

# MINUTES OF THE WHITSETT TOWN COUNCIL

May 10, 2022

Whitsett Town Hall Building

## REGULAR COUNCIL MEETING

The regular meeting of the Whitsett Town Council was held on Tuesday, May 10, 2022 at the Whitsett Town Hall. The following members of the Town Council were present: Mayor Richard Fennell, Mayor Pro Tem Jerry Rice and Council Member Cindy Wheeler.

Also present were Town Administrator Gary Deal, Planning Board Chairman Tyler Harris, *The Alamance News* reporter Tomas Murawski, and one area resident.

Mayor Fennell called the meeting to order at 6:00 p.m., noted that a quorum was present; and asked Mayor Pro Tem 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 if he heard a motion to accept the minutes from the April Town Council Meeting. Mayor Pro Tem Jerry Rice made a motion to adopt the April 12 minutes; motion seconded by Council Person Cindy Wheeler. Adoption of the April minutes was carried by unanimous vote.

## **BOARD AND COMMITTEE REPORTS**

### **1. Planning Board**

Planning Board Chairman, Tyler Harris, referred the council to the handout for the subdivision zoning fee schedule

Chairman Harris also said that the board had voted not to approve the neighborhood highway business rezoning for the Griggs and the Newsom families. They left it open for the homeowners to provide revised summaries of their business plans to the Board.

Council member Cindy Wheeler stated that the Board has an applicant from Lane Williamson for an alternate position on the Planning Board. She stated that Ms. Williamson would make a great candidate for the board and suggested that the council move forward to vote her in.

### **2. Enforcement Officer**

Enforcement Officer Gary Deal shared his appreciation in working as the interim Town Administrator over the last 8 months and thanked Jo Hesson for working with him as the Town Clerk. He named several things that they were able to accomplish during that time such as completion of the ball field, completing last year's audit and work on some grants. Mr. Deal stated that the Hudson Way Development is active again; drawings and plans have been submitted. The technical review committee had sited a number of items to be addressed in the comment section of the Technical Review Committee Report. Evans Engineering Company has addressed the issues that Guilford County will be looking for and are in the process of resubmitting. There needs to be a conditional approval of the current platt with the TRC notes and any items that we addressed that were specific to the Town. There are three line items that address the town (the RM12 issue, a sewer issue and the sidewalks in public right of way) that need to be addressed in the reply letter submitted back to Guilford County saying that the Planning Board has approved these

items. Mayor Fennel asked if the Planning Board could hold a special meeting within the next few days to approve these items with the conditional uses so they could go ahead and be submitted.

### **3. Town Administrator**

Town Administrator Deal let the Council know that there is still an open item with the Treasury Department concerning the right up of comments from the audit. We were able to get assistance from Cobb Ezekiel and Loy who helped us address those items which need to be approved and submitted to the Treasury Department to close out the question on the audit. Mr. Deal reviewed that the audit showed that there were some finance issues that needed to be tightened up from the previous year and those issues have now been addressed. Elaine Garner and Barbara York are now on staff as the Town Administrator and Town Clerk and there are now procedures set in place which Cobb Ezekiel and Loy approved. These procedures were documented by Cobb Ezekiel and Loy and were handed out to Council members for their review and approval.

Town Administrator Deal let the Council know that the funds were received from the Legislation Grant of \$50,000 in which there were multiple things requested (replacement of our HVAC system and generator as well as a new picnic shelter). He stated that the HVAC system could be put on hold until we put up some kind of protection around them to prevent them from being damaged. He is currently waiting on estimates for the generator. The Town has two years in which to spend the money so we are not pushed for time.

Councilman Lee Greeson (who was not present for the meeting) had let Mr. Deal know that the issues with the ballfield restrooms have been addressed and there are now keys that are labeled that will open those doors and gave instructions on how to set up the keypad.

Following the Town Administrator's report, Mayor Fennel personally thanked Mr. Deal for stepping in and helping the town out and noted that he had done a great job.

## **NEW BUSINESS**

### **1. Adoption of FPIC Document**

Mayor Fennel made a motion to adopt the FPIC Response document. Councilman Jerry Rice seconded and was approved unanimously.

### **2. Adoption of Fee Schedule**

Mayor Fennel made a motion to adopt the Fee Schedule that the Planning Board presented. The motion was seconded by Council Member Cindy Wheeler and unanimously passed.

### **3. Appointment of New Planning Board Member**

Finally, Mayor Fennel made a motion to accept the nomination for Lane Williamson as an alternate member on the Planning Board. Council Member Jerry Rice seconded and the motion passed unanimously.

### **4. Presentation of Draft of Preliminary Town Operating Budget for 2022-2023**

Mayor Fennel addressed the presentation of the Town's Operating Budget. Gary Deal let the council know this was the best estimate of the Town's Revenue for the coming year by Guilford County. The council members stated that the budget looked good.

### **5. Set Public Hearing Date**

Mayor Fennel asked that the council set the Public Hearing date for June 14, 2022. Council Member Cindy Wheeler made the motion, Council Member Jerry Rice seconded and the motion was approved unanimously.

### **6. Any Items from Council Members**

Mayor Fennell asked if there were any items from the Council Members and they thanked Jo Hesson for her service and welcomed Elaine Garner and Barbara York.

**7. Announcements**

The mayor asked if there were any announcements and there were none.

**8. Speakers from the Floor**

Finally, the mayor asked if there were any Speakers from the Floor and there were none.

The mayor let the audience know that everyone is invited to a reception immediately following this meeting to show appreciation to Gary Deal and Jo Hesson.

**ADJOURNMENT**

With no further business before the Council, Mayor Fennell invited a motion to adjourn. The motion to adjourn was made by Mayor Pro Tem Jerry Rice and seconded by Council Person Cindy Wheeler. The motion carried; and the May 10, 2022 Town Council meeting was adjourned at approximately 6:30 p.m.

The next regular meeting of the Whitsett Town Council is scheduled for 6:00 p.m. on Tuesday, June 14, 2022 at the Whitsett Town Hall.

/S/

/S/

---

Elaine Garner, Town Administrator

---

Richard Fennell, Mayor

**APPROVED:** Approved