



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, June 6 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 Tim Bradley
 Councilmember Patty Philipps
 Councilmember Jill Auditori
 Councilmember Everette Greene

Also Present:

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

Mayor Stephenson called the meeting to order. Mr. Bradley gave the invocation.

During the Public Comment Period, Brooks Garner, 517 N. Carr Street, spoke about his concerns with people parking on the street in his neighborhood. Mayor Stephenson asked staff to attend to the matter.

Mayor Stephenson presented the Consent Agenda as follows:

- a. Approval of Minutes- Regular Meeting- May 2, 2016
- b. Audit Contract for Fiscal Year Ending June 30, 2016
- c. Planning Board Appointment
- d. Agreement for Old Hillsborough/Trollingwood Road Intersection & Signal Improvements
 - i. Municipal Agreement with NCDOT
 - ii. Budget Ordinance Amendment
- e. Resolution Regarding Tax Collection and Minimal Amounts
- f. Indirect Cost for Utility Cost
- g. Close Out of Capital Project- Fire
- h. Resolution Authorizing a Safekeeping Account

Mr. Cheek briefly highlighted the items on the consent agenda. Council asked questions in regard to item “d” and when the work might begin. Mr. Cheek stated the design has been completed but actual construction will not begin until late fall or early winter. Council expressed their concern with the work beginning when school is in session and requested that staff look into options to lessen the effects on those that live in that area as well as those dropping off their children at school. Staff agreed to do so.

Item D. is as follows:

BE IT ORDAINED by the Council of the City of Mebane that the Budget Ordinance for the Fiscal Year Beginning July 1, 2015 as duly adopted on June 1, 2015, is hereby amended as follows:

ARTICLE I

APPROPRIATIONS	Current Budget	Change	Revised Budget
GENERAL FUND			
Public Works Department			
Street Maintenance	\$ 495,000	\$ 150,000	\$ 645,000

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
GENERAL FUND			
Development Fees	\$ 0	\$ 150,000	\$ 150,000

This the 6th day of June, 2016.

Item E. is as follows:

RESOLUTION REGARDING COLLECTION OF CITY OF MEBANE TAXES

In order to facilitate tax collection by Alamance County and Orange County in 2016-17 and in following fiscal years, the City Council of the City of Mebane hereby adopts the following:

By Resolution, pursuant to North Carolina General Statute §105-357(c), the City Council hereby directs its Tax Collector to treat small underpayments of \$1.00 or less as fully paid and not to refund small overpayments of \$1.00 or less unless the taxpayer requests a refund of the overpayment before the end of the fiscal year in which the small overpayment is made. This resolution shall apply to all prior year taxes, and shall continue in effect until repealed by the City Council.

Furthermore, by Resolution pursuant to North Carolina General Statute §105-321(f), the City Council hereby directs its Tax Collector not to collect minimal taxes as defined by Alamance and Orange Counties, in an amount up to \$5.00.

This the 6th day of June, 2016.

By: _____
City Clerk
City of Mebane, North Carolina

By: _____
Mayor
City of Mebane, North Carolina

Item F. is as follows:

BE IT ORDAINED by the Council of the City of Mebane that the Budget Ordinance for the Fiscal Year Beginning July 1, 2015 as duly adopted on June 1, 2015, is hereby amended as follows:

ARTICLE I

APPROPRIATIONS	Current Budget	Change	Revised Budget
GENERAL FUND			
Administration	\$1,194,501	(\$ 206,753)	\$ 987,748
Finance	\$ 763,604	(74,973)	\$ 688,631
IT Department	\$ 279,950	(21,083)	\$ 258,867
Public Works Department	\$2,433,938	(136,294)	\$2,297,644
UTILITY FUND			
Admin, Billing, Metering	\$ 655,391	\$ 439,103	\$1,094,494

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
GENERAL FUND			
Appropriated Fund Balance	\$2,879,546	(\$439,103)	\$2,440,443
UTILITY FUND			
Appropriated Fund Balance	\$2,206,132	\$439,103	\$2,645,235

This the 6th day of June, 2016.

Item G. is as follows:

**Capital Project Ordinance Amendment
City of Mebane Fire Station Capital Project**

BE IT ORDAINED by the Governing Board of the City of Mebane, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby amended as follows:

Section 1: The project authorized is the construction of the Southside Fire Station.

Section 2: The officers of this City are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following amounts are hereby appropriated for the project:

	Current Budget	Adjustment	Revised Budget
Professional Services	\$ 542,836	\$ (3,405)	\$ 539,431
Fire Station Construction	2,138,164	(1,815)	2,136,349
Utility Construction	480,876	(2,205)	478,671
Supplies	56,579	-	56,579
Equipment	180,397	-	180,397
Transfer to General Fund	245,000	7,425	252,425
Transfer to WWTP Capital Proj Fund	<u>80,000</u>	<u>-</u>	<u>80,000</u>
	<u>\$ 3,723,852</u>	<u>\$ -</u>	<u>\$ 3,723,852</u>

Section 4: The following revenues are anticipated to be available to complete the project:

	Current Budget	Adjustment	Revised Budget
Proceeds of Debt	\$ 2,836,976	\$ -	\$ 2,836,976
Transfer from General Fund	245,000	-	245,000
Transfer from Water & Sewer Fund	<u>641,876</u>	<u>-</u>	<u>641,876</u>
	<u>\$ 3,723,852</u>	<u>\$ -</u>	<u>\$ 3,723,852</u>

Section 5: The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the General Statutes of North Carolina.

Section 6: Funds may be advanced from the General Fund for the purpose of making payments as due.

Section 7: The Finance Officer is hereby directed to report, on a quarterly basis, on the financial status of each project element in Section 3.

Section 8: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this Board.

Section 9: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board and to the Budget Officer and Finance Officer for direction in carrying out this project.

This is the 6th day of June, 2016.

RESOLUTION
Close-out of Capital Project

WHEREAS, the City of Mebane began a capital project in 2013 for construction of a new Fire Station on Mebane Oaks Road, and

WHEREAS, the City of Mebane transferred \$641,876 from the Utility Fund and \$245,000 from the General Fund to the project, and

WHEREAS, the City of Mebane entered into a financing agreement with BB&T for \$2,600,000 for the construction of the station, and

WHEREAS, the City of Mebane entered into a financing agreement with Piedmont Electric Membership Corporation for \$1,268,000 for the purchase of equipment for the station, and

WHEREAS, the project has been completed and the engineers on the project have submitted their certificates of completion, and

WHEREAS, final payments have been made for project expenses, and

WHEREAS, repayment of the loan funds is accounted for in the General Fund, and

WHEREAS, a residual balance of \$7,424.60 in project funds is transferred back to the General Fund by authority of the attached project ordinance amendment, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF MEBANE that the Fire Station Capital Project is complete and all documentation will be preserved in City files to comply with recordkeeping requirements.

Adopted this 6th day of June, 2016.

Attest: _____

Stephanie Shaw, City Clerk

Glendel

Stephenson,

Mayor

Item H. as Follows:

See attached.

Mr. Bradley made a motion, seconded by Ms. Philipps to approve the consent agenda as presented. The motion carried unanimously.

A Quasi-Judicial Public Hearing was held on a request from Wal-Mart Stores East, LP, for a variance from the 4 square feet directional sign requirement as prescribed under the Unified Development Ordinance, Article 6, Signs to allow additional monument signage located at 2811 Senator Ralph Scott Parkway.

Ms. Shaw swore in the following:

- Amanda Mann, Attorney with Troutman-Saunders representing Walmart
- Montrena Hadley, Planning Officer
- Chris Rollins, Assistant City Manager

Ms. Hadley explained that the applicant is requesting a variance as follows:

- Increase the size of the first directional sign (A) to direct trucks to the truck entrance from 4 square feet to 32 square feet
- Increase the size of the second directional sign (B) to direct associates and the public to the main building entrance from 4 square feet to 32 square feet

Ms. Mann presented a PowerPoint depicting the request. She stated that the visibility of this signage is important to maintain the segregation of traffic for safety concerns due to the amount of heavy truck traffic and the industrial nature of the property. The size of the property, size of the building, and the desire to further maximize safety within the site and movement throughout the parking lot are the factors behind the variance request. 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. Phillips made a motion, seconded by Mr. Hooks, to approve the variance as presented with finding that 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 finds that:

- a. An unnecessary hardship would result from the strict application of the ordinance. (It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property).
- b. The hardship results from conditions that are peculiar to the property, the location in relation to the Preliminary Plat approved years ago, the size of the lots, and the slope.
- c. The hardship did not result from actions taken by the applicant or the property owner in that the property's existing conditions were and are present.
- d. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

The motion carried unanimously.

A Quasi-Judicial Public Hearing was held on a request from LeConte Equites Group to amend the Special Use Permit previously approved by the City Council on November 3, 2003 for a Planned Multiple Occupancy Group – Commercial, property being located at 1314 Mebane Oaks Rd, Lot #4, for the following reason:

- The owner plans on constructing 2 free-standing buildings for a restaurant with drive-thru.

Ms. Hadley presented the request. She explained that the two buildings on one lot will share the parking lot, which meets the City's Unified Development Ordinance requirements. Garrett Jernigan representing LeConte Equites Group, LLC was present to answer questions. He assured Council that the parking would be sufficient. Staff recommended approval of the request, stating the footprint of similar projects works adequately with shared parking. No one from the public spoke concerning the request. Mr. Greene made a motion, seconded by Mr. Bradley, to close the public hearing. The motion carried unanimously. Mr. Bradley made a motion, seconded by Ms. Philipps, to approve the special use permit as presented with finding that 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 Public Hearing was held on a request from Euliss Properties, LLC to rezone property from M-1, Heavy Manufacturing and R-20, Single Family Residential to M-1(CD) Heavy Manufacturing Conditional Zoning District. Ms. Hadley presented the request. She stated that the property is located at 813 W. Center Street and is currently a non-conforming use and by approving the rezoning this will bring the property into compliance with the UDO which will allow the proposed M-1 uses. She explained that the applicant proposes to renovate the inside of the building into climate controlled self-storage in the middle space, future renovations to the existing warehouse space in the front and back, and remove the existing dilapidated building located behind the existing building. She further explained that the developer will be required to make all of the improvements shown on the site plan. The Technical Review Committee (TRC) has reviewed the site plan and the applicant has revised the plan to reflect its comments. The 2010 Land Development Plan shows this property within The North Mebane Planning Area and recommends designating limited Commercial, Office & Institutional, Industrial, and Urban Residential uses to accommodate existing such uses and is shown on the Land Development Plan as Industrial and is generally in compliance with the proposed Land Use Map for this area. Because the development is designed with no increase of built-upon area proposed, no stormwater management devices are required. Mr. Bradley questioned if buffering would be required. Ms. Hadley replied yes, Ms. Cook, who is an adjoining property owner attended the planning board meeting and expressed her concerns and the developer has agreed to increase the landscape buffer adjoining her property, along with installing a fence. The developer also agreed to increase the landscape buffer

between their property and the new community park which is adjoining. Greg Chandler, project partner, briefly spoke on behalf of the request. He said currently the building is not aesthetically appealing but they plan to make the building something to be proud of. Ms. Philipps questioned if the property currently has two drives extending out onto Hwy 70. Mr. Euliss, developer/applicant with Euliss Properties, LLC, stated the drive closest to Woodlawn will be eliminated. He also stated they will be using down lighting to lessen the impact on the residential neighbors and the dilapidated building to the rear of the property will be removed. No one from the public spoke concerning the request. Mr. Greene made a motion, seconded by Mr. Bradley, to close the Public Hearing. The motion carried unanimously. Ms. Philipps made a motion, seconded by Mr. Bradley, to approve the rezoning as presented as 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 to zone the property as shown on the Proposed Land Use Plan because it promotes the recommendations of the North Mebane Planning Area to designate limited Commercial, Office & Institutional, Industrial, and Urban Residential uses to accommodate existing such uses and is shown as Industrial. The motion carried unanimously.

A Public Hearing was held on a request from Harry & Mack Isley to rezone +/-2.00 acres of a +/-4.014 acre parcel from CU-M-1, Conditional Use - Heavy Manufacturing to B-2, General Business, property being located on Lowes Boulevard. Along with the rezoning request the applicant is seeking approval of a Preliminary Plat for the 2 lots. The Preliminary Plat includes a total area of +/-4.014 acres including +/-2.187 acres in Lot 1 and +/-1.827 acres in Lot 2. Ms. Hadley presented the requests. She stated on March 6, 2006, two acres of the four acre parcel were rezoned to CU-M-1 for Sunbelt Rentals but the development and subdivision of the property never took place. The applicant is now proposing to rezone the property back to its original B-2 zoning to for a possible hotel and restaurant on the property.

Jay Pope, with Summey Engineering Associates, PLLC, provided a brief overview of the request. He stated they currently have a client interested in building a hotel on Lot 1 but no buyer for Lot 2, the applicant would like to see the hotel built so they can attract businesses to the right side. Mr. Greene asked where they would place their directional signage. Mr. Pope said the hotel would face the interstate and their name would be on the building and more than likely they would put a sign on the southeast corner off of Lowes Boulevard.

Doug Carroll, address unknown, shared his concern with more traffic being "dumped" onto NC Hwy 1119/Fifth Street. Mr. Rollins stated that Ramey-Kemp has been hired to complete Comprehensive Transportation Plan and this area has been identified as an area that needs attention.

Mr. Bradley stated he has no problem with the rezoning part of the request but he is having trouble with the plat approval. Mr. Brown stated plat approvals are an administrative action by the Council and if the plat meets the technical requirements, then the law is pretty clear that Council must approve it and the real question is why these requests come before Council if they meet the technical requirements but state statutes mandate that Council take action on them. Mr. Bradley voiced his concerns with moving forward. Mr. Brown stated that Council has the authority to defer action on both requests if desired to allow further evaluation. Mr. Rollins stated the applicant has submitted more detail in the plat than required but Council is only voting on the plat based on subdividing the property. An actual site plan would come before staff and the Technical Review Committee for approval.

Mr. Boney, editor of Alamance News, questioned the hotel name. Mr. Pope stated he is not at liberty to say.

Mayor called for a motion to close the Public Hearing. Ms. Philipps made a motion, seconded by Mr. Hooks, to close the Public Hearing. The motion carried unanimously. Mr. Hooks made a motion, seconded by Ms. Auditori, to approve the rezoning as presented as 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 to zone the property as shown on the Proposed Land Use Plan because it promotes the recommendations of The South-West Mebane (Hawfields) Planning Area to designate most of the area north of the I-40/85 corridor, and some areas adjacent to and south of the interstate as a mixed-use Employment Center, to accommodate existing commercial and industrial uses and encourage

further economic development and is shown as Economic Development. The motion carried unanimously. Ms. Philipps made a motion, seconded by Ms. Auditori, to approve the preliminary plat as presented. The motion carried unanimously.

Mayor called for a break at 7:10pm. The meeting reconvened at 7:20pm.

Mr. Greene requested to be recused from the next two items related to Mebane McGee Associates, JV based on his business relationship with the developer/applicant. Ms. Philipps made a motion, seconded by Mr. Hooks, to recuse Mr. Greene. The motion carried unanimously.

Public Hearings were held on requests from Mebane McGee Associates, JV to rezone property from R-6(CD) Residential Conditional Zoning District to a Planned Unit Development (PUD) to allow a mixed use plan as R-6, Multi-Family/Two Family Residential on +/-31.255 acres & B-2, General Business on +/-3.23 acres. Ms. Hadley presented the request. She explained that the applicant previously submitted a plan to build 110 single family homes which was approved by the City Council on March 2, 2015, however they have since revised their plan and are requesting Council to rezone the property and to approve a Special Use Permit (SUP) (quasi-judicial) which includes site plans with the proposed use standards and conditions to build 34 single family homes and 244 apartments on approximately 31.255 and commercial/office on approximately 3.23 acres as a Planned Unit Development (PUD) to allow a mixed use plan on about 34.485 acres. The applicant requested to realign and build the approved Cameron Lane Extension thoroughfare through their property as shown on the submitted site plan. The applicant would extend City water, sewer, streets and sidewalks throughout the project. The major elements of the proposed plan include:

- Construction of 34 single family homes
- Construction of 244 apartments
- Amenities include an amenity center/pool, Dog Park, Sports Park, community gardens, playground/picnic areas, exercise/fitness trails, 10-foot multi-purpose path along Cameron Lane, green and open space.
- Provision for ponds for compliance with storm water management rules.
- Construction of turn lanes on Fifth St. per NCDOT requirements.
- Project Phasing-
 - Phase 1 – 224 units
 - Phase 2 – 14 SF Lots
 - Phase 3 -20 SF Lots
 - Phase 4 – Commercial/Office Space
- The project would provide a 6-foot privacy fence along the rear of lots 56-63.

Andy Smith, PLA, ASLA, Project Manager with EYC Companies, provided a brief PowerPoint which reiterated the above listed conditions. The following architectural conditions were also proposed:

- Homes may be slab on grade, crawl space or may have a basement floor depending on topographic conditions and program
- Homes on Type A lots will have front load garages. The garages may be a one or two car garage.
- Homes on Type B lots will have rear loaded garages. The garages may be a one or two car garage.
- Home and apartment exteriors will be hardi-plank with masonry accents. No vinyl siding.
- Homes and apartments will provide 30 year architectural shingles.
- The Homes and Apartments shall have projected eaves.

Andy Smith spoke concerning the above mentioned amenities. He further explained that the applicant is committed to building a portion of the three lane Cameron Lane Extension and to extend Airport Road consistent with the City's Thoroughfare Plan.

Joshua Reinke, P.E., Transportation Manager with Ramey Kemp & Associates provided a brief overview of the request. He said they conducted a Traffic Impact Analysis (TIA) conducted for the proposed McGee Farm PUD to be located south of South 5th Street and west of Mebane Airport Road. The purpose of the study was to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts. Based on the findings, specific improvements were identified and were recommended to accommodate future traffic volumes. Improvements were recommended for the following:

- South 5th Street and Mebane Airport Road / London Lane
- South 5th Street and Foust Road / Site Driveway
- Mebane Airport Road and Site Driveway
- Future Cameron Lane Extension

He stated a Signal Warrant Analysis was submitted to NCDOT. There was considerable discussion concerning the NC 119 Bypass relocation.

Ellis Coleman, representative of the property owner, spoke concerning the requests. He explained that the original plan was for a single family development however the demand has turned from single family homes to apartments. He also stated that he had previously suggested the Cameron Lane extension as a thoroughfare which this plan shows. Mr. Coleman spoke briefly about the type of apartments they are proposing to build.

Mr. Bradley shared his concerns with the density of the project especially in comparison to the project that was originally proposed a little over a year ago. He also stated this project would heavily impact the already congested traffic issues on South Fifth Street. Mr. Bradley inquired how many stories the apartments would be. Mr. Coleman replied 3 stories. Mr. Bradley questioned if there is any potential for making some of the apartments more permanent dwellings, such as condos, citing his concerns with the numerous apartments currently under construction or recently approved. Mr. Coleman stated they are willing to consider almost anything, however they typically stay away from condos. Mr. Coleman concluded with comments in regard to the Cameron Lane extension. Mr. Hooks stated the mixed use concept is a great idea but the number of apartments is overwhelming and he feels Council, City staff and Mr. Coleman need to put more thought into the plan so the project can be a “win-win” for Mebane, perhaps by adding back some single family homes. Ms. Philipps and Ms. Auditori agreed with Mr. Hooks. Mr. Coleman stated his is willing to meet with City staff to discuss options for the property. He stated the project is not so much about the use of the property but with being able to create enough revenue to be able to do half of the Cameron Lane as a thoroughfare, in one piece. In his opinion the road becomes the real motivator and the catalyst to create something nice on the property. Mr. Hooks made a motion, seconded by Ms. Auditori, to continue both Public Hearings until the July 11, 2016 Council meeting. The motion carried unanimously.

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

Dwight Sellars, 119 Holly Ridge Lane, shared his concerns with the traffic issues he and those in his neighborhood have when trying to exit their subdivision onto Fifth Street. He urged Council to give the development of Fifth Street considerable thought.

Joyce White, shared the similar traffic concerns.

A Public Hearing was held on a petition of voluntary annexation from David Smith and Calvin Coble. Mr. Brown stated the request is a contiguous annexation containing 2.150 acres located on I-85 Frontage Road. Doug Carroll, address unknown, spoke briefly about traffic improvements needed due to the rapid growth in Mebane. 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 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 annexation from Windsor Investments, LLC. Mr. Brown stated the request is a non-contiguous annexation containing 25.82 acres located on Mebane Rogers Road. A single family residential subdivision is proposed to be built on this property. Mr. Greene made a motion, seconded by Mr. Hooks, to close the Public Hearing. The

motion carried unanimously. Ms. Philipps 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. Cheek presented the Budget Ordinance for Fiscal Year ending June 30, 2017. He briefly highlighted areas concerning health insurance benefits, the 2% COLA, new positions to be created and capital outlay projects. No one from the public spoke. 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 Ms. Auditori, to approve the Budget Ordinance as presented. The motion carried unanimously.

BE IT ORDAINED BY the City Council of Mebane, North Carolina:

Section 1. The following amounts are hereby appropriated in the General Fund for the operation of the city government and its activities for the fiscal year beginning July 1, 2016, and ending June 30, 2017, in accordance with the chart of accounts heretofore established for the City:

City Council.....	\$	86,022
Administration.....		963,798
Finance.....		724,704
Information Technology.....		224,475
Economic Development.....		561,137
Public Facilities.....		715,608
Police.....		3,563,014
Fire.....		3,115,082
Planning & Inspections.....		779,234
Public Works.....		2,465,942
Sanitation.....		1,040,353
Recreation & Parks.....		1,280,770
Non-Departmental.....		<u>1,910,861</u>
Total General Fund Appropriations.....	\$	<u>17,431,000</u>

Section 2. It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2015, and ending June 30, 2016:

Current Year Property Tax.....	\$	8,599,908
Sales Tax.....		2,992,312
Utility Franchise Tax.....		1,094,538
Other Property Tax.....		563,774
Fire District Tax.....		461,886
Powell Bill Allocation.....		340,513
Sanitation User Fees.....		280,000
Permits and Fees.....		288,500
Proceeds of Debt.....		490,000
All Other Revenues.....		900,315
Appropriated Fund Balance.....		<u>1,419,254</u>
Total General Fund Revenues.....	\$	<u>17,431,000</u>

Section 3. There is hereby levied a tax at the rate of forty-nine cents (\$0.49) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2016, for the purpose of raising the revenue listed "Current Year's Property Taxes" in the General Fund in Section 2 of this ordinance.

This rate is based on a valuation of property for the purposes of taxation of \$1,772,811,000 and an estimated rate of collection of 98.5%. The estimated rate of collection is based on the fiscal year 2014-15 collection rate.

Section 4. The following amounts are hereby appropriated in the Utility Fund for the operation of the water and sewer utilities for the fiscal year beginning July 1, 2016, and ending June 30, 2017, in accordance with the chart of accounts heretofore approved for the City:

Administration.....	\$	988,302
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Utilities	3,091,293
Waste Water Treatment Plant	1,551,910
Non-Departmental	<u>1,701,595</u>
Total Utility Fund Appropriations	<u>\$ 7,333,100</u>

Section 5. It is estimated that the following revenues will be available in the Utility Fund for the fiscal year beginning July 1, 2016, and ending June 30, 2017:

Water Utility Fees.....	\$ 2,698,600
Sewer Utility Fees.....	2,521,440
Connection Fees.....	450,000
All Other Revenues.....	265,350
Appropriated Fund Balance.....	<u>1,397,710</u>
Total Utility Fund Revenues.....	<u>\$ 7,333,100</u>

Section 6. The following amounts are hereby appropriated in the Utility Capital Fund for the construction and purchase of capital and infrastructure for the fiscal year beginning July 1, 2016, and ending June 30, 2017:

Capital projects.....	\$ 800,000
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Section 7. It is estimated that the following revenues will be available in the Utility Capital Fund for the fiscal year beginning July 1, 2016, and ending June 30, 2017:

Transfer from Utility Fund	\$ 800,000
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Section 8. The Budget Officer is hereby authorized to transfer appropriations as contained herein under the following conditions:

- a. He may transfer amounts between line item expenditures and departments within a fund without limitation and without a report being required.
- b. He may not transfer any amounts between funds, except as approved by the Governing Board in the Budget Ordinance as amended.

Section 9. The City of Mebane Fee Schedule, herein referenced, for the fiscal year beginning July 1, 2016, and ending June 30, 2017, is hereby adopted for this fiscal year.

Section 10. The accompanying Position and Classification Plan, herein referenced, for the fiscal year beginning July 1, 2016, and ending June 30, 2017, is hereby adopted for this fiscal year and shall be administered in accordance with the City of Mebane Personnel Policy Principles as adopted August 4, 2014.

Section 11. Operating funds encumbered by the City as of June 30, 2016, or otherwise designated, are hereby re-appropriated for this fiscal year.

Section 12. Copies of this Budget Ordinance shall be furnished to the Clerk to the City Council and to the Budget Officer and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

Adopted this 6th day of June 2016.

There being no further business, the meeting was adjourned at 8:51p.m.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk