

**Agenda**  
**Board of Aldermen**  
**Town of Gibsonville**

**June 17, 2019**  
**Agenda Meeting**

**Town Hall**  
**7:00 pm**

1. Public Comments
2. Approval of Agenda
3. Petition Requesting Stop Signs in the Courtyards of Ashley Woods Subdivision
4. FY 2019 Budget Ordinance Amendment #9
5. Highway 61 and Highway 70 Water & Sewer Extension Capital Project Ordinance
6. Petition for Annexation of 4.75 acres on Gibsonville-Ossipee Road
7. Resolution Fixing Date of Public Hearing for Annexation of Property Owned by Manning Crossing, LLC
8. Resolution Making Certain Findings and Determinations with respect to the issuance of revenue bonds of the Town of Gibsonville, North Carolina, authorizing the filing of an application with the Local Government Commission for approval of such bonds and requesting the Local Government Commission to sell such bonds
9. Reports
  - a. Manager
  - b. Mayor
  - c. Board Members

## Addendum

3. **Petition Requesting Stop Signs in the Courtyards of Ashley Woods** – The Town has received 49 signed petitions from property owners living in the Courtyards of Ashley Woods to request that the Town install three way stop signs at two intersections in this subdivision. The purpose of the stops signs is to help reduce the vehicles speeding through the streets in this subdivision. The intersections are Brookview Drive at Tall Timber Drive and Brookview Drive at Ashley Woods Drive. The petition states that there are currently 64 residences in the association. Forty-seven of the above 49 petitions supported the additional stop signs and two opposed the additional stop signs. The petitions will be available for inspection at the meeting and have not been included in the agenda packet. The board is asked to provide direction concerning this item. *The board may wish to direct Chief Parrish to approve the installation of said stop signs for a temporary time period of 90 days to allow for an evaluation period.* The board would need to amend the Code of Ordinances to make this change permanent at some point in the future.

Attachment: Map of stop sign locations

4. **FY 2019 Budget Ordinance Amendment #9** – FY 2019 Budget Ordinance #9 is needed to account for actual revenue received and to provide adequate funding to cover year end expenditures. Additionally this amendment will create the Highway 61 and Highway 70 Water and Sewer Extension Capital Project Fund which is needed to begin design, easement preparation (surveying) for this project. *The Town Manager recommends that the Board of Aldermen approve Budget Ordinance # 9.*

Attachments: Memo and Budget Ordinance Amendment #9

5. **Highway 61 and Highway 70 Water & Sewer Extension Capital Project Ordinance** – The Board of Aldermen approved the selection of Alley, Williams, Carmen, and King, Inc. (AWCK) to provide professional services for the Highway 61 and Highway 70 Water & Sewer Extension Project at the February 4, 2019 meeting. The next step is to approve the capital project ordinance related to the project. Once approved, the Town can execute the agreement for professional services and AWCK can begin the surveying and design. A transfer of \$342,000 from the Water & Sewer Fund (Retained Earnings) will provide funding for the design services, easement preparation (surveying), and legal services for the project. *The Town Manager recommends that the Board of Aldermen approve the Highway 61 and Highway 70 Water & Sewer Extension Capital Project Ordinance.*

Attachments: Memo and Capital Project Ordinance

6. **Petition for Annexation of 4.75 acres on Gibsonville-Ossipee Road** – Property owner David Todd Humphrey has presented a Petition for Annexation of 4.75 acres. The Board will need to approve the Resolution Directing the Town Manager to Investigate the Petition

Requesting Annexation. This item was presented at the June 3, 2019 meeting; however, it was discovered that a previous petition for annexation of said property was submitted by the developer instead of the property owner. *The Town Manager recommends that the Board of Aldermen approve the Resolution Directing the Town Manager to Investigate the Petition Requesting Annexation.*

Attachments: Resolution, Petition, and Legal Description

7. **Resolution Fixing Date of Public Hearings for Annexation of Property Owed by Manning Crossing, LLC** – Manning Crossing, LLC is requesting annexation of 32.40 acres located on Gibsonville Ossipee Rd. This property is contiguous with the town limits. At the last meeting the Board approved the Resolution Directing the Town Manager to Investigate the Petition Under G.S. 150A-31. *The Town Manager is presenting the Certificate of Sufficiency of the Petition and recommends approval of the Resolution Fixing Date of Public Hearing for Annexation to be set for the July 15, 2019 meeting.*

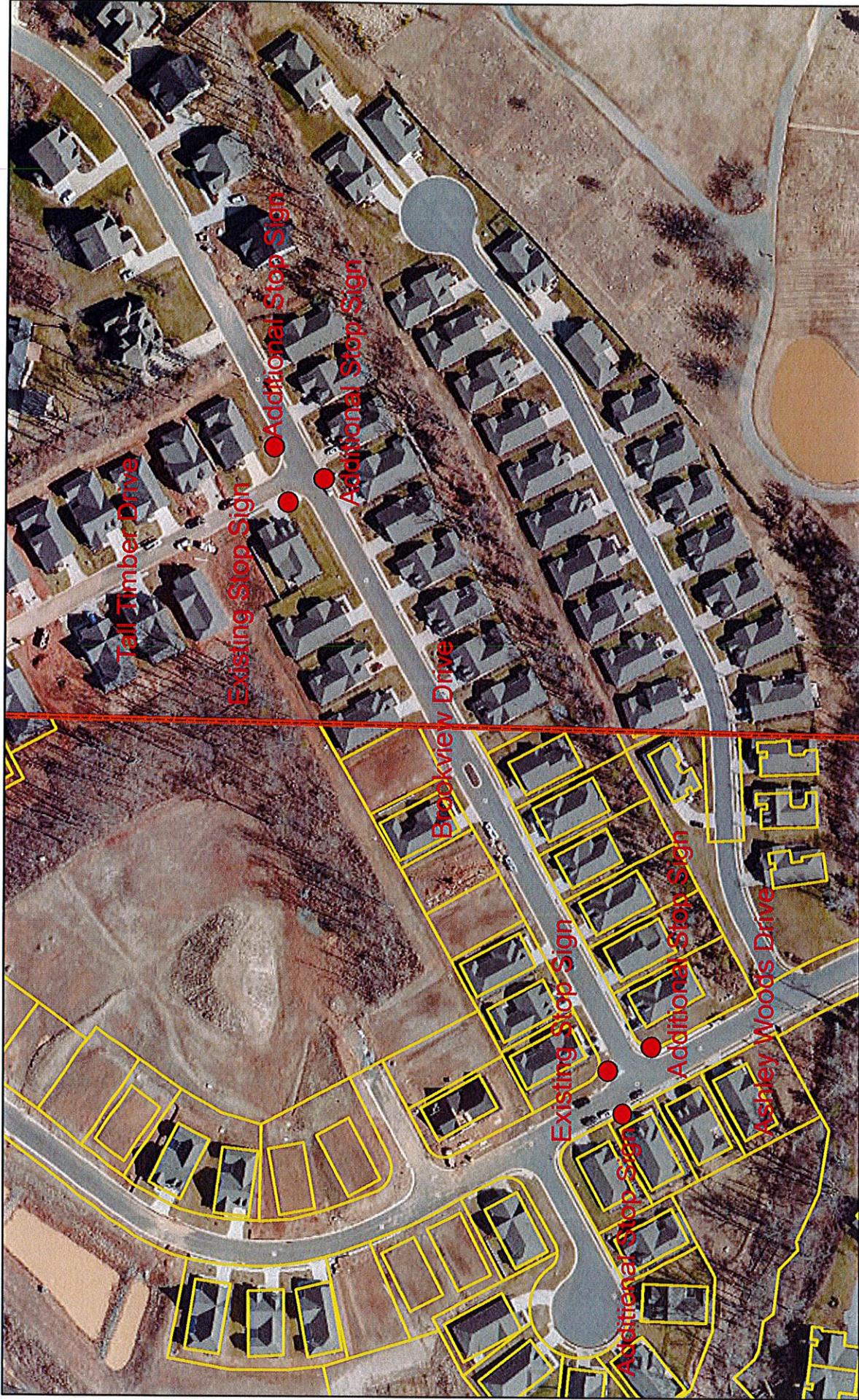
Attachments: Certificate of Sufficiency, Resolution, Petition, and Legal Description

