

MINUTES OF THE WHITSETT TOWN COUNCIL
March 14, 2017
Whitsett Town Hall Building

REGULAR COUNCIL MEETING

The regular meeting of the Whitsett Town Council was held on Tuesday, March 14, 2017 at the Whitsett Town Hall. The following members of the Town Council were present: Mayor Richard Fennell and Council Members Jerry Rice, Cindy Wheeler, and Lee Greeson. Absent was Mayor Pro Tem Andy Brown.

Also present were Town Administrator Ken Jacobs, Planning Board Chairman Bob Maccia, *The Alamance News* reporter Tomas Murawski, and six area residents.

Mayor Fennell called the meeting to order, and asked Council Member Jerry Rice to offer the invocation.

SPEAKERS FROM THE FLOOR

Mayor Fennell asked for any speakers from the floor; and no one came forward.

OLD BUSINESS

1. Adoption of the Minutes

Mayor Fennell asked for any changes to the minutes from the February 14, 2017 regular monthly meeting; and hearing none, asked for a motion to adopt the minutes. A motion to adopt the minutes as written was made by Council Member Jerry Rice; motion seconded by Council Members Cindy Wheeler. The motion to adopt the February regular monthly meeting minutes carried by unanimous vote of those present.

2. Any Other Old Business

Mayor Fennell asked if there were any other old business to be discussed; there was none.

BOARD AND COMMITTEE REPORTS

1. Planning Board

Planning Board Chairman Bob Maccia stated that the Council Members had before them the final version of Article VI on Subdivisions proposed by Guilford County planners in order to bring the Town's ordinance up to county specifications. Chairman Maccia reported that the Planning Board had given its final pass on the document with the Board's recommendation to Council Members to consider adoption following the June public hearing.

Chairman Maccia explained that the Board had also undertaken formulating a procedure for residents to register a complaint about alleged violations, and that Board member Craig York would be researching processes used by other municipalities for filing complaints and assessing penalties for offenses.

2. Enforcement Committee

Enforcement Officer Ken Jacobs stated that no committee activity had taken place this month.

3. Enforcement Officer

Enforcement Officer Jacobs reported that since last month's Council meeting, one Development Clearance Permit Certificates had been issued to Sarah Berrier at 7042 Kivette House Road for construction of her new home.

4. Town Administrator

Town Administrator Jacobs reported that he had attended the March 6 work session of the Burlington City Council to present the Town's request for sewer capacity. City Manager Hardin Watkins and Water Resources Director Bob Patterson gave such excellent preceding presentations to the Burlington Council, that Jacobs merely introduced himself, spoke briefly, and thanked the Council for its consideration. Jacobs mentioned that he was overwhelmed by the warm welcome he received from the City officials.

Town Administrator Jacobs reported completion of the Town's investment plan which, with the exception of the two operating funds checking accounts, resulted in two money market accounts and five laddered CDs. These investments should bring markedly higher dividends than the past five years. We will also be looking to invest in the NC Capital Management Trust fund that other municipalities have successfully used--now at .45% earnings. An added feature that the fund offers is a service whereby amounts for uncollected water payments or penalties can be garnished from a taxpayer's state tax refund.

With respect to the Town Hall columns, Town Administrator Jacobs reported that workers from Wilson-Covington put in a good two-days' labor to arrest the chronic rust-seeping problem due to trapped condensation. He complimented their diligence and good workmanship; and the held-hostage invoice will now be paid.

Town Administrator Jacobs reported that upon the sudden retirement of Bill Trevorrow and in the face of current issues, the town needed to scurry to find new legal counsel, which resulted in the hire of Joe Kalo of Pittman & Steele law firm on Westbrook Avenue in Burlington. Mr. Kalo serves as town attorney for two other municipalities, both having given fine references. The proximity of Mr. Kalo's office to Whitsett is considered a real plus, and we look forward to a good, convenient working relationship.

With the likelihood of sewer service along highway 70, controlling development within the corridor becomes a priority. Guilford County has been and will continue to be consulted on land-use methods, and our new attorney will be sought for zoning options and legal conditions for protecting the Town amidst future potential development.

Town Administrator Jacobs stated that he had contacted NCDOT Mike Mills concerning the speed limits on Kivette House Road and Brightwood Church Road and about the long-ago planned traffic light at the intersection of highway 70 and Brightwood Church Road. Jacobs reported that the current 45 mph speed limit along Kivette House Road will drop to 40 mph. The 45 mph limit along Brightwood Church Road, however, will remain, which prompts the next step of requesting surveillance and enforcement. As for the traffic light, it appears a project that has become overlooked; and Jacobs will follow up with Mike Mills.

NEW BUSINESS

1. Reassess Water Rates, Rental Deposits, and Tap Fees

Mayor Fennell looked to Town Administrator Jacobs to lead discussions, who stated that along with an increase in water rates and tap fees, the establishment of impact fees should be addressed, especially in light of the prospective development. Jacobs stated that, although we have yet to see last year's annual financial audit, we understand that it reflects a \$2,000 loss for the water fund. The cause, of course, cannot be determined until the audit is received.

Meanwhile, proposed water rates and tap fees will be projected for presentation to Council during the upcoming budget process and in preparation for the June hearing.

2. Any Items from Council Members

Mayor Fennell asked for any items from Council members; and there were none.

3. Announcements

Mayor Fennell asked for any announcements; and there were none.

3. Speakers from the Floor

Mayor Fennell asked for any speakers from the floor; and no one asked to be recognized.

ADJOURNMENT

With no further business before the Council, Mayor Fennell invited a motion to adjourn. Council Member Jerry Rice made the motion to adjourn; motion seconded by Council Member Cindy Wheeler. Motion passed by unanimous vote of those present; and the March 14, 2017 Town Council meeting was adjourned at approximately 7:19 p.m.

The next regular meeting of the Whitsett Town Council is scheduled for 7:00 p.m., Tuesday, April 11, 2017 at the Whitsett Town Hall.

/s/

/s/

Jo Hesson, Town Clerk

Richard Fennell, Mayor

APPROVED: April 11, 2017