

TOWN OF WILSON'S MILLS
WORK SESSION
August 24, 2026

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

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

CONVOCATION: Mayor Pro-tem Triplett declared a quorum present and called the meeting to order at 5:00pm.

Departmental Reports: Mayor Pro-tem Triplett removed agenda item 3a "Closed Session pursuant to 143.318.11a(4) economic development."

Councilmember McGowan asked if a leadership program he asked about previously falls under Human Resources and Town manager Leighanna Worley said yes and she and Human Resources Director Jenny Martin are working on it.

Councilmember McGowan asked if using an outside contractor for vehicle repairs and maintenance is proving to be economically beneficial. Public Works Director Patrick Moore said the company we are using has an hourly rate that is ½ of what any other shops charge. He said he has a spreadsheet to keep track of all the maintenance that has been done. Councilmember McGowan requested a copy of the spreadsheet at the next work session.

Councilmember McGowan asked if Chief is keeping an eye on older vehicles and their maintenance to make sure the rotation schedule is up to date. Chief said some of the older vehicles are being driven but not daily. He said he is keeping on eye on their milage and keeping that in mind for when they need to be replaced. Councilmember McGowan asked how many fulltime positions are open and Chief said there are 4 open positions not including the 2 or 3 positions that are in the process of being filled. Councilmember McGowan asked if those numbers include the BLET cadet and Chief said the cadet withdrew from the program last week. Councilmember Riley asked if all cameras at the community park are working and Chief said one has been out long-term and 2 others went out last week. He said he believes it is an internet problem and Mr. Moore is looking into having it fixed.

Councilmember McGowan mentioned he asked for a list of the letters that have been sent out for ordinance violations. Mrs. Oldham said she has it in the works and will have it for Council in September. Councilmember McGowan said a Planning board member approached him prior to the meeting tonight and showed him a document related to an issue taking place in the town. Mrs. Oldham said the document referred to Multi-Unit Assisted Housing with Services (MUAHs) in town. She said the MUAHs have been causing an issue for about 2 years and 3 Special Use Permits (SUPs) have been submitted in order to get the MUAHs in compliance with our ordinances. She said the Planning Board tabled the SUPs last month due to lack of desired information and they will be presented again tonight. She said the MUAHs are facilities that are for mentally handicapped people who have very few options on where they can live. She said our Police Department as well as the Fire Department has received several calls from the MUAHs in the last couple years. Councilmember McGowan asked if the MUAHs require special zoning. Mrs. Oldham said they require a SUP and at this time none of

the MUAH's have a SUP so they are operating illegally. None of ours have SUPs making them illegal. She said we have 6 MUAHs in town at this time and 3 have applied for SUPs. We can not shut them down because only the state can do that. She said our Planning Technician has called people at the state level as well as our local Department of Social Services and is working with state deputy director to make home visits at all 6 locations. Councilmember McGowan asked if the County can help and Mrs. Oldham said no, they are in our jurisdiction. Councilmember McGowan asked if the MUAHs are receiving funds and Mrs. Oldham said yes, at both the state and local level. Councilmember McGowan asked if they have received any funds from the town and Mrs. Oldham said no, the local funds have been through the County and through Department of Health and Human Services (DHHS). Mayor Pro-tem Triplett asked if they are being run specifically for a profit and Mrs. Oldham said yes, the owner purchases homes to then rent out. She said she has sent cease and desist letters and one recipient responding saying he will not be shutting down the MUAHs. Ms. Worley stated we are not the only municipality dealing with this. Councilmember McGowan asked if these are residential homes and Mrs. Oldham said yes, Councilmember Dobbin asked if they are co-ed and Mrs. Oldham said yes. Councilmember McGowan asked what we can do and Mrs. Oldham said the state is stepping in and planning to do site visits to each of the homes to do inspections and close them down. Councilmember McGowan asked if the state will be met with any resistance and Mrs. Oldham said probably so because all 6 MUAHs are tied back to the same person. Councilmember McGowan asked if the press has gotten involved. Mrs. Oldham said yes, it has been in the Wilson Daily Times and WRAL is also aware. Councilmember McGowan said he would like for the Council to become more involved.

**ARRIVAL OF
COUNCILMEMBER:**

Councilmember Tim Brown arrived at 5:22pm.

Council updated Councilmember Brown on the discussions regarding the MUAHs. Councilmember Brown asked if the homes have been purchased and rented out and Mrs. Oldham said yes, they are all owned by the same landlord. Councilmember Brown asked what our ordinances say and Mrs. Oldham said a SUP is required and we have received 3 from the 6 in town. Councilmember Brown asked how many times the police Department have had to respond to the homes in the last 2 years and Mrs. Oldham said probably between 200 and 300 times. Chief Williams said the MUAHs probably make up 25 percent of the calls received and the Fire Department gets calls too. Councilmember McGowan asked if there can be charges for misuse of the 911 system. Chief said that is a possibility but some of the calls do require medical attention. Councilmember McGowan asked if any arrests have been made as a result of a call and Chief said occasionally but most of the calls are for medical needs. Councilmember McGowan asked if there is any supervision at the home and Chief said not that he is aware of and the most common call the Police Department receives pertain to no food in the homes or lack of other basic needs. Councilmember McGowan asked if there is any program that can step in and remove the residents for their safety since they are not being taken care of. Mrs. Oldham said DSS has an APS program and they are aware of the situation. She said APS has investigated a murder as well as an alleged rape in the homes. Councilmember McGowan expressed frustrations and suggested a warrant being put out for the landlord in question. Chief mentioned most calls are not of a criminal nature. Councilmember Brown asked if any of the residents are on probation or parole. Chief said no, these are all adults with mental disabilities.

Councilmember Brown said Council needs to put a stop to people buying homes in town and having them rented out. He also suggested speaking with the district attorney about a warrant for the owner. Mayor Pro-tem Triplett said he agrees with all that has been discussed other than the criminal charges against the owner. Councilmember Dobbin asked if the landlord knows all of this is going on and Mrs. Oldham said yes. Councilmember McGowan said Council needs to take action now in order to prevent any further criminal activities. Mrs. Oldham said she will contact DHHS to let them know Council is aware of what is going on and serious about taking action. Councilmember McGowan requested email updates to Council on the progress being made with DHHS.

Ms. Worley referenced the events report in Council's packet and said the Founder's Day was postponed until August 29th due to weather this past weekend. Councilmember McGowan mentioned the date and times on the signs for Founders Day are hard to see. Ms. Worley said she will pass the information along to our Events Coordinator.

Mrs. Lassiter said the auditors are at Town Hall this week and they have started the auditing process. Councilmember McGowan asked if there are limitations on what investments we make and if all investments have to be in CDs. Mrs. Lassiter said they don't all have to be CDs but there are certain restrictions on what we can invest in. Councilmember McGowan asked if she could look into other investments for the town.

**FINANCE DIRECTOR –
Connie Lassiter:**

**Resolution
Approving the
Credit Card Policy
and Procedures:**

Mrs. Lassiter said the policy is in Council's packets and she will address any questions or concerns. She said the auditors asked for this policy today and she explained to them the policy was being presented to Council tonight. Councilmember McGowan asked how many credit cards the town has and Mrs. Lassiter said 6.

A motion was made by Councilmember Tim Brown and seconded by Councilmember McGowan to adopt the following Resolution Approving the Credit Card Policy and Procedures. Motion carried unanimously.

RESOLUTION APPROVING THE TOWN OF WILSON'S MILLS CREDIT CARD POLICY AND PROCEDURES

WHEREAS, the Town of Wilson's Mills desires to establish Credit Card Policy and Procedures to provide the Town Council and the Town's staff a standard of guidance and clarification around best practices for credit card use; and

WHEREAS, the Town of Wilson's Mills recognizes that policies promote long-term stability by establishing clear and consistent guidelines to maintain appropriate financial controls and accountability; and

WHEREAS, the governing body of the Town of Wilson's Mills has reviewed the proposed Credit Card Policy and Procedures and finds that adoption of

the policy and procedures is in the best interest of the Town;

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Wilson's Mills, North Carolina that:

Section 1. Town Council approves the adoption of the Credit Card Policy and Procedures; and

Section 2. Authorizes the Finance Officer to administer the Credit Card Policy and Procedures, maintain appropriate records, monitor compliance, and report material violations or concerns to the Town Council; and

Section 3. This resolution shall take effect immediately upon approval by the Town Council.

Approval of Credit Card Principle and Issuance of Cards:

Mrs. Lassiter said the approval of Credit Card Principle and Issuance of Cards will allow the bank to put her on the credit card account and give her the authority to take action on the card accounts. Councilmember Brown asked who was on the cards previously and Ms. Worley said she and the previous Finance Director were on the accounts. Mrs. Lassiter explained this would make herself the principle and Ms. Worley as the secondary.

A motion was made by Councilmember Brown and seconded by Councilmember Riley to make Mrs. Lassiter the principle and Ms. Worley as the secondary on the Town of Wilson's Mills Credit card accounts.

Councilmember McGowan asked if Ms. Worley will still have authority when it comes to the credit cards and Ms. Worley said no, it will all be Mrs. Lassiter's responsibility. Councilmember McGowan clarified that if Mrs. Lassiter were to have any concerns regarding the credit card she would bring them to the attention of Ms. Worley letting her know she will be taking action.

With a motion on the table, motion carried unanimously.

Consideration Regarding Use of Donated Funds:

Ms. Worley explained \$100 was recently donated to the town in honor of Mayor Fleta Byrd. Councilmember Brown asked if there were any recommendations on how to use the funds and Ms. Worley said typically any donations would go into general fund as revenue but due to the nature of this donation she wanted Council's input. Councilmember Riley suggested a bush or tree planted in honor of Mayor Byrd. Ms. Worley asked if Council would like it to be planted at Town Hall or at the Community Park and Councilmember McGowan suggested at Town Hall possibly near the new sign that is planned to be put in at the front of the building. Councilmember McGowan said he will contribute to the cost of the bush or tree as well.

A motion was made by Councilmember Brown and seconded by

Councilmember Dobbin to accept the donation of \$100 and use the funds to plant a tree in honor of Mayor Fleta Byrd. Motion carried unanimously.

TOWN CLERK -Emily Matthews:

Approval of Minutes
– June 22, 2026
Work Session:

Town Clerk Emily Matthews said the minutes in Council's packets were supposed to be in their regular meeting packet this month but they were accidentally left out. She said minutes for July and August meetings should be ready for Council at their September meeting.

A motion was made by Councilmember David McGowan and seconded by Councilmember Riley to approve the June 22, 2026 meeting minutes as presented. Motion carried unanimously.

TOWN MANAGER – Leighanna Worley:

Ms. Worley said she has received questions about the process of filling the vacant Mayor seat with the recent passing of Mayor Byrd. She said the process can start at any time and an application process would take place for all interested parties. Council would then review the applications and appoint someone to the Mayor's seat. If someone currently serving on the Council wanted to move into the Mayor's seat, the application process would take place to fill the vacant Councilmember seat. Ms. Worley said there is no requirement to appoint someone, and if all applications are received and Council does not agree on one, there is no need to appoint someone. She said it is appropriate and legal to operate as they are now, with Mayor Pro-tem Triplett serving in that capacity of Mayor. Councilmember McGowan asked if there are any requirements. Ms. Worley said it would be the same requirements required by the Board of Elections if the person were to run in a scheduled election. Councilmember Brown suggested Council open up the application process and allow 30 days for applications to be submitted. Councilmember McGowan suggested having a background check completed for all applicants. Human Resources Jenny Martin said that is not advised because that is not a requirement of Board of Elections. She said since any applicant would not be subject to a background check if running in an election, we would not need to make it an application requirement. Mayor Pro-tem Triplett suggested having the application process begin on September 1st and run through September 30th. Councilmember McGowan expressed concerns on the applicants not receiving a background check. Ms. Worley reminded Council that this would be an appointment by Council and all members can do their due diligence when appointing someone.

After further discussion it was the consensus of Council for the applications process to last for 30 days and the start date would be determined by Ms. Worley in order to have all applications in Council's packets for their October meeting.

Councilmember McGowan asked where the announcement for applications will be made and Ms. Worley said on our Facebook page and Town Website.

Ms. Worley said she received a response from NCDOT regarding the resolution passed by Council last month regarding the intersection of Wilson's Mills Road and Fire Department Road. She said in their response they offered 3 suggestions.

1. Put it in as a STIP project with the RPO. That deadline is in the spring so we will put it in next spring.
2. A resolution specifically about the conversations between the Town

and the owner of JD's store which is at the intersection of concern. Ms. Worley has a meeting this week where that will be discussed.

3. Request DOT to do a speed study for WM Road. In 2019 we requested changing speed limit from 55 to 45 and now they are suggesting reducing it to 35.

Councilmember Brown didn't agree with the last option and doesn't think it would make a difference in the area. Ms. Worley said the first 2 would be the most beneficial in her opinion.

Ms. Worley said there is a copy of new rendering for the Town Hall sign and the final cost estimate is \$83,152.00. She said measurements have been taken where we're planning to place the sign.

**MOTION TO GO INTO
CLOSED SESSION:**

A motion was made by Councilmember McGowan and seconded by Councilmember Riley to go into Closed Session at 6:33pm pursuant to N.C.G.S. 143-318.11(a)(6) "...personnel..." and invite Human Resources Director Jenny Martin into the Closed Session. Motion carried unanimously.

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

A motion was made by Councilmember David McGowan and seconded by Councilmember Brown to come out of Closed Session at 7:04pm. Motion carried unanimously.

ADJOURN:

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

The meeting adjourned at 7:04pm.




EMILY MATTHEWS, CMC
Town Clerk


JC TRIPLETT, Mayor Pro-tem