

MINUTES OF THE WHITSETT TOWN COUNCIL
March 8, 2016
Whitsett Town Hall Building

REGULAR COUNCIL MEETING

The regular meeting of the Whitsett Town Council was held on Tuesday, March 8, 2016 at the Whitsett Town Hall. The following members of the Town Council were present: Mayor Richard Fennell, Mayor Pro Tem Andy Brown, Council Members Jerry Rice and Cindy Wheeler. Absent was Council Member Lee Greeson.

Also present were Town Administrator Gary Deal, Planning Board Chairman Bob Maccia, *Creekside Chronicle* reporter Tomas Murawski, Church Softball League Director Reverend D.L. Perry, and three area citizens. There was no representation from the District II Sheriff's Office.

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 asked to be acknowledged.

OLD BUSINESS

1. Adoption of the Minutes

Mayor Fennell asked for any changes to the minutes from the February 9, 2016 regular monthly meeting; and hearing none, asked for a motion to adopt the minutes as written. A motion to adopt the minutes as written was made by Council Member Jerry Rice; motion seconded by Council Member Cindy Wheeler. The February minutes were approved by a 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 reported that he and Town Administrator Gary Deal met with Kevin Sasser two weeks ago for preliminary review of a proposed site plan for adding a two-story, climate-controlled indoor storage warehouse to the parcel at the corner of Burlington Road and Brightwood Church Road now solely used to store outdoor recreational vehicles, i.e., RVs, campers, boats, etc. Maccia explained that Mr. Sasser attended last week's Planning Board to present the same plans, along with architectural conceptals, to the Board and others present.

The facility would have a footprint of close to 25,000 square feet with two stories occupying just over 49,000 square feet of space. The proposed building, which would be comparable to the Sasser-owned Compass Point warehouse in Mebane, would offer two corner stairway entrances, a sliding-door loading area, and two freight elevators. The current parking area and existing fences for the outdoor storage operation would be reconfigured to accommodate convenient customer parking to service the new facility, including required handicapped parking next to the loading area.

No additional lighting would be installed; and, upon completion, the new facility would, in fact, improve the area by serving as a buffer for lights and a blocked view of the recreational outdoor storage.

As a lead in to the Enforcement Officer report below, Gary Deal explained that the required Development Clearance Permit Certificate had been issued to initiate Guilford County review and approval processes for the Sasser project.

2. Enforcement Committee

3. Enforcement Officer

Enforcement Officer Gary Deal reported that in addition to the clearance above, one other Development Clearance Permit Certificate had been issued to Earlene Pierre for construction of a front porch on the modular dwelling located at 7217 Greeson Road.

4. Town Administrator

Town Administrator Deal stated that he had nothing to report this month.

NEW BUSINESS

1. Ball Field and Concession Stand Contracts

Mayor Fennell invited to the floor Reverend D.L. Perry, representing the Church Softball League, which has typically contracted with the Town for use of the ball field on the premises. Reverend Perry stated that he planned to follow the same procedures that were initiated last year, that being to pay \$1,000 in advance of the season opener for paying the electric bills for the field lights and the concession. A fundraiser tournament was planned in early March to raise monies for reimbursements due the Town. Hold Harmless release forms were to be delivered to the Town prior to any ball games, including the fundraiser, were to be played.

Additional conditions to tighten the terms of the ball field contract had been provided to Council members for proposed inclusion in a modified contract for not only ball field use, but for access to and caretaking of Town Hall grounds and facilities. The concession contract remained the same with emphasis iterated on the closing up and winterizing of the building at the end of the fall season.

Mayor Fennell asked for any discussion or questions from Council members; and hearing none, asked for preferred action. A motion was made by Council Member Cindy Wheeler to incorporate additional conditions into the ball field contract, and approve both contracts for the Church Softball League. Motion seconded by Council Member Jerry Rice; and the motion passed by unanimous vote of those present.

The modifications would be made to the documents immediately with execution of contracts to follow.

2. Any Items from Council Members

Mayor Fennell asked for any items from Council members; and then went on to report that he, Mayor Pro Tem Andy Brown, and Town Administrator Gary Deal participated in a meeting at the Stokesdale Town Hall where efforts were being incited by the elected officials to appeal to the Guilford County Board of Commissioners on the matter of sales and use tax distributions. Mayor Fennell explained that since incorporation up until 2003, the Town had received a share of collected sales and use tax based on the per capita method, which provided the single-most source of revenue to Whitsett.

In 2003, the Guilford County Board of Commissioners voted to change the distribution method from per capita to ad valorem, which resulted in any municipality without a property tax levy ineligible for a share of sales and use taxes. Although in 2008, the Town did vote to levy of tax on its property owners to allow for a share of sales and use taxes, the ad valorem based amount was nowhere near the per capita level.

The Town Council of Stokesdale had formulated a resolution requesting Guilford County Commissioners to consider returning to the per capita method for the distribution of sales and use taxes; and had asked other county municipalities to come on board and do the same. Stokesdale had also assembled further documentation and calculations in support of its rationale which would be presented to the Board of Commissioners at its March 17 meeting.

Mayor Fennell made a motion to construct and approve a resolution pertinent to Whitsett in support of Stokesdale's objective to appeal to the County Commissioners. Motion seconded by Council Member Jerry Rice; and motion carried by unanimous vote of those present.

3. Announcements

Mayor Fennell asked for any announcements and no one had any.

3. Speakers from the Floor

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

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 Mayor Pro Tem Andy Brown. Motion passed by unanimous vote of those present; and the March 8, 2016 Town Council meeting was adjourned at approximately 7:20 p.m.

The next regular meeting of the Whitsett Town Council is scheduled for 7:00 p.m., Tuesday, April 12, 2016 at the Whitsett Town Hall.

/s/

Jo Hesson, Town Clerk

/s/

Richard Fennell, Mayor

APPROVED: April 12, 2016