

MINUTES – August 7, 2023

The Board of Aldermen of the Town of Gibsonville met at 6:30pm for a regular meeting in the Gibsonville Town Hall. The meeting was called to order by Mayor Williams. Alderpersons Shepherd, Owen, Crisp, Dean, and Fanelli were present. Ben Baxley, Town Manager, Gina Griffeth, Town Clerk, Bob Giles, Town Attorney, James Todd, Fire Chief, Ron Parrish, Police Chief, Lt. BJ Korn, Rob Elliott, Public Works Director, and Troy King, Utility Superintendent, Brandon Parker, Town Planner, and Mike Dupree, Parks & Recreation Director, 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 Williams called the meeting to order and lead the pledge of allegiance. Alderman Crisp led the invocation.

Public Comments

Victor Crespo of 309 Burlington Avenue spoke regarding his tax bill.

Approval of Agenda

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

Approval of Minutes

Alderman Crisp, seconded by Alderwoman Fanelli, made a motion to approve the minutes of July 3, 2023. The motion passed unanimously.

ACI Automotive & Performance – Joshua Isley

Joshua Isley, co-owner of ACI Automotive & Performance, would like to speak to the board regarding parking at 119 Eugene Street. E-mails pertinent to this discussion were forwarded to the board on July 14th.

Mr. Isley was not present.

Public Hearing - Annexation Petition – 529 NC HWY 61 South

Owner Nasser Massry (Starlight Construction, LLC) has submitted an annexation petition for 529 NC HWY 61 South (Guilford County Parcel ID 104350 consisting of 0.91 acres). The board will need to approve the annexation ordinance. Ben Baxley stated that the intent is to build a single-family home.

Alderman Shepherd, seconded by Alderman Owen, made a motion to open the public hearing.

There were no comments.

Alderman Shepherd, seconded by Alderwoman Fanelli, made a motion to close the public hearing.

Alderman Shepherd, seconded by Alderman Crisp, made a motion to approve the annexation ordinance. The motion passed unanimously.

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF GIBSONVILLE, NORTH CAROLINA

Annex. Ordinance 2023-1

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

WHEREAS, the Gibsonville Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at 129 W Main Street at 7pm on August 7th, 2023, after due notice by publication on July 27th and August 3rd, 2023; and

WHEREAS, the Gibsonville Board of Aldermen finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Gibsonville, North Carolina that:
Section 1. By the virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Gibsonville as of August 7, 2023:

529 NC HWY 61 SOUTH, GIBSONVILLE NC 27249
Guilford County Parcel #104350
Guilford County Deed Book 8734, Page 3070
0.91 acres

Section 2. Upon and after August 7th, 2023, 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. 160A-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 at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

Adopted this 7th day of August, 2023.

Mayor

ATTEST:

Town Clerk

Annexation Petition – Alamance County Parcel 110110

Property owners Charles Neill and Ann Neill Hager have submitted a petition requesting annexation. The property is Alamance County Parcel 110110 consisting of approximately 17.8 acres. The board will need to direct the Town Clerk to certify the sufficiency of the petition and certify the results to the board.

Ben Baxley stated that the property does not have an address but is close to where Piedmont Avenue and Gibsonville-Ossipee intersect.

Brandon Parker stated that the developer is looking at building townhomes. They are starting the rezoning process as well.

Mayor Williams asked that the owners be present for annexation petitions going forward.

Alderman Owen, seconded by Alderman Crisp, made a motion directing the town clerk to certify the sufficiency of the petition and report the findings to the board. The motion passed unanimously.

GDAC Appointment

The Gibsonville Development Advisory Committee has one vacancy. Applications were accepted from July 4th through August 4th. The town received multiple applications. The board will need to decide how to proceed.

Mayor Williams asked for the names of those who applied. He stated that the town should keep a list of applicants going forward.

Alderman Crisp stated that Brandon Wayne Anselmo stood out to him.

Alderman Crisp, seconded by Alderman Shepherd, made a motion to appoint Mr. Brandon Wayne Anselmo to the Gibsonville Development Advisory Committee. The motion passed unanimously.

Planning Board Appointments

The Gibsonville Planning Board has two vacancies to fill the seats of Shirley Heater and Anthony Vincinanza. Applications were accepted from July 17th to August 4th. The town has received multiple applications. The board will need to decide how to proceed.

Brandon Parker added that these will be alternate positions.

Alderman Shepherd, seconded by Alderman Owen, made a motion to appoint Byron Bellman and Chancy Mann as alternates on the planning board. The motion passed unanimously.

Resolution supporting the creation of the Eastern Piedmont NC Home Consortium

The City of Burlington has invited Gibsonville to join the HOME Program Consortium (HUD funded annually). This is a collaborative initiative between five counties (Alamance, Caswell, Davidson, Randolph, and Rockingham) aimed at enhancing housing options and affordability within communities. Ben Baxley added that there is no cost to join. There is a 25% match required if funds are accessed.

Alderman Shepherd, seconded by Alderman Owen, made a motion to approve the resolution supporting the creation of the Eastern Piedmont NC Home Consortium. The motion passed unanimously.

NORTH CAROLINA TOWN OF
GIBSONVILLE

RESOLUTION SUPPORTING THE
CREATION OF THE EASTERN PIEDMONT NC
HOME CONSORTIUM

WHEREAS, if approved, this resolution would offer support for the creation of the Eastern Piedmont NC Home Consortium and further authorizes the Town Manager to negotiate and enter into an agreement with other units of local government in the five (5) counties in creating the consortium, and further authorizes the Town Manager to sign all contracts, grant agreements, certifications with the US Department of Housing and Urban Development, the State of North Carolina, or other agencies as may be required to carry out the activities of the consortium.

WHEREAS, the creation of the HOME Consortium provides an opportunity for federal block grant funding to be used toward the development of affordable housing opportunities within the Eastern Piedmont Consortium, which covers Alamance, Caswell, Davidson, Randolph and Rockingham Counties. This action does not commit the City/Town to provide any funding, as the only time a funding commitment may be required is if the City/Town were to pursue grant funding through the consortium for an affordable housing initiative.

WHEREAS, the HOME Investment Partnerships Program (HOME) provides formula grants to States and localities that communities use, often in partnership with local nonprofit groups, to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership, or providing direct rental assistance to low-income households. HOME is the largest Federal block grant to state and local governments, designed exclusively to create affordable housing for low-income households, with HOME funds awarded annually as formula grants to participating jurisdictions.

WHEREAS, generally, units of local government form consortia to access direct formula allocations of HOME funds to support housing activities and programs, for which States are automatically eligible for HOME funds and receive their formula allocation or \$3 million, whichever is greater. Local jurisdictions eligible for at least \$750,000 under the formula also can receive a direct allocation. Communities that do not qualify for an individual allocation under the formula can join with one or more neighboring localities in a legally binding consortium whose members' combined allocation would meet the threshold for direct funding. Under current funding levels, if all eligible counties, and municipalities, join this consortium, the proposed consortium would have funding of approximately \$2,172,070 annually. The net funding level after deducting administrative fees used to run the program would be approximately \$1,960,000.

WHEREAS, there is a 25% on-going match requirement on all funds drawn from the consortium's HOME Investment Trust Fund treasury account in that fiscal year. The 25% non-federal match can be in the form of cash, assets, labor or other services valuable to the HOME program. The 25% match will be the responsibility of the recipient accessing the funds on a project by project basis. In the current regional consortium, funds from private and non-profit partners have produced far more match funds than would be required and no local funds have been required for match. No money is required from local governments to join the consortium.

NOW, THEREFORE, BE IT RESOLVED BY THE GIBSONVILLE BOARD OF ALDERMEN, that the Board is in support of participation in an Agreement to join the Eastern Piedmont NC HOME Consortium, which will provide an opportunity for Low Income Residents of the Town to receive benefit from grant funds to be used toward the development of affordable housing.

August 7, 2023

Mayor

Attest

Set public hearing – Code of Ordinances Chapter 25 Amendment

Ben Baxley stated that the board will need to set a public hearing for August 21st in order to consider amending the code of ordinances, Chapter 25 Streets and Sidewalks, Article VI. Driveways. This amendment would remove the following language: “When an application is made, the public works director will advise on the size of pipe needed, and, if the property owner provides or causes the required pipe to be furnished at the owner’s expense, the town will install same without charge. No pipe, except corrugated metal pipe or reinforced concrete pipe shall be permitted to be installed.”

Rob Elliott stated that during the code of ordinances revisions, this was an oversight that did not get changed. It is contradictory to the stormwater and storm drainage maintenance policy. It is typically the developer who installs driveway pipe.

Mayor Williams asked what the town is doing for property owners who have drainage issues in their yard.

Rob Elliott responded that, depending on location in or out of a right of way, the town does have a stormwater program to assist residents. It is a cost sharing program.

Mayor Williams stated that someone had shared concerns about the crosswalk and crossing the street on Main Street to pay their tax bill. He asked Ben Baxley to look into it.

Ben Baxley replied that Rob Elliott and Troy King are currently working on having flashing lights at the midblock crossing.

Alderman Crisp, seconded by Alderman Shepherd, made a motion to set the public hearing for August 21st. The motion passed unanimously.

Reports

Town Manager – Ben Baxley stated that the board will need to decide when they want to meet in September. The first Monday of the month will be the Labor Day holiday.

Alderman Crisp recommended moving the meeting to Tuesday, September 5th at 7pm.

Mayor – Mayor Williams stated that the board should invite those running in this year’s election to attend meetings.

Board Members – There were no board member comments.

Alderman Shepherd, seconded by Alderman Owen, made a motion to adjourn. The motion passed unanimously. The meeting adjourned at 7:15pm.

Mayor

Attest: Town Clerk