

TOWN OF WILSON'S MILLS
TOWN COUNCIL MEETING
September 15, 2025

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

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

ABSENT Councilmember Randy Jernigan 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: Planning Director Wendy Oldham gave the invocation.

APPROVAL OF AGENDA: Mayor Byrd changed the purpose of the Closed Session to economic development and personnel rather than consult with attorney.

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

Councilmember Brown asked why we won't be able to consult with the Town Attorney tonight and Town Administrator Worley said Town Attorney Du Sablon was unable to attend tonight's meeting.

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 Tim Brown and seconded by Councilmember Carolyn Dobbin to approve the consent agenda items. Motion carried unanimously.

PUBLIC HEARING: Mayor explained that the applicant for the annexation has asked to continue the public hearing until next month.

ORDINANCE to Extend Corporate Limits - Gordon Road - Parcel ID 05105021E: A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to continue the public hearing for the annexation of Parcel ID 05105021E until October 20, 2025, at 6:30pm. Motion carried unanimously.

ORDINANCE to Amend Zoning - Gordon Road - Parcel ID 05105021E: Mayor explained that the applicant for the rezone has asked to continue the public hearing until next month.

A motion was made by Councilmember Tim Brown and seconded by Councilmember Carolyn Dobbin to continue the public hearing for the rezone of Parcel ID 05105021E until October 20, 2025, at 6:30pm. Motion carried unanimously.

1st OPEN FORUM Mayor Byrd opened the 1st Public Forum at 6:35pm.

With no one wishing to speak, Mayor Byrd closed the 1st Open Forum at 6:36pm.

REGULAR BUSINESS

MAYOR FLETA BYRD:

Mayor Byrd thanked everyone that was able to come to the dedication ceremony for the Caren M. Triplett Dog Park yesterday.

Mayor Byrd said she attended the meeting with Central Pines recently on behalf of Councilmember David McGowan. She said she enjoyed meeting other attendees, and it was a great meeting.

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

Town Administrator Worley gave updates on the intersection off I-42. She said she filled out paperwork with Duke Energy and they are getting more information back to us for designs and costs for us to install the lights at those two intersections. She also said she met with the manager of JD's Country Store and the manager said he felt like the owners of the property would be in support of a traffic device at the intersection of Wilson's Mills Road and Fire Department Road. She said the next step would be getting a resolution done to send to Department of Transportation.

In reference to the Town Hall Campus Master Plan, Ms. Worley said she has spoken with a couple of architects regarding the design of the Veteran's Memorial and the sign for the front of Town Hall. She said she will provide further updates at Council's Work Session next week.

PD Draft contract

Josh Bennett of Moseley Architects referenced the information in Council's packets which included the draft contract for design services. He said there is also a proposal included in the packets based on relevant projects recently completed by Moseley. He said he has worked with our attorney and all comments have been incorporated. He said Moseley is willing to amend the proposal based on the wants and needs of Council. He has also spoken with Ms. Worley about the need for a Campus Master Plan.

Councilmember McGowan asked about concrete soil that is listed in the contract. Josh said the Geotech will suggest soil amendments in the case of bad soil and concrete soil is one of those suggested amendments.

Councilmember McGowan said he was impressed that the contract stayed within budget and asked how it was possible for Moseley to stay within the budget. Mr. Bennett said he and his team know what the current market conditions and prices are and they plan based on those conditions. He discussed the difference between design bid and CMAR. He said CMAR has a contingency built in whereas design build requires for change orders to come out of pocket.

Councilmember Brown asked what the disadvantage is to design build. Josh said he likes design build because you control quality a little more and contractor is chosen based on qualifications. He said there is an upfront fee so you may pay a little more.

Councilmember McGowan asked about ongoing litigation issues listed in the packet. Mr. Bennett said an litigation is on the end of the other party involved. He also said some litigation isn't tied to the project itself but rather tied to other things.

Councilmember Brown asked if tonight's vote is approving the design rather than the construction. Mr. Bennett said yes, we can take the approved designs

to whichever contractor we choose. He also said drawings require a certain level of interpretation and the services provided by Moseley would run through construction. He said they would also work with the contractor to make sure the building is being built in accordance to the plans.

Mayor Byrd asked if this is within our budget and Ms. Worley said yes, the cost of the design is budgeted for.

Councilmember Brown asked what the turnaround time would be and Mr. Bennett said around 6 months.

Councilmember McGowan asked how often we would be updated and Mr. Bennett said Council can be updated as often as they would like and Ms. Worley said the frequency of the updates would depend on the progress being made on the project.

Mayor Byrd reminded Council that this is for the design only and not for the construction.

Councilmember Brown asked how much the grant is for and Ms. Worley said the cost of this design would be included in the 3 million dollar grant we received for the Town Hall Campus.

A motion was made by Councilmember David McGowan and second by Mayor Pro-tem JC Triplett to accept the contract from Moseley designs in the amount of \$552,329.00 as presented with markups from the attorney.

Councilmember Brown said he appreciated Mr. Bennett coming to speak to council but expressed concerns about the price.

With a motion on the table, voting in favor of the motion was Mayor Pro-tem JC Triplett, and Councilmembers David McGowan and Carolyn Dobbins. Voting in opposition of the motion was Councilmember Tim Brown. Motion carried 3 to 1.

**Discussion About
Nuisance
Abatement:**

Ms. Worley said Town Attorney Du Sablon was unable to be at the meeting due to a family emergency and the discussion will need to be tabled until the October 20th meeting.

A motion was made by Councilmember David McGowan and seconded by Councilmember Tim Brown to table the discussion of Nuisance Abatement until Council's October 20, 2025 meeting. Motion carried unanimously.

**Award Bid for Dog
Park Shelter:**

Mayor said we have received 2 bids for the shelter at the Dog Park and referenced the bids in Council's packets. One bid was for a total of \$8,500.00 from NC Property Works and the other was from Cox Hauling and Grading for a total of \$9,500.00.

A motion was made by Councilmember David McGowan and seconded by Mayor Pro-tem JC Triplett to award the bid for the construction of the Dog Park shelter to NC Property Works LLC in the amount of \$8,500.00. Motion carried unanimously.

**COUNCILMEMBER
COMMENTS:**

Councilmember David McGowan expressed concerns about current events and how they affect the nation as well as small towns like Wilson's Mills.

Councilmember Tim Brown asked for updates on the Council Chambers and Ms. Worley said the construction is still on schedule and a lot of progress is happening inside. She said appliances and furniture have been ordered. Councilmember Tim Brown asked about the projected completion date and Ms. Worley said we are hoping to be able to hold our December meeting in there.

Councilmember Brown said we need to pray for each other in the nation and the citizens of the country and also pray we show love and compassion for each other. He said even when we disagree we can work together and pray for one another.

Mayor said she is thankful to have a council that has learned to work together to get to the final product.

2nd OPEN FORUM

Mayor Byrd opened the 2nd Public Forum at 7:29pm.

With no one wishing to speak, Mayor Byrd closed the 2nd Open Forum at 7:30pm.

**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 7:30pm pursuant to N.C.G.S. 143-318.11(a)(3) "...consult with attorney..." Councilmember McGowan amended his motion to invite Planning Director Wendy Oldham into the Closed Session for first portion. 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 8:45pm. Motion carried unanimously.

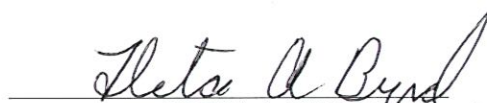
ADJOURN:

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

The meeting adjourned at 8:45pm.




EMILY MATTHEWS, CMC
Town Clerk


FLETA A. BYRD, Mayor