

## MINUTES – February 17, 2020

The Board of Aldermen of the Town of Gibsonville met at 7:00 pm for an agenda meeting in the Town Hall. The meeting was called to order Mayor Williams. Alderpersons Shepherd, Owen, O'Toole, Pleasants, and Maizland were present. Ben Baxley, Town Manager, and Laurie Yarbrough, Town Clerk, were present. Police Chief Ron Parrish, Public Works Director Rob Elliott, Planning Director Brandon Parker, Town Attorney Doug Hoy, Josh Johnson with AWCK, and Chelsea Dickey with Motley were in attendance.

Mayor Pro Tem Shepherd led the Pledge of Allegiance.

### Public Comments

Bev Ross of Courtyards at Ashley Woods stated she attended the budget retreat and had hoped to see more residents there. She stated public safety should be ranked higher. She stated the police department's needs had not been met. Mrs. Ross thanked Alderman O'Toole and Alderwoman Maizland for publicizing their rankings and asked the rest of the board for their rankings. She recommended the board use a zero based budget.

### Approval of Agenda

Mayor Williams asked that Mural Development and Facilitation Presentation be added to the agenda.

Alderman Shepherd, seconded by Alderman Owen, made a motion to approve the agenda as amended. The motion passed unanimously.

### Hwy. 61 Proposed Subdivision

Ben Baxley, Town Manager, stated Herb Parks the developer of the Hwy. 61 North property (Wagoner property) was present. He stated the developer of the Hwy. 61 North property would like to get a consensus from the town about providing water to the property.

Mayor Williams stated the town needed to get water and sewer out Hwy. 61 North; it would be helpful now and down the road.

Josh Johnson with AWCK stated he, the Planning Director, Public Works Director, and Town Manager had met with Mr. Parks and talked about the possible water pressure problem to the property. He stated they talked about the cost and if the town would be willing to help with the waterline.

Brandon Parker, Planning Director, stated Mr. Parks had presented a site plan.

Anthony Lester, Engineer for the Hwy. 61 property, showed the board a layout of the proposed development on the west and east of Hwy. 61 North. He stated it was approximately 180 acres; they had presented a preliminary plan to the planning department last week. He explained it would include single family residents, multi-family and a small commercial tract on County Farm Rd. at Hwy. 61 North. He stated there was 160 units proposed. Mr. Lester stated there was a six inch water line on Hwy. 61 to the property, but based on the size of the development it would require a 12 inch water line. He stated it would be approximately 5700 foot of waterline at an estimated cost of \$130 to \$150 a foot. He asked the board for help with running a new waterline.

Herb Parks with Byron Development and the developer of the Hwy. 61 North proposed development stated there would be townhomes and single family residents for sale; townhomes would be \$185,000 to \$250,000 and SFR would be \$225,000 to \$275,000. He stated there would be six entrances.

Mayor Williams stated when the town put the six inch line in they should have put in a twelve inch line to allow for future growth out 61 and County Farm Rd. He stated the town needed to take a chance on this development.

Mr. Parks stated they would be doing a traffic impact analysis and would be required to straighten County Farm Rd. intersection at 61 North. He stated they would be running a ten inch waterline into the development and it would go down to an eight inch waterline inside the development.

Alderman Pleasants asked about annexation.

Mr. Johnson stated it would be a contiguous annexation; the development would backup to Joseph's Claim.

Mayor Williams asked Mr. Park what were they asking for tonight.

Mr. Parks stated to determine the amount the town would share in on the twelve inch line.

Alderman Shepherd stated he would like to see hard numbers before making a decision; he was receptive to the idea.

Alderman O'Toole stated he would like to see the financials, then they could look at what amount the town could do.

Mr. Baxley stated they could have AWCK look at the water and sewer master plan.

Mr. Parks stated this would be the largest development between Greensboro and Mebane.

Alderman Pleasants stated they could look at trade off on fees.

Mr. Johnson stated they had talked about this.

Alderman Shepherd asked what was the time frame; built out.

Mr. Parks stated six years with first lots being developed 2021.

Mayor Williams stated this would be good for the town and he would like to see them go forward. He asked Alderman O'Toole to be the liaison representing the board on this project.

Alderman O'Toole agreed.

### **Burlington/Gibsonville Sewer Agreement**

Ben Baxley, Town Manager, stated this Agreement was to modify the existing Burlington/Gibsonville Sewer Agreement with Burlington; dated January 10, 2006. He stated it reflected the new annexation line with the Town of Elon and will allow Elon to provide wastewater collection at additional connection points for portions of the Town of Gibsonville. He stated the Town Attorney had reviewed the agreement. He stated approval of the Burlington/Gibsonville Sewer Agreement would be on the March 2, 2020 agenda for Board's consideration.

Josh Johnson with AWCK stated this was the finalized agreement. He stated the Burlington/Gibsonville Sewer Agreement would be on the City of Burlington's agenda for their consideration on February 18, 2020 and on the Town of Elon's agenda for March.

Alderman Owen stated the capacity was in writing and included in the agreement.

Mr. Johnson stated yes and it would be split it in half.

### **Mural Development and Facilitation Presentation**

Chelsea Dickey with Motley presented examples of murals in area towns. She stated the murals had a positive economic impact on the towns. She stated the cost of the mural would be \$5,000; for a 200' x 300' mural and this included everything to do with the mural. She stated a couple of walls had been selected, this would be on a community painting day and supervised by a local artist. She stated they would like to do this on the first market day in June. She asked for the board's support of \$5,000 for the mural.

Alderman Shepherd stated he would like to see the design before it was done.

Doug Hoy, Town Attorney, asked could she identify the location.

Ms. Dickey stated they were looking at two locations between Lewis St. and downtown.

Mayor Williams stated this would be on the March agenda.

### **Approval of the FY 2020 Audit Contracts**

Ben Baxley, Town Manager, stated the board would need to consider approval of the FY 2020 Audit Contracts for the Town of Gibsonville and the Gibsonville Housing Authority for the year ending June 30, 2020. He stated these would be presented at the March 2, 2020 meeting for the board's consideration.

### **FY 2020 Budget Ordinance Amendment #5**

Ben Baxley, Town Manager, stated the FY 2020 Budget Ordinance Amendment #5 would be presented at the March 2, 2020 meeting. He stated it included State funds for the Library and federal forfeiture money for the police department and may include crack seal project funds; he was waiting on an invoice.

## **Reports**

### **a. Town Manager**

Ben Baxley, Town Manager, stated he had been contacted by the owners of the old Gibsonville School and it would be April before they can come to a board meeting; the board had asked that they get an update on the property at the March meeting.

Alderman O'Toole stated their contract with their broker ran out in March, he would like an update. He stated he had looked at the school and they had secured a door and nothing else.

Mr. Baxley stated they said a contractor was working on the windows, but the weather was an issue.

Alderman Pleasants stated when would excuses run out.

Alderman Owen stated they had not done anything.

Mayor Williams stated the Town needed to look at alternatives.

Alderman O'Toole stated this was still a safety issue; maybe town needed to look at putting up a fence to secure property and be compensated.

Mayor Williams asked the Town Manager to contact the representative and have an update for the March meeting.

Mr. Baxley stated the Gibsonville Library would be having a celebration for the 149<sup>th</sup> Charter day for the Town of Gibsonville on February 18, 2020.

**b. Mayor**

Mayor Williams stated he had had some health issue but he was better.

**c. Board Members**

Alderman Maizland stated she attended her first board retreat as a board member. She stated she had talked with the Town Manager about modifying budget process. She encouraged citizens to come the budget presentation on May 4, 2020. She recommended the budget public hearing be on May 18, 2020 instead of June 1, 2020.

After a brief board discussion, the Mayor stated the budget public hearing would be on May 18, 2020.

Alderman Maizland recommended the town look at using a "0" based budget like was used in the private sector. She stated public safety should be the number one job in the town ranking system. She stated the police department was not fully staffed.

Mayor Williams stated he worked for the IRS for 30 years and he never saw that system used in local government. He stated the town had rules from the State that they had to go by. He stated he attended the City of Burlington, Guilford County, and Alamance County's budget hearings and never had seen this used. He stated it was too late to look at this year but they could see what others were doing after this budget.

Alderman Maizland stated "0" based budget was used in the private sector and it worked; there was no carry over.

Alderman O'Toole stated a concern with the "0" based budget; he explained why he thought it would not work. He stated he would like to see if any other towns used this type budget.

Mayor Williams stated this was too late to use this year. He stated the town had to follow State law with the budget; the State dictated what the town could do.

Alderman Maizland asked did the Town Charter say what type accounting system the town could use.

Ben Baxley, Town Manager, stated no.

Alderman O'Toole stated with the new proposed development, the board should keep in mind the Hwy.61/Hwy.70 property. He stated he would hate for the town financially to miss out on this property. He recommended looking at more concessions.

Alderman Shepherd agreed.

Alderman Pleasants stated he signed his budget exercise and asked the Town Manager to put his on Facebook; Alderman O'Toole and Alderman Maizland had posted theirs.

Alderman Owen, seconded by Alderman Shepherd, made a motion to adjourn. The motion passed unanimously. The meeting adjourned at 8:06 pm.

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Mayor

Attest:

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Town Clerk