

# MINUTES OF THE WHITSETT TOWN COUNCIL

January 10, 2023

Whitsett Town Hall Building

## REGULAR COUNCIL MEETING

The regular meeting of the Whitsett Town Council was held on Tuesday, January 10, 2023 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, and Planning Board Chair Person Karen Horne as well as 4 citizens.

Mayor Pro Tem Jerry Rice gave the invocation.

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

## **SPEAKERS FROM THE FLOOR**

Mayor Fennell asked if there were any Speakers and there were none.

## **OLD BUSINESS**

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

- Mayor Fennell asked if he heard a motion to accept the minutes from the December 13, 2022 Town Council Meeting. Council Member Craig York made a motion to adopt the December, 2022 minutes. The motion seconded by Mayor Pro Tem Jerry Rice. The adoption of the December 13, 2022 minutes was carried by unanimous vote.

### **2. Update on Generator**

- Council Member Lee Greeson was unable to locate the information from the man who made the approved bid on a new generator. Mr. Greeson will start looking for estimates again.

### **Any Other Old Business**

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

## **BOARD AND COMMITTEE REPORTS**

### **1. Planning Board**

- Planning Board Chair Person Karen Horne let the Council know that the Board had approved Chip Bell to be an alternate for the Planning Board who will attend all Planning Board meetings. He has the experience of serving on the Board for several years in the past.
- Chair Person Horne let the Council know that the Planning Board will be researching and learning more about Statute 160-D. Town Administrator Elaine Garner will be working with Chair Person Horne on this topic and will present more information next month.
- Chair Person Karen Horne informed the Council that the Board has been reviewing the Town's current Water User Agreement. She is putting together a packet for a more current and thorough Water/Utility Management System Agreement. A rough draft has been sent to the Town's attorney, Joe Kalo for his review as well as input on how delinquent accounts should be managed. The Board is also looking to set up current fees for the packet so we will have it ready to be a part of the new budget in June.

## 2. Enforcement Officer/Town Administrator

- Town Administrator Elaine Garner reported on the junk car yard on Greeson Road that was brought up at the last meeting. She has been to the location and taken pictures. In her review of our ordinances, she gained information about what deemed a car as junk and what the definition of a junk yard involves. She also looked at residential property as it would involve having a junkyard or garage business. Mrs. Garner sent a letter to the owner asking him to contact her regarding this issue.
- Mrs. Garner reviewed the complaint from the neighbor (Ms. Sisk) regarding the residence at 502 NC 61. That yard has been cleaned up some and Town Clerk Barbara York made sure that Republic Waste Services delivered them both a trash and recycling bin. Since then Ms. Sisk called again with a complaint that the adjacent property has a pipe that has a leak and is flooding her property. Mrs. Garner visited her property and took pictures of the pipe next door that appeared to be causing problems. We have been unsuccessful at getting in touch with the owner, but Guilford County Environmental Health went and took a look at the problem. The worker from there explained to Mrs. Garner that the problem is not actually coming from that property, but it is due to a pipe between Highway 100 and Highway 61. This issue is still being investigated. Planning Board Member Chip Bell went to the neighbor's house with Mrs. Garner and he explained that Mr. Turner (the owner of the property) has a sump pump in the ground which is diverting the water from the pipe between Highways 100 and 61 off of his property. Because of that, the ground water is going onto the Sisk's property.
- Town Clerk Barbara York reported that a person by the name of Antionette Soriano had called earlier in the day regarding the Saunder's property on Highway 61 that has the delinquent water bill that the Council has discussed several times. She stated that she was purchasing the property and wants the water cut on. She did not disclose that she was a 3<sup>rd</sup> party company representing the bank. I tried emailing and calling her back to let her know of the past due balance (which the realtor had already told her about) and got no response. It was suggested that Ms. York call Joe Kalo, the Town's attorney and seek his advice. Also it was suggested by one of the citizen's in the audience to ask Mr. Kalo about filing a UCC code to try and get the balance on the account.

## NEW BUSINESS

### 1. Oath of Office for Elaine Garner and Barbara York.

- Mayor Fennell administered the oath to Mrs. Garner and Ms. York.

**2. Keyed/fire proof file cabinets** Town Clerk Barbara York let the council know that she had priced the fire proof file cabinets that the Council had approved last month and the price started around \$2,000. During the discussion, a citizen in the audience suggested digitizing all of the documents rather than storing hard copies. Ms. York will call our accountant at Cobb Ezekiel Loy and get her thoughts on that.

**3. Building Upgrade** Mayor Fennell stated that we are discussing this due to the Red Cross Survey and that we are hoping to use the Town Hall as an Emergency Shelter. We are looking to bring the first floor of the Hall up to code and to make it ADA compliant. We are in the process of getting three estimates for this work.

**4. Any items from Council Members.** Mayor asked if there were any other items from Council Members and there were none.

**5. Announcements** Mayor Fennell asked if there were any announcements and Council Member Lee Greeson reported that there are problems with the bathrooms on the ballfield. One was stopped up. The keys to the bathrooms keep getting stolen and the door codes are being given to people who shouldn't have them therefore people are getting into our restrooms when they shouldn't be. Mr. Greeson is going to put padlocks on the doors once the bathrooms are winterized and keep them locked over the winter.

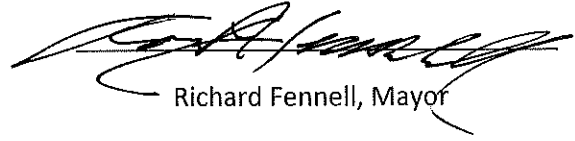
**6. Speakers from the Floor** The Mayor asked if there were any Speakers from the Floor and Lane Williamson, from the audience let the Council know that there is a really deep drop off on the side of the driveway at the Post Office. Town Clerk Barbara York will contact the DOT regarding the issue.

Planning Board Chair Person asked who is responsible for investigating the billing system that will be used for the new water meters in Hudson Way. Town Clerk Barbara York will contact David Murphy and see who does it for Elon.

**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 Lee Greeson. The motion carried; and the January 10, 2023 Town Council meeting was adjourned at approximately 7:52 p.m. The next regular meeting of the Whitsett Town Council is scheduled for 6:00 p.m. on Tuesday, February 14, 2023 at the Whitsett Town Hall.



Elaine Garner, Town Administrator



Richard Fennell, Mayor

**APPROVED:**