

## **MINUTES – FEBRUARY 6, 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, Revels, and Pleasants were present. Ben Baxley, Town Manager, and Laurie Yarbrough, Town Clerk, were present. Public Works Director Rob Elliott, Police Chief Ron Parrish, Town Attorney Doug Hoy, Josh Johnson with AWCK, Ricky Wade, Fire Chief Tony Roof Finance Office Chad Coble, Planning Director Brandon Parker, Boy Scout Troop 265, and Recreation Director Mike Dupree were in attendance.

### **Invocation – Mayor Williams**

Mayor Williams gave the invocation and 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 Pleasants, made a motion to approve the minutes of January 17, 2017. The motion passed unanimously.

### **FY 2015-2016 Audit Presentation**

Kristi Bray with Winston, Williams, Creech, Evans, & Co. presented the FY 2015-2016 Town of Gibsonville Audit & FY 2015-2016 Housing Authority Audit. She stated she had presented the audit to the State and was waiting for approval back from the State. She stated there were no major problems. She highlighted the audit stating the Town's Total Net Position decreased by \$49, principal payments on the Town's long-term debt obligations totaled \$189,417 in the FY 2016, \$610,469 remaining at 6/30/2016, fund balance decreased by \$1,115,570 in the General Fund (funding for Capital Projects: Community Center and Sewer Project, fund balance dropped from 65% to 39%), the Gibsonville Housing Authority paid \$13,769 towards the principal owed on its debt; \$209,132 remaining at 6/30/2016, and tax collection rate was 97.25%.

Mayor Williams asked was there anything that needed working on.

Mrs. Bray stated everything looked good.

Mayor Williams stated in FY2015-2016 the Board made the decision to build a Community Center and to proceed with Sewer Project; funding for these projects came from the fund balance causing a drop from 65% to 39% (\$738,000 for Community Center and \$409,000 for Sewer Project).

### **Street Construction Specifications**

Greg Garrett with Shugart Construction & the developer of the Sten Gate subdivision and Stone Ridge subdivision, stated they had been building in Gibsonville since 2004. He stated recently the Town had changed their paving specifications. He stated the specs were drastically different from other communities; issue was 4 ½" asphalt and 8" of stone; this was a huge cost to the developer. He asked the Town to reconsider spec requirement. He stated he had 70 lots in this last phase of Stone Ridge.

Mayor Williams asked how much would this add to Shugart's cost.

Mr. Garrett stated \$100,000.

Rob Elliott, Public Works Director, stated he had asked AWCK, Town Engineers, to assist him with updating the Town's Street Construction Specifications to give streets a longer longevity.

Alderman Shepherd asked were there any other new development that was under these standards.

Mr. Elliott stated Courtyards at Ashley Woods and the last phase of Manning Crossing. He stated they had to start somewhere to implement the new specs.

Mayor Williams asked why not start with new development.

Josh Johnson with AWCK stated they chose construction documents as the dividing line. He stated Shugart had turned in plans for last phase of Stone Ridge and they had to meet the new specs. He stated the new standards should make streets last twenty years. He stated they had consulted with soil techs for advice and they said this would put it at a twenty year paving cycle.

Alderman Shepherd asked what was the life expectancy with the existing paving specs.

Mr. Johnson stated a fifteen year timeline.

Alderwoman Revels asked were we ahead of other communities, were they catching up to us.

Mr. Johnson stated Burlington was in the process of redoing their paving specs using 6" stone and 2 ½" asphalt.

Alderwoman Revels asked how many homes were to be built in this phase.

Mr. Garrett stated 69.

Alderwoman Revels asked couldn't the developer pass this on to the homeowners.

Alderman Pleasants asked was there another way, what were his options.

Mr. Johnson stated use more stone and less asphalt.

Alderman Pleasants recommended looking at available ways for paving to last twenty years. He recommended they get together and see if they could meet half way on this.

Mr. Garrett stated it was up to staff, he had talked with AWCK. He asked for a resolution tonight or that the Board direct staff for a resolution.

Mr. Johnson stated he thought they could work this out with the developer.

Alderman Pleasants directed staff to take care of pavement issue.

Mr. Johnson recommended directing staff to work out with equal paving specs.

Doug Hoy, Town Attorney, stated they had specs, specs were on the books, they were recommending vary from specs.

Mr. Johnson stated specs were not to be approved by the Board, typically these were approved by staff.

Alderman Shepherd asked long term, should the Board adopt these specs.

Mr. Johnson stated yes.

Mr. Garrett stated developers would shy away from 4" of asphalt.

#### **Update on Chapter 91: Animals Ordinance**

Ben Baxley, Town Manager, stated effective January 1, 2017 all animals are taken to Guilford County. He stated at the last meeting the Town Manager asked the Board to review Guilford County's current Animal Ordinance to consider amending the Town's current Ordinance to comply with Guilford County's Ordinance. He stated he was working with the Town Attorney and Police Chief on this and would bring this back at the next meeting.

Mayor Williams stated the only complaints he had received were about tethering and animals running loose. He stated this may put additional work on staff and they may need to add additional staff.

#### **Discussion of Various Downtown Committees**

Ben Baxley, Town Manager, stated it has been proposed that various downtown committees be restructured and combined to streamline communications and the efficiency between the groups. The Committees to be combined were the Economic Development/Restructuring Committee, Promotions Committee, and Organization Committee. The proposed name of the newly combined committee would be the Gibsonville Development Advisory Committee (GDAC). The Town Manager recommended disbanding the three previous committees, the creation of the Gibsonville Development Advisory Committee, and the appointment of the following to the new Committee: Neil Bromilow, Sean Dowell, Lori Lacassagne, Bennie Leach, Wanda Small, Dick Swank, Steve Harrison, and Lance Wood.

Alderwoman Revels, seconded by Alderman Owen, made a motion to dissolve the Economic Development/Restructuring Committee, Promotions Committee, and Organization Committee and create the Gibsonville Development Advisory Committee (GDAC); this Committee would be made up of Neil Bromilow,

Sean Dowell, Lori Lacassagne, Bennie Leach, Wanda Small, Dick Swank, Steve Harrison, and Lance Wood. The motion passed unanimously.

**Tax Releases**

<u>Acct#.</u>	<u>Name</u>	<u>Value Reduced</u>	<u>New Value</u>	<u>Actual Taxes</u>	<u>Release \$</u>
<b>BS</b>					
108535	Jackson	107,849	107,849	550.03	550.03 homestead exemption
108707	Chism	148,247	148,247	756.05	756.05 (refund)qual. Elder exempt.
<b>RC</b>					
0104995	Hunt	98,100	98,100	500.31	500.31qual. elder exempt.

\*Tax Releases are billing errors and value corrections made by Guilford or Alamance County; the Town gets its property values from Guilford and Alamance County Tax Departments. These are released by Guilford or Alamance County tax departments and then given our tax department to be released by our board.

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

**Reports**

**a. Manager**

Ben Baxley, Town Manager, stated the Board’s Budget Planning Retreat would be on February 11, 2017 at the Fire Department. He sated there was a Charter Day being planned for the unveiling of an historic marker; he would update the Board.

**b. Mayor**

Mayor Williams stated he had heard about forming a co-op in Gibsonville like the co-op in Greensboro and Winston Salem. He asked Alderman Shepherd and Alderwoman Revels to look into a co-op for Gibsonville. He stated Town Hall Day was in March.

Ben Baxley, Town Manager, stated Town Hall Day was March 29<sup>th</sup>; he asked for Board members to let him know if they planning to go.

Mayor Williams stated the Board needed to get involved with our Legislatures.

Alderman Shepherd, seconded, by Alderman Owen, made a motion to adjourn. The motion passed unanimously. The meeting adjourned at 7:55 pm.

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Mayor

Attest:

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Town Manager

**ANNUAL BOARD OF ALDERMEN RETREAT**

The Board of Aldermen held their Annual Board Retreat on February 11, 2017 at the Gibsonville Fire Department. It was from at 8:00 am to 12:00 noon.