TOWN OF WILSON'S MILLS
REGULAR TOWN COUNCIL MEETING
November 15, 2021

PRESENT: Mayor Phillip Wright, Mayor Pro-tem JC Triplett, Councilmembers Randy Jernigan, Carolyn Dobbin, and Tim Brown.

In accordance to the Remote Participation Policy adopted by Council on March 30, 2020, Councilmember David McGowan joined via Zoom and was able to vote and comment.

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

CONVOCATION: Mayor Wright declared a quorum present and called the meeting to order at 6:36pm.

INVOCATION: Councilmember Tim Brown gave the invocation.

PLEDGE TO FLAG Mayor Wright led the pledge of allegiance to the flag.

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

Mayor Pro-tem JC Triplett added item 8a. "Closed Session pursuant to N.C.G.S. 143-318.11(a)(5) "…acquisition of real property…" to the agenda.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Tim Brown to approve the agenda as amended. Motion carried unanimously.

APPROVAL OF MINUTES: Mayor Wright asked for any comments or corrections to the minutes for the Regular Town Council Meeting for October 18, 2021.

Regular Town Council Meeting- October 18, 2021: A motion was made by Councilmember Randy Jernigan and seconded by Mayor Pro-tem JC Triplett to approve the Regular Town Council Meeting Minutes for October 18, 2021, as presented. Motion carried unanimously.

Closed Session Council Meeting- October 18, 2021: Mayor Wright asked for any comments or corrections to the minutes for the Closed Session Council Meeting for October 18, 2021.

A motion was made by Councilmember Tim Brown and seconded by Councilmember Randy Jernigan to approve the Closed Session Meeting Minutes for October 18, 2021. Motion carried unanimously.

1st OPEN FORUM Mayor Wright opened the 1st Public Forum at 6:41pm.

With no one wishing to speak, Mayor Wright closed the 1st Open Forum at 6:42pm

REGULAR BUSINESS Mayor Wright gave updates in regard to his health.

MAYOR PHILLIP WRIGHT – Mayor and Events Report: Events Coordinator Emily Matthews reminded the Council of the Christmas Tree Parade on December 3rd from 6-8pm at Town Hall and said that all are welcome to attend.

MAYOR PRO-TEM JC TRIPLETT – Sewer Report: Mayor Pro-tem JC Triplett said we are still in the process of working with the County in regard to sewer and he will give an update when there is more information.

COUNCILMEMBER CAROLYN DOBBIN – Planning Report: Councilmember Carolyn Dobbin referenced the planning report in the Council's packets and there were no questions.

Councilmember David McGowan referenced the Planning Board minutes included in the Council's packets and said after reviewing the minutes he feels that the issue of changing

the town code of ordinances in reference to noise was not presented correctly. Mayor Pro-tem Triplett said that he feels that the issue has already been resolved and he feels that the August minutes are not relevant in November. He said he also feels that the Council doesn't need to dictate the Planning Board. Councilmember McGowan said that the minutes being given to Council allows for transparency.

Councilmember David McGowan requested that if Planning Board minutes are not placed in Council's packets that they be placed in his box at Town Hall.

After discussion it was the consensus of Council to not include Planning Board minutes in their monthly packets, but the minutes will be available to them to review once they are approved by the Planning Board.

Councilmember Tim Brown commended Councilmember Carolyn Dobbin about her work with the Planning Board.

COUNCILMEMBER DAVID McGOWAN – Police Department Report:

Councilmember David McGowan deferred to Chief Williams. Chief referenced the report in Council's packets. Councilmember McGowan asked about the construction on Highway 70 that is being monitored by Wilson's Mills officers. He asked how long the officers will be helping monitor the construction and if the officer is on duty while monitoring. Chief said that the roadwork is scheduled to continue for about 2 and half years. He also said that it is an off-duty officer working the construction.

Councilmember Jernigan gave a warning about citizens locking their vehicles for security and warned of recent break-ins. Chief agreed with Councilmember Jernigan and said that this is a preventable crime and said there have been several break-ins in the last 6 months.

Police Department Policy Amendments

Chief Williams presented Police Policy 100-11 in Council's packets and welcomed any questions.

Councilmember McGowan referenced page 2, paragraph E of the policy. He suggested to insert "or active investigation with the potential for disciplinary action." Chief said that wordage similar to that is listed elsewhere in the policy, but he will check into adding that in this particular section.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Carolyn Dobbin to approve the modifications to Police Policy 100-11 with the suggested changes. Motion carried unanimously.

Councilmember Jernigan asked when this policy will take effect. Chief said that the policy overall has always been in place, and this was just to amend the wordage and add a form.

COUNCILMEMBER RANDY JERNIGAN – Public Works Department Report:

Councilmember Jernigan referenced the report in Council's packets. Town Administrator Leighanna Worley said that there was an error in the Request for Action (RFA) in Council's packets. The RFA read "additional 20 tons" and it should read "additional 120 tons" instead in regard to the paving of Deer Flag Lane, Coriander Lane, and Parker Street.

Review of Increased Street Repair Invoice

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Randy Jernigan to approve the payment of the extra $10,200 for the paving of Deer Flag Lane, Coriander Lane, and Parker Street. Motion carried unanimously.

Councilmember McGowan asked about the fire ant infestation at the park and Public Works Supervisor Patrick Moore said that the chemical spray has been purchased and he plans to spray it at the park this week.

Councilmember Brown said there is a dip in Wilson's Mills Road near Highway 70. Councilmember Jernigan said that would need to be handled by the state and we can let them know about it to see about getting it fixed.

Councilmember Jernigan asked for an update on the lawnmower and Mr. Moore said that Musgraves Equipment is waiting to hear back from Kubota about the warranty information so they can fix the mower. He said until then we still have a loaner.

FINANCE OFFICER'S REPORT – Sherry Hudson:

Mayor Wright referenced the report on the financials for the month ending October 2021 in Council's packets and there were no questions.

Review of Financial Statements – October 2021:

Finance Officer Sherry Hudson said that the audit for the Fiscal Year 2020-2021 has been approved and the auditor will be at the December meeting with a presentation for Council.

TOWN ADMINISTRATOR'S REPORT – Leighanna Worley:

Town Administrator Worley said that Triangle J interviews with Council for the strategic plan will be take place on Friday November 19th. Ms. Worley said that the staff retreat with Triangle J will be on December 10th and then a date will be set for staff and Council to come together for a retreat.

Discussion of Maintenance Building

Councilmember Jernigan asked Council for guidance on how to proceed with the new maintenance building. He said it is an option to wait for the new town hall and add the maintenance building to that project. He said another option is to go with the original plan which would be a 5000 square foot building with a 36 by 75 open area, 14 by 75 work area, and a 20 by 50 shelter. Councilmember Jernigan stated that it is also an option to downsize.

Councilmember McGowan said that he feels that if we downsize, we will regret it in the future. He asked Councilmember Jernigan if there are any updates in prices and Councilmember Jernigan said there are no price updates. Town Administrator Worley said that when prices were looked at in the past, they ranged from 71 to 75 per square foot and probably haven't changed since then.

Councilmember McGowan asked if the bids received for this project will be formal bids and Town Administrator Worley verified they will be formal bids.

After further discussion it was the consensus of Council to go with the original plan of a 5000 square foot building.

2nd OPEN FORUM:

Mayor Wright opened the 2nd Public Forum at 7:14pm.

With no one wishing to speak, Mayor Wright closed the 2nd Open Forum at 7:15pm.

MOTION TO GO INTO CLOSED SESSION:

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Randy Jernigan to go into Closed Session at 7:15pm pursuant to N.C.G.S. 143-318.11(a)(5) "…acquisition of real property…" Motion carried unanimously.

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Randy Jernigan to allow Mayor-elect Fleta Byrd attend the closed session. Motion carried unanimously.

RECESS

Mayor Wright called for a 10-minute recess.

MOTION TO COME OUT OF CLOSED SESSION:

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to come out of Closed Session at 8:17pm. Motion carried unanimously.

ADJOURN: A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to adjourn. Motion carried unanimously.

The meeting adjourned at 8:17pm.

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PHILLIP WRIGHT, Mayor

ATTEST:

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EMILY MATTHEWS
Deputy Clerk

Closed Session

Andy Mills with Shenandoah Homes. Last month requested info on similar towns, presented info tonight. Fire station plans, town hall plans, residential and commercial plans. Hoping to create a main Blvd., behind would be residential. DM would like an area when everyone can come together. TB-need to be thinking about something that is recreational and for the community. Spoken with the town engineer about sewer and there is enough. LW- bring it back to acquisition. Andy-compile a Wishlist and see how that can be incorporated in land plan. Gabe-Council would like to know on a dollar per square foot basis.

Gabe-Moving forward, PUD will be discussed in open session. Particulars discussed afterwards in Closed Session.