

MINUTES OF THE WHITSETT TOWN COUNCIL

December 13, 2022

Whitsett Town Hall Building

REGULAR COUNCIL MEETING

The regular meeting of the Whitsett Town Council was held on Tuesday, December 13, 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, Town Clerk Barbara York, Planning Board chairman Tyler Harris and incoming Chairperson Karen Horne as well as 5 citizens.

SPEAKERS FROM THE FLOOR

Mayor Fennell asked if there were any Speakers and Becky Loy from Cobb, Ezekiel, Loy presented the results of the town's 2021-2022 audit. Overall, the audit went really well and was in better shape than prior years. We do need to generate more income if possible.

OLD BUSINESS

1. Adoption of the Minutes

- Mayor Fennell asked if he heard a motion to accept the minutes from the November 8, 2022 Town Council Meeting. Council Member Craig York made a motion to adopt the November 8, 2022 minutes. There was one correction made that was caught by Mayor Pro Tem Jerry Rice. With that correction, the motion seconded by Mr. Rice. Adoption of the November, 2022 minutes was carried by unanimous vote.

Any Other Old Business

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

BOARD AND COMMITTEE REPORTS

1. Planning Board

- Planning Board Chairman Tyler Harris let the Council know the results of the Planning Board's December election of the 2023 officers. Karen Horne is the new chairperson, Charles Sedoris is the new vice chairman, Mr. Harris was reinstated for another term, Council Member Craig York was voted in as the parliamentarian and Mayor Pro Tem Jerry Rice was re-elected as the Council Liaison. Mayor Pro Tem Jerry Rice made a motion to accept Mrs. Horne as the 2023 Planning Board Chairperson, Charles Sedoris as the 2023 Vice Chairperson and Tyler Harris to serve another 2 year term as a member of the Board. The motion was seconded by Council Member Craig York and was unanimously approved.
- Chairman Harris let the Council know that the Planning Board had worked on the text amendment to have an event center in Whitsett at their last meeting. Mayor Fennell stated that he and Town Administrator Elaine Garner had met with the town's attorney, Joe Kalo, prior to this meeting. Mr. Kalo had looked at the new proposed text agreement and said there were items in there that were illegal for us to include in the amendment. Mr. Kalo was very helpful with his information regarding the proposed amendment and his thoughts of having a business allowed in a residential area especially on Highway 61. This would involve making a zoning change which we do not want to do. In the mayor's opinion, he doesn't desire or see the necessity for an event center in Whitsett. Mayor Fennell mirrored that concern and said that the impact of an event center would have a negative impact on the people that live directly in that area of the oldest part of Whitsett. There is also great concern about the traffic issues that would be caused on both Highway 61 and Highway 70 from this kind of business. The mayor asked the opinion of each of the Council members and they were all against the event center being in the residential area of Whitsett for all of the same reasons as well as concerns about noise. If the Grigg's family wants to pursue this topic, they can come to Council and ask for a Public Hearing.

Councilman Craig York made a motion on the recommendation of the town's attorney that the town no longer pursue the text amendment to allow an event center in the residential area of Whitsett. The motion was seconded by Council Member Cindy Wheeler and was unanimously approved by the rest of the Council.

- Karen Horne, the future Chairperson of the Planning Board discussed the current Water Agreement with the Council. The agreement is very outdated as well as the verbiage being confusing. The regulations in the agreement, as it currently is, would be very hard to enforce. Many of the towns that Mrs. Horne researched have a water manager that oversees water issues and she feels like this is a necessary position to have in Whitsett. Mrs. Horne requested that the topic of the new water agreement be put in New Business to appoint someone who is familiar with our water system to assist her and the Planning Board create new water documents that manage water guidelines and fees. Mayor Fennell interjected that during the discussion with our town attorney earlier today, it was suggested that the committee working on the new water agreement look at the state's largest municipalities' water agreements which are full of all kinds of rules and regulations and use only the items that would be most relevant for our town of Whitsett. That way, we know it is done properly and legally. Mayor Fennell also stated that Town Administrator Elaine Garner and Town Clerk Barbara York need to be a part of this task. Council Member Craig York suggested this issue go to the Planning Board. It was suggested that COG could also be of help with this topic.

2. Enforcement Officer/Town Administrator

- Council Member Craig York presented for the Enforcement Officer and shared that the topic of Hudson Way had also been discussed with our town's attorney earlier today. Mayor Fennell interjected that he felt more study needed to be done on the topic of Hudson Way and that this should be tabled until next month.
- Town Administrator Elaine Garner proposed that Town Clerk Barbara York be approved to join the NC Association for Municipal Clerks to further her education in her role as clerk. The dues for this association are \$80 per year. Council Member Craig York made the motion to allow Ms. York to join the NC Association for Municipal Clerks and it was seconded by Council Member Cindy Wheeler. The motion was approved unanimously by the council.

NEW BUSINESS

1. Oath of Office for Elaine Garner and Barbara York. This task was tabled until next month as there was no Bible in the Town Hall.

2. Shredder and keyed/fireproof file cabinets. Town Clerk Barbara York shared with the Council that it was recommended by Cobb, Ezekiel and Loy that the town purchase one to two keyed/fireproof file cabinets in which to put confidential documents that are currently in boxes or in non-secure file cabinets. It was also recommended that we upgrade our shredder to a more industrial size and quality shredder as we have a lot of documents that need to be destroyed. Ms. York did not have any estimates as of yet, but Council decided to go ahead and vote. Council Member Lee Greeson made a motion for the purchases of the keyed/fireproof file cabinets and the industrial strength shredder. The motion was seconded by Mayor Pro Tem Jerry Rice. The motion was unanimously approved.

3. Estimates for HVAC Council Member Craig York presented three estimates for a new HVAC system that will heat and cool the Council Room and the Parlor. After quite a bit of discussion about the three bids and what the companies said they would provide, Mayor Pro Tem Jerry Rice made a motion for Dynamite Heating and Air to put in the new HVAC system. The motion was seconded by Council Member Lee Greeson and was carried unanimously. Mr. York will contact them and have the system put in within a couple of weeks.

4. Any items from Council Members.

- Mayor Fennell wished everyone a Merry Christmas and Happy New Year.
- Council Member Cindy Wheeler let the Council know that there is a garage business on Greeson Road that is salvaging old cars and has approximately 50 junk cars on the property which is a code violation. The mayor

instructed Town Administrator Elaine Garner to compose a letter to the owner telling him he needs to remove the cars from the property within two weeks or we will turn it over to Guilford County enforcement.

- Council Member Lee Greeson stated that he has not heard anything from the man who is selling us the generator since he told Mr. Greeson that he was waiting on parts. Mr. Greeson will call him again and ask if he is going to get us the generator or if we need to look elsewhere.

5. Announcements Mayor Fennell asked if there were any announcements and there were none.

6. Speakers from the Floor 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 Member Cindy Wheeler. The motion carried; and the December 13, 2022 Town Council meeting was adjourned at approximately 7:50 p.m. The next regular meeting of the Whitsett Town Council is scheduled for 6:00 p.m. on Tuesday, January 10, 2023 at the Whitsett Town Hall.

_____/S/_____

Elaine Garner, Town Administrator

_____/S/_____

Richard Fennell, Mayor

APPROVED: