

MINUTES OF THE WHITSETT TOWN COUNCIL

June 14, 2022

Whitsett Town Hall Building

REGULAR COUNCIL MEETING

The regular meeting of the Whitsett Town Council was held on Tuesday, June 14, 2022 at the Whitsett Town Hall. The following members of the Town Council were present: Mayor Richard Fennell, Mayor Pro Tem Jerry Rice and Council Members Cindy Wheeler, Lee Greeson and Craig York.

Also present were Town Administrator Elaine Garner, Planning Board Chairman Tyler Harris, *The Alamance News* reporter Tomas Murawski, Boy Scout Troop 265 with their leader and the scout's families and three area residents.

Mayor Fennell introduced each of the three scouts and their leaders. They were at the council meeting to retire the old US and NC flags that fly outside of the Town Hall and to raise new flags.

Mayor Fennell called the meeting to order at 6:00 p.m., noted that a quorum was present.

OLD BUSINESS

1. Adoption of the Minutes

Mayor Fennell asked if he heard a motion to accept the minutes from the May 10, 2022 Town Council Meeting. Council Member Craig York made a motion to adopt the May 10 minutes; motion seconded by Mayor Pro Tem Jerry Rice. Adoption of the May minutes was carried by unanimous vote.

The mayor asked if he heard a motion to accept the Budget Ordinance Amendment to close out the fiscal year 2021-2022. The motion to accept the Budget Ordinance Amendment was made by Mayor Pro Tem Jerry Rice and seconded by Council Member Craig York. The motion was approved unanimously.

Mayor Fennell then asked if he heard a motion to accept the Town Operating Budget and Budget Ordinance for the fiscal year 2022-2023. The motion to accept this Operating Budget and Ordinance was made by Council Member Craig York and seconded by Mayor Pro Tem Jerry Rice. Again, the motion was approved unanimously.

The mayor asked if he heard a motion to approve the Contract for the town's Annual Financial Audit by Cobb Ezekiel Loy and Company. After some discussion about the price increase, the motion to approve the contract was made by Mayor Pro Tem Jerry Rice and seconded by Council Member Lee Greeson. The motion was approved unanimously.

Mayor Fennell asked if there was any further Old Business and there was none.

BOARD AND COMMITTEE REPORTS

1. Planning Board

Planning Board Chairman Tyler Harris explained that at the last meeting the Planning Board mainly focused on the conditions that Guilford County had issues with in regard to Hudson Way. He stated that the board had come to an agreement and signed off on the questions that were given to the board to review. He explained that the board had decided to keep a lot of the questions open ended so that if the developer of Hudson Way came back to the board, the board could counter their issues. The board decided to keep the definition as it was at 12,000 square feet per unit as stated in the ordinance. There was discussion at the meeting to refine that definition so that it would not come back to cause the town problems in the future, but the board voted to leave the ordinance as is. They also decided to leave the upkeep of the sidewalks to the HOA for Hudson Way.

Chairman Harris let the council know that there was a fiber optic cable company that had contacted the board regarding some permits for fiber optics. That information was forwarded to Town Administrator Elaine Garner.

Mayor Fennel stated that he had asked the Planning Board to look at the way RM12 had been described in the Guilford County ordinance, specifically to look at things that the ordinance has that can protect the Town of Whitsett from what happened when the Hudson Way project first got started. Chairman Harris let the council know that there had been discussion by the board to be more specific about the definition, but at the end decided to leave the definition broader. The mayor wants the definition to be more specific so if the developers come to the council in the future, there will be support stated in the ordinance. At that point there was discussion including speakers from the floor with opinions about this topic and questions about where the ordinance regarding RM12 can be found in Whitsett's ordinances. It appears that the council voted on the wording of the definition, but it never actually became one of the Town's ordinances. Charles Sedoris, a member of the Planning Board stated that the board did not have any idea what the council had adopted four years ago when they discussed the definition of RM12 as it is not in our list of ordinances.

A motion was made by Lee Greeson to send the conditional form signed by the Planning Board to Randy McNeil. The motion was seconded by Mayor Pro Tem Jerry Rice and was approved unanimously.

2. Enforcement Officer/Town Administrator

Town Administrator Elaine Garner reported on the tasks she had addressed over the month. John High a real estate agent representing Patrick Hickey regarding questions he had about Mr. Hickey's property at 6709 Burlington Road in Whitsett of 12-13 acres. Mr. Hickey is considering selling the property and Mr. High was inquiring about the possibility of rezoning the property to Highway Business to be used for developing townhomes or apartments. Mr. High was advised that the Town would not support the building of any townhomes or apartments. Even so, the property is now for sale and is selling for multifamily usage. The file has been closed on this matter. Mr. High also asked about 471 Brightwood Church Rd., but was informed that this property was not in the Whitsett town limits and he would need to address his questions regarding this property to Guilford County. This case is also now closed.

Next Town Administrator Garner reported that contractor Brandon Hill representing 6774 Kelsey Court in Whitsett came to the Town Hall to get a DCC to add a sunroom to the property. The DCC was approved and will need further inspection through Guilford County. We are waiting to submit the DCC to Guilford County as we are waiting on the DCC fee to be paid.

Next, Town Administrator Garner reported that Lee Bryant had submitted a three-party right of way with the Department of Transportation regarding Keystone that needs to be signed by Mayor Fennell.

Administrator Garner also reported that Becky Loy from Cobb Ezekiel Loy and Company has submitted the Town with a new contract for the audit and the services that the firm will be providing the town for the coming fiscal year that needs to be considered and accepted by the council with signatures.

Administrator Garner reported that the FPIC report of concerns that was originally submitted on May 12 of this year was returned to us for more council member signatures than were sent in May.

Finally, Administrator Garner reported on some estimates that she had received regarding work that needs to be done at the Town Hall with roofing, landscaping, pressure washing, pest control and a new generator. The council said we need to get 2 more estimates for the landscaping as well as roofing.

A motion was made by Councilman Lee Greeson to accept the estimate for Terminix and include the bathrooms at the ballfield to the rest of the contract. The motion was seconded by Mayor Pro Tem Jerry Rice and was then passed unanimously.

A motion was made by Mayor Pro Tem Jerry Rice to accept the estimate from Springs Painting, Pressure Washing and Repair. The motion was seconded by Councilman Lee Greeson and was approved unanimously.

Town Administrator Garner let the council know that looking into the future we would be getting estimates for having a picnic shelter built behind the Town Hall.

Administrator Garner also let the Council know that the current company that has been cleaning the Town Hall monthly has resigned. We will immediately start looking for another cleaning service.

NEW BUSINESS

1. Approval of purchases and services for the Town Hall

Councilman Lee Greeson reviewed the estimates for a new generator for the Town Hall. The motion to accept the estimate from Bill Smith to get the new generator and removal of the current generator was made by Councilman Craig York and seconded by Council Person Cindy Wheeler. Mayor Pro Tem Jerry Rice abstained from voting because he is family to Mr. Smith. The council approved the motion unanimously.

2. Any Items from Council Members

Since Representative Jon Hardister did not come to the meeting with the new flags for the boy scouts to raise, the council asked if they would do the retirement of flags ceremony since they were here and we would have them come back at a future date to raise the new flags. After the meeting was adjourned, everyone went out front and watched as these young men formally retired the current US and NC flags that were flying outside of the Town Hall.

3. Announcements

The mayor asked if there were any announcements and there were none.

4. Speakers from the Floor

Finally, the mayor asked if there were any Speakers from the Floor and there were none.

ADJOURNMENT

With no further business before the Council, Mayor Fennell invited a motion to adjourn. The motion to adjourn was made by Mayor Pro Tem Jerry Rice and seconded by Council Person Cindy Wheeler. The motion carried; and the June 14, 2022 Town Council meeting was adjourned at approximately 7:05 p.m.

The next regular meeting of the Whitsett Town Council is scheduled for 6:00 p.m. on Tuesday, July 12, 2022 at the Whitsett Town Hall.

_____/S/_____

Elaine Garner, Town Administrator

_____/S/_____

Richard Fennell, Mayor

APPROVED: July 12,2022