3,000	$5,267,600	$3,275,675	62.19%
Intergovernmental Revenue - Restricted	$694,164	$90,625	$784,789	$609,772	77.70%
Permits and Fees	$645,750	$116,655	$762,405	$557,439	73.12%
Sales and Services	$2,597,800	$601,375	$3,199,175	$1,418,877	44.35%
Other Revenue	$4,900	$24,840	$29,740	$49,404	166.12%
Investment Income	$400,000	$0	$400,000	$309,048	77.26%
Transfers In	$0	$38,485	$38,485	$28,860	74.99%
Other Financing Sources	$0	$726,180	$726,180	$726,189	100.00%
Debt Proceeds	$115,000	$0	$115,000	$0	0.00%
Fund Balance Appropriations	$317,285	$631,225	$948,510	$0	0.00%
Total	**$24,561,474**	**$2,724,345**	**$27,285,819**	**$21,591,874**	**79.13%**

NOTE: Other Financing Uses/Sources to be adjusted in budget amendment.




General Fund
Year-to-Date Revenues - By Type
Without Transfers/Debt Proceeds/Other Financing Sources/Fund Balance
March 2026
Licenses and Fees
$990,987
4.76%
Intergovernmental Revenue - Unrestricted
$3,275,675
15.72%
Intergovernmental Revenue - Restricted
$609,772
2.93%
Permits and Fees
$557,439
2.68%
Sales and Services
$1,418,877
6.81%
Other Revenue
$49,404
0.24%
Investment Income
$309,048
1.48%
Ad Valorem Taxes
$13,625,622
65.39%


Select Revenues YoY
March 2026
Selected revenues represent 92% of budgeted revenues net of fund balance appropriations, debt proceeds, and Other Financing Sources
120.00%
100.00%
80.00%
60.00%
40.00%
20.00%
0.00%
TAXES AD VALOREM
DMV TAX REVENUE
MOTOR VEHICLE LICENSE
INTEREST ON INVESTMENTS
UTILITY FRANCHISE
POWELL BILL
LOCAL OPTION SALES TAX
PLANNING FEES
SOLID WASTE FEES/CHARGES
FY 2025
FY 2026
Benchmark

Town Of Wendell
Fiscal Year 2025-2026
Debt Service Fund
March 2026

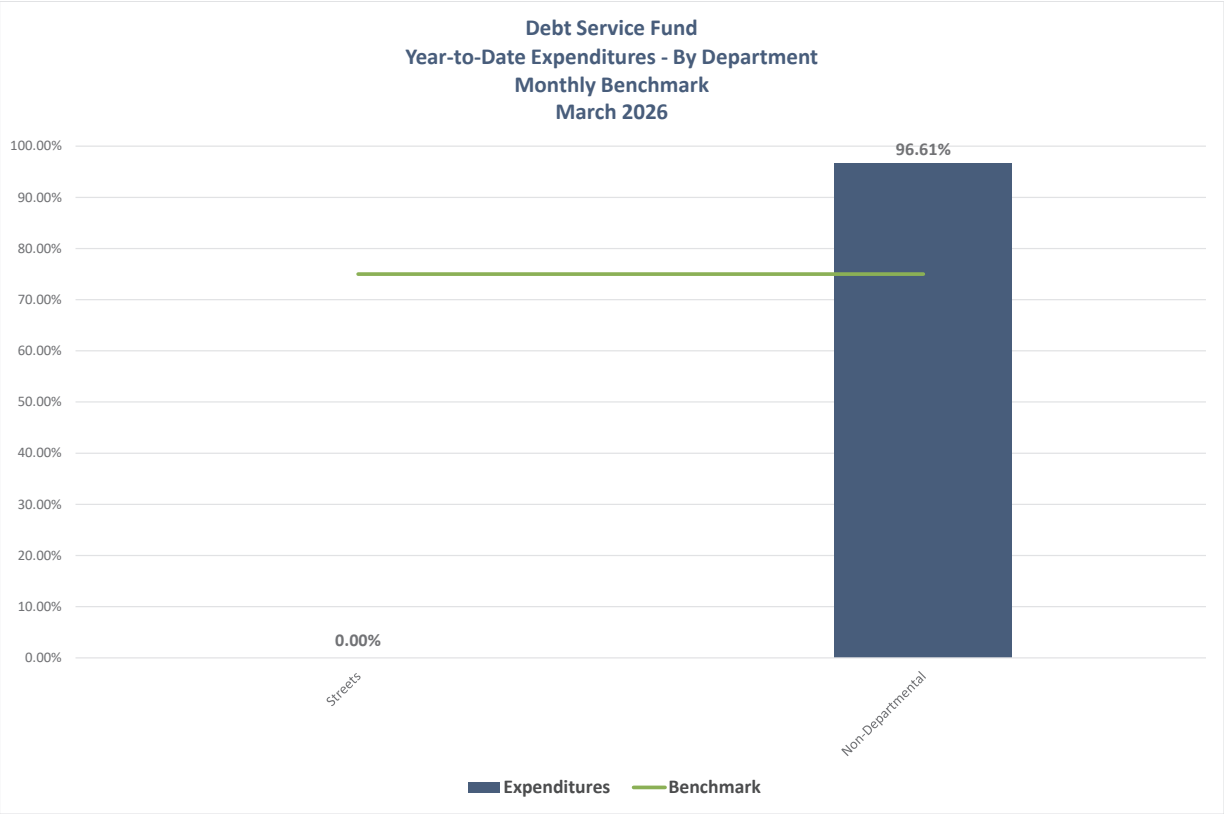
DEPARTMENT	ACCOUNT	ADOPTED BUDGET	AMENDED BUDGET	MODIFIED BUDGET	YTD EXPENSES	PERCENTAGE
Streets	20-570	$119,740	$0	$119,740	$0	0.00%
Non-Departmental	20-660	$1,780,051	$2,300	$1,782,351	$1,721,970	96.61%
Total		**$1,899,791**	**$2,300**	**$1,902,091**	**$1,721,970**	**90.53%**

Town Of Wendell
Fiscal Year 2025-2026
Debt Service Fund
March 2026

Debt Type	Lender	Purpose	FY 2026 Obligation	Payment Month	Final Payment	Remaining Payments
Installment Financing Agreement	Truist	See Footnote (1)	$110,564	July 2025	FY 2027	1
Installment Financing Agreement	KS Bank	Street Resurfacing	$119,740	May 2026	FY 2031	6
Installment Financing Agreement	Truist	See Footnote (2)	$925,110	October 2025	FY 2037	11
Installment Financing Agreement	Webster Bank	Public Works Yard	$686,299	July 2025	FY 2045	19
General Obligation Bond	Webster Bank	Parks & Recreation	$0		FY 2046	20
		Total	**$1,841,713**			

(1) Construction of Lighted Multi-Purpose Field, Installation of Concrete Walking Paths in Wendell Community Park, Resurfacing of Tennis Court, Purchase of Police Station Property and Facility Upgrades, Installation of Town-wide Wayfinding Signage.

(2) Construction of Town Hall, Landing View Drive Road Exension, Construction of Hollybrook Park, Neighborhood Improvement Program, Future Police Station Property Acquisition

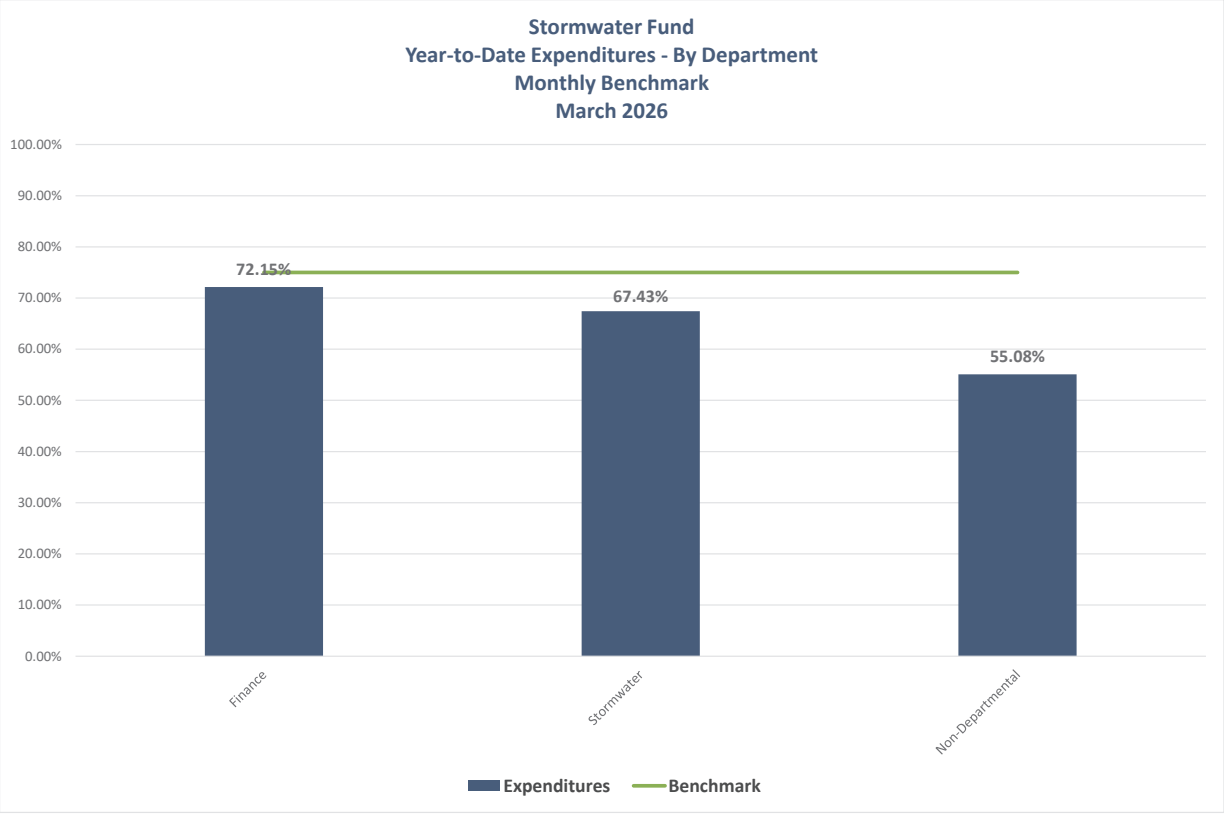


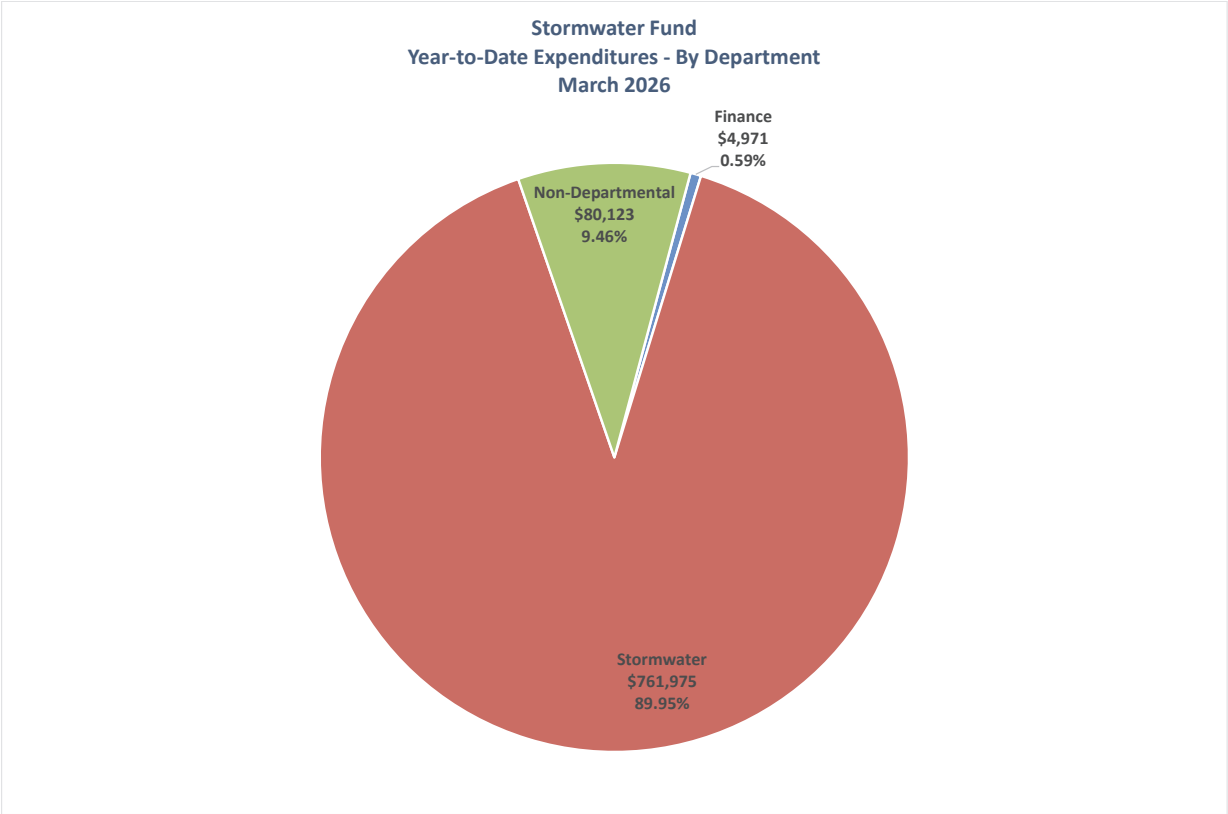
Town Of Wendell
Fiscal Year 2025-2026
Debt Service Fund
March 2026

CATEGORY	*ADOPTED BUDGET*	*AMENDED BUDGET*	*ANTICIPATED BUDGET*	*YTD REVENUES*	*PERCENTAGE*
Investment Income	$0	$2,300	$2,300	$2,254	98.01%
Transfers In	$1,899,791	$0	$1,899,791	$1,841,710	96.94%
Total	**$1,899,791**	**$2,300**	**$1,902,091**	**$1,843,964**	**96.94%**

Town Of Wendell
Fiscal Year 2025-2026
Stormwater Fund
March 2026

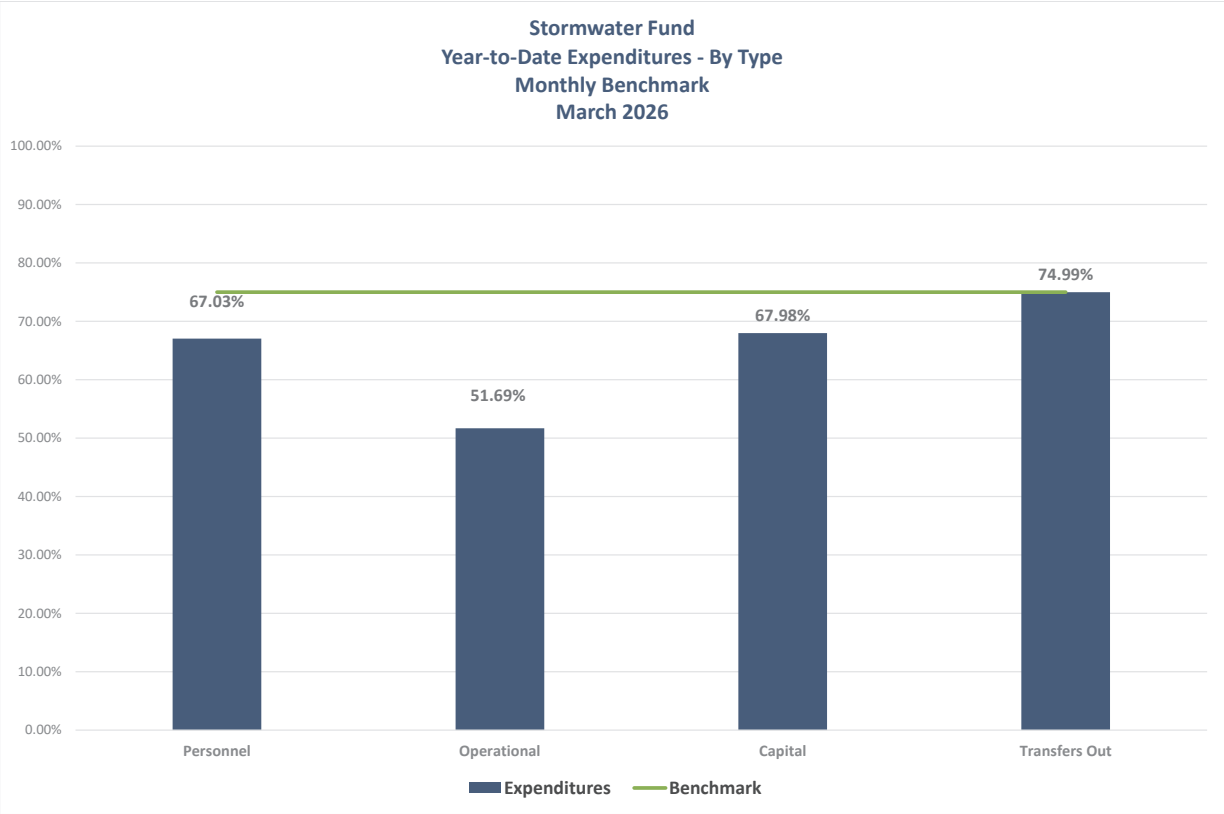
DEPARTMENT	ACCOUNT	ADOPTED BUDGET	AMENDED BUDGET	MODIFIED BUDGET	YTD EXPENSES	PERCENTAGE
Finance	34-440	$0	$6,890	$6,890	$4,971	72.15%
Stormwater	34-580	$853,380	$276,705	$1,130,085	$761,975	67.43%
Non-Departmental	34-660	$95,700	$49,760	$145,460	$80,123	55.08%
Total		**$ 949,080**	**$ 333,355**	**$ 1,282,435**	**$ 847,069**	**66.05%**

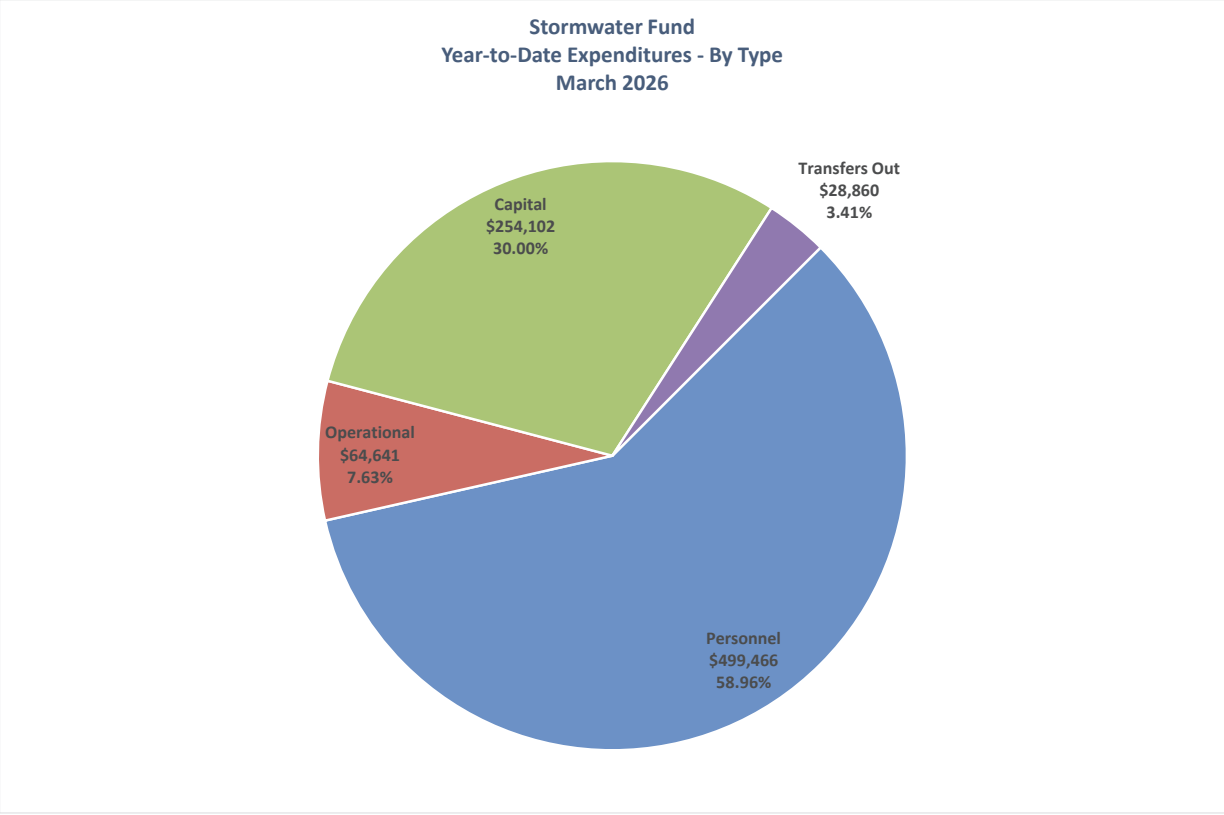


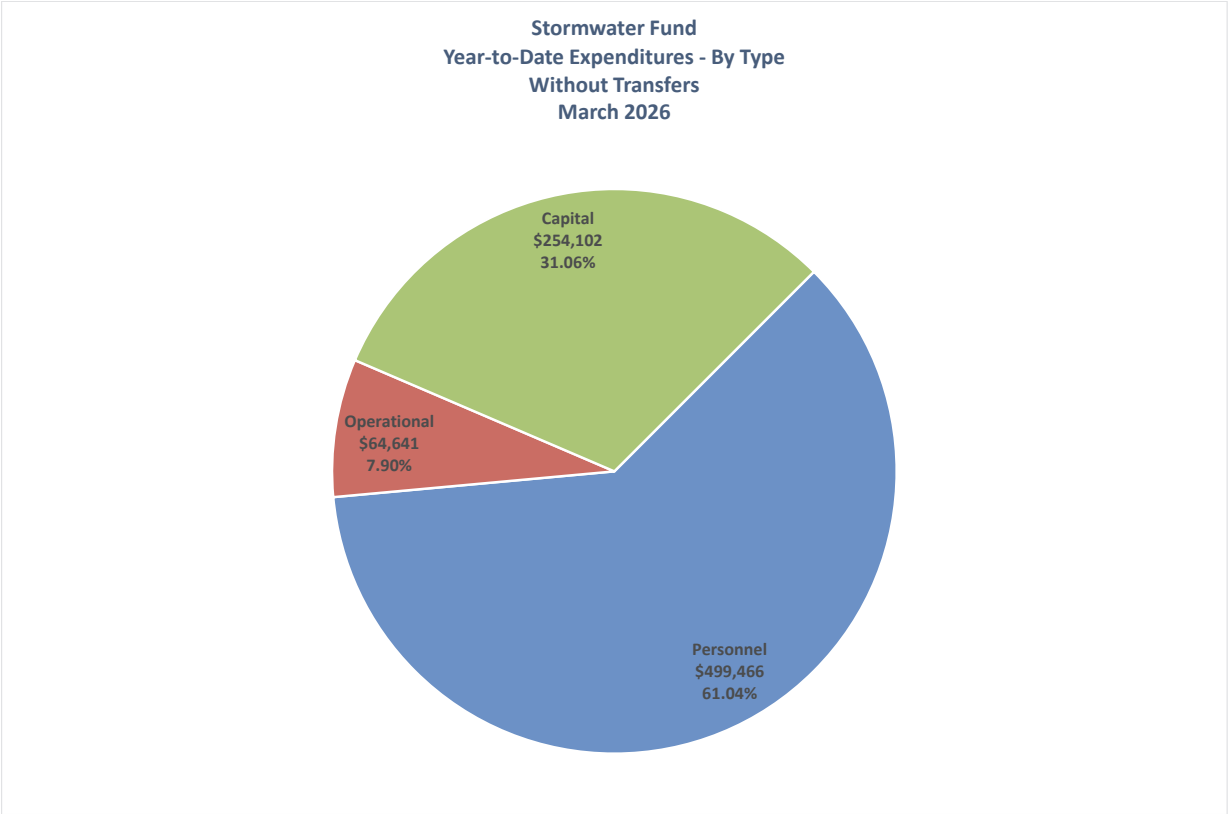


Town Of Wendell
Fiscal Year 2025-2026
Stormwater Fund
March 2026

TYPE	*ADOPTED BUDGET*	*AMENDED BUDGET*	*MODIFIED BUDGET*	*YTD EXPENSES*	*PERCENTAGE*
Personnel	$540,700	$204,415	$745,115	$499,466	67.03%
Operational	$81,380	$43,675	$125,055	$64,641	51.69%
Capital	$327,000	$46,780	$373,780	$254,102	67.98%
Transfers Out	$0	$38,485	$38,485	$28,860	74.99%
Total	**$ 949,080**	**$ 333,355**	**$ 1,282,435**	**$ 847,069**	**66.05%**

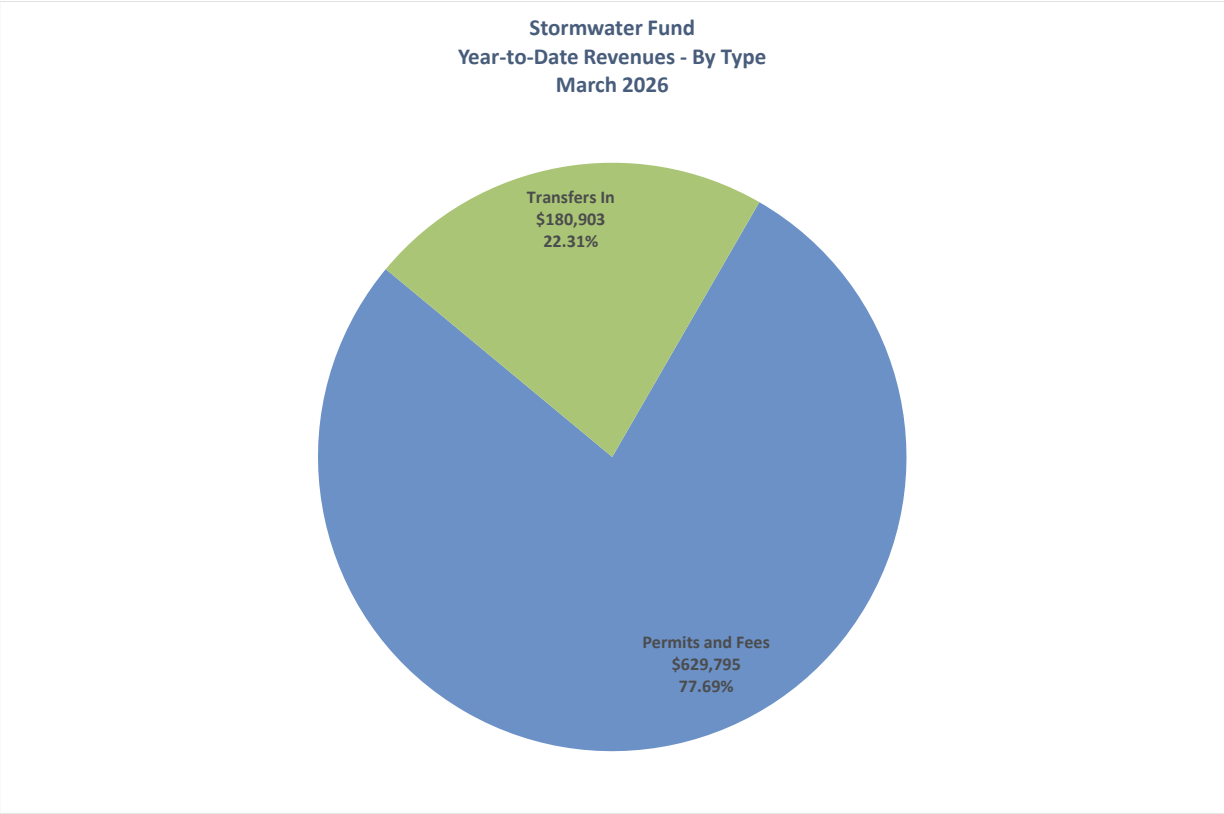

Stormwater Fund
Year-to-Date Expenditures - By Type
Monthly Benchmark
March 2026
100.00%
90.00%
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
67.03%
51.69%
67.98%
74.99%
Personnel
Operational
Capital
Transfers Out
Expenditures
Benchmark


Stormwater Fund
Year-to-Date Expenditures - By Type
March 2026
Transfers Out
$28,860
3.41%
Capital
$254,102
30.00%
Operational
$64,641
7.63%
Personnel
$499,466
58.96%



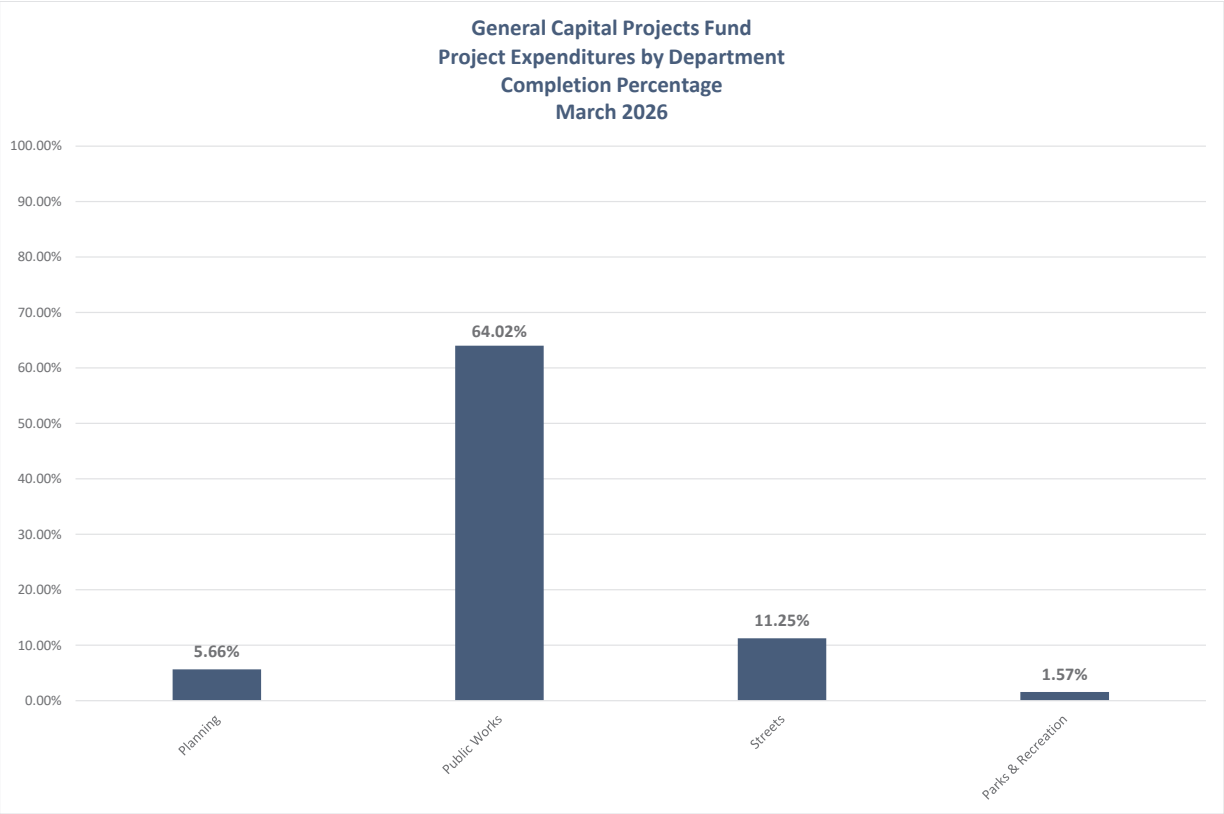
Town Of Wendell
Fiscal Year 2025-2026
Stormwater Fund
March 2026

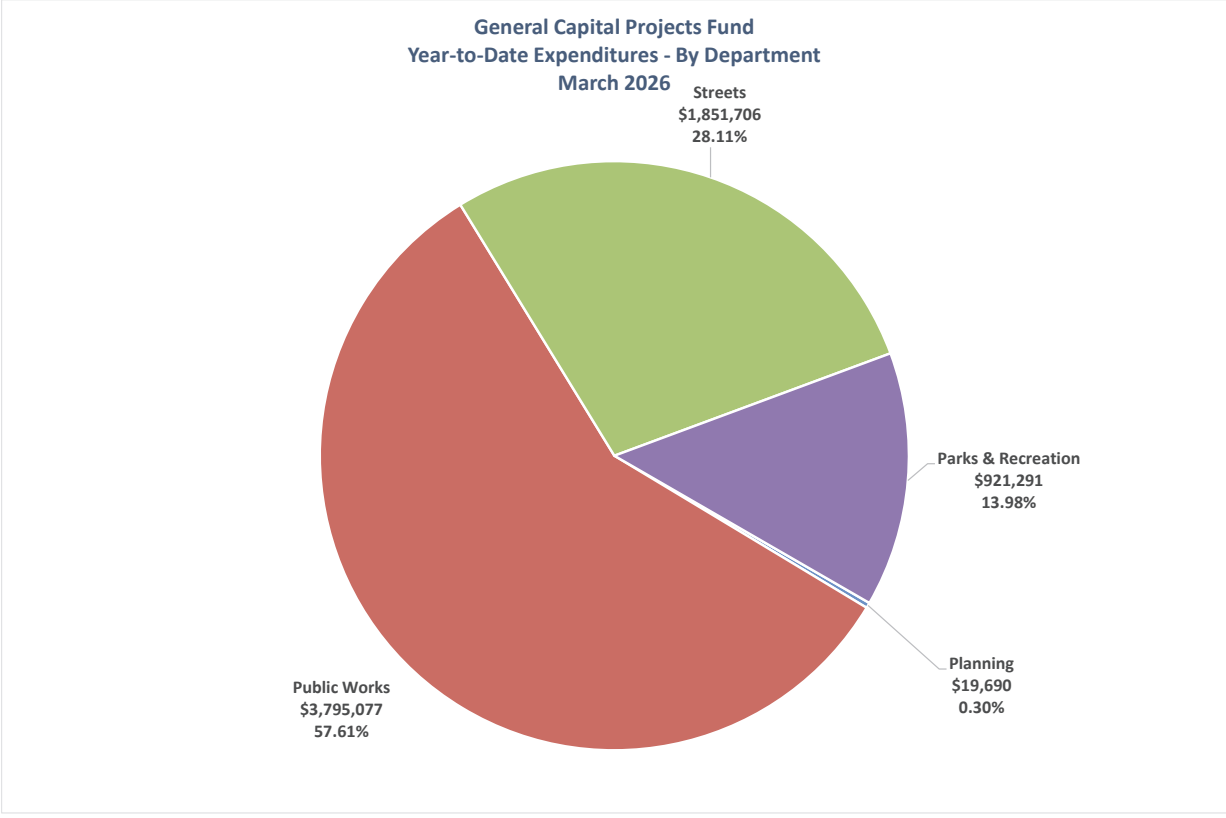
CATEGORY	*ADOPTED BUDGET*	*AMENDED BUDGET*	*ANTICIPATED BUDGET*	*YTD REVENUES*	*PERCENTAGE*
Permits and Fees	$584,000	$32,240	$616,240	$629,795	102.20%
Investment Income	$0	$0	$0	$0	0.00%
Transfers In	$365,080	$265,215	$630,295	$180,903	28.70%
Total	**$949,080**	**$297,455**	**$1,246,535**	**$810,698**	**65.04%**



Town Of Wendell
Fiscal Year 2025-2026
General Capital Projects Fund
March 2026

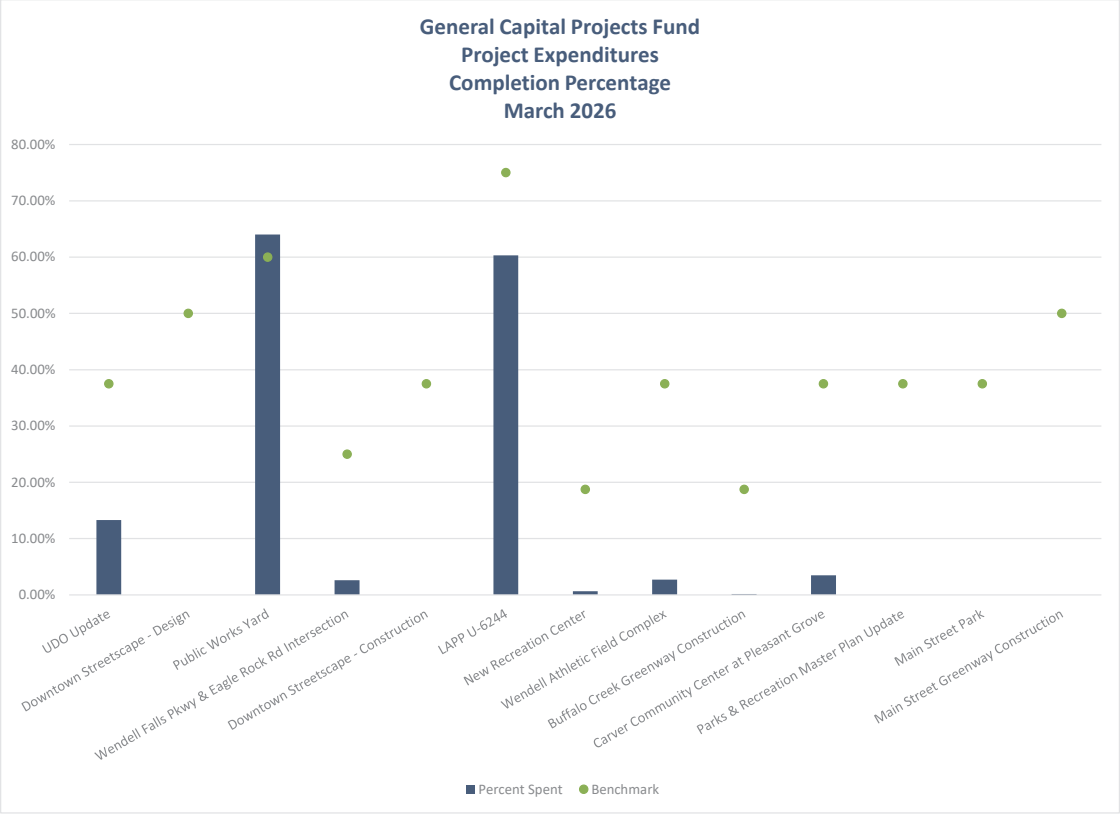
DEPARTMENT	ACCOUNT	ADOPTED BUDGET	AMENDED BUDGET	MODIFIED BUDGET	YTD EXPENSES	PERCENTAGE
Planning	70-490	$400,000	-$52,000	$348,000	$19,690	5.66%
Public Works	70-560	$6,000,000	-$71,611	$5,928,389	$3,795,077	64.02%
Streets	70-570	$16,336,848	$126,784	$16,463,632	$1,851,706	11.25%
Parks & Recreation	70-620	$56,075,338	$2,494,547	$58,569,885	$921,291	1.57%
Total		**$ 78,812,186**	**$ 2,497,720**	**$ 81,309,906**	**$ 6,587,764**	**8.10%**


General Capital Projects Fund
Project Expenditures by Department
Completion Percentage
March 2026
100.00%
90.00%
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
5.66%
64.02%
11.25%
1.57%
Planning
Public Works
Streets
Parks & Recreation


General Capital Projects Fund
Year-to-Date Expenditures - By Department
March 2026
Streets
$1,851,706
28.11%
Parks & Recreation
$921,291
13.98%
Planning
$19,690
0.30%
Public Works
$3,795,077
57.61%

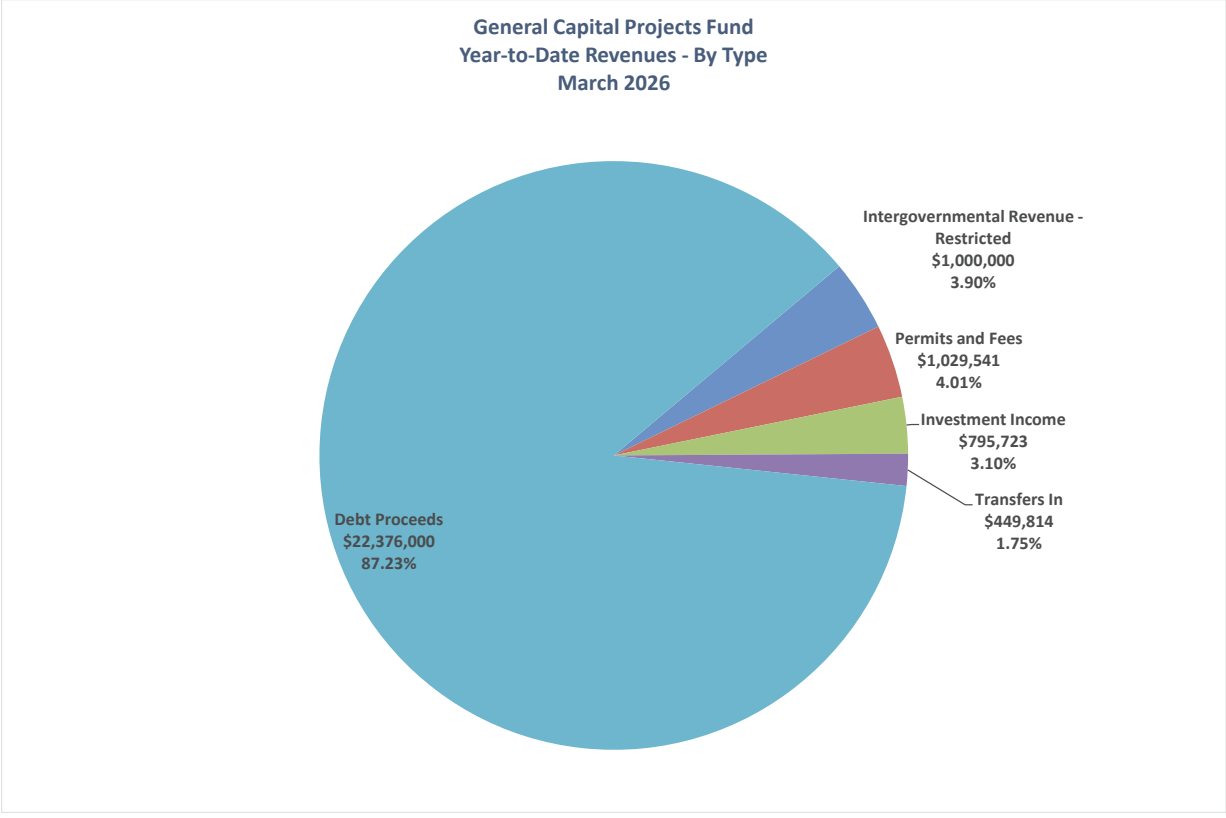
Town Of Wendell
Fiscal Year 2025-2026
General Capital Projects Fund
March 2026

DEPARTMENT	ACCOUNT	ADOPTED BUDGET	AMENDED BUDGET	MODIFIED BUDGET	TOTAL EXPENSES	PERCENTAGE
UDO Update	70-490	$200,000	-$52,000	$148,000	$19,690	13.30%
Downtown Streetscape - Design	70-490	$200,000	$0	$200,000	$0	0.00%
Public Works Yard	70-560	$6,000,000	-$71,611	$5,928,389	$3,795,077	64.02%
Wendell Falls Pkwy & Eagle Rock Rd Intersection	70-570	$12,427,715	$0	$12,427,715	$322,330	2.59%
Downtown Streetscape - Construction	70-570	$1,500,000	$0	$1,500,000	$0	0.00%
LAPP U-6244	70-570	$2,409,133	$126,784	$2,535,917	$1,529,376	60.31%
New Recreation Center	70-620	$25,600,000	$98,250	$25,698,250	$165,232	0.64%
Wendell Athletic Field Complex	70-620	$13,165,338	$350,200	$13,515,538	$366,986	2.72%
Buffalo Creek Greenway Construction	70-620	$5,750,000	-$157,855	$5,592,145	$8,751	0.16%
Carver Community Center at Pleasant Grove	70-620	$9,600,000	$1,296,197	$10,896,197	$380,321	3.49%
Parks & Recreation Master Plan Update	70-620	$100,000	$0	$100,000	$0	0.00%
Main Street Park	70-620	$1,650,000	$0	$1,650,000	$0	0.00%
Main Street Greenway Construction	70-620	$210,000	$907,755	$1,117,755	$0	0.00%
Total		**$ 78,812,186**	**$ 2,497,720**	**$ 81,309,906**	**$ 6,587,764**	**8.10%**

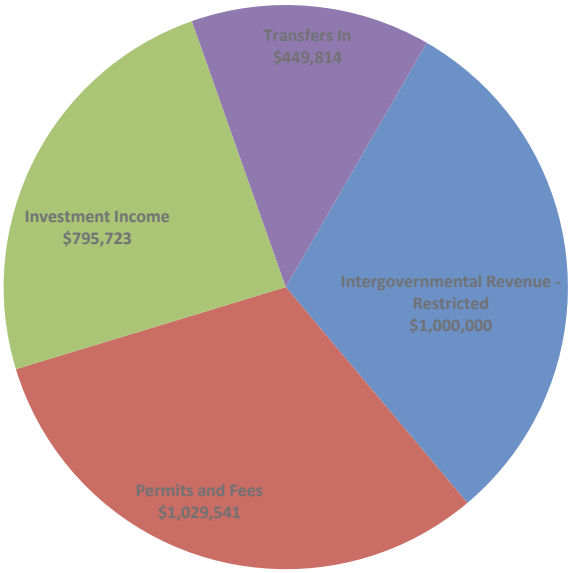


Town Of Wendell
Fiscal Year 2025-2026
General Capital Projects Fund
March 2026

CATEGORY	ADOPTED BUDGET	AMENDED BUDGET	ANTICIPATED BUDGET	YTD REVENUES	PERCENTAGE
Intergovernmental Revenue - Restricted	$9,071,839	$734,536	$9,806,375	$1,000,000	10.20%
Permits and Fees	$6,978,049	-$112,643	$6,865,406	$1,029,541	15.00%
Investment Income	$0	$634,400	$634,400	$795,723	125.43%
Transfers In	$3,086,960	$805,089	$3,892,049	$449,814	11.56%
Debt Proceeds	$59,675,338	$436,338	$60,111,676	$22,376,000	37.22%
Total	**$ 78,812,186**	**$ 2,497,720**	**$ 81,309,906**	**$ 25,651,078**	**31.55%**



General Capital Projects Fund
Year-to-Date Revenues - By Type
Without Transfers/Fund Balance/Debt Proceeds
March 2026

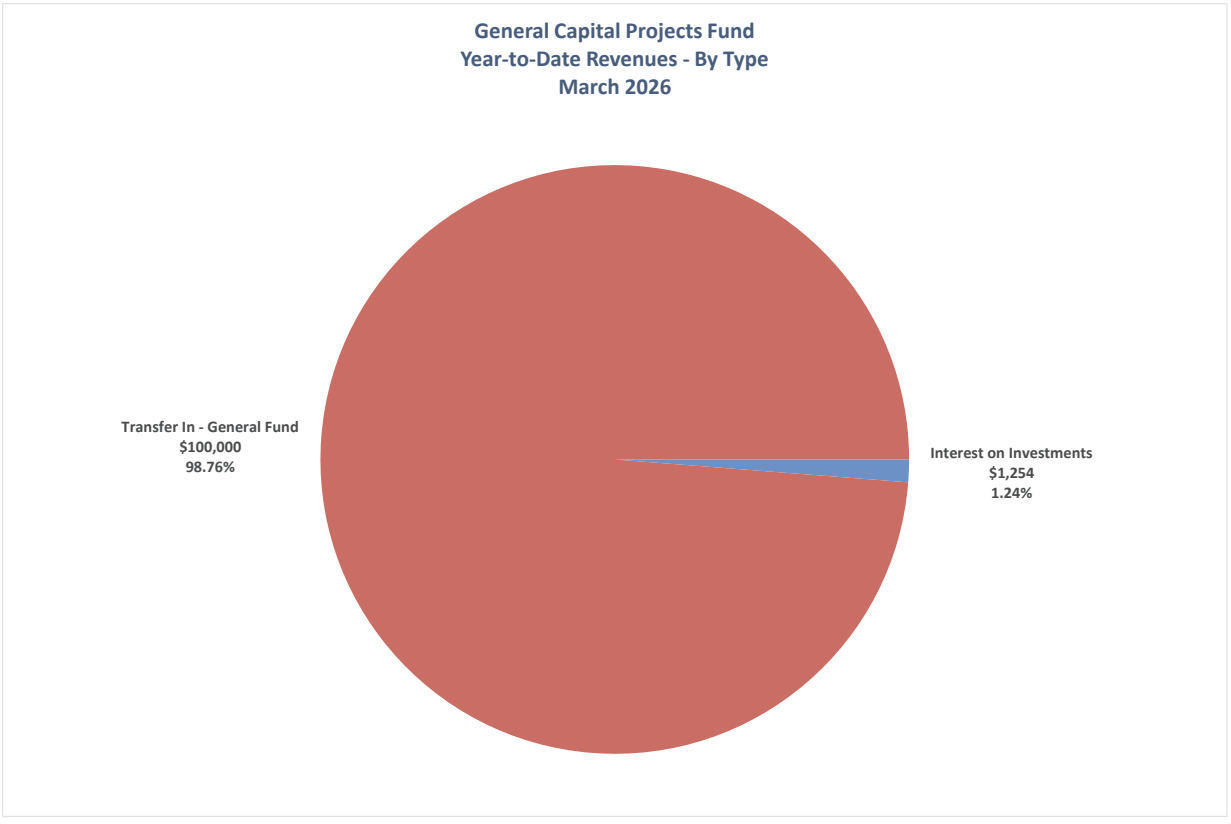


Town Of Wendell
Fiscal Year 2025-2026
Utility Capital Projects Fund
March 2026

DEPARTMENT	*ACCOUNT*	*ADOPTED BUDGET*	*YTD EXPENSES*	*PERCENTAGE*
Northside Dam	74-580	$500,000	$0	0.00%

Town Of Wendell
Fiscal Year 2025-2026
Utility Capital Projects Fund
March 2026

CATEGORY	ADOPTED BUDGET	AMENDED BUDGET	ANTICIPATED BUDGET	YTD REVENUES	PERCENTAGE
Interest on Investments	$0	$0	$0	$1,254	0.00%
Transfer In - General Fund	$100,000	$0	$100,000	$100,000	100.00%
Transfer In - Stormwater Fund	$400,000	$0	$400,000	$0	0.00%
Total	**$500,000**	**$0**	**$500,000**	**$101,254**	**20.25%**



Town Of Wendell
Fiscal Year 2025-2026
Cash and Investment Balances - All Funds
March 2026

ACCOUNT TYPE/INSTITUTION	
Checking - Interest Bearing	$1,072,838.28
KS Bank	$500,127.39
KS Bank	$572,710.89
Checking - Non Interest Bearing	$11,940.32
KS Bank	$11,940.32
Money Market	$4,961,799.30
KS Bank	$250,499.00
KS Bank	$4,711,300.30
Investment	$38,276,349.53
NCCMT	$11,224,981.33
NCCMT	$2,133,916.56
NCCMT	$22,717,758.74
NCCMT	$121,994.20
NC CLASS	$1,976,764.31
NCIP	$100,934.39
Petty Cash	$100.00
Total Cash and Investments	**$44,323,027.43**

Town Of Wendell
Fiscal Year 2025-2026
Investment Yields
March 2026

INSTITUTION	*7-Day Yield (February 2026)*	*30-Day Yield (February 2026)*	*30-Day Yield (January 2026)*
NCCMT	3.56%	3.56%	3.58%
NC CLASS	3.7162%	3.7161%	3.7397%
NCIP	3.73%	3.73%	3.77%

AGENDA ITEM NO. 3.c

Item Cover Page

TOWN BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 27, 2026
SUBMITTED BY:	Mary Beth Tew, Administration
ITEM TYPE:	Minutes
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Approval of Summary of Minutes from February 28, 2026
SPECIFIC ACTION REQUESTED:	Approve the Summary of Minutes
ITEM SUMMARY:	On Saturday, February 28, 2026, at 8:00 a.m., the Town Board of Commissioners held an Budget Retreat at Town Hall, 409 Landing View Drive, Wendell, NC, 27591. The attached Summary of Minutes are to be approved at the Town Board of Commissioners' Meeting and then posted to the website and kept in the Minutes Book.

ATTACHMENTS:
Minutes - February 28, 2026 - Budget Retreat

TOWN OF WENDELL
TOWN BOARD OF COMMISSIONERS BUDGET RETREAT MINUTES
February 28, 2026

The Wendell Town Board of Commissioners held their Budget Retreat on Saturday, February 28, 2026, in the Town Board Room, Wendell Town Hall, 409 Landing View Drive.

Present: Mayor Virginia Gray, Mayor Pro Tempore Joe DeLoach, Commissioner Kate Benson, Commissioner Deans Eatman, Commissioner Braxton Honeycutt, and Commissioner Dustin Ingalls

1. CALL TO ORDER

Mayor Gray called the meeting to order at 8:00 a.m.

Marc Collins, Town Manager, provided an overview of the agenda for the meeting.

1. STORMWATER FEE STUDY FOR ERU - WITHERS RAVENEL

Dori Sabeh, Director of Stormwater, and Shannon Moore, Director of Finance Services, provided a presentation on behalf of WithersRavenel on the Stormwater Fund Analysis.

The Board discussed the presentation with Mr. Sabeh, Mrs. Moore, and staff.

Mayor Gray called for a short recess at 9:21 a.m.

Mayor Gray called the meeting back to order at 9:35 a.m.

2. FINANCIAL ADVISOR PRESENTATION OF DEBT AND CAPITAL - DAVENPORT

Ted Cole, Davenport, provided a presentation on the Town's debt and capital.

The Board discussed the presentation.

3. FUN FACTS, TRENDS, FORCASTS, & PROJECTIONS

Bryan Coates, Planning Director, presented facts and data from the past year.

Marc Collins, Town Manager, presented forecasts and projections.

Garrett Johnson, Finance Director, presented on revenues for the Town.

4. BUDGET & FUND STRUCTURE

Marc Collins, Town Manager, presented on the budget and fund structure.

5. BASELINE BUDGET

Marc Collins, Town Manager, presented the baseline budget.

6. CORE SERVICES & PERFORMANCE

Marc Collins, Town Manager, presented the core services and performance management for the Town.

7. DEPARTMENT ACHIEVEMENTS & CHALLENGES

Mayor Gray called for a recess at 11:30 a.m.

Mayor Gray called the meeting back to order at 11:47 a.m.

Melanie Joyner, Human Resources Director, spoke about the accomplishments of FY26 and the challenges in FY27 regarding Human Resources.

Stephanie Smith, Assistant Town Manager, spoke about the accomplishments of FY26 and the challenges in FY27 regarding Communications.

Garrett Johnson, Finance Director, spoke about the accomplishments of FY26 and the challenges in FY27 regarding Finance.

Gregory Kipyego, IT Director, spoke about the accomplishments of FY26 and the challenges in FY27 regarding Information Technology.

Jeff Polaski, Parks and Recreation Director, spoke about the accomplishments of FY26 and the challenges of FY27 regarding Parks and Recreation.

Bryan Coates, Planning Director, spoke about the accomplishments of FY26 and the challenges in FY27 regarding Planning.

John Slaughter, Chief of Police, spoke about the accomplishments of FY26 and the challenges in FY27 regarding Police.

Brian Bray, Public Works Director, spoke about the accomplishments of FY26 and the challenges in FY27 regarding Public Works.

8. OUTSIDE FUNDING REQUESTS

Marc Collins, Town Manager, presented on the outside funding requests.

9. MAJOR INITIATIVES - PERSONNEL, OPERATIONS, & CAPITAL

Marc Collins, Town Manager, presented on the major initiatives for the Town.

10. CONCLUDING THOUGHTS & BOARD DISCUSSION

Marc Collins, Town Manager, presented concluding thoughts and the Board discussed the overall meeting.

ADJOURN

There being no further business to come before the Board, the meeting adjourned at 2:01 p.m.

_____

Virginia R. Gray
Mayor

ATTEST:

_____

Mary Beth Tew
Town Clerk

AGENDA ITEM NO. 3.d

Item Cover Page

TOWN BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 27, 2026
SUBMITTED BY:	Mary Beth Tew, Administration
ITEM TYPE:	Minutes
AGENDA SECTION:	CONSENT AGENDA
SUBJECT:	Approval of Summary of Minutes from April 13, 2026
SPECIFIC ACTION REQUESTED:	Approve the Summary of Minutes
ITEM SUMMARY:	On Monday, April 13, 2026, at 7:00 p.m., the Town Board of Commissioners held a Regular Meeting at Town Hall, 409 Landing View Drive, Wendell, NC, 27591. The attached Summary of Minutes are to be approved at the Town Board of Commissioners' Meeting and then posted to the website and kept in the Minutes Book.

ATTACHMENTS:
Minutes - April 13, 2026

TOWN OF WENDELL
TOWN BOARD OF COMMISSIONERS REGULAR SESSION MINUTES
April 13, 2026

The Wendell Town Board of Commissioners held their Regular Session on Monday, April 13, 2026, in the Town Board Room, Wendell Town Hall, 409 Landing View Drive.

Present: Mayor Virginia Gray, Mayor Pro Tempore Joe DeLoach, Commissioner Kate Benson, Commissioner Deans Eatman, Commissioner Braxton Honeycutt, and Commissioner Dustin Ingalls

CALL TO ORDER

Mayor Gray called the meeting to at 7:00 p.m.

The Pledge of Allegiance was led by Wendell Elementary School Student, Vanesa Rodriguez Carbajal.

The Invocation was provided by Karen Marsh, from Covenant Presbyterian Church.

1. ADJUSTMENT AND APPROVAL OF THE AGENDA

ACTION
Mover: Mayor Pro Tempore Joe DeLoach made a motion to approve the agenda as amended with the addition of Recognition of Four Communications Awards Won at the Annual NC3C Conference in Beaufort, North Carolina to be 4.d.
Ayes: Mayor Pro Tempore Joe DeLoach, Commissioner Kate Benson, Commissioner Deans Eatman, Commissioner Braxton Honeycutt, and Commissioner Dustin Ingalls
Nays: None
Vote: 5-0

2. PUBLIC COMMENT PERIOD

Speakers:
Roger Peterson, 4490 Wendell Boulevard
Clint Lightsey, 59 Heathwood Drive, Clayton

The following people's written comments were read into the record:
Pauline High, 6008 Winged Willet Court

3. CONSENT AGENDA

ACTION
Mover: Mayor Pro Tempore Joe DeLoach made a motion to approve the Consent Agenda.
Ayes: Mayor Pro Tempore Joe DeLoach, Commissioner Kate Benson, Commissioner Deans Eatman, Commissioner Braxton Honeycutt, and Commissioner Dustin Ingalls
Nays: None
Vote: 5-0

3.a Fiscal Year 2026 Annual Operating Budget Ordinance Amendment #4

Staff Contact: Garrett Johnson
Finance Director
gjohnson@townofwendellnc.gov

3.b Town Board Member Committee Assignments

Staff Contact: Mary Beth Tew
Town Clerk
mtew@townofwendellnc.gov

3.c Approval of Summary of Minutes from March 23, 2026

Staff Contact: Mary Beth Tew
Town Clerk
mtew@townofwendellnc.gov

4. RECOGNITIONS, REPORTS, AND PRESENTATIONS

4.a Recognition of Wendell Elementary School Counselor, Ms. Kate Davis

Staff Contact: Mary Beth Tew
Town Clerk
mtew@townofwendellnc.gov

Mayor Gray recognized Wendell Elementary School Counselor, Ms. Kate Davis.

4.b Proclamation Recognizing April 22, 2026 as Administrative Professionals Day

Staff Contact: Tyler Newman
Communications Manager
tnewman@townofwendellnc.gov

Mayor Gray read the Proclamation and recognized our Administrative Professionals.

4.c Proclamation Recognizing April 18, 2026 as Line Worker Appreciation Day in the Town of Wendell

Staff Contact: Mary Beth Tew
Town Clerk
mtew@townofwendellnc.gov

Mayor Gray read the Proclamation and recognized Line Workers.

4.d Recognition of Four Communications Awards Won the Annual NC3C Conference in Beaufort, North Carolina

Mayor Gray recognized Tyler Newman, Communications Manager, and the communications awards won at the NC3C Conference.

5. PUBLIC HEARINGS

5.a Public Hearing on a Proposed Moratorium Ordinance Regulation on Data Centers, Data Processing Facilities, and Cryptocurrency Mining

Staff Contact: Bryan Coates
Planning Director
bcoates@townofwendellnc.gov

Bryan Coates, Planning Director, provided the staff report for this item.

Mayor Gray opened the Public Hearing.

The Board discussed the item with Mr. Coates.

Speakers:
Jim Parker, 6317 Weathers Road
Ray Hinnant, 205 Dogwood Trail
Robert Klahn, 1621 Raven Falls Drive
Clint Lightsey, 59 Heathwood Drive, Clayton
Donald Cervellini, 441 Tucana Street
Carol Hinnant, 205 Dogwood Trail
Jay Baker, 280 W Haywood Street
Regina Harmon, 6616 Tells Branch Road

The Board discussed the item with Jim Cauley, Town Attorney.

Mayor Gray closed the Public Hearing.

ACTION

Mover: Mayor Pro Tempore Joe DeLoach made a motion to adopt the Attached Moratorium Ordinance Regulation on Data Centers, Data Processing Facilities, and Cryptocurrency Mining.
Ayes: Mayor Pro Tempore Joe DeLoach, Commissioner Kate Benson, Commissioner Deans Eatman, Commissioner Braxton Honeycutt, and Commissioner Dustin Ingalls
Nays: None
Vote: 5-0

5.b Public Hearing to Annex (A25-01) and Rezone (CD25 -01) Approximately +/- 2.82 Acres from Wake County Residential 30 (WC-R30) to Town of Wendell Neighborhood Center Conditional District (NC-CD) to Construct a Child Daycare

Staff Contact: Stacy Griffin
Assistant Planning Director
sgriffin@townofwendellnc.gov

Stacy Griffin, Assistant Planning Director, provided the staff report for this item.

Mayor Gray opened the Public Hearing.

The Board discussed the item with Mrs. Griffin.

Applicant Speakers:
John Oglesby, CSD Engineering
Harrison Peebles, Developer of Lightbridge Academy
Brian Kachel, Lightbridge Academy Franchise

The Board discussed the item with the applicant.

Mayor Gray closed the Public Hearing.

ACTION
Mover: Mayor Pro Tempore Joe DeLoach made a motion to approve Annexation Annexation and Rezoning of Approximately 2.82 Acres from Wake County Residential 30 to Town of Wendell Neighborhood Center Conditional District to Construct a Child Daycare and Adopt the Attached Ordinance.
Ayes: Mayor Pro Tempore Joe DeLoach, Commissioner Kate Benson, Commissioner Deans Eatman, Commissioner Braxton Honeycutt, and Commissioner Dustin Ingalls
Nays: None
Vote: 5-0

5.c Public Hearing CD25-06: A Request to Rezone Approximately +/- 4.15 Acres from Manufacturing and Industrial (MI) to Downtown Mixed Use Conditional District (DMX-CD) to Construct Third Street Apollo

Staff Contact: Bryan Coates
Planning Director
bcoates@townofwendellnc.gov

Bryan Coates, Planning Director, provided the staff report for this item.

Mayor Gray opened the Public Hearing.

Applicant Speaker:
Cal Cunningham, Fayetteville Street, Raleigh

Speakers:
Barry Perry, 428 Vintage Point Lane

Mayor Gray closed the Public Hearing.

ACTION
Mover: Mayor Pro Tempore Joe DeLoach made a motion to approve the Rezoning of Approximately 4.15 acres from Manufacturing and Industrial to Downtown Mixed Use Conditional District to Construct Third Street Apollo and Adopt the Attached Ordinance.
Ayes: Mayor Pro Tempore Joe DeLoach, Commissioner Kate Benson, Commissioner Deans Eatman, Commissioner Braxton Honeycutt, and Commissioner Dustin Ingalls
Nays: None
Vote: 5-0

5.d Public Hearing on a Development Agreement Between Hollybrook Partners LLC and the Town of Wendell for the Third Street Apollo Mixed-Use Development

Staff Contact: Bryan Coates
Planning Director
bcoates@townofwendellnc.gov

Bryan Coates, Planning Director, provided the staff report for this item.

Mayor Gray opened the Public Hearing.

Applicant Speaker:
Cal Cunningham, Fayetteville Street, Raleigh

Mayor Gray closed the Public Hearing.

ACTION
Mover: Mayor Pro Tempore Joe DeLoach made a motion to approve the attached Development Agreement between Hollybrook Partners, LLC and the Town of Wendell for the Apollo Mixed-Use Development.
Ayes: Mayor Pro Tempore Joe DeLoach, Commissioner Kate Benson, Commissioner Deans Eatman, Commissioner Braxton Honeycutt, and Commissioner Dustin Ingalls
Nays: None
Vote: 5-0

5.e Public Hearing to Annex (A26-01) and Rezone (R26-02) Approximately ± 35.44 Acres Located at 2621 North Carolina Highway 97 from Wake County Residential 40 (R40) to Town of Wendell Neighborhood Center (NC)

Staff Contact: Kevin McCarthy
Planner III
kmccarthy@townofwendellnc.gov

Kevin McCarthy, Planner III, provided the staff report for this item.

Mayor Gray opened the Public Hearing.

Applicant Speaker:
David Bergmark, 621 Hillsborough Street

Speakers:
Melissa Wilson, 1609 Marshburn Road

The Board discussed the item with Mr. Bergmark

Mayor Gray closed the Public Hearing.

ACTION
Mover: Mayor Pro Tempore Joe DeLoach made a motion to approve Annexation and Rezoning of 35.44 acres located at 2621 North Carolina Highway 97 from Wake County Residential 40 (R40) to Town of Wendell Neighborhood Center and Adopt the Attached Ordinance.
Ayes: Mayor Pro Tempore Joe DeLoach, Commissioner Kate Benson, Commissioner Deans Eatman, Commissioner Braxton Honeycutt, and Commissioner Dustin Ingalls
Nays: None
Vote: 5-0

6. ADMINISTRATIVE ITEMS

6.a Resolution of Intent to Formally Close Right of Way known as South Pine Street Located between East Haywood and Fowlkes Street

Staff Contact: Bryan Coates
Planning Director
bcoates@townofwendellnc.gov

Bryan Coates, Planning Director, provided the staff report for this item.

ACTION
Mover: Mayor Pro Tempore Joe DeLoach made a motion to adopt a Resolution of Intent to Close Road Right of Way and to Schedule a Public Hearing on this Item for May 11, 2026.
Ayes: Mayor Pro Tempore Joe DeLoach, Commissioner Kate Benson, Commissioner Deans Eatman, Commissioner Braxton Honeycutt, and Commissioner Dustin Ingalls
Nays: None
Vote: 5-0

6.b Request Addition of a Human Resources Specialist Position to the FY 2026 Budget

Staff Contact: Marc Collins, ICMA-CM (Presenter as Budget Officer)
Town Manager
mcollins@townofwendellnc.gov

Melanie Joyner
Human Resources Director
mjoyner@townofwendellnc.gov

Marc Collins, Town Manager, provided the staff report for this item.

ACTION
Mover: Mayor Pro Tempore Joe DeLoach made a motion to approve an Additional Human Resources Specialist Position to the FY 2026 Budget.
Ayes: Mayor Pro Tempore Joe DeLoach, Commissioner Kate Benson, Commissioner Deans Eatman, Commissioner Braxton Honeycutt, and Commissioner Dustin Ingalls
Nays: None
Vote: 5-0

6.c Personnel Policy Updates - Sick Leave and FMLA

Staff Contact: Melanie Joyner
Human Resources Director
mjoyner@townofwendellnc.gov

Melanie Joyner, Human Resources Director, provided the staff report for this item.

ACTION
Mover: Mayor Pro Tempore Joe DeLoach made a motion to approve the Amendments to the Personnel Policy, Sick Leave Policy, and Use of Paid Time Off Under the FMLA Policy.
Ayes: Mayor Pro Tempore Joe DeLoach, Commissioner Kate Benson, Commissioner Deans Eatman, Commissioner Braxton Honeycutt, and Commissioner Dustin Ingalls
Nays: None
Vote: 5-0

6.d Town of Wendell Unified Development Ordinance (UDO) Update Steering Committee

Staff Contact: Bryan Coates
Planning Director
bcoates@townofwendellnc.gov

Bryan Coates, Planning Director, provided the staff report for this item.

The Board discussed this item with Mr. Coates.

Marc Collins, Town Manager, confirmed that this steering committee would have no power to make decisions, only recommendations to the Board.

ACTION
Mover: Mayor Pro Tempore Joe DeLoach made a motion to create the Town of Wendell UDO Update Steering Committee Allowing Flexibility to Staff to Name or Replace Additional Members.
Ayes: Mayor Pro Tempore Joe DeLoach, Commissioner Kate Benson, Commissioner Deans Eatman, Commissioner Braxton Honeycutt, and Commissioner Dustin Ingalls
Nays: None
Vote: 5-0

7. OTHER BUSINESS

8. COMMISSIONERS' REPORTS / COMMENTS

Commissioner DeLoach spoke about the NHL playoffs starting soon and the Hurricanes. He also thanked the Wendell Chamber of Commerce and Roger Peterson for the elected official event he recently organized. Lastly, Commissioner DeLoach spoke about all the cool things that the Board did tonight.

Commissioner Benson spoke about living in Wendell and the exciting things that happened tonight.

Commissioner Ingalls spoke about the recent social media video regarding the ants and the number of views it has received.

9. MAYOR'S REPORTS / COMMENTS

Mayor Gray stated that it was a great meeting tonight. She mentioned the Chick-fil-a is now open in Wendell and that Meet on Main starts Friday night.

10. CLOSED SESSION

ADJOURN

There being no further business to come before the Board, the meeting adjourned at 9:39 p.m.

_____
Virginia R. Gray
Mayor

ATTEST:

_____
Mary Beth Tew
Town Clerk

AGENDA ITEM NO. 4.a

Item Cover Page

TOWN BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 27, 2026
SUBMITTED BY:	Mary Beth Tew, Administration
ITEM TYPE:	Awards and Presentations
AGENDA SECTION:	RECOGNITIONS, REPORTS, AND PRESENTATIONS
SUBJECT:	Recognition of Carver Elementary School PE Teacher, Mr. Alex Strickland
SPECIFIC ACTION REQUESTED:	Mayor Gray to provide the Recognition.

ITEM SUMMARY:

It is my pleasure to shine the spotlight on Mr. Alex Strickland, Carver's Extraordinary PE Teacher. Mr. Strickland shines in so many ways and deserves to be recognized. His passion for seeing students thrive is evident through his whole child approach to teaching and learning. Our Carver Cubs love to go to PE because they love Mr. Strickland.

Mr. Strickland is a nurturing caring teacher who always encourages our students to do THEIR best. He meets each student where they are and makes them believe that they can accomplish any goal they set for themselves. In Mr. Strickland's class building good character is just as important as teaching the PE curriculum. Mr. Strickland teaches our Carver Cubs that teamwork and sportsmanship are life skills. Being Kind to one another is an expectation in his class.

Mr. Strickland strives every year to be more creative in his teaching. He is always open to trying new innovative ways to teach and his efforts to integrate our school improvement goals during PE is commendable. Mr. Strickland's enthusiasm and positive attitude is contagious. Mr. Strickland is the epitome of of TEAM-PLAYER and he is adored and respected by the Carver School Community.

-Principal Merritt, Carver Elementary

Here is what some of his colleagues had to say about Mr. Strickland:

Mr. Strickland is dedicated to the families of Carver and has taught at the school for 10 years. He builds quality relationships with students, helps them meet their fitness goals, and is a true motivator. Mr. Strickland always makes himself available to help ALL staff, whether the need is big or small. He is creative in finding ways to expose students to new fitness activities by bringing new resources and programs to Carver, such as "First Tee" and a balance bike program.

Alex Strickland builds relationships with students at Carver and the students love him. In addition, Alex has supported students in need of a male mentor during his planning and lunch times.

Mr. Strickland engages our 5th graders by allowing them to choose warm up songs and lead exercises. He encourages students to train and run the mile with determination. In his eyes, ALL students show success and better their physical performance with each new day they try! Thank you for supporting our students Mr. Strickland!

AGENDA ITEM NO. 4.b

Item Cover Page

TOWN BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 27, 2026
SUBMITTED BY:	Tyler Newman, Administration
ITEM TYPE:	Proclamations
AGENDA SECTION:	RECOGNITIONS, REPORTS, AND PRESENTATIONS
SUBJECT:	Proclamation Recognizing May 3-9, 2026 as Professional Municipal Clerks Week
SPECIFIC ACTION REQUESTED:	Read and Present the Proclamation to the Town Clerk
ITEM SUMMARY:	Professional Municipal Clerks Week is held annually in early May and serves as a time to recognize the vital role that clerks play in keeping local government functional and healthy. From keeping records of elected board and appointed committee meetings, to responding to public inquiries, the work performed is important and valued.

ATTACHMENTS:
Proclamation - Professional Municipal Clerks Week - May 2026

TOWN OF WENDELL **NORTH CAROLINA**

PROCLAMATION RECOGNIZING MAY 3 - 9, 2026 AS PROFESSIONAL MUNICIPAL CLERKS WEEK

WHEREAS, the Office of the Professional Municipal Clerk, a time-honored and vital part of local government exists throughout the world, and

WHEREAS, the Office of the Municipal Clerk is the oldest among public servants, and

WHEREAS, the Office of the Municipal Clerk provides a professional link between the residents, their local governing bodies and agencies of government at other levels, and

WHEREAS, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all, while serving as the information center on functions of local government and community, and

WHEREAS, the Municipal Clerk continually strives to improve the administration of their office through participation in education, programs, seminars, workshops and the annual meetings of their state, and

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

NOW, THEREFORE, on behalf of the Wendell Town Board of Commissioners, I, Virginia Gray, Mayor of the Town of Wendell, do hereby proclaim May 3-9, 2026 as Professional Municipal Clerks Week in the Town of Wendell and encourage all residents within the Town to recognize and appreciate the valuable role that our Town Clerk plays in the functioning of our day-to-day operations.

DULY PROCLAIMED this 27th day of April, 2026.

Virginia R. Gray
Mayor

AGENDA ITEM NO. 4.c

Item Cover Page

TOWN BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 27, 2026
SUBMITTED BY:	Tyler Newman, Administration
ITEM TYPE:	Proclamations
AGENDA SECTION:	RECOGNITIONS, REPORTS, AND PRESENTATIONS
SUBJECT:	Proclamation Recognizing May 10-16, 2026 as National Police Week and May 15, 2026 as Peace Officers Memorial Day
SPECIFIC ACTION REQUESTED:	Read and Present the Proclamation to Police Chief John Slaughter on behalf of the Wendell Police Department.
ITEM SUMMARY:	National Police Week and Peace Officers Memorial Day are held nationally in May every year, usually in the same week. These recognitions are to honor the service and sacrifice of law enforcement and all they do to keep our communities safe while paying tribute to those who have fallen in the line of duty.

ATTACHMENTS:
Proclamation - National Police Week 2026

TOWN OF WENDELL NORTH CAROLINA

PROCLAMATION RECOGNIZING MAY 10 - 16, 2026 AS NATIONAL POLICE WEEK, AND MAY 15, 2025 PEACE OFFICERS MEMORIAL DAY

WHEREAS, there are more than 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Wendell Police Department, and

WHEREAS, since the first recorded death in 1786, there are currently more than 24,000 law enforcement officers in the United States who have made the ultimate sacrifice in the line of duty,

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C., and

WHEREAS, the service and sacrifice of all officers who have fallen in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 38th Candlelight Vigil on May 13, 2026, and

WHEREAS, the Candlelight Vigil is part of National Police Week, which will be observed this year from May 10th – May 16th as a time to recognize and honor our police force, and

WHEREAS, May 15th is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families, with U.S. flags flown at half-staff, and

NOW, THEREFORE, on behalf of the Wendell Town Board of Commissioners, I, Virginia Gray, Mayor of the Town of Wendell, do hereby proclaim and observe May 10 – 16, 2026 as National Police Week and do hereby observe May 15, 2026 as Peace Officers Memorial Day in the Town of Wendell, and encourage all residents within the Town to recognize and appreciate our incredible police force and the work they do every hour of every day to keep our community safe, while reflecting on the sacrifices of those who have fallen nationwide.

DULY PROCLAIMED this 27th day of April, 2026.

Virginia R. Gray
Mayor

AGENDA ITEM NO. 5.a

Item Cover Page

TOWN BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 27, 2026
SUBMITTED BY:	Bryan Coates, Planning
ITEM TYPE:	Planning
AGENDA SECTION:	PUBLIC HEARINGS
SUBJECT:	Public Hearing for Disinterment, Relocation, and Reinterment of a Grave Located 3130 Buck Stage Trail to Greenmount Cemetery in Wendell
SPECIFIC ACTION REQUESTED:	Hold a Public Hearing and Make a Decision on the Request for the Disinterment, Relocation and Reinterment of a grave located 3130 Buck Stage Trail to Greenmount Cemetery in Wendell

ITEM SUMMARY:

This petition for grave disinterment, relocation, and reinterment is submitted by Ellen Turco of Richard Grubb Associates (RGA) on behalf of Meritage Homes. The purpose of this petition is to remove the remains of Lenard L Rhodes within the grave from the parcel (PIN 1794-79-6727) located at 3130 Buck Stage Trail, and to reinter them in Greenmount Cemetery in Wendell where he will have perpetual care.

The actual number of graves at this location cannot be determined with certainty, until site work begins. The petitioner indicates that the removal of this cemetery is necessary to accommodate the construction of Marshburn Manor Development and to provide better protection of the remains by relocating them to a perpetual care cemetery.

Compliance with NCGS

Section 65-106 (a) (4) of the North Carolina General Statutes requires that the Town of Wendell Board of Commissioners

holds a public hearing when graves are proposed to be removed by a party other than the next of kin.

Under the North Carolina General Statutes, any grave that is disinterred is required to be reinterred in a suitable cemetery. The remains within the grave that is petitioned for removal, if approved, would be reinterred within Greenmount Cemetery in Wendell where it will receive perpetual care.

The disinterment, removal, and reinterment of the remains within this cemetery shall be performed by a licensed funeral director, and the Wake County Environmental Services staff shall be on site to observe the process (as required by state law). The funeral director, or petitioner, shall be required to file a Removal of Graves Certificate with the Wake County Register of Deeds office after the work is completed in order to document the relevant facts of the disinterment and reinterment.

North Carolina General Statute requires the petitioner provide a 30-day written notice of intention to the next of kin. The petitioner placed a legal advertisement in the Raleigh News and Observer newspaper for four (4) consecutive weeks in an attempt to notify any next of kin or any other interested parties. The legal notices appeared in the newspaper on August 7th, 14th, 21st and 28th of 2025. The petitioner has indicated that they did receive a few responses with no opposition to the relocation.

Additionally, the Town of Wendell Planning staff posted a public hearing notification sign along Marshburn Road and ran two public hearing notices in the Wake Weekly newspaper on April 17th and 24th, 2026.

In addition to the legal notice, 22 individuals (living) were identified who are potentially related to families who owned the subject parcel in the twentieth century. These individuals were notified of the proposed grave relocation by letter. Richard Grubb Associates sent notification letters on behalf of Meritage Homes to these individuals on August 5, 2025 as required by NC GS 65-106(b).

The petitioner has fulfilled all the requirements for the removal and relocation of the remains within this cemetery as outlined by the North Carolina General Statutes, Section 65-106. The Wendell Board of Commissioners have the authority under NC GS 65-106 to either consent to the request or not following the public hearing.

ATTACHMENTS:
25-211NC_RhodesCemetery-Report
NC General Statute 65-106.pdf

HISTORICAL INVESTIGATION



FOR THE PROPOSED RELOCATION OF THE LENARD L. RHODES CEMETERY

3130 Buck Stage Trail, Wendell
Wake County, North Carolina

PREPARED FOR:

Meritage Homes
3300 Paramount Parkway, Suite 120
Morrisville, North Carolina 27560

March 2026

RGA Technical Report No. 2025-211NC

RICHARD
GRUBB &
ASSOCIATES

HISTORICAL INVESTIGATION

FOR THE PROPOSED RELOCATION OF THE LENARD L. RHODES CEMETERY

3130 Buck Stage Trail, Wendell
Wake County, North Carolina

Principal Investigator:
Olivia Heckendorf, MA

Author:
Olivia Heckendorf, MA

Prepared by:
Richard Grubb & Associates, Inc.
525 Wait Avenue
Wake Forest, North Carolina 27587

Prepared for:
Meritage Homes
3300 Paramount Parkway, Suite 120
Morrisville, North Carolina 27560

Date:
March 2026

RGA Technical Report No. 2025-211NC

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APPENDICES

Appendix A: North Carolina General Statute 65-106

Appendix B: Legal Advertisement Affidavit and Next-of-Kin Letter

Appendix C: Site Plan

1.0 INTRODUCTION AND PROJECT BACKGROUND

On behalf of Meritage Homes, Richard Grubb & Associates, Inc. (RGA) has completed this historical investigation to inform the request to relocate the Lenard L. Rhodes Cemetery located at 3130 Buck Stage Trail (PIN 1794796727) in Wendell, Wake County, North Carolina under North Carolina (Figures 1.1–1.2). The cemetery lies in the north-central portion of a 44.29-acre parcel, which is owned by Meritage Homes.

This report was prepared to provide the Wendell Board of Commissioners with the historic context and research relevant to the request to relocate the Lenard L. Rhodes Cemetery. It details the results of the historical background research, documents the steps taken to identify the decedent's next-of-kin, and evaluates the cemetery's eligibility for listing in the National Register of Historic Places (NRHP). Meritage Homes is requesting approval from the Wendell Town Board of Commissioners to relocate the grave within the Lenard L. Rhodes Cemetery to Greenmount Cemetery in Wendell, as allowed by North Carolina General Statute 65-106 Removal of Graves (Appendix A). The purpose of the request is to accommodate the parcel for residential development and to provide better protection of the remains by relocating them to a cemetery with perpetual care. All expanses related to the disinterment and reinterment of the grave will be borne by Meritage Homes.

The author of this report meets the Secretary of the Interior's Professional Qualifications for History and Architectural History.

1.1 Environmental Setting

The Lenard L. Rhodes Cemetery lies in eastern Wake County, approximately 1.65 miles north of downtown Wendell and roughly 0.75 miles southeast of the intersection of Marshburn Road and NC Highway 97, in a community known as Lizard Lick. The cemetery is sited atop a small knoll along a dirt farm road. The area immediately surrounding the cemetery is wooded, with extensive ground cover, including leaf litter, pine duff, and overgrown grass. Much of the larger 44.29-acre parcel has been cleared and subdivision infrastructure is being installed.

1.2 Cemetery Context

Burial places and customs reflect the cultural traditions of their communities. Despite regional variations, most cemeteries throughout North Carolina share common features that are a product of European and Christian burial practices, among them the prevalent east–west orientation of individual graves, with the head to the west. Gravemarkers can be made of wood, clay, stone, or concrete, and can be either handcrafted or commercially produced. Gravemarker types can reflect differences in wealth, literacy, ethnicity, and religion. Unmarked graves may also be present within a cemetery either because they were never marked or due to the ephemeral nature of the original marker. Graves within a cemetery may also be identified through depressions caused by the collapse of the grave shaft over time. In Wake County, cemeteries can be divided into three main categories: family or folk cemeteries, church cemeteries, and community cemeteries.

Family cemeteries offered a practical solution for a dispersed, rural population until well into the twentieth century. Transporting a coffin over unimproved roads a substantial distance was not

possible for many North Carolinians, making burial close to home a necessity. Burials on family land also reinforced ties of kinship within a community, as multiple generations would be interred in plots that remained under family ownership. Family cemeteries range from informal plots with unmarked graves to fenced or walled cemeteries containing neat rows of marked graves. The Lenard L. Rhodes Cemetery is an example of a rural family cemetery.

Many family cemeteries were started on family land and were active for a relatively limited period of time. These cemeteries provided a sacred place on family land where cherished family members were laid to rest near the homesite so the family could visit and honor them. Some of these cemeteries were active for years but were abandoned when descendants migrated to other areas and the family land was sold. According to Harvard landscape scholar, John Stilgoe, in small cemeteries, after families stopped maintaining them, "the few small stones were submerged in leaves and humus, and only a low wall or stand of cedars or mimosas announced the land's former use," and "Southern burial was always uncertain because the caretakers were likely to move away, but graveyards were carefully respected whether cared for or not" (Stilgoe 1983:229). This seems to be what occurred at the Lenard L. Rhodes Cemetery.

Church cemeteries can be found in rural areas, small towns, and urban settings. They are characterized by their proximity to their associated churches, with some dating prior to the construction of the church building. Burials are typically arranged in linear fashion and are oriented east–west. Church cemeteries may contain burials spanning over a century, with new interments continuing into the present.

Community cemeteries became more common in the twentieth century, as improved roads and modern mortuary services gave people who no longer owned ancestral land or were not affiliated with a church a place to bury their dead. These types of cemeteries can be privately owned and managed or operated by municipalities. An individual or family plot could be purchased, with the assurance that maintenance would be provided in perpetuity, relieving the family of that burden. Like larger church cemeteries, community cemeteries may grow over many decades, following planned layouts defined by circulation patterns and landscaping.

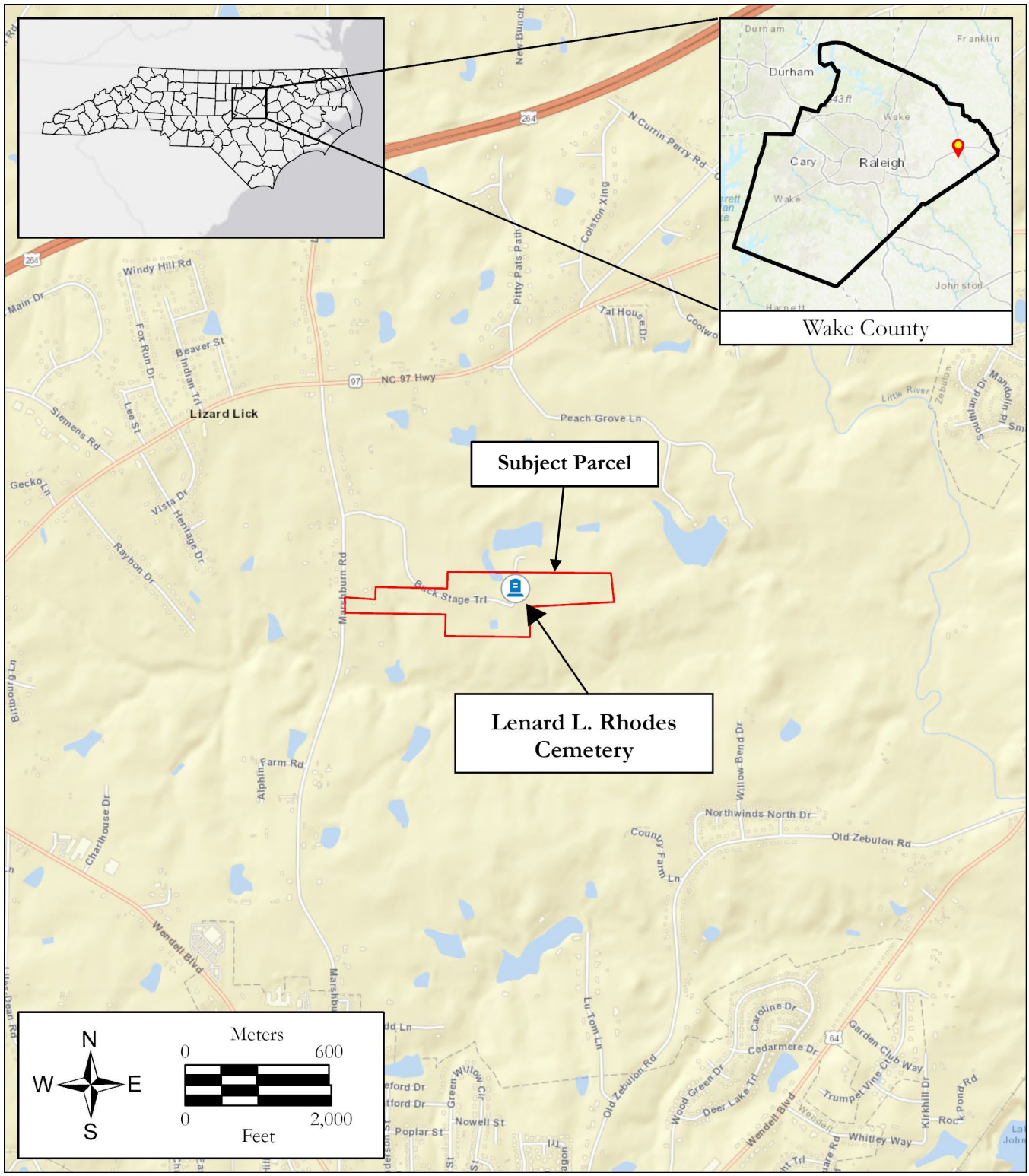


Figure 1.1: Street map showing the location of the Lenard L. Rhodes Cemetery (Esri 2024a).

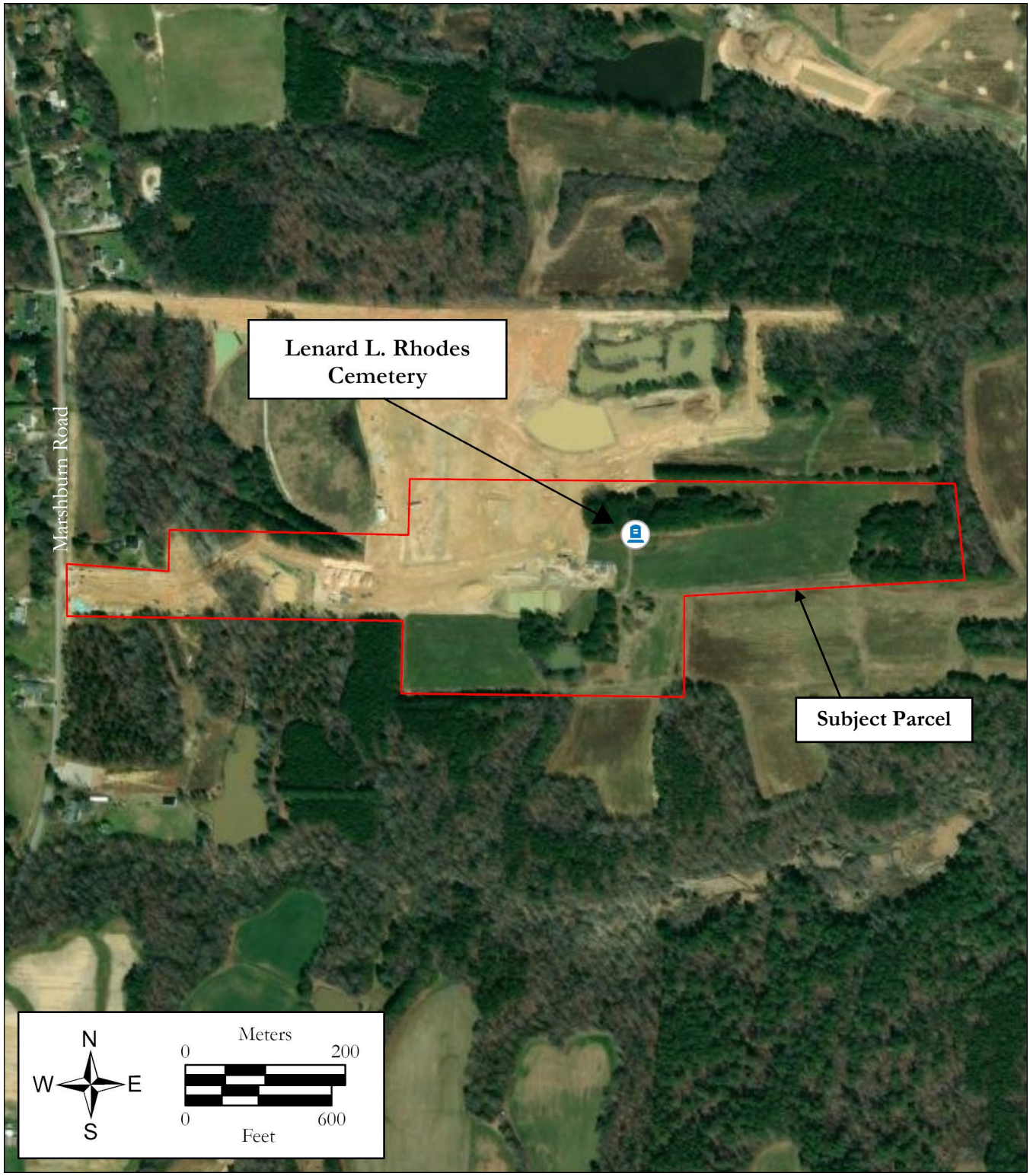


Figure 1.2: Aerial photograph showing the location of the Lenard L. Rhodes Cemetery (Esri 2024b).

2.0 METHODOLOGY

2.1 Historical Background Research

Background research was conducted for the following purposes: to locate previously identified historic properties (buildings and cemeteries) on and around the subject parcel; to attempt to identify individuals interred at the Lenard L. Rhodes Cemetery and to glean personal information about those interred; and to notify next-of-kin.

Genealogical research was primarily conducted online. Three electronic cemetery databases (www.findagrave.com, www.cemeterycensus.com, and www.interment.net) were consulted. None of these databases include entries for the Lenard L. Rhodes Cemetery or the name Lenard L. Rhodes. The Cemetery Survey reports compiled by the Works Progress Administration (WPA) in the 1930s are available through the North Carolina State Archives digital collections. The Lenard L. Rhodes Cemetery is not recorded in these records.

The Wake County Cemetery Survey was conducted primarily in the 1980s and 1990s. The resultant files are valuable tools for researching the county's cemeteries; the Wake County Genealogical Society has digitized these files and continues to make updates to the survey. The Lenard L. Rhodes Cemetery was not surveyed by the volunteers of the Wake County Cemetery Survey.

Other sources of information consulted during this investigation included maps and plats, deeds, marriage bonds, U.S. Census data, birth and death certificates, the North Carolina Schedule of Mortality, and newspapers.

3.0 RESULTS OF RESEARCH

3.1 Cemetery Description

The Lenard L. Rhodes Cemetery is a small rural family cemetery containing a mid-nineteenth-century folk burial (Figures 3.1–3.2). Located in the north-central portion of a 44.29-acre parcel on the east side of Marshburn Road, the cemetery consists of one inscribed rounded-arch, tab-in-socket marble gravemarker with a displaced footstone. There is no evidence of additional marked burials. The gravemarker lies east of a dirt farm lane lined with pine trees, adjacent to a mature cedar tree. The ground is covered with grasses, as well as leaf litter and pine duff. The gravemarker bears the inscription:

LENARD L. RHODES/BORN/Sep. 28, 1831./DIED/Mar. 1862.



Figure 3.1: Gravemarker for Lenard L. Rhodes.



Figure 3.2: The displaced footstone of the burial for Lenard L. Rhodes.

3.2 Parcel History/Chain of Ownership

The Rhodes Family[1]

The land on which the Lenard L. Rhodes Cemetery lies has been associated with the Rhodes family since the early nineteenth century. Brothers John Rhodes (1790–1874) and William Rhodes (1785–1864), who were sons of Jeremiah Rhodes (1742–1838) and Elizabeth Ferrell (1758–1842), lived in the present-day vicinity of Eagle Rock and attended Hephzibah Baptist Church.

John Rhodes married Rebecca Pippins (1792–1870) on February 10, 1815 (State Archives of North Carolina [SANC] 1815). The couple had at least seven children, including six boys and one girl: Harrison (1815–unknown), Gray (1819–1862) Ambrose (1821–1900), Elzebe (1827–unknown), Battle (1830–1864), Lenard L. (1831–1862), and Bennett Blake (1833–1911). An 1871 deed shows that Gray Rhodes' son, Robert Rhodes, owned the property on which Lenard L. Rhodes' grave is located, and the property was transferred from Robert Rhodes to Kemp Rhodes (Wake County Register of Deeds [WCRD] 1871 238:577).[2] Kemp Rhodes, a grandson of William Rhodes, retained ownership of this

[1] Wake County was formed in 1770 from portions of Johnston, Cumberland, and Orange counties (Corbitt 1987:212). All research concerning the Rhodes family was conducted in Wake County, where the record loss is minimal. Record loss includes the 1810 and 1820 U.S. Censuses and several deed books from 1832. Census data loss at the national level includes the 1890 U.S. Census, lost in a fire in Washington, DC in 1921. These gaps did not significantly impede research. The surname 'Rhodes" appears in historical records with several alternate spellings, including Rhoads, Rhoades, Roads, Roades, and Rodes. For the sake of clarity and consistency, the standardized spelling "Rhodes" is used throughout the report.

[2] No deed could be found for the transfer of land from Gray Rhodes to Robert Rhodes; however, this piece of land may have been held in guardianship for Robert following the death of his father in 1862.

parcel, which includes the subject grave, until his death in 1928, after which the property passed to his heirs (WCRD 1940 828:526).

Two late nineteenth-century maps depict Rhodes landownership in Marks Creek Township, specifically in the area near Hephzibah Baptist Church, which is located approximately 2 miles southwest of Lenard L. Rhodes' grave. Fendol Bevers' 1871 map of Wake County identifies "J. Rhodes" north of Tarboro Road and "W. Rhodes" at a mill and tract of land to the northeast of "Hepsibah" Church (Bever 1871; Figure 3.3). These attributed names likely reference brothers John and William Rhodes, although William had died by the time the map was produced. Schaffer's 1887 map of Wake County shows a branch of the Rhodes family still living near the millpond, though it does not indicate which Rhodes family member owned the property (Shaffer 1887; Figure 3.4).

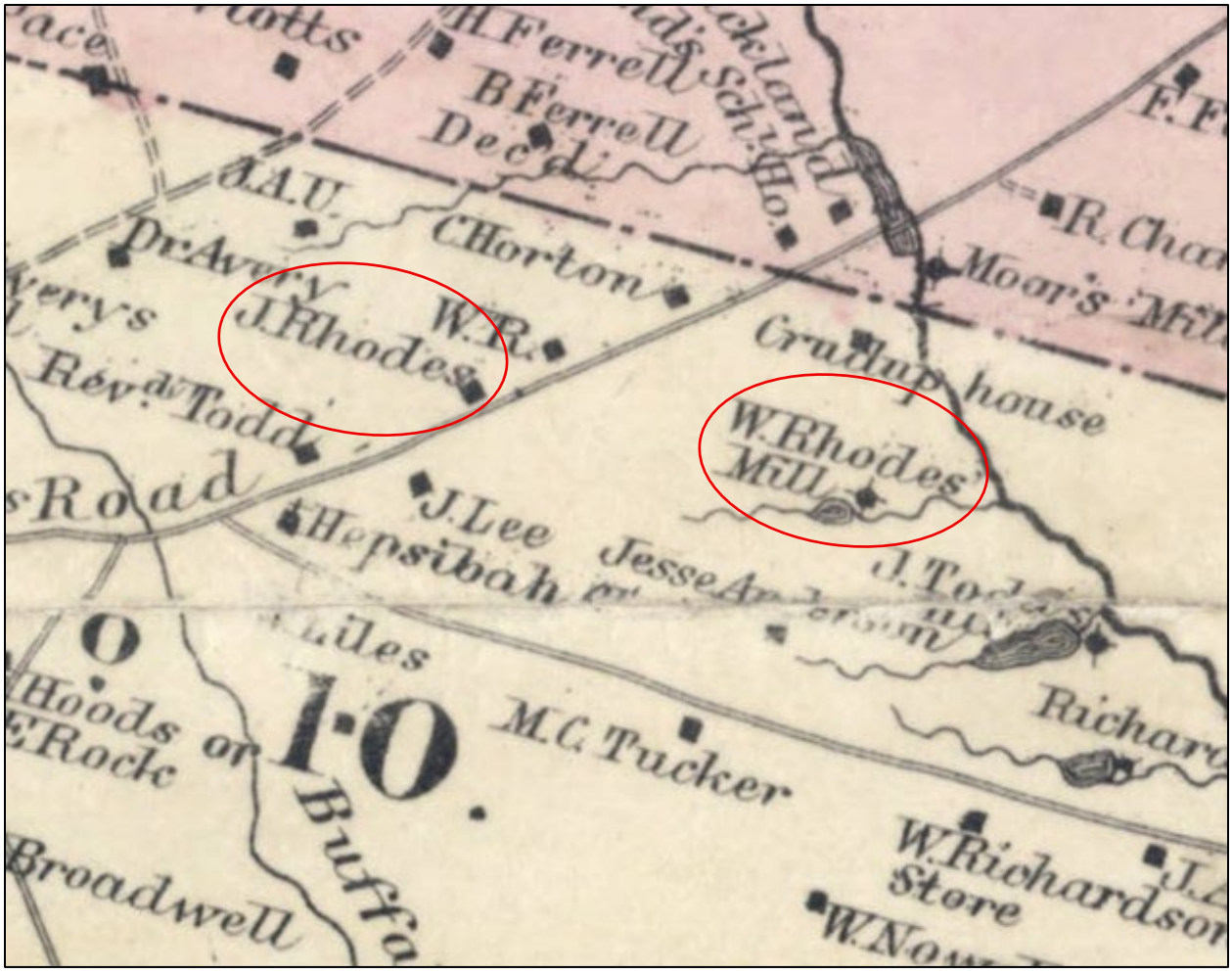


Figure 3.3: Bevers' 1871 Map of Wake County, showing the location of the Rhodes properties. Included on the map is "Tarborough Road" that runs from the top right (northeast) corner of the image to the left (southwest). The Little River runs adjacent to the "W. Rhodes" property. The present-day Lenard L. Rhodes Cemetery in the area around W. Rhodes.

Lenard L. Rhodes and Anne E. *Pace* Rhodes

Lenard L. Rhodes was born to John Rhodes (1790–1874) and Rebecca *Pippins* Rhodes (1792–1870) on September 28, 1831.[3] He first appears in the written record in the 1850 U.S. Census, enumerated in his parents' household in the Little River District of Wake County. The household included: John (60), Rebecca (60), Harrison (35), Ambrose (29), Ellen (24), Elzebe (23), Battle (20), Blake (17), and Lenard (19). Lenard was recorded as a farmer and likely worked on his father's farm as he owned no real estate (U.S. Census 1850).



Figure 3.4: Shaffer's 1887 map showing the location of the Rhodes property on which the Lenard L. Rhodes Cemetery lies.

[3] Italicized surnames indicate a woman's maiden name. The burial sites of John Rhodes and Rebecca Pippins is unknown. However, there is a Rhodes Cemetery in Wendell, which is located 0.75 miles west of Hephzibah Baptist Church. This cemetery lies on private property and is surrounded by a wrought iron fence. It includes 13 members of the extended Rhodes family: David Thomas Lee (1837–1911), Laura Ann *Rhodes* Lee (1843–1928), Berillas *Riley* Rhodes (1817–1891), Chloe *Todd* Rhodes (1812–1865), Henry Washington Rhodes (1812–1888), James Fenton Rhodes (1847–1874), Captain John Rhodes (1816–unknown), Madison R. Rhodes (1853–1871), Mary *Arnold* Rhodes (1781–1862), Mary Valerie Rhodes (1856–1871), William Rhodes (1785–1864), William Arnold Rhodes (1817–1888), and William Gaston Rhodes (1846–1900). These individuals are primarily associated with William Rhodes and his wife, Mary *Arnold* Rhodes, with William Rhodes being the brother of John Rhodes, who is Lenard L. Rhodes' father.

In March 1852, Lenard married Ann E. Pace (SANC 1852). The couple appears in the 1860 U.S. Census, living in the Northeastern Division of Wake County, served by the Eagle Rock post office (U.S. Census 1860).[4] The couple's household included Mary (7), Sidney (5), Benjamin (2), and Judson (1). Lenard worked as a farm laborer with a personal estate valued at $200. Neither Lenard nor Ann could read or write, but their daughter Mary attended school. As with the 1850 U.S. Census, Lenard did not own real estate, corroborated by his absence in Wake County deeds.

According to his gravemarker, Lenard died in March 1862. No records indicate service in the Civil War, and neither a probate file nor will could be located. It is likely that he did not own sufficient property to warrant probate, and that any possessions passed directly to his widow.

After her husband's death, Ann continued to live in Marks Creek Township in eastern Wake County. By the 1870 U.S. Census, she headed a household with a personal estate value of $50, with no real estate (U.S. Census 1870). Her household included Mary J. (16), Sidney (14), Benjamin (13), Charlie (8), and Valleria (11). The relationship of Charlie and Valleria to Ann is undetermined, since Charlie would have been born after the death of Lenard and Valleria is listed out of age sequence. Nearby Rhodes households included Jane (38), Jackson (51), and Hellen (26) (U.S. Census 1870).

By 1880, Ann had moved her family to Wilders Township in Johnston County (U.S. Census 1880).[5] Listed as a widowed farmer, age 50, she lived with Mary Jane (25), Benjamin (21), and Charlie (19) (U.S. Census 1880). No other Rhodes families are recorded nearby.

The final census to record Ann was in 1900, when she was living with her daughter Jutsey's family in Marks Creek Township (U.S. Census 1900). This census was taken just days before her death on June 26, 1900. Ann E. *Pace* Rhodes is buried at Clyde's Chapel Baptist Church in Archers Lodge, Johnston County, North Carolina (Find a Grave 2007).

Children of Lenard L. Rhodes and Ann E. *Pace* Rhodes

Lenard L. Rhodes and Anne E. *Pace* Rhodes had at least 5 children together:

1) Mary Jane Rhodes (1853–1918): Married George Martin; buried in Hephzibah Baptist Church Cemetery, Wendell (Find a Grave 2008b).
2) Sidney Rhodes (1855–1921): Married Nannie Ashly; buried in Leemont Cemetery, Danville Virginia (Find a Grave 2008c).
3) Benjamin Rhodes (1858–1920): Never married; buried in Hephzibah Baptist Church (Find a Grave 2008a).
4) Jutsey Rhodes (1860–1932): Married William Martin (1856–1925); buried in Hephzibah Baptist Church Cemetery (Find a Grave 2004).
5) Judson Rhodes (ca. 1859–unknown): Appears only in the 1860 U.S. Census and likely died between 1860 and 1870; burial location is unknown.

[4] Like the 1850 U.S. Census, no relationships between the head of the household and individuals within the households were recorded.

[5] The 1880 U.S. Census is the first census to record relationships of those in the household to the head of the household.

3.3 National Register of Historic Places Evaluation

The National Register Criteria for Evaluation are the guidelines by which properties are assessed for the NRHP. Criteria used in the evaluation process are specified in the Code of Federal Regulations, Title 36, Part 60, National Register of Historic Places (36 CFR 60.4). Historic properties may include districts, structures, objects, or sites that are at least 50 years of age and meet at least one of the National Register criteria. Cemeteries are in a small category of properties that are not usually considered for listing in the NRHP unless they meet a special requirement, Criteria Consideration D for Cemeteries, in addition to meeting at least one of the regular Criteria (A–D below). To be eligible for inclusion in the NRHP, a historic property, or cemetery, must possess significance in American history, architecture, archaeology, or culture, and:

(A) be associated with events that have made a significant contribution to the broad patterns of our history, or

(B) be associated with the lives of persons significant in our past, or

(C) embody the distinct characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction, or

(D) yielded, or may be likely to yield, information important in pre-history or history (36 CFR 60.4).

The Lenard L. Rhodes Cemetery was not found to be associated with locally significant historical events or trends. The cemetery is an example of a rural family burial ground, a type of cultural resource that is found throughout North Carolina. Therefore, the Lenard L. Rhodes Cemetery is recommended not eligible for listing in the NRHP under Criterion A.

Lenard L. Rhodes was not demonstrated to be of transcendent importance to the local, state, or national community. Therefore, the Lenard L. Rhodes Cemetery is recommended not eligible for listing in the NRHP under Criterion B.

The single extant grave and two gravemarkers within the Lenard L. Rhodes Cemetery is not a distinctive example of funerary art or craftsmanship. As an entity, the Lenard L. Rhodes Cemetery does not possess the requisite "distinctive design values" to be eligible for the NRHP. Therefore, the Lenard L. Rhodes Cemetery is recommended not eligible for the NRHP under Criterion C.

It is unlikely that additional study of the Lenard L. Rhodes Cemetery would yield any unretrieved data related to history or prehistory not discoverable through informant interviews and documentary sources. Therefore, the Lenard L. Rhodes Cemetery is recommended not eligible for the NRHP under Criterion D.

4.0 PROPOSED RELOCATION OF THE LENARD L. RHODES CEMETERY

Meritage Homes is preparing for residential development of the subject parcel at 3130 Buck Stage Trail (PIN 1784796727), located in Wendell, Wake County. The purpose of this request to relocate graves is to accommodate the residential development and construction and to provide better protection of the remains by relocating them to a cemetery with perpetual care. Meritage Homes will bear any expenses associated with the disinterment and reinterment of the graves. The three most common planning options for graves in the path of development are: 1) preservation in place; 2) relocation on site; and 3) relocation off site to another cemetery. According to the current site plan, the Lenard L. Rhodes Cemetery lies on land that is to have a residential structure built on it along Miller Falls Road (Appendix C). For this reason, the preservation of the Lenard L. Rhodes Cemetery in place is not an option (Option 1), nor is it feasible to relocate the cemetery on site (Option 2). Relocation of the Lenard L. Rhodes Cemetery graves to a cemetery with perpetual care is the preferred option (Option 3). To date, 22 next-of-kin have been identified and notified of this relocation request.

4.1 Summary of Due Diligence Efforts

The inscribed gravemarker identifies the burial location of Lenard L. Rhodes. It can be challenging to identify the individuals buried in abandoned family cemeteries, particularly when these cemeteries contain unmarked graves, such is potentially the case with the Lenard L. Rhodes Cemetery. Researching property records and next-of-kin can identify historical property owners and their kin; however, it is important to note that rural cemeteries in the South may contain the remains of enslaved people, tenant farmers, or sharecroppers who occupied the land but did not own it. Lenard L. Rhodes does not appear in deed records and was likely not the owner of the land where his gravemarker stands. While the remains of the individuals interred at the Lenard L. Rhodes Cemetery are likely members of the Rhodes family, it is possible that other unrelated people are buried therein.

To identify the descendants of those interred at the Lenard L. Rhodes Cemetery, a legal advertisement was placed in *The News & Observer* on August 7, 14, 21, and 28, 2025 (Appendix B). This notification was placed to comply with NC GS 65-106 (b) and to identify next-of-kin of the interred and persons with interest in or knowledge about the graves contained within the Lenard L. Rhodes Cemetery. No responses to the legal advertisement were received.

Potential descendants of Lenard L. Rhodes (1831–1862) and Ann E. *Pace* Rhodes (1827–1900) were identified through searches on Ancestry.com and obituaries through Newspapers.com. Internet Google searches and local property records were used to obtain descendant addresses. Letters describing the location of the cemetery and its proposed relocation were sent to 22 descendants of Lenard L. Rhodes and Ann E. *Pace* Rhodes on August 5, 2025, as required by NC GS 65-106 (b) (Tables 4.1). To date, three responses have been received; the details of which are noted in Table 4.1, below.

Table 4.1: Descendants of Lenard L. Rhodes (1831–1862) and Ann E. *Pace* Rhodes (1827–1900) notified by letter.

Name	Relationship	Notes
Brenda Joyner Harris	3x great-granddaughter	-
Vallie Mae Wall	2x great-granddaughter	Corresponded with Vallie Mae's daughter, Nancy Joyner, since Vallie Mae is deceased. No opposition to relocation. Nancy requested that Lenard Rhode's remains be reinterred next to his wife at Clyde's Chapel Baptist Church or Hephzibah Baptist Church.
Danny D. Cagle	3x great-grandson	-
Katherine Strickland Falco	3x great-granddaughter	No opposition to relocation.
Ruby Hobbs Albertson	2x great-granddaughter	-
Lloyd E. Hobbs	2x great-grandson	-
Randolph M. Martin	3x great-grandson	-
Faye Martin Smith	2x great-granddaughter	-
Carole Martin Lloyd	2x great-granddaughter	-
Larry K. Martin	2x great-grandson	-
Robert C. Green	3x great-grandson	-
Charles M. Yeager	2x great-grandson	-
Brittany Yeager Marshburn	3x great-granddaughter	-
William M. Yeager	2x great-grandson	-
John W. Denton	2x great-grandson	-
George W. Martin	Great-grandson	No opposition to relocation. Requested to be kept informed of reinterment process.
Michael D. Boyette	2x great-grandson	-
Eugene W. Green	2x great-grandson	-
Mary Anne Earp Niskode	2x great-granddaughter	-
Tammy Earp Rennard	3x great-granddaughter	-
Harrell M. Perry	2x great-grandson	-
Gayle Honeycutt Edwards	2x great-granddaughter	-
Sean Lloyd	3x great-grandson	No opposition to relocation.

4.2 Proposed Reinterment Location

Greenmount Cemetery, located at Industrial Drive near Academy Street in Wendell (PIN 1784411982), is the proposed site for reinterment of the Lenard L. Rhodes Cemetery. Hephzibah Baptist Church did not respond to phone or email inquiries. Interment at Clyde's Chapel Baptist Church in Johnston County was not considered a viable option, as the church requires the person being interred to have been a member for at least two years. Additionally, Ann E. *Pace* Rhodes is buried in the "Old Cemetery," for which there is no map, making it uncertain whether or not there are people already interred next to her. As required by state law, the removal and reinterment of the graves shall be performed by a funeral director licensed by the State of North Carolina (see Appendix A). The removal and reinterment of the graves will be scheduled so that the Wake County Environmental Services staff will observe the removal of the remains. The funeral director or their designee will file

a disinterment/reinterment form with the Wake County Register of Deeds after the work is completed. Meritage Homes will reinstall gravemarkers from the Lenard L. Rhodes Cemetery where possible, and a group gravemarker will be placed at the reinterment site for the unidentified remains and gravemarkers without inscriptions.

5.0 SUMMARY

This historical investigation was prepared by RGA on behalf of Meritage Homes. Meritage Homes is preparing for residential development of the subject parcel at 3130 Buck Stage Trail (PIN 1784796727) located in Wendell, Wake County, North Carolina. This report provides supporting documentation for the Wendell Town Board of Commissioners to consider a request by Meritage Homes to relocate the graves within the Lenard L. Rhodes Cemetery to Greenmount Cemetery in Wendell, Wake County, North Carolina, as allowed by North Carolina General Statute 65-106 Removal of Graves.

This report summarizes the historical background research conducted for the Lenard L. Rhodes Cemetery, which lies on a parcel that will be developed for residential use. The report also documents efforts to identify next-of-kin and evaluates the eligibility of the Lenard L. Rhodes Cemetery for NRHP listing.

Lenard L. Rhodes is the only known person to be interred in the Lenard L. Rhodes Cemetery. The number of graves present is estimated at one, but this is not known for certain. There is no visual or archival evidence to suggest that there are additional burials on site, but it is possible that the cemetery contains the remains of others.

Conclusions:

- The one inscribed gravemarker in the Lenard L. Rhodes Cemetery is that of Lenard L. Rhodes. One footstone lies adjacent to the gravemarker.
- The total number of graves present is estimated to be one; however, the number of unmarked graves is unknown.
- Letters to 22 descendants of Lenard L. Rhodes and Anne E. *Pace* Rhodes were mailed on August 5, 2025. Four responses have been received at the time of reporting.
- The Lenard L. Rhodes Cemetery is recommended not eligible for the National Register of Historic Places.
- The legal advertisement ran in *The News & Observer* on August 7, 14, 21, and 28, 2025. The affidavit is included as Appendix B in this report.

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Appendix A: North Carolina General Statute 65-106

Part 4. Removal of Graves.

§ 65-106. Removal of graves; who may disinter, move, and reinter; notice; certificate filed; reinterment expenses; due care required.

(a) The State of North Carolina and any of its agencies, public institutions, or political subdivisions, the United States of America or any agency thereof, any church, electric power or lighting company, or any person, firm, or corporation may effect the disinterment, removal, and reinterment of graves as follows:

(1) By the State of North Carolina or any of its agencies, public institutions, or political subdivisions, the United States of America or any agency thereof, when it shall determine and certify to the board of county commissioners in the county from which the bodies are to be disinterred that such removal is reasonably necessary to perform its governmental functions and the duties delegated to it by law.

(2) By any church authority in order to erect a new church, parish house, parsonage, or any other facility owned and operated exclusively by such church; in order to expand or enlarge an existing church facility; or better to care for and maintain graves not located in a regular cemetery for which such church has assumed responsibility of care and custody.

(3) By an electric power or lighting company when it owns land on which graves are located, and the land is to be used as a reservoir.

(4) By any person, firm, or corporation who owns land on which an abandoned cemetery is located after first securing the consent of the governing body of the municipality or county in which the abandoned cemetery is located.

(b) The party effecting the disinterment, removal, and reinterment of a grave containing a decedent's remains under the provisions of this Part shall, before disinterment, give 30 days' written notice of such intention to the next of kin of the decedent, if known or subject to being ascertained by reasonable search and inquiry, and shall cause notice of such disinterment, removal, and reinterment to be published at least once per week for four successive weeks in a newspaper of general circulation in the county where such grave is located, and the first publication shall be not less than 30 days before disinterment. Any remains disinterred and removed hereunder shall be reinterred in a suitable cemetery.

(c) The party removing or causing the removal of all such graves shall, within 30 days after completion of the removal and reinterment, file with the register of deeds of the county from which the graves were removed and with the register of deeds of the county in which reinterment is made, a written certificate of the removal facts. Such certificate shall contain the full name, if known or reasonably ascertainable, of each decedent whose grave is moved, a precise description of the site from which such grave was removed, a precise description of the site and specific location where the decedent's remains have been reinterred, the full and correct name of the party effecting the removal, and a brief description of the statutory basis or bases upon which such removal or reinterment was effected. If the full name of any decedent cannot reasonably be ascertained, the removing party shall set forth all additional reasonably ascertainable facts about the decedent including birth date, death date, and family name.

The fee for recording instruments in general, as provided in G.S. 161-10(a)(1), for registering a certificate of removal facts shall be paid to the register of deeds of each county in which such certificate is filed for registration.

(d) All expenses of disinterment, removal, and acquisition of the new burial site and reinterment shall be borne by the party effecting such disinterment, removal, and reinterment, including the actual reasonable expense of one of the next of kin incurred in attending the same, not to exceed the sum of two hundred dollars ($200.00).

(e) The Office of Vital Records of North Carolina shall promulgate regulations affecting the registration and indexing of the written certificate of the removal facts, including the form of that certificate.

(f) The party effecting the disinterment, removal, and reinterment of a decedent's remains under the provisions of this Part shall ensure that the site in which reinterment is accomplished shall be of such suitable dimensions to accommodate the remains of that decedent only and that such site shall be reasonably accessible to all relatives of that decedent, provided that the remains may be reinterred in a common grave where written consent is obtained from the next of kin. If under the authority of this Part, disinterment, removal, and reinterment are effected by the State of North Carolina or any of its agencies, public institutions, or political subdivisions, the United States of America or any agency thereof, any electric power or lighting company, then such disinterment, removal, and reinterment shall be performed by a funeral director duly licensed as a "funeral director" or a "funeral service licensee" under the provisions of Article 13A of Chapter 90 of the General Statutes.

(g) All disinterment, removal, and reinterment under the provisions of this Part shall be made under the supervision and direction of the county board of commissioners or other appropriate official, including the local health director, appointed by such board for the county where the disinterment, removal, and reinterment take place. If reinterment is effected in a county different from the county of disinterment with the consent of the next of kin of the deceased whose remains are disinterred, then the disinterment and removal shall be made under the supervision and direction of the county board of commissioners or other appropriate official, including the local health director, appointed by such board for the county of the disinterment, and the reinterment shall be made under the supervision and direction of the county board of commissioners or other appropriate official, including the local health director, appointed by such board for the county of reinterment.

Due care shall be taken to do said work in a proper and decent manner, and, if necessary, to furnish suitable coffins or boxes for reinterring such remains. Due care shall also be taken to remove, protect, and replace all tombstones or other markers, so as to leave such tombstones or other markers in as good condition as that prior to disinterment. Provided that in cases where the remains are to be moved to a perpetual care cemetery or other cemetery where upright tombstones are not permitted, a suitable replacement marker shall be provided.

(h) Nothing contained in this Part shall be construed to grant or confer the power or authority of eminent domain, or to impair the right of the next of kin of a decedent to remove or cause the removal, at his or their expense, of the remains or grave of such decedent. (1919, c. 245; C.S., ss. 5030, 5030(a); Ex. Sess. 1920, c. 46; 1927, c. 23, s. 1; c. 175, s. 1; 1937, c. 3; 1947, cc. 168, 576; 1961, c. 457; 1963, c. 915, s. 1; 1965, c. 71; 1971, c. 797, s. 1; 1977, c. 311, s. 1; 2001-390, s. 3; 2007-118, s. 1.)

Appendix B: Legal Advertisement Affidavit and Next-of-Kin Letter

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
	IPL0260506	Legal Ad - IPL0260506		1.0	21.0L

ATTENTION: Olivia Heckendorf
525 Wait Avenue
Wake Forest, NC 27587

Potential Grave Relocation

In the matter of the proposed removal and reinterment of approximately 2 graves at the Rhodes Cemetery, 3130 Buck Stage Trail, Wendell, Wake County, NC (PIN 1784796727). The cemetery contains 1 inscribed gravemarker for Lenard L. Rhodes (1831-1862) and one potential uninscribed gravemarker. The request for removal and reinterment is anticipated to be considered by the Wendell Town Board of Commissioners in fall 2025. Anyone with information regarding the cemetery or the next-of-kin of the deceased, please contact Olivia Heckendorf at oheckendorf@rgaincorporated.com or 609-366-7101.
IPL0260506
Aug 7,14,21,28 2025

STATE OF NORTH CAROLINA
COUNTY OF WAKE, COUNTY OF DURHAM

Before the undersigned, a Notary duly commissioned and authorized to administer oaths, affirmations, etc., personally appeared the undersigned, who being duly sworn or affirmed, according to law, doth depose and say that he or she is Accounts Receivable Specialist of the News & Observer Publishing Company, a corporation organized and doing business under the Laws of the State of North Carolina, and publishing a newspaper known as The News & Observer, Wake and State aforesaid, the said newspaper in which such notice, paper, document, or legal advertisement was published was, at the time of each and every such publication, a newspaper meeting all of the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina, and that as such he or she makes this affidavit; and is familiar with the books, files and business of said corporation and by reference to the files of said publication the attached advertisement was inserted in the aforesaid newspaper on dates as follows:

4.0 insertion(s) published on:
08/07/25 Print, 08/14/25 Print, 08/21/25 Print, 08/28/25 Print

Print Tearsheet Link

Marketplace Link

Amy Robbins

Sworn to and subscribed before me on Aug 28, 2025, 8:22 AM EDT

SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Potential Grave Relocation

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IPL0260506

Aug 7,14,21,28 2025

RICHARD GRUBB & ASSOCIATES
Historic Architecture • Archaeology • Historical Research
525 Wait Avenue | Wake Forest, North Carolina 27587 | 984-237-0023 | www.rgaincorporated.com

August 5, 2025

NAME
ADDRESS
TOWN, STATE ZIP

Dear NAME,

Richard Grubb & Associates, Inc. (RGA) is researching the history of the Rhodes Cemetery located at 3130 Buck Stage Trail, Wendell, Wake County, North Carolina (PIN 1784796727; see attached map). This work is being done on behalf of Meritage Homes, which is in the process of developing a new residential subdivision.

Pursuant North Carolina General Statute Section 65-106 (Removal of Graves), Meritage Homes will request approval to relocate the graves at a future meeting of the Wendell Town Board of Commissioners. This meeting has not yet been scheduled but is anticipated to occur in late summer or early fall 2025. In accordance with the process outlined in the General Statute, a 30-day written notice of intent must be given to the next-of-kin of the deceased (if known) before the disinterment, relocation, and re-interment of any graves occur. A cemetery for reinterment has not yet been identified; however, Meritage Homes will seek to keep the relocated graves within Wake County. All costs associated with the proposed grave relocation will be 100% covered by Meritage Homes.

The Rhodes Cemetery is a small family cemetery located near the center of a 44-acre parcel on the west side of Marshburn Road. The cemetery contains 1 inscribed gravemarker for Lenard L. Rhodes (28 September 1831–March 1862) and 1 potential uninscribed gravemarker (see attached photos). In total, there are believed to be approximately 2 burials. Our research, which draws on census data, wills, obituaries, and other publicly available sources, has focused on identifying next-of-kin for Lenard L. Rhodes and his wife, Ann E. Pace. This research suggests that you may be a descendant of that couple.

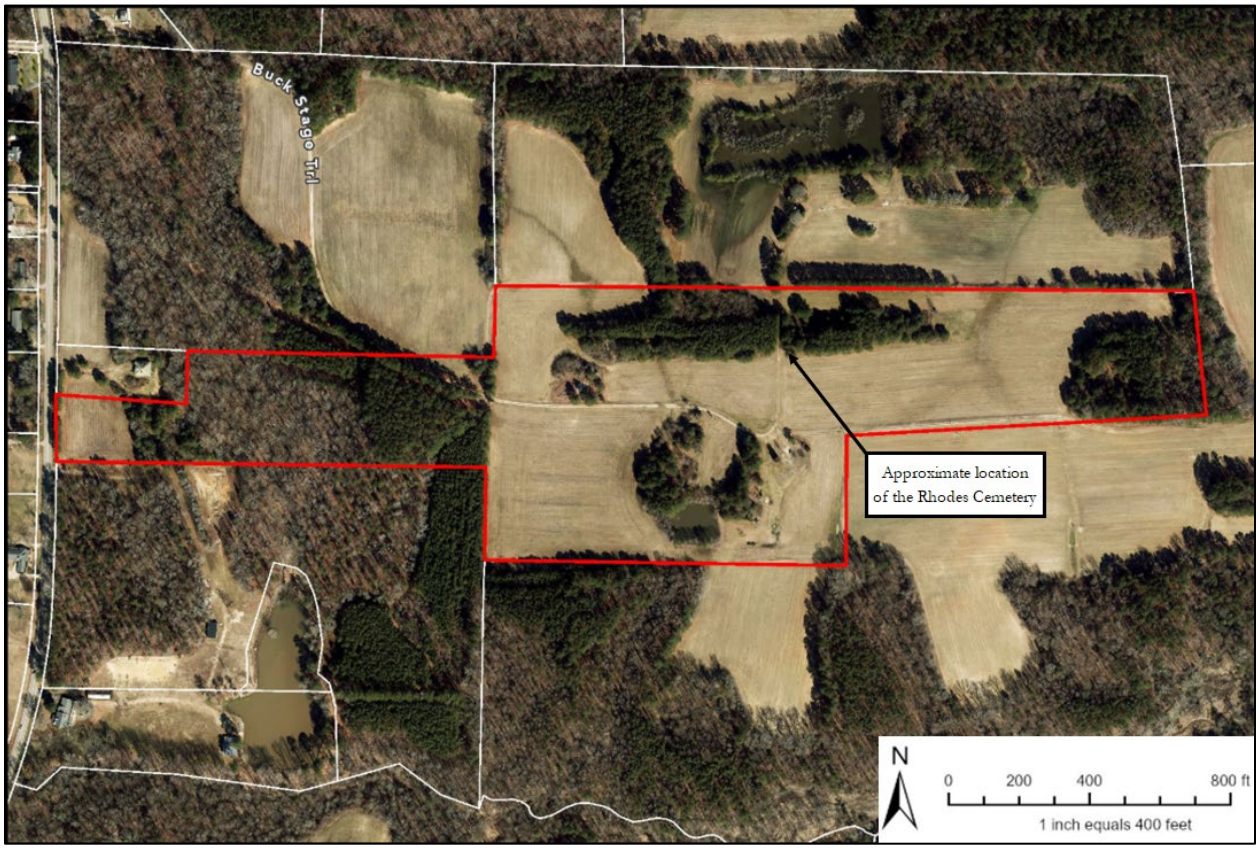
If you believe you may have family interred at the Rhodes Cemetery, or if you have any questions about the proposed relocation of the cemetery, please contact me at oheckendorf@rgaincorporated.com or 609-366-7101. Letters can be sent to the following address:

Richard Grubb & Associates, Inc.
525 Wait Avenue
Wake Forest, NC 27587

Thank you,

Olivia Heckendorf
Architectural Historian
RGA, Inc.

Map


Buck Stage Trl
Approximate location of the Rhodes Cemetery
N
0
200
400
800 ft
1 inch equals 400 feet

Photographs

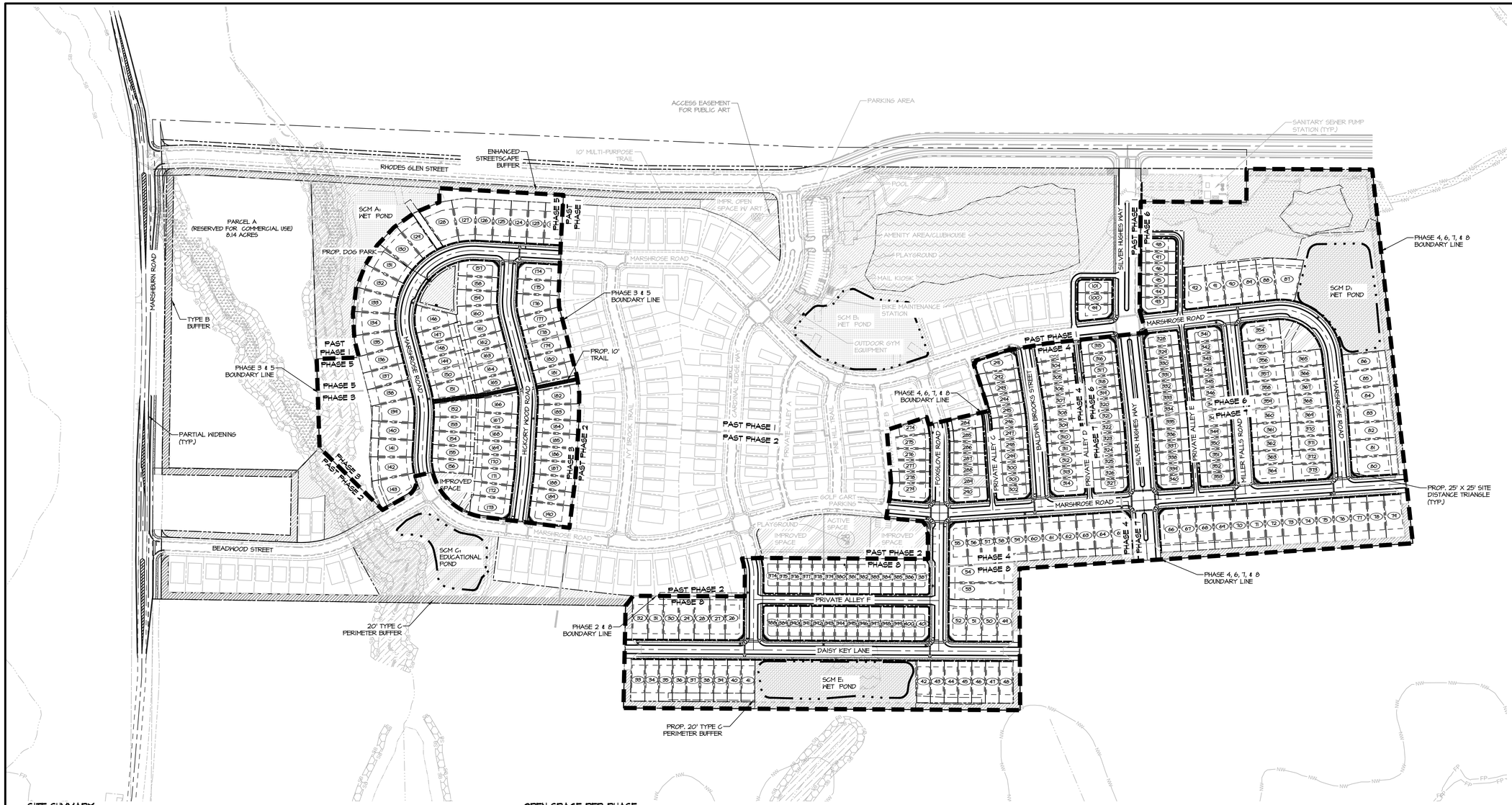


Figure 1: Gravemarker for Lenard L. Rhodes with the footstone in the foreground.



Figure 2: Backside of the gravemarker for Lenard L. Rhodes with a potential uninscribed marker against the tree.

Appendix C: Site Plan



SITE SUMMARY

PHASE 3:
TOTAL PHASE AREA:6.70 AC
AVERAGE LOT SIZE:5,650 SF
MINIMUM LOT SIZE PERMITTED: 3500 SF
MINIMUM LOT SIZE PROVIDED: 3500 SF
MINIMUM LOT WIDTH PERMITTED: 24'
MINIMUM LOT WIDTH PROVIDED: 30'
TOTAL NUMBER OF LOTS:35
29; 24' PRODUCT
6; 34' PRODUCT
LINEAR FEET OF ROW: 805 LF

PHASE 4:
TOTAL PHASE AREA: 7.32 AC
AVERAGE LOT SIZE:4,548 SF
MINIMUM LOT SIZE PERMITTED: 3500 SF
MINIMUM LOT SIZE PROVIDED: 3500 SF
MINIMUM LOT WIDTH PERMITTED: 24'
MINIMUM LOT WIDTH PROVIDED: 30'
TOTAL NUMBER OF LOTS: 47
36; 24' PRODUCT
4; 24' PRODUCTS
7; 34' PRODUCT
LINEAR FEET OF ROW: 2,324 LF

PHASE 5:
TOTAL PHASE AREA: 7.10 AC
AVERAGE LOT SIZE: 4,749 SF
MINIMUM LOT SIZE PERMITTED: 3500 SF
MINIMUM LOT SIZE PROVIDED: 3500 SF
MINIMUM LOT WIDTH PERMITTED: 24'
MINIMUM LOT WIDTH PROVIDED: 30'
TOTAL NUMBER OF LOTS: 32
16; 24' PRODUCT
16; 34' PRODUCT
LINEAR FEET OF ROW: 1,015 LF

PHASE 6:
TOTAL PHASE AREA: 12.69 AC
AVERAGE LOT SIZE: 4,581
MINIMUM LOT SIZE PERMITTED: 3500 SF
MINIMUM LOT SIZE PROVIDED: 3500 SF
MINIMUM LOT WIDTH PERMITTED: 24'
MINIMUM LOT WIDTH PROVIDED: 30'
TOTAL NUMBER OF LOTS: 49
30; 24' PRODUCT
10; 24' PRODUCT
9; 34' PRODUCT
LINEAR FEET OF ROW: 2,862 LF

PHASE 7:
TOTAL PHASE AREA: 8.49 AC
AVERAGE LOT SIZE: 5,165 SF
MINIMUM LOT SIZE PERMITTED: 3500 SF
MINIMUM LOT SIZE PROVIDED: 3500 SF
MINIMUM LOT WIDTH PERMITTED: 24'
MINIMUM LOT WIDTH PROVIDED: 30'
TOTAL NUMBER OF LOTS: 46
18; 24' PRODUCT
10; 24' PRODUCT
18' 34' PRODUCT
LINEAR FEET OF ROW: 2,654 LF

PHASE 8:
TOTAL PHASE AREA: 10.59 AC
AVERAGE LOT SIZE: 4,709 SF
MINIMUM LOT SIZE PERMITTED: 3500 SF
MINIMUM LOT SIZE PROVIDED: 3500 SF
MINIMUM LOT WIDTH PERMITTED: 24'
MINIMUM LOT WIDTH PROVIDED: 30'
TOTAL NUMBER OF LOTS: 57
28; 24' PRODUCT
29; 24' PRODUCT
LINEAR FEET OF ROW: 2,205 LF

TOTAL LINEAR FEET OF ROW: 21,796 LF
TOTAL CUL-DE-SACS: 0
TOTAL LF OF STREET: 21,307 LF

PIN NO.
1785801429
1784796727
1785603348

TRACT ZONING:
RT-CD

OPEN SPACE PER PHASE:

PHASE 3:
OPEN SPACE:
35 SF UNITS X 1750 SF =61,250 SF REQUIRED
45,563 SF PROVIDED

IMPROVED SPACE:
61,250 X 25% = 15,313 SF REQUIRED
8,990 SF PROVIDED

ACTIVE SPACE:
15,313 X 33% = 5,053 SF REQUIRED
0 SF PROVIDED

PHASE 4:
OPEN SPACE:
48 SF UNITS X 1750 SF =84,000 SF REQUIRED
0 SF PROVIDED

IMPROVED SPACE:
84,000 X 25% = 21,000 REQUIRED
0 SF PROVIDED

ACTIVE SPACE:
21,000 X 33% = 6,930 SF REQUIRED

TOTAL: 0 SF PROVIDED

PHASE 5:
OPEN SPACE:
32 SF UNITS X 1750 SF =56,000 SF REQUIRED
24,460 SF PROVIDED

IMPROVED SPACE:
56,000 X 25% = 14,000 SF REQUIRED
12,335 SF PROVIDED

ACTIVE SPACE:
14,000 X 33% = 4,620 SF

DOG PARK: 12,335 SF

TOTAL: 12,335 SF PROVIDED

PHASE 6:
OPEN SPACE:
44 SF UNITS X 1750 SF =85,750 SF REQUIRED
144,730 SF PROVIDED

IMPROVED SPACE:
85,750 X 25% = 34,562 SF REQUIRED
8,453 SF PROVIDED

ACTIVE SPACE:
8,453 X 33% = 7,074 SF REQUIRED
0 SF PROVIDED

PHASE 7:
OPEN SPACE:
46 SF UNITS X 1750 SF =80,500 SF REQUIRED
0 SF PROVIDED

IMPROVED SPACE:
80,500 X 25% = 20,125 SF REQUIRED
0 SF PROVIDED

ACTIVE SPACE:
20,125 X 33% = 6,641 SF REQUIRED
0 SF PROVIDED

PHASE 8:
OPEN SPACE:
57 SF UNITS X 1750 SF =99,750 SF REQUIRED
19,006 SF PROVIDED

IMPROVED SPACE:
99,750 X 25% = 24,938 SF REQUIRED
0 SF PROVIDED

ACTIVE SPACE:
24, 938X 33% = 8,229 SF REQUIRED
0 SF PROVIDED



KEY PLAN
NOT TO SCALE

LEGEND

- PR. RIGHT OF WAY
- PR. LOT LINE/PARCEL LINE
- PR. EASEMENT
- PR. BUILDING
- PR. CURB & GUTTER
- PR. RETAINING WALL
- PR. ROAD CENTER LINE
- PR. HEAVY DUTY PAVEMENT
- PR. LIGHT DUTY PAVEMENT
- 20' PERIMETER BUFFER
- PR. SCM ACCESS EASEMENT
- PR. OPEN SPACE
- PR. IMPROVED OPEN SPACE
- PR. ACTIVE OPEN APCE
- PR. FENCE
- PR. HANDICAP PARKING
- PR. HANDICAP RAMP
- PR. LOT NUMBER
- PR. PARKING SPACE COUNT
- PR. CURB RADIUS
- PR. LIMIT OF DISTURBANCE
- PR. TREE PROTECTION FENCE
- PR. TREELINE
- PR. 1' CONTOUR
- PR. 5' CONTOUR
- EX. 1' CONTOUR
- EX. 5' CONTOUR
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. 1% ANNUAL CHANCE FLOODPLAIN
- EX. NON-TIDAL WETLAND
- EX. STREAM BUFFER
- EX. BUILDING
- EX. CURB
- EX. PAVEMENT/EDGE OF GUTTER
- EX. WALK
- EX. STREAM/POND
- EX. TREELINE
- EX. TREE
- EX. WETLANDS
- EX. STORM DRAIN
- EX. SANITARY LINE
- EX. WATERLINE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. WATER METER
- EX. POWER POLE
- EX. LIGHT POLE

Know what's below. Call before you dig.

150' 0' 75' 150' 300' 600'
Scale :1 inch = 150 ft.

NORTH CAROLINA PROFESSIONAL SEAL 039739 5/8/25 ENGINEER JEREMY M. KEELEY
ENGINEER'S SEAL

OVERALL SITE PLAN
FOR
MARSHBURN MANOR PHASES 3-8

TOWN OF WENDELL WAKE COUNTY, NORTH CAROLINA

No.	DATE	REVISIONS		
0	05/08/2025	ISSUED FOR CONSTRUCTION		
			JOB NO.:	21204
			SCALE:	AS SHOWN
			DATE:	9/11/2024
			ENGINEER:	JMK
			DRAWN BY:	AC/NB/JP
			DESIGN BY:	DJL
			REVIEW BY:	JMK

MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
530 HINTON POND RD., STE 104
KNIGHTDALE, NC 27545
(984) 200-2103
LICENSE # C-4182
WWW.MRAGTA.COM
© 2024 MORRIS & RITCHIE ASSOCIATES, INC.

STATUS: ISSUED FOR CONSTRUCTION
REVISION 0
SHEET: C1.0

CAD FILE: S:\PROJECTS\2024 - Marshburn Manor\00-LDP\00 CD\Phase 3-8\PLOTS\1-OVERALL SITE.dwg
PLOT DATE/TIME: 5/9/2025 11:22 AM
USER: lorah.darren

Part 4. Removal of Graves.

§ 65-106. Removal of graves; who may disinter, move, and reinter; notice; certificate filed; reinterment expenses; due care required.

(a) The State of North Carolina and any of its agencies, public institutions, or political subdivisions, the United States of America or any agency thereof, any church, electric power or lighting company, or any person, firm, or corporation may effect the disinterment, removal, and reinterment of graves as follows:

(1) By the State of North Carolina or any of its agencies, public institutions, or political subdivisions, the United States of America or any agency thereof, when it shall determine and certify to the board of county commissioners in the county from which the bodies are to be disinterred that such removal is reasonably necessary to perform its governmental functions and the duties delegated to it by law.

(2) By any church authority in order to erect a new church, parish house, parsonage, or any other facility owned and operated exclusively by such church; in order to expand or enlarge an existing church facility; or better to care for and maintain graves not located in a regular cemetery for which such church has assumed responsibility of care and custody.

(3) By an electric power or lighting company when it owns land on which graves are located, and the land is to be used as a reservoir.

(4) By any person, firm, or corporation who owns land on which an abandoned cemetery is located after first securing the consent of the governing body of the municipality or county in which the abandoned cemetery is located.

(b) The party effecting the disinterment, removal, and reinterment of a grave containing a decedent's remains under the provisions of this Part shall, before disinterment, give 30 days' written notice of such intention to the next of kin of the decedent, if known or subject to being ascertained by reasonable search and inquiry, and shall cause notice of such disinterment, removal, and reinterment to be published at least once per week for four successive weeks in a newspaper of general circulation in the county where such grave is located, and the first publication shall be not less than 30 days before disinterment. Any remains disinterred and removed hereunder shall be reinterred in a suitable cemetery.

(c) The party removing or causing the removal of all such graves shall, within 30 days after completion of the removal and reinterment, file with the register of deeds of the county from which the graves were removed and with the register of deeds of the county in which reinterment is made, a written certificate of the removal facts. Such certificate shall contain the full name, if known or reasonably ascertainable, of each decedent whose grave is moved, a precise description of the site from which such grave was removed, a precise description of the site and specific location where the decedent's remains have been reinterred, the full and correct name of the party effecting the removal, and a brief description of the statutory basis or bases upon which such removal or reinterment was effected. If the full name of any decedent cannot reasonably be ascertained, the removing party shall set forth all additional reasonably ascertainable facts about the decedent including birth date, death date, and family name.

The fee for recording instruments in general, as provided in G.S. 161-10(a)(1), for registering a certificate of removal facts shall be paid to the register of deeds of each county in which such certificate is filed for registration.

(d) All expenses of disinterment, removal, and acquisition of the new burial site and reinterment shall be borne by the party effecting such disinterment, removal, and reinterment, including the actual reasonable expense of one of the next of kin incurred in attending the same, not to exceed the sum of two hundred dollars ($200.00).

(e) The Office of Vital Records of North Carolina shall promulgate regulations affecting the registration and indexing of the written certificate of the removal facts, including the form of that certificate.

(f) The party effecting the disinterment, removal, and reinterment of a decedent's remains under the provisions of this Part shall ensure that the site in which reinterment is accomplished shall be of such suitable dimensions to accommodate the remains of that decedent only and that such site shall be reasonably accessible to all relatives of that decedent, provided that the remains may be reinterred in a common grave where written consent is obtained from the next of kin. If under the authority of this Part, disinterment, removal, and reinterment are effected by the State of North Carolina or any of its agencies, public institutions, or political subdivisions, the United States of America or any agency thereof, any electric power or lighting company, then such disinterment, removal, and reinterment shall be performed by a funeral director duly licensed as a "funeral director" or a "funeral service licensee" under the provisions of Article 13A of Chapter 90 of the General Statutes.

(g) All disinterment, removal, and reinterment under the provisions of this Part shall be made under the supervision and direction of the county board of commissioners or other appropriate official, including the local health director, appointed by such board for the county where the disinterment, removal, and reinterment take place. If reinterment is effected in a county different from the county of disinterment with the consent of the next of kin of the deceased whose remains are disinterred, then the disinterment and removal shall be made under the supervision and direction of the county board of commissioners or other appropriate official, including the local health director, appointed by such board for the county of the disinterment, and the reinterment shall be made under the supervision and direction of the county board of commissioners or other appropriate official, including the local health director, appointed by such board for the county of reinterment.

Due care shall be taken to do said work in a proper and decent manner, and, if necessary, to furnish suitable coffins or boxes for reinterring such remains. Due care shall also be taken to remove, protect, and replace all tombstones or other markers, so as to leave such tombstones or other markers in as good condition as that prior to disinterment. Provided that in cases where the remains are to be moved to a perpetual care cemetery or other cemetery where upright tombstones are not permitted, a suitable replacement marker shall be provided.

(h) Nothing contained in this Part shall be construed to grant or confer the power or authority of eminent domain, or to impair the right of the next of kin of a decedent to remove or cause the removal, at his or their expense, of the remains or grave of such decedent. (1919, c. 245; C.S., ss. 5030, 5030(a); Ex. Sess. 1920, c. 46; 1927, c. 23, s. 1; c. 175, s. 1; 1937, c. 3; 1947, cc. 168, 576; 1961, c. 457; 1963, c. 915, s. 1; 1965, c. 71; 1971, c. 797, s. 1; 1977, c. 311, s. 1; 2001-390, s. 3; 2007-118, s. 1.)

AGENDA ITEM NO. 6.a

Item Cover Page

TOWN BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 27, 2026
SUBMITTED BY:	Bryan Coates, Planning
ITEM TYPE:	Resolutions
AGENDA SECTION:	ADMINISTRATIVE ITEMS
SUBJECT:	Resolution Requesting the North Carolina Department of Transportation (NCDOT) to Abandon Maintenance of the Remaining Portion of Industrial Drive and Accept the Street as Town Maintained
SPECIFIC ACTION REQUESTED:	Motion to Approve the Attached Resolution and Authorize the Town Manager to Request NCDOT to Abandon Maintenance of the Remaining Portion of Industrial Drive and Accept the Road as Town Maintained.
ITEM SUMMARY:	The segment of Industrial Street from roughly Church Street west is currently maintained by the North Carolina Department of Transportation (NCDOT). Staff is requesting the Board of Commissioners authorize the Town Manager to request NCDOT abandon maintenance and accept the road into the Town's street system. Staff feels it to be efficient and appropriate for the Town to operate and maintain the section of Industrial Drive (SR 2362) from Church Street to the end of the right of way, consisting of a length of approximately 0.64 miles or roughly 3,400 lineal feet. NCDOT requests the Town Manager to provide a written request on behalf of the Town. This letter would request the abandonment and ultimately the Town acceptance of the segment of Industrial Drive as noted above. If approved, the attached Resolution will be provided with a written request to initiate the NCDOT process. The Town will benefit including the streets into local maintenance to ensure consistency with streetscape design, consistent maintenance for residents, and efficiency in stormwater system connection design and approval when drainage ways cross the streets. Industrial Drive will serve as the secondary access for the Wendell Athletic Park. The

Town is currently having a consultant design a new roadway from the Wendell Athletic Park to Third Street through the current Town Park. Additional lane miles will increase the Town Powell Bill allocation for street maintenance from the State. However, such funding does not cover the full cost of road maintenance. Staff recommends acceptance as the benefits outweigh the expense.

ATTACHMENTS:
R-12-2026 - NCDOT_Draft_Resolution-_Industrial_Drive
Industrial Drive

TOWN OF WENDELL NORTH CAROLINA

RESOLUTION REQUESTING THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO CONSIDER THE ABANDON THE MAINTENANCE OF THE REMAINING PORTION OF INDUSTRIAL DRIVE FROM CHURCH STREET WEST AND TURN OVER THE STREET TO THE TOWN

RESOLUTION NO.: R-12-2026

WHEREAS, the Wendell Board of Commissioners are authorized to regulate the use of the public streets, sidewalks, alleys, and bridges of the Town of Wendell pursuant to North Carolin a law; and,

WHEREAS, the Wendell Board of Commissioners recognizes that the remaining portion of Industrial Drive west of Church Street is currently maintained by the North Carolina Department of Transportation; and,

WHEREAS, the Wendell Board of Commissioners deems it to be efficient and appropriate for the Town to operate and maintain the remaining section of Industrial Drive (SR 2362) from Church Street to the end of the right of way, consisting of a length of approximately 0.64 miles, and,

WHEREAS, the Town is willing to accept transfer of responsibility.

BE IT FURTHER RESOLVED that the Board of Commissioners formally requests that North Carolina Department of Transportation abandon the maintenance of the remaining section of Industrial Drive (SR 2362) from Church Street West to the end of the right of way, consisting of a length of approximately 0.64 miles, from the State Highway System for inclusion in the Town of Wendell' s street system.

Duly resolved this 27th day of April, 2026, while in regular session.

_____
Virginia R. Gray
Mayor

ATTEST:

_____
Mary Beth Tew
Town Clerk



Industrial Drive

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, Esri, USGS

AGENDA ITEM NO. 6.b

Item Cover Page

TOWN BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 27, 2026
SUBMITTED BY:	Garrett Johnson, Finance
ITEM TYPE:	Policies
AGENDA SECTION:	ADMINISTRATIVE ITEMS
SUBJECT:	Adoption of Updated Financial Goals & Policies
SPECIFIC ACTION REQUESTED:	Motion to Adopt the Recommended Updates to the Financial Goals & Policies Document
ITEM SUMMARY:	During the preparation of the annual Budget Document each year, the Town's adopted Financial Goals & Policies document is reviewed by staff for any recommended amendments that may be necessitated by regulatory changes, Board requests, advisement from Financial Advisor professionals, updates to best practices, etc. The document was most recently amended in 2025 in preparation for the Fiscal Year 2026 Budget adoption. A summary of significant amendments are as follows: • Addition of a new solid waste fund • Add references for statutes and other best practices

ATTACHMENTS:
DRAFT_Financial_Goals_and_Policies_Update_4-22-26.pdf
DRAFT_Financial_Goals_and_Policies_Update_Redline 4-22-26.pdf

Effective Date: 04/27/2026
Supersede Date: 04/14/2025
Policy Number: 107

Town of Wendell
Financial Goals & Policies

DRAFT

The Town of Wendell has an important responsibility to its citizens to carefully account for public funds, to manage municipal finances wisely, and to plan the adequate funding of services desired by the public, including the provision and maintenance of public facilities. The desires of the public in the provision of public services are imperative, and it is the role of the Board of Commissioners to communicate the public's desires.

The Town needs to ensure that it is capable of adequately funding and providing those government services desired by the community. To that end and while remaining in compliance with the Local Government Budget and Fiscal Control Act (LGBFCA)[1], the Town will follow the Generally Accepted Accounting Principles (GAAP) and budgetary guidance from the Government Finance Officers Association (GFOA).

The financial goals and policy statements set forth in this section are intended to establish guidelines for the continued financial strength and stability of the Town of Wendell and to maintain public trust and confidence by utilizing resources in the most efficient manner possible.

FINANCIAL GOALS

Financial goals are broad, fairly timeless statements of the financial position the Town seeks to attain. The financial goals for the Town of Wendell focus on the following areas:

1. Accountability and Compliance
2. Budget
3. Fund Structure
4. Fund Balance and Reserves
5. Cash Management
6. Capital Improvement Plan
7. Tax Rate and Fees
8. Debt Management
9. Asset Replacement Schedule

[1] Local Government Budget and Fiscal Control Act is comprised of NCGS 159-7 – 159-42.1.

DRAFT

1. *Accountability and Compliance*

Goal: The Town will ensure the legal use of public assets through an effective system of internal controls.

- The Town will strive to establish the lowest reasonable tax rate for its citizens without compromising the quality of municipal services.

- The Town will maintain a budgetary control system to ensure compliance with the approved budget and will maintain adequate internal controls to safeguard public assets.

- Expenditures will be monitored through the accounting system with monthly reports provided to the Board to ensure budgetary compliance.

- Reports demonstrating the status of financial activity and results (including an annual independent audit) will be prepared on a timely basis and in compliance with Generally Accepted Accounting Principles (GAAP).

- The Town will prepare and submit an Annual Comprehensive Financial Report (ACFR) to the Government Finance Officers Association (GFOA) within six months after fiscal year-end.

2. *Budget*

Goal: A comprehensive annual budget will be adopted after careful consideration of public needs, their input, and availability of funding.

- During the budget development process, the Town will strive to maintain the tax rate and fees at the lowest possible rate.

- During the budget development process, the town staff will strive to show and explain where areas of increased needs exist.

- After a thorough budget process, a balanced annual comprehensive budget will be adopted by ordinance. A detailed budget document disclosing all anticipated revenues and authorized appropriations for personnel, operating, capital expenditures, and debt service payments will be prepared and published. The budget will establish the level of services to be provided by each department with anticipated revenues and available resources.

    i. Capital Project Ordinances will be recommended for adoption for capital projects that meet any of the following criteria:
        1. Project is anticipated to span across multiple fiscal years.
        2. Project is funded by debt proceeds.

3. Project expenditures are estimated at $500,000 or more.

- Where possible, grants or contributions of capital will be identified for proposed town expenditures. When grants are undertaken, the Town will strive to be mindful of the long-term requirements and commitments involved in acceptance of such grants.

3. Fund Structure

Goal: The Town will strive for fiscal transparency by maintaining multiple budgetary/accounting fund types as prescribed by state law, external auditor recommendations, or GFOA best practices.

- The Town will maintain a General Fund which recognizes typical government-type activities.
- The Town will maintain Enterprise Funds to budget and account for the business-type activities of stormwater and solid waste utilities.
- The Town will maintain a Debt Service Fund to record payments of existing debt obligations as well as to allocate funds for future debt service payments.
- The Town will maintain a Capital Projects Fund to account for capital projects that meet Town-defined criteria.

4. Fund Balance and Reserves

Goal: The Town will strive to maintain a healthy fund balance and reserves.

- The Town will maintain a General Fund fund balance equal to 40% of expenditures.[2]

- The purpose of the fund balance will be to provide sufficient operating reserves (working capital) to manage monthly and daily cash flow variability as well as adequate liquidity to provide for limited interruptions in revenues (natural disasters, unexpected loss of revenue source, etc.).

- The budgetary fund balance reserve will be calculated using the percentage of the last audited fund balance and the proposed operations and maintenance budget. The fund balance represents only the unassigned fund balance and not the full GAAP fund balance. The operations and maintenance budget does not include capital expenditures for the calculation.

- Contingency and reserve funds will be available for use in the event of emergency and/or unforeseen events.

[2] GFOA recommends no less than two months (approximately 17%) of operating expenditures.

- Cash balances in excess of the amount required to maintain strategic reserves can be used, with approval from the Board of Commissioners, to fund one-time or non-recurring costs. Preference will be given to uses that reduce ongoing expenses (for example - early retirement of debt or the reduction of debt necessary to complete a significant capital project).

- It is the intent of the Town to replenish fund balance reserves in an expedient manner if conditions necessitate expenditure below the 40% policy level. The Town will restore the balance using any combination of end of year balances, reduced capital expenditures, or direct appropriation of revenues. The restoration of the fund balance will be done in a manner that maintains the structural balance of the whole budget.

5. *Cash Management*

Goal: The Town's cash management policy will promote responsible, efficient, and legal use of public funds and will optimize the management and earnings on the public funds.

- *Central Depository* – The Town will maintain an interest-bearing account as its official central depository, as approved by the Board of Commissioners. The Town also shall maintain a checking account for disbursements. Other accounts can be maintained as is necessary, with board approval.

- *Banking Relations* – To ensure the lowest fees, best services, and highest rates of interest, the Town's banking services will be continuously monitored and reviewed. No more than every five years, the Town will review banking services to get the most competitive services and rates available and a recommendation for services will be submitted to the Board of Commissioners for approval.

- *Disbursement of Funds* – All disbursements of funds will be made in accordance with the Local Government Budget and Fiscal Control Act (LGBFCA). Unless it is noted on the face of an invoice or statement or previously agreed upon with a vendor, the Town will assume Net 30 payment terms for budgetary expenditures.

6. *Capital Improvement Plan*

Goal: The Capital Improvement Plan will be comprehensive and updated every year.

- The Town will update a Capital Improvement Plan (CIP) every year and provide a copy to the Town Board. This plan will be a long-range plan that will forecast facility, infrastructure, vehicle, and equipment needs and requirements estimated at $10,000 or more town-wide for each of the next five years.

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- In the CIP, staff will attempt to forecast projected revenues and resources required to finance the capital improvements to ensure that the plan represents projects that can be realistically funded by the Town.

- The CIP will be established in collaboration with Town departments and provide for public input in the budget process.

- Long-term borrowing will be confined to significant capital improvements (or similar projects) that have an extended useful life and to instances when it is not practicable to provide financing from the current revenues. All other available and appropriate sources of financing will be exhausted before long-term borrowing is pursued.

7. *Tax Rate and Fees*

Goal: The Town will establish a responsible tax rate and schedule of fees and will strive for public transparency in the establishment of these taxes and fees.

- The Town will strive to maintain the tax rate and fees at the lowest possible level to provide the level of services established by the Commission in the annual Budget.

- The Town will strive to educate the public concerning the fact that the Town of Wendell is the only town in Wake County that does not provide municipal fire service and for which fire service is provided through a county fire district and a county fire district tax.

- Whenever possible, fees will be established at rates that allow those using/benefitting from public services to pay for those services.

- The tax rate and fee schedule will be reviewed annually as part of the budget development process.

- A revenue neutral tax rate will be calculated and disclosed in the Budget Message of the adopted budget document in years when a property revaluation is conducted.[3]

8. *Debt Management*

Goal: The Town will use a balanced approach to funding capital improvements, projects, and vehicle and/or equipment needs.

[3] Per NCGS 159-11(e)

- The balanced approach will consist of various funding options to include utilizing debt financing, draws on fund balances in excess of policy targets, and current year (pay-as-you-go) appropriations.

- The General Fund debt as a percentage of total assessed value of taxable property should not exceed 2.5%.[4]

- The ratio of debt service expenditures as a percentage of total general fund expenditures should not exceed 15% with an aggregate ten-year principal payout ratio target of 55% or better.

- All self-imposed Debt Policies should be measured at least annually and at such time as a new debt issuance is being considered for approval by the Town Board of Commissioners. In the event that the Town anticipates falling out of compliance with the policy requirements stated in Section 8 above, Town staff may request an exception from the Town Board of Commissioners stating the justification and expected length of time of non-compliance.

9. *Asset Replacement Schedule*

Goal: The Town will set forth an outline/criteria for the replacement of Town owned vehicles and equipment in order to ensure that replacement is in the most efficient and cost effective manner.

- The criteria chart (see attached) takes into account age, mileage, condition, services, reliability, and maintenance costs to serve as the general indicator for initiating vehicles and equipment replacement.

- Each vehicle and piece of equipment accumulates points using the criteria chart. Once all points have been totaled for each vehicle and piece of equipment, a replacement rating will be assigned (Good, Poor, and Priority). The criteria chart (see attached) will provide descriptions of the replacement rating.

ADOPTED this the 27th day of April 2026.

_____
Virginia R. Gray, Mayor

Attest:

_____
Mary E. Tew, Town Clerk

[4] Debt as percentage of total assessed value of taxable property ratio is statutorily capped at 8.0% per NCGS 159-55.

Effective Date: ~~04/14/2025~~04/27/2026
Supersede Date: ~~04/08/2024~~04/14/2025
Policy Number: 107

Town of Wendell
Financial Goals & Policies

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DRAFT

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- Expenditures will be monitored through the accounting system with monthly reports provided to the Board to ~~assure~~ensure budgetary compliance.
- Reports demonstrating the status of financial activity and results (including an annual independent audit) will be prepared on a timely basis and in compliance with Generally Accepted Accounting ~~Procedures~~ Principles (GAAP).
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DRAFT

3. Project expenditures are estimated at $500,000 or more.

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- The Town will maintain ~~an~~ Enterprise Funds to budget and account for the business-type activities of ~~a~~ stormwater and solid waste ~~utility~~utilities.
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[2] GFOA recommends no less than two months (approximately 17%) of operating expenditures.

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- Cash balances in excess of the amount required to maintain strategic reserves can be used, with approval from the Board of Commissioners, to fund one-time or non-recurring costs. Preference will be given to uses that reduce ongoing expenses (for example - early retirement of debt or the reduction of debt necessary to complete a significant capital project).

- It is the intent of the Town to replenish fund balance reserves in an expedient manner if conditions necessitate expenditure below the 40% policy level. The Town will restore the balance using any combination of end of year balances, reduced capital expenditures, or direct appropriation of revenues. The restoration of the fund balance will be done in a manner that maintains the structural balance of the whole budget.

5. *Cash Management*

Goal: The Town's cash management policy will promote responsible, efficient, and legal use of public funds and will optimize the management and earnings on the public funds.

- *Central Depository* – The Town will maintain an interest-bearing account as its official central depository, as approved by the Board of Commissioners. The Town also shall maintain a checking account for disbursements. Other accounts can be maintained as is necessary, with board approval.

- *Banking Relations* – To ensure the lowest fees, best services, and highest rates of interest, the Town's banking services will be continuously monitored and reviewed. No more than every five years, the Town will review banking services to get the most competitive services and rates available and a recommendation for services will be submitted to the Board of Commissioners for approval.

- *Disbursement of Funds* – All disbursements of funds will be made in accordance with the Local Government Budget and Fiscal Control Act (LGBFCA). Unless it is noted on the face of an invoice or statement or previously agreed upon with a vendor, the Town will assume Net 30 payment terms for budgetary expenditures.

6. *Capital Improvement Plan*

Goal: The Capital Improvement Plan will be comprehensive and updated every year.

- The Town will update a Capital Improvements Plan (CIP) every year and provide a copy to the Town Board. This plan will be a long-range plan that will forecast facility, infrastructure, vehicle, and equipment needs and requirements estimated at $10,000 or more town-wide for each of the next five years.

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- In the CIP, staff will attempt to forecast projected revenues and resources required to finance the capital improvements to ensure that the plan represents projects that can be realistically funded by the Town.

- The CIP will be established in collaboration with Town departments and provide for public input in the budget process.

- Long-term borrowing will be confined to significant capital improvements (or similar projects) that have an extended useful life and to instances when it is not practicable to provide financing from the current revenues. All other available and appropriate sources of financing will be exhausted before long-term borrowing is pursued.

7. *Tax Rate and Fees*

Goal: The Town will establish a responsible tax rate and schedule of fees and will strive for public transparency in the establishment of these taxes and fees.

- The Town will strive to maintain the tax rate and fees at the lowest possible level to provide the level of services established by the Commission in the annual Budget.

- The Town will strive to educate the public concerning the fact that the Town of Wendell is the only town in Wake County that does not provide municipal fire service and for which fire service is provided through a county fire district and a county fire district tax.

- Whenever possible, fees will be established at rates that allow those using/benefitting from public services to pay for those services.

- The tax rate and fee schedule will be reviewed annually as part of the budget development process.

- A revenue neutral tax rate will be calculated and disclosed in the Budget Message of the adopted budget document in years when a property revaluation is conducted.[3]

8. *Debt Management*

Goal: The Town will use a balanced approach to funding capital improvements, projects, and vehicle and/or equipment needs.

[3] Per NCGS 159-11(e)

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- The balanced approach will consist of various funding options to include utilizing debt financing, draws on fund balances in excess of policy targets, and current year (pay-as-you-go) appropriations.

- The General Fund debt as a percentage of total assessed value of taxable property should not exceed 2.5%.[4]

- The ratio of debt service expenditures as a percentage of total general fund expenditures should not exceed 15% with an aggregate ten-year principal payout ratio target of 55% or better.

- All self-imposed Debt Policies should be measured at least annually and at such time as a new debt issuance is being considered for approval by the Town Board of Commissioners. In the event that the Town anticipates falling out of compliance with the policy requirements stated in Section ~~7~~ 8 above, Town staff may request an exception from the Town Board of Commissioners stating the justification and expected length of time of non-compliance.

9. *Asset Replacement Schedule*

Goal: The Town will set forth an outline/criteria for the replacement of Town owned vehicles and equipment in order to ensure that replacement is in the most efficient and cost effective manner.

- The criteria chart (see attached) takes into account age, mileage, condition, services, reliability, and maintenance costs to serve as the general indicator for initiating vehicles and equipment replacement.

- Each vehicle and piece of equipment accumulates points using the criteria chart. Once all points have been totaled for each vehicle and piece of equipment, a replacement rating will be assigned (Good, Poor, and Priority). The criteria chart (see attached) will provide descriptions of the replacement rating.

ADOPTED this the ~~14th~~ 27th day of April ~~2025~~2026.

_____
Virginia R. Gray, Mayor

Attest:

_____
Mary E. Tew, Town Clerk

[4] Debt as percentage of total assessed value of taxable property ratio is statutorily capped at 8.0% per NCGS 159-55.

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