

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

REGULAR COUNCIL MEETING

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

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

Mayor Fennell called the meeting to order, noted that a quorum was present; and asked Council Member Jerry Rice to offer the invocation.

SPEAKERS FROM THE FLOOR

Mayor Fennell asked for any speakers from the floor; and there were none.

OLD BUSINESS

1. Adoption of the Minutes

Mayor Fennell asked for any changes to the minutes from the October 14, 2017 public hearing; and with none made, asked for a motion to adopt the minutes. A motion to accept the minutes as written was made by Council Member Lee Greeson; motion seconded by Council Member Jerry Rice. The motion to adopt the October public hearing minutes carried by unanimous vote.

Mayor Fennell asked for any changes to the minutes from the October 14, 2017 regular meeting; and with none made, asked for a motion to adopt the minutes. Council Member Jerry Rice made a motion to approve the minutes as written; Council Member Lee Greeson seconded the motion. The motion to adopt the October regular meeting minutes passed unanimously.

2. Any Other Old Business

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

BOARD AND COMMITTEE REPORTS

1. Planning Board

Planning Board Chairman Bob Maccia reported that at the Board's November meeting, land developer Paul Milam was present for introductions and to deliver an overview of his proposed plans for an active senior adult housing community on 24.5 acres at the east edge of Town. Mr. Milam gave a brief chronicle of his career that has spanned 40 years in the real estate industry, with his most recent endeavors including housing development that targets active adults and seniors who are downsizing and transitioning to a low-maintenance lifestyle.

Chairman Maccia stated that this project that includes 66 dwellings would, of course, be contingent on accessibility to sewer; and Town Administrator Ken Jacobs will give an update in that regard. Mr. Milam provided copies of the site concept plan to Planning Board members; and Maccia added that the townhouse community was quite impressive.

Chairman Maccia stated that as progress moves along, the Planning Board will be formulating conditional-zoning requirements for the development, with some conditions being realized only after Mr. Milam submits his final plat and the Board approves it.

Town Administrator Jacobs said that since Jerry and Cindy were present at the November 8 Planning Board meeting, he would like to hear their opinions on the project, both giving favorable comments. Mayor Fennell added that since the project first came to light over a year ago, he felt that great strides had been achieved, especially with bringing sewer to Whitsett.

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, three development clearance permit certificates had been issued to: (1) Paul Lewis for gas pack change out at 7032A Kivette House Road, (2) New Beginners Church at 7000 Burlington Road to rehabilitate accessory building, and (3) Griggs Associates to make general repairs and improvements to principal dwelling at 714 NC Hwy 61.

4. Town Administrator

Town Administrator Jacobs gave a water and sewer update, stating that he has a meet with the City of Burlington and Gibsonville working on ways to cut costs for the sewer system, originally estimated at \$1.2 million. The biggest costs would be about \$400,000 to run a line to Springwood Park, requiring a pump station at \$350,000.

In consultation with engineer Randy McNeill, Jacobs approached Gibsonville about the possibility of hooking on to their line that services Lindley Park for the proposed senior adult community, and the Town would hook on at Burlington Road. This tack would bring the cost down to about \$250,000 of which more than half would be funded by the developer. The cost, therefore, for the Town to hook on to Gibsonville would be around \$100,000. To run a line from that point on Burlington Road up to Coleman Road would run about \$415,000; so, basically, it would cost about \$.5 million for the Town's sewer system—quite the bargain.

As for economical financing of the system, we have met with USDA who will be the primary “look-to” source for funding for the sewer system. In addition, we will tap USDA and Golden Leaf for grant funds to extend our water line up NC Hwy 61 to include the Fire Department and Town Hall.

Town Administrator Jacobs then reported that earlier, the Town Council had approved new water rates, fees and policies; and these modifications have been incorporated into a revised Water User Agreement (given to Council Members) that will be sent to all water customers for signature and return to Town Hall within 30 days.

Finally, Jacobs stated that we had received a draft of our annual financial audit; and everything looks very good. It has been reviewed by Finance Officer Jerry Rice, who put his stamp on it. Once the audit has been approved by the Local Government Commission, a formal presentation will be given by our CPS firm to the Town Council.

NEW BUSINESS

1. NC General Assembly Session Law 2017-210, Senate Bill 181

Town Administrator Jacobs explained that Trudy Wade had introduced a bill whereby municipalities would be allowed to post legal notices, e.g., public hearing ads, on their websites rather than publish them in a newspaper. The NC General Assembly passed the legislation; and now Guilford County was reaching out to municipalities to ascertain any interest in utilizing the County's website for publishing notices at a cost of \$10 per notice.

The latest public hearing notices have on average cost the Town \$150 per notice for publication in a newspaper of general circulation. The burdensome, complex procedure for the Town to establish a posting method on its own website could cost around \$2,000 a year. The financially prudent action to take, therefore, would be to utilize the County's website; and this is what is being recommended.

Mayor Fennell asked for a motion to enact the bill, and reply to the County's canvassing. A motion to enact the bill and use the County's website for posting notices was made by Council Member Jerry Rice. The motion was seconded by Council Member Cindy Wheeler; and the motion carried by unanimous vote. The Town Clerk will notify the County of the Town's interest.

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.

4. Speakers from the Floor

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

Before closing the meeting, Mayor Fennell extended "Happy Thanksgiving" wishes to all those present.

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; and the November 14, 2017 Town Council meeting was adjourned at approximately 7:24 p.m.

The next regular meeting of the Whitsett Town Council is scheduled for 7:00 p.m., Tuesday, December 12, 2017 at the Whitsett Town Hall.

/s/

/s/

Jo Hesson, Town Clerk

Richard Fennell, Mayor

APPROVED: December 12, 2017