



City Council Meeting
Mebane Municipal Building
Regular Meeting
Monday, January 12, 2015

The Mebane City Council met for their regular monthly meeting at 6:00 p.m. on Monday, January 12, 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 Tim Bradley
Councilmember Patty Philipps
Councilmember Everette Greene

Also Present:

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

Council member Absent:

Councilmember Jill Auditori

Mayor Stephenson presided and called the meeting to order. Mr. Bradley gave the invocation.

During the Public Comment period, Twila Buffington, 1255 Woodhaven Drive, Mebane, spoke concerning the most recent fatal train collision in Mebane. She requested that Council and City staff work with North Carolina Department of Transportation and the North Carolina Railroad to discuss options to provide safer crossings in Mebane. Mr. Cheek stated that such meetings are already scheduled.

Mayor Stephenson presented the Consent Agenda as follows:

- a) Final Subdivision Plat - Manorfield Phase V
- b) Firemen's Relief Fund Board
- c) Fire Department Executive Board
- d) Budget Amendment for the Allocation of Federal Equitable Sharing Funds
- e) Proposed 2015 Regular Meetings and FY 2015-16 Budget Calendar
- f) Tax Releases
- g) Approval of December 1, 2014 Minutes

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

APPROPRIATIONS	Current Budget	Change	Revised Budget
GENERAL FUND			
Police Department			
Equitable Sharing Expenses	\$ 0	\$ 8,520	\$ 8,520

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
GENERAL FUND			
Appropriated Fund Balance	\$2,518,971	\$ 8,520	\$2,527,491

This the 12th day of January, 2015.

Mr. Bradley requested to be recused from items b) and c) as he was proposed to serve as the volunteer 1st Assistant Chief. Ms. Philipps made a motion, seconded by Mr. Hooks, to recuse Mr. Bradley. The motion carried unanimously.

Ms. Philipps made a motion, seconded by Mr. Bradley, to approve the Consent Agenda with the exception of items b) and c). The motion carried unanimously.

Mr. Hooks made a motion, seconded by Ms. Philipps, to approve the reappointments to the Fireman's Relief Fund Board, Richard Mendenhall (2 year appointment) and Ron C. Wilson (1 year appointment). The motion carried unanimously.

Ms. Philipps made a motion, seconded by Mr. Greene, to approve the 2015 Mebane Fire Department Executive Board as presented. The motion carried unanimously. The Executive Board Membership for the year 2015 was presented as follows:

Chief	Bob Louis	(Career Position)
1 st Assistant Chief	Tim Bradley	(Volunteer Appointed)
2 nd Assistant Chief	Jimmy Hinshaw	(Volunteer Appointed)
Captain 303	Rob Pruitt	(Volunteer Appointed)
Captain 304	Gene Wellons	(Career Position Appointed)
Captain 305	Jeff Whipp	(Volunteer Appointed)
Captain 306	Mickey Mayton	(Volunteer Appointed)
Captain 307	Greg Massey	(Career Position Appointed)
Captain 315	Brandon Dunn	(Volunteer Appointed)
Lieutenant 308	Nick Martin	(Career Position Appointed)
Lieutenant 309	Obira Griggs	(Career Position Appointed)
Lieutenant 310	Jerry Payne	(Career Position Appointed)
Secretary	Dana Massey	(Volunteer Position Elected)
Superintendent of Alarms	Joel Massey	(Volunteer Position Elected)
Treasurer	Mike Harris	(Volunteer Position Elected)

Mr. Hooks made a motion, seconded by Mr. Greene, to bring Mr. Bradley back to the meeting. The motion carried unanimously.

A Public Hearing was continued from the December 1, 2014 regular meeting. Mr. Russell stated Council approved the route of the proposed Cameron Lane Extension Thoroughfare at that meeting and requested additional information on funding options for consideration. Mr. Russell presented three (3) options:

Option 1 - Developer Funded/City General Fund

The developer dedicates the right of way that is on their property and pays the City a fee in lieu of assessment for one-third (1/3) of the estimated cost for the roadway. When the bordering property later develops, that developer would also pay a fee in lieu of assessment for one-third (1/3) of the cost of the roadway. When it is determined that the roadway needs to be constructed, the City would build the road by providing the final one-third share of the cost from the General Fund, and using the previously deposited developer provided funds.

Option 2 - Developer Funded - City Transportation Fees

The developer would dedicate the right of way that is on their property and pay the City a fee in lieu of assessment for one-third of the estimated cost for the roadway.

When the bordering property later develops, that developer would also pay a fee in lieu of assessment for one-third of the cost of the roadway. Under this scenario, when it is determined that the roadway needs to be constructed, the City would build the road by providing the final one-third share of the cost from fees generated by adopting a Transportation Fee Policy. The policy would create a fee schedule for all new development that would accumulate in a Transportation Reserve Fund to be used for thoroughfare road projects.

Option 3 - Developer Funded

The developer dedicate the right of way that is on their property and pay the City a fee in lieu of assessment for one-half (1/2) of the estimated cost for the roadway. When the bordering property later develops, that developer would also pay a fee in lieu of assessment for one-half (1/2) of the cost of the roadway. Under this scenario, when it is determined that the roadway needs to be constructed; the City would build the road from fees collected from the developers.

He stated staff recommends approval of Option 3, the Developer Funded option, as the primary means to implement the Plan. Staff also recommended more discussion on the transportation planning in the upcoming budget season. No one from the public spoke concerning the matter.

After considerable discussion, Ms. Philipps made a motion, seconded by Mr. Hooks, to close the Public Hearing. The motion carried unanimously. Mr. Hooks made a motion, seconded by Mr. Bradley, to approve the recommended Option 3, Developer Funded option. The motion carried unanimously.

A Public Hearing was held on a request to amend the Unified Development Ordinance (UDO), Article 4, Section 4-2 Density and Dimensional Requirements, A. Table of Density and Dimensional Requirements, Table 4-2-1. Ms. Hadley explained that currently the maximum building height requirement in M-1 and M-2 Industrial Zoning Districts is 70'. The amendment will eliminate the maximum building height requirement in Industrial Zoning Districts. She stated the Planning Board and City staff recommends approval of the amendment. Council questioned if the request came from a recent inquiry. Ms. Hadley stated the City is trying to prepare for future development. Council expressed their concern with not setting a height limit, leaving it unlimited.

Mary McFarland, 307 Wilba Road, agreed that there should be a set limit.

Tom Boney, Editor of Alamance News, requested clarification and questioned if there is any correlation in fire service and building height. Mr. Bradley stated not really, from a fire protection standpoint, the fire rating schedule is based on buildings with or without sprinklers. Mr. Boney then questioned if surrounding municipalities have limits to building heights in similar zoning districts. Mr. Rollins stated Graham and Burlington have unlimited in M-1 and M-2 zoning districts. He stated staff has received several inquiries from developers over the years requesting building heights greater than 75 feet.

Ms. Philipps made a motion, seconded by Mr. Hooks, to close the Public Hearing. The motion carried unanimously. Ms. Philipps made a motion, seconded by Mr. Greene, to amend the UDO, Article 4, Section 4-2 Density and Dimensional Requirements, A. Table of Density and Dimensional Requirements, Table 4-2-1, amending the maximum height in the M-1 and M-2 Industrial Zoning Districts from 70 feet to 150 feet. The motion carried unanimously.

Jeanne Tate, Finance Officer, presented the results of the 2013-2014 Financial Statement.

Becky Loy of Cobb, Ezekiel, Loy & Company, P.A. was present to report on the audit for the year ending June 30, 2014. Ms. Loy explained that Mebane received an unqualified opinion. She reviewed the annual audit with the Council. No formal action was taken.

Mr. Rollins spoke concerning the Mebane Bicycle and Pedestrian Transportation Plan. He stated that the City of Mebane, with support from the Burlington-Graham MPO and NCDOT, has undergone a nine-month comprehensive planning effort to develop the final

draft of the Plan. The planning process involved multiple public engagement opportunities and was guided by a Steering Committee of City representatives, stakeholders, and local volunteers. Mr. Rollins introduced Matt Hayes, AICP Principal/SE Regional Manager Alta Planning & Design.

Mr. Hayes gave an overview of the Plan. The development of the Plan will assist the City of Mebane to pursue funding opportunities from the MPO, NCDOT, and various other grants.. The Plan would be used as a guidance document for addressing infrastructure, safety, connectivity, policy, programs, design, and implementation. The Plan does not carry financial obligations for the City. Council questioned if staff is working to acquire grants to help assist with the funding of the Plan. Mr. Rollins stated they recently met with Clean Water Management Trust Fund. They have a trail planning grant which staff plans to apply for. Later in the year, as a second phase, staff plans to meet with Duke Energy. They have a program set up that allows funding assistance for the planning of larger trail systems. Mr. Hooks questioned if cities use bond referendums to fund this type of plan. Mr. Hayes replied some do. Mr. Bradley stated it would be helpful during budget sessions to know what projects and improvements made by the City have been completed. Ms. Philipps stated it may also be helpful to have the established committee come in during budget sessions to make prioritized recommendations in regards to the Plan.

Ms. Philipps made a motion, seconded by Mr. Greene, to adopt the Mebane Bicycle and Pedestrian Transportation Plan as presented. The motion carried unanimously. Ms. Philipps added that Council would like to see the existing committee, with the exception of Jill Auditori and herself, proceed with the process. Mr. Rollins and Mr. Cheek stated they will speak with the committee to see if they are interested. They stated their thoughts have been to continue with a committee of about 12 volunteers but no final plans have been made.

Mr. Rollