

**MINUTES OF THE WHITSETT TOWN COUNCIL**  
**December 9, 2008**  
**Whitsett Town Hall Building**

**REGULAR COUNCIL MEETING**

The regular meeting of the Whitsett Town Council was held at 7:00 p.m., Tuesday, December 9, 2008, at the Whitsett Town Hall. The following members of the Town Council were present: Mayor Richard Fennell, Mayor Pro Tem Andy Brown, Council members Jerry Rice and Cindy Wheeler. Absent was Council member Ken Jacobs. Also present were Town Administrator Gary Deal, Planning Board Chairman Bob Maccia, members of the media, and four citizens.

Mayor Fennell called the Council meeting to order at 7:00 p.m., and noted that a quorum was present. Council member Rice offered 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 Richard Fennell asked for any changes to the November 11, 2008 public hearing minutes; and none were made. Motion made by Council member Jerry Rice to adopt the public hearing minutes as written; motion seconded by Mayor Pro Tem Andy Brown. Adoption carried by unanimous vote of those present.

Mayor Fennell asked for any changes to the November 11, 2008 minutes for the regular monthly meeting; and there were none. Motion made by Mayor Pro Tem Andy Brown to adopt the minutes as presented; motion seconded by Council member Jerry Rice. Adoption carried by unanimous vote of those present.

**2. Set Council Meeting Dates for Calendar Year 2009**

Prior to tonight's meeting the members of the Council were provided a page listing the 2009 meeting dates for their regular monthly meetings. Mayor Fennell asked for any comments on needing to change established meeting date of the second Tuesday of each month; and Council members concurred with maintaining this standard.

With that, a motion was made by Council member Jerry Rice to accept the 2009 schedule of Town Council meeting dates. The motion was seconded by Council member Cindy Wheeler; and the motion passed unanimously.

### **3. Any Other Old Business**

Mayor Fennell asked for any other old business; and there was none.

## **BOARD AND COMMITTEE REPORTS**

### **1. Planning Board**

Board Chairman Bob Maccia reported that at the December Planning Board meeting, the 2009 meeting dates for the Planning Board, which were before the Council, had been approved as well as the roster recommending those to serve on the 2009 Planning Board. Chairman Maccia explained that the terms of two members and one alternate would expire at the end of 2008 with the terms of Board Vice Chairman Joe Wheeler and Board alternate Homer Moser extended for another three-year term.

Regrettably, Chairman Maccia announced that Evelyn Rutkoski opted off the Board due to out-of-town family illness; but, she would like to continue to be involved in Board issues and assist in any way she can when available. This void leaves the Planning Board now with three vacancies—one member and two alternates; and Chairman Maccia solicited the help of the media to publicize the Board's need and recruitment for those to serve. Council member Cindy Wheeler added that perhaps the Fire Company would allow the Town to use their sign to advertise that the Planning Board is accepting applications for membership on the Board.

Mayor Fennell directed an invitation to Lee Greeson, who has frequently attended Town Council meetings and has been a lifelong Whitsett resident, to consider applying for a spot on the Planning Board. Both the Planning Board and Town Council encouraged Lee Greeson, who they felt would be an asset to the Board, to do so.

In conclusion, Mayor Fennell commended Bob Maccia for his year's service as Board Chairman; and also the work of the Planning Board in 2008.

### **2. Enforcement Committee**

Enforcement Officer Gary Deal reported follow-up on a complaint in Dow Acres that a second inhabited dwelling existed on a lot in violation of Town ordinances. The incident was investigated; and no evidence was found to substantiate the allegation. A letter with the findings was sent to the resident registering the complaint; and the case would now be considered closed.

### **3. Enforcement Officer**

Enforcement Officer Gary Deal reported that three development clearance permits had been issued this month: (1) to Matthew Clapp (following November's approved P&I

rezoning) to convert and remodel dwellings on property located at 580 NC Highway 100 for church worship and ministry projects, (2) to contractor Williams Plumbing, Heating and Air Conditioning to replace duct work throughout the house of Betty Stiles at 917 Penn-Lo Drive, and (3) to contractor Wade's Heating & Air to upgrade and replace the furnace and air conditioner at the Whitsett Fire Company at 809 NC Highway 61.

#### **4. Town Administrator**

Town Administrator Gary Deal reported that official notification from the Federal Emergency Management Agency (FEMA) had been received announcing approval of the Town of Whitsett application to participate in the National Flood Insurance Program (NFIP). Word had first come to us by way of Warren Simmons of Guilford County Government who ushered the paperwork through the process for Whitsett's acceptance in the program. Under this enrollment, flood insurance would now be available for purchase to local property owners even though no property in Whitsett is designated as flood-prone area. Town Administrator Deal stated that this flood insurance eligibility had been an objective long in the works; and now could be considered complete.

Next, Town Administrator Deal reported that the Town [Bob Maccia and himself] continues to work with Ginger Booker of the Piedmont Triad Council of Governments on differentiating between conditional-use zoning and special-use permitting and relevant applications thereof. Of equal importance is that PTCOG is assisting the Town in automating all Town ordinances so that amendments and revisions to code are easier and less time consuming to effect. Town Administrator Deal stated that Ginger had actually found an old "floppy" disk with original versions of Whitsett's ordinances; and she was attempting to convert this disk to modern formatting and text software.

Finally, Town Administrator Deal reported that he continues to work with Guilford County municipalities on a Three-Year Solid Waste Plan which is scheduled to come before the County Commissioners for review and approval by June 2009. (The Town Council should see a proposed draft by April or May.) In conjunction with this plan, the Solid Waste Committee is currently trying to identify convenient recycling sites that could be established; and Gibsonville is a consideration for Gibsonville and Whitsett to share.

### **NEW BUSINESS**

#### **1. Approve Lawncare Contract for Calendar Year 2009**

Members of the Town Council had received a copy of the proposed lawncare contract in their packets for prior review. Mayor Fennell asked for any comments or concerns; and other than expressing favor with the current contractor and noting that the per-mow price had increased minimally by \$10—from \$75 to \$85—there was no need for discussion.

Council member Jerry Rice made a motion to accept the contract as presented; motion seconded by Council member Cindy Wheeler. The contract was approved by a unanimous vote of those present.

**2. Discuss Concession Stand Contract and Ballfield Contract for 2009**

Mayor Fennell explained that the two contracts under review did not necessarily need to be approved this evening; but that preliminary discussion should focus on the concession stand contract and the cost to the Town to facilitate this operation. Mayor Fennell added that it is costing the Town about \$1,200 a year in electric to run the stand; and that the Wades—the concessionaires—may not even be aware of this substantive expense. And, even though the Wades donate a percentage of their sales, which lately has been around \$300, those proceeds do not justify or adequately offset the Town’s expense.

Mayor Fennell asked that in addition to Town Administrator Gary Deal, he would ask for a volunteer from the Town Council to meet with Ricky and Brenda Wade to enlighten them on electricity costs and the Town’s dilemma; and then attempt to work up a plan to conserve utilities and ultimately shave costs to the Town. Council member Cindy Wheeler came forward.

Progress will be reported at the next Town Council meeting.

**3. Any Items from Council Members**

Mayor Fennell asked for any items from Council members; and there were none.

**4. Announcements**

Mayor Fennell asked for any announcements; none made.

**5. Speakers from the Floor**

Mayor Fennell asked for speakers from the floor; and there were none.

**ADJOURNMENT**

With no further business before the Council, Mayor Fennell invited a motion to adjourn. Motion was made by Council member Jerry Rice for adjournment; motion seconded by Mayor Fennell. Motion passed unanimously; and the December 9 Town Council meeting was adjourned at 7:25 p.m.

The next regular meeting of the Town Council will be at 7:00 p.m., Tuesday, January 13, 2009 at the Whitsett Town Hall.

/s/

/s/

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Jo Hesson, Town Clerk

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Richard Fennell, Mayor

**APPROVED:** January 13, 2009