

MINUTES – June 5, 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 Protem Shepherd. Alderpersons Owen, Crisp, Dean, and Fanelli were present. Mayor Williams was absent. Ben Baxley, Town Manager, Gina Griffeth, Town Clerk, Rob Elliott, Public Works Director, Bob Giles, Town Attorney, Ron Parrish, Police Chief, Lt. Scott Shelton, Chief Todd, Fire Chief, Mike Dupree, Parks & Recreation Director, Jess Arnold, Library Director, Chad Coble, Finance Officer, and Representative Jon Hardister were present. There were several members of the public present. The board meeting was live streamed on Facebook and available via landline for those unable to attend.

Mayor Protem Shepherd stated that there would be a change in agenda. Item 5 will be moved ahead in consideration of Representative Hardister's time.

Mayor Protem Shepherd called the meeting to order. Alderman Owen led the invocation and pledge of allegiance.

Public Comments

Jon Hardister from House District 59 thanked the Board of Aldermen for their service and thanked Irene Fanelli for the invitation to swear her in. He stated that the State budget of approximately \$30 billion should be adopted next week. The funding requests made by the Town of Gibsonville were put in. The funding request for the police station was put in by Dennis Riddell. Jon Hardister put in the request for ladder truck for Fire Department.

Stephen Codner of 30 Driftwood Court won't be in town on the 20th during public hearing. He gave examples of assessment increases and taxes on a typical family.

Thomas Jordan of 218 Travis Lane stated that he looked at it from homeowner standpoint. He provided figures from last year vs. this year for both Guilford and Alamance counties at the proposed rate vs the revenue neutral rate. He asked the town to consider anything in between the revenue neutral rate and proposed 0.49 rate.

James Johnson of 40 Driftwood Court spoke. He stated that the tax value on his property more than doubled and there is no way he can sell it for that. Retirees such as himself do not have an abundant excess of cash. Gibsonville consistently has the highest taxes around. He understands that the town does a good job and does have to give credit for that.

Sara (unknown last) of Travis Lane stated that lots of people are on a retirement or fixed outcome. Her tax value doubled. She stated that the town does not need to take it out on current residents when new houses as a source of income are in the pipeline.

Approval of Agenda

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 Crisp, made a motion to approve the minutes of May 15, 2023. The motion passed unanimously.

Oath of Office – Irene Fanelli

Representative Jon Hardister was present to swear in Irene Fanelli as an Alderwoman on the Gibsonville Board of Aldermen.

Presentation to Yvonne Maizland Sturdevant

Mayor Protem Shepherd presented plaque to Yvonne Maizland Sturdevant. The board thanked her for her service.

Setting of public hearing - FY 2024 Budget and FY 2024-2028 Capital Improvement Plan

The recommended FY 2024 Budget and FY 2024-2028 CIP were presented at the May 15th Board of Aldermen meeting. It is now up to the board to finalize the budget so that it can be considered for adoption at the June 20th meeting. The board will need to set a public hearing for June 20th.

Mayor Protem stated that the budget message is the same as presented in May and asked the board to let the town manager know of any changes.

Alderwoman Fanelli, seconded by Alderman Crisp, made a motion to set the public hearing for June 20th. The motion passed unanimously.

Setting of public hearing – Ordinance Amendment – Code of Ordinances, Chapter 15 Nuisances

This ordinance amendment is needed to amend Section 15-11(b) to read: The animal owner or keeper shall be issued a ~~written notice of violation and penalty~~ civil citation by the code enforcement officer or a police officer....”. The board will need to set a public hearing for June 20th.

Alderman Crisp, seconded by Alderman Owen, made a motion to set the public hearing for the June 20th meeting. The motion passed unanimously.

Resolution to Accept and Offer of American Rescue Plan Funding

The Town of Gibsonville has been approved for American Rescue Plan (ARP) funding from the State Fiscal Recovery Fund in the amount of \$500,000. This resolution is needed to accept said funding from the Division of Water Infrastructure. Funding will be used for construction of a new elevated water tank.

Alderman Owen, seconded by Alderman Crisp, made a motion to accept the resolution for funding. The motion passed unanimously.

RESOLUTION BY THE TOWN OF GIBSONVILLE TO

ACCEPT AN OFFER OF AMERICAN RESCUE PLAN FUNDING

WHEREAS, the American Rescue Plan (ARP) funded from the State Fiscal Recovery Fund was established in S.L. 2021-180 and S.L. 2022-74 to assist eligible units of government with meeting their water/wastewater infrastructure needs, and

WHEREAS, the North Carolina Department of Environmental Quality has offered American Rescue Plan (ARP) funding in the amount of \$500,000 to perform work detailed in the submitted application, and

WHEREAS, the Town of Gibsonville intends to perform said project in accordance with the agreed scope of work,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF GIBSONVILLE:

That the Town of Gibsonville does hereby accept the American Rescue Plan Grant offer of \$500,000.

That the Town of Gibsonville does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.

That Ben Baxley, Town Manager, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

Adopted this the 5th day of June at Gibsonville, North Carolina.

Mayor Protem, Mark Shepherd

Date

Piedmont Triad Regional Council Board of Delegates Appointment

The departure of Alderwoman Maizland Sturdevant has created a board member opening on the Piedmont Triad Regional Council’s Board of Delegates. Mayor Williams wishes to remain the primary but is seeking an alternate member. The board will need to decide how to proceed with the appointment. The next PTRC Delegates meeting is Wednesday, June 21st at 12:00pm.

Mayor Protem Shepherd stated that the board can wait until the next meeting to consider an alternate.

Alderwoman Fanelli requested to wait to the next meeting.

Mayor Protem Shepherd stated this item would be continued to the June 20th meeting.

Gibsonville Development Advisory Board Committee Appointment

The town has one vacancy on the Gibsonville Development Advisory Committee. A single application has been received. The board will need to decide how to proceed with the appointment.

Ben Baxley stated that the board can accept the application or may choose to advertise for 30 days.

Mayor Protem Shepherd, seconded by Alderman Crisp, made a motion to appoint Maghon Taylor to the GDAC. The motion passed unanimously.

ABC Board Appointment

The Gibsonville ABC Board has one vacancy. Applications were accepted from April 26th to May 31st. Four applications were received. The board will need to decide how to proceed with the appointment.

Mayor Protem Shepherd asked if there were any recommendations.

Alderman Crisp stated Caryn Richmond and Ricky Sheffield stood out to him.

Mayor Protem Shepherd stated that he had Ms. Richmond picked out.

Alderman Crisp, seconded by Alderman Dean, made a motion to appoint Ms. Richmond to the ABC Board. The motion passed unanimously.

Cancel June 19th meeting

The board will need to cancel the June 19th meeting due to the Juneteenth holiday. A special meeting will need to be set for Tuesday, June 20th.

Alderman Shepherd, seconded by Alderman Crisp, made a motion to cancel the June 19th meeting and set a special meeting for June 20th. The motion passed unanimously.

Reports

Town Manager – Ben Baxley stated that this past Saturday was a successful first market day and pancake breakfast. Mike Dupree of Parks and Recreation thanked police and public works for their assistance as well. The garbage route for Monday will be collected on Tuesday, June 20th due to the Juneteenth holiday.

Mayor – Mayor Williams was absent.

Board Members – Alderwoman Fanelli thanked the board for nominating her to replace Alderwoman Yvonne Maizland. She appreciates the residents of the town and knows that everyone is struggling with increased property assessments and finances.

Alderman Crisp stated that he will miss Yvonne Maizland. He will try and take Gibsonville resident's burdens into account and come up with the best possible outcome for the budget.

Alderman Shepherd, seconded by Alderman Owen made a motion to go into closed session to establish or to instruct the public body's staff or negotiating agents concerning the position to be taken on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease. The motion passed unanimously.

Closed session

G.S. 143-318.11(a)(5) – Discussion of lease

Kingdom Enterprises, LLC, owner of property located at 119 Eugene Street (Guilford County Parcel 102511 / 0.66 acres), is open to a lease agreement with the town for the purpose of parking. The board will discuss if and how to proceed.

Alderman Shepherd asked if money for this contract is in the proposed budget.

Ben Baxley stated that it is. Joshua Readling purchased the property in March for \$362,500 with the intention of turning it into paid parking. His sister is the owner/operator of Kimbers. He is willing to lease it to the town with a firm lease price is \$4,000/month.

Alderman Shepherd asked what the longevity is.

Ben Baxley stated that the first term is 6 years with the first year free. Mr. Readling does want to reserve 25 parking spots during Kimber's operating hours. The lease price would stay same for a second term if desired and the town has budgeted \$48,000 for the lease and an additional \$25,000 for improvements and liability insurance.

Alderman Fanelli stated that the lease breaks down to \$131/day. It would be beneficial to the town to provide parking for patrons who are coming into town and spending money.

Alderman Shepherd asked Town Attorney Bob Giles if he expects us to enforce parking.

Bob Giles stated that the lease does not read that way.

Alderman Fanelli requested a provision in the lease stating that the town will not enforce parking.

Ben Baxley stated that the board could wait until the 20th to approve lease if they wanted.

Alderman Fanelli thinks it's a good investment and that not many other options will come up.

Alderman Shepherd, seconded by Alderman Crisp, made a motion to go back into open session.

Alderman Crisp, seconded by Alderman Owen, made a motion to accept the lease agreement for 119 Eugene Street. The motion passed unanimously.

Alderman Crisp, seconded by Alderman Owen, made a motion to adjourn. The motion passed unanimously. The meeting adjourned at 7:54pm.

Mayor

Attest: Town Clerk