8. **Resolution Making Certain Findings and Determinations with respect to the issuance of revenue bonds of the Town of Gibsonville, North Carolina, authorizing the filing of an application with the Local Government Commission for approval of such bonds and requesting the Local Government Commission to sell such bonds** – The Town is in the process of obtaining interim financing for the sewer rehabilitation project. One of steps is to pass a resolution making certain findings and determinations with respect to the issuance of revenue bonds of the Town of Gibsonville, North Carolina, authorizing the filing of an application with the Local Government Commission (LGC) for approval of such bonds and requesting the Local Government Commission to sell such bonds. Said findings include that it is necessary to issue revenue bonds for the purpose of financing improvements to the Town's existing sewerage system and paying certain costs and expenses incurred in connection with the issuance of such revenue bonds. The resolution requests the LGC approve the revenue bond and the Town's selection of Robinson, Bradshaw & Hinson, P.A. as bond counsel in connection with the authorization and issuance of such revenue. The resolution also states that the Board of Aldermen finds, determines, and affirms that the issuance of such revenue bonds is necessary for the Town to finance improvements to its sewer system, the amount of the proposed revenue bonds will be sufficient but not excessive for its purposes, the proposed financing is feasible, the Town's debt management procedures and policies are good and are managed in strict compliance with the law, and under current economic conditions, the proposed revenue bonds can be marketed at a reasonable inters costs to the Town. *The Town Manager recommends that the Board of Aldermen approve the resolution.*

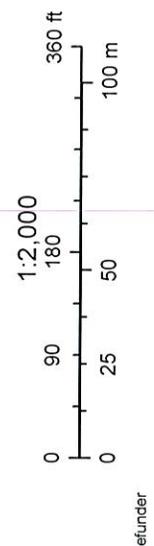
Attachment: Resolution

Guilford County, NC

Item 3



June 14, 2019



# Memo

**To:** Mayor Williams and Members of the Board of Aldermen

**From:** Ben Baxley, Town Manager  
*RBB*

**Date:** 6/14/2019

**Re:** FY 2019 Budget Ordinance Amendment # 9

---

The attached FY 2019 Budget Ordinance Amendment # 9 is needed to account for actual revenue received, to provide adequate funding to cover year end expenditures, and create the Highway 61 and Highway 70 Water & Sewer Extension Capital Project Fund. Below is a list of the amendments with explanations.

## General Fund Revenues

- Increase of \$82,500 in the Taxes, Current Year line item to account for actual revenue received and to assist with departmental line item increases.
- Increase of \$6,890 in the Taxes, Prior Years line item to account for actual revenue received and to assist with departmental line item increases.
- Increase of \$10,000 in the Penalties & Interest line item to account for actual revenue received and to assist with departmental line item increases.
- Increase of \$20,000 in the Appropriated General Fund Balance line item to assist with departmental line item increases.

## General Fund Expenditures

- Increase of \$15,000 in the Police line item to assist with providing adequate funding to cover year end expenditures. Said increase is necessary to provide a cushion for unforeseen expenditures in order to comply with the Local Government Budget and Fiscal Control Act.
- Increase of \$20,000 in the Fire line item to assist with providing adequate funding to cover year end expenditures. Said increase is necessary to provide a cushion for unforeseen expenditures in order to comply with the Local Government Budget and Fiscal Control Act.
- Increase of \$10,000 in the Public Works Administration line item to assist with providing adequate funding to cover year end expenditures. Said increase is necessary to provide a cushion for unforeseen expenditures in order to comply with the Local Government Budget and Fiscal Control Act.

- Increase of \$35,000 in the Streets line item to assist with providing adequate funding to cover year end expenditures. Said increase is necessary to provide a cushion for unforeseen expenditures in order to comply with the Local Government Budget and Fiscal Control Act.
- Increase of \$20,000 in the Sanitation line item to assist with providing adequate funding to cover year end expenditures. Said increase is necessary to provide a cushion for unforeseen expenditures in order to comply with the Local Government Budget and Fiscal Control Act.
- Increase of \$20,000 in the Recreation line item to assist with providing adequate funding to cover year end expenditures. Said increase is necessary to provide a cushion for unforeseen expenditures in order to comply with the Local Government Budget and Fiscal Control Act.
- Increase of \$5,000 in the Library line item to assist with providing adequate funding to cover year end expenditures. Said increase is necessary to provide a cushion for unforeseen expenditures in order to comply with the Local Government Budget and Fiscal Control Act.
- Decrease of \$5,610 in the Contingency line item to offset adjustments to expenditures in other departments. Said decrease is a routine annual reduction to comply with the Local Government Budget and Fiscal Control Act.

#### Water & Sewer Fund Revenues

- Increase of \$724,000 in the Retained Earnings Appropriation (W&S) line item to assist with departmental line item increases and create the Highway 61 and Highway 70 Water & Sewer Extension Capital Project Fund.
- Increase of \$168,000 in Sewer Service Fees line item to account for actual revenue received and to assist with departmental line item increases.

#### Water & Sewer Fund Expenditures

- Increase of \$892,000 in the Water & Sewer Fund Expenditures line item to assist with providing adequate funding to cover year end expenditures and transfer funds to create the Highway 61 and Highway 70 Water and Sewer Extension Capital Project Fund. Said increase is necessary to provide a cushion for unforeseen expenditures in order to comply with the Local Government Budget and Fiscal Control Act.

#### Highway 61 and Highway 70 Water & Sewer Extension Capital Project Fund Revenues

- Increase of \$342,000 in the Highway 61 and Highway 70 Water and Sewer Extension Capital Project Fund Revenues line item to create this capital project fund.

Highway 61 and Highway 70 Water & Sewer Extension Capital Project Fund Expenditures

- Increase of \$342,000 in the Highway 61 and Highway 70 Water & Sewer Extension Capital Project Fund Expenditures line item to provide funding for the design services, easement preparation (surveying), and legal services for this project.

The amendments increase the General Fund budget by \$119,300, the Water and Sewer Fund by \$892,000 and the Highway 61 and Highway 70 Water & Sewer Extension Capital Project Fund by \$342,000.

**TOWN OF GIBSONVILLE, NORTH CAROLINA  
2019 BUDGET ORDINANCE AMENDMENT #9**

BE IT ORDAINED by the Board of Aldermen of the Town of Gibsonville, North Carolina, a meeting was held this the 17th day of June, 2019 that the following fund revenues and departmental expenditures together with certain restrictions and authorizations be amended.

**SECTION I. GENERAL FUND**

<b>Anticipated Revenues</b>	<b>FY 2019</b>	<b>Amendment</b>	<b>FY 2019</b>
	<b><u>Current Budget</u></b>	<b><u>Increase/Decrease</u></b>	<b><u>Revised Budget</u></b>
Taxes, Current Year	2,795,000	<b>82,500</b>	2,877,500
Taxes, Prior Years	24,450	<b>6,890</b>	31,340
Motor Vehicle Tax	330,000	-	330,000
Penalties & Interest	10,000	<b>10,000</b>	20,000
Cemetery	12,000	-	12,000
Recreation	76,000	-	76,000
Sanitation Service Charge	288,000	-	288,000
Interest on Investments	8,000	-	8,000
Fire District Tax (Guilford)	14,400	-	14,400
Library	2,944	-	2,944
Transfer Perpetual Care	2,700	-	2,700
Sale of Fixed Assets	5,000	-	5,000
Guilford County Funds	55,500	-	55,500
Code Enforcement/Planning	8,000	-	8,000
Brush/White Goods Pickup Fees	1,500	-	1,500
Miscellaneous	30,291	-	30,291
GHA	2,340	-	2,340
Stormwater Fee	30,000	-	30,000
Solid Waste Disposal Tax	4,700	-	4,700
Intangible: Sales Tax (Alamance Co.)	875,000	-	875,000
Intangible: Sales Tax (Guilford Co.)	460,000	-	460,000
Utility Franchise	390,000	-	390,000
Beer & Wine	30,000	-	30,000
State Drug Funds	3,743	-	3,743
Federal Drug Funds	102,182	-	102,182
Powell Bill Funds	189,000	-	189,000
Loan Proceeds	627,933	-	627,933
Insurance Proceeds	2,610	-	2,610
Appropriated General Fund Balance	923,721	<b>20,000</b>	943,721
Appro'd Fund Balance - Powell Bill	205,000	-	205,000
Appro'd Revitalization Grant	115,119	-	115,119
<b><i>Total Anticipated Revenues</i></b>	<b><u>7,625,133</u></b>	<b><u>119,390</u></b>	<b><u>7,744,523</u></b>

(Town of Gibsonville Continued) 2019 BUDGET ORDINANCE AMENDMENT #9

**Authorized Expenditures**

	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
Governing Board	69,516	-	69,516
Administration	1,420,197	-	1,420,197
Police	1,952,718	15,000	1,967,718
Fire	1,645,590	20,000	1,665,590
Public Works Administration	199,308	10,000	209,308
Streets	867,117	35,000	902,117
Powell Bill	312,100	-	312,100
Sanitation	325,375	20,000	345,375
Recreation	651,234	20,000	671,234
Library	157,428	5,000	162,428
Cemetery	18,940	-	18,940
Contingency	5,610	(5,610)	-
<b>Total Authorized Expenditures</b>	<u>7,625,133</u>	<u>119,390</u>	<u>7,744,523</u>
	0		0

**SECTION II. WATER & SEWER**

	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
<b>Anticipated W&amp;S Revenues</b>			
<b><u>Water Revenues</u></b>			
Water Service Fees	840,748	-	840,748
Tapping Fees	450	-	450
Meter Setting	10,000	-	10,000
Reconnection Fees	40,000	-	40,000
Loan Proceeds	37,933	-	37,933
Miscellaneous Revenues	13,644	-	13,644
Internet Convenience Fees	7,000	-	7,000
Retained Earnings Appropriation (W&S)	147,000	171,000	318,000
<b>Total Anticipated Water Revenues</b>	<u>1,096,775</u>	<u>171,000</u>	<u>1,267,775</u>
<b><u>Sewer Revenues</u></b>			
Sewer Service Fees	2,103,033	168,000	2,271,033
Tapping Fees	550	-	550
Meter Setting	10,000	-	10,000
Reconnection Fees	40,000	-	40,000
Loan Proceeds	112,933	-	112,933
Miscellaneous Revenues	13,644	-	13,644
Internet Convenience Fees	7,000	-	7,000
Insurance Proceeds	9,754	-	9,754
Retained Earnings Appropriation (W&S)	-	553,000	553,000
<b>Total Anticipated Sewer Revenues</b>	<u>2,296,914</u>	<u>721,000</u>	<u>3,017,914</u>
<b>Total Anticipated W&amp;S Revenues</b>	<u>3,393,689</u>	<u>892,000</u>	<u>4,285,689</u>
<b>Authorized W&amp;S Expenditures</b>			
Water Expenditure	1,096,775	171,000	1,267,775
Sewer Expenditures	2,296,914	721,000	3,017,914
<b>Total Authorized Expenditures</b>	<u>3,393,689</u>	<u>892,000</u>	<u>4,285,689</u>

(Town of Gibsonville Continued) 2019 BUDGET ORDINANCE AMENDMENT #9

**SECTION III. PERPETUAL CARE FUND**

<i>Anticipated Revenues</i>	<i>2,700</i>	-	<i>2,700</i>
<i>Authorized Expenditures</i>	<i>2,700</i>	-	<i>2,700</i>
	-		-

**SECTION IV. HIGHWAY 61/70 WATER & SEWER EXTENSION CAPITAL PROJECT FUND**

<i>Anticipated Revenues</i>			
<i>Transfer From Water &amp; Sewer Fund</i>	-	<i>342,000</i>	<i>342,000</i>
<i>Total W&amp;S Extension Capital Fund Rev.</i>	-	<i>342,000</i>	<i>342,000</i>
<i>Expenditures</i>			
<i>W&amp;S Extension Capital Fund Exp.</i>	-	<i>342,000</i>	<i>342,000</i>
<i>Total W&amp;S Extension Capital Fund Rev.</i>	-	<i>342,000</i>	<i>342,000</i>
	-	-	-

**SECTION V. 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 2019. This rate is based on a total valuation of property of \$612,181,228 and an estimated collection rate of 97.25%.

**SECTION VI.**

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

**SECTION VII. 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 VIII. 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.

**(Town of Gibsonville Continued) 2019 BUDGET ORDINANCE AMENDMENT #9**

**SECTION IX. 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 2019 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 17th day of June, 2019.**

**Attest:**

\_\_\_\_\_  
\_\_\_\_\_  
**Mayor of Gibsonville, NC**

\_\_\_\_\_  
\_\_\_\_\_  
**Town Clerk of Gibsonville, NC**

# Memo

**To:** Mayor Williams and Members of the Board of Aldermen

**From:** <sup>RBB</sup> Ben Baxley, Town Manager

**Date:** 6/14/2019

**Re:** Capital Project Ordinance for Highway 61 and Highway 70 Water & Sewer Extension Project

---

As a reminder, the Board of Aldermen approved the selection of Alley, Williams, Carmen, and King, Inc. (AWCK) to provide professional services for the Highway 61 and Highway 70 Water & Sewer Extension Project at the February 4, 2019 meeting. The next step is to approve the capital project ordinance related to the project. Once approved, the Town can execute the agreement for professional services and AWCK can begin the surveying and design.

The Highway 61 and Highway 70 Water & Sewer Extension Project will occur over multiple years and the appropriate way to budget for said project is through a capital project ordinance. A capital project ordinance identifies and authorizes the project, identifies the revenue sources for financing it, and makes all appropriations necessary to complete the project. A capital project ordinance need not be readopted in subsequent fiscal years; it has a project life rather than an annual life. A capital project ordinance is balanced for the life of the project rather than a fiscal year and may be amended at any time as long as it remains balanced.

Included is a Capital Project Ordinance for the Highway 61 and Highway 70 Water & Sewer Extension Project that identifies the revenues and expenditures required to start the project. A transfer of \$342,000 from the Water & Sewer Fund (Retained Earnings) will provide funding for the design services, easement preparation (surveying), and legal services for this Project.

**CAPITAL PROJECT ORDINANCE  
HIGHWAY 61 & HIGHWAY 70 WATER AND SEWER EXTENSION  
PROJECT**

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF GIBSONVILLE, NORTH CAROLINA**, that pursuant to Section 13.2, Chapter 159 of the General Statutes of North Carolina, the following Capital Project Ordinance is hereby adopted:

Section 1. The Project authorized is Highway 61 & Highway 70 Water and Sewer Extension Project.

Section 2. The officials of the Town of Gibsonville are hereby directed to proceed with this program within the terms of the project.

Section 3. The following revenues are anticipated to be available to the Town to complete the project:

Transfer from Water & Sewer Fund Retained Earnings	\$	342,000
--	----	---------

Section 4. The following amounts are appropriated for this project:

Design Services	\$	297,000
Easement Preparation (Surveying)	\$	30,000
Legal	\$	15,000

Section 5. The Town Manger shall report on the financial status of this project as directed by the Board of Aldermen and will inform the Board of any unusual occurrences.

Section 6. Copies of this project ordinance shall be made available to the Town Manager and the Finance Officer for direction in carrying out this project.

Section 7. That this ordinance shall take effect upon passage.

This the 17<sup>th</sup> day of June, 2019.

---

Leonard Williams, Mayor

ATTEST:

---

Laurie Yarbrough, Town Clerk

Item 6

**Town of Gibsonville**

**Resolution Directing the Town Manager to Investigate  
A Petition Received Under G.S. 160A-31**

Whereas, a petition requesting annexation of an area described in said petition has been received on June 17, 2019 by the Board of Aldermen of the Town of Gibsonville; and

Whereas, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Manager before further annexation proceedings may take place; and

Property identified as Alamance County Register of Deeds Book 1044, Page 311 (4.75 ac.); owned by David Todd Humphrey; and

Whereas, the Board of Aldermen of the Town of Gibsonville deems it advisable to proceed in response to the this request for annexation;

Now, Therefore, Be It Resolved by the Board of Aldermen of the Town of Gibsonville:

That the Town Manager is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Board of Aldermen the result of his investigation.

Adopted this the 17<sup>th</sup> day of June, 2019.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Town Clerk

PETITION REQUESTING ANNEXATION

Date: 6/13/2019

To the Board of Aldermen of the Town of Gibsonville :

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Gibsonville.
2. The area to be annexed is contiguous to the Town of Gibsonville and the boundaries of such territory are as follows:

(See Attached)

- |    | Name                | Address                       |
|----|---------------------|-------------------------------|
| 1. | Donna Jobb Humphrey | 1100 Gibsonville - Assipua Rd |
| 2. |                     | Elon NC 27244                 |
| 3. |                     |                               |
| 4. |                     |                               |

FILED

BOOK 1044 PAGE 311

96 NOV 27 P2:34 *See*

NADINE S. FUQUA  
REGISTER OF DEEDS  
ALAMANCE COUNTY, NC

ALAMANCE COUNTY NC 11/27/96  
\$224.00  
STATE OF NORTH CAROLINA  
Real Estate Excise Tax

Excise Tax \$224.00

Recording Time, Book and Page

Tax Lot No. 3-41-22 Parcel Identifier No.  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

Mail after recording to \_\_\_\_\_ *✓*

This instrument was prepared by HALL AND COLEMAN, ATTORNEYS AT LAW

Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of November, 1996, by and between

**GRANTOR**  
LAWRENCE K. PERRY and wife,  
LINDA PERRY

**GRANTEE**  
DAVID TODD HUMPHREY  
1100 GIBSONVILLE-OSSIPEE RD  
ELON COLLEGE, NC 27244

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of ELON COLLEGE BOONE STATION Township, ALAMANCE County, North Carolina and more particularly described as follows:

BEING ALL OF LOT ONE (1) AS SHOWN ON THE FINAL PLAT RECOMBINATIN OF THE PROPERTY OF LARRY K. HURSEY, SR. AND LARRY K. HURSEY, JR. PREPARED BY BOSWELL SURVEYORS INC., CARLTON L. HAWKINS, REGISTERED LAND SURVEYOR DATED JUNE 10, 1991 JOB NO. 91-253-105 WHICH PLAT IS DULY RECORDED IN PLAT BOOK 44 AT PAGE 2 OF THE ALAMANCE COUNTY REGISTRY TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 730, Page 109

A map showing the above described property is recorded in

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:  
Easements and Restrictions of record.

1996 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in his corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: \_\_\_\_\_ (Corporate Name)  
\_\_\_\_\_  
President  
ATTEST: \_\_\_\_\_  
\_\_\_\_\_  
Secretary (Corporate Seal)

USE BLACK INK ONLY

*Lawrence K. Perry* (SEAL)  
LAWRENCE K. PERRY  
*Linda Perry* (SEAL)  
LINDA PERRY  
\_\_\_\_\_  
(SEAL)  
\_\_\_\_\_  
(SEAL)

SEAL-STAMP Florida Leon County.

I, a Notary Public of the County and State aforesaid, certify that LAWRENCE K. PERRY and wife, LINDA PERRY Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *Nov 22* day of *96* 19  
My commission expires *November 7, 1999*  
*Judy A. Wilson* Notary Public

SEAL-STAMP NORTH CAROLINA, \_\_\_\_\_ County.

I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is \_\_\_\_\_ Secretary of \_\_\_\_\_ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its \_\_\_\_\_ President, sealed with its corporate seal and attested by \_\_\_\_\_ as its \_\_\_\_\_ Secretary. Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_. My commission expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of *Judy A. Wilson* N.P. of the governmental units designated \_\_\_\_\_

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

NADINE S. FUQUA REGISTER OF DEEDS FOR Alamance COUNTY

By *Shelley Williams* Deputy/Assistant Register of Deeds

## EXHIBIT A

That certain tract or parcel of land located in Boone Station Township, Alamance County, North Carolina, adjoining the 60 foot right-of-way of Gibsonville-Ossipee Road (S.R. 1500), Claude T. King, Hilda Ridge Neill, and Lot 2 as shown on the Final Plat, Recombination of the Property of Larry K. Hursey, Sr. and Larry K. Hursey, Jr., which plat is duly recorded in Plat Book 44, at Page 2 of the Alamance County Registry, and being more particularly described as follows:

BEGINNING at an iron stake found located in the western margin of the 60 foot right-of-way of Gibsonville-Ossipee Road (S.R. 1500), a corner with Claude T. King; running thence in the 60 foot right-of-way of Gibsonville-Ossipee Road (S.R. 1500), South  $83^{\circ} 36' 40''$  East 29.98 feet to a point located in the centerline of the 60 foot right-of-way of Gibsonville-Ossipee Road (S.R. 1500); running thence with the centerline of the 60 foot right-of-way of Gibsonville-Ossipee Road (S.R. 1500), South  $10^{\circ} 21' 09''$  East 274.26 feet to a point located in the centerline of the 60 foot right-of-way of Gibsonville-Ossipee Road (S.R. 1500), a corner with the aforesaid Lot 2; running thence with the line of the aforesaid Lot 2, the following courses and distances: South  $83^{\circ} 59' 53''$  West 30.61 feet to an iron stake found; thence, South  $83^{\circ} 59' 53''$  West 204.38 feet to an iron stake set; thence, South  $51^{\circ} 10' 01''$  West 69.18 feet to an iron stake set; thence, North  $80^{\circ} 00'$  West 312.66 feet to an iron stake set located in the line of Hilda Ridge Neill, a corner with the aforesaid Lot 2; running thence with the line of Hilda Ridge Neill, North  $6^{\circ} 11' 00''$  East 342.47 feet to a rock found (which serves as control corner) located in the line of Hilda Ridge Neill, a corner with Claude T. King; running thence with the line of Claude T. King, South  $83^{\circ} 36' 40''$  East 299.64 feet to an iron stake found located in the line of Claude T. King; running thence again with the line of Claude T. King, South  $83^{\circ} 36' 40''$  East 182.88 feet to the point and place of BEGINNING and containing 4.18 acres, more or less, and BEING ALL OF LOT ONE (1) as shown on the Final Plat, Recombination of the Property of Larry K. Hursey, Sr. and Larry K. Hursey, Jr., prepared by Boswell Surveyors, Inc., Carlton L. Hawkins, Registered Land Surveyor dated June 10, 1991, Job No. 91-253-105, which plat is duly recorded in Plat Book 44, at Page 2 of the Alamance County Registry.

Perry2.

Bryan Shugart  
 Dec BK 44, Pg 2  
 4.8 ac



Item 7

**Town of Gibsonville**

**Certificate of Sufficiency**

To the Board of Aldermen of the Town of Gibsonville, North Carolina.

I, Ben Baxley, Town Manager, do hereby certify that I have investigated the Petition attached hereto and have found as a fact that said Petition is signed by all owners of real property lying in area described therein, in accordance with G.S. 160A-31; as amended.

Property being located on Gibsonville Ossipee Rd., Gibsonville, NC owned by Manning Crossing, LLC (32.40 ac.).

In witness whereof, I have hereunto set my hand and affixed the Seal of the Town of Gibsonville, this the 14th day of June, 2019.



Ben Baxley  
Town Manager

**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION  
OF ANNEXATION PURSUANT TO G.S. 160A-31**

**WHEREAS**, petition requesting annexation of the area described herein has been received; and

**WHEREAS**, the Board of Aldermen of the Town of Gibsonville has by Resolution directed the Town Manager to investigate the sufficiency thereof; and

**WHEREAS**, certification by the Town Manager as to the sufficiency of said petition has been made;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Aldermen of the Town of Gibsonville, North Carolina:

**Section 1.** That a public hearing on the question of annexation of the area described herein will be held at Town Hall at 7:00 pm on the 15th day of July, 2019.

**Section 2.** The area proposed for annexation is described as follows:

**Property identified as Alamance County Register of Deeds Book 1515, Page 776  
(32.40 acres); owned by Manning Crossing, LLC**

**Section 3.** Notice of said Public Hearing shall be published in the Times News, a newspaper having general circulation in the Town of Gibsonville, at least ten days prior to the date of said Public Hearing.

Adopted this the 17th day of June, 2019.

---

Mayor

Attest:

---

Town Clerk

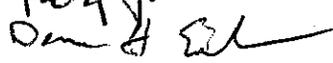
PETITION REQUESTING ANNEXATION

Date: 5.17.19

To the Board of Aldermen of the Town of Gibsonville :

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Gibsonville.
2. The area to be annexed is contiguous to the Town of Gibsonville and the boundaries of such territory are as follows:

(See Attached)

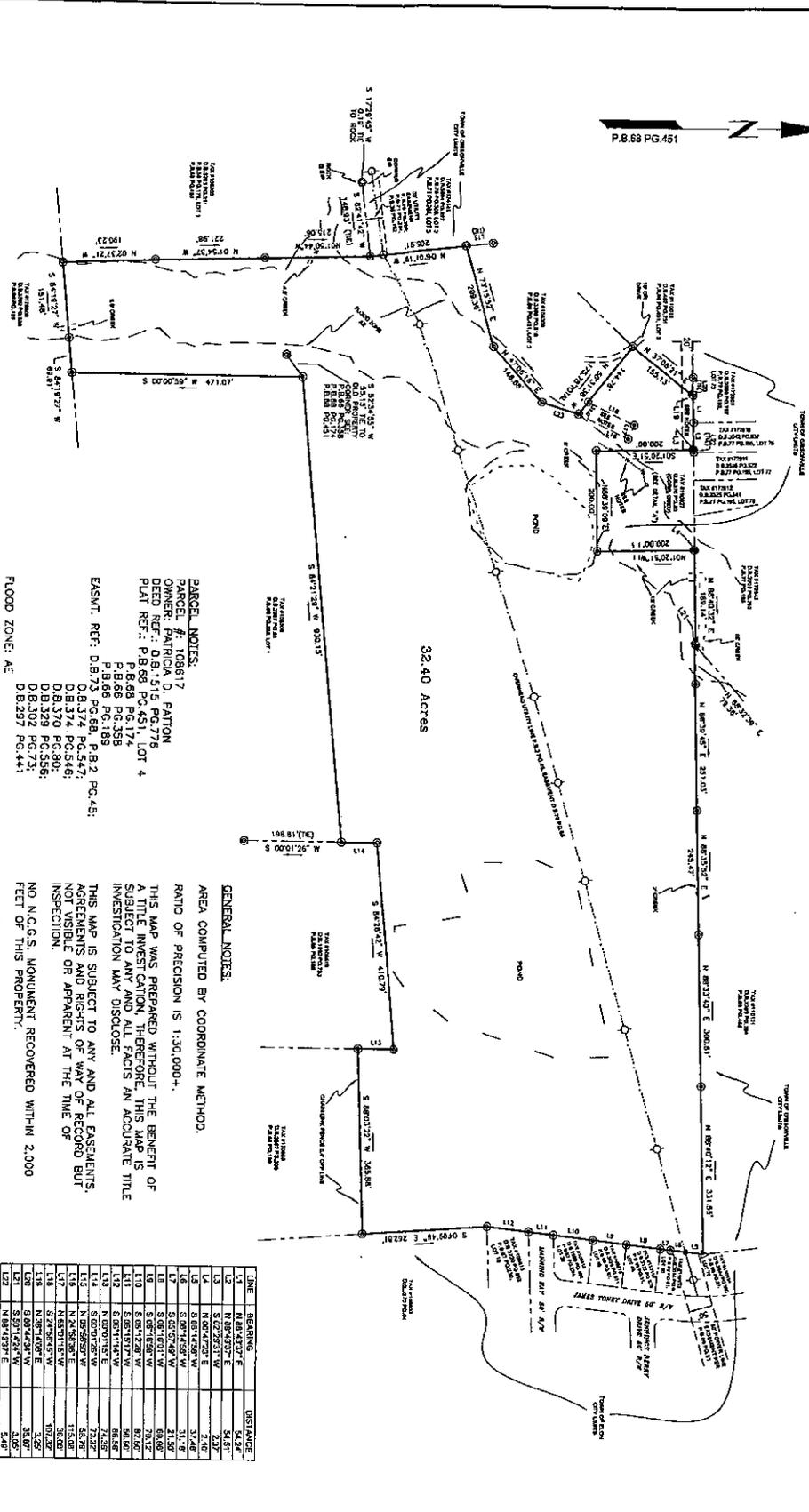
	Name	Address
1.		1017 Georgetown DR Elon. 27244
2.		524 W Elm st Graham NC. 27253
3.		
4.	(Manning Crossing, LLC)	

## Exhibit A

## Manning Crossing

Being all of that certain tract or parcel of land lying and being in Boone Station, Alamance County, North Carolina, adjoining Manning Way 50' right of way and being more particularly described as follows:

Beginning at an existing iron pipe located at a corner with the southern terminus of Manning Way (a 50' right of way) and the northwestern corner of Lot 19 (PB 67 at Page 230, ACRD) and thence running with said lot 19, S 06 Deg. 11' 14" W 86.86 ft. to an existing iron pipe, a corner with Lot 19 and Tax Parcel 108832, thence running with said parcel, S 04 Deg. 09' 46" E 262.81 ft. to an existing iron pipe in the northeast corner of tax parcel 170808; thence running with parcel 170808, S 88 Deg. 03' 22" W 365.88 ft. to an existing iron pipe in the line of property identified as tax parcel 108619; thence running with tax parcel 108619 the following courses and distances: N 00 Deg. 01' 15" E 74.36 ft. to an existing iron pipe, S 84 Deg. 26' 42" W 410.79 ft. to an existing iron pipe, S 00 Deg. 01' 26" W 73.32 ft. to an existing iron pipe being the northeast corner of tax parcel 108308 (Lot 1, PB 66 PG 358, ACRD); thence running with said Lot 1, S 84 Deg. 21' 29" W 930.15 ft. to a new iron pipe; continuing with Lot 1, S 00 Deg. 00' 59" W 417.07 ft. to a new iron pipe; thence running S 84 Deg. 19' 27" W 221.39 ft. (passing an existing iron pipe at 69.91 ft.) to an existing iron pipe being the southeast corner of tax parcel 108305 (PB 68 PG 174 and PB 68 PG 451, ACRD); thence running with said parcel 108305 the following courses and distances: N 02 Deg. 37' 21" W 190.23 ft. to an existing iron pipe; N 01 Deg. 54' 37" W 221.98 ft. to an existing iron pipe, N 01 Deg. 50' 44" W 215.06' ft.; thence running N 06 Deg. 01' 19" W 205.91 ft. to a corner with tax parcels 174145 and 108306 (PB 68 PG 451, Lot 3, ACRD); thence running with Lot 3, the following courses and distances: N 73 Deg. 15' 52" E 209.36 ft. to and existing iron pipe, N 47 Deg. 06' 16" E 148.88 ft. to an existing iron pipe, N 16 Deg. 29' 44" E 78.92 ft. to an existing iron pipe, N 50 Deg. 31' 38" W 175.78 ft. (passing a new iron pipe set at 31.00 ft.) to a point in the line of Lot 2 PB 68 PG 451; thence running N 37 Deg. 06' 21" E 155.13' ft. to an existing iron pipe; thence running N 38 Deg. 14' 08" E 3.25 ft. to an existing iron pipe in the line of Lot 75 PB 77 PG 195, ACRD; thence running with Lot 75, N 88 Deg. 43' 37" E 54.24 ft. to an existing iron pipe, a corner with Lot 76 PB 77 PG 195, ACRD; thence running with Lot 76, N 88 Deg. 43' 37" E 54.51 ft. to an existing iron pipe; thence running S 02 Deg. 29' 31" W 2.37 ft. to an existing iron pipe in the line of property owned by the Town of Gibsonville; thence running with the Town the following courses and distances: S 01 Deg. 20' 51" E 200.00 ft. to an existing iron pipe, N 88 Deg. 39' 09" E 200 ft. to an existing iron pipe, N 01 Deg. 20' 51" W 200.00 ft. to an existing iron pipe; thence running N 00 Deg. 47' 23" E 2.10 ft.; thence running with tax parcels 172943 and 110121 the following courses and distances: N 89 Deg. 40' 32" E 189.14 ft. to an existing iron pipe, S 50 Deg. 14' 24" W 3.05 ft. to an existing iron pipe, N 88 Deg. 32' 39" E 79.36 ft. to an existing iron pipe, N 88 Deg. 39' 45" E 251.03 ft. to an existing iron pipe, N 88 Deg. 35' 32" E 245.47 ft. to an existing iron pipe, N 88 Deg. 33' 40" E 300.61 ft. to an existing iron pipe, N 88 Deg. 40' 12" E 331.55 ft. to a stone rock in the line of Lot 70, PB 69 PG 51, ACRD; thence running with Lot 70 and Lot 50, PB 69, PG 51, S 06 Deg. 14' 58" W 68.66 ft. to an existing iron pipe in the line of Lot 50; thence running S 05 Deg. 57' 49" W 21.50 ft. to a corner with Lots 50 and 49; thence running with Lot 49, S 06 Deg. 10' 01" W 69.96 ft. to an existing iron pipe, a corner with Lot 48; thence running with Lot 48, S 06 Deg. 16' 58" W 70.12 ft. to an existing iron pipe, a corner with Lot 20; thence running with Lot 20, S 06 Deg. 12' 28" W 82.60 ft. to an existing iron pipe in the northern margin of Manning Way 50' right of way; thence running with Manning Way, S 06 Deg. 15' 17" W 50.90 ft. to the point of beginning and being 32.40 acres, more or less as shown on that survey entitled "Boundary Survey for Manning Crossing, LLC" drafted by Allred Land Surveying, PLLC dated November 27, 2018.



**PARCEL NOTES:**  
 PARCEL # 108817  
 MANNING CROSSING LLC PATTON  
 DEED REF.: P.8.68 PG.451 LOT 4  
 P.8.68 PG.17, 20, 4  
 P.8.68 PG.358  
 P.8.68 PG.189  
**ESMT. REF:** D.B.73 PG.68, P.B.2 PG.45;  
 D.B.374 PG.547;  
 D.B.370 PG.846;  
 D.B.329 PG.556;  
 D.B.302 PG.73;  
 D.B.287 PG.441

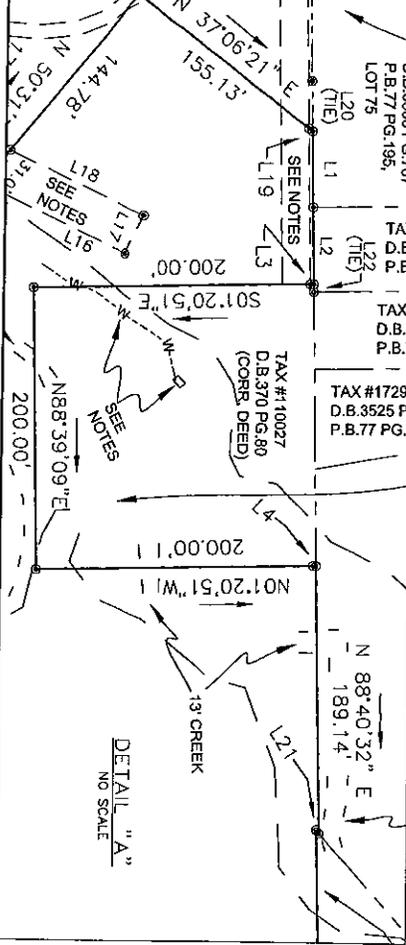
**GENERAL NOTES:**  
 AREA COMPUTED BY COORDINATE METHOD.  
 RATIO OF PRECISION IS 1:30,000+.  
 THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INVESTIGATION. THIS MAP IS SUBJECT TO ANY AND ALL FACTS AN ADVERSE TITLE INVESTIGATION MAY DISCLOSE.  
 THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD BUT NOT VISIBLE OR APPARENT AT THE TIME OF INSPECTION.  
 NO N.C.G.S. MONUMENT RECOVERED WITHIN 2,000 FEET OF THIS PROPERTY.  
 ALL UTILITIES ARE AVAILABLE AND TO BE SERVED FROM EXISTING RIGHT OF WAY.  
 P.B.68 PG.451, L16, L17, AND L18 DEPICT A SEPIC EASEMENT PER P.B.68 PG.451.

LINE	BEARING	DISTANCE
L1	S 89°13'27" W	54.71
L2	N 88°40'32" E	54.71
L3	S 0°12'21" W	2.87
L4	N 89°42'20" E	2.87
L5	S 89°13'27" W	31.48
L6	N 88°40'32" E	31.48
L7	S 0°12'21" W	21.92
L8	N 89°42'20" E	63.60
L9	S 89°13'27" W	70.17
L10	N 88°40'32" E	82.00
L11	S 0°12'21" W	66.85
L12	N 89°42'20" E	74.56
L13	S 89°13'27" W	73.32
L14	N 88°40'32" E	55.27
L15	N 88°40'32" E	15.00
L16	N 88°40'32" E	30.00
L17	N 88°40'32" E	107.32
L18	S 27°28'45" W	3.52
L19	S 89°13'27" W	3.52
L20	S 0°12'21" W	3.52
L21	S 89°13'27" W	3.52
L22	S 0°12'21" W	3.52
L23	N 89°42'20" E	5.49
L24	N 89°42'20" E	78.27

**LEGEND:**  
 ● FOUND IRON PIPE  
 ○ SET IRON PIN  
 ● COMPUTED POINT  
 ▲ STONE/ROCK  
 △ CHIRP OF WAY  
 ○ CHIRP OF WAY  
 P.B. = DEED BOOK  
 P.C. = PLAT BOOK  
 ○ = POWER POLE  
 ○ = WATER LINE



THIS SURVEY OF A PORTION OF THE TOWN OF GIBSONVILLE, NORTH CAROLINA, WAS MADE BY ALLRED, COBLE MILL ROAD, SNOW CAMP, NC 27349. THE SURVEY WAS MADE ON 10/15/2018. THE SURVEY WAS MADE BY PATTON, MANNING CROSSING LLC. THE SURVEY WAS MADE BY PATTON, MANNING CROSSING LLC.



**DETAIL "A"**  
 NO SCALE  
 19 CREEK  
 N 11°20'51" W 1  
 200.00'  
 N 88°40'32" E 189.14'  
 N 37°06'21" E 155.13'  
 N 50°31' 177.00'  
 N 50°31' 177.00'  
 L18 SEE NOTES  
 L17 SEE NOTES  
 L19 SEE NOTES  
 L20 SEE NOTES  
 L21 SEE NOTES  
 L22 SEE NOTES  
 L23 SEE NOTES  
 D.B.370 PG.80 (CORR. DEED)  
 TAX #110027  
 D.B.370 PG.80  
 TAX #1729  
 D.B.3525 P  
 P.B.77 PG.  
 TAX D.B.3  
 P.B.  
 D.B.3508 PG.767  
 P.B.77 PG.185  
 LOT 75  
 (T1E)  
 L1  
 L2  
 L3  
 L4  
 L5  
 L6  
 L7  
 L8  
 L9  
 L10  
 L11  
 L12  
 L13  
 L14  
 L15  
 L16  
 L17  
 L18  
 L19  
 L20  
 L21  
 L22  
 L23  
 L24

<p><b>SHEET</b> 1 OF 1</p>	<p><b>BOUNDARY SURVEY</b> FOR MANNING CROSSING LLC</p>	<p>ALLRED LAND SURVEYING, PLLC</p>
		<p>JEFF ALLRED, PLS ~ L-4500 8065 COBLE MILL ROAD SNOW CAMP, NC 27349 PHONE: 336-684-8202</p>
<p>PROJECT LOCATION: STATE: NC COUNTY: ALAMANCE TOWNSHIP: BOONE STATION</p>	<p>PROPERTY OWNER INFORMATION: PATRICIA D. PATTON 723 GIBSONVILLE OSSIPEE ROAD ELON, NC 27244</p>	<p>NO. DATE REVISION NOTE</p>

# Item 8

RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE ISSUANCE OF REVENUE BONDS OF THE TOWN OF GIBSONVILLE, NORTH CAROLINA, AUTHORIZING THE FILING OF AN APPLICATION WITH THE LOCAL GOVERNMENT COMMISSION FOR APPROVAL OF SUCH BONDS AND REQUESTING THE LOCAL GOVERNMENT COMMISSION TO SELL SUCH BONDS

WHEREAS, the Board of Aldermen the Town of Gibsonville, North Carolina (the "Town") has determined that it is necessary to issue revenue bonds of the Town pursuant to Chapter 159 of the North Carolina General Statutes, as amended, for the purpose of (a) financing improvements to the Town's existing sewage system and (b) paying certain costs and expenses incurred in connection with the issuance of such revenue bonds; and

WHEREAS, it is necessary to take certain related action at this time;

NOW THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town, as follows:

Section 1. The Town Manager and the Finance Officer of the Town are each hereby designated as a representative of the Town to file an application for approval of such revenue bonds with the Local Government Commission of North Carolina (the "Local Government Commission") and authorized to take such other actions as may be advisable in connection with the negotiation of such revenue bonds and the development of the related financing; and all actions heretofore taken by any of such officers or any other officer of the Town relating to such matter on behalf of the Town are hereby approved, ratified and confirmed.

Section 2. The Board of Aldermen hereby requests the Local Government Commission to approve such revenue bonds under Article 5 of Chapter 159 of the General Statutes of North Carolina, as amended, and to sell such revenue bonds at private sale without advertisement to any purchaser or purchasers thereof, at such prices as the Local Government Commission determines to be in the best interest of the Town, subject to the approval of the Town.

Section 3. The Board of Aldermen recommends the selection of Robinson, Bradshaw & Hinson, P.A. as bond counsel in connection with the authorization and issuance of such revenue bonds, and any bond anticipation notes, and hereby requests the Local Government Commission to approve such selection. The Board will later make recommendations for the selection of a bond registrar, a paying agent, and any other persons required in connection with the issuance of such bonds and any bond anticipation notes.

Section 4. The Board of Aldermen hereby finds, determines and affirms that (i) the issuance of such revenue bonds is necessary for the Town to finance improvements to its sewer system, (ii) the amount of the proposed revenue bonds will be sufficient but not excessive for its purposes, (iii) the proposed financing is feasible, (iv) the Town's debt management procedures and policies are good and are managed in strict compliance with law and (v) under current economic conditions, the proposed revenue bonds can be marketed at a reasonable interest cost to the Town.

Section 5. This resolution shall take effect immediately upon its passage.

Upon motion of Alderman \_\_\_\_\_, seconded by Alderman \_\_\_\_\_, the foregoing resolution was passed by the following vote:

Ayes: Aldermen \_\_\_\_\_

---

Noes: Aldermen \_\_\_\_\_