

MINUTES OF THE WHITSETT TOWN COUNCIL
July 13, 2010
Whitsett Town Hall Building

REGULAR COUNCIL MEETING

The regular meeting of the Whitsett Town Council was held on Tuesday, July 13, 2010 at the Whitsett Town Hall. The following members of the Town Council were present: Mayor Richard Fennell, Mayor Pro Tem Andy Brown, Council members Cindy Wheeler and Lee Greeson. Also present were Town Administrator Gary Deal, Planning Board Chairman Bob Maccia, 2 members of the media, and 12 citizens. Absent was Council member Jerry Rice.

Mayor Fennell called the Council meeting to order at 7:00 p.m., and noted that a quorum was present. In the absence of Council member Rice who regularly offers the invocation, Mayor Fennell invited those present to pause for a moment of silence.

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 June 8, 2010 public hearing minutes; and with none made, asked for a motion to adopt the minutes. Motion made by Council member Cindy Wheeler to adopt the minutes as written; motion seconded by Council member Lee Greeson. Adoption carried by unanimous vote.

Mayor Fennell asked for any changes to the minutes from the June 8, 2010 regular meeting. With none, a motion was made by Council member Lee Greeson to accept the minutes as written. Motion seconded by Council member Cindy Wheeler; and motion passed unanimously.

2. Any Other Old Business

Mayor Fennell asked if there were any other old business to be discussed; there was none.

BOARD AND COMMITTEE REPORTS

1. Planning Board

Planning Board Chairman Bob Maccia reported that at the July Planning Board meeting, Council member Jerry Rice, who also serves as Council liaison to the Board, presented his plans to subdivide a 14-acre tract of his property on Kivette House Road into two lots. The front lot which fronts Kivette House would be approximately 5 acres, and would be used for Council member Rice's daughter and husband to build their house. The back 9-acre lot, which is landlocked, would remain undeveloped; and would not be subject to future subdividing.

Board Chairman Maccia stated that, after the Planning Board's review of the preliminary plat, members had no objections; and following the payment of subdivision fees in accordance with the Town's fee schedule, Council member Rice could proceed with securing Guilford County Planning Department approvals and Health Department certifications towards final plat approval.

2. Enforcement Committee

Enforcement Officer Gary Deal reported no activity.

3. Enforcement Officer

Enforcement Officer Gary Deal reported that since last month's meeting, three development clearance certificates had been issued: (1) to Kirk Shuler at 540 NC Highway 61 to install a generator, (2) to Wilson Heating and Air to change out a gaspack at the home of David Chapman at 6900 Stella Drive, and (3) to Blake Moving Co. to relocate existing house on Danny Whitsett property at 7218 Whitsett Park Road and build additions to dwelling.

4. Town Administrator

Town Administrator Deal gave an update on the Jordan Lake induced environmental regulations being revised by Guilford County staffer and engineer Shea Bolick for resubmittal to NCDENR Division of Water Quality for approval. The revised proposals that Bolick is preparing for the County and four municipalities, including Whitsett, are due no later than July 20.

Following the State's approval of the regulations, the Town will then schedule a public hearing for adoption of the new regulations and carry forward with an educational outreach effort to inform residents of the impact of the Jordan Lake rules on the community.

Town Administrator Deal then reported that with regard to the Town's water grant, Benchmark, the Town's contracted grant administrator had requested from the contracted engineering firm of Davis-Martin-Powell & Associates a timeline for 2012 completion of the waterline project and depletion of grant monies. Deal explained that if, in the early planning and design stages, the contractors determine a probability that the project may run under the \$750,000 awarded, then best to be prepared sooner for a plan to amend the scope of the project and allow the most flexibility for expending surplus funds.

NEW BUSINESS

1. Discussion and Approval of Contract for Annual Audit

Mayor Fennell asked for any discussion on the proposed contract from Bobby Massey, CPA, to conduct the Town's financial audit for the past budget year that ended June 30, 2010. The proposed fee of \$6,500 is identical to last year's fee. With that noted, a motion was readily made by Council member Lee Greeson to accept the contract as stipulated. Motion seconded by Council member Cindy Wheeler; and the motion carried by unanimous vote of those present.

2. Any Items from Council Members

Mayor Fennell asked for any items from Council members; and Mayor Pro Tem Andy Brown raised the necessity to either repair, if deemed doable, or replace the deteriorating windows of the Town Hall. Discussions focused mostly on full replacement; and the Town office would resurrect the two bids received last fall when the Town thought it might have had a shot at some stimulus dollars for an energy grant.

Town Administrator Deal stated that the windows needed paint 10 or so years ago; and to now replace all the windows in the Town Hall building would cost in excess of \$60,000. Facing this fact and living with a constrained budget, Council members spoke of a phased-in replacement plan, whereby replacement of windows one room or block at a time would span several budget years.

There was talk of salvaging the windows with a less urgent need by scraping, patching, and painting them in order to buy some time until they could be replaced; and Council member Lee Greeson offered to contact a neighboring handyman for assessment.

All in all, the matter needs to be addressed and handled; and will be the subject of continued discussions each month until action is affordably taken. Meanwhile, Mayor Fennell offered to look into grants that may be available, starting at the State level; and the Town staff would again look over bids in hand and acquire others for the Council's review and evaluation.

3. Announcements

Mayor Fennell asked for any announcements; and there were none.

4. Speakers from the Floor

Mayor Fennell asked if there were any speakers from the floor; and Whitsett resident James Brown asked to speak about a neighbor’s loose dog on Gusenbury Road, which is a matter in violation of the Guilford County leash law. Mr. Brown had sought help from the Sheriff’s Department who lately had been patrolling the roadway; and not satisfied, Brown was now asking if the Town would intervene to put a stop to this chronic annoyance.

Mayor Fennell reminded Mr. Brown about the procedure to register a written complaint with the Town Hall in order for the matter to be considered by the Town to handle.

ADJOURNMENT

With no further business before the Council, Mayor Fennell invited a motion to adjourn. Motion to adjourn was made by Council member Lee Greeson; motion seconded by Mayor Pro Tem Andy Brown. Motion passed by unanimous vote of those present; and the July 13 Town Council meeting was adjourned at 7:32 p.m.

The next regular meeting of the Town Council will be at 7:00 p.m., Tuesday, August 10, 2010 at the Whitsett Town Hall.

/s/

/s/

Jo Hesson, Town Clerk

Richard Fennell, Mayor

APPROVED: August 10, 2010