

MINUTES – January 6, 2020

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, Owen, Shepherd, 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, Recreation Director Mike Dupree, Cathleen Turner with Preservation North Carolina, Alex and Lilly Sharak, ABC Board member Sandi Moulton, Eddie Rook, and several residents were in attendance.

Invocation – Alderwoman Maizland

Alderwoman Maizland gave the invocation.

Mayor Williams led the Pledge of Allegiance.

Public Comments

Shirley Pearson, resident, asked what was going to be done with the old school.

Mayor Williams stated this was on the agenda and the owners of the property were here to talk about the school building.

Jean Hedrick stated she was the administrator of the concerned citizens of Gibsonville website. She stated she would not be continuing the website but the neighbors of Gibsonville website was still up and running. She recommended that everyone read the policy on the web page.

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 Alderman Pleasants, made a motion to approve the minutes of December 2, 2019. The motion passed unanimously.

Appointments to ABC Board

Ben Baxley, Town Manager, stated at the last Board meeting the ABC Board Chairman Paul Koontz recommended Sandi Moulton be reappointed to another three year term and appoint Eddie Rook to a three year term. He stated Paul Koontz would be leaving the ABC Board in January 2020.

Alderman Owen, seconded by Alderman Shepherd, made a motion to reappoint Sandi Moulton and appoint Eddie Rook to the ABC Board. The motion passed unanimously.

Mayor Williams led the oath swearing Eddie Rook on to the ABC Board.

Sandi Moulton, ABC Board member, stated the renovation at the ABC store was successful and complete. She stated they had a new manager at the ABC Store and recognized Janice Wyrick, who was retiring after 25 years of managing the ABC Store. She stated they appreciated the support from the Town.

Update on 500 Church St. Property (old Gibsonville School)

Ben Baxley, Town Manager stated Alex and Lily Sharak, owners of 500 Church St., were present to update the Board on the old school project and answer any questions from the Board.

Mayor Williams asked when were they going to do something with the old school building.

Lilly Sharak stated they were working with an architect and getting plans. She stated they were looking at options; such as nursing/rehab facility and senior housing. She stated they should be under contract by the end of March with an operator of the property. She stated they were looking for an operator who would commit to operating the facility after it was complete. She thanked the Board for their patience and stated they wanted to fix the building. She stated they were looking a facility for 75 year olds and older needed short term care and memory care.

Alderman Owen asked if she had been through the building; there were safety issues.

Mrs. Sharak stated yes, several times.

Alderman O’Toole asked were they looking at doing the building if they could find someone to contract with them to be the operator.

Mrs. Sharak stated yes. She stated they had Plan A and a Plan B; which was senior housing.

Alderman O'Toole stated he had research her company and saw where in 2017 and 2019 they transferred the LLC.

Mrs. Sharak stated yes the owner of the company, the shareholders, and manger transferred the LLC.

Alderman O'Toole asked what was their time frame and had they built anything like this before.

Mrs. Sharak stated they had done two projects like this and one of these was in Eden, NC at 602 Heary St., Eden, NC. She stated they closed on this project in August.

Alderman O'Toole stated he had looked at public records and the actual address of their business came back to several tenants; he had a concern when looking at this and there was no long history. He stated he had concerns because of the school, two churches, a gym, parking, and the Library were all close to this building. He stated he would like to see something done quickly.

Mrs. Sharak stated they would be signing a contract with an operator by the end of March.

Alderman Shepherd stated the Board needed a time frame on the building. He stated they had gotten a lot of complaints from citizens and teachers at the Gibsonville School. He stated he would like for Mr. & Mrs. Sharak to come back and update the Board closer to March.

Mrs. Sharak stated this would be done in two phases; replace and repair roof and structure repair and then do work inside. She stated once they had a contractor it would move fast.

Doug Hoy, Town Attorney, asked what had the LLC done to maintain a safe site.

Mrs. Sharak stated they had put locks on the building, fence, and mow.

Mr. Hoy asked what about the roof.

Mrs. Sharak stated they had to repair the roof.

Mr. Hoy asked what if a child were to get killed.

Mrs. Sharak stated there were signs there and they had a fence up.

Alderwoman Maizland asked how was the building being secured; were windows and doors locked.

Mrs. Sharak stated yes, they were locked.

Alderman O'Toole asked what would their involvement be; would they stop as the landlord when it was complete.

Mrs. Sharak stated not until the healthcare operator was in place; including nurses and support.

Mayor Williams asked what would they be able to tell the Board by March.

Mrs. Sharak stated they would have a contractor and if it would be affordable housing or senior housing.

Mayor Williams asked that they keep the Town Manager updated; he was skeptical about the project.

Alderman Shepherd stated he had a lot of concerns.

Ron Parrish, Police Chief, stated the building was not secure, he got reports all the time about people going in and out of the building. He stated a concern about the need of a safety fence; there was not one around the whole building, just part of the building.

Mrs. Sharak stated she would get her operator to contact the Police Chief.

Alderwoman Maizland asked what kind of liability insurance did they have.

Mrs. Sharak stated she would have to check with here legal department.

Mayor Williams stated he would like to see the project go; but he wanted to see something going on.

Dr. Alex Sharak stated the idea behind the building was to create senior housing and be a positive for Gibsonville. He stated it would create jobs for 100 employees and atmosphere for senior citizens and the surrounding community. He stated they had more than 20 years' experience in development. He stated they need to get a licensed operator to sign a contract for ten years, then after ten years it would be self-sufficient. He stated they would go inside and put up frame work, so the building did not come down, and then do the roof to make it hundred percent safe. He stated plan B was to make senior living. He stated this month they would fix fencing, secure doors, and board windows to make it secure for safety. He stated in two month they would come back to the Board and discuss hat the next plan was.

Cathleen Turner with Preservation North Carolina stated she had been working with the Gibsonville Historical Society to put the pressure on this projects owners; the Sharak’s. She stated she would be working closely with them on the timeline to move forward on this project; she had the same concerns as the board and had talked with them about her concerns.

Appointments to Planning Board

Ben Baxley, Town Manager, stated the Planning Board was recommending Planning Board Member Patty Collins be moved from an Alternate member to a regular Planning Board member. He stated the Planning Board was also recommending the following be Alternate Planning Board members: Stephen Ellis of 303 Ambler Rd., Gibsonville and Lauren Forbis of 1207 W. Minneola St., Gibsonville; the Board received applications for both.

Alderman Shepherd, seconded by Alderman Owen, made a motion that Planning Board Member Patty Collins be moved from an Alternate member to a regular Planning Board member. The motion passed unanimously.

Alderman Owen, seconded by Alderman O’Toole, made a motion to appoint the following as Alternate Planning Board members: Stephen Ellis of 303 Ambler Rd., Gibsonville and Lauren Forbis of 1207 W. Minneola St., Gibsonville. The motion passed unanimously.

FY 2020 Budget Ordinance Amendment #4

Ben Baxley, Town Manager, stated the FY 2020 Budget Ordinance Amendment #4 accounted for a Governor’s Crime Commission Grant to install a surveillance camera system, quarterly contributions from the Gibsonville ABC Board to the Police Department, State Aid Grant to the Gibsonville Public Library, and a donation to the Gibsonville Public Library. He recommended approval of the FY 2020 Budget Ordinance Amendment #4.

Alderman Shepherd, seconded by Alderman Pleasants, made a motion to approve FY 2020 Budget Ordinance Amendment #4. The motion passed unanimously.

**TOWN OF GIBSONVILLE, NORTH CAROLINA
FY 2020 BUDGET ORDINANCE AMENDMENT #4**

BE IT ORDAINED by the Board of Aldermen of the Town of Gibsonville, North Carolina, a meeting was held this the 6th day of January, 2020 that the following fund revenues and departmental expenditures together with certain restrictions and authorizations be amended.

SECTION I. GENERAL FUND

Anticipated Revenues	FY 2020	Amendment	FY 2020
	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
Taxes, Current Year	2,956,000	-	2,956,000
Taxes, Prior Years	25,150	-	25,150
Motor Vehicle Tax	372,000	-	372,000
Penalties & Interest	12,000	-	12,000
Cemetery	10,000	-	10,000
Recreation	82,000	-	82,000
Sanitation Service Charge	306,000	-	306,000
Interest on Investments	8,000	-	8,000
Fire District Tax (Guilford)	14,400	-	14,400
Library	2,000	-	2,000

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	8,000	-	8,000
Brush/White Goods Pickup Fees	2,000	-	2,000
<i>Miscellaneous</i>	<i>31,702</i>	<i>1,120</i>	<i>32,822</i>
GHA	2,340	-	2,340
Stormwater Fee	32,000	-	32,000
Solid Waste Disposal Tax	4,600	-	4,600
Intangible: Sales Tax (Alamance Co.)	921,000	-	921,000
Intangible: Sales Tax (Guilford Co.)	488,500	-	488,500
Utility Franchise	400,000	-	400,000
Beer & Wine	30,000	-	30,000
<i>Library State Aid Grant</i>	<i>1,632</i>	<i>852</i>	<i>2,484</i>
<i>Governor's Crime Commission Grant</i>	<i>-</i>	<i>24,490</i>	<i>24,490</i>
Federal Drug Funds	34,500	-	34,500
Powell Bill Funds	192,000	-	192,000
Appropriated General Fund Balance	929,989	-	929,989
Appropriated Recreation Capital Reserve	30,033	-	30,033
Total Anticipated Revenues	6,964,046	26,462	6,990,508

Authorized Expenditures

	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
Governing Board	68,346	-	68,346
Administration	1,138,474	-	1,138,474
<i>Police</i>	<i>2,147,225</i>	<i>25,550</i>	<i>2,172,775</i>
Fire	1,070,619	-	1,070,619
Public Works	1,491,214	-	1,491,214
Powell Bill	102,500	-	102,500
Recreation	714,265	-	714,265
<i>Library</i>	<i>173,903</i>	<i>912</i>	<i>174,815</i>

Cemetery	17,500	-	17,500
Contingency	40,000	-	40,000
Total Authorized Expenditures	6,964,046	26,462	6,990,508
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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	815,000	-	815,000
Tapping Fees	1,000	-	1,000
Meter Setting	13,000	-	13,000
Reconnection Fees	45,000	-	45,000
Realize Deferred Revenue	57,045	-	57,045
Miscellaneous Revenues	11,000	-	11,000
Internet Convenience Fees	12,000	-	12,000
Retained Earnings Appropriation	15,000	-	15,000
Total Anticipated Water Revenues	969,045	-	969,045
<u>Sewer Revenues</u>			
Sewer Service Fees	2,200,000	-	2,200,000
Tapping Fees	1,000	-	1,000
Meter Setting	13,000	-	13,000
Reconnection Fees	45,000	-	45,000
Realize Deferred Revenue	57,045	-	57,045
Miscellaneous Revenues	11,000	-	11,000
Internet Convenience Fees	12,000	-	12,000
Retained Earnings Appropriation	15,000	-	15,000
Total Anticipated Sewer Revenues	2,354,045	-	2,354,045
Total Anticipated W&S Revenues	3,323,090	-	3,323,090
Authorized W&S Expenditures			
Water Expenditure	969,045	-	969,045

Sewer Expenditures	2,354,045	-	2,354,045
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Total Authorized Expenditures	3,323,090	-	3,323,090
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SECTION III. PERPETUAL CARE FUND

Anticipated Revenues	2,700	-	2,700
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Authorized Expenditures	2,700	-	2,700
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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 2020. This rate is based on a total valuation of property of \$636,652,700 and an estimated collection rate of 98.61%.

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 2020 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 6th day of January, 2020.

Attest:

Mayor of Gibsonville, NC

Town Clerk of Gibsonville, NC

Reports

a. Town Manager

Ben Baxley, Town Manager, stated the January Agenda meeting would fall on the Martin Luther King holiday.

Alderman Shepherd stated there was a conflict with some board member for the Tuesday after. He recommended the January Agenda meeting be on January 27, 2020.

Mr. Baxley stated the Springwood Ave. and Cedar St. project had started and would take potentially six months. He stated the residents had been notified. He stated the sewer project was ongoing.

Rob Elliott, Public Works Director, stated they were working in town and on the outfall on the sewer project.

b. Mayor

Mayor Williams stated he had met with Mike Solomon, Engineer on the Guilford County Farm property, and they were looking at a data center on the property which was 800 acres.

c. Board Members

Alderwoman Maizland stated she would like to give an update of meetings she had attended and things she had been doing. She stated on November 21, 2019, in an unofficial capacity, she attended the Guilford County Re-Entry Program presentation held at the Gibsonville Community Center by the Guilford County Sheriff's Department. She stated this was a good program. She stated this program was no available in Alamance County and she had spoken with an Alamance County Commissioner who wanted to know more about the program. Ms. Maizland stated she attended the Alamance county Chamber of Commerce meeting in December and had reach out to the Greensboro Chamber. She stated she was putting a Marketing Message together and would be following up with Chelsea Motley who had done a market study for the town last year. She stated she attended the Ethics Training for new and newly re-elected officials; this was mandatory. Ms. Maizland stated she would be attending the Essentials of Municipal Government at the end of January for newly elected officials.

Mayor Williams stated he had a concern with the Council Chambers doors be open; so after this meeting the doors would be closed at the meetings.

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

Mayor

Attest:

Town Manager