

MINUTES – September 21, 2020

The Board of Aldermen of the Town of Gibsonville met at 7:00pm for a regular meeting in the Town Hall. The meeting was called to order by Mayor Williams. Alderpersons Shepherd, Owen, O’Toole, Pleasants, and Maizland were present. Ben Baxley, Town Manager, Gina Griffeth, Town Clerk, Doug Hoy, Town Attorney, Ron Parrish, Police Chief, James Todd, Fire Chief, Rob Elliot, Public Works Director, Brandon Parker, Town Planner, and Mike Magnes and Mike Dupree of Parks and Recreation were in attendance. To speak at the public hearing were land owner Joseph Burgess as well as Ned Pierce, Judy Stalder, and Gene Mustin with the development group. There were several residents of Walnut Crossing and Dew Sharpe Road in attendance to speak against the development. Due to the Covid 19 event, the board meeting was held live on Gibsonville Facebook and by telephone for those that had no internet access.

Invocation

Mayor Williams led the pledge of allegiance and invocation.

Public Comments

There were no public comments.

Approval of Agenda

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

Approval of Minutes

Alderman Owen, seconded by Alderwoman Maizland, made a motion to approve the minutes of August 3, 2020 meeting. The motion passed unanimously.

Nicole Quick Democratic Candidate for NC House of Representatives

Nicole Quick stated that she was running as the democratic candidate for the NC House of Representatives. She has lived in the district for 25 years and was raised near Columbus County. Her background is in economic development. She left the workforce to homeschool after discovering a lack of school resources to meet her son’s needs as a student with autism. Her decision to run for the NC House of Representatives was fueled by school issues and the realization that many families were going through the same struggle. She stated that she has been the plaintiff on three gerrymandering lawsuits in NC this year. All three cases were won and districts were redrawn to be more competitive. While the race is a toss-up at the moment, Nicole states that she is running to put the people of NC above corporations, support working families, education, and good jobs that pay a living wage.

Chelsea Dickey of Motley

Chelsea Dickey of Motley was present to give an update of new and upcoming businesses in Gibsonville. She stated that Beetle and Bees Coffee Shop, Peak Performance Gym, Daisy May Café, and Flips Automotive have recently opened. The Toasty Kettlyst is moving into the ABC permitting stage and will then need four weeks to brew before opening. The opening date is projected to be in November. All She Wrote Notes, a retail/artist/workshop business, purchased the old doctor’s office at 108 Minneola Street. The owner is out of Elon and has 45,000 followers on Instagram. She has people from all over the state who attend her classes.

Chelsea stated that she had recently completed three tours with potential business owners. There are retail and education based businesses looking to come to Gibsonville. One of the challenges being met is willingness to rent or sell to new tenants. Many buildings are being used for storage and would be better utilized as actual stores. The old Bobby’s Hobbies building is being evaluated and owners looking to sell in the future.

Chelsea stated that the Gibsonville Instagram account has 1,250 followers which, at approximately 10% of the population, was a good number to be at. The \$5,000 grant used for updated branding of Gibsonville is coming up again and Chelsea is looking for ideas on what the Town would like to do.

Public Hearing – Rezoning of 7325 Dew Sharpe Road

Triad Classic Homes LLC is requesting to rezone 14.5 acres from Agriculture (AG) to Conditional Use Multi-Family (CU-RM-8) for the purpose of allowing 78 townhomes. The property, Guilford County Parcel

#8835633099, is located at 7325 Dew Sharp Rd and is owned by Joseph Burgess. The development would include public water/sewer and public streets. The proposed amendment is inconsistent with the Town of Gibsonville's Land Use Map and would need to be amended to Neighborhood Residential from Suburban Residential. The Planning Board denied the rezoning request by a 6-1 vote during their August meeting.

Mayor Williams stated that each side, for or against the development, would get 20 minutes to speak.

Alderman Shepherd, seconded by Alderman Pleasants, made a motion to open the public hearing.

Judy Stalder of 3735 Admiral Drive, High Point NC, spoke on behalf of the development team. She stated that the request was to allow conditional zoning on 14.5 acres for the purpose of constructing 78 townhomes. The townhomes would be over 1600 sq. ft. with a starting price above \$200,000. Construction would be a combination of brick and luxury vinyl siding with garages, a landscape buffer of canopy trees and shrubs with a minimum width of 20ft, and exterior and landscaping maintenance managed by a HOA. While the request does not conform to the current land use map, the development would add variety to Gibsonville housing. The expectation is that the townhomes would be occupied primarily by single occupants, retirees, those wishing to downsize, those wanting single level living, and new employees coming to Gibsonville. Judy stated that transportation had been the primary topic of discussion. The traffic impact of the townhomes would be less than that of single family homes. With fewer children typically residing in townhomes, there are fewer trips for extracurricular activities. Also, with a lower speed limit and 3 way stop on Walnut Crossing Drive, direct access to NC 100 from Dew Sharpe Rd. will be used as a primary route. NCDOT will determine points of access and evaluate any improvements needed to Dew Sharpe Rd.

Alderwoman Maizland questioned what type of canopy trees would be used in the buffer and suggested from experience with the Courtyard of Ashley Woods and Abbey Glen that they not be hardwoods. She stated that the hardwood trees are falling and causing issues.

Judy Stalder stated that a landscape plan would be drawn up and the developers would look to Brandon Parker for direction.

Ned Pierce of 3215 Hobbs Landing Court, Greensboro NC, spoke as the developer. He stated that he had contacted four neighbors via phone and offered to meet individually to go over the site plan and answer any questions. He was unable to meet with any of those contacted. Pierce stated that the land owner, Joseph Burgess, has had the property on the market for at least 5 years. There is no demand other than what is being proposed. The townhomes would be good for both the land owner and the community. Pierce stated that concerns over traffic seemed to emphasize speeding, which is a law enforcement issue and has nothing to do with the capacity of the streets. To gauge traffic, Pierce parked at US 70 and Walnut Crossing at two separate high-traffic times and never saw more than two vehicles backed up to exit onto US 70. He also stated that he was the developer for the Walnut Crossing and Avondale subdivisions.

Tom Heeter, president of the Walnut Crossing HOA, spoke against the proposed development by reading the following handout provided to the Board of Aldermen, Mayor, and Town Manager:

“My name is Tom Heeter and I am the president of Walnut Crossing Home Owners Association. Walnut Crossing Development consists of 180 single family homes. Walnut Crossing road runs from Dew Sharpe Rd to Burlington Road also known as 70.

The rezoning request to build 78 townhouses off Dew Sharpe Rd. will have their only access road onto Dew Sharpe Rd. across from Walnut Crossing. Dew Sharpe Rd. is a state road. The state will not make or require any improvements to Dew Sharpe Rd. Heavy equipment required for this development will destroy that road.

The shortest way to and from 70 would be Walnut Crossing Rd. Truck drivers are encouraged to use the shortest and fastest route to their destination. To get to 70 from the project is less than 1 mile (.9) through Walnut Crossing and over 2 miles (2.1) doing down 61. This will greatly increase the traffic on Walnut Crossing. There would be a lot of heavy construction equipment using Walnut Crossing during the construction phase of the project. This could have a detrimental impact on the road itself as I'm sure it was not designed for this volume of heavy equipment. Look at the cracks in the road in the picture. If Dew Sharpe deteriorates, more traffic will be forced to use Walnut Crossing which would require Gibsonville to spend money on road improvements. There is a piece of property next to this one which is about the same size. If this project is successful, I'm sure that would also be developed into townhouses or apartments. This would further increase the traffic on Walnut Crossing. A high flow of traffic decreases property values.

I was told heavy equipment will not use subdivision roads. This is not true because a few months ago there was some landscaping done on the private road that runs off the end of Dew Sharpe Road and there were heavy duty dump trucks filled with dirt running up and down Walnut Crossing for several days.

There is a project on 70 across from Walnut Crossing that has been going on for months. Because of this construction effort, there is constantly dirt and mud on 70 from the heavy equipment. If this project is approved, Walnut Crossing will have this same dirt and mud which will transfer to the exterior of homes.

The new development will be named Walnut Ridge Townhomes which implies it's part of Walnut Crossing which will encourage people to use Walnut Crossing Road to get there.

Currently, there are many speeders on Walnut Crossing, which is posted at 25 mph. Some are from Walnut Crossing Development, and some from other areas. There is one stop sign on Walnut Crossing which people run all day long. Due to the limited capacity of our police department, Walnut Crossing HOA has hired off duty police officers to set up speed traps. There were many citations issued at over 40 mph.

As you can see from this photo, Walnut Crossing is a curvy road. Imagine a heavy construction vehicle traveling at 40 miles per hour and a vehicle or a child on a bicycle coming from the other direction. That is a scary thought. I wouldn't want that on my conscience.

If you recommend rezoning this property, you must also recommend disconnecting Walnut Crossing from Dew Sharpe for safety reasons.

I respectfully request on behalf of the 180 families in Walnut Crossing development that you do not rezone this property and keep it a rural community.

Thank you for considering our concerns.

Reverend Steven Taylor of Dew Sharpe Rd. spoke against the development. He stated that he has lived there for almost 10 years and was drawn to Gibsonville due to single unit dwellings and not feeling boxed in. Taylor described the flavor of Gibsonville as small town North Carolina and wanted it to stay that way. He also noted drainage issues and stated that there are problems with flooding now as well as increased traffic.

Jason Smithy who owns the property beside the proposed townhomes spoke in opposition. He stated that he had no issue with something being put on the property, but had a problem with it being 78 townhomes. He stated that there are no lines on Dew Sharpe Road and that he has already had three accidents to occur in front of his driveway. Smithy stated that there were no plans by the state to widen Dew Sharpe and it is unable to sustain increased traffic on the tar and gravel pavement.

Wayne Clayton of Dew Sharpe Road spoke against the development. He has lived beside the Burgess property for the past 42 years. He stated the townhomes would be too much and he was concerned for the shape of Dew Sharpe Road. The development would also place a retention pond behind his house which he does not want. He cited a possible increased crime rate and more trash on the road as well.

A.C. Culpepper of 703 Walnut Crossing spoke against the development. He wanted to remind the board that the area is strictly residential and a family area with a lot of kids. He stated that extra traffic will degrade the street and be a hazard for those living there. Neither Walnut Crossing nor Dew Sharpe Roads were designed or built to handle new development traffic or construction traffic. Culpepper stated that anyone going to Burlington will take the shortest route which is Walnut Crossing to US 70.

Joseph Burgess, the current property owner of the proposed development site, spoke for the development. He stated that the property has belonged to his family for over 60 years and he has been in possession of it for the past 40 years. He has been looking for opportunities for the land and will be using the sale as part of his retirement. He stated that concerns over the road and traffic were valid short term but not long term. Burgess believes most traffic will use Dew Sharpe and 61 as there is no stop sign and a higher speed limit than Walnut Crossing.

Alderwoman Maizland asked Burgess about previously mentioned drainage problems.

Burgess stated that there were no drainage issues that he was aware of.

Alderman Shepherd, seconded by Alderman Owen, made a motion to close the public hearing. The motion passed unanimously.

Alderman Owen asked if the property would be taken into the city limits.

Ben Baxley, Town Manager, stated that the property would have to be annexed.

Mayor Williams stated that the town has to grow. He noted that he doesn't want any development that is harmful to other neighborhoods, but stated that the town cannot keep adding taxes to the same residents. Williams stated that NC DOT may have money down the road for street improvements and maybe Dew Sharpe can be upgraded. He added that people do not want large lots anymore and that Gibsonville needs to start looking at different housing options.

