



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, November 7, 2016 in the Council Chambers of the Municipal Building located at 106 East Washington Street.

Councilmembers Present:

Mayor Glendel Stephenson
Mayor Pro-Tem Ed Hooks
Councilmember Patty Philipps
Councilmember Jill Auditori
Councilmember Everette Greene
Councilmember Tim Bradley

Also Present:

David Cheek, City Manager
Chris Rollins, Assistant City Manager
Lawson Brown, City Attorney
Montrena Hadley, Planning Officer
Franz Holt, City Engineer
Stephanie Shaw, City Clerk

Mayor Stephenson called the meeting to order. Mr. Bradley gave the invocation. No one spoke during the Public Comment period.

Mayor Stephenson announced that agenda Item 4 - Mebane McGee Associates, JV Rezoning and Item 5- Mebane McGee Associates, JV Special Use Permit were requested to be withdrawn, per the applicant. Council unanimously approved the request for withdrawal by motion of Ms. Philipps, seconded by Mr. Hooks.

Mayor Stephenson presented the Consent Agenda as follows:

- a. Approval of Minutes-
-Regular Meeting- October 3, 2016
- b. Record Retention Schedule Amendments
- c. Final Major Subdivision Plat- Hoover Property
- d. Preliminary Major Subdivision Plat- Joel Miles
- e. Quarterly Financial Report, July – September 2016

Mr. Cheek provided an overview of the consent agenda items. Ms. Philipps stated she has questions about Item 3d. Preliminary Major Subdivision Plat- Joel Miles. She expressed concerns with the layout of the property, particularly the remoteness of lots #3 and #4 off of Eighth Street. Mr. Cheek recommended that Council pull Item 3d. from the consent agenda for more discussion and, if Council is agreeable to the other consent agenda items, make a motion to approve those. Mr. Bradley made a motion, seconded by Mr. Greene, to approve consent agenda Items, 3a, 3b, 3c and 3e and to pull Item 3d for more discussion. The motion carried unanimously.

Ms. Auditori addressed concerns with Item 3d. Preliminary Major Subdivision Plat- Joel Miles. She said she is afraid that, if this request is approved, Council would be setting a precedent for flag lots along Third and Fifth Streets. Council asked about the sewer pumps. Mr. Rollins said several of the lots sit lower than the sewer and the road, therefore sewer taps would be installed at the road and would pump from the house into the sewer. Mr. Bradley questioned if the pumps would be individually maintained. Mr. Rollins, replied yes and including the flag lots, if needed.

Bobby Jones, Surveyor with R.S. Jones & Associates, spoke on behalf of the applicant. He stated with the floodplain and creek along the backside, the property is inaccessible from White Street, therefore lots 3 and 4 were submitted as proposed flag lots which meet the requirements of the Mebane UDO, Article 7-6.4, F.3 (Items a-i). He added that if the two flag lots are an issue they can combine them into one lot which would give them an 80' frontage which also meets the ordinance. Council stated they would prefer to see that approach. Mr. Miles, the applicant, stated he is trying to get max value out of the land. After further discussion, Mr. Brown suggested that the applicant resubmit a sketch plan showing no flag lots and a sketch plan showing one access point to three lots which would give Council options to consider. Mr. Greene made a motion, seconded by Ms. Philipps to table the item until the December 5, 2016 meeting. The motion carried unanimously.

MJ Wilkerson, Director of Alamance County Public Libraries, presented a request for approval of revised bylaws and for Council to make a recommendation, choosing one of the four applicants to serve on the Library Committee. She explained when recruiting people to serve on the Library Committee for Alamance County Public Libraries, the County discovered that the way members were chosen differed among the municipalities. In an effort to make it consistent, the by-laws were revised and approved by the Alamance County Commissioners. Ms. Wilkerson recommended Courtney Doi to serve as a Mebane representative on the Alamance County Library Committee as she is actively involved in literacy programs in the county. Mr. Bradley made a motion, seconded by Ms. Auditori, to approve the revisions to the bylaws as presented and recommend Courtney Doi to the Alamance County Commissioners to serve as a Mebane representative. The motion carried unanimously.

A Public Hearing was held on a request for approval of Economic Development Incentive for GKN, Inc. GKN is Mebane's largest taxpayer and was founded in 1759. Mac Williams, President of the Alamance County Chamber of Commerce, introduced Chet Roslanowick, Vice President of GKN. Mr. Roslanowick presented a PowerPoint overviewing GKN. He stated they are a Global engineering group with sales of \$11.4 billion in 2015 and employs 56,000 people in more than 30 countries, 3,300 in North Carolina. GKN Driveline is the world's leading supplier of automotive driveline systems and solutions. As a global business serving the leading vehicle manufacturers, it develops, builds and supplies an extensive range of automotive driveline products and systems – for use in everything from the smallest low-cost car to the most sophisticated premium vehicle demanding complex driving dynamics. Mr. Roslanowick explained that they are looking to expand their facility in Mebane by 14,500 square feet.

Mr. Cheek gave an overview of the proposed incentive agreement, stating the planned facility expansion will result in added taxable investment of as much as \$28,800,000 and create approximately 36 full-time equivalent jobs with an average wage of \$55,000. The proposed incentive package for GKN includes cash grants over a five-year period totaling \$216,000. Included in the agreement are clawback provisions which would be based on percent of assessed value. Tom Boney, Editor of Alamance New, asked how the city confirms that companies have met agreement requirements before paying out incentive funds. Mr. Cheek replied that the city works with the state to ensure requirements are met. The companies must submit a certain report the state on an annual basis. Mr. Greene made a motion, seconded by Mr. Hooks, to close the Public Hearing. Ms. Philipps made a motion, seconded by Mr. Hooks, to approve the incentives agreement based upon findings that the same will encourage the addition of \$28,800,000 to the City's tax base, will result in an additional 36 jobs in the City, and will result in added value and benefits to the taxpayers of the City, which incentives agreement is contingent upon the stated investment and jobs. The motion carried unanimously.

A Quasi-judicial Public Hearing was held on a request from Siena Limited Partnership, a NC Partnership, for an amendment to the Ashbury Crossing Special Use Permit. Mr. Brown stated anyone wishing to speak on the item needed to be sworn in by the City Clerk. Ms. Shaw swore in the following:

Montrena Hadley, Mebane Planning Officer
Chris Rollins, Mebane Assistant City Manager
Paul Koonts, Attorney representing the applicant
Marv McWherter, President of the Ashbury Homeowners Association (the "Master HOA") and Board Member of the Crossings HOA
Rita Berman- President of the Ashbury Crossing Cottages Homeowners Association
Franz Holt, Mebane City Engineer
Keith Gettle, P.E. with Civil Consultants
David Massey, Real Estate Appraiser
Neil Rudolph, Developer and Executive Vice President of Plaza Associates, Inc.

Ms. Hadley presented the request. She explained that Siena Limited Partnership is requesting to amend the Special Use Permit for a Planned Unit Development previously approved by the City Council on January 5, 2004 and amended on June 14, 2010 for Ashbury Crossing to allow 7

duplexes (14 units) instead of 48 condos, recreation center and pool. The request is based on the following:

- The applicant prefers to develop the property as an extension or continuation of the existing Ashbury Crossing duplexes that was originally approved for 80 units.
- The applicant met with the Ashbury neighborhood and had a very good and well attended meeting with approximately 50 people who supported the new plan.
- The applicant states that the current residents agree that they do not want the expense of having to maintain a pool and recreation center.

The Technical Review Committee (TRC) reviewed the site plan and the applicant has revised the plan to reflect its comments. The 2010 Land Development shows this property within the North Mebane Planning Area and is generally in compliance with the proposed Land Use Map for this area. The developer will be required to make all of the improvements shown on the site plan at his own expense. The Planning Staff recommended approval of the request.

Mr. Koonts spoke reiterating the information Ms. Hadley presented. He stated the project is an over 55 community so there would be no impact on the schools and the construction style of the homes and the lots would be consistent with the existing homes. Mr. Rudolph stated the new homes would be equivalent to the existing homes. He said the intended condos will face Mockingbird Lane and the driveways will come off of the same, because it is an entrance street, no visitors will be allowed to park on that road. Mr. Bradley questioned if the land behind the homes would be committed to green space. Mr. Rudolph said the land behind the units is a low lying storm water area and when the project is complete that will give it over to the HOA as green space.

David Massey, President and Real Estate Appraiser with Massey Real Estate, stated he reviewed the former plans and the current proposed plan, along with investigating the surrounding area and it is his professional opinion that the proposed development's Special Use Permit will not injure the adjoining property values. The development will be visually and functionally compatible with the surrounding area and a responsible harmonious use of the property.

Ms. Berman spoke on behalf of residents of Ashbury Crossing Cottages. She shared concerns with whether or not the proposed 14 new units will join their HOA or they will form an HOA of their own. She questioned what assurance they will have that the new units will be built to exactly like the existing cottages. She brought up an issue with mailboxes that are in violation of the HOA requirements.

Mr. Koonts assured Ms. Berman that the developer and the builder would not want to maintain and manage their own separate HOA for 14 units. He also assured her that the homes would be the same plan, same layout and same exterior. The question of the HOA will fall back on the existing HOA to get 75% votes agreeing to allow the new unit residents to join. Mr. Koonts said any legal expenses incurred by the HOA to amend the restricted covenants would be paid by the developer. Ms. Auditori questioned if the Special Use Permit approval assures that the product proposed is the product built and Mr. Brown replied yes.

Mr. McWherter stated due to the location of the new units, known as the "retirement tract", those residents would automatically become members of the "Master HOA" and would pay the dues to reflect such. He stated as far as the Cottages HOA those members are very receptive to the idea of including the new unit residents into their HOA as long as the legal fees are paid by the developer. He added that assuming the new units would become members of The Crossings HOA, it is critical that the new units look identical to the existing homes because there is a unique provision in their covenants that the HOA maintains certain elements of the home so in order for them to have the same commitment to the new homes they would need to be built exactly alike. Also they think it may be necessary to enter into a Memorandum of Understanding with the developer to make sure as the timeline passes there is a smooth transition during the construction phase and to ensure things are being taken care of. He shared a statement of support for the development. He concluded by clarifying that the previously mentioned land behind the proposed 14 units, the storm water pond is currently designated in the master covenants as the other storm

water ponds in Ashbury have been to be completed, brought up to code and then turned over to the master HOA. Mr. Koonts confirmed that last point. He stated he feels the applicant has proven the four findings of fact and ask that Council approve the request.

Mr. Bradley made a motion, seconded by Ms. Philipps, to close the Public Hearing. The motion carried unanimously. Mr. Bradley made a motion, seconded by Mr. Hooks to approve the Special Use Permit as presented. The application is generally consistent with the objectives and policies for growth and development in the City's 2010 Land Development Plan, and is both reasonable and in the public interest because it:

1. Will not materially endanger the public health or safety;
2. Will not substantially injure the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located ; and
4. Will be in conformity with the land development plan, thoroughfare plan, or other plans officially adopted by the City Council

The motion carried unanimously.

A Quasi-judicial Public Hearing was held on a request from Mebane Town Homes, LLC (The Village at Lake Michael Town Homes) for amendment to the Lake Michael Special Use Permit. Mr. Greene requested to be recused. Mr. Bradley made a motion, seconded by Ms. Auditori, to recuse Mr. Greene. The motion carried unanimously. Mr. Brown stated anyone wishing to speak on the item needed to be sworn in by the City Clerk. Ms. Shaw swore in the following:

Montrena Hadley, Mebane Planning Officer

Chris Rollins, Mebane Asst. City Manager

Jeff Lee, Property owner adjacent to project

Franz Holt, Mebane City Engineer

Jim Galyon, Partner Mebane Townhomes, LLC and Contractor with Collins & Galyon General Contractors, Inc.

Gene Mustin, P.E. with Borum, Wade and Associates, PA

Tony Collins, Partner Mebane Townhomes, LLC and Collins & Galyon General Contractors, Inc.

Tom Carver, President of the Village at Lake Michael Townhome Association, Inc.

Mike Cox, Property owner across the street from the entrance to the project

Ms. Hadley presented the request. Mebane Town Homes, LLC is requesting to amend the Special Use Permit and the Preliminary Subdivision Plat for "The Village at Lake Michael", Phase 1 and Phase 2 previously approved by the City Council on May 3, 2004 for 187 town homes to 159 townhomes. Mebane Town Homes, LLC could not acquire all of the land as shown on the original Special Use Permit from May 3, 2004 and states that the existing home owners in Phase 1 do not want the second entrance at the northeast corner of the property. Due to this revision, the total will be only 159 townhomes. The request is based on the following:

- The requested amendment will increase the total town home units within Phase 1 from 100 to 103
- Site Plan to be approved for 159 town homes (Phase 1 - 103 town homes; Phase 2 - 56 town homes).
- The developer cannot construct a joint entrance with the park during the construction of Phase 2 as shown on the original approval. Since the original approval the first developer went into bankruptcy and bank foreclosure. The new owners were not able to purchase the property that allowed the connection to the park driveway making the connection impossible. In order to control vehicular pass-through traffic within the development, The Village at Lake Michaels Homeowner's Association has provided a letter indicating their desire to not have this second entrance. Instead, the developer has requested to construct a cul-de-sac near the northeast corner of the site.
- Cul-de-sac Length Waiver: Meadowspring Court will have a maximum length of 980 feet and will be stubbed out to the adjoining property on the opposite end of the Court. This Waiver will still allow for the street system within the development to provide adequate

turn-around area for vehicular traffic, including emergency vehicles that may access the site. The developer is requesting a waiver for the length of the cul-de-sac since it exceeds 800 feet. Based on the above, Staff and TRC recommended that a waiver to the cul-de-sac length be approved by the City Council.

The Technical Review Committee (TRC) has reviewed the site plan and the applicant revised the plan to reflect its comments. The 2010 Land Development shows this property within the North Mebane Planning Area and is generally in compliance with the proposed Land Use Map for this area. The developer will be required to make all of the improvements shown on the site plan at his own expense. The Planning Staff recommended approval of the request.

Mr. Galyon presented a PowerPoint depicting an overview of the proposed townhomes project. He spoke concerning the 1.4 acre piece of property that they were not able to acquire in a timely manner and it was very doubtful that they will ever be able to get a clear title. That land was left out of the transaction when the bank transferred it to people from whom they purchased the land from. He stated they are anxious to get started and they have demand for the product.

Ms. Philipps asked if there is a sidewalk or pedestrian access that would go from the cul-de-sac over to the park. Mr. Galyon stated in the site plan there is a natural walking trail, because of the proximity of the walking trail there is connectivity over to the park property. Ms. Philipps asked if they anticipate leaving as much as they can of the trees and vegetation around the wetlands. Mr. Mustin stated there was a path shown on the original site plan that they will try to mimic and there are buffers associated with the pond. Upstream from the pond there are pockets of wetlands and they will acquire permits to cross the wetlands for the street access but they do not anticipate impacting the pond and the perennial stream below the pond going under Lebanon Road. They will comply with all ordinance required buffers.

Ms. Auditori has concerns with the cul-de-sac and the street not connecting with Lebanon Road. Mr. Mustin said there were several factors that led them to the decision to make the street into a cul-de-sac, one being that they were unable to acquire that 1.4 acres which made the joint entrance impossible. Also the VLM HOA expressed a desire to not have the second entrance because of the potential for pass through traffic within the development. There was considerable discussion about the disappointment of not being able to provide connectivity as that is the Council's intent with all developments. The developer stated they were disappointed was well because they were unable to obtain the 1.4 acres.

Mayor Stephenson questioned if there are multiple liens on the 1.4 acres. Mr. Galyon stated based on his memory the parcel was not included in the foreclosure and remained in the hands of the original developer with a 1.2 million dollar lien against it. He has been told that the bank would release their lien but there would be no clear title and it would be difficult for them to develop the parcel without a clear title.

Jeff Lee, adjacent property owner, stated he obtained his property the same way as the developers, from the bank and there is a 1.67 acre deed overlap so he nor the developers have a clear title to that property either. He expressed his desire to for the developers to give him a quitclaim deed so before anything proceeds, he would like a clear title to the 1.67 acres. Mr. Brown stated the Council is not in the position to resolve a boundary dispute on this specific request.

Mike Cox, owner of property across from project entrance, shared his concerns with keeping a single entrance, he feels there should be two entrances. He had another concern with the mailboxes being so close to that entrance. He also shared concerns with potential traffic issues with future development in the same area, specifically at the stubbed out street on Meadowspring Court.

Mr. Bradley asked if during the TRC review was there a change in the traffic design or recommendation by NCDOT in regard to the developer changing the plan from two entrances to the one. Mr. Rollins stated NCDOT did not have any comments on this project with TRC.

Council stated they would like to hear from staff that the developers have provided ample documentation proving that there is no way to get that road into the plan and that they have done everything within their power to keep the plan as close to the original plan as possible as there was a lot of consideration that went into the decision for approval when this project first came about. Mr. Brown said he has only had assurance from Mr. Galyon and his partners that they have made their best efforts but staff has not looked at the title in the process, however staff can certainly do so if Council would like to defer their decision. Mr. Brown recommended that Council not close the Public Hearing, to continue it to allow comments on the subject matter at the next meeting. The guidance to the applicant would be for them to provide staff and Council information on the title issue. Ms. Philipps made a motion, seconded by Ms. Auditori, to continue the Public Hearing until the December 5, 2016 meeting. Mr. Bradley asked if deferring the decision would keep the developers from proceeding with portions of Phase 2, as the only area of concern is down near the cul-de-sac, the road and infrastructure. Ms. Philipps and Ms. Auditori withdrew their previous motions. The motion carried unanimously.

Mr. Rollins said as part of the applicants Special Use Permit application, they asked for four (4) things, the first being a modification to increase total town home units within Phase 1 from 100 to 103 and Council could take action on that tonight and continue the Public Hearing for the other three (3) items until the next meeting. The applicant stated they would be willing to amend their application to reflect such. Mr. Bradley made a motion, seconded by Ms. Auditori, to approve the modification to increase total town home units within Phase 1 from 100 to 103 per the request. The application is generally consistent with the objectives and policies for growth and development in the City's 2010 Land Development Plan, and is both reasonable and in the public interest because it:

1. Will not materially endanger the public health or safety;
2. Will not substantially injure the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located ; and
4. Will be in conformity with the land development plan, thoroughfare plan, or other plans officially adopted by the City Council

Included in the motion was a continuation of the Public Hearing until the December 5, 2016 meeting for consideration of the remaining three (3) request. The motion carried unanimously.

Mr. Hooks made a motion, seconded by Ms. Philipps to have Mr. Greene rejoin the meeting. The motion carried unanimously.

A Public Hearing was held on a petition of voluntary non-contiguous annexation from Venn Hillsborough, LLC (Magnolia Glen). The non-contiguous annexation contains approximately 61.03 acres located on Old Hillsborough Road. No one from the public spoke concerning the request. Mr. Hooks made a motion, seconded by Ms. Philipps to close the Public Hearing. The motion carried unanimously. Ms. Philipps made a motion, seconded by Mr. Bradley, to enact an Ordinance to Extend the Corporate Limits of the City of Mebane. The motion carried unanimously.

A Public Hearing was held on a petition of voluntary non-contiguous annexation from ME II Holdings, LLC. The non-contiguous annexation contains approximately 22.73 acres located at 2125 Senator Ralph Scott Parkway. This property also being located in the NCCP. No one from the public spoke concerning the request. Mr. Greene made a motion, seconded by Ms. Auditori, to close the Public Hearing. The motion carried unanimously. Mr. Bradley made a motion, seconded by Ms. Philipps, to enact an Ordinance to Extend the Corporate Limits of the City of Mebane. The motion carried unanimously.

Mr. Brown presented a request on behalf of Love's Travel Stops, for voluntary contiguous annexation containing approximately 2.29 acres located on Trollingwood Hawfields Road. He recommended acceptance of the petition and the Clerk's certificate of sufficiency and to adopt the resolution fixing a date of public hearing for the property requesting to be annexed. Mr. Bradley made a motion, seconded by Ms. Auditori, to accept the petition and the Clerk's certificate of sufficiency and to adopt a resolution setting a date of public hearing for December 5, 2016. The

motion carried unanimously.

RESOLUTION FIXING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31

WHEREAS, a petition requesting annexation of the area described herein has been received;
and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mebane, North Carolina
that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Mebane Municipal Building at 6:00 p.m. on December 5, 2016.

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

BEGINNING AT AN EXISTING PK NAIL, SAID PK NAIL BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF TROLLINGWOOD HAWFIELDS ROAD (RIGHT-OF-WAY WIDTH VARIES) AND BEING THE NORTHEAST CORNER OF BENNIE S. ROWLAND CIRCLE K. STORES, INC., PARCEL NO: 160315 (DEED BOOK 57, PAGE 358) AND AN EASTERN CORNER OF BENNIE S. ROWLAND CIRCLE K. STORES, INC., PARCEL NO: 160193 (DEED BOOK 57, PAGE 358); THENCE LEAVING SAID CIRCLE K. STORES, INC., (PARCEL NO: 160193) AND WITH SAID RIGHT-OF-WAY, WITH A CURVE TO THE RIGHT; S 29° 20' 10" E 60.63 FEET, HAVING A RADIUS OF 1,095.92 FEET AND A LENGTH OF 60.64 FEET TO A NEW PK NAIL SET; THENCE LEAVING AND CROSSING SAID TROLLINGWOOD HAWFIELDS ROAD WESTERN RIGHT-OF-WAY AND ALONG THE EXISTING ANNEXATION LINE, PLAT BOOK 65, PAGE 9; N 66° 35' 29" E 108.53 FEET TO A COMPUTED POINT; THENCE LEAVING SAID ANNEXATION LINE (PLAT BOOK 65, PAGE 9) AND ALONG THE ANNEXATION LINE, PLAT BOOK 58, PAGE 109; S 32° 15' 50" E 198.50 FEET TO A COMPUTED POINT; THENCE LEAVING SAID ANNEXATION LINE (PLAT BOOK 58, PAGE 109) AND CROSSING SAID TROLLINGWOOD HAWFIELDS ROAD; S 52° 09' 06" W 202.21 FEET TO A RIGHT-OF-WAY DISK, SAID DISK BEING LOCATED ON THE RIGHT-OF-WAY OF INTERSTATE 40, WEST EXIT 152 ON RAMP (DEPARTMENT OF TRANSPORTATION (TRACT 1 – DEED BOOK 834, PAGE 175)). THENCE WITH SAID INTERSTATE 40 ON RAMP RIGHT-OF-WAY; S° 52' 09' 06" W 171.63 FEET TO AN EXISTING ½" IRON PIPE, SAID IRON PIPE BEING THE SOUTHWEST CORNER OF SAID BENNIE S. ROWLAND CIRCLE K. STORES, INC. (PARCEL NO: 160315) AND THE SOUTHEAST CORNER OF SAID BENNIE S. ROWLAND CIRCLE K. STORES, INC. (PARCEL NO: 160193); THENCE LEAVING INTERSTATE 40 ON AND ALONG THE EASTERN LINE OF SAID CIRCLE K. STORES, INC. (PARCEL NO: 160193) THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1) N 44° 19' 59" W 199.35 FEET TO AN EXISTING RAIL ROAD SPIKE, THENCE 2) N 00° 39' 39" E 70.72 FEET TO AN EXISTING RAIL ROAD SPIKE; THENCE N 45° 41' 38" E 277.27 FEET TO THE POINT AND PLACE OF THE BEGINNING. CONTAINING 2.29 ACRES, MORE OR LESS

Section 3. Notice of the public hearing shall be published once in the Mebane Enterprise, a newspaper having general circulation in the City of Mebane, at least ten (10) days prior to the date of the public hearing.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

Darrell Russell presented a Long Range Water and Sewer Plan. He stated the purpose of the Long Range Utility Plan (LRUP) is to assess the potential of the City's existing infrastructure to serve the projected population, while recommending utility improvements that may be needed to accommodate the estimated growth. The City currently has four (4) utility facilities including the Graham-Mebane Lake and Treatment Plant, the Water Distribution System, the Sewer Collection System and the Water Resource Recovery Facility. He continued by highlighting the short term

and long term needs. No formal action was taken.

Assistant Police Chief Allen Byrd presented a Commission on Accreditation for Law Enforcement (CALEA) Update. Accreditation is a voluntary process used to identify an agency's level of professionalism as measured by standards established by experts and practitioners in the law enforcement field. The goals of accreditation are as follows:

- Increase law enforcement agency capabilities to prevent and control crime;
- Increase agency effectiveness and efficiency in the delivery of law enforcement services;
- Increase cooperation and coordination with other law enforcement agencies and with other agencies of the criminal justice system; and
- Increase citizen and employee confidence in goals, objectives, policies, and practices of the agency.

The process is as follows:

- Application with Agency Profile Questionnaire; (Completed)
- Self-Assessment / Mock Assessment; (Completed)
- On-Site assessment; (Process) Tentatively May 2017
- Commission Review; and (Tentatively November 2017)
- Maintaining Compliance and Reaccreditations.

During the onsite assessment the following will take place:

- Meet with agency CEO, accreditation team, and selected staff;
- Tour the agency's facilities which may include a city tour;
- Conduct a public hearing;
- Evaluate files for proofs of compliance with standards;
- Conduct interviews and observe the day to day routine of the agency;
- Conduct exit interview with the CEO and selected staff.

Benefits of an accredited agency:

- It enhances the reputation of the Department and helps in the recruitment of the most qualified applicants;
- It helps to diminish the Department's vulnerability to civil suits and costly settlements;
- It requires the Department to commit policies and procedures in writing. The review and updating of those policies.
- It enhances the Department's reputation with other components of the criminal justice system and facilitates interaction with those components;
- It provides a norm by which the performance of the Police Department can be evaluated.

Assistant Chief Byrd continued by describing the standards that address six major law enforcement areas:

- role, responsibilities, and relationships with other agencies;
- organization, management, and administration;
- personnel administration;
- law enforcement operations, operational support, and traffic law enforcement;
- detainee and court-related services; and
- auxiliary and technical services.

He stated there are two (2) tiers to the law enforcement accreditation through CALEA, tier one which Mebane Police Department joined and must meet 189 standards and tier two which is an advanced law enforcement accreditation program with 484 standards. Mebane's current status is 245 standards, 105 polices. Once accredited in November 2017, it is their goal to move on to tier two. He concluded by thanking Council and administration for their support.

Mr. Bradley said he noticed in Burlington's newspaper that the City of Graham is asking NCDOT to consider naming the overpass on Jimmie Kerr Road after Jim Covington. He expressed a desire to see the City of Mebane send a letter of support for the same. Mr. Bradley made a motion, seconded by Mr. Greene, to send a letter of support to NCDOT. The motion carried unanimously.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk