

TOWN OF WILSON'S MILLS
WORK SESSION MEETING
November 24, 2025

PRESENT: Mayor Fleta Byrd, Mayor Pro-tem JC Triplett, Councilmembers David McGowan, Randy Jernigan, and Carolyn Dobbin.

OTHERS PRESENT: Town Administrator Leighanna Worley and Town Clerk Emily Matthews.

CONVOCATION: Mayor Byrd declared a quorum present and called the meeting to order at 5:06pm.

Departmental Reports: Councilmember David McGowan asked if the minutes are up to date on the website. Town Clerk Emily Matthews stated the website is up to date based on the minutes that have been approved by Council. Councilmember McGowan asked how we can get more email subscribers. Town Administrator Worley said we are sure to utilize town events to push out information about joining our email list.

Finance Officer Sherry Hudson referenced her report and asked if there were any questions. Councilmember David McGowan asked about the Capital Outlay – Vehicles line item is over budget and Ms. Hudson said that is because we bought an additional vehicle this year that was not originally budgeted for. Councilmember McGowan asked about the Building and Grounds line item and Ms. Hudson said that line applies to all buildings, not just Town Hall. She said part of the floor at the Police Department recently had to be replaced and the funds came out of that line. Mayor Byrd asked how revenues are coming in and Ms. Hudson said they are slowly coming in. Mayor Byrd also said the Powell Bill is over budget and Ms. Hudson said that should change soon when all funds have been received.

Human Resources Director Jenny Martin referenced her report and asked if there were any questions. Councilmember McGowan asked what EAP is and Ms. Martin said it stands for Employee Assistance Program. She said these programs offer several benefits to employees including free counseling for employees. Councilmember McGowan asked about the detailing of employee vehicles that is listed in the report. Ms. Martin said the detailing is not paid for by the town but benefits the employee as it can be done while at work. Councilmember McGowan asked if we would need liability coverage for the detailer since the service is being done on Town property. Ms. Martin said the detailer is using their own equipment so we have not received any type of insurance information from them. Councilmember McGowan asked if the detailer could show a certificate of insurance to cover all bases and Ms. Martin said she will look into it.

Public Works Director Patrick Moore referenced his report and welcomed any questions from Council. Councilmember McGowan asked about the maintenance services for the Police Department and asked who is doing the maintenance. Mr. Moore said most of the vehicle maintenance is done by his department. Councilmember McGowan asked if there is a way to track the maintenance that is completed so we can see how much we are savings by doing the work ourselves. Ms. Worley said we can start tracking the changes and Mr. Moore said he and his department track the work done by completing a work order sheet for each vehicle.

Chief Williams welcomed any questions from Council regarding his report.

Councilmember Jernigan mentioned the need for lights at the intersection of Wilson's Mills Road and Highway 70. He said a fatality occurred recently and he feels it is a dangerous area, especially at night. Town Administrator Worley said she has a meeting with Department of Transportation coming up and they plan to discuss that intersection as well as some others. Councilmember Brown asked if a recently found body has been identified yet and Chief stated they are certain they think they know who it is but it has not yet been fully determined.

Planning Director Wendy Oldham gave updates on the Unified Development Ordinance. She said it is almost done with updates, but they have recently ran into an issue when updating the charts in the UDO. Councilmember McGowan asked if all suggestions from Council have been included in the updates and changes. Mrs. Oldham said all suggestions go through the Planning Board and they're the ones who decide if and how to include them in the UDO. Councilmember McGowan asked if all changes are being highlighted before it will be presented to Council. Mrs. Oldham said a list of changes will be presented with the final UDO.

Councilmember Brown referenced Mrs. Oldham's report and asked if all subdivisions are on track with their development. Mrs. Oldham said Wilaons's Walk, Olive Branch, Crescent Mills, and Wilson's Ridge have all submitted new phases to move forward,. She said Wilson's Mills Storage has completed their final inspection. Mill Creek subdivision has submitted their paperwork for the Town to take over their streets and that action item will be presented to Council in December. She said we are waiting on street takeover paperwork from the developer of The Cottages. Councilmember Brown asked for an update on the water and sewer in Cobalt Townes subdivision and Mrs. Oldham said the developer was told by the County that water and sewer is not being issued in Wilson's Mills at this time. She said all other developers are being told if there is nothing already in writing stating certain phases have been approved, the County will not review the plans for the project. Councilmember Brown asked how long Cobalt Towne has been part of the town and Mrs. Oldham said they were annexed in 2021 or earlier. Councilmember Brown asked how the developer is responding to the County refusal to provide water and sewer. Mrs. Oldham said the developer worked with the developer of Olive Branch so Cobalt could hook up to the water and sewer system in Olive Branch but the county would not accept it. Councilmember Brown asked who at the County is saying they will not allow it. Mrs. Oldham said Chandra Farmer, Kim Rineer and Rudy Wells have said no and they said the answer is due to upper management. Councilmember Brown asked if they said they are refusing due to lack of capacity. Mrs. Oldham said the reason the developer was given was because the property was annexed as a satellite annexation and it was annexed after the County said they would no longer service satellite annexations. Councilmember Brown asked if that is for everyone in the County and Mrs. Oldham said she is not sure if it applies to other towns other than Wilson's Mills.

Mrs. Oldham said she and our Code Enforcement Officer are currently working with the County to start the demolition and condemnation process on 2 homes in town. She also said they are planning to met with Seargent Peedin regarding abandoned vehicles in town.

Town Administrator:

Town Administrator Worley said the timeline to finish the Council Chambers is the same but the furniture delivery is holding up the progress. As of right now the furniture is set to be delivered on December 30th rather than the 18th as

originally planned. The open house is still scheduled for January 20th and will take place after the regularly scheduled meeting. It is planned to be a short meeting followed with a reception for the open house.

Ms. Worley said she met with Chief Williams today to review the preliminary drawing for the Police Department design. She said they are planning to meet with Moseley Architects again soon.

Ms. Worley said the final Strategic Plan will be sent to Council soon, hopefully before Thanksgiving and the plan will also be posted online.

Ms. Worley said she is meeting with our DOT division on December 2nd and they will be discussing the intersection of Wilson's Mills Road and Fire Department Road as well as the lighting at 2 intersections in town. She said she isn't sure if the lighting will be approved because DOT doesn't look at fatalities in a traffic area as much as they look at the traffic volume and there isn't much traffic in the 2 areas in question. She said she is working with Duke Energy as well to see if they can provide lighting in those areas that will not cost as much as interstate lighting.

Ms. Worley reported prior to the December 15th organizational meeting there will be a walkthrough of the Council Chambers for Council to attend. She said during that time we will also be taking new headshots for the website and to have framed in the Council Chambers. She also reminded Council that all re-elected and newly elected Councilmembers are required by General Statute to take a 2-hour ethics training in the beginning of the year and more details will come as the date approaches.

Multimodal Plan

Mrs. Oldham said the Planning Board will be looking at the Multimodal Plan at their meeting tonight and determine the priority order within the plan. She said once it is approved by the Planning Board it will come to Council at their December meeting.

OTHER:

Ms. Worley said the attorney would not be able to attend the meeting tonight so there will be no Closed Session.

ADJOURN:

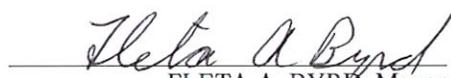
A motion was made by Councilmember Tim Brown and seconded by Councilmember Randy Jernigan to adjourn. Motion carried unanimously.

The meeting adjourned at 5:56pm.



ATTEST:


EMILY MATTHEWS, CMC
Town Clerk


FLETA A. BYRD, Mayor