

# MINUTES OF THE WHITSETT TOWN COUNCIL

July 9, 2024

Whitsett Town Hall Building

## REGULAR COUNCIL MEETING

The regular meeting of the Whitsett Town Council was held on Tuesday, July 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 Town Administrator Karen Horne, Town Clerk Barbara York as well as 1 citizen 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 to give the invocation.

## **SPEAKERS FROM THE FLOOR**

Mayor Bell asked if there were any Speakers from the Floor. Sal Mazzurco of 7005 Crescent Rd wanted to address the Board regarding some issues with his neighbor who built and refuses to remove a fence that the neighbor built 10-12 feet onto his property. This neighbor also has an Airbnb that does not meet the requirements of Guilford County Dwelling Place ordinances or the health department's guidelines. Guests from this Airbnb trespass on his property and feed his livestock inappropriate foods. The Town of Whitsett has been working with Guilford County regarding this Airbnb and the owner has been told to take down postings immediately advertising this as a vacation rental, which he has done. Mr. Mazzurco has had his property surveyed and believes that this neighbor pulled out all the survey stakes. This neighbor uses Mr. Mazzurco's driveway to access his own driveway because there is no easement. Mr. Mazzurco has spoken with his attorney regarding all of this and wanted to be sure the Town was aware of the circumstances.

## **OLD BUSINESS**

### **1. Adoption of the Minutes**

- Mayor Bell asked if he heard a motion to accept the minutes from the June 11, 2024, Public Hearing Meeting. Council Member Craig York made the motion to adopt the June 2024 minutes. The motion was seconded by Mayor Pro Tem Jerry Rice and the adoption of the June 11, 2024, minutes was carried by unanimous vote.
- Mayor Bell asked if he heard a motion to accept the minutes from the June 11, 2024, Town Council Meeting. by Mayor Pro Tem Jerry Rice made the motion to adopt the June 2024 minutes. The motion seconded by Council Member Craig York and the adoption of the June 11, 2024; minutes was carried by unanimous vote.

### **2. Update on Lights for the Front of Town Hall**

- Council Member Lee Greeson stated that nothing has been done with the lights since the last update. The Town is currently waiting for an invoice from Prevatte Electric for the work they have done so far.

### **3. Update on Women's Bathroom by Ballfield**

- Council Member Lee Greeson reported that nothing has been done with the restroom at this point. Council Member Cindy Wheeler suggested turning the men's restroom into a unisex restroom and turning the women's restroom into a storage area. Mayor Bell made a motion to investigate the options of what can be done with the unstable wall and for Council Member Craig York to research that issue. Council Member Cindy Wheeler seconded, and the motion passed unanimously.

### **3. Any Other Old Business**

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

## **BOARD AND COMMITTEE REPORTS**

### **Planning Board**

1. Planning Board Chairperson Karen Horne stated that the Planning Board did not meet in July due to the holiday week, but she did work with one of the Town's citizens, Eric Barber this month advising him regarding building a garage/workshop on his property. He is going to investigate his options and come back to the Board when he is ready.

### **Enforcement Officer**

#### **1. Violation Letter for Unapproved Sign on Highway 70**

Mrs. Horne reported that a violation letter has been issued to the owners and renters of 7103 Burlington Rd. regarding two signs in their yard and a large trailer of wood that are sitting in the DOT right-of-way. The signs do not meet our ordinances and they also need sign permits.

#### **2. Contact with Forestry Service Regarding Debris at 801 NC 61**

The NC Forestry Service was contacted about 801 NC Highway 61, the location of Yardnique Landscaping parking area that was discussed at last month's meeting. The company has cleaned up and removed all the debris. There was discussion about whether this is a business operating on this property. It is believed that the only thing Yardnique is doing is parking their personal vehicles on the property and getting their work trucks to leave the property to do their work. As long as they keep the property clean of debris the Town feels that we will not pursue them questioning if they are a business at this address.

### **Town Administrator**

#### **1. Update on Picnic Area**

Town Administrator Horne reported that we are currently waiting for an update on the delivery date of three pieces of playground equipment. Cody Wyrick has done a great job installing the benches, picnic tables and basketball goals that have already come in. Mayor Bell would like Mr. Wyrick to go ahead and anchor down the equipment that he has installed so far.

#### **2. Submitted NC Rural Water Association Lead Pipes Survey for Review**

Mrs. Horne submitted the NC Rural Water Survey and they replied this morning that the survey had been received and they made a couple of minor corrections, but Mrs. Horne had done a great job completing the survey.

#### **3. Fire Inspection and Roll-Cart Billing**

Town Clerk Barbara York shared that Muni-Link is now set up to create bills for reimbursement of quarterly fire inspections as well as annual roll-cart bills. The Council wants to add an administrative fee for processing and sending out these invoices. This will be discussed at the August meeting so it can be brought up at the next Public Hearing.

## **NEW BUSINESS**

### **• Financial Report**

Town Clerk Barbara York reported to the Council that there were no budget amendments required for last year's budget. She also let the Council members know that she and Financial Officer Jerry Rice had met with our CPA, Becky Loy and now understand the process and formula for calculating how much money in our accounts are for the General Budget and how much are in the Water Budget.

### **• Any Items from Council Members**

- Council Member Lee Greeson stated that the cedar trees near the third base line on the ballfield need to be cut back. They are wrapped around the powerlines. We will table this and discuss it at the August meeting.
- Mr. Greeson also informed the Council that he has asked Cody Wyrick, who is doing our lawn maintenance, to do what he thinks is necessary to maintain and care for our property in addition to his regular lawn maintenance. If the cost of this exceeds \$200 per month, he will need to get Council approval.

- Mayor Bell has spoken with Garrett Neal from Davis Martin & Powell recently. Mr. Neal has left that company to start his own smaller business. Mayor Bell wants the Council to consider getting a proposal from Mr. Neal to start doing our engineering work. We are currently working with Randy McNeal, and he is in the process of retiring. Mayor Pro Tem Jerry Rice made a motion to allow Mayor Bell to approach Garrett Neal to discuss working for the Town. The motion was seconded by Council Member Lee Greeson and then passed unanimously by the Council.

- **Announcements**

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

- **Speakers from the Floor**

Mayor Bell asked if there were any speakers from the floor and there were none.

**ADJOURNMENT** With no further business before the Council, Mayor Bell made the motion to adjourn, and it was seconded by Council Member Craig York. The motion was carried; and the July 9, 2024, Town Council meeting was adjourned at approximately 7:35p.m. The next regular meeting of the Whitsett Town Council is scheduled for 6:00 p.m. on Tuesday, August 13, 2024, at the Whitsett Town Hall.

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Chip Bell, Mayor

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Mayor Pro Tem Jerry Rice

**APPROVED:**