

MINUTES – OCTOBER 2, 2017

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, and Pleasants were present. Ben Baxley, Town Manager, and Laurie Yarbrough, Town Clerk, were present. Recreation Director Mike Dupree, Police Chief Ron Parrish, Town Attorney Doug Hoy, Planning Director Brandon Parker, Steve Harrison, Public Works Director Rob Elliott, Jeff Johnson with AWCK, Glen Fleming with AWCK, and several citizens were in attendance.

Invocation – Alderman Shepherd

Rev. Baker with Gibsonville Christian Church gave the invocation.

Jayvin Sierra, Mayor Williams's grandson, led the Pledge of Allegiance.

Public Comments

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 Alderman Owen, made a motion to approve the minutes of September 11, 2017. The motion passed unanimously.

Update on Community Center – Jeff Johnson with AWCK

Jeff Johnson with AWCK updated the Board on the progress of the new Community Center. He stated the General Contractor received the final inspection approval on September 29, 2017. He stated the rain garden was finished and the data contractor with the Town was working on the telephone and computer installation.

Discussion of Westbrook Avenue Stormwater/Drainage Issues

This was continued at the last meeting. Brookview Dr. area is still experiencing flooding issues. Mike Boone of 427 Brookview Dr. would like to discuss the flooding issue with the board. Josh Johnson with AWCK has looked at the situation.

Mayor Williams stated this would be continued until the October 16, 2017 meeting.

Resolution Fixing Date of Public Hearing for Annexation – Phase 6 of Stone Ridge Subdivision

Ben Baxley, Town Manager, stated SMI Properties, LLC was requesting annexation of Phase 6 of the Stone Ridge Subdivision; this property was 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 presented the Certificate of Sufficiency of the Petition and recommended approval of the Resolution Fixing Date of Public Hearing for Annexation to be set for the October 16, 2017 meeting.

Alderman Shepherd, seconded by Alderman Owen, made a motion to accept the Certificate of Sufficiency and approve the Resolution Fixing Date of Public Hearing for Annexation to be set for the October 16, 2017 meeting. The motion passed unanimously.

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 16th day of October, 2017.

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

Property identified as Alamance County Parcel ID 110111, GPIN 8846337311; owned by Shugart Management; being Phase 6 of the Stone Ridge Subdivision

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 2th day of October, 2017.

Mayor

Attest:

Town Clerk

Set Public Hearing to Consider Ordinance Amendment to Floodplain Update & Map

Brandon Parker, Planning Director, stated FEMA had revised and updated the Flood Plain Prevention Ordinance; therefore municipalities were required to do the same. He stated the Planning Board had reviewed the amendment and recommended approval of the Floodplain Ordinance Amendment; the amendment will be presented at a public hearing at the October 16, 2017 meeting for the Board's consideration. He stated Glynn Fleming with AWCK had assisted staff with the update

Glen Fleming with AWCK stated flood insurance rate maps were recently updated by the State; these were used by the town and flood insurance companies. He stated the Town would need to approve the Ordinance Amendment to Floodplain Update & Map.

Alderman Shepherd, seconded by Alderman Owen, made a motion to set the Public Hearing to Consider Ordinance Amendment to Floodplain Update & Map for the October 16, 2017 meeting. The motion passed unanimously.

Set Public Hearing to Consider Ordinance Amendment to Update the Subdivision Definition

Brandon Parker, Planning Director, stated the North Carolina General Assembly had updated the definition of "subdivision"; the town must adopt the revised changes to comply with State statute. He stated the Planning Board had reviewed the amendment and recommended approval of an Ordinance Amendment to Update the Subdivision Definition; the amendment would be presented at the October 16, 2017 meeting for the Board's consideration.

Alderman Shepherd, seconded by Alderman Owen, made a motion to set the Public Hearing to Consider Ordinance Amendment to Update the Subdivision Definition for the October 16, 2017 meeting. The motion passed unanimously.

Sell of Cemetery Graves Back to the Town

Ben Baxley, Town Manager, stated Stephanie Foster was the owner of two graves at the cemetery that she would like to sell back to the town; she would receive \$400.00 for the two graves from the Town.

Alderman Shepherd, seconded by Alderman Pleasants, made a motion to accept the two graves for \$400.00 back to the Town. The motion passed unanimously.

Reports

a. Manager

Ben Baxley, Town Manager, stated the Gibsonville Fall Festival would be Saturday; October 14, 2017.

b. Mayor

Mayor Williams stated he received a call from Gibsonville Antiques about the Town closing Minneola St. for the Eastern Guilford High School parade. She stated she lost sales and had asked the Mayor to put on agenda and asked the Town to rethink this parade.

Alderman Pleasants stated he had talked to an employee who said they could not get to work. He asked the Town Manager and Police Chief to look at this and come up with a reasonable compromise.

Police Chief Ron Parrish stated he was told they were instructed to use the Lowe's Food Parking lot and cross the railroad tracks; this was trespassing per the Railroad. He recommended use new Community Center for parade staging area next year.

Mayor Williams asked the Town Manager to work something out.

Alderman Pleasants asked the Town Manager to try and set a date to put on agenda and call Gibsonville Antiques when it would be on the agenda.

Mayor Williams stated the Lowe's Food building will be divided into three stores; he asked for the Board's feedback from the his letter they received from him.

Alderman Shepherd, seconded by Alderman Owen, made a motion to adjourn. The motion passed unanimously. The meeting adjourned at 7:26 pm.

Mayor

Attest:

Town Clerk