Alderman Shepherd said that there is no question that there will be more traffic. NC DOT will have to look at Dew Sharpe after the development is complete, but Shepherd stated upgrades do need to be done. Shepherd stated that he spoke with Rob Elliot, Gibsonville Public Works Director, and that the development will be mapped and inspected to handle any drainage issues. He noted that the townhomes will increase property values in the area based on the proposed price range and build. Per the Statement of Consistency, Shepherd stated that the change in conditions the governing board took into account in amending the zoning ordinance to meet the development needs of the community is that there is a demand for more variety of residential types including townhomes. There is also a need for additional higher density residential development in this area due to its proximity to major thoroughfares. This change will maintain the character and appearance of the area and provide flexibility to accommodate the growth in population and infrastructure consistent with that contemplated by the Gibsonville Land Development Plan.

Alderman Shepherd, seconded by Alderman Owen, made a motion to approve the development and statement of consistency.

Ben Baxley, Town Manager, stated that the motion would be to approve the ordinance to amend the Gibsonville zoning map and the statement of consistency.

The motion passed 4-1 with Alderman Pleasants voting against.

AN ORINANCE TO AMEND THE GIBSONVILLE ZONING MAP BY REZONING THE PROPERTY OF JOSEPH BURGESS FROM AG TO CU-RM-8

WHEREAS, the current development ordinance was duly adopted 1 April 1991; and

WHEREAS, during the course of routine interpretation and application the need arises to revise the ordinance, or to correct or clarify certain ambiguities and inconsistencies contained within the text of the ordinance; and

WHEREAS, the property identified on the Guilford County parcel 104175 located at 7325 Dew Sharpe Rd., is owned by Joseph Burgess; and

WHEREAS, pursuant to development ordinance, proper application was made by the property owner to rezone 14.5 acres from AG to CU-RM-8; and

WHEREAS, pursuant to development ordinance and statutory requirements, the Town of Gibsonville made due public notification and advertisement of the pending rezoning; and

WHEREAS, after consideration in a public hearing at their regular August meeting, the Gibsonville Planning Board made a recommendation to deny the rezoning request by a 6-1 vote; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN FOR THE TOWN OF GIBSONVILLE: that the Gibsonville Zoning Map be amended by rezoning the above-referenced property from AG to CU-RM-8, which shall be fully incorporated therein.

Adopted this 21st day of September, 2020.

Attest: Town Clerk

Statement of Consistency for 7325 Dew Sharpe Rd. (Joseph Burgess) Rezoning

In accordance with NCGS 160A-383, the Board of Aldermen must approve a Statement of Consistency with regard to each rezoning case it hears.

Staff Recommendation: Staff recommends that the Board of Aldermen approve the Statement of Consistency of 7325 Dew Sharpe Rd. rezoning as stated below:

STATEMENT OF CONSISTENCY:

Property Owner Joseph Burgess/Applicant Triad Classic Homes, 7325 Dew Sharpe Rd., Gibsonville, NC

THE BOARD OF ALDERMEN OF THE TOWN OF GIBSONVILLE HEREBY STATES:

Section 1: 7325 Dew Sharpe Rd. zoning amendment shall be approved and that the approval is also deemed an amendment to the comprehensive plan from Suburban Residential to Neighborhood Residential.

Section 2: The change in conditions the governing board took into account in amending the zoning ordinance to meet the development needs of the community is that there is a demand for more variety of residential types including town homes. There is also a need for additional higher density residential development in this area due to its proximity to major thoroughfares. This change will maintain the character and appearance of the area and provide flexibility to accommodate the growth in population and infrastructure consistent with that contemplated by the Gibsonville Land Development Plan.

Section 3: Based upon information presented at the public hearing and by the applicant, and based upon the recommendations and detailed information developed by staff and/or the Planning Board contained in the staff report, and considering the Town of Gibsonville Development Ordinance, 7325 Dew Sharpe Rd. is reasonable and in the public interest because it finds that the rezoning:

- 1) Will not materially endanger the public health or safety;
- 2) Will not substantially injure the value of adjoining or abutting property;
- 3) Will be in harmony with the area in which it is located; and
- 4) Will be in conformity with the comprehensive plan once amended by the Town.

Approved this the 21st day of September, 2020.

Leonard Williams
Mayor

Date

Town of Gibsonville FY 2021 Budget Ordinance Amendment #3

This ordinance amendment is needed to account for a FEMA Assistance to Firefighters Grant (AFG) for the purchase of Self Contained Breathing Apparatus (SCBA) and account for two months of distribution of State Aid Grant for the Library Department.

Ben Baxley, Town Manager, stated that the FEMA Assistance to Firefighters Grant was shared 50/50 with the Whitsett Fire Department. The grant also required a 5% match from the town.

Alderman Owen, seconded by Alderman O’Toole, made a motion to approve the Town of Gibsonville FY 2021 Budget Ordinance Amendment #3. The motion passed unanimously.

**TOWN OF GIBSONVILLE, NORTH CAROLINA
FY 2021 BUDGET ORDINANCE AMENDMENT #3**

BE IT ORDAINED by the Board of Aldermen of the Town of Gibsonville, North Carolina, a meeting was held this the 21st day of September, 2020 that the following fund revenues and departmental expenditures together with certain restrictions and authorizations be amended.

SECTION I. GENERAL FUND

| Anticipated Revenues | FY 2021 | Amendment | FY 2021 |
|--|------------------------------|---------------------------------|------------------------------|
| | <u>Current Budget</u> | <u>Increase/Decrease</u> | <u>Revised Budget</u> |
| Taxes, Current Year | 3,062,850 | - | 3,062,850 |
| Taxes, Prior Years | 25,150 | - | 25,150 |
| Motor Vehicle Tax | 372,000 | - | 372,000 |
| Penalties & Interest | 12,000 | - | 12,000 |
| Cemetery | 15,000 | - | 15,000 |
| Recreation | 82,000 | - | 82,000 |
| Sanitation Service Charge | 310,000 | - | 310,000 |
| Interest on Investments | 8,000 | - | 8,000 |
| Fire District Tax (Guilford) | 3,500 | - | 3,500 |
| Library | 3,000 | - | 3,000 |
| Transfer Perpetual Care | 2,700 | - | 2,700 |
| Sale of Fixed Assets | 10,000 | - | 10,000 |
| Guilford County Funds | 55,500 | - | 55,500 |
| Code Enforcement/Planning | 10,000 | - | 10,000 |
| Brush/White Goods Pickup Fees | 3,000 | - | 3,000 |
| Miscellaneous | 33,313 | - | 33,313 |
| GHA | 2,340 | - | 2,340 |
| Stormwater Fee | 33,000 | - | 33,000 |
| Solid Waste Disposal Tax | 4,900 | - | 4,900 |
| Intangible: Sales Tax (Alamance Co.) | 836,382 | - | 836,382 |
| Intangible: Sales Tax (Guilford Co.) | 443,618 | - | 443,618 |
| Utility Franchise | 420,000 | - | 420,000 |
| Beer & Wine | 30,000 | - | 30,000 |
| <i>Library State Aid Grant</i> | 430 | 860 | 1,290 |
| LSTA Grant | 18,653 | - | 18,653 |
| <i>FEMA Assistance to Firefighters Grant</i> | - | 280,141 | 280,141 |
| Powell Bill Funds | 192,000 | - | 192,000 |
| Appropriated Federal Drug Funds | 65,691 | - | 65,691 |
| <i>Appropriated General Fund Balance</i> | 410,833 | 15,660 | 426,493 |
| <i>Total Anticipated Revenues</i> | <u>6,465,860</u> | <u>296,661</u> | <u>6,762,521</u> |

