

MINUTES OF THE WHITSETT TOWN COUNCIL

February 11, 2025

Whitsett Town Hall Building

REGULAR COUNCIL MEETING

The regular meeting of the Whitsett Town Council was held on Tuesday, February 11, 2025, 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 and Town Clerk Barbara York along with one citizen. Becky Loy from Cobb Ezekiel Loy was also present.

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 January 14, 2025, Regular Council Meeting. Council Member Craig York made the motion to adopt the January 2025 minutes. The motion was seconded by Mayor Pro Tem Jerry Rice and the adoption of the January 14, 2025 Town Council Meeting minutes was carried by unanimous vote.

2. Becky Loy – Cobb Ezekiel Loy – Audit Results

- Mayor Chip Bell recognized Becky Loy, representing Cobb Ezekiel Loy, to present the results and comments from the financial audit for the 2023-2024 fiscal year. Ms. Loy passed out the audit results booklets so everyone could follow along as she discussed the findings. She went over the information charts in the booklet to let the Council know of our financial information and gave some insight into what we need to do to make even more improvements. Ms. Loy stated that overall, everything looked very good in the audit.

3. Any Other Old Business

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

BOARD AND COMMITTEE REPORTS

Planning Board

1. 2025 Officers

- Planning Board chairperson Karen Horne informed the Council that during the meeting last week, she had been reelected as chairperson for the year 2025. The Board will discuss the position of vice chairperson at their next meeting as the current vice chairperson, Lane Williamson, was unable to attend the meeting last week to discuss her intentions. The Board will vote regarding the position of vice chair at its March meeting.
- The Board is still looking at some architectural ordinances and doing some research on other municipalities who have a similar vision as we do. Mrs. Horne shared some of the ways that these municipalities set up their ordinance guidelines. The Board will continue to research this subject.

- When asked if the Council had any further questions for the Planning Board, Mayor Bell asked about the food truck that is on the corner of Highway 70 and Highway 61. Mrs. Horne said she touches base with the Guilford County Health Department every now and then and this food truck is licensed in Alamance County and has permits.
- Next, Mayor Bell asked if Mrs. Horne had updated information regarding the two junk cars and two trailers, one of which is wrecked that are sitting on the property on Highway 61 behind the lot where the sheds are being sold. The Council asked Karen to contact our attorney to write a letter to the owner of Huffman Oil, who owns that property, and tell them about the situation and ask them to see that this junk is removed. If the junk is not removed after we send a letter, then we will look to Guilford County enforcement to take care of the problem.
- Council Member Craig York asked if anyone was regularly riding around Whitsett to check and see if everything is in good shape and abiding by the Town's ordinances. Mrs. Horne said that she will go out to areas that are not traveled as much in our area and check the status of these areas. Council Member Cindy Wheeler asked about the abandoned mobile home on Whitsett Park Road. That property is zoned RS-30 and the owner of that mobile home, Randy Ingle said he was using it to store equipment in, and he was going to build a barn around it, but it appears to be abandoned. Mr. York said he would speak to Mr. Ingle about moving this trailer.

Enforcement Officer

1. County Inspection of 7108 Burlington Road

- Town Administrator Karen Horne reported that she had contacted the Guilford County Health Department to follow up on a concern for the safety of the mobile home at 7108 Burlington Road. The inspection of the outside of the trailer identified concerns with the electrical panel located outside of the residence and they are going to reach out to the owners to turn off the power to that trailer.

Town Administrator

1. Generator Status

- Town Administrator Horne reported that Freddy's Generator Plus came and evaluated the generator, and it was working as it should. They want to come back in the summer and assess it again to be sure all is well when the air conditioner system is working.

2. Withers Ravenel

- Mrs. Horne has reached out to this company and is waiting for a response. She wants to discuss them by writing a grant for us to expand our water system. Mrs. Horne also let the Council know that our water pump system stopped working that morning and we had to have Randy Ingle from Ingle's plumbing replace the pump so the fire department and the Town Hall could have water. The fire department really needs city water rather than a well. Mayor Bell asked Mrs. Horne to contact Bob Patterson in Burlington to see if he had any other ideas about grants to help the Town extend the water line.

3. Delinquent Water Bill Accounts Over 90 Days

- Town Administrator Horne stated that we have been working on what to do with the issue of the person on the deed of the property not paying their water bill. The bill is almost 90 days past due and we are working with our attorney to see how to best collect on this debt. We are planning to charge a lockout/takeout fee to keep the water meter from being used until the debt has been paid. The attorney has suggested we take another look at our water policy.

NEW BUSINESS

1. Financial Report – P&L Sheet

- Town Clerk Barbara York passed out the most current P&L sheet for the Council to review and see if they had any questions or concerns. She explained how she was going to take Becky Loy's recommendation to use this report when writing checks to be sure there is enough in the budget to cover that expense.

2. Any Items from Council Members

- Mayor Bell asked if there were any further items from the Council Members and there were none. Council Member Lee Greeson expressed his concern about the work the DOT did when changing Brightwood Church Road to be directly across from Penn Lo. The Council requested that Ms. York ask a representative from the DOT to attend our next council meeting to respond to the Council's concerns.
- Mayor Bell stated that the Council had met for a retreat, and he wanted to discuss some topics that were discussed. They talked about having the Town Hall open on Tuesdays from 9:00 a.m. until 5:00 p.m. beginning July 1 of this year. Mayor Pro Tem Jerry Rice made a motion to accept those changes to the business hours beginning July 1, 2025. Council Member Lee Greeson seconded the motion, and it was approved unanimously. The Council also discussed the request to upgrade our landscaping at the Town Hall. They decided not to budget any additional money for that at this time due to the restoration of the Town Hall, but we can ask Cody Wyrick to draw up a plan showing some plants he could put around the signs at the front of the building with an estimate of what that would cost. Perhaps we could use money already in our budget to do some planting. Lastly, the Council discussed at their retreat the suggestion that we budget some money to put up an electrical sign at the front of the building to replace the marquee that is currently there. The Council said they did not want to have that kind of sign. If something more tasteful can be found, then bring it back to the Council for them to look at. The Council did agree to get a second email for the town for Karen Horne to use. Karen York will help with this.

3. Announcements

Mayor Bell asked if there were any announcements and there were none.

4. Speakers from the Floor

- Mayor Bell asked if there were any speakers from the floor. There were none.

ADJOURNMENT

With no further business before the Council, Mayor Chip Bell asked for a motion to adjourn. Council Member Craig York made that motion, and it was seconded by Mayor Pro Tem Jerry Rice. The motion carried; and the February 11, 2025, the Town Council meeting adjourned at approximately 6:55p.m. The next regular meeting of the Whitsett Town Council is scheduled for 6:00 p.m. on Tuesday, March 11, 2025, at the Whitsett Town Hall.

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_____/S/_____

Chip Bell, Mayor

Jerry Rice, Mayor Pro Tem

APPROVED: