



City Council Meeting  
Mebane Municipal Building  
*Regular Meeting*  
Monday, February 2, 2015

The Mebane City Council met for their regular monthly meeting at 6:00p.m. on Monday, February 2, 2015 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 Jill Auditori  
Councilmember Tim Bradley  
Councilmember Patty Philipps  
Councilmember Everette Greene

Also Present:

David Cheek, City Manager  
Chris Rollins, Asst. City Manager  
Stephanie Shaw, City Clerk  
Lawson Brown, City Attorney  
Jeanne Tate, Finance Officer  
Montrena Hadley, Planning Officer

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

During the Public Comment period, Amos Stokes, Mebane resident and artist, presented a proposal to restore the mural on the Rice's Jewelry building at the corner of Center and Fourth Streets. Mr. Hooks suggested that staff contact area businesses and organizations about helping fund the restoration of the mural. Mr. Cheek stated staff will work on this item.

Mayor Stephenson presented the Consent Agenda as follows:

- a) Approval of Minutes-January 12, 2015  
-Regular Meeting  
-Closed Session (under seal)
- b) Quarterly Financial Report
- c) Fire Budget Amendment (**BOA#-15-02**)

By motion of Mr. Hooks, seconded by Mr. Greene, the consent agenda was unanimously approved.

BE IT ORDAINED by the Council of the City of Mebane that the Budget Ordinance for the Fiscal Year Beginning July 1, 2014 as duly adopted on June 2, 2014, is hereby amended as follows:

**ARTICLE I**

<b>APPROPRIATIONS</b>	<b>Current Budget</b>	<b>Change</b>	<b>Revised Budget</b>
<b>GENERAL FUND</b>			
Fire Department			
Vehicle Repairs	\$ 30,000	\$ 15,418	\$ 45,418
Capital Outlay – Vehicles	0	48,225	48,225

**ARTICLE II**

<b>REVENUES</b>	<b>Current Budget</b>	<b>Change</b>	<b>Revised Budget</b>
<b>GENERAL FUND</b>			
Miscellaneous Revenues	\$ 22,000	\$ 63,643	\$ 85,643

This the 2nd day of February, 2015.

A Public Hearing was held on a request to rezone property located at 107 N. Seventh Street from M-1 to B-2. Ms. Hadley stated Greg Payne, Mebane resident and Owner of Mebane Feed Mill, LLC, originally requested approval to rezone the property to B-2 but has now revised his request to CU-B-2 due to feedback he received from the Planning Board. Mr. Payne spoke on behalf of his request. He stated he and his family own the former old Rice's Flour and Feed Mill and have renovated the building with a new roof, new HVAC unit, two new handicapped accessible restrooms, and other improvements. He stated that the area near downtown Mebane has changed and that the property is best suited for office and retail uses. He said they plan to lease the property to a tenant that owns a children's consignment shop, Bear Bottom, which is currently located in Hillsborough. Mr. Payne provided a list of B-2 uses that he agrees to exclude from his CU-B-2 request which are as follows:

- Automobile Repair Services
- Convenience Store, with Gas Pumps
- Restaurant (with drive-through)
- Service Station, Gasoline Sales
- Boarding and Rooming House
- Group Care Facility

Mr. Larkin, owner of the Bear Bottom consignment store, spoke in favor of the rezoning.

Mr. Greene made a motion, seconded by Ms. Philipps, to close the Public Hearing. Ms. Philipps made a motion, seconded by Ms. Auditori, to approve the rezoning. 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 promotes the City Activity Centers concept approved in the 2010 Land Development Plan by allowing for growth while maintaining and enhancing the quality of life and building a greater sense of community. The motion carried unanimously.

Trish Anderson presented a request for approval to close designated streets for a 5K Race, the Veteran's Run 5K. Ms. Anderson explained that she is present to speak on behalf of her son, Jack Anderson, who is currently out of the country on a mission trip. She stated that Jack is an active member of Boy Scout Troop 47 at the Mebane United Methodist Church and he is working towards his Eagle Scout. His Eagle Scout project is to organize a 5K run to raise funds for the Veterans of Foreign War Post 1920 in Mebane, a nonprofit organization. The race is to be held March 28, 2015 at 8:00am on a previously Council approved race route which will begin on Avalon Dr. and end just off of Oakwood Street Extension. Ms. Anderson continued by saying that Jack met with city staff to ensure compliance with the city's street closing guidelines. She added that Jack has received contingent approval from NCDOT along with approval from Tanger and ARMC for overflow parking. The race is sanctioned through USTAF and with that sanctioning they have liability insurance. Notice to surrounding homeowners will also be provided prior to race day. Mr. Hooks made a motion, seconded by Mr. Bradley, to approve the request as presented. The motion carried unanimously.

Mr. Cheek gave a few announcements of upcoming events.

Mr. Bradley requested that staff have NCDOT take look at the traffic counts at the corner of Fifth Street and Jackson Street to see if that intersection warrants a full time traffic light.

There being no further business, the meeting was adjourned at 6:28pm.

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Glendel Stephenson, Mayor

ATTEST:

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Stephanie W. Shaw, City Clerk