Authorized Expenditures

| | <u>Current Budget</u> | <u>Increase/Decrease</u> | <u>Revised Budget</u> |
|-----------------|------------------------------|---------------------------------|------------------------------|
| Governing Board | 67,191 | - | 67,191 |
| Administration | 1,024,848 | - | 1,024,848 |

| | | | |
|--------------------------------------|------------------|----------------|------------------|
| Police | 2,120,005 | - | 2,120,005 |
| Fire | 1,116,355 | 295,801 | 1,412,156 |
| Public Works | 1,141,814 | - | 1,141,814 |
| Powell Bill | 84,500 | - | 84,500 |
| Recreation | 659,091 | - | 659,091 |
| Library | 194,556 | 860 | 195,416 |
| Cemetery | 17,500 | - | 17,500 |
| Contingency | 40,000 | - | 40,000 |
| Total Authorized Expenditures | 6,465,860 | 296,661 | 6,762,521 |
| | 0 | | 0 |

SECTION II. WATER & SEWER

| | <u>Current Budget</u> | <u>Increase/Decrease</u> | <u>Revised Budget</u> |
|---|-----------------------|--------------------------|-----------------------|
| Anticipated W&S Revenues | | | |
| <u>Water Revenues</u> | | | |
| Water Service Fees | 837,000 | - | 837,000 |
| Tapping Fees | 5,000 | - | 5,000 |
| Meter Setting | 15,000 | - | 15,000 |
| Reconnection Fees | 40,000 | - | 40,000 |
| Realize Deferred Revenue | 98,000 | - | 98,000 |
| Miscellaneous Revenues | 11,000 | - | 11,000 |
| Retained Earnings Appropriation | 162,246 | - | 162,246 |
| Total Anticipated Water Revenues | 1,168,246 | - | 1,168,246 |
| <u>Sewer Revenues</u> | | | |
| Sewer Service Fees | 2,271,000 | - | 2,271,000 |
| Tapping Fees | 5,000 | - | 5,000 |
| Meter Setting | 15,000 | - | 15,000 |
| Reconnection Fees | 40,000 | - | 40,000 |
| Realize Deferred Revenue | 98,000 | - | 98,000 |
| Miscellaneous Revenues | 11,000 | - | 11,000 |
| Retained Earnings Appropriation | 3,351 | - | 3,351 |
| Total Anticipated Sewer Revenues | 2,443,351 | - | 2,443,351 |
| Total Anticipated W&S Revenues | 3,611,597 | - | 3,611,597 |
| Authorized W&S Expenditures | | | |
| Water Expenditure | 1,168,246 | - | 1,168,246 |
| Sewer Expenditures | 2,443,351 | - | 2,443,351 |
| Total Authorized Expenditures | 3,611,597 | - | 3,611,597 |
| | - | - | - |

SECTION III. PERPETUAL CARE FUND

| | | | |
|--------------------------------|--------------|----------|--------------|
| Anticipated Revenues | 2,700 | - | 2,700 |
| Authorized Expenditures | 2,700 | - | 2,700 |
| | - | - | - |

SECTION IV. TAX RATE ESTABLISHED

An ad valorem tax rate of \$0.53 per \$100 at full valuation is hereby established as the official tax rate for the Town of Gibsonville for the fiscal year 2021. This rate is based on a total valuation of property of \$668,128,780 and an estimated collection rate of 97.00%.

SECTION V.

Charges for services and fees by Town Departments are levied in the amounts set forth in the Fee Schedule (See Attachment A).

SECTION VI. SPECIAL AUTHORIZATION - BUDGET OFFICER

- A. Budget Officer shall be authorized to reallocate departmental appropriations among various object of expenditures as he believes necessary.
- B. The Budget Officer shall be authorized to effect interdepartmental transfers, in the same fund, not to exceed 10% of the appropriated monies for the department whose allocations is reduced. Notation of all such transfers shall be made to the Board on the next succeeding Financial Report.
- C. He may make interfund loans for a period of not more than 60 days.
- D. Interfund transfers, established in the budget document may be accomplished without recourse to the Board.

SECTION VII. RESTRICTION - BUDGET OFFICER

- A. Interfund transfer of monies, except as noted in Section VI. Shall be accomplished by the Board authorization only.
- B. The utilization of any contingency appropriations shall be accomplished only with Board authorization.

SECTION VIII. UTILIZATION OF BUDGET ORDINANCE

This Ordinance Amendment and the Budget Document shall be the basis of the financial plan for the Gibsonville Municipal Government during the 2021 fiscal year. The Budget Officer shall administer the budget and shall insure that operating officials are provided guidance and sufficient details to implement their appropriate portion of the budget. The accounting section shall establish records which are consonance with the Budget and this Ordinance and the appropriate statute of the State of North Carolina.

Amended this the 21st day of September, 2020.

Attest:

Mayor of Gibsonville, NC

Town Clerk of Gibsonville, NC

Rosemont Water Tap Request

Tara Kepley and Brooke Collins are requesting a water extension for two taps for two new single family homes located at 312 and 320 Rosemont Street.

Ben Baxley, Town Manager, stated that per Town Ordinance section 51.39, the Board of Aldermen would need to approve the water taps for areas outside of town.

Alderman Shepherd confirmed that the request was only for water and not sewer.

Alderman Owen, seconded by Alderwoman Maizland, made a motion to approve the water extension for 312 and 320 Rosemont Street. The motion passed unanimously.

Mayor Williams stated that rates for water to outside residents would need to be revisited in the future. It is not fair for those outside town limits to pay the same as those inside.

Discussion of Veteran’s Breakfast and Lighting of the Greens

Due to Covid-19, Gibsonville Parks and Recreation staff are looking for guidance in reference to upcoming Town events.

Mike Magnes of Parks and Recreation stated that the Veteran's Breakfast will still be held, just in a different format. It will be drive-in event with attendees spaced out and remaining in their vehicles. There will be room for approximately 20 cars. There will be a presentation of colors, a bagpiper, short speeches, and a hot breakfast handed out for people to take home. The event will be Friday, November 6th at 8am in the Community Center parking lot.

Alderman Shepherd stated that it was good news and a great opportunity to provide something for veterans.

Mike Magnes stated that ideas were still being thrown around for Lighting of the Greens. It is possible that it will be a virtual event. The event will be revisited in another month along with the Christmas parade. Parks and Recreation is also considering a Springfest in 2021 depending on how Covid-19 progresses.

Setting of Special Meeting

The Board of Aldermen will need to make a motion to set a special meeting regarding discussion of the Town of Gibsonville water distribution system and sewer collection system master plan and to set project priorities. The meeting is to be held Wednesday, September 23rd at 10am at 129 W Main Street.

Alderman Shepherd, seconded by Alderman Owen, made a motion to set the special meeting for Wednesday, September 23rd at 10am at 129 W Main Street for the purpose of discussing the Town of Gibsonville water distribution system and sewer collection system master plan and to set project priorities from the plan. The motion passed unanimously.

Mayor Williams asked how long the meeting was expected to last.

Ben Baxley, Town Manager, stated that the meeting should be between 1-2 hours.

Reports

a. Town Manager

Ben Baxley, Town Manager, stated that the town would be holding a household hazardous waste and shred event on October 24th from 9-12 at public works. The event would be for the disposal of items such as paint, pesticides, and shred. The town would advertise the event through the town newsletter, facebook page, website, etc. and a list of items accepted would be provided.

b. Mayor Williams

Mayor Williams stated that Laurie Yarbrough had been the Town Clerk for 34 plus years and had spent a month or two training her replacement. The new clerk has stepped right in and hasn't missed a beat. Mayor Williams also stated that the Police and Fire Chiefs were both doing a great job.

c. Board Members

No board members wished to speak.

Alderman Shepherd, seconded by Alderman Pleasants, made a motion to adjourn. The motion passed unanimously. The meeting adjourned at 8:18pm.

Mayor

Attest:

Town Clerk

