

MINUTES OF THE WHITSETT TOWN COUNCIL

September 12, 2023

Whitsett Town Hall Building

REGULAR COUNCIL MEETING

The regular meeting of the Whitsett Town Council was held on Tuesday, September 12, 2023 at the Whitsett Town Hall. The following members of the Town Council were present: Mayor Richard Fennel, Mayor Pro Tem Jerry Rice and Council Members Craig York, Lee Greeson and Cindy Wheeler. Also present were Town Administrator Elaine Garner and Town Clerk Barbara York as well as 8 citizens of Whitsett.

Mayor Fennell called the meeting to order at 6:00 p.m. and noted that a quorum was present. He asked that Mayor Pro Tem Jerry Rice give the invocation.

SPEAKERS FROM THE FLOOR

Mayor Fennell asked if there were 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 August 8, 2023 Town Council Meeting. Council Member Craig York made a motion to adopt the August, 2023 minutes. The motion seconded by Mayor Pro Tem Jerry Rice and the adoption of the August 8, 2023 minutes was carried by unanimous vote.

2. Discussion of Purchasing New Tables for the Town Hall

- Town Clerk Barbara York reviewed the request to purchase eight 8-foot tables and six 6-foot tables for use at the Town Hall. She pointed out that the money to pay for these tables would come from the General Budget in Capital Outlays, Equipment and Furnishings. Council Member Craig York made a motion allowing Ms. York to purchase the six and eight-foot tables from BJ's for the Town Hall. Council member Cindy Wheeler seconded and the motion was approved unanimously.

3. Discussion of Cleaning the Chairs that were donated to us

- Town Clerk York also reviewed that the chairs that were donated to the Town by Greater Vision Academy desperately need to be cleaned. She pointed out that the money to pay to have them cleaned would also come out of the General Budget in Public Buildings and Grounds, Repairs & Maintenance of Equipment. Council Member Cindy Wheeler made a motion allowing Ms. York to arrange to have the chairs cleaned. Mayor Pro Tem Jerry Rice seconded and the motion was approved unanimously.

4. Any Other Old Business

- Mayor Fennell asked if there was any further Old Business and there was none.

BOARD AND COMMITTEE REPORTS

1. Planning Board

- Planning Board Chairperson Karen Horne reported on the Planning Board had reviewed NC Statute Legislation has approved House Bill 409 which is associated with Auxiliary Dwellings on a residential property. The Town currently does not have an ordinance on Auxiliary Dwellings. The state is trying to address housing shortages in the state so they are wanting local municipalities to build these structures. We can reword this ordinance to meet the needs and requirements of our Town. The Planning Board is going to update this ordinance from the state and will bring it back to Council. The Board is also looking to update some other ordinances as well in the coming months.

- Mrs. Horne also let the council know that we had received a quote to purchase three water meters from Core and Main. These will have the ability of being radio read rather than manually read. We want to go ahead and get these installed so we can use those to use for testing and practice once our new billing system, Muni-Link is up and running.

2. Enforcement Officer

- Enforcement Officer Elaine Garner reviewed the progress on 7233 Whitsett Park Rd. in which a complaint had been made regarding garbage and trash piled up in the back yard. This is a rental house and Mrs. Garner contacted the owner by mail about the tenant needing to get the trash cleaned up and out of the yard. Because the tenant did not clean up the debris after the first letter, Mrs. Garner sent a second letter letting her know that she was being fined \$100 for not complying with our directive. As of today, the garbage has been cleaned up and the fine has been paid so Mrs. Garner has closed this case.
- Town Administrator Elaine Garner then discussed 7209 Whitsett Park Road, the large house behind the ball field that Mrs. Garner has been trying to get information on. Mrs. Garner also addressed 556 NC Highway 61 in which the owners built a shed about a foot and a half away from the property line. To address both of those matters, Mrs. Garner reached out to Guilford County. They sent out an inspector who put a stop work order on both of the properties. Both owners need to come and get the proper permits from Whitsett as well as Guilford County. The owner of 556 NC 61 will need to move the shed away from the property line per our ordinance guidelines. Town Administrator Garner is trying to work with Guilford County to try and get a better working relationship with our town.
- As Town Administrator, Mrs. Garner stated that there would be a closed session tonight in order to address the water/sewer agreement for Hudson Way between Gibsonville and Whitsett.

NEW BUSINESS

1. Discussion of Septic Tank System

- Council Member Craig York discussed the situation regarding the Town Hall's septic system that was installed in 1921. He has been doing a lot of research on the system that we have on this bell syphon system and he explained what he has learned to the Council. The last time it was serviced was 12-13 years ago by Gerald Clapp. The system is meant to work for many decades. The system has no moving parts and is designed to last for an extremely long time. It needs to be cleaned and serviced about every 30-40 years. Mr. York also discussed the drain field that is in the grassy area behind the Town Hall probably including under our playground. This system has worked effectively on our property for about 100 years and can most likely work well for the next 100 years. Mr. York has arranged for Overbey's Septic Tank Service to come and inspect and pump the septic tank. The only other part to this area of discussion is the pump and the tank connected to the outside bathrooms that is connected to the ballfield restrooms. There is a question that this pump and the tank may not be what is needed and it may need to be replaced. Overbey's will inspect and give us feedback on the pump as well. The mayor asked Town Clerk Barbara York to order porta-jons for the upcoming Fall Festival just in case there is an issue with the outside bathrooms.

At this point, Mayor Fennell asked for a motion for the Council to go into a closed session. Council Member Craig York made a motion for the Council to go into a closed session, Mayor Pro Tem Jerry Rice seconded and the motion was passed unanimously.

The Council left the council room to go into a closed session.

ADJOURNMENT Once the Closed Session, with no further business before the Council, Mayor Fennell invited a motion to adjourn. The motion to adjourn was made by Council Member Cindy Wheeler and seconded by Council Member Craig York. The motion carried; and the September 12, 2023 Town Council meeting was adjourned at approximately 7:20p.m. The next regular meeting of the Whitsett Town Council is scheduled for 6:00 p.m. on Tuesday, October 10, 2023 at the Whitsett Town Hall.

_____/S/_____

Elaine Garner, Town Administrator

_____/S/_____

Richard Fennell, Mayor

APPROVED: