

MINUTES – FEBRUARY 4, 2019

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. Aldermen, Owen, Pleasants, Dean, and O’Toole were present. Ben Baxley, Town Manager, and Laurie Yarbrough, Town Clerk, were present. Police Chief Ron Parrish, Public Works Director Rob Elliott, Fire Chief James Todd, Planning Director Brandon Parker, Town Attorney Doug Hoy, Recreation Director Mike Dupree, Amy Sandidge with NCR, Jerry & Wanda Small with the GMA, Neil Bromilow, Mike Magnes with Recreation, Heidi McBride with Recreation, Librarian Jessica Arnold, Sean Dowell, several Driftwood Dr., Victoria Ln., Brookfield Dr. citizens were in attendance.

Invocation

Mayor Williams called for a moment of silence and led the Pledge of Allegiance.

Public Comments

James Smith, Victoria Ln. resident, stated concerns with the Owen property rezoning request. He asked the board to rezone the property to RS-15 to keep same zoning with area.

Chris Coleman of 30 Victoria Place asked the board to uphold the Gibsonville land development plan which states rezoning should protect the integrity of existing neighborhoods. He stated more homes would cause more congestion. He asked the board not to vote for R-12.

Joel Martin, Brookfield Dr. resident and Gibsonville property owner, stated opposition to the rezoning of the Owen property.

Faye Spoon, Driftwood Dr. resident, stated concerns about the traffic pattern.

Tony Crowder, Brookfield Dr. resident, asked about the plan for drainage in the area; there would be additional drainage.

Mayor Williams stated the Town Attorney had family in this area, so the Town would be hiring another attorney to serve the Town with this rezoning. He stated the board would not be setting the public hearing tonight. He explained that the developer was amending his rezoning request and the board would be sending this back to the Planning Board for a recommendation; the Planning Board meeting would be February 28, 2019. He stated the board would set the public hearing on the Owen property rezoning at their March 4, 2019 meeting; public hearing would be March 18, 2019.

Mr. Smith stated a member of the Planning Board was an adjacent property owner, should he excuse himself from this.

Mayor Williams stated they would take this to the Chairman of the Planning Board.

Mrs. Spoon stated GIS showed the member’s property adjacent to the Owen property.

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 O’Toole, made a motion to approve the minutes of January 7, 2019. The motion passed unanimously.

Approval of NCR License Agreement

Ben Baxley, Town Manager, stated the License Agreement between the Town and the North Carolina Railroad covered parking, sidewalks, open space, fencing, etc... on the railroad property. He stated the property ran from the Burke Manor to the Gibsonville Community Center. He stated the Town Attorney had reviewed the agreement.

Amy Sandidge with the NCR stated this agreement included all uses in the NCR corridor; including the generator and awning at Town Hall.

Alderman Shepherd stated this was like a blanket agreement.

Mrs. Sandidge stated yes, like if awning got knocked down again they could just replace it.

Mayor Williams stated they would not have to call the railroad.

Alderman Shepherd, seconded by Alderman O'Toole, made a motion to approve the NCRR License Agreement. The motion passed unanimously.

Transfer of Fall Festival and Lighting of the Green Events to the Town

Ben Baxley, Town Manager, referenced a memo from Laurie LaCassagne, President of the Merchants Association, stating their support of the transfer of the Fall Festival and Lighting of the Green events to the Town.

Neil Bromilow with the GMA stated the GMA felt their meetings could be used for more important things than used to discuss planning for events.

Mayor Williams stated he had been in Gibsonville for 35 years and the merchants had done a great job.

Alderman Owen, seconded by Alderman Shepherd, made a motion that the Town accept the Fall Festival and the Light of the Greens events. The motion passed unanimously.

Train Donation for East Greens

Neil Bromilow, President of the Gibsonville Garden Railroad, requested to donate and install a train playset on the East Town Greens on the grounds of the Garden Railroad; 36' long, 4' high, and 4' wide. He stated there were 62 volunteers helping with the garden railroad; they were running the first Saturday of the month and soon would begin running the 1st and 3rd.

Mayor Williams asked would kids only be there from 9:00 am to 11:00 am once a month.

Mr. Bromilow stated and on the second Saturday being in April.

Mayor Williams asked did he consider putting it in the park.

Mr. Bromilow stated it was a visual recognition to attract people downtown.

Alderman Pleasants asked about liability issues.

James Todd, Fire Chief, asked what was it made out of.

Mr. Bromilow stated treated wood.

Mr. Todd stated it would need to be approved by inspections.

Ben Baxley, Town Manager, asked would they have to remove any bricks or trees.

Mr. Bromilow stated no, it would sit on a track on the ground.

Mayor Williams asked about safety being close to the street.

Mr. Bromilow stated it would be 20 to 30 feet from the street on each side.

Mr. Baxley asked about future maintenance.

Alderman Shepherd, seconded by Alderman Owen, made a motion to accept the train donation for the East Greens. The motion passed unanimously.

Gibsonville Market Day Changes

Ben Baxley, Town Manager, presented the board with an Annual Analysis and Recommendations for the Gibsonville Market Day from Mike Magnes with Recreation and Mike Dupree, Recreation Director.

Mike Magnes with Recreation stated he had done a study of area markets around Gibsonville. He reviewed the recommendations for the Market at Gibsonville and Groovin' on the Greens with the board. He stated some of the changes recommended were if the participate was not an artesian they would sit up on the other town greens, ingredients should be on the products, and vendors who attend the market weekly would pay a seasonal booth reservation fee of \$100.

Mayor Williams stated he had called three vendors and they said no to the changes. He stated they were trying to get people downtown.

Alderman Shepherd stated they did an excellent job and he did not see changing anything.

Mayor Williams stated the VFW was getting ready to put up the wall on the other town green and there would not be room for the vendors. He recommended leave market as is.

Alderman Owen agreed.

Neil Bromilow sated they were focusing on what would make the market better.

Real Estate Market Discussion

Sean Dowell, a Gibsonville resident and owner of Dowell Commercial, stated he moved to Gibsonville in 2004 and served on the Gibsonville Museum Committee, Guilford County Historical Committee as the Town of Gibsonville Representative, and served on the GMA. He made a presentation on the real estate market and facts about development.

Alderman Pleasants asked Mr. Dowell about the town extending water/sewer to Hwy. 70/61.

Mr. Dowell stated the town would never get any development in that area until they run water/sewer out there. He encouraged density in downtown.

Water Shortage Response Plan Resolution

Ben Baxley, Town Manager, presented a Resolution Approving Water Shortage Response Plan. He stated the State required the Board to adopt the WSRP; the Plan was reviewed in December 2018 by the State and approved. He stated staff recommended approval of the WSRP Resolution.

Alderman Shepherd, seconded by Alderman Pleasants, made a motion to approve the Water Shortage Response Plan Resolution. The motion passed unanimously.

RESOLUTION FOR APPROVING WATER SHORTAGE RESPONSE PLAN

WHEREAS, North Carolina General Statute 143-355 (l) requires that each unit of local government that provides public water service and each large community water system shall develop and implement water conservation measures to respond to drought or other water shortage conditions as set out in a Water Shortage Response Plan and submitted to the Department for review and approval; and

WHEREAS, as required by the statute and in the interests of sound local planning, a Water Shortage Response Plan for the Town of Gibsonville, has been developed and submitted to the Board of Aldermen for approval; and

WHEREAS, the Board of Aldermen finds that the Water Shortage Response Plan is in accordance with the provisions of North Carolina General Statute 143-355 (l) and that it will provide appropriate guidance for the future management of water supplies for the Town of Gibsonville, as well as useful information to the Department of Environment and Natural Resources for the development of a state water supply plan as required by statute;

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Gibsonville that the Water Shortage Response Plan entitled, Gibsonville Water Shortage Response Plan dated August 27, 2010, adopted 2011, and reviewed December 2018 is hereby approved and shall be submitted to the Department of Environment and Natural Resources, Division of Water Resources; and

BE IT FURTHER RESOLVED that the Board of Aldermen intends that this plan shall be revised to reflect changes in relevant data and projections at least once every five years or as otherwise requested by the Department, in accordance with the statute and sound planning practice.

This the 4th day of February, 2019.

Mayor

Attest:

Town Clerk

Award Hwy. 61 & Hwy. 70 Water and Sewer Extension Request for Qualifications for Engineering Services

Ben Baxley, Town Manager, stated at the December 2018 board meeting the board approved the request to receive statements of qualifications for engineering services for the Hwy. 61/70 water and sewer extension project. He stated the town received statements of qualifications to provide engineering services for Hwy. 61/Hwy. 70 water and sewer extension from three engineering firms. He stated staff was recommending approval of Alley, Williams, Carmen, & King; they had previous experience with town water/sewer projects and familiarity with adjoining utilities.

Alderman Owen, seconded by Alderman O’Toole, made a motion to go with Alley, Williams, Carmen, & King for engineering services on the Hwy. 61/70 Water and Sewer Extension.

Set Public Hearing for Owen Property Rezoning

Mayor Williams stated this request was presented to the Planning Board at their January meeting. The request was denied by the Planning Board with a 3 to 2 vote. The Developer had requested a revision to the rezoning request. Mayor Williams stated this could be continued until the March 4, 2019 meeting.

FY 2019 Budget Ordinance Amendment #5

Ben Baxley, Town Manager, stated FY 2019 Budget Ordinance Amendment #5 was to account for a donation to the Gibsonville Library and allocation of State and Federal drug funds to purchase equipment for the Police Department.

Alderman Owen, seconded by Alderman Pleasants, made a motion to approve the FY 2019 Budget Ordinance Amendment #5. The motion passed unanimously.

**TOWN OF GIBSONVILLE, NORTH CAROLINA
2019 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 4th day of February, 2019 that the following fund revenues and departmental expenditures together with certain restrictions and authorizations be amended.

SECTION I. GENERAL FUND

Anticipated Revenues	FY 2019	Amendment	FY 2019
	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
Taxes, Current Year	2,795,000	-	2,795,000
Taxes, Prior Years	24,450	-	24,450
		-	

Motor Vehicle Tax	330,000		330,000
Penalties & Interest	10,000	-	10,000
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	2,294	-	2,294
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
<i>Miscellaneous</i>	<i>28,211</i>	250	<i>28,461</i>
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	71,032	16,500	87,532
Powell Bill Funds	189,000	-	189,000
Loan Proceeds	37,933	-	37,933
Insurance Proceeds	2,610	-	2,610
Appropriated General Fund Balance	688,221	-	688,221
Appro'd Fund Balance - Powell Bill	205,000	-	205,000
Appro'd Revitalization Grant	115,119	-	115,119
<i>Total Anticipated Revenues</i>	<i>6,762,010</i>	<i>20,493</i>	<i>6,782,503</i>

Authorized Expenditures

	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
Governing Board	69,516	-	69,516
Administration	1,257,807	-	1,257,807
<i>Police</i>	<i>1,892,265</i>	<i>20,243</i>	<i>1,912,508</i>
Fire	980,590	-	980,590
Public Works Administration	199,308	-	199,308
Streets	835,442	-	835,442
Powell Bill	312,100	-	312,100
Sanitation	347,050	-	347,050
Recreation	651,234	-	651,234
Library	148,528	250	148,778
Cemetery	18,170	-	18,170
Contingency	50,000	-	50,000
<i>Total Authorized Expenditures</i>	<u>6,762,010</u>	<u>20,493</u>	<u>6,782,503</u>
	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	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	147,000	-	147,000
<i>Total Anticipated Water Revenues</i>	<u>1,096,775</u>	<u>-</u>	<u>1,096,775</u>
<u>Sewer Revenues</u>			
Sewer Service Fees	2,103,033	-	2,103,033

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	<u>9,754</u>	<u>-</u>	<u>9,754</u>
Total Anticipated Sewer Revenues	<u>2,296,914</u>	<u>-</u>	<u>2,296,914</u>
Total Anticipated W&S Revenues	<u>3,393,689</u>	<u>-</u>	<u>3,393,689</u>
Authorized W&S Expenditures			
Water Expenditure	1,096,775	-	1,096,775
Sewer Expenditures	2,296,914	-	2,296,914
Total Authorized Expenditures	<u>3,393,689</u>	<u>-</u>	<u>3,393,689</u>
	-	-	-
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 2019. This rate is based on a total valuation of property of \$612,181,228 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 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 4th day of February, 2019.

Attest:

Mayor of Gibsonville, NC

Town Clerk of Gibsonville, NC

Reports

a. Manager

Ben Baxley, Town Manager, stated the Town Hall Annex was under renovations; should be finish in the next sixty days. He stated the Annual Budget Retreat would be February 23, 2019 from 8:00 am to 12:00 noon at the Gibsonville Community Center. He stated the bid opening for the generator would be on February 21st and Springwood and Cedar St. water line bid opening would be on February 20th.

b. Mayor

Mayor Williams stated he was the Chairman of the Burlington/Graham Transportation Advisory Committee and all streets were approved by the committee. He stated nothing would happen until development happens; to get road improvement you have to show growth. He stated he had asked Mike Mills with NCDOT to talk with Mike Fox about talking to the board about what they need to do; he asked for volunteers. He stated the Owen property rezoning would be on the Planning Board's February 28, 2019 meeting.

Alderman Pleasants stated he and the Mayor were at the Planning Board meeting on the Owen property rezoning discussion. He asked the board members to listen to the Planning Board comments on the recording of the meeting.

Alderman Pleasants, seconded by Alderman Shepherd, made a motion to adjourn. The motion passed unanimously. The meeting adjourned at 8:32 pm.

Mayor

Attest:

Town Clerk