

MINUTES OF THE WHITSETT PLANNING BOARD

March 7, 2023

Whitsett Town Hall

The meeting of the Whitsett Planning Board was held at 6:00 p.m. on Tuesday, March 7, 2023 at the Whitsett Town Hall. Those in attendance were Planning Board Chairperson Karen Horne, Vice Chairman Charles Sedoris, Board members Lane Williamson and Tyler Harris, Council Member Liaison Jerry Rice Town Administrator Elaine Garner and Town Clerk Barbara York.

Planning Board Chairperson Karen Horne called the meeting to order at 6:00, noted that a quorum was present and asked for a volunteer to do the invocation. Mayor Pro Tem Jerry Rice gave the invocation.

REGULAR MEETING

SPEAKERS FROM THE FLOOR

There were no speakers from the floor.

OLD BUSINESS

- Chairperson Horne asked if there was a motion to approve the February 7, 2023 minutes. The motion to accept the minutes was made by Planning Board Member Tyler Harris and seconded by Board Vice-Chairman Charles Sedoris. The minutes were approved unanimously. Chairperson Horne gave a summary and status on the Utility Development Fee Schedule and TAP Fees for Hudson Way. She let the Board know about House Bill 436 where it says to pass these kinds of fees, you must have an assessment done first. When asked about whether this applied to our town, our lawyer stated that he didn't "think" the bill would apply to us. Mr. Sedoris questioned that we own our own water system and buy our water from Burlington. He wants a legal answer as to whether that scenario is ok before we adopt getting the study done.

When trying to calculate what these fees should be, the general rule is cost of the meters plus 10%. The current prices for meters (through Core and Main) that are cellular capable are \$375 and to replace one of our current meters would be about \$320 on top of that. For the drive-by meters, the cost per meter would be approximately \$280 and about \$250 to replace the ones we currently have. The 10% more would cover administrative costs.

Board Member Charles Sedoris made a motion stating that the Board approve the water package as it is with the contingency that we get a direct answer from the Town's lawyer that we are good to approve the water/sewer development fee/new connection fee, since we purchase our water from the Town of Burlington while owning our own water system. Council Member Lane Williamson seconded and the motion was carried unanimously.

- Chairperson Karen Horne asked Town Clerk Barbara York to explain the three billings systems that she was asked to research since we will soon be billing our new residents in Hudson Way as well as our current water clients. Ms. York directed the Board's attention to a spreadsheet she created to show the various options that the different companies offered and which companies did or did not offer. The Board decided that at this point the Town does not need to choose a

billing system because we currently only have 32 customers. The upfront costs ranged from \$10,000 down to \$1035 and the monthly fees ranged in price from \$450 to \$0. Charles Sedoris made a motion for the Board to table this discussion until Hudson Way puts in the houses and the meters needed to use this system and to justify its cost. The motion was seconded by Board Member Tyler Harris and carried unanimously.

- We need to remove any unused or outdated links regarding RM12 on our website.

NEW BUSINESS

- Chairperson Karen Horne let the Board know that we have a 2023-2024 Budget Committee that is going to start working on next year's budget.
- Board Member Lane Williamson addressed her concern about the Ruritan Meeting being on the same night and starting exactly one hour into the Planning Board Meeting. There are some people serving in both groups and have to leave the Board meeting before it is completed. She suggested that maybe they try and meet on a different day.

ADJOURNMENT

With no further business to discuss, Planning Board member Lane Williamson made a motion to adjourn. Charles Sedoris seconded the motion and it was passed unanimously. The meeting adjourned at approximately 7:00 p.m.

The next regular meeting of the Whitsett Planning Board is scheduled for Tuesday, April 4, 2023 at 6:00p.m. at the Whitsett Town Hall Building.

Chairman Karen Horne

Vice Chair Person Charles Sedoris