

MINUTES – July 15, 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, Shepherd, 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, and several residents were in attendance.

Invocation – Alderman Owen

Alderman Owen gave the invocation and led the Pledge of Allegiance.

Public Comments

Shirley Pearson, resident, stated asked that the Board annex the Manning Crossing request.

Approval of Agenda

Mayor Williams asked that Discussion of Beer & Wine Garden at Concerts be continued.

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

Approval of Minutes

Alderman Owen, seconded by Alderman Pleasants, made a motion to approve the minutes of June 3, 2019 and June 17, 2019. The motion passed unanimously.

Ordinance to Extend the Corporate Limits - Manning Crossing, LLC – Public Hearing

Ben Baxley, Town Manager, stated at the last meeting the Board set the public hearing of annexation for the July 15, 2019 meeting for the annexation of Manning Crossing, LLC; being 32.40 acres located on Gibsonville Ossipee Rd. in the Manning Crossing subdivision. He stated this property was contiguous with the town limits. He recommended approval of the Ordinance to Extend the Corporate Limits.

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

Mayor Williams asked for public comments.

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

Lorene Hall of the Sten Gate subdivision asked how many aces were included in the annexation.

Mr. Baxley stated 32.40 acres; an extension of the Manning Crossing subdivision.

Mrs. Hall asked how many lots would be included in this annexation.

Mr. Baxley explained this was just for the annexation of the property to come into the city limits; the plat had not been presented which would have the total and layout of the lots.

Mrs. Hall asked what other plans were there besides home and asked could the town support this addition. She asked about the response time for fire and police.

Mr. Baxley explained the subdivision plan would be presented and the Planning Board would review and make a recommendation to the board. He stated town staff and the board looks at the property presented and makes sure the town can support the property or they would not annex the property; such as provide water, sewer, and sanitation.

Mayor Williams stated anyone could call the Town Manager or the Planning Director and ask questions anytime they have a concern.

James Todd, Fire Chief, stated they had done a study and there was an increase in call volume.

Mrs. Hall asked did they have adequate staff.

Mr. Todd stated they did at the fire department.

Becky Dixon, Asst. Police Chief, the police did not have adequate staff; the Police Chief had presented a study to the board during the town budget department presentation.

Mrs. Hall stated here concern was to make sure they were taking care of people who they attract to the town.

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

Alderman Shepherd, seconded by Alderman Owen, made a motion to approve the Ordinance to Extend the Corporate Limits to include Manning Crossing. The motion passed unanimously.

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF GIBSONVILLE**

WHEREAS, the Board of Aldermen of the Town of Gibsonville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the Board of Aldermen of the Town of Gibsonville has by Resolution directed the Town Manager to investigate the sufficiency of said petition; and

WHEREAS, the Town Manager has certified the sufficiency of said petition and a Public Hearing on the question of this annexation was held at the Gibsonville Town Hall at 7:00 pm on the 15th day of July, 2019 after due notice by publication in the Times News; and

WHEREAS, the Board of Aldermen of the Town of Gibsonville does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended;

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Gibsonville, North Carolina:

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the following described territory, is hereby annexed and made part of the Town of Gibsonville as of the 15th day of July, 2019:

**Property identified as Alamance County Register of Deeds Book 1515, Page 776
(32.40 acres) located on Gibsonville Ossipee Rd., owned by Manning Crossing, LLC**

Section 2. Upon and after the 15th day of July, 2019 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Gibsonville and shall be entitled to the same privileges and benefits as other parts of the Town of Gibsonville. Said territory shall be subject to municipal taxes according to G.S. 150A-58.10.

Section 3. The Mayor of the Town of Gibsonville shall cause to be recorded in the office of the Register of Deeds of Guilford County, and in the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of the Ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this the 15th day of July, 2019.

Attest:

Mayor

Town Clerk

**Resolution Fixing Date of Public Hearing for Annexation of Property Owned by David Todd
Humphrey being 4.75 acres on Gibsonville-Ossipee Road**

Ben Baxley, Town Manager, stated property owner David Todd Humphrey had presented a Petition for Annexation of 4.75 acres located on Gibsonville-Ossipee Rd. He stated the Board approved the Resolution Directing the Town Manager to Investigate the Petition at the last meeting. Mr. Baxley presented the Certificate of Sufficiency of the Petition and recommended approval of the Resolution Fixing Date of Public Hearing for Annexation.

Alderman Pleasants, seconded by Alderman Owen, made a motion to approve the Resolution Fixing Date of Public Hearing for Annexation of the Property Owned by David Todd Humphrey on Gibsonville-Ossipee Road for the August 5, 2019 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 5th day of August, 2019.

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

**Property identified as Alamance County Register of Deeds Book 1044, Page 311
(4.75 acres); owned by David Todd Humphrey (Stone Ridge)**

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 15th day of July, 2019.

Mayor

Attest:

Town Clerk

Presentation of Primary Fire Limits

James Todd, Fire Chief, stated the Town needed to amend the Ordinance Chapter 93. Fire Prevention, Section 93.02 Fire Limits. He stated recently they had discovered the current fire limits description in the ordinance was outdated. He recommended a public hearing be scheduled for the August 5, 2019 meeting to amend Ordinance Chapter 93. Fire Prevention, Section 93.02 Fire Limits.

Alderman Owen, seconded by Alderman Shepherd, made a motion to set a public hearing for the August 5, 2019 meeting to consider an Amendment to Ordinance Chapter 93. Fire Prevention, Section 93.02 Fire Limits. The motion passed unanimously.

“National Night Out” Proclamation

Becky Dixon, Assistant Police Chief, stated the Gibsonville Police Department would be hosting the third annual “National Night Out” event on August 6, 2019 in downtown Gibsonville. She stated this was one way of bringing the community together with the police and include the entire community; including fire, library recreation, merchants and town employees.

Mayor Williams presented a Proclamation proclaiming August 6, 2019 as “National Night Out”.

Alderman Shepherd, seconded by Alderman Owen, made a motion to approve the Proclamation for “National Night Out”. The motion passed unanimously.

**Resolution Exempting Water System & Sewer System Master Plan from
G.S. 143-64.31**

Ben Baxley, Town Manager, stated in the FY 2020 budget there was \$30,000 for a Water System & Sewer System Master Plan. He stated per G.S. 143-64.31 the Town may exempt itself from seeking qualifications for design services if the amount is less than \$50,000. He recommended approval of the Resolution Exempting Water System & Sewer System Master Plan from G.S. 143-64.31.

Alderman Owen, seconded by Alderman Shepherd, made a motion to approve the Resolution Exempting Water System & Sewer System Master Plan from G.S. 143-64.31. The motion passed unanimously.

**RESOLUTION EXEMPTING WATER SYSTEM AND SEWER SYSTEM MASTER PLAN FROM
G.S. 143-64.31**

WHEREAS, G.S. 143-64.31 requires the initial solicitation and evaluation of firms to perform architectural, engineering, surveying, construction management-at-risk services, and design-build services (collectively “design services”) to be based on qualifications and without regard to fee; and

WHEREAS, the Town proposes to enter into one contract for design services for work on the Water System and Sewer System Master Plan; and

WHEREAS, G.S. 143-64.32 authorizes units of local governments to exempt contracts for design services from the qualifications-based selection requirements of 143-64.31 if the estimated fee is less than \$50,000; and

WHEREAS, the estimated fee for design services for the above-described project is less than \$50,000.

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF GIBSONVILLE RESOLVES:

Section 1. The above-described project is hereby made exempt from the provisions of G.S. 143-64.31.

Section 2. This resolution shall be effective upon adoption.

Adopted this 15th day July, 2019.

Mayor

Attest:

Town Clerk

Sell Back of Cemetery Plots

Ben Baxley, Town Manager, stated Blanche Whitesell was requesting to sell back to the Town her two four grave plots at the Gibsonville Cemetery; she moved to Salisbury years ago and will not be using the plots. The amount to be paid to Mrs. Whitesell would be \$1,600.00; this is half of the current price which is the Town policy.

Alderman Owen, seconded by Alderman Pleasants, made a motion that the town buy the plots back for \$1,600.00. The motion passed unanimously.

Reports

a. Manager

Ben Baxley, Town Manager, commended the Recreation, Police, and Fire for the events in July. He stated the next downtown event would be August 3, 2019 with the Touch-A-Truck, concert, and fire department will be having hotdogs and activities that day. He stated National Night Out was August 6, 2019.

Mayor Williams asked the Town Manager to talk about the paving that was recently done.

Mr. Baxley stated the town had a third party come in and evaluated the streets. He stated seven streets were paved and some streets were crack sealed. He stated the paving project was in the budget.

Rob Elliott, Public Works Director, stated the survey showed a lot of streets were in bad shape and it was too costly to resurface; it would require a lot more work than paving.

b. Mayor

Mayor Williams stated they had a great crowd at the farmer's market and the concert.

Alderman Owen stated recently someone he knew had attended a home school event in Winston Salem and the Gibsonville Library was brought up about what good home school activities they offered.

Alderman Shepherd, seconded by Alderman Owen, made a motion to adjourn. The motion passed unanimously. The meeting adjourned at 7:35 pm.

Mayor

Attest:

Town Clerk

