

## MINUTES – MARCH 18, 2019

The Board of Aldermen of the Town of Gibsonville met at 7:00 pm for an agenda meeting in the Town Hall. The meeting was called to order by Mayor Williams. Aldermen, Dean, Pleasants, and O'Toole were present. Ben Baxley, Town Manager, and Laurie Yarbrough, Town Clerk, were present. Police Captain Becky Dixon, Public Works Director Rob Elliott, Planning Director Brandon Parker, Town Attorney Doug Hoy, Attorney Keith Whitted, several Driftwood Dr., Victoria Ln., and Brookfield Dr., residents were in attendance.

### Invocation

Mayor Williams stated Pastor Baker from the Gibsonville Christian Church would give the Invocation.

Pastor Baker gave the Invocation.

### Public Hearing

#### a.Owen Property Rezoning

Mayor Williams stated there were three public hearings on the agenda. He asked that the Owen Property Rezoning Public Hearing be opened.

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

Keith Whitted, Attorney for the Town, stated the developer was asking to amend his rezoning application to all RS-15. He stated the question was did it have to go back to the Planning Board. He stated the Town Ordinance did not speak to what happens in this case. He recommended send the amended rezoning request back to the Planning Board to vote on the amendment and adjourn to a later date so the town would not have to advertise.

Alderman Shepherd, seconded by Alderman Pleasants, made a motion to adjourn the public hearing on the Owen property until the April 8<sup>th</sup> board meeting. The motion passed unanimously.

Mayor Williams stated the request would go back to the Planning Board; this was a procedural issue only.

Aldermna Pleasants stated the board was adjourning this request and the town would not have to readvertise; the Planning Board would meet the first Thursday in April.

### Public Comments

Ivone Maizeland stated she was giving her intention to run for the Board of Aldermen in the November election. She stated her campaign would be based on Lower Taxes; she held up a sign.

Tom White asked could there be a legal binding agreement that homes could not be built until sold; in the RS-15 zoning.

### Approval of Agenda

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

### Public Hearings

#### b.Elizabeth Herron Rezoning

Alderman Paul Dean asked that he be excused from this discussion and vote because he was a subcontractor for Elizabeth Herron.

Brandon Parker, Planning Director, stated this request was to rezone the property located at 101 Apple St.; being 1.7 acres; from GB to RS-12. He stated the Planning Board reviewed this request at their February 28, 2019 meeting and recommended approval of the request by a 5-0 vote. He stated this was a public hearing.

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 Pleasants, made a motion to approve the rezoning of the Elizabeth Herron property and the Statement of Consistency. The motion passed unanimously.

Doug Hoy, Town Attorney, stated this would call for a seconded reading and approval because 2/3 of board was not voting; Alderman Owen was absent and Alderman Dean excused himself from voting.

Mayor Williams stated the seconded reading of the Elizabeth Herron Rezoning would be at the April 8<sup>th</sup> meeting.

**c.CDI Builders Conditional Use Site Plan Amendment**

Brandon Parker stated the request was to amend the Conditional Use Site Plan located at 962 Burlington Ave.; site plan had changed the street layout and must be reapproved. He stated the Planning Board reviewed the revised CU Rezoning at their February 28, 2019 meeting and recommended approval of the request by a 5-0 vote. He stated this was a public hearing. He stated the developer; CDI Builders; was present.

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

Joe Kupiec with CDI Builders stated they reviewed the plans and this street layout would work better for them and the town as far as traffic.

Alderman O'Toole asked about the elevation (pitch) of this entrance; he compared it with the second entrance on Cooke Rd.

Rav Bissram, Engineer, stated they did not have the design worked out but they did not expect a steep layout; 4% was the max.

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

Alderman Shepherd, seconded by Alderman O'Toole, made a motion to approve the Conditional Use Site Plan Amendment. The motion passed unanimously.

**Consideration of Contracting Out Billing and Collections of Taxes With Alamance County & Guilford County**

Ben Baxley, Town Manager, stated he was recommending the board consider contracting out the billing and collections of real and personal property taxes with Alamance County and Guilford County; to begin with the 2019 tax billing. He presented Agreements the Town Attorney had drafted with Alamance County and Guilford County for their review. He stated the Town of Gibsonville was the only town/city in Guilford County that they did not collect taxes for. He stated this would be cost savings to the town; Guilford County cost would be \$9,200 and Alamance County cost would be \$7200 to collect the Town of Gibsonville taxes. He stated this was the first step, then the town tax information would be given to the counties and they would begin to collect the taxes for the town effective July 1, 2019.

Alderman Dean stated he had been on the board for eight years and this was the hardest thing he had to vote on.

Alderman O'Toole stated with the switch over would they notify the mortgage companies.

Mr. Baxley stated yes they would be notified.

Alderman Shepherd, seconded by Alderman Pleasants, made a motion approving the Resolution Approving an Interlocal Agreement on Tax Collection with Guilford County. The motion passed unanimously.

Alderman Shepherd, seconded by Alderman Pleasants, made a motion approving the Resolution Approving an Interlocal Agreement on Tax Collection with Alamance County. The motion passed unanimously.

Alderman Shepherd, seconded by Alderman O'Toole, made a motion approving the Resolution Regarding Collection of Town Taxes directing the Tax Collector not to collect minimum taxes as defined by Alamance County, in the amount up to \$3.00. The motion passed unanimously.

Mayor Williams stated this was a proposal the Town Manager had brought to the board that would save the Town money; this was the Town Manager's job.

**Reports**

Alderman Shepherd stated he had received an email from Neil Bromilow, President of the GMA, asking for the time of the Christmas parade to be changed.

Mayor Williams stated the parade was for Gibsonville, not the merchants; he did not see a need to change the time of the parade. He stated he would not put this on the agenda.

Alderman Shepherd, seconded by Alderman Pleasants, made a motion to adjourn. The motion passed unanimously. The meeting adjourned at 7:33 pm.

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Mayor

Attest:

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Town Clerk