

MINUTES – JANUARY 8, 2018

The Board of Aldermen of the Town of Gibsonville met at 7:00 pm for a regular meeting in the Town Hall. The meeting was called to order by Mayor Williams. Alderpersons Shepherd, Owen, Dean, O'Toole, and Pleasants were present. Ben Baxley, Town Manager, and Laurie Yarbrough, Town Clerk, were present. Recreation Director Mike Dupree, Police Chief Ron Parrish, Fire Chief James Todd, Town Attorney Doug Hoy, Planning Director Brandon Parker, Public Works Director Rob Elliott, and several Lindley Park Estates residents were in attendance. The Invocation was given by

Invocation Alderman Owen

Alderman Owen gave the invocation.

Public Comments

Gary Nardo of 201 Club Square Dr. in the Lindley Park Estates stated he had live there nine years and had moved here from New York where he was a retired New York Police Sergeant. He stated a concern with Airbnb's in his neighborhood. He stated these could raise crime in town and asked the board to address this issue.

Jim Healy of 208 Club Square Dr. in the Lindley Park Estates stated he was told the zoning in his subdivision was SFR when he purchased his home. He stated a concern with Airbnb's in his neighborhood also. He asked if they were allowed in his zoning and had they acquired a permit from the town to run and Airbnb. He stated they pay no tax to operate, they were not handicap accessible, and did not meet the fire code. He asked the board what could be done to stop them.

Lennox Bailey of 205 Club Square Dr. stated he also was from New York and was with the New York EMS. He stated he also had a concern with the Airbnb's in his neighborhood. He stated there was an increase in traffic. He asked for the board's help.

Melissa Bailey of 205 Club Square Dr. stated a safety concern for her children playing outside.

Mayor Williams stated during the Christmas holidays he had gotten five calls from concerned citizens about the Airbnb's. He stated he had talked with the Town Manager and Police Chief. He asked that this be added to this agenda..

Approval of Agenda

Alderman Pleasants, seconded by Alderman O'Toole, made a motion to approve the agenda as amended. The motion passed unanimously.

Approval of Minutes

Alderwoman Shepherd, seconded by Alderman Owen, made a motion to approve the minutes of December 4, 2017. The motion passed unanimously.

Discussion of Airbnb

Ben Baxley, Town Manager, stated the Planning Director/Code Enforcement Officer had sent out a letter to the property owners of the Airbnb in August. He also had sent a fine to the residents and final notices. He sated they needed to decide if it was up to the Town Manager or Police Chief to charge them.

Alderman Pleasants stated they need to put a stop to them, whatever the fine; maybe they needed to increase the severity of the punishment.

Alderman O'Toole asked what did they make a night.

Gary Nardo stated they advertise and were busy on the weekend; some stay a week at a time.

Alderman O'Toole recommended notify the Department of Revenue if running a business; this could be undocumented revenue.

Alderman Owen stated they had a problem with this once on Travis Ln.

Mayor Williams stated it was the town's job to see this stopped; the Town Manager and Code Enforcement Officer.

Brandon Parker, Planning Director/Code Enforcement Officer, recommended looking at what other towns were doing.

Doug Hoy, Town Attorney, recommended taking a multiphase approach. He agreed with Alderman O'Toole. He recommended looking at the Ordinance and see what generated a misdemeanor and start charging them.

Ron Parrish, Police Chief, stated the board should be aware that three months ago they were notified by Mr. Parker. He stated they had road by the neighborhood and had a number of suspicious individuals.

Mayor Williams asked the Town Manager to report back at the next meeting. He recommended they take steps to stop the Airbnbs.

Ordinance Amendment Chapter 50: Garbage - Public Hearing

Ben Baxley, Town Manager, stated this Ordinance Amendment was to revise the current ordinance to reflect the town's current garbage collection practices; such as eliminating commercial collection and removal of dead animal pickup. He stated a section about collection at group homes and churches had been added; currently if they require over two carts they are required to contract out garbage collection. Also, by adding a section on collection at municipal facilities. He stated this was a public hearing. He recommended approval of the Ordinance Amendment Chapter 50: Garbage.

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

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

Alderman Shepherd, seconded by Alderman Owen, made a motion to approve the Ordinance Amendment Chapter 50: Garbage. The motion passed unanimously.

ORDINANCE TO AMEND GIBSONVILLE CODE OF ORDINANCES

CHAPTER 50: GARBAGE; SECTION 50.03 RECEPTACLES SPECIFICATIONS, SECTION 50.05 REMOVAL OF TREE TRIMMINGS, STUMPS, CONTRACTOR'S REFUSE; LANDSCAPE MATERIALS, AND SECTION 50.09 REMOVAL OF DEAD ANIMALS

WHEREAS, the current Code of Ordinances was re-codified in 2013; and

WHEREAS, during the course of interpretation the need arises from time to time to revise the current ordinance to better clarify the intent; and

WHEREAS, a public hearing was advertised and a public hearing was held at a regular Board of Aldermen meeting on December 4, 2017; and

WHEREAS, staff recommends Section 50.03 Receptacles Specifications, Section 50.05 Removal of Tree Trimming, Stumps, Contractor's Refuse; Landscape Materials, and Section 50.09 Removal of Dead Animals be amended as follows:

50.03 RECEPTACLES SPECIFICATIONS.

(A) All single-family households will be provided a **95**-gallon cart. All single-family households that generate more than **95** gallons of trash weekly shall be charged an extra fee as determined by the Board of Aldermen. All garbage carts shall remain the property of the town at all times. No other receptacle except as may be allowed in special situations except as may be allowed in special situations by the Director of Public Works, shall be used. And yard trash shall be placed next to the curb on **scheduled** collection days. The following items shall not be placed in the garbage carts: poisons, acids, caustics, explosives, paint thinner, oil, kerosene, gasoline or other dangerous materials, soils, or any type of construction material (concrete, bricks, and the like) or furniture (such as materials forbidden by the ordinances). The cart shall not be used for any other purpose than storing or collecting garbage. No one shall mark, write or paint on the carts, or cut or damage the cart in any way. Garbage carts shall be assigned to each residence and each cart serial number shall be recorded. Users of the garbage cart shall keep the assigned cart in a clean and neat condition and shall be responsible for its safeguarding and maintenance from theft, damage and abuse. Persons who damage or abuse the garbage cart shall be responsible for the repair or replacement of such in accordance with a depreciating schedule maintained by the town.

(B) All proprietors of business establishments shall arrange their own garbage pickup; this includes apartments (**greater than two units**), and mobile home parks.

(C) All group homes and churches that require more than two carts shall arrange their own garbage pickup.

(D) All municipal government facilities are provided carts as determined by the Town Manager.

50.05 REMOVAL OF TREE TRIMMINGS, STUMPS, CONTRACTOR'S REFUSE; LANDSCAPE MATERIALS.

(A) A charge will be made for hauling tree limbs, cutting, shrubbery, or similar materials, in excess of one **1-ton** truck load and placed by the curb. (D) No stumps, logs, **dirt**, or concrete will be hauled by the town forces.

50.09 REMOVAL OF DEAD ANIMALS.

Dead animals within the right-of-way will be removed by the town upon notice of the existence of such dead animal. Removal of dead animals from non-right-of-way areas will be approved by the town manager.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN FOR THE TOWN OF GIBSONVILLE: that the Gibsonville Code of Ordinances Chapter 50: Garbage, be amended.

Adopted this the 8th day of January, 2018.

Mayor

Attest:

Town Clerk

2017-2018 Budget Ordinance Amendment #5

Ben Baxley, Town Manager, stated the 2017-2018 Budget Ordinance Amendment #5 accounted for a donation of \$500 to the Police Department’s empty stocking fund and a \$892 donation for the Community Center.

Alderman Pleasants, seconded by Alderman Owen, made a motion to approve the 2017-2018 Budget Ordinance Amendment #5. The motion passed unanimously .

**TOWN OF GIBSONVILLE, NORTH CAROLINA
2017-2018 BUDGET ORDINANCE AMENDMENT #5**

BE IT ORDAINED by the Board of Aldermen of the Town of Gibsonville, North Carolina, a meeting was held this the 8th day of January, 2018 that the following fund revenues and departmental expenditures together with certain restrictions and authorizations be amended.

SECTION I. GENERAL FUND

Anticipated Revenues	FY 2017-2018	Amendment	FY 2017-2018
	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
Taxes, Current Year	2,701,961	-	2,701,961
Taxes, Prior Years	29,700	-	29,700
Motor Vehicle Tax	316,961	-	316,961
Penalties & Interest	12,000	-	12,000
Cemetery	13,000	-	13,000
Recreation	76,000	-	76,000
Sanitation Service Charge	240,000	-	240,000
Interest on Investments	7,500	-	7,500
Fire District Tax (Guilford)	12,000	-	12,000
Library	1,500	-	1,500
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
Transit Card Revenue	200	-	200
<i>Miscellaneous</i>	<i>33,608</i>	<i>1,442</i>	<i>35,050</i>
GHA	2,340	-	2,340
Stormwater Fee	29,000	-	29,000
Solid Waste Disposal Tax	4,500	-	4,500
Intangible: Sales Tax (Alamance Co.)	824,000	-	824,000
Intangible: Sales Tax (Guilford Co.)	423,000	-	423,000
Utility Franchise	380,000	-	380,000
Beer & Wine	30,000	-	30,000
Federal Drug Funds	4,323	-	4,323
Insurance Proceeds	670	-	670
Downtown Revitalization Grant	160,000	-	160,000
Appropriated Recreational Cap. Reserve	34,000	-	34,000
Powell Bill Funds	189,000	-	189,000
Appropriated General Fund Balance	<u>353,112</u>	<u>-</u>	<u>353,112</u>
<i>Total Anticipated Revenues</i>	<u>5,951,075</u>	<u>1,442</u>	<u>5,952,517</u>

Authorized Expenditures

	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
Governing Board	73,116	-	73,116
Administration	1,224,693	-	1,224,693
<i>Police</i>	<i>1,731,060</i>	<i>550</i>	<i>1,731,610</i>
Fire	840,868	-	840,868
Public Works Administration	210,916	-	210,916
Streets	506,553	-	506,553
Powell Bill	136,600	-	136,600
Sanitation	311,110	-	311,110
<i>Recreation</i>	<i>723,967</i>	<i>892</i>	<i>724,859</i>
Library	133,021	-	133,021

Cemetery	18,170	-	18,170
Contingency	41,000	-	41,000
Total Authorized Expenditures	5,951,075	1,442	5,952,517
	-		-

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	824,263	-	824,263
Tapping Fees	450	-	450
Meter Setting	10,000	-	10,000
Reconnection Fees	40,000	-	40,000
Miscellaneous Revenues	9,900	-	9,900
Development Fees	36,000	-	36,000
Internet Convenience Fees	6,300	-	6,300
Loan Proceeds	152,000	-	152,000
Total Anticipated Water Revenues	1,078,913	-	1,078,913
<u>Sewer Revenues</u>			
Sewer Service Fees	2,061,797	-	2,061,797
Tapping Fees	550	-	550
Meter Setting	10,000	-	10,000
Reconnection Fees	40,000	-	40,000
Miscellaneous Revenues	12,100	-	12,100
Development Fees	44,000	-	44,000
Internet Convenience Fees	7,700	-	7,700
Total Anticipated Sewer Revenues	2,176,147	-	2,176,147
Total Anticipated W&S Revenues	3,255,060	-	3,255,060
Authorized W&S Expenditures			
Water Expenditure	1,078,913	-	1,078,913
Sewer Expenditures	2,176,147	-	2,176,147
Total Authorized Expenditures	3,255,060	-	3,255,060

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SECTION III. PERPETUAL CARE FUND

<i>Anticipated Revenues</i>	2,700	-	2,700
<i>Authorized Expenditures</i>	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 2017-2018. This rate is based on a total valuation of property of \$575,538,354 and an estimated collection rate of 97.25%.

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 2017-2018 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 8th day of January, 2018.

Attest:

Mayor of Gibsonville, NC

Town Clerk of Gibsonville, NC

<u>Acct#.</u>	<u>Name</u>	<u>Value</u>	<u>New</u>	<u>Tax Releases</u>		
				<u>Actual</u>	<u>Release</u>	
		<u>Reduced</u>	<u>Value</u>	<u>Taxes</u>	<u>\$</u>	
<u>RC</u>						
0102582	Gene Walker	46,500	46,500	246.45	246.45	elderly exemption
0102274	Ernest White	45,000	98,500	522.05	238.50	refund
0221883	Pat Pulliam	24,800	275,300	1459.09	131.44	value reduced
0223065	Gene Jordan	18,800	276,400	1464.92	99.64	
0102860	Edward Shepherd	53,050	53,050	281.17	281.16	

BS

294171 Jeffrey Prichard 7,400 31,440 166.63 39.22 did not own 1996 boat on Jan 1. Value reduced to 390 on another boat

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

Reports

a. Manager

Ben Baxley, Town Manager, stated the Police Chief, Fire Chief, Planning Director, and he had met with a representative from the Red Cross at the Gibsonville Community Center about the Center becoming a Certified Emergency Shelter. He stated they would provide a Facility Use Agreement which would allow the Red Cross to set up a emergency shelter, providing cots/beds and everything needed. He asked the Board if they wished for him to sign the Facility Use Agreement with Red Cross.

It was the consensus of the Board approving the Town Manager to sign the agreement with Red Cross.

He stated Town Hall would be closed on January 15, 2018 for the Martin Luther King Holiday. He stated the Board Agenda meeting would be January 22, 2018; the Audit would be presented. He stated at the next meeting he would ask the Board to approve the USDA Sewer project specs and plans. He stated they were working on an update of the HR Policy and Ann Taylor with the PTRC would present at the next meeting.

b. Mayor

Mayor Williams stated he had been to Lindley Park Estates and walked and drove around. He stated it was hard to see anything going on. He stated the Board had to come up with a way to stop the Airbnbs. He asked the residents to call if they saw anything.

Mr. Baxley stated Town Hall was open from 8:00 am to 5:00 pm and after 5:00 pm they could call Communications at 336-449-6677.

Ron Parrish, Police Chief, suggested they call the 6677. He stated the police was aware and would do everything they could.

c. Board Members

Alderman Shepherd stated the Board’s budget retreat would be in February.

Alderman Pleasants, seconded by Alderman Shepherd, made a motion to adjourn. The motion passed unanimously. The meeting adjourned at 7:45 pm.

Mayor

Attest:

Town Clerk