

MINUTES – March 20, 2023

The Board of Aldermen of the Town of Gibsonville met at 7:00pm for a regular meeting in the Gibsonville Town Hall. The meeting was called to order by Mayor Williams. Alderpersons Shepherd, Owen, Maizland, Crisp, and Dean were present. Ben Baxley, Town Manager, Gina Griffeth, Town Clerk, Bob Giles, Town Attorney, Lt. BJ Korn, Ron Parrish, Police Chief, and James Todd, Fire Chief, were present. There were several members of the public present. The board meeting was live streamed on Facebook for those unable to attend.

Mayor Williams called the meeting to order.

Invocation

Mayor Williams led the invocation and pledge of allegiance.

Public Comments

There were no public comments.

Approval of Agenda

Alderman Shepherd, seconded by Alderwoman Maizland, made a motion to approve the agenda. The motion passed unanimously.

Approval of Minutes

Alderman Owen, seconded by Alderman Crisp, made a motion to approve the March 6, 2023 minutes. The motion passed unanimously.

Audit Contracts

Gibson & Company, P.A. has provided audit contracts for the fiscal year ending June 30, 2023. The audit of the Town of Gibsonville will be \$21,025 and the Gibsonville Housing Authority will be \$5,905. Ben Baxley stated that the contracts are a 5% increase over FY 2022. Staff recommends that they be approved.

Alderman Owen, seconded by Alderwoman Maizland, made a motion to approve the audit contracts with Gibson & Company. The motion passed unanimously.

Resolution to Sell Real Property

Pursuant to NCGS 160A-274(b), the Town of Gibsonville may, upon such terms and conditions as it deems wise, with or without consideration, exchange with, lease to, lease from, sell, or purchase from any other governmental unit any interest in real or personal property. While governing board approval is required, bids or published notices are not. The Board of Aldermen has full discretion concerning procedure. The attached resolution is in regard to the sale of Guilford County Parcels 103145 (1690 Wheeler Bridge Road), 103148 (1690 ZZ Wheeler Bridge Road), and 103113 (1736 Wheeler Bridge Road) to the City of Burlington. It is the first step in entering into a sale-purchase agreement with the City of Burlington.

Mayor Williams stated that the past town attorney always advised to keep the land until it was needed. The town needs it now to help pay for the Police Headquarters and Library projects.

Alderman Shepherd, seconded by Alderman Owen, made a motion to approve the resolution for the sale of real property. The motion passed unanimously.

RESOLUTION OF THE TOWN OF GIBSONVILLE TO SELL REAL PROPERTY TO THE CITY OF BURLINGTON

WHEREAS, the Town of Gibsonville currently owns three parcels of real property in Guilford County, North Carolina, to wit: (1) Parcel I.D.# 103145 of approximately 60.02 acres, referred to as 1690 Wheeler Bridge Road; (2) Parcel I.D.# 103148 of approximately 69.65 acres, referred to as 1690 ZZ Wheeler Bridge Road; and (3) Parcel I.D.# 103113 of approximately 29.20 acres, referred to as 1736 Wheeler Bridge Road; and

WHEREAS, the Town of Gibsonville acquired said parcels by way of a General Warranty Deed dated September 27, 1952 from Cone Mills Corporation, said deed found in Guilford County Deed Book 1457, Page 1; and

WHEREAS, the Town of Gibsonville has not developed said property and now deems the same to be surplus; and

WHEREAS, Parcel I.D.# 103145 and # 103148 are located north of the western tip of Burlington's Lake Mackintosh and are currently situated adjacent to the Guilford-Mackintosh Park & Marina; and

WHEREAS, Parcel I.D.# 103113 is located south of Burlington’s Lake Mackintosh and is undeveloped land; and

WHEREAS, since 1968 the City of Burlington has invested significant financial resources in the purchase of land for the lake and protection of its watershed, and in the construction of the lake and the Lake Mackintosh Water Treatment Plant; and

WHEREAS, the City of Burlington is a regional supplier of drinking water to eight neighboring municipalities; and

WHEREAS, the real property immediately adjacent to and bordering Lake Mackintosh is already owned by the City of Burlington; and

WHEREAS, each of the three parcels is situated in the Lake Mackintosh watershed; and

WHEREAS, the City of Burlington has invested significant financial resources in the development of recreation trails on Gibsonville’s Parcels I.D.# 103145 and # 103148; and

WHEREAS, the development around Lake Mackintosh and in its watershed is regulated through its enforcement of the Lake Mackintosh Watershed Critical Area; and

WHEREAS, the City of Burlington desires to maintain said real property in its undeveloped state and utilized for passive recreation; and

WHEREAS, the Town of Gibsonville has never developed said real property parcels and acknowledges the limited development potential for said parcels, the same being governed by the Lake Mackintosh Watershed Critical Area; and

WHEREAS, the Town of Gibsonville recognizes the City of Burlington’s interest in said real property for the continued use of recreation and watershed protection purposes; and

WHEREAS, N.C.G.S. §160A-274(b) provides: “Any governmental unit may, upon such terms and conditions as it deems wise, with or without consideration, exchange with, lease to, lease from, sell to, or purchase from any other governmental unit any interest in real or personal property” and “(c) Action under this section shall be taken by the governing body of the governmental unit.”

WHEREFORE, be it resolved that pursuant to N.C.G.S. §160A-274(b), the Town of Gibsonville Board of Aldermen agrees to sell and convey to the City of Burlington three parcels of real property, that being Guilford County I.D. Parcel # 103145, # 103148 and # 103113 and instructs its Town Manager to enter into a sale-purchase agreement with the City of Burlington for said real property in the amount of One Million, Six Hundred Thousand Dollars (\$1,600,000.00).

This 20th day of March, 2023.

Mayor

Police Headquarters Project Capital Project Ordinance Amendment

This ordinance amendment is needed to increase the design services line item by \$95,000 to account for an amended contract as follows: Architect shall provide additional services for engineering and survey services to provide offsite improvements to include preliminary street and utilities plan, street design, utilities design, bid documents and bidding assistance for offsite improvements, offsite construction administration, and record drawings and permit certifications. To offset said increase, the construction line item will be reduced by \$95,000.

Ben Baxley stated that this will allow for a connection between Lashley Park Drive and Steele Street.

Alderman Shepherd, seconded by Alderman Owen, made a motion to approve the Police Headquarters Project Capital Project Ordinance Amendment. The motion passed unanimously.

CAPITAL PROJECT ORDINANCE POLICE HEADQUARTERS PROJECT

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF GIBSONVILLE, NORTH CAROLINA, that pursuant to Section 13.2, Chapter 159 of the General Statutes of North Carolina, the following Capital Project Ordinance is hereby amended:

- Section 1. The Project authorized is Police Headquarters Project.
- Section 2. The officials of the Town of Gibsonville are hereby directed to proceed with this program within the terms of the project.
- Section 3. The following revenues are anticipated to be available to the Town to complete the project:
- | | |
|--|--------------------|
| <u>State Capital Infrastructure Fund Grant</u> | <u>\$1,000,000</u> |
| Total Revenues | \$1,000,000 |
- Section 4. The following amounts are appropriated for this project:
- | | |
|--------------------|----------------|
| Design Services | \$645,000 |
| Construction | \$339,000 |
| Miscellaneous | \$10,000 |
| <u>Legal</u> | <u>\$6,000</u> |
| Total Expenditures | \$1,000,000 |
- Section 5. The Town Manger shall report on the financial status of this project as directed by the Board of Aldermen and will inform the Board of any unusual occurrences.
- Section 6. Copies of this project ordinance shall be made available to the Town Manager and the Finance Officer for direction in carrying out this project.
- Section 7. That this ordinance shall take effect upon passage.

This the 20th day of March, 2023.

Leonard Williams, Mayor

ATTEST:

Gina Griffeth, Town Clerk

Citizen Advisory Committee Appointments

The Town of Gibsonville has vacancies on both the Downtown Development Advisory Committee and Downtown Design Committee. The vacancies were advertised on the Town's website and Facebook page from February 7th through March 15th. The town received a single applicant who has interest in serving on both committees.

Ben Baxley stated that town is working on committee guidelines and can hopefully present those at the May meeting. However, there is nothing stating that an individual cannot serve on more than one committee. After this appointment, the town will have a single vacancy on the Development Advisory Committee.

Alderwoman Maizland, seconded by Alderman Crisp, made a motion to appoint Marchelle Brown to both the Downtown Design and Development Advisory Committee. The motion passed unanimously.

Reports

Town Manager – Ben Baxley stated that the town has submitted funding requests for infrastructure projects to US Representative Foushee and Manning as well as State Representatives Riddell, Galey, Hardister, and Berger. The projects submitted were the Police Headquarters, Library, Fire Department ladder truck, and multi-use path.

A resident e-mailed concerns about the at-grade railroad crossing on Springwood Ave. The sidewalk is in poor shape and is the town's responsibility. Improvements will have to be approved by the railroad.

Alderman Shepherd, seconded by Alderman Crisp, made a motion to instruct the Town Manager to research the sidewalk project. The motion passed unanimously.

A retirement party for Utility Superintendent EP Pruitt will be Friday the 24th from 2-4 at the Gibsonville Community Center.

Sealed bids for the sale of a small portion of land on Minneola will close on March 27th at 2pm. The board will consider this item at the first April meeting.

The town is accepting RFQs for civil engineering services for both the elevated water tank and NC 61 waterline. Applications will be accepted until March 29th at 4pm.

Mayor – Mayor Williams stated that Burlington’s Mayor is working on Link Transit not being allowed in the Food Lion plaza parking lot.

Board Members – Alderwoman Maizland provided fliers for the upcoming May 13th “Ride For Hope” bicycle ride. She also has larger signs for the merchants and yard signs to place around town.

Alderman Shepherd, seconded by Alderman Owen, made a motion to adjourn. The motion passed unanimously. The meeting adjourned at 7:25pm.

Mayor

Attest: Town Clerk