

MINUTES OF THE WHITSETT TOWN COUNCIL

April 9, 2024

Whitsett Town Hall Building

REGULAR COUNCIL MEETING

The regular meeting of the Whitsett Town Council was held on Tuesday, April 9, 2024, at the Whitsett Town Hall. The following members of the Town Council were present: Mayor Chip Bell, Mayor Pro Tem Jerry Rice and Council Members Craig York, Lee Greeson and Cindy Wheeler. Also present were Planning Board Chairperson Karen Horne and Town Clerk Barbara York as well as four citizens of Whitsett.

Mayor Bell called the meeting to order at 6:00 p.m. and noted that a quorum was present. He asked Mayor Pro Tem Jerry Rice give the invocation.

SPEAKERS FROM THE FLOOR

Mayor Bell asked if there were any Speakers from the Floor and there were none.

OLD BUSINESS

1. Adoption of the Minutes

- Mayor Bell asked if he heard a motion to accept the minutes from the March 12, 2024, Town Council Meeting. Council Member Cindy Wheeler made the motion to adopt the March 2024 minutes. The motion seconded by Council Member Craig York and the adoption of the March 12, 2024, minutes was carried by unanimous vote.

2. Update on lights for the front of Town Hall

- Planning Board Chairperson Karen Horne reported that she had seen Shannon Springs's truck in the parking lot and assumed he was here to look at the lights. Council Member Lee Greeson said that Mr. Springs was supposed to discuss with him what we want done with the outside lighting, but Mr. Greeson hasn't heard anything from him. Mr. Greeson suggested that he had spoken with Prevatt Electric Company about working on the ballfield bathrooms and he would ask him to fix the lights in the parking lot as well. We need them to put in three LED lights on each of the porches and one on the flagpole where the switch is broken as well. Mayor Bell asked Town Clerk Barbara York to call Prevatt Electric and make arrangements for them to come and do the lighting work on the Town Hall.

3. Any Other Old Business

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

BOARD AND COMMITTEE REPORTS

1. Planning Board

- Planning Board Chairperson Karen Horne reported that the Planning Board had elected Lane Williamson as our new Vice Chairperson, taking Charles Sedoris's place. The Board also made Dr. Marting a regular member instead of an alternate and they also accepted the application for Bob Handwerk to become an alternate. Patrick Hickey has also put in an application to become a Planning Board alternate. Mayor Pro Tem Jerry Rice made the motion to accept Mr. Hickey as an alternate on the Planning Board and Chairperson Cindy Wheeler seconded. The motion was passed unanimously.

Update on Radio Meters vs. Cellular Meters

- Planning Board Chairperson Karen Horne reported that she was asked at the last Council Meeting to bring some estimates of charges that we would incur which compare Radio Meter Reads using the Belt Clip with the Cellular Meters and software. There was discussion about the pros and cons of each and it was decided that the best decision for Whitsett was to go ahead and get the Cellular Meters and software. It was felt that it was best to go with Cellular because that will be what most towns will be using in the future. Mayor Pro Tem Jerry Rice made a motion for the Town to purchase the Cellular Meters and Software. The motion was seconded by Council Member Lee Greeson and carried unanimously.

- **Update on Airbnb at the corner of Hwy 70 and Crescent Road**

Mayor Bell asked if there was an update on the home on the corner of Crescent Road and Burlington Road that is renting a shed in their backyard to vacation renters through Airbnb and Hip____. The family still seems to be having regular renters, based on various cars parked by the shed over time. Mrs. Horne has reached back out to Guilford County Permitting Office. They stated that they had contacted the owners for them to stop renting until the appropriate permits were obtained.

- **Update on Ordinance Reviews**

At the last Planning Board meeting, Patrick Hickey stated that Guilford County says our current ordinances for subdivisions, procedures, and standards treat minor subdivisions with the same processes and procedures as a major subdivision. The county sent Mrs. Horne samples of their county ordinances describing the checks and balances of the process of subdividing property. People who want to do a minor subdivision can work with the County to make sure they are meeting the requirements of our ordinances. If Whitsett says the property meets our requirements as a minor subdivision they can subdivide a lot without having to go through Planning Board for 30-day approval, Town Council for 30 day approval just to say you can make a plot into two properties. Mrs. Horne is working with our attorney with the recommendations from Jerry Rice and Craig York who are the Planning Boards representatives from the Town Council. They recommend we move into that process, but it would still have to be an ordinance change and would have to go into the June Public Hearing for adoption. Our attorney has given Mrs. Horne his rough draft of this ordinance and she sent it to Guilford County for their input. They had some feedback on a couple of wording changes. Mrs. Horne sent that back to our attorney and at the time of this meeting she had not heard back from him. If the Council wants to pursue this, Mrs. Horne will get it ready for Planning Board approval, then for Town Council next month and then to be put on the agenda for the Public Hearing. Council Member Cindy Wheeler asked what kind of housing would be on this property and Mrs. Horne explained that it takes one piece of property and divides it into up to four pieces of property. The zoning does not change. This ordinance should expedite a simple minor land subdivision. The Council accepted this discussion as a report that we will move forward in creating this new ordinance. There was some discussion on how this change in the ordinance will affect the sale of the property for Patrick Hickey and Shanna Summers. Until the entire process of creating this ordinance takes place, the sale of the property, unfortunately, must wait.

2. Town Administrator

- Mayor Bell spoke in lieu of the Town Administrator and presented the report on the Water/Sewer Agreement. At this time, the Water/Sewer Agreement is with the Town of Gibsonville waiting for their council to approve it. Mayor Bell is expected to hear something within a week.
- Planning Board Chairperson Karen Horne let the Council know that she has reached out to plumbing contractors around the Whitsett area asking them to make a bid on helping Whitsett should we have a water/sewer disaster that affects our lines. As of today, she believes that she has finally found a contractor (Stanley Plumbing in Liberty, NC) who says he will commit to come service the area that is affected. The bonus is that he is the same person that is installing the water/sewer pipes in Hudson Way! He stated he would send us his bid within a week and we'll have our attorney review it then present it to Council.

NEW BUSINESS

1. Discuss/Approve Personnel Agreement

When the Town hired Kevin Hornik as our new Whitsett attorney, and he and Mayor Bell were having some initial discussions, Mr. Hornik asked if the town had any type of personnel agreement. We did not have one. Mr. Hornik provided Mayor Bell with several sample personnel agreements for his and the Council's review. Mayor Bell presented each Council Member with a copy of the agreement that best fits Whitsett's specific needs. He asked that they review the agreement and be prepared to discuss it and hopefully approve it at the next Town Council meeting.

2. Adopt the Hazardous Mitigation Plan

Town Clerk Barbara York presented the council with the plan that she had submitted to _____. She had not received much instruction on how to fill out and complete the plan, so she used previous year’s samples to complete this years plan. She stated that we need to review and see if there is anything we need to change or address these items in the plan for next year. Council Member Cindy Wheeler made a motion to approve this agreement and Council Member Craig York seconded the motion. It was approved unanimously.

3. Approve FPIC Letter regarding Last

Ms. York then directed the Council’s attention to the FPIC letter from Cobb Ezekiel Loy regarding last year’s budget. She explained the letter to the Council letting them know that the CPA firm had commented on three areas of our audit. We were to create a Management Response to each of those Comments explaining what we (Whitsett) would do to be sure those issues did not happen again. It is a way to improve what we are doing with our accounting. She asked that the Council read and approve this letter and put their signatures on it.

At this point, Mayor Bell asked for a motion for the Council to go into a closed session. Council Member Craig York made a motion for the Council to go into a closed session, Mayor Pro Tem Jerry Rice seconded, and the motion was passed unanimously.

4. Closed Session

Mayor Bell made a motion for the Council to go into a closed session to discuss Employment Options for the Town’s staffing The motion was seconded by Council Member Craig York and it passes unanimously.

5. Any Items from Council Members

Mayor Bell asked if there were any items from Council Members and there were none.

6. Announcements

Mayor Bell asked if there were any announcements and there were none

7. Speakers from the Floor

Tanisha Dukes, the democratic nominee for District 59, addressed the Council. With her were Bryan Crisp and Tangela Mitchell, two of the Gibsonville Aldermen. All three stressed the importance of working together with the economic growth that is occurring in our area. Mayor Bell stated that he is in total agreement with working together with surrounding towns. His concern is the DOT not able to keep up with all the growth in the area when it comes to traffic. There was also discussion about the hospitals, doctor offices and the schools not being able to accommodate all the people that will be moving into these thousands of homes and apartments. Mayor Bell expressed his gratitude that Mrs. Duke is working to get communities to work with each other.

ADJOURNMENT Once the Closed Session ended, and with no further business before the Council, Mayor Bell asked for a motion to adjourn. The motion to adjourn was made by Council Member Craig York and seconded by Mayor Pro Tem Jerry Rice. The motion carried; and the April 9, 2024, Town Council meeting was adjourned at approximately 7:45p.m. The next regular meeting of the Whitsett Town Council is scheduled for 6:00 p.m. on Tuesday, May 14, 2024, at the Whitsett Town Hall.

_____/S/_____

Chip Bell, Mayor

_____/S/_____

Mayor Pro Tem Jerry Rice

APPROVED: 5-14-2024