

TOWN OF WILSON'S MILLS  
TOWN COUNCIL MEETING  
November 17, 2025

**PRESENT:** Mayor Fleta Byrd, Mayor Pro-tem JC Triplett, Councilmembers David McGowan, Carolyn Dobbins, and Tim Brown.

**OTHERS PRESENT:** Town Administrator Leighanna Worley, Town Clerk Emily Matthews, and Town Attorney Gabriel Du Sablon.

**CONVOCATION:** Mayor Byrd declared a quorum present and called the meeting to order at 6:30pm.

**PLEDGE** Mayor Byrd led the pledge of allegiance to the flag.

**INVOCATION:** Councilmember Tim Brown gave the invocation.

**APPROVAL OF AGENDA:** Mayor Byrd said the Closed Session will need to be removed from the agenda.

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbins to approve the agenda as amended.

Councilmember Tim Brown asked if we would reschedule the Closed Session. Mayor Byrd said the Closed Session isn't taking place tonight because there are no updates to discuss.

With a motion on the table, motion carried unanimously.

**APPROVAL OF CONSENT AGENDA:** Mayor Byrd asked for approval of the consent agenda.

A motion was made by Councilmember Randy Jernigan and seconded by Mayor Pro-Tem JC Triplett to approve the consent agenda items as presented. Motion carried unanimously.

**PUBLIC HEARING:** Mayor explained the applicants have asked to postpone the annexation public hearing until the January meeting.

**ORDINANCE to Extend Corporate Limits - Gordon Road - Parcel ID 05I05021E:** Town Administrator Worley said the meeting is listed on the agenda as January 21st, but it should be January 20<sup>th</sup>.

A motion was made by Councilmember Randy Jernigan and seconded by Councilmember McGowan to continue the public hearing for the annexation of Parcel ID 05I05021E until January 20, 2026, at 6:30pm. Motion carried unanimously.

**ORDINANCE to Amend Zoning - Gordon Road - Parcel ID 05I05021E:** Mayor explained the applicants have asked to postpone the rezone public hearing until the January meeting.

A motion was made by Councilmember Randy Jernigan and seconded by Mayor Pro-Tem JC Triplett to continue the public hearing for the rezone of Parcel ID 05I05021E until January 20, 2026, at 6:30pm. Motion carried unanimously.

**Town of Wilson's Mills Strategic Plan:** Mayor Byrd opened the Public Hearing at 6:34pm.

Ms. Worley said on October 8th and 9th the North Carolina League of

Municipalities held a workshop in Winston-Salem. This workshop allowed Council to develop a draft strategic plan for the town. During the two-day workshop, Council reviewed options using a template that the league provided. Four main focus areas were selected, 2 objectives for each of those areas, and then two initiatives or action items for each of those objectives. This left a total of 16 strategic action items for the town to plan to accomplish over the next five-year planning period. After the workshop, the draft plan was reviewed by the Council, Planning Board, and administrative staff. Some changes were made during review and the final draft is what was presented to Council tonight. Ms. Worley reviewed the 4 main focus areas:

1. Connected, Vibrant, and Healthy Community
2. Economic Development
3. Reliable and Equitable Access to Utility Services
4. Interconnectivity.

Ms. Worley reviewed the objectives and action items for each focus area as well as the timeline. Ms. Worley noted that the timeline is an appendix to the plan which will make it easier for Council to make any changes in the future as they can change the appendix rather than the plan in its entirety.

Ms. Worley said there are copies of the plan available for the public.

Mayor Byrd closed the Public Hearing at 6:44pm.

A motion was made by Councilmember David McGowan and seconded by Councilmember Randy Jernigan to approve the Town of Wilson’s Mills Strategic Plan as presented. Motion carried unanimously.

**1<sup>st</sup> OPEN FORUM**

Mayor Byrd opened the 1<sup>st</sup> Public Forum at 6:45pm.

With no one wishing to speak, Mayor Byrd closed the 1<sup>st</sup> Open Forum at 6:46pm.

**REGULAR BUSINESS**

**MAYOR FLETA BYRD:**

Mayor Byrd said she recently attended a meeting with Central Pines with Town Administrator Worley and Planning Director Wendy Oldham.

**TOWN ADMINISTRATOR’S REPORT – Leighanna Worley:**

**Council Approval of the 2026 Holiday Schedule:**

Town Administrator Worley referenced the Holiday schedule in Council’s packets. She said we will follow the same schedule as the state again this year.

A motion was made by Councilmember Tim Brown and seconded by Councilmember David McGowan to adopt the 2026 Holiday Schedule as presented. Motion carried unanimously.

**Council Approval of the 2026 Dates and Times for Council and Planning Board Meetings:**

Town Administrator Worley referenced the Meeting Schedule in Council’s packets. She said the council meetings will be on the 3<sup>rd</sup> Monday of each month and the Work Sessions and Planning Board meetings will be on the 4<sup>th</sup> Monday.

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to adopt the 2026 Meeting Schedule as presented. Motion carried unanimously.

**FINANCE OFFICER –  
Sherry Hudson:**

**Review of Fund  
Balance Policy:**

Finance Officer Sherry Hudson said Council recently asked if they could review the Fund Balance Policy that was adopted in September of 2022. Ms. Hudson referenced the policy in Council’s packets which states the fund balance should remain at 35 percent or above throughout the fiscal year. She also said although the fund balance sometimes falls below the recommended percentage around the beginning of the fiscal year, it always comes back up. She said the report given to Council references the fund balance from past years and the only time it fell below 35 percent was in 2023 when the new Town Hall property was purchased.

Councilmember McGowan said he would feel comfortable with raising the minimum from 35 to 45 percent and asked if there would be any issues with that. Ms. Hudson said we have a lot of planned expenditures coming up with the new Strategic Plan that Council should take into consideration. Councilmember McGowan said he would still be comfortable with 45 percent. Town Administrator Worley reminded Council the Local Government Commission looks to make sure the Fund Balance percentage isn’t too high so that it doesn’t appear funds are being stored rather than spent accordingly. Councilmember McGowan said he wants to make sure the town would be covered if needed. Ms. Worley suggested speaking with our auditor about the LGC recommendations before moving forward with changing the policy. Attorney Du Sablon discouraged a high fund balance and suggested speaking with the auditor. Mayor Pro-tem Triplett said he thinks the policy should continue to state 35 percent, but we should try to keep it at no less than 45 percent so we could monitor it before it dropped to 35 percent. Councilmember Brown suggested talking to other towns to see what their fund balance policies state as their minimum. Mayor Byrd said she would also like to know how many months the town would be financially sound if we were to change the minimum to 45 percent. Councilmember McGowan referenced page 2 of the policy and asked about the difference between restricted fund balance and committed fund balance. Ms. Worley explained restricted fund balance is required by state statute to be used for specific needs whereas committed fund balance is for “earmarked” projects for the town.

**COUNCILMEMBER  
COMMENTS:**

Councilmember Brown asked if the completion of the Council Chambers is still on track for December. Ms. Worley said it should be done by the end of December with the furniture arriving on December 18<sup>th</sup>. She said Council should be able to do a walkthrough before their meeting on December 15<sup>th</sup>.

Councilmember Brown asked if there are any updates regarding the Unified Development Ordinance (UDO) and Mrs. Oldham said she is halfway done with retyping it. She said she has also had to re-format charts within the UDO which has slowed the process of getting it completed. Councilmember Brown asked if we should look into hiring outside help with retyping the UDO or if Mrs. Oldham would need to be involved in the process. Mrs. Oldham said she would need to be involved in the updates and retyping because any outside help would not be familiar with the terminology within the UDO.

Councilmember Brown asked for updates regarding nuisance abatements. Mrs. Oldham said she has not been able to speak with Attorney Du Sablon about legally updating our current ordinance. She said other towns of our size also have a 15-day period like we do. Councilmember McGowan asked about habitual offenders and Mrs. Oldham said our Code Enforcement Officer is getting her a list of residents who have received 3 or more letters for the same

violation within the last 12 months. She said those offenders will receive a chronic letter which will allow us to automatically move forward with the process of cleaning their property should they have another violation. Councilmember McGowan said he and Councilmember Brown are both very concerned about this issue within the town. Councilmember Brown expressed concerns about abandoned vehicles causing emergency vehicles not to be able to respond in some areas of town.

Councilmember McGowan congratulated Councilmember Elect Doris Riley on her win during the election earlier this month.

2<sup>nd</sup> OPEN FORUM

Mayor Byrd opened the 2nd Public Forum at 7:22pm.

With no one wishing to speak, Mayor Byrd closed the 2nd Open Forum at 7:23pm.

ADJOURN:

A motion was made by Councilmember David McGowan and seconded by Councilmember Randy Jernigan to adjourn. Motion carried unanimously.

The meeting adjourned at 7:23pm.



ATTEST:

  
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EMILY MATTHEWS, CMC  
Town Clerk

  
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FLETA A. BYRD, Mayor