

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

REGULAR COUNCIL MEETING

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

Also present were Town Administrator Ken Jacobs, Planning Board Chairman Bob Maccia, *The Alamance News* reporter Tomas Murawski, and four 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 asked to be acknowledged.

OLD BUSINESS

1. Adoption of the Minutes

Mayor Fennell asked for any changes to the minutes from the October 11, 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 Mayor Pro Tem Andy Brown. The motion to adopt the October regular 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 reported that the Board was continuing its review of Article VI on Subdivisions to update and align the Town's currently outdated ordinance with Guilford County's comprehensive requirements and processes. Maccia continued to commend former Town Administrator Gary Deal for spending extended hours working with the county Planning Department followed by devoting his time, sweat, and patience to produce a draft document for the Board's scrutiny.

Board Chairman Maccia stated that at its December meeting, the Board intended to complete its work on the modified ordinance with the recommendation to Council members to peruse and consider for adoption, following public comment at the next scheduled hearing.

2. Enforcement Committee

3. Enforcement Officer

Enforcement Officer Ken Jacobs stated that no committee activity had taken place this month and since the last Council meeting, no Development Clearance Permit Certificates had been issued.

4. Town Administrator

Town Administrator Jacobs reported that the possibility of a parcel subdivision first received attention in July when the Town learned of property owner Sarah Berrier's plan to rebuild a house at 7042 Kivette House Road in virtually the same location of a primary dwelling that had burned down years ago. Puzzling was the existence of a mobile home on the sole parcel that she was using as temporary quarters until the new house could be built. A second home on the parcel, however, would not be allowed in order to comply with the one primary dwelling per lot regulation. Hence, the need to subdivide the over 8-acre parcel.

Following this revelation, Ms. Berrier approached the Town to ask that if she abandoned the mobile home as a residence and used it only as an auxiliary type workshop, would that negate the need for subdividing. She was advised that the Town would need some written commitment that this conditional use (i.e., non-use as residence) would be upheld. The Town would provide such a document for Ms. Berrier's signature and guarantee, to then be certified and notarized.

The Town had prepared the document, and in that time, Ms. Berrier informed the Town that she would be reverting to the original tack of subdividing the lot based on information from her financial institution. This would raise the possibility of then arranging to use the mobile home as rental income.

Sarah Berrier would proceed with providing the Town with renderings from her land surveyor for Town approval and issuance of the development clearance certificate permit. Guilford County reviews and processes would then begin.

Next, Town Administrator Jacobs reported that he had contacted Duke Energy about electricity service to the master water meter vault to keep the vault pumped so the meter is not submerged. Although Burlington did not consider the vault water a concern, the Town would prefer to continually manage a dry vault. This maintenance had also been the recommendation of DEQ Public Water Supply Section representative, voiced during the late June inspection meeting. Jacobs stated that he now was in the process of getting quotes from electricians for installing lines and was evaluating the market of sump pumps.

Last, Town Administrator Jacobs explained that since the Town wanted to invite open bids this year for lawn care service for the Town Hall grounds, he had drafted a scope of work document, including frequency of services to be performed. The range of the peak season when contracted services shall be provided routinely would be from April 1 to November 1. The final document of requirements would accompany the cover letter soliciting various vendors for a proposal. Jacobs read aloud the document for any immediate reactions.

Hard copies will be sent to all Council members for any suggested additions or deletions. In addition, Council members are being looked to for recommended vendors to tap. Solicitations are targeted to be sent out no later than January in order to vote on a contractor by the February Council meeting.

NEW BUSINESS

1. Any Items from Council Members

Mayor Fennell asked for any items from Council Members; and proceeded to report on a meeting that commenced in Gibsonville and then progressed to the City of Burlington. The meeting sponsored by NC Representative Jon Hardister dealt with prospective development of a 24.5-acre tract at the far east end of Town.

The project being proposed by developer/broker Paul Milam is for a senior community of 60 units (30 double dwellings), thereby, first requiring a rezoning of the parcel. Public water is currently available at the site; sewer is nearby via Gibsonville lines, but it is unlawful for Gibsonville to sell services to any other municipality according to their agreement with the City of Burlington.

If Whitsett, therefore, would want to entertain this project, the Town would need to approach the City of Burlington for City Council approval to provide sewer capacity to Whitsett. Town Administrator Jacobs had worked up calculations,

based on formulae in a Davis-Martin-Powell feasibility study, for immediate sewer needs where now public water service exists, as well as for future Town-wide sewer services should it ever become a need. Jacobs also drafted the letter to Burlington's Mayor, with a courtesy copy to the City Manager; and Mayor Fennell wanted to hear from those Council members present whether to move forward with the letter to Burlington.

Council Member Jerry Rice made a motion to forward the letter to the City of Burlington; motion seconded by Mayor Pro Tem Andy Brown. The motion carried by a quorum vote. The letter would be signed tonight, and mailed tomorrow.

2. Announcements

Mayor Fennell asked for any announcements; and hearing none, extended a "Happy Thanksgiving" to all those present.

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 November 8, 2016 Town Council meeting was adjourned at approximately 7:27 p.m.

The next regular meeting of the Whitsett Town Council is scheduled for 7:00 p.m., Tuesday, December 13, 2016 at the Whitsett Town Hall.

/s/

Jo Hesson, Town Clerk

/s/

Richard Fennell, Mayor

APPROVED: December 13, 2016