

TOWN OF WILSON'S MILLS
TOWN COUNCIL MEETING
May 18, 2026

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

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: Mayor Byrd gave the invocation.

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

A motion was made by Councilmember David McGowan and seconded by Councilmember Carolyn Dobbin to approve the agenda as presented. Motion carried unanimously.

PUBLIC HEARING: Mayor Byrd said the Public Hearing for the Unified Development Ordinance was continued at last month's meeting.

Ordinance to
Amend The
Wilson's Mills
Unified
Development
Ordinance:

Mayor Byrd reopened the public hearing at 6:32pm.

Councilmember Brown asked for Mayor Byrd to explain why we are updating the Unified Development Ordinance. Mayor Byrd said there are a few errors in the UDO and it is also in need of updates. She said the Planning Department and Planning Board have been working on revisions for over a year. She also said the UDO applies to both the corporate limits and the ETJ. Mayor Byrd asked if Council had any questions or comments about the revisions. Councilmember David McGowan said he doesn't like that open burning is still allowed. He said he wanted to voice his opinion that he does not approve of it. Councilmember Tim Brown mentioned that any changes that Council would like to make in the future, they can do so.

With no one else wishing to speak, Mayor Byrd closed the Public Hearing at 6:36pm.

A motion was made by Councilmember Tim Brown and seconded by Councilmember Carolyn Dobbin to adopt the following Ordinance to amend the Town of Wilson's Mills Unified Development Ordinance. Voting in favor of the motion were Mayor Pro-tem JC Triplett, Councilmember Carolyn Dobbin, Councilmember Tim Brown, and Councilmember Doris Riley. Voting in opposition of the motion was Councilmember David McGowan. Motion carried 4 to 1.

AN ORDINANCE TO AMEND

THE WILSON'S MILLS UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the Town has prepared an amended Unified Development Ordinance, hereinafter described, as duly filed with the Town; and

WHEREAS, the Planning Board held a public meeting on February 23, 2026 and the Town Council held a public hearing on May 18, 2026 to receive public comment and input on the amended Unified Development Ordinance; and

WHEREAS, newspaper notice publications were carried out for the public hearing pursuant to G.S. § 160D-602 and the Unified Development Ordinance; and

WHEREAS, the Planning Board submitted its recommendation to the Town Council recommending approval of said amendment that was generally consistent with the Town's Adopted Comprehensive Plan; and

WHEREAS, the Wilson's Mills Town Council also finds that the approval of the proposed text amendments are reasonable and in the public interest.

BE IT ORDAINED BY THE TOWN COUNCIL:

Section 1: The Unified Development Ordinance of the Town of Wilson's Mills is hereby amended as identified in UDO Binder dated May 18, 2026, in Town Clerk's office.

Section 2: The Town Clerk is hereby authorized and directed to cause the said Unified Development Ordinance for the Town of Wilson's Mills, North Carolina, to be physically revised and amended to reflect the changes ordained by this Ordinance.

Section 3: After reviewing all the information presented, the Wilson's Mills Town Council finds the text amendment request generally consistent with the Comprehensive Plan, and reasonable, and in the public interest.

Section 4: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. If any section, paragraph, subdivision, clause, or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause, or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.

**MOTION TO GO INTO
CLOSED SESSION:**

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember Tim Brown to go into Closed Session at 6:37pm pursuant to N.C.G.S. 143-318.11(a)(3) "...consult with attorney..." and invite Planning Director Oldham into the Closed Session.

Councilmember McGowan asked if we have an estimate on how long the Closed Session will take because there is a significant amount of people from the public at the meeting tonight. Manager Worley said it shouldn't take long but counsel has another meeting so the Closed Session for this purpose had to be moved to the beginning of the meeting. Councilmember McGowan urged the public to stay until Closed Session is complete.

With a motion on the table, motion carried unanimously.

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

A motion was made by Councilmember David McGowan and seconded by Councilmember Doris Riley to come out of Closed Session at 7:26pm. Motion

TOWN COUNCIL MEETING MINUTES – May 18, 2026

carried unanimously.

1st OPEN FORUM

Mayor Byrd opened the 1st Public Forum at 7:28pm.

With no one wishing to speak, Mayor Byrd closed the 1st Open Forum at 7:29pm.

REGULAR BUSINESS

MAYOR FLETA BYRD:

Mayor Byrd said she and Planning Director Wendy Oldham met last week with the Principal of Wilson's Mills High School and representatives from the Board of Education to discuss the traffic near the high school. She said they are planning to reach out to the Department of Transportation for further help.

**Proclamation in
Honor of Memorial
Day:**

Mayor Byrd read the following Proclamation:

**PROCLAMATION IN
HONOR OF
MEMORIAL DAY**

WHEREAS, millions of men and women have answered the call to duty in defending the hard-won freedoms we enjoy today; and

WHEREAS, Memorial Day is the occasion on which we remember, recognize, and honor the unselfish service of those no longer with us; and

WHEREAS, while we feel sorrow over their loss, we thank God that such people lived and gave their full measure so that we might live in liberty and freedom; and

WHEREAS, many of those who faced enemy fire on battlefields the world over were from Johnston County and Wilson's Mills, or are presently residing in this area, and many more of our communities' sons and daughters currently serve overseas to protect our national freedom – Freedom is not Free.

THEREFORE, the Town Council of the Town of Wilson's Mills asks all citizens of Wilson's Mills to recognize the hardships and sacrifices of those we know as veterans and let us remember the words of the song which says so much about this observance, "All gave some... some gave all."

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

Manager Leighanna Worley said she will read the complete budget message next month during Council's meeting. She said the message and the budget is available in the Clerk's office for the public to view.

**Presentation of
2026-2027 Budget
and Budget
Message:**

She said at their last budget session Council came to a consensus of a balanced budget totaling \$4,951,361.

Regarding changes in revenue, Ms. Worley said in the upcoming FY the town will no longer receive AARPA funds as they have in the past few years. For expenditures we have added salaries for a full-time Police Lieutenant and School Resource Officer for Wilson's Mills High School. She stated there were also salary grade adjustments in all departments. There was no specific percentage increase because the salary grades were increased based on comparisons made. There was a 9.5 percent increase for health insurance and

TOWN COUNCIL MEETING MINUTES – May 18, 2026

8.5 percent increase in dental insurance. The budget also include up to a 5 percent match for all employees contributing to 401k. Further expenditures reflect the commitment to the goals set in the town's Strategic Plan which was adopted earlier this year. She said the goals included updating the Future Land Use Map, creating a Comprehensive Master Utility Plan, and updating our Master Park Plan.

Call Public Hearing
– Approve Funds
and Raise Revenue –
Fiscal Year 2026-
2027:

Ms. Worley said Council will need to call a public hearing for next month for approval of the budget.

A motion was made by Councilmember Tim Brown and seconded by Councilmember Carolyn Dobbin to call a public hearing for June 15, 2026 at 6:30pm in the Wilson's Mills Town Hall Council Chambers to discuss the budget for the Fiscal year 2026-2027. Motion carried unanimously.

FINANCE DIRECTOR –
Connie Lassiter:

Award Contract for
Audit Services:

Mayor Byrd said she reviewed all the information listed from the various auditors and asked why some firms increased their prices each year. Finance Director Connie Lassiter said some firms prefer to increase their prices throughout a contract, it is just the preference of the auditor. Mayor Byrd asked what stood out about the one auditor Mrs. Lassiter suggested other than the cost. Mrs. Lassiter said she reviewed the scope of work and cost but also reviewed the peer reviews, knowledge of staff, and years of service. After review she said it is her recommendation to award the audit contract to Thompson, Price, Scott, Adams & Co., P.A.

A motion was made by Councilmember Tim Brown and seconded by Councilmember Doris Riley to award the Contract for Audit Services to Thompson, Price, Scott, Adams & Co., P.A.

Mrs. Lassiter said at Council's next meeting they will be able to review the audit engagement letter and have it signed.

PLANNING
DEPARTMENT – Wendy
Oldham:

Update Town of
Wilson's Mills Fee
Schedule – Special
Use Permit:

Planning Director Wendy Oldham said the North Carolina General Assembly changed the language for all conditional use permits to special use permits. They also made a change that requires permits to be recorded with the Register of Deeds. She said with it being recorded, the town will be protected if something were to go wrong with the permit after approval. She said the fee schedule has been updated to add a 3rd party recordation fee to be paid by the applicant. Ms. Worley and Gabe discussed changing the wording to "recording fees" to make the intention of the fee clearer.

A motion was made by Councilmember David McGowan and seconded by Councilmember Doris Riley to approve the changes to the Town of Wilson's Mills Fee Schedule as presented. Motion carried unanimously.

Appointment of
Planning Board
Member:

Mayor Byrd said Planning Board has received several applications to fill the vacant positions on the board. She said the Planning Board has recommended appointing Jessica Knight to the Planning Board.

A motion was made by Councilmember Tim Brown and seconded by Mayor Pro-tem JC Triplett to appoint Jessica Knight to the Wilson's Mills Planning Board. Motion carried unanimously.

Councilmember Brown thanked Jessica for her willingness to serve on the Planning Board.

TOWN COUNCIL MEETING MINUTES – May 18, 2026

**POLICE DEPARTMENT
– Chief Williams**

**Contract for School
Resource Officers:**

Mayor Byrd referenced the School Resource Officer contract in Council's packets. Councilmember McGowan asked if anything in the contract has changed from previous SRO contracts and Chief said no. He said it is one contract for 2 SRO's, one for Wilson's Mills Elementary and one for Wilson's Mills High School. Councilmember McGowan asked if we are providing vehicles for the SROs and Chief said yes.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to approve the Contract for School Resource Officer Services. Motion carried unanimously.

**COUNCILMEMBER
COMMENTS:**

Councilmember Brown thanked Mayor Byrd and staff for meeting with the Board of Education about traffic at the High School.

2nd OPEN FORUM

Mayor Byrd opened the 2nd Public Forum at 7:49pm.

With no one wishing to speak, Mayor Byrd closed the 2nd Open Forum at 7:50pm.

**MOTION TO GO INTO
CLOSED SESSION:**

A motion was made by Mayor Pro-tem JC Triplett and seconded by Councilmember David McGowan to go into Closed Session at 7:50pm 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 Councilmember David McGowan to come out of Closed Session at 8:15pm. Motion carried unanimously.

ADJOURN:

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

The meeting adjourned at 8:16pm.



ATTEST:


EMILY MATTHEWS, CMC
Town Clerk


JC TRIPLETT, Mayor Pro-tem