

MINUTES OF THE WHITSETT TOWN COUNCIL
September 10, 2019
Whitsett Town Hall Building

REGULAR COUNCIL MEETING

The regular meeting of the Whitsett Town Council was held on Tuesday, September 10, 2019 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, Cindy Wheeler, and Lee Greeson.

Also present were Town Administrator Ken Jacobs, *The Alamance News* reporter Tomas Murawski, and two area residents. Absent was Planning Board Chairman Bob Maccia.

Mayor Fennell called the meeting to order at 7:00 p.m., noted that a quorum was present; and asked Council Member Jerry Rice to offer the invocation.

SPEAKERS FROM THE FLOOR

Mayor Fennell asked for any speakers from the floor, and no one responded.

OLD BUSINESS

1. Adoption of the Minutes

Mayor Fennell asked for any changes to the minutes from the August 13 public hearing; and with none, asked for a motion to adopt the minutes. Council Member Jerry Rice made a motion to accept the minutes as written; Council Member Lee Greeson seconded the motion. The motion to adopt the August public hearing minutes passed by unanimous vote.

Mayor Fennell asked for any changes to the minutes from the August 13 regular meeting; and hearing none, asked for a motion to adopt the minutes. A motion to accept the minutes as written was made by Council Member Lee Greeson; motion seconded by Council Member Jerry Rice. The motion to adopt the August regular meeting minutes passed by unanimous vote.

2. Next Step for Rex Tuggle Property at 814 NC Highway 61 South

Town Administrator Ken Jacobs stated that we seem to be at an impasse with progress on the Rex Tuggle derelict property. The county allows 90 days for a property owner to either restore or remove a structure; and it has been 90 + 90 days with little or nil continual attention.

Tuggle has promised on occasions to produce a plan of approach for the site; yet nothing has been seen. Town officials, who have been more than lenient, feel that Tuggle is just chipping away at the project to pacify the Town; and it is time to call a halt, and take action for remediation.

All Council Members agreed to do whatever it takes for resolution; and Mayor Fennell made a motion to consult Town attorney Joe Kalo on the Town's legal grounds to force removal of debris and any further action. Motion seconded by Council Member Lee Greeson; and the motion carried by unanimous vote.

3. Any Other Old Business

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

BOARD AND COMMITTEE REPORTS

1. Planning Board

In the absence of the Planning Board Chairman Bob Maccia, Town Administrator Jacobs gave a brief report on last week's Board meeting, stating that the major undertaking for the Board would be drafting an Economic Development Plan in opposition of current plans for the widening of US 70 as outlined in the minutes from the Feasibility Study meeting, distributed earlier to Planning Board members and Council members.

Much discussion took place on how the proposed four-lane highway with a 23-foot median would cripple Whitsett's neighborhood business (NB) district, and strong supportive documentation contending proposals and defending the Town's position would be submitted to the Burlington-Graham Metropolitan Planning Organization following Board and Council approval.

In addition, the Board is working on preparing text amendments to the commercial architectural standards adopted in 2008 to update ordinances that would apply to and would protect primarily the newly-designated NB district. The Board will be taking a look at the entire district's streetscape that spans from the easternmost boundary on US 70 to where it intersects NC Highway 100.

2. Enforcement Committee

No activity.

3. Enforcement Officer

Enforcement Officer Jacobs reported that, in addition to the above issue at 814 NC Highway 61, he continues to monitor and follow up with the county on the major renovations in progress—without any permits—to the property at 7235 Whitsett Park Road.

Jacobs reported that one development clearance certificate (DCC) had been issued since last Council meeting to contractor J&W Service for the installation of a gas pack and duct work to serve certain rooms at Town Hall.

4. Town Administrator

Town Administrator Jacobs reported the following informational items:

- **Town Hall Activities:** (1) The triennial water testing for lead and copper detection is due by September 30. This involves five water customers to draw water samples for analysis by a certified laboratory. The results are then fed back to the consumers as required by EPA and the NC Public Water Supply Section (PWSS). Those notifications are then forwarded to PWSS to complete the process, which is not due again for another three years, provided the rules do not change. (2) The Town's five CDs at First Bank since February 2017 have incurred over \$17,000 in dividends; quite a contrast to the returns from the money market accounts that used to be with American National Bank & Trust. In addition, savings have been realized as a result of a readjusted house count with Republic for garbage and recycling collections, and a renegotiated telecommunications contract with CenturyLink.
- **Meetings:** (1) Participated in a second meeting for the 2020 Guilford County multi-jurisdictional hazard mitigation plan update held at Emergency Management headquarters in Greensboro. The plan is required to be updated every five years. Various factors and aspects are relevant to Whitsett; those being, the Town Hall generator, the emergency shelter housed at the Town Hall, and the cell tower on Gusenbury Road, which will be added just this year. Most important in this regard, is that participation in these meetings qualifies entities for FEMA funds. (2) Attended the latest Transportation Advisory Committee meeting in Burlington, at which nothing of significant interest was presented.

NEW BUSINESS

1. Economic Development Plan for the Town

This item was covered under the Planning Board report.

2. Any Items from Council Members

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

3. Announcements

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

4. Speakers from the Floor

Mayor Fennell asked for any speakers from the floor; and no one asked to be recognized.

ADJOURNMENT

With no further business before the Council, Mayor Fennell invited a motion to adjourn. Council Member Jerry Rice made the motion to adjourn; motion seconded by Council Member Cindy Wheeler. The motion passed by unanimous vote; and the September 10, 2019 Town Council meeting was adjourned at approximately 7:19 p.m.

The next regular meeting of the Whitsett Town Council is scheduled for 7:00 p.m., Tuesday, October 8, 2019 at the Whitsett Town Hall.

/s/

Jo Hesson, Town Clerk

/s/

Richard Fennell, Mayor

APPROVED: October 8, 2019