



City Council Meeting
Mebane Municipal Building
Regular Meeting
Monday, February 3, 2014
6:00 p.m.

The Mebane City Council met for their regular monthly meeting at 6:00 p.m. on Monday, February 3, 2014 in the Council Chambers of the Municipal Building located at 106 E. Washington Street.

Council members Present:

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

Also Present:

David Cheek, City Manager
Chris Rollins, Asst. City Manager
Charles Bateman, City Attorney
Darrell Russell, City Engineer
Terry Caldwell, Police Chief
Taylor Ray, Police Officer
Nick McCormick, Police Officer
Stephanie Shaw, City Clerk

Mayor Stephenson presided and called the meeting to order at 6:01 p.m. Mr. Hooks gave the invocation.

No one spoke during the Public Comment period.

Chief Caldwell introduced the newest members of the Mebane Police Department, K-9 officers. Officer Taylor Ray introduced his partner, Bleus, a 2 year old Belgian Malinois. Officer Nick McCormick introduced his partner, Iceman, a 2 year old German Shepherd. Everyone in attendance went outside for a brief demonstration including a staged narcotic vehicle search and a criminal apprehension. After returning to the council chambers, the Mayor thanked the Police Chief and his staff for the demonstration.

Dale Page, Alamance-Burlington School System (ABSS) Vision Plan Co-Chair, stated that ABSS has 36 schools, is the 2nd largest employer in Alamance County with over 2,600 employees and over 22,000 students. From September 2012 through April 2013, a diverse group of citizens from Alamance County, members of the community and representatives of the educational system, came together through an in-depth process of open dialogue, engaged learning, individual reflection and constructive discussion to develop and document a vision for public education in Alamance County. Mr. Page shared a presentation that explained their process and the elements of the plan including what they believe, what they envision and what they expect. Mr. Page requested Council's adoption of a Resolution in Support of the Vision Plan. Ms. Auditori made a motion, seconded by Mr. Bradley, to adopt the Resolution as presented. The motion carried unanimously.

Mr. Cheek stated that Mebane signed a compact with Alamance County and the City of Graham in November 2012 which set forth the principals of an inter-local agreement relating to developing an economic development zone in the Hawfields Church area, approximately 1,200 acres. On 200 acres of that land, Walmart will build their distribution facility. Per the compact signed with Alamance County and City of Graham, an organizational committee needs to be set up to govern the Hawfields Economic Development Zone. Mr. Cheek explained that the committee will begin working on policies and procedures related to the zone. He stated it is likely that they will also put together a budget for the zone along with developing ideas on how to market the zone. Staff recommended that Council appoint David Cheek and Chris Rollins to serve on the committee. Mr. Bateman added that any policies or procedures drafted by the committee will come back to the Council for editing. Mr. Hooks made a motion, seconded by Mr. Bradley, to appoint Mr. Cheek and Mr. Rollins to serve on the committee. The motion carried unanimously.

Mr. Rollins presented a request for approval of a Fourth Amendment to the Intergovernmental Watershed Agreement for the Graham-Mebane Lake and water treatment plant. The City of Graham and the City of Mebane have co-owned and operated a water supply reservoir and water treatment plant per an agreement approved by the two Cities on June 22, 1973. The original agreement has been updated on three subsequent occasions, generally as a major upgrade or expansion has been authorized. The two Cities are currently in the process of an estimated \$4.3 million upgrade to the plant to comply with the Federal Stage 2 Disinfection/Disinfection Byproducts (D/DBP) Rule. Before pursuing the final financing arrangement, a new amendment is sought to equalize the ownership and output of the facility. The plant and reservoir are both sized to treat 12 million gallons per day (MGD), Graham 8 MGD and Mebane 4 MGD. Currently the City of Graham is the operating entity with a 2/3 ownership of the assets and output capacity, while the City of Mebane owns 1/3. The cost of operating the plant is divided monthly based on the percentage of the output delivered to each City. The fourth amendment would equalize ownership 50% and 50% while maintaining the existing operating arrangement. Staff recommends approval of the Fourth Amendment with the ownership equalization. While the existing share of the output capacity will serve the City for many years to come our water demand has increased over the last 15 years and is projected to continue. For the first 20 years of this agreement Graham consistently consumed 70% and Mebane 30% of the water plant's production with current growth trends we are projecting a 50-50 split in 2018. Under the proposed 50%-50% allocation, and on our maximum daily withdrawal in 2013, the city would be using 42.7% of its 6 MGD capacity. Cobb, Ezekiel and Loy analyzed the net book value of the water plant and reservoir to compute the purchase price to equalize ownership, Mebane would pay the City of Graham \$2,548,070 in 20 annual installments of \$127,403. The payments will be due starting July 31, 2014 with no interest. Mr. Hooks made a motion, seconded by Mr. Bradley, to approve the agreement as presented. The motion carried unanimously.

Mr. Rollins presented a request for consideration to reduce the current 45 mph speed limit to 35 on South Third St. (S.R. 1962) from Stonewall Dr. to Holmes Road. He stated a citizen requested the reduction in August of 2012. Staff asked NCDOT to review this request since Third Street is a state road. In December 2013 NCDOT responded, "After reviewing this week and discussing with our Traffic Engineering staff, it is our recommendation not to take the 35-mph out to Holmes Road, as originally requested, but carry it out only to Foust Road because the character of the roadway changes at this location. However, if the City of Mebane desires to carry the 35-mph speed zone out to Holmes Road, we will offer no objections. Our recommendation of the 35-mph speed limit is based on the increased residential character of South Third Street." After discussion, Council unanimously approved to have NCDOT reduce the speed limit from 45 mph to 35 mph on South Third St. (S.R. 1962) from Stonewall Dr. to Holmes Road by motion of Mr. Bradley, seconded by Ms. Philips.

Tom Boney, Editor of Alamance News, questioned if there was a public hearing scheduled for the speed limit reduction. He added that he thought speed limit reductions were to be decided based on city policy. Mr. Bateman stated that the city policy applies to city roads only and this is a state road.

Mr. Rollins presented a request for Council to declare the property shown at Graham-Mebane Lake as surplus so that it can be sold according to NCGS 160A-269. He explained that the City of Mebane and the City of Graham co-own all of the property at the Graham-Mebane Lake and water plant. Before the lake was built the roadway and bridge on Mebane-Rogers Road was relocated to its current location. Land was purchased before the Right of Way (ROW) was dedicated and the bridge built. When the ROW was dedicated to NCDOT a small strip of land (+/- 0.48 acres) was left between the ROW and previous property owner. The strip is not part of the land needed for the lake or the ROW and the current adjoining property owners would like to purchase the portions of the strip that adjoin their property. This action would allow the property owners to submit bids on the property which would then be advertised for upset bids and eventually sold to the highest bidder pursuant to NCGS 160A-269 and go back on the tax books. Mr. Hooks made a motion, seconded by Ms. Auditori, to approve declaring the property surplus and selling the property per NCGS 160A-269. The motion carried unanimously.

Mr. Cheek stated that City Attorney Charles Bateman will be retiring on April 1, 2014 and the city will need to replace Mr. Bateman. Mr. Cheek introduced attorney Lawson Brown and recommended that Council appoint Mr. Brown as the new city attorney effective March 1, 2014. Ms. Philipps made a motion, seconded by Mr. Hooks, to appoint Lawson Brown as the new Mebane city attorney. The motion carried unanimously.

Mr. Cheek presented a request for an amendment to the General Fund for the impact of the Southside Fire Station financing, and to use the available funding for a project at the Mebane Arts and Community Center. He explained that on January 6, 2014 the Council amended the Southside Fire Station project to reflect the new financing option of an interest-free loan from Piedmont Electric Membership Corporation. With the new financing options, the transfer from the General Fund (made in prior fiscal year) is no longer needed for the Fire project. This amendment would return the \$245,000 to the General Fund, and rebalance the transfers between funds. With the return of funding to the General Fund from the Fire Station project, staff is recommending that we use \$253,000 to update the lobby and other areas of the 20-year old Mebane Arts & Community Center as recommended in the Parks and Recreation Master Plan. With the completion of the gym floor and tennis court lighting upgrades, the Parks Department budget has a balance of \$79,436 available to apply to the MACC project that was originally budgeted to replace flooring in the remainder of the facility. The net result returns \$80,814 to the General Fund. Staff recommended approval of the amendment. Mr. Cheek shared slides depicting the planned renovations. The Council suggested having further discussion on the renovations at the upcoming budget retreat. No formal action was taken.

As an additional item, Mr. Cheek presented a request for adoption of a Resolution Supporting the Construction of the Roadway to Serve the Hawfields Economic Development Zone. He explained that the city incurred some cost in the recruiting of the Walmart Distribution Center from roadway design to permitting with the North Carolina Department of Natural Resources. The city would like to request assistance in recovering some of those costs by asking the state to provide reimbursement funds in the amount of \$160,000. Mr. Hooks made a motion, seconded by Ms. Philipps, to adopt the resolution. The motion carried unanimously.

The Tax Releases and Refunds were approved by motion of Mr. Greene, seconded by Ms. Philipps. The motion carried unanimously.

The minutes of the January 6, 2014 regular monthly meeting were approved as presented.

There being no further business, the meeting was adjourned at 7:30pm.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk