



City Council Meeting
Mebane Municipal Building
Regular Meeting
Monday, August 5, 2013
6:00 p.m.

The Mebane City Council met for their regular monthly meeting at 6:00 p.m. on Monday, August 5, 2013 in the Council Chambers of the Municipal Building located at 106 E. Washington Street.

Council members Present:

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

Absent:

Councilmember Ed Hooks

Also Present:

David Cheek, City Manager
Chris Rollins, Assistant City Manager
Charles Bateman, City Attorney
Dean Ray, Recreation Director
Montrena Hadley, Planning Director
Bob Louis, Fire Chief
Jeff Johnson, Consulting Engineer
Wayne Pore, Public Works Director
Marilyn Carter, Tax Collector
Esther Bennett, Human Resources Director
Stephanie Shaw, City Clerk

Mayor Stephenson presided and called the meeting to order at 6:00 p.m. Mr. Bradley gave the invocation.

No one spoke during the Public Comment period.

Mr. Ray stated that within this year's budget Council approved contracting with a company to develop a comprehensive Recreation Master Plan. He said the city is now under contract with Site Solutions out of Charlotte. He introduced Derek Williams, Project Manager with Site Solutions.

Mr. Williams stated that their company is a combination of landscape architects and civil engineers. In the last 15 years they have completed approximately 50 comprehensive master plans statewide. Mr. Williams pointed out that Lake Michael was one of the site specific plans developed by Site Solutions. He explained that Mebane's plan will consist of a system wide overview of the city's entire park system. Within this 10 year plan they will make recommendations on how to better utilize existing facilities as well as determine future needs. Mr. Williams stated that should the city apply for park and recreation trust fund grants, their plan will be formatted to meet requirements in obtaining that grant money. He explained that their process will consist of developing inventory of all the city's existing parks, along with other recreation providers in the area, such as the county and private agencies. The city's current demographics and the 10 year population projections will play a role in determining the city's needs. During the process they will gather public input by conducting stakeholder interviews, a

community wide telephone survey, holding two public workshops and placing the survey on the city's website. Once all information is collected they will develop standards for park development specific for the City of Mebane. Following the development of standards will be a needs assessment, followed by a plan of action. He finished up the presentation with a 6 month project schedule. He stated that they anticipate coming back before the end of the year with a plan for the Council to consider for approval.

A Public Hearing was held on a request to amend Mebane's Unified Development Ordinance Table of Permitted Uses, Table 4-1-1. Ms. Hadley stated that staff reviewed the current table and determined 14 uses currently included in the table to consider omitting from the O&I (Office & Institutional) Zoning Districts. The list of uses proposed to be omitted is:

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|--------------------------------------|--|
| 1. Boarding and Rooming Houses | 8. Automobile Parking (Commercial) |
| 2. Temporary Emergency Shelter | 9. Hotel or Motel |
| 3. Communication Tower 50' in Height | 10. Drugstore or Pharmacy |
| 4. Swimming Pool | 11. Food Stores |
| 5. Athletic Fields | 12. Office Supplies and Equipment |
| 6. Auditorium, Coliseum or Stadium | 13. Restaurant (with drive-through) |
| 7. Swim and Tennis Club | 14. Restaurant (without drive-through) |

No one from the public spoke concerning the matter. Ms. Hadley stated the proposed list had been presented to the Planning Board and they recommend approval to omit those uses listed. The Council voted unanimously to approve the amendment as presented by motion of Mr. Bradley, seconded by Mr. Greene. Mr. Bradley made a motion, seconded by Mr. Greene, that the application is generally consistent with the objectives and policies for growth and development contained in the City's 2010 Land Development Plan and is both reasonable and in the public interest because it fits the conformity of the city and addresses the objections of such businesses in the O&I Zoning districts previously heard by Council. The motion carried unanimously.

Ms. Hadley presented a request for approval of a final plat subdividing a 9.68 acre tract into two lots at 415 and 419 Hoover Road. She explained that the applicant, William T. Patterson, would like to subdivide the property to allow his daughter to build a home on one of the lots. The property is located in Orange County within the city's extra-territorial jurisdiction. Ms. Hadley stated that the Technical Review committee and the Health Department have reviewed and approved the final plat. The Planning Board recommended approval at their July meeting. Ms. Philipps made a motion, seconded by Mr. Bradley, to approve the final plat. The motion carried unanimously.

Ms. Hadley presented a request for approval of a preliminary plat, "Section Five, Fair Oaks". She explained back in February of this year Shawn Cummings, owner of Agency Partners, LLC, presented a request for approval of a rezoning and subdivision plat of 34 lots but staff determined rezoning was not necessary. Now he is requesting approval of a preliminary plat which contains 3 lots zoned R-10 and 27 lots zoned R-12. He did state however that all 30 lots will be built to conform to the R-12 standards. This development will complete the last phase of the Fair Oaks subdivision by connecting Stonewall Drive and constructing a new cul-de-sac

named Fair Oaks Court. The Planning Board recommended approval.

Mr. Cummings stated they have met all of the city's zoning requirements and they are now requesting approval of the preliminary plat. Mr. Bradley made a motion to approve the request as presented.

Chris McDonald, 220 Beauregard Lane, shared his concerns about the quality of homes proposing to be built. He feels they will lower the value of the existing homes. He also shared his concerns with how the land being developed had been cleared of all trees.

Mr. Cummings stated that the homes Windsor Homes is proposing to build will be on the higher end.

Ms. Philipps seconded Mr. Bradley's earlier motion to approve the request. The motion carried unanimously.

Jeff Johnson, AIA with Alley, Williams, Carmen and King, Inc. (AWCK) gave a presentation on the new Mebane Oaks Fire Station. Mr. Johnson stated the project began in 2010 when the city acquired the land for the new station. He stated the funding was appropriated in July of 2012 and the design contract was awarded to AWCK that August. Building Committee members were appointed in September 2012. He stated in June of 2013 staff met with the community living in the area of Mebane Oaks Road and the residents were approving of the project. He briefly went over the 9,800 square foot floor plan. The building will be a one story masonry construction with materials being locally manufactured. Solar/Photovoltaic panels will be used along with solar tube lighting in interior spaces. High efficiency HVAC systems, four-fold bay doors and metal shingle roofing were also mentioned as likely in the design. Rain gardens will be installed around the site for storm management purposes. Mr. Johnson proceeded to give a timeline stating that bid documents and plans should be finalized this October. They plan to put the project out to receive bids this November with construction to begin around January 2014. Construction will last approximately 10 months with an estimated construction cost of \$2,000,000.

Ms. Philipps questioned if the plan would allow for future expansion when or if it's needed. Chief Louis replied that the plan does allow for expansion on the south side of the building where the bedrooms are located.

Tom Boney, editor of Alamance News, asked about the truck capacity for the new station. Chief Louis replied two. Mr. Boney also questioned if this will be an auxiliary station and questioned why Chief Louis would be keeping an office at the new station. Chief Louis replied they will be splitting the administration by moving his and the Fire Life Safety educator's office to the new station while keeping the Training Captain and Fire Prevention Captain at the north side station.

Ms. Philipps questioned if the rooms and bathroom facilities will allow for the possible future hiring of women. Chief Louis responded that the rooms are designed for a four man engine company with three beds for each shift in each bedroom so everyone would be isolated by themselves.

Ms. Philipps made a motion, seconded by Ms. Auditori, to approve the design and timeline as presented. The motion carried unanimously.

Chief Louis requested approval to purchase 2 front line fire engines. He stated bid prices have been received from HGAC for the two front line engines in the amount of \$908,414.42. Mr. Louis stated that an application has been submitted for a loan through Piedmont Electric Corporation and the USDA Red Leg Program for financing at 0% interest for 10 years. Mr. Bradley clarified that these fire engines are replacements of existing trucks and not additions. Chief Louis stated that is correct. Mr. Cheek recommended approval as this was included in the budget. Ms. Philipps made a motion, seconded by Ms. Auditori, to approve the request as presented. The motion carried unanimously.

Mr. Pore requested approval to purchase a new knuckle boom truck to replace the old truck that was totaled in an accident on April 17, 2013. He stated the cost for the boom truck will be \$127,000. Mr. Bradley made a motion, seconded by Ms. Philipps, to approve a budget amendment in the amount of \$127,000 and to authorize purchasing the truck through National Joint Powers Alliance. The motion carried unanimously.

Mr. Bradley took a moment to thank Mr. Pore and his public works department for the good work that they do. He recently witnessed their hard work firsthand when they were working after hours to resolve two major events that were going on simultaneously.

Ms. Bennett gave a report on Community Branding. She stated that the Branding Committee met with interested members of the community to discuss developing a comprehensive plan for branding Mebane that would last for the next 50 years. She requested approval to proceed with hiring a company that could develop the plan. Mr. Cheek stated representatives from North Star Marketing attended their recent meeting and explained the process they would use to develop a comprehensive plan for Mebane.

Ms. Philipps spoke about the importance of having a consistent professional image of Mebane to present to companies interested in coming to Mebane. Mr. Bradley stated it would be important to gather adequate distribution of input.

Mr. Boney questioned if the city would put out bids to other companies. Mr. Cheek replied that staff may bid this project out, but since this is a service contract, the city is not required to use a bid process.

Council directed staff to schedule North Star Marketing for a presentation at the September meeting.

Ms. Carter presented the 2012 Insolvent Report and Tax Collector's Settlement and prior year's taxes at June 30, 2012. Mr. Bradley commended Ms. Carter's collection efforts and made a motion to approve the Insolvents List and accept the Tax Collector's Settlement. The motion was seconded by Mr. Greene and carried unanimously. Ms. Carter added that this year's collection percentage is 99.3%.

The Council unanimously approved the Tax Release and Refund by motion of Ms. Auditori, seconded by Mr. Bradley.

The minutes of the July 8, 2013 regular meeting were approved as presented.

Mr. Cheek announced that the annual joint meeting between Mebane City Council and Orange County Commissioners will be held on September 19, 2013 and hosted by Orange County.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk