



City Council Meeting
Mebane Municipal Building
SPECIAL MEETING-Budget Retreat
Tuesday February 18, 2014
12:00 p.m.

The Mebane City Council met for a Special Meeting at 12:00 p.m. on Tuesday, February 18, 2014 at the Municipal Building located at 106 E. Washington Street for the purpose of a budget retreat.

Council members Present:

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

Absent:

None

Staff Present:

David Cheek, City Manager
Chris Rollins, Assistant City Manager
Jeanne Tate, Finance Director
Charles Bateman, City Attorney
Darrell Russell, City Engineer
Montrena Hadley, Planning Director
Bob Louis, Fire Chief
Terrence Caldwell, Police Chief
Wayne Pore, Public Works Director
Cliff Ayscue, Chief Inspector
Amy Pendergraph, Arts & Community Ctr. Director
Dean Ray, Parks & Recreation Director
Dennis Hodge, WWTP Director
Stephanie Shaw, City Clerk

The Council and staff began the meeting with a catered lunch. Following the lunch, Mr. Hooks called the budget retreat to order at 12:35pm.

Mr. Cheek presented a broad overview of the upcoming budget. He began by providing detailed demographic points related to Mebane and surrounding municipalities. The Council requested to see, at a future meeting, comparative data for other communities on most of the data presented, for example, the number of budgeted positions per functional area. There was considerable discussion about current annexation laws and the annexation future for Mebane.

Mr. Hooks called for a break at 1:30pm and the meeting resumed at 1:40pm.

Mr. Cheek gave a quick fiscal review. He stated Mebane is primed for growth. He discussed the recent economic development advances. He named three economic engines: the Hawfields Economic Development Zone (HEDZ), the Buckhorn Economic Development Zone (BEDZ) and the North Carolina Industrial Center (NCIC). He briefly touched on the current general fund revenues, expenditures and fund balance. Property tax and sales tax are the city's main revenue generators. Ms. Tate gave a detailed overview of the sales tax trend. In regards to debt, Mr. Cheek talked about all the pending projects in process and future department Capital Improvement Plans.

Mayor Stephenson called for a break @ 2:20pm and the meeting resumed at 2:40pm.

Mr. Cheek requested Council to begin thinking about the implementation of several plans that are or could be taking place in the next five years including the Master Recreation Plan, a Public Transit Plan, a Comprehensive Plan, the Bike and Pedestrian Plan and a Local Transportation Plan.

There was considerable discussion about the Recreation Master Plan. The Council expressed interest in additional ball fields, enhancing Lake Michael, connective walking trails and updates to the Holt Street Park. They expressed an immediate need for renovations at the Mebane Arts and Community Center and acquiring land for recreational needs. It was suggested that the city continue to explore the "Turner Park" land if it will not require significant upkeep or present significant liability.

Mr. Rollins talked about the need to develop a Comprehensive Plan. He stated the long use plan should include input from the public, the Council and staff. He added that while planning for growth the following items should be considered in the scope of the plan:

- long range land use plan update
- local transportation plan
- long range water and sewer study
- UDO update is needed

Mr. Cheek talked about the need to set up an Economic Development Fund, a reserve fund. He stated it would send a strong public message that Mebane is serious about economic development. It would also annualize the process. Mr. Bateman spoke briefly in favor of setting up the fund. The Council shared minimal interest in setting up the fund; however they did express interest in a written incentive policy.

Mr. Russell spoke about water and sewer infrastructure needs. He stated as we grow, a water modeling is needed in order to better plan for future waterline extensions. He added that a second elevated water tank is also something that needs to be considered in the near future. A WWTP upgrade will be a definite need. Mr. Hodge added a few comments in regards to the future needs of the WWTP upgrade.

Ms. Tate discussed the reasons for maintaining a positive fund balance. She talked about the need for and benefits of having a Fund Balance Policy. There was brief discussion about a tax increase.

Each department head briefly presented Council with their top three needs for the upcoming budget.

No formal action was taken. The meeting was adjourned at 5:05pm.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk