

## MINUTES OF THE WHITSETT TOWN COUNCIL

September 10, 2024

Whitsett Town Hall Building

### REGULAR COUNCIL MEETING

The regular meeting of the Whitsett Town Council was held on Tuesday, September 10, 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 and Lee Greeson. Also present was Town Administrator Karen Horne.

Mayor Chip Bell called the meeting to order at 6:00 p.m. and noted that a quorum was present. He asked Mayor Pro Tem Jerry Rice to give the invocation which was followed by the Pledge of Allegiance.

### **SPEAKERS FROM THE FLOOR**

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

### **OLD BUSINESS**

#### **1. Adoption of the Minutes**

- Mayor Bell asked if he heard a motion to accept the minutes from the August 13, 2024, Regular Meeting. Council Member Lee Greeson made the motion to adopt the August 2024 minutes. The motion was seconded by Council Member Craig York and the adoption of the August 13, 2024, minutes was carried by unanimous vote.

#### **2. Update on Women's Bathroom by Ballfield**

- Council Member Lee Greeson reported that he received a quote of \$1050 by Springs to repair the wall in the bathroom. This quote does not cover any damage/wood rot inside of the wall that they were unaware of at the time of the quote. The company will be sure the wall is anchored down and the gutters need repaired. They will clean the gutters and put in gutter guards. The concrete next to the bathroom has a large gap in it that they will calk. Council Member Craig York made a motion to accept the quote by Springs to repair the bathrooms at the ballfield. The motion was seconded by Council Member Lee Greeson and motion passed unanimously. Mr. Greeson will contact them to go ahead and start the work.

#### **3. Update on Trees that need to be cut back around the back of the Ballfield**

- Council Member Cindy Wheeler was going to look into this but she is absent tonight. Town Administrator Karen Horne got a quote from Trees are Us of \$2950 cutting the trees a few feet off the line. Mayor Bell said it is important to try and preserve the look of the trees so they will continue to look nice and to bury the electrical line. Mayor Pro Tem Jerry Rice made a motion to table this topic until the November meeting. The motion was seconded by Council Member Craig York and it passed unanimously.

#### **4. Any Other Old Business**

- Council Member Craig York asked if there was any further Old Business and there was none.

### **BOARD AND COMMITTEE REPORTS**

#### **Planning Board**

1. Planning Board Chairperson Karen Horne stated there was no meeting in September due to the Labor Day holiday.

## **Enforcement Officer**

1. Mrs. Horne reported that she and Town Clerk Barbara York drove around Whitsett to check and see that all ordinances are being adhered to. She noted that there were quite a few homes in the area that had started to accumulate parked cars that were old and had no plates. Mrs. Horne reviewed what our ordinance says about junk cars and most of the cars referred to above, did not meet those standards. Mayor Bell had a complaint about a home on Ballpark that has more and more debris. She will look closer into this issue. There's also a house on Gusenbury that has a lot of junk cars etc. Mrs. Horne said she thinks she is going to send out a letter to these people who are violating these ordinances and give them six months to get their property cleaned up before she starts mailing fine violation letters. Mayor Bell suggested that we make sure we have looked at all the residents in our town limits to see if anyone else is in violation before we send letters. Mrs. Horne will also get in touch with Alliance Code Enforcement to have their representative come speak with the Council about having an enforcement officer.

## **Town Administrator**

### **1. Update on Picnic Area**

- Town Administrator Horne reported that Cody Myrick has begun working on installing the new playground equipment. She noted that the slides are all deteriorating badly and are not safe for children. She provided the Council with some quotes for new slides. Discount Playgrounds was the only company that could provide the slides that would fit our equipment and their quote was \$6668.39. Cody provided a quote of \$450 to do the installation. The playground is currently closed because the equipment has not been installed yet. Council Member Lee Greeson made a motion to purchase the slides and have Cody install them. The motion was seconded by Mayor Pro Tem Jerry Rice and the motion was approved with a unanimous vote. Mr. Greeson thinks a chain needs to be put on the gate to keep people out until the playground is finished.

### **2. Request from a water customer with no structure on property to remove water meter**

- Mrs. Horne reminded the Council that the owner of 7101 Burlington Road had written to Mayor Bell requesting the meter be shut off on that property, so they won't get any more water bills. Mrs. Horne has been reviewing the ordinances and she spoke with our attorney regarding managing the water system and found that there is currently nothing in our ordinances or fee schedule that allows for removal of a water meter and not paying the minimal fee. The 36 landowners who got water meters must pay the minimal fee each month which is now \$45.50. These fees cover the costs of maintaining our water system. Mayor Bell made a motion to leave the ordinance regarding the water meter and fees the way they are. Mayor Pro Tem Jerry Rice seconded, and the motion passed unanimously.

### **3. Water Meters**

- Town Administrator Karen Horne let the Council know that a couple of weeks ago, Burlington lost water pressure and many of our residents lost water for a few hours. Burlington got it repressurized and during that process, the water meters at 7108 and 7116 Burlington Road failed. Our OCR water guy, TJ, when reading the meters caught that there was a leakage and called Town Clerk Barbara York. She directed him to remove those meters and replace them with two of the older replacement meters we have in the office at Town Hall until we decide on a permanent solution. Mrs. Horne called Core & Main and let them know we needed to order some meters. She was told that Neptune has a new option for water meters the Neptune Moch 10 which costs \$229 and when we are ready to go cellular, we will only have to purchase the antenna part of the meter for an additional \$200. This meter is a manual read meter and then you buy either a belt reader antenna or a cellular antenna whenever you are ready. Mrs. Horne thinks at this point, we should purchase six of these meters and no antenna. Then when we are ready to start purchasing meters for Hudson Way, we will purchase the meters that already have the cellular read capability. If we buy six meters now, if any more meters break, we will have replacements available. Council Member Lee Greeson made a motion to purchase six of the Moch 10 meters with no antennas. Mayor Pro Tem Jerry Rice seconded, and the motion passed unanimously.

**NEW BUSINESS**

**1. Review Prevatt Bill for additional Electrical Work**

- Mayor Bell reviewed his understanding of the remaining cost for Prevatte Electrical to come and fix the lights in our front parking lot. We were originally quoted \$3100 to complete the work and turned out to be over \$5100. Their crew had to stay an extra day and that is why Mr. Greeson said the final cost was more. When digging, they could not find the gas line. Mr. Greeson suggested that we contact Piedmont Gas and have them come and mark where our gas line is. We also need to know if there is a shutoff valve. Council Member Lee Greeson made a motion to pay the \$5100 bill. The motion was seconded by Mayor Bell and the motion was approved with a unanimous vote.

**2. Fee Schedule review for Public Hearing Decision**

- Town Administrator Horne went over the proposed new fee schedule. Mayor Pro Tem Jerry Rice discussed the amount of time Town Clerk York spends on the phone with new residents to Guilford County calling the Town Hall to get utility/water and or trash pick up. Ms. York looks up on the GIS their address and lets them know they do not live in Whitsett, that they live in Guilford County. The person then tells her that they already called Guilford County and they told them they don't live in Guilford County, and to call Whitsett. Ms. York gets these calls almost every day! The Council discussed some ways to keep this from happening such as an automated phone line or fees for the service. The Council also discussed the Town not having an emergency phone line or water main cut off. We want to be sure the fee schedule does not eliminate our contract with Gibsonville.

**3. Set Public Hearing Date**

- The next Public Hearing was set for Tuesday, November 12, 2024.

**4. Any Items from Council Members**

- Council Member Craig York let everyone know that the heating and air ducts were going to be removed from under the Town Hall in the next couple of weeks.
- Mayor Pro Tem Jerry Rice asked if we had heard anything back from Freddy's Generator Pros regarding our new generator not working properly. Ms. York has been trying to get them to respond.

**5. Announcements**

- Mayor Bell let the Council know that Keystone had contacted him and they are submitting the Sewer Extension Plan. They will proceed with trying to get sewer lines through Gibsonville.

**6. Speakers from the Floor**

- Council Member Craig York asked if there were any speakers from the floor and Tanneshia Dukes who is running for State Representative for District 59 (which is Whitsett's district) gave a brief update on her campaign and what she has been doing to help our community.

**ADJOURNMENT** With no further business before the Council, Mayor Chip Bell made the motion to adjourn, and it was seconded by Mayor Pro Tem Jerry Rice. The motion carried; and the September 10, 2024, Town Council meeting adjourned at approximately 7:40p.m. The next regular meeting of the Whitsett Town Council is scheduled for 6:00 p.m. on Tuesday, October 8, 2024, at the Whitsett Town Hall.

\_\_\_\_\_/S/\_\_\_\_\_  
Chip Bell, Mayor

\_\_\_\_\_/S/\_\_\_\_\_  
Jerry Rice, Mayor Pro Tem

**APPROVED:**