

TOWN OF WILSON'S MILLS
REGULAR TOWN COUNCIL MEETING
July 17, 2023

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

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

ABSENT: Councilmember Randy Jernigan

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: Mayor Byrd gave the invocation.

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

A motion was made by Councilmember Tim Brown and seconded by Councilmember Carolyn Dobbins to approve the agenda as amended. Motion carried unanimously.

APPROVAL OF MINUTES: Mayor Byrd asked for any comments or corrections to the minutes for the Regular Town Council Meeting for June 19, 2023.

Regular Town
Council Meeting-
June 19, 2023:

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Tim Brown to approve the Regular Town Council Meeting Minutes for June 19, 2023, as presented. Motion carried unanimously.

PUBLIC HEARING Update

Rezoning -- Johnston
Farms

Planning Director Wendy Oldham said the public hearing will have to be postponed due to the developers having to resubmit their request to rezone. Attorney Du Sablon stated the Council will have to vote to cancel the public hearing. Councilmember McGowan asked if they can re-call it for the August meeting and Attorney Du Sablon said it will have to be called after the application is resubmitted and approved.

A motion was made by Mayor Pro-tem JC Triplett and second by Councilmember David McGowan to cancel the public hearing the rezoning of Johnston Farms Subdivision. Motion carried unanimously.

1st OPEN FORUM

Mayor Byrd opened the 1st Public Forum at 6:37pm.

Nelson and Kay Corbett of 690 Uzzle Pond Road stated they are having issues with their septic system and would like to have access to sewer. Mrs. Corbett stated she has spoken with the County and there are 5 other houses on the road that also do not have access to sewer. Town Administrator Worley said once the sewer feasibility study is done, we will know what areas need to be serviced. Ms. Worley welcomed Mr. and Mrs. Corbett to come to her office and speak with her about the plan for the new sewer study.

With no one else wishing to speak, Mayor Byrd closed the 1st Open Forum at 6:45pm.

REGULAR BUSINESS

MAYOR FLETA BYRD:

Presentation of
Proclamations

Mayor Byrd read the following proclamation:

PROCLAMATION

NAMING THE PHILLIP R. WRIGHT COMMUNITY PARK

WHEREAS, the Town Council of the Town of Wilson’s Mills and its citizens lost a dedicated public servant with the passing of Phillip R. Wright on February 5, 2023; and

WHEREAS, Phillip R. Wright was sworn into office in 1996 as a charter member of the Town of Wilson’s Mills and served in several positions which included Charter Councilmember, Mayor, Councilmember, and Events Committee member; and

WHEREAS, Phillip carried out his responsibilities as a public servant with zeal and optimism for which he will be remembered as he sought continuously to make Wilson’s Mills a better place to live and work; and

WHEREAS, Phillip Wright will be missed by all those whose lives he touched during his life, especially the members of this Town Council; and

WHEREAS, the citizens of Wilson’s Mills will reap the benefits of his capable leadership and selfless contributions to the Town for many years to come; and

NOW, THEREFORE, BE IT PROCLAIMED, that the Wilson’s Mills Town Council respectfully honors the life and memory of our fellow Councilmember Phillip R. Wright by renaming the Wilson’s Mills Community Park the Phillip R. Wright Community Park.

Council shared their memories with Mr. Wright and reflected on how he had an impact on the town.

Mayor Byrd read the following proclamation:

PROCLAMATION

NAMING THE CAREN M. TRIPLETT DOG PARK

WHEREAS, the Town Council of the Town of Wilson’s Mills and its citizens lost a dedicated public servant with the passing of Caren M. Triplett on March 18, 2023; and

WHEREAS, Caren M. Triplett contributed to the community of Wilson’s Mills as a member of the Event Committee, a key volunteer for the Pumpkin Festival for over 10 years, and a member of Silver Stars; and

WHEREAS, Caren had a heart for all animals and was always willing to help assist with the home placement of animals found in town and she sought continuously to make Wilson’s Mills a better place to live and work; and

WHEREAS, Caren Triplett will be missed by all those whose lives she touched during her life, especially the members of this Town Council; and

WHEREAS, the citizens of Wilson’s Mills will reap the benefits of her capable leadership and selfless contributions to the Town for many years to come; and

NOW, THEREFORE, BE IT PROCLAIMED, that the Wilson’s Mills Town Council respectfully honors the life and memory of Caren M. Triplett by naming the Wilson’s Mills Dog Park the Caren M. Triplett Dog Park.

Mayor Pro-tem Triplett thanked everyone for the support he has received at the passing of his wife Mrs. Caren Triplett.

Councilmember McGowan asked if signs will be placed at both parks with the new names. Ms. Worley said a sign will be placed at the Community Park in the near future and once the dog park is finished a sign will be placed there as well.

Mayor Byrd asked that if other Councilmembers have specific questions about items in their Council packets to contact the Department Head so they have time to research.

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

**Award Bid –
Comprehensive
Utilities Plan**

Ms. Worley said this topic was tabled from last month. She reviewed the scoring sheet for each company who submitted bids and reviewed each company. She stated she and the Administrative Assistant interviewed each company individually and the staff recommends TRC. She said TRC is better fitted for what we need for this specifically. Councilmember McGowan said he appreciates Wooten but agrees that TRC is a better fit. Councilmember Dobbin asked if TRC has worked with the town before and Ms. Worley said they have not worked with us before, but they are familiar with the type of work we want to have done. Tyrus Clayton of TRC spoke with Council about the benefits of the company.

A motion was made by Mayor Pro-tem JC Triplett seconded by Councilmember David McGowan to award the bid for the Comprehensive Utilities Plan to TRC. Motion carried unanimously.

Ms. Worley said signs have been installed at Town Hall, both at the road and the side that faces Highway 70. Further signage will be done after the brand and logo are finalized. The previous owner is still occupying the 6 bay building but he is hoping to be out of there sooner than planned. Ms. Worley said she will be sending out RFQs for Council Chambers in the next couple weeks.

**FINANCE OFFICER'S
REPORT – Sherry
Hudson:**

**Review of Financial
Statements – June
2023:**

Finance Officer Sherry Hudson referenced the financial report for the month of June 2023 and asked if there were any questions.

Councilmember McGowan asked about the ad valorem and if the percentage is normal for the end of the fiscal year. Ms. Hudson said the average listed is normal to end a fiscal year and the County takes action for any individuals who have not paid the appropriate taxes.

**PLANNING AND
ZONING REPORT –
Wendy Oldham**

Mayor Byrd asked Planning Director Wendy Oldham for a detailed report about the developments in town.

Councilmember McGowan asked when Southerland Mills will start construction and Mrs. Oldham said they are working with the county to finalize and figure out the direct line for the sewer.

Mrs. Oldham said Mill Creek subdivision is built out, but she has not heard when it will be ready for a final walkthrough. Wilson's Walk is waiting for the final plat to be signed and they should begin building within the next month. Olive Branch is starting to build their units now. Mrs. Oldham will be working with the developers of Midtown Village in order to work together to get businesses in. The Cottages subdivision now has all houses complete. Mrs. Oldham said she has reached out to the developer to get an update on their punch list and she has not heard back yet. Eason Creek on Powhatan Road had not made much progress, but it is at the discretion of Mr. Gordon. Crescent Mills on Strickland Road has had phases 1-6 approved. Phases 7 and 8 are currently being reviewed and there are 18 phases in all. Willis Crossing will have a total of 24 homes and Mr. Kenny Jones has started the process that needs to be done in order to start grading. Southerland Mills has been approved for major construction plans. Johnston Farms phase 2b has been put on hold. The owner removed rezone request. Johnston Farms phase 3 is trying to get ready for the rezone. Wilson's Ridge beside Town Hall is moving along and there should be infrastructure there within the next few months. The Toler property on Wilson's Mills Road will have self-storage on one side and industrial on the other side. Cobalt Towns on 70 Business are at a standstill until sewer is straightened out. Tralee is in phase 7 but Mrs. Oldham has not heard from them in a few months. The Eason Property is proposed to be all townhomes.

Councilmember David McGowan asked how many completed rooftops will be in town by the end of the fiscal year. Mrs. Oldham said probably 250 if the growth continues like it is now.

**EVENTS REPORT –
Emily Matthews**

Events Coordinator Emily Matthews said there was a food truck at the last farmers market and they are willing to come back if they are available. She also announced the Events Committee is organizing a Community Yard Sale for September 23rd.

**POLICE DEPARTMENT
REPORT – Chief
Williams**

Councilmember David McGowan commended the Police Department on the number of traffic stops in the month of June.

Councilmember David McGowan asked about the damage that was done at the Community Park. Chief Williams said there have been several suspects and the Department is following up on that. The cameras at the park as well as a couple officers helped with tracking down the suspects.

**Police Department Policy -
#300-24**

Chief Williams stated this is a new policy. Mayor Byrd asked how this training is done and Chief Williams said most officers have already been trained but there are several ways for training now with new technology. Councilmember David McGowan asked if the town would be liable if it didn't work.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to accept the Police Department Policy - #300-24. Motion carried unanimously.

**PUBLIC WORKS
REPORT – Patrick Moore**

Public Works Director Patrick Moore referenced his report as asked if there were any questions.

Councilmember McGowan said the new Town Hall looks great inside and Councilmember Brown thanked the Public Works Department for all their hard work.

**COUNCILMEMBER
COMMENTS:**

**Discussion of
Donation
Designation for
Food
(Councilmember
David McGowan)**

Councilmember David McGowan asked about starting to use a consent agenda and Ms. Worley said this month's agenda didn't have a lot of items that would fall on a consent agenda.

Councilmember Brown asked if there have been any further updates from DOT since they spoke with Council last month and Ms. Worley said she has not heard anything.

Councilmember McGowan said he has worked further with Mrs. Addie Rawls and they have also spoken with the Elementary School and they will be working with Ms. Young at the school for when they do a food drive every quarter throughout the school year. Councilmember McGowan asked that the town work with the school as well as asked if we could add a line item to the budget for funds for the school food drive.

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to add a line to the budget for \$2,000 for food donations. Motion carried unanimously.

2nd OPEN FORUM

Mayor Byrd opened the 2nd Public Forum at 7:58pm.

Jim Uzzle of 138C Uzzle Industrial Drive said he supports Council in their decision to help with a food bank.

With no one else wishing to speak, Mayor Byrd closed the 2nd Open Forum at 7:59pm.

**MOTION TO GO INTO
CLOSED SESSION:**

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to go into Closed Session at 7:59pm pursuant to N.C.G.S. 143-318.11(a)(6) Personnel. Motion carried unanimously.

**MOTION TO GO INTO
CLOSED SESSION:**

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to go into Closed Session at 7:59pm pursuant to N.C.G.S. 143-318.11(a)(6) Personnel. Motion carried unanimously.

**MOTION TO COME
OUT OF CLOSED
SESSION:**

A motion was made by Councilmember Tim Brown and seconded by Mayor Pro-tem JC Triplett to come out of closed session at 8:50pm. Motion carried unanimously.

ADJOURN:

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

The meeting adjourned at 8:50pm.




FLETA A. BYRD, Mayor


EMILY A. MATTHEWS
Deputy Clerk