

MINUTES OF THE WHITSETT TOWN COUNCIL
August 8, 2017
Whitsett Town Hall Building

REGULAR COUNCIL MEETING

The regular meeting of the Whitsett Town Council was held on Tuesday, August 8, 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 four 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 July 11, 2017 regular meeting; and with none made, asked for a motion to adopt the minutes. Council Member Cindy Wheeler made a motion to approve the minutes as written; Mayor Pro Tem Andy Brown seconded the motion. The motion to adopt the July minutes passed by unanimous vote.

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 was pleased to announce that two residents had applied to serve on the Board—Tyler Harris as a member, and Ken Jacobs as an alternate. Planning Board members unanimously voted to induct both applicants, and gave a welcome. Both Harris and Jacobs would serve a partial three-year term, which would expire at the end of 2019, at which time both would be reappointed by Council to a full three-year term.

Board Chairman Maccia reported that changes in some fees had been introduced for Board consideration; first being, to increase the current \$15.00 charge for a Development Clearance Certificate (DCC) to \$20.00. Then, for the water system, the Board decided to set stiffer reconnect fees for any customer who has water cutoff occur more than once in a 365-day period. First violation would remain at \$30.00; the second would be \$50.00; and the third would be \$100.00. The clock would start ticking day one of the first disconnect.

Finally, Chairman Maccia explained that the Board planned review of Town general ordinances for cleanup of relevant sections, removal of impertinent sections, and eventual posting of all general ordinances on the Town website, much like that of the current development ordinances.

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 he had cut off water service and padlocked meters for two water customers due to two months of nonpayment in accordance with current water ordinance policy and user agreement. Service was restored the same day after past and current usage payments and the \$30.00 reconnect fee had been made. One of the customers experienced two disconnects within a six-month period, which prompted the recommendation of tiered fines, as referenced in the above Planning Board Report, for repeat occurrences.

Jacobs explained that he is exploring an allegation that some of the junked vehicles from a Dow Acres homeowner's property, had been moved to another parcel in the same subdivision, yet owned by another party. A notification will be sent to the other party if findings proved substantiated.

Enforcement Officer Jacobs reported that since last month's Council meeting, two Development Clearance Permit Certificates had been issued to: (1) Shannon and Matthew Clapp to construct a baptismal shelter on property of The Way church at 580 NC Highway 100, and (2) Rebecca and Scott Kirkman to have a perk test taken at 577 NC Highway 100.

4. Town Administrator

Town Administrator Jacobs reported that relative to the DCC issued to the Kirkmans above, he had met with them on the processes and costs associated with subdividing their property on Hwy 100 to build a single-family residence.

Jacobs attended the monthly Guilford County School Board meeting to present the Town's disdain over the collection process of late list penalties on property taxes due the Board of Education. The presentation was limited to three minutes, after which Jacobs was approached by Nora Carr, GCS Chief of Staff, to suggest a meeting to expound on method events. The meeting is scheduled for August 16.

A progress meeting with respect to the sale and development of property at 7232 Burlington Road was held with Davis-Martin-Powell engineer Randy McNeill, Real Estate broker Tom Pate, and property owner William Hudson. Estimates and projections proved eye opening.

Town Administrator Jacobs stated that Gloria Mitchell had called inquiring about reestablishing her real estate business at her home at 900 Penn-Lo Drive. Since her home/business borders Burlington Road—the corridor designated for Highway Business (HB) zoning on the town-wide Land Use Plan—a rezoning of the property was suggested; and an overview of requirements, watershed restrictions, and costs of the application was conveyed.

Jacobs reported that the lawn care contract initiated with Pride Landscaping for this year had been cancelled due to unfulfilled obligations of the contract by the vendor. A copy of the notification to Pride Landscaping was given to Council.

Jacobs looked into the process for employing off-duty officers of the Guilford County Sheriff's Office to patrol primarily Brightwood Church Road, Kivette House Road, and NC Hwy 100 on perhaps a rotational basis. A copy of the information sheet was provided to Council members for future discussion.

In closing, Jacobs mentioned that the Town Hall water was being tested for potability, since to his knowledge, this sampling had never been done; and the Town Hall's HVAC unit had been checked and evaluated by Jerry Small of J&W Service, who stated that the unit, although being 25 years old, should be good for another five or six years.

NEW BUSINESS

1. Execute Interlocal Agreement for Fire Marshal Inspections

Council Members had received copies of the above document in their mailed packets; and Mayor Fennell asked for any discussion. Council had concerns about inconsistencies in the furnished fee schedule. Town Administrator Jacobs interjected that the Guilford County Attorney's office had been continually following up on the Town's execution of the interlocal agreement, which became effective July 1, 2017; and would recommend signatures. As a safeguard, however, the contract requires Town attorney Joe Kalo to approve the agreement for form and legality, who would attain any clarifications before forwarding fully-executed originals to Guilford County and to the Town.

Mayor Fennell asked for a motion to execute the document; and proceeded with his motion to move forward with signatures contingent upon legal counsel audit. Motion seconded by Council Member Cindy Wheeler; and the motion carried by majority vote.

2. Any Items from Council Members

Mayor Fennell asked for any items from Council members; and Council Member Jerry Rice reminded that the new appointments to the Planning Board needed official action from Council; and followed with a motion to appoint Tyler Harris and Ken Jacobs as Board member and Board alternate, respectively. Council Member Lee Greeson seconded the motion; and the appointments, both of which would expire at the end of 2019 and then be eligible for three-year reappointment became effective by unanimous vote.

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 Mayor Pro Tem Andy Brown. Motion passed by unanimous vote; and the August 8, 2017 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, September 12, 2017 at the Whitsett Town Hall.

/s/

Jo Hesson, Town Clerk

/s/

Richard Fennell, Mayor

APPROVED: September 12, 2017