



City Council Meeting
Mebane Municipal Building
Regular Meeting
Monday, July 8, 2013
6:00 p.m.

The Mebane City Council met for their regular monthly meeting at 6:00 p.m. on Monday, July 8, 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 Ed Hooks
Councilmember Everette Greene

Also Present:

David Cheek, City Manager
Chris Rollins, Assistant City Manager
Charles Bateman, City Attorney
Darrell Russell, City Engineer
Montrena Hadley, Planning Director
Mark Reich, Consulting Engineer
Stephanie Shaw, City Clerk
Sandi Bagby, Beautification Coordinator

Absent:

None

Mayor Stephenson presided and called the meeting to order at 6:03 p.m. Mr. Bradley gave the invocation.

No one spoke during the Public Comment period.

Mr. Hooks commented on the recent Fourth of July event held by the city. He commended city staff in all departments involved for a job well done.

Mayor Stephenson recognized Chairman Gregory Messinger for 12 years of dedicated volunteer service on the Planning Board. He stated that Mr. Messinger's term recently expired and Mr. Messinger has decided not to seek reappointment at this time. Mayor Stephenson read aloud a Resolution of Appreciation in honor of Mr. Messinger. Ms. Philipps presented Mr. Messinger with a framed Resolution. The Council resolved that the Resolution shall become an official part of the minutes.

Mr. Messinger stated serving on the Planning Board as Chairman has been an incredible honor. He stated over the 12 years worked with many wonderful people and they accomplished phenomenal work together. He thanked the Council and staff for the opportunity and stated he will continue to support Mebane. In closing he expressed his gratitude to Montrena Hadley.

Michael Blair, Housing Director with the Piedmont Triad Regional Council (PTRC), gave an update on the West End Community Development Block Grant (CDBG) Project. He stated the city contacted the PTRC in January of 2013 to provide administrative services and preserve the grant funding. He explained throughout February, March and April PTRC staff assessed the project, inspected houses; met with owners, and met with the West End Housing Committee twice to determine what could be done within a short time frame. The total came to six homes with four being rehabilitation jobs and two being demolished and rebuilt. He stated one of the rehabilitated homes on Fitch Street is almost 90% complete. Also five lots, including three abandoned deteriorated houses, were contracted to be demolished and cleared. He stated so far they have met their deadlines, one being the commitment date of June 14th. By June 13th everything was contracted and city staff helped to complete all paperwork. He stated contractors were told that all work must be completed by September 1st with a Certificate of Occupancy from the city before they would receive payment. He stated they are on track to meet all future deadlines.

Mr. Bradley questioned if rental properties can be repaired with CDBG Funds. He was under the impression that the homes had to be primary residences. Mr. Blair stated the state does allow for repair of rental properties. He stated once the work is complete on the rental properties they will require the property owners to sign an affidavit stating they will maintain the current allowable rent rate for 8 years.

Ms. Auditori questioned if any grant money was lost. Mr. Blair responded no.

Tom Boney, Editor of Alamance News, questioned how the funds were dispersed. Mr. Blair gave a breakdown of how the funds were used.

No formal action was taken.

Montrena Hadley presented a request for approval of a Final Plat for Manorfield Phase III Patio Homes. She stated Phase III consists of 14 residential lots, a dedicated right-of-way for Yellow Wood Drive and

0.0437 acres of open space. Mr. Greene requested to be recused based on the fact that he could possibly benefit financially from the project because the developer may purchase supplies from Mr. Greene's employer, Mebane Lumber. Ms. Philipps made a motion, seconded by Mr. Bradley, to recuse Mr. Greene. The motion carried unanimously. Mr. Bradley made a motion, seconded by Ms. Auditori, to approve the request as presented. Mr. Hooks made a motion, seconded by Ms. Phillips, to have Mr. Greene rejoin the meeting. The motion carried unanimously.

Sandy Bagby made a presentation on Wayfinding Signage. She stated in connection with the ongoing streetscape improvement project she and Andy Champion, Beautification Intern, have created a proposal for new directional signs. She presented an inventory of existing signs, proposed signs and composites of how the proposed directional signs would be used. She stated the new design would allow for visual connection, unlike the existing signs. She explained the new design would consist of black metal decorative post that would match the streetscape furniture already in place and the panel shape is available in different sizes which could accommodate one destination or several. She requested Council's approval to move forward with purchasing the signs.

Mayor Stephenson questioned how many signs would be needed. Ms. Bagby replied they have identified ten destinations and two directional signs per each destination would be needed. Mayor Stephenson questioned the cost. Ms. Bagby replied that the 3ft. panel sign included in the proposal is \$616.00 for single sided, two sided would be an additional cost of \$200 per sign. She stated the total estimated cost is \$20,000.

Ms. Auditori expressed her excitement about the proposal. She stated she feels they should move forward but not too quickly. She said there has been some discussion about branding Mebane and it may be a good idea to wait until a logo has been chosen so it can then be used on the new signs.

Mr. Bradley stated the design seems to contradict itself with old style and modern style. Ms. Auditori agreed that some more time could be spent on the design. Mr. Bradley stated driver visibility is very important. Ms. Bagby stated NCDOT has strict guidelines that they would be following.

Mr. Hooks stated branding the city was mentioned and questioned if anyone is currently working on the branding. Mr. Cheek stated there has been staff discussion only; no formal committee has been established. He added that staff has been working with Elon University on creating a city brochure and PowerPoint to assist when companies come in for economic growth. He stated he feels it should be more of a communitywide decision and staff should not make the decision alone. Mr. Hooks suggested appointing Ms. Auditori and Ms. Philipps serve on a branding committee since they recently attended a branding workshop. Ms. Philipps stated they attended the workshop with city staff Esther Bennett and Sandi Bagby, she suggested they join in on the committee. Ms. Bagby suggested having Andy Champion also serve on the committee. Mr. Champion added that once a logo has been chosen it can be added to the signs that have already been designed. Mayor Stephenson stated a branding committee has now been established with members of the Council and city staff. He requested they meet, work together and present a report at the August meeting.

Mr. Hooks requested to be recused from Agenda Item 7. - Approval of Change Order for Water Line Replacement in N. Eighth St, E. McKinley St and W. Carr St. and Item 9.- Award Contract for Street Repair because he could possibly benefit financially from the projects if the contracted companies become customers of his employer, Gregory Poole, Inc. Mr. Bradley made a motion, seconded by Mr. Greene, to recuse Mr. Hooks. The motion carried unanimously.

Darrell Russell requested approval of a contract change order with C & J Utilities to replace three existing old galvanized water lines with 6" ductile iron water mains. He stated in April 2013 Council approved a contract to replace 5 old galvanized lines and that job is almost complete. He stated the contract contained a provision to extend the contract at the contract unit prices should Council desire to replace other galvanized water lines. Sections of old galvanized water lines on N. Eighth Street, E. McKinley Street and W. Carr Street are proposed to be replaced. The amount of the change order is \$77,000. He stated that those streets do not include old lines in a portion of Forest Lake Drive. The city has a section of 2" galvanized line and 3" galvanized line that serves four customers on Forest Lake Drive which is outside the city limits. To replace that line would cost the city approximately \$75,000. He stated Orange-Alamance Water has installed a 12" water line in Forest Lake Drive and before spending \$75,000 staff would like to explore the possibility of connecting those people to the Orange-Alamance Water system. He said it would be a huge cost savings for the city. He requested approval of the \$77,000 change order to complete the three streets and more time to find out about Forest Lake Drive. Ms. Philipps made a motion, seconded by Mr. Bradley, to approve the contract change order in the amount of \$77,000. The motion carried unanimously.

Mr. Greene questioned if Mr. Russell had a recommendation for the four homes on Forest Lake Drive. Mr. Russell responded by asking if the four customers were agreeable to switch over, would the Council be okay with it. Ms. Auditori asked what the cost would be to the city. Mr. Russell replied the city would have

to pay for a hook up and connection fee just like if someone was tying on to our system. It would cost a total of \$12,000 to switch them over and \$75,000 to replace the lines. Mr. Russell stated the first step would be to speak with the customers to get their opinion. Mr. Bateman stated before moving forward he would like to find out if the city has an obligation to pay the \$12,000 for the four customers. Mr. Boney questioned if these customers are paying outside rates and what would the rate be for Orange-Alamance Water. Mr. Russell answered yes, they pay outside rates and he feels the Orange-Alamance rate would not be more than what they are currently paying.

Mr. Russell reported the results of the Bid Opening on June 13, 2013 for New Final Filters at the Mebane Wastewater Treatment Plant. He stated four bids were received ranging from \$1,152,675 to \$1,224,000. He said the low bidder was Dellinger, Inc. in the amount of \$1,152,675. He explained that the current filters are sand and have been there for twenty years. The new filters will be cloth media type filters which are supposed to provide better performance. He recommended awarding the contract to the lowest bidder, Dellinger, Inc. Ms. Philipps made a motion, seconded by Mr. Greene, to award the contract to Dellinger, Inc. The motion carried unanimously.

Mark Reich reported the results of the Bid Opening on June 28, 2013 for the 2013 Street Repair contract. He stated five bids were received ranging from \$346,830 to \$529,650. He said the low bidder was Triangle Grading and Paving, Inc. in the amount of \$346,830. He said the low bid received proposed to repair approximately 2.9 miles of twenty city streets. The repairs will consist of full depth patching, utility adjustments, curb and gutter repairs and sidewalk repairs. He recommended awarding the contract to Triangle Grading and Paving, Inc. Mr. Greene made a motion, seconded by Mr. Bradley, to award the contract to the low bidder, Triangle Grading and Paving, Inc. The motion carried unanimously.

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

Mr. Cheek stated during the discussion on the wayfinding signage he failed to recognize Jenny Noyes. He explained recently he had some discussion with Ms. Noyes and her sister about an idea for funding the signage and she would like to take a moment to talk with the Council. Ms. Noyes said the idea came about when her family was trying to find a way to honor their father, Ted Zeller, for his 80th birthday. She spoke with Mayor Stephenson about the city's "wish list" and he suggested she speak with Mr. Cheek about the wayfinding signs. After discussions the idea came about that it would great if different citizens were able to purchase a sign and be allowed to place a small plaque on the bottom of the sign to commemorate outstanding citizens that made contributions to the city. Her family feels their father has indeed done a lot for the city and purchasing the first sign would be a wonderful way for them to honor him. Council members agreed that this was a great idea.

Mr. Cheek stated the regular meeting date for September falls on the Labor Day holiday and requested they move the meeting to the following Monday, September 9th. The Council unanimously approved moving the meeting by motion of Mr. Hooks, seconded by Mr. Greene.

The minutes of the June 3, 2013 regular meeting were approved as presented.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk