

MINUTES OF THE WHITSETT TOWN COUNCIL

November 12, 2024

Whitsett Town Hall Building

REGULAR COUNCIL MEETING

The regular meeting of the Whitsett Town Council was held on Tuesday, November 12, 2024, at the Whitsett Town Hall. The following members of the Town Council were present: Mayor Chip Bell and Mayor Pro Tem Jerry Rice, Council Members Craig York, Cindy Wheeler and Lee Greeson. Also present were Town Administrator Karen Horne, Town Clerk Barbara York and three citizens.

SPEAKERS FROM THE FLOOR

Mayor Bell asked if there were any Speakers from the Floor and there were none.

OLD BUSINESS

1. Adoption of Minutes

Mayor Bell asked if he heard a motion to accept the minutes from October 12, 2024, Regular Meeting. Mayor Pro Tem Jerry Rice made the motion to adopt the minutes. The motion was seconded by Council Member Craig York and the adoption of October 12, 2024, minutes was approved by unanimous vote.

2. Update on Building Renovation

Council Member Craig York reported that the work on the roof is about 75% complete. Guilford County Inspections should be finished by tomorrow on their inspection of the crawl space area including the support columns and footings. The HVAC company has been working in the crawl space and they found what looks to be asbestos under the building so the halted work. Mr. York will be getting bids on testing and cleaning out the asbestos. Once this is cleaned up, the HVAC will continue with their work so we can get heat in the building.

3. Update on the Bathroom near the Ball Field

Council Member Lee Greeson had no report. This topic was tabled until the next meeting.

4. Update on the Trees by the Ball Field

Mayor Bell spoke with Durwood on his recommendation for the trimming of the cedar trees by the ballfield. Durwood let the mayor know that he would just trim the limbs from the cedar trees from around the powerlines. The greatest danger to the powerlines is from the oak trees behind the cedars. He let the mayor know that he would also trim those trees with no extra charge. He will be able to start this project within the next couple of days.

5. Personnel Policy – NC State Law SL 2024-26 (section 7)

Mayor Bell explained the purpose of this law which states that no employee that uses the internet network will watch pornography at any time. Mayor Pro Tem Jerry Rice made a motion to accept and approve the Personnel Policy. Council member Craig York seconded, and the motion was approved unanimously.

6. Any Other Old Business

Mayor Bell asked if there was any further Old Business and there were none.

BOARD AND COMMITTEE REPORTS

Planning Board

Planning Board Chairperson Karen Horne stated the Planning Board did not meet last week and there was nothing to report.

Enforcement Officer

Mrs. Horne stated that there was a closed meeting among the Council Members last month and she has not been made privy to their discussion on an enforcement officer.

Town Administrator

1. Update on Picnic Area

Town Administrator Horne reported that the slides have been delivered and the playground equipment is being installed. Cody Myrick who is installing our playground equipment, is evaluating what would be needed for footers for the slides. We need to order signs with playground rules to post and sign saying the Town is not liable for any accidents from this equipment.

2. 811 Membership

Mrs. Horne let the Council know that she has completed the paperwork and has been trained on the 811 process and registered where our waterlines are. We still have not gone live and she would like to see that happen the first part of December. Council Member Lee Greeson made a motion for the town to go live the first part of December with 811. Mayor Chip Bell seconded the motion, and it was approved unanimously.

3. Update on Hudson Way

Town Administrator Horne started by letting the Council know that at the end of October, we discovered that Hudson Way had used almost 30K gallons of water that was not billed to any customers. She reached out to Sandy Cline from Burlington and requested their readings/charts for the period that it appeared that the water was used. The charts showed spikes of times where this issue occurred. When she spoke with Mr. Cline, he told her that they did not want to pay for that water and that they needed to put in a \$100k sewer meter and he wants to negotiate adding that they don't want to pay any tap fees at \$2K each, either. He wants Whitsett to just give him the meters. Also, Mrs. Horne found out that the construction workers found an old meter that was probably used for a house that used to be on the property which was in bad shape. When they dug into the ground at that site, they found there was a large area of very wet ground that she feels like has been there for a long time and could explain the concerns we have been having about water overage for the past couple of years that we were unable to account for. At this point they don't know where that meter is and Mrs. Horne has asked for them to find it and return it to the Town. Keystone is charged monthly for that meter access and they don't want to pay it any longer. Mrs. Horne told them that once they return the meter to us, we will stop charging them the meter access fee. Mayor Bell wants Mrs. Horne to let our attorney know what is going on with Hudson Way so he will be aware.

Town Administrator Horne then let the Council know that there is a person interested in purchasing the property across the street from TA Truck Stop. There is no water or sewer there so she reached out to Burlington to see if they were willing to let us tap onto theirs (they provide for the truck stop) and they said that would not be a problem. This potential buyer wants to build a Citgo on that land.

4. Purchasing Replacement Water Meters

Town Administrator Horne let the Council know the cost for replacing all our current water meters will be approximately \$20,728 based on the quote from Core and Main. These are cellular based meters. We will need 36 meters. Council member Craig York made a motion to approve this purchase from Core and Main with Council Member Lee Greeson seconding the motion. The motion passed unanimously.

NEW BUSINESS

1. Financial Report – Budget Amendment

Mayor Pro Tem Jerry Rice made the motion to accept the budget amendment for the 2023-2024 year that was presented to the Council. Council Member Craig York seconded, and the motion was approved unanimously.

2. Developmental Fee Schedule and Water Utility Schedule

Mayor Pro Tem Jerry Rice made a motion to accept the Whitsett Developmental Fee Schedule as presented earlier in this meeting which was seconded by Council Member Lee Greeson. The motion was approved unanimously. Council Member Lee Greeson made a motion to accept the Water Utility Schedule, and it was seconded by Mayor Pro Tem Jerry Rice. This motion was also approved unanimously.

3. Any Items from Council Members

Mayor Bell asked if there were any new items from Council members and Council Member Craig York asked if he could purchase two new books about annexation. Mayor Pro Tem Jerry Rice made a motion to approve the purchase of the two books and Council Member Lee Greeson seconded. The Council approved this request unanimously.

4. Announcements Mayor Pro Tem Jerry Rice asked if the work on the new generator has been completed. Town Administrator Horne said she would call and check the status of this.

5. Speakers from the Floor

Mayor Bell asked if there were any Speakers from the Floor and there were none.

ADJOURNMENT With no further business before the Council, Mayor Pro Tem Jerry Rice made the motion to adjourn, which was seconded by Mayor Chip Bell. The motion carried; and the November 12, 2024, Whitsett Town Council meeting adjourned at approximately 7:30p.m. The next regular meeting of the Whitsett Town Council is scheduled for Tuesday, December 10, 2024, at 6:00 p.m. at the Whitsett Town Hall.

Before dismissal, Mayor Bell reopened the meeting to request approval for Karen Horne, Town Administrator to get a pay increase. Council Member Cindy Wheeler made the motion to accept giving Mrs. Horne a pay increase. The motion was seconded by Council Member Craig York and the motion was approved unanimously.

_____/S/_____

Chip Bell, Mayor

_____/S/_____

Mayor Pro Tem Jerry Rice

APPROVED: