



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, October 3, 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.

Heather Walker, 5307 Mebane Oaks Road, spoke during the Public Comment period. She shared her concerns with the growth that Mebane is experiencing and fears Mebane may be losing what makes it charming. She expressed her concerns with the abundance of apartment complexes and high density neighborhoods.

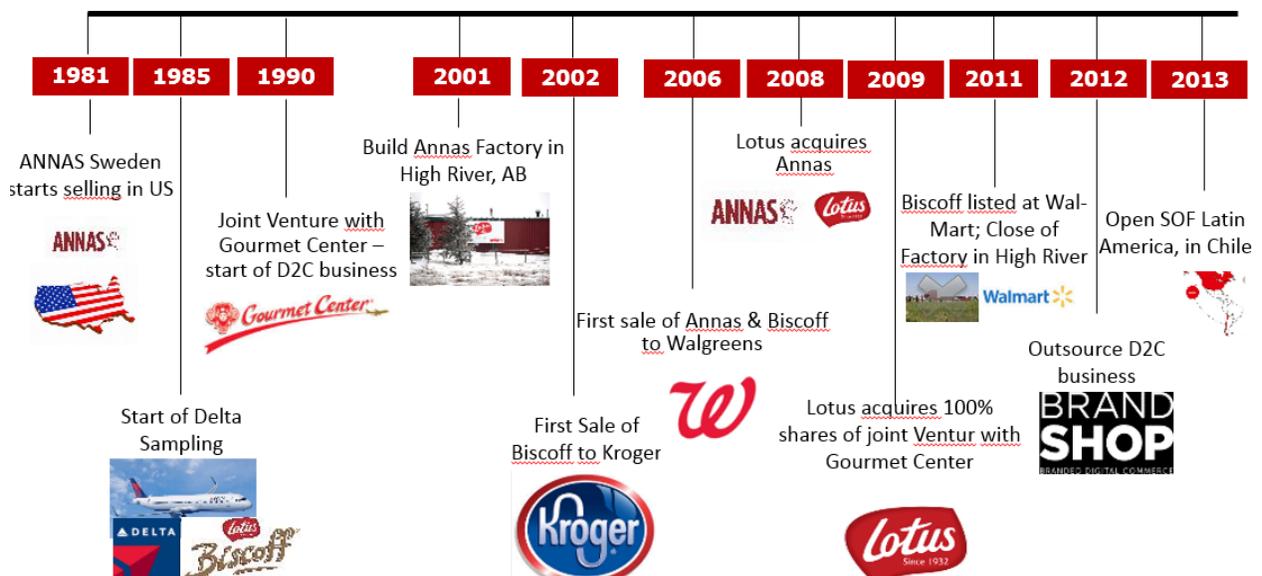
Ted Zeller, 514 N. Carr Street, also spoke during the Public Comment period. He shared his concerns in regard to the lack of emergency housing and food for people in the Mebane area that may be living in their cars. He shared a statement of support in regard to a YMCA in Mebane.

Mayor Stephenson presented the Consent Agenda as follows:

- a. Approval of Minutes-
 - Special Meeting- CLP Work Session- September 6, 2016
 - Regular Meeting- September 19, 2016

Mr. Hooks made a motion, seconded by Mr. Greene, to approve the consent agenda as presented.

A Public Hearing was held on a request for approval of an Economic Incentive Grant for Lotus Bakeries, NV. Mac Williams, President of the Alamance County Chamber of Commerce, stated this project has been a cooperative effort between the City of Mebane, the Alamance Chamber and Alamance County. He thanked Mebane City staff and the staff of Cushman and Wakefield, the site selection company, for working to make this project possible. He then introduced Bart Vanterwyngen, Director Manufacturing, Lotus Bakeries, NV. Mr. Vanterwyngen presented an overview of their company's history. The family company was founded in 1932. He reviewed the following timeline:



With the company's growth they began looking to expand into the United States. He spoke of their numerous products specifically about the products that would be manufactured in the Mebane facility, Biscoff cookies and Biscoff spread. He highlighted their strategy and shared their definition for sustainability, 'Care for today – respect for tomorrow' sustainability, the main ingredient. Their constant aim is to produce all Lotus Bakeries products in a more sustainable way. What's more, this sustainable approach extends far beyond our production process. We treat PEOPLE, the ENVIRONMENT, SOCIETY and every EMPLOYEE with care and respect. It is their way of ensuring that our company can thrive today and enjoy a successful future too, and to enable our consumers to continue to enjoy our delicious products both now and in the future. Mr. Vanterwyngen shared slides depicting their Executive Committee and Group Management team, as well as slides which showed their company's financial turnover for the last thirty years and their personnel headcount. He continued to reference the aforementioned timeline as he spoke more about their company. The items that drew them to Alamance County were good labor force, the cost of doing business, business friendliness of the area, suitable real estate, option for expandability and a match of DNA with the company and the community. Numerous occupations are expected for the manufacturing facility from baker to accountant. Should Mebane be selected as the site, that decision would be made before the end of 2016, construction of the facility would begin early 2017 and the start of operation early 2019. Mr. Vanterwyngen concluded his presentation by expressing the value he feels their company would bring to the Mebane community: A Company has been in business for over 80 years; an excellent corporate citizen in a Company that is globally recognized; a brand image that would contribute to the strength of the overall state and local business attraction initiatives; thus, resulting in a positive effect on location trends and patterns for other related businesses and suppliers; Long-term employment creation/retention which would result in increased local spending for the state and local communities; and strong company culture and mission that encourages team members and overall organization towards community engagement and charitable giving that would benefit community and state.

Mr. Cheek went over the details of the proposed incentive agreement. Lotus Bakeries will be constructing a 160,000 square foot facility behind the Ford Distribution building in the NCIC. The planned facility will result in added taxable investment of as much as \$55,300,000 and create 60 full-time equivalent jobs with an average wage of \$35,931. The City of Mebane's proposed incentive package for Lotus Bakeries amounts to \$1,557,250 including cash grants of \$1,461,250 and reimbursements of local impact, permit and inspection fees estimated at \$96,000. This economic development project is expected to generate \$2,486,566 in property taxes over the next 10 years. The city will also receive sales tax from construction along with the indirect benefits of creating 60 new jobs with an estimated annual payroll of over \$2.2 million. Total incentive grants are not to exceed 2.6% of annual taxable value and at least 60 full-time jobs. There are claw back provisions for failure to meet contract goals.

Tom Boney, Editor of Alamance News, questioned if the numbers Mr. Cheek shared were just Mebane's impact. Mr. Cheek replied yes. He also asked for the total acreage for the facility site. Mr. Cheek stated that item is still under negotiation. Mr. Vanterwyngen stated currently it is 16 acres but they have the option of expanding dependent upon future growth. Ms. Philipps asked Mr. Vanterwyngen to talk briefly about the impacts their facility might have on the environment. He discussed minimal impacts. Ted Zeller questioned if the company makes gluten free products. Mr. Vanterwyngen stated the cookies they would be manufacturing in Mebane are not gluten free but they have other products that are gluten free. Mr. Greene questioned if they would use any outside suppliers. Mr. Vanterwyngen said that would specifically be logistics. Mr. Bradley asked what kind of raw products to they use. Mr. Vanterwyngen replied flour, sugar and shortening. Ms. Auditori asked about odors. Mr. Vanterwyngen stated a sweet aroma, a cookie smell. Mary McFarland asked about their hours of operation. He replied twenty four hours a day operation. Mr. Greene made a motion, seconded by Ms. Philipps, to close the Public Hearing. The motion carried unanimously. Ms. Philipps made a motion, seconded by Mr. Hooks, to approve the incentives agreement based upon findings that the company will add \$55,300,000 to the City's tax base, create 60 new jobs in the City, and result in added value and benefits to the taxpayers of the City. The motion carried unanimously.

A Public Hearing was held on a petition of voluntary contiguous annexation from Cook Out-Mebane Oaks, Inc. The contiguous annexation contains approximately 5.281 acres is located at 3887 Brundage Lane. No one from the public spoke concerning the request. Ms. Philipps expressed

her concerns with traffic in this area. Mr. Rollins assured Ms. Philipps that NCDOT had approved the preliminary plans for the site. Mack Summey, engineer representing Cook Out, assured Council the same. Mr. Greene 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 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 Venn Hillsborough, LLC, Courtyards at Magnolia Glen, for voluntary non-contiguous annexation containing approximately 61.03 acres located on Old Hillsborough 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. Hooks made a motion, seconded by Mr. Bradley, to accept the petition and the Clerk's certificate of sufficiency and to adopt a resolution setting a date of public hearing for November 7, 2016. The motion carried unanimously.

RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF
ANNEXATION PURSUANT TO G.S. 160A-58.2

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

WHEREAS, the Mebane City Council directed the City Clerk to investigate the sufficiency of the petition; and

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

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

Section 1. A public hearing on the question of annexation of the non-contiguous area described herein will be held at the Mebane Municipal Building at 6:00 p.m. on November 7, 2016.

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

Beginning at an EIP in the right of way of Old Hillsborough Road;

Thence S 13°10'27" E A Distance Of 2.54' to a computed point on the said right of way;

Thence S 13°10'27" E A Distance Of 112.84' to an EIP;

Thence S 13°12'36" E A Distance Of 201.43' to an EIP;

Thence S 13°21'32" E A Distance Of 298.00' to an EIP;

Thence S 00°40'35" E A Distance Of 726.96' to an EIP;

Thence S 00°56'55" E A Distance Of 610.49' to an EIP;

Thence S 89°14'43" W A Distance Of 227.15' to a computed point;

Thence N 71°04'37" W A Distance Of 75.82' to a computed point;

Thence N 49°49'23" W A Distance Of 78.81' to a computed point;

Thence N 28°34'09" W A Distance Of 78.81' to a computed point;

Thence N 07°18'56" W A Distance Of 51.44' to a computed point;

Thence N 00°45'17" W A Distance Of 42.04' to a computed point;

Thence S 89°14'43" W A Distance Of 44.69' to a computed point;

Thence S 81°49'48" W A Distance Of 358.69' to a computed point;

Thence N 08°10'12" W A Distance Of 14.97' to a computed point;

Thence S 78°00'08" W A Distance Of 359.69' to a computed point;

Thence N 11°59'52" W A Distance Of 23.54' to a computed point;

Thence S 78°29'37" W A Distance Of 180.40' to an EIP;

Thence S 78°49'32" W A Distance Of 388.56' to an EIP;

Thence S 68°46'23" W A Distance Of 197.67' to an EIP;

Thence S 87°32'08" W A Distance Of 104.00' to an EIP;

Thence N 62°07'57" W A Distance Of 151.80' to an EIP;

Thence N 70°10'09" W A Distance Of 98.85' to an EIP;

Thence N 64°12'28" W A Distance Of 74.58' to a computed point;

Thence N 39°21'38" E A Distance Of 29.77' to an EIP;

Thence N 39°18'09" E A Distance Of 998.88' to an EIP;

Thence N 03°06'54" W A Distance Of 435.29' to an EIP;

Thence N 03°06'54" W A Distance Of 2.53' to a computed point on the right of way of Old

Hillsborough Road;
Thence N 03°06'54" W A Distance Of 25.58' to a computed point in the centerline of Old Hillsborough Road;
Thence with said centerline the following courses and distances:
N 86°16'01" E A Distance Of 173.28' to a computed point;
N 85°22'21" E A Distance Of 95.91' to a computed point;
N 83°13'36" E A Distance Of 92.20' to a computed point;
N 78°36'21" E A Distance Of 97.66' to a computed point;
N 74°10'01" E A Distance Of 74.03' to a computed point;
N 68°08'26" E A Distance Of 100.86' to a computed point;
N 62°31'13" E A Distance Of 3.65' to a computed point;
Thence S 09°45'07" E A Distance Of 29.71' to an EIP;
Thence S 09°45'07" E A Distance Of 1.65' to a computed point on the right of way of Old Hillsborough Road;
Thence with said right of way:
S 62°31'13" W A Distance Of 1.73' to a computed point;
Thence with a Curve Turning To the Right with an Arc Length of 19.15', With A Radius Of 500.00', With A Chord Bearing Of S 63°37'04" W, With a Chord Length of 19.15', to an EIP;
Thence S 09°45'07" E A Distance Of 153.04' to an EIP;
Thence S 40°50'01" E A Distance Of 95.00' to an EIP;
Thence N 82°14'55" E A Distance Of 208.12' to an EIP;
Thence N 10°45'12" W A Distance Of 329.18' to an EIP on the right of way of Old Hillsborough Road;
Thence N 10°45'12" W A Distance Of 32.12' to a computed point in the centerline of Old Hillsborough Road;
Thence with said centerline the following courses and distances:
N 58°27'42" E A Distance Of 29.49' to a computed point;
N 57°42'21" E A Distance Of 54.92' to a computed point;
N 59°00'06" E A Distance Of 56.08' to a computed point;
N 58°30'03" E A Distance Of 55.93' to a computed point;
N 58°30'09" E A Distance Of 52.91' to a computed point;
N 57°56'17" E A Distance Of 54.00' to a computed point;
N 58°43'33" E A Distance Of 31.44' to a computed point;
N 58°28'22" E A Distance Of 50.99' to a computed point;
N 59°10'27" E A Distance Of 56.95' to a computed point;
N 59°46'08" E A Distance Of 51.10' to a computed point;
N 60°10'27" E A Distance Of 54.57' to a computed point;
N 61°20'01" E A Distance Of 46.70' to a computed point;
N 63°27'36" E A Distance Of 47.86' to a computed point;
N 65°12'42" E A Distance Of 44.29' to a computed point;
N 66°50'27" E A Distance Of 59.94' to a computed point;
N 69°30'24" E A Distance Of 26.57' to a computed point;
S 13°10'27" E A Distance Of 27.70' to an EIP;
Which Is the Point Of Beginning,
Having an Area of 2658459.9 Square Feet, 61.03 Acres

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

Mr. Brown presented a request on behalf of ME II Holdings, LLC (Prescient) for voluntary non-contiguous annexation containing 22.73 acres located at 2125 Senator Ralph Scott Parkway. This property also being located in the NCCP. He recommended acceptance of the petition and the Clerk's certificate of sufficiency and adoption of the resolution fixing a date of public hearing for the property requesting to be annexed. There was brief discussion among the Council and staff in regard to the allowable non-contiguous annexation acreage. Mr. Hooks made a motion, seconded by Ms. Philipps, to accept the petition and the Clerk's certificate of sufficiency and to adopt the resolution setting a date of public hearing for November 7, 2016. The motion carried unanimously.

RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF
ANNEXATION PURSUANT TO G.S. 160A-58.2

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

WHEREAS, the Mebane City Council directed the City Clerk to investigate the sufficiency of the petition; and

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

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

Section 1. A public hearing on the question of annexation of the non-contiguous area described herein will be held at the Mebane Municipal Building at 6:00 p.m. on November 7, 2016.

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

That certain tract or parcel of land lying in Melville Township, Alamance County, North Carolina, and being more particularly described as follows:

BEGINNING at a new iron pipe set, being the NE corner of this tract herein described, said iron pipe lying in the southern right of way line of (NCSR 2657) Senator Ralph Scott Parkway, a newly constructed road and being located S55deg42'44"W, 1821.95' from a PK Nail set in the centerline intersection of (NCSR 2657) Senator Ralph Scott Parkway and (NCSR 1981) Trollingwood-Hawfields road, said iron pipe having NC State Plane Coordinates NAD83(NSRS2011) of N = 840,682.32 and E = 1,907,642.20 US survey feet,

THENCE along the southern right of way line of Senator Ralph Scott Parkway, S57deg 55'08"W, 159.47' to a new iron pipe set, thence along a curve to the right having a Radius of 660.00', an Arc distance of 804.75', a Chord Bearing of N87deg09'01"W, and a Chord distance of 755.82' to a new iron pipe set, thence leaving the southern right of way line of Senator Ralph Scott Parkway and continuing S23deg38'29"E, 1835.10' to a computed point in the centerline of NC Highway 119, passing through a new iron pipe set in the northern right of way line of NC Hwy 119 a distance of 30.15' from the said centerline of NC Hwy 119, thence along the centerline of NC Hwy 119 along a curve to the left having a Radius of 851.47', an Arc distance of 150.70', a Chord Bearing of N66deg57'54"E, and a Chord Distance of 150.50' to a computed point, thence N62deg00'16"E, 196.26' to a computed point in the centerline of NC Hwy 119, thence leaving the centerline of NC Hwy 119 and continuing N20deg31'02"W, 300.89' to an existing iron pipe passing through another existing iron pipe found witnessing the northern right of way of NC Hwy 119 at a distance of 30.89' from said centerline, thence N62deg03'35"E, 300.09' to an existing iron pipe, thence N20deg27'15"W, 1031.65' to an existing iron pipe at rock, thence N16deg33'33"E, 181.37' to an existing iron pipe at rock, thence N30deg42'09"W, 16.66' to the point and place of BEGINNING, containing a gross area inclusive of NC Hwy 119 right of way of 22.7265 acres or 989,968 square feet +/- as shown on survey by Sacks Surveying & Mapping titled "EXEMPT SUBDIVISION PLAT prepared for ME II HOLDINGS, LLC" dated 21 September 2016 and signed by Ronald G. Hobson, NC PLS L-3283, said map recorded in Plat Book _____ Page _____, Alamance County Registry.

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

Mayor Stephenson announced that agenda Item 7 - Mebane McGee Associates, JV Rezoning and Item 8- Mebane McGee Associates, JV Special Use Permit were requested to be postponed, per the applicant, until November 7, 2016. Council unanimously approved the request to postpone a decision on Items 10 and 11 until the November 7, 2016 regular monthly meeting by motion of Mr. Hooks, seconded by Mr. Greene.

Mr. Cheek and Mr. Holt shared conceptual design renderings for the new Community Park including the playground and splash pad. Mr. Cheek added that the committee has been meeting with artificial turf vendors in efforts to choose the best option for the soccer fields at the new park. There was some discussion about the dog park and the walking trails. No action taken.

There being no further business, the meeting was adjourned at 7:26p.m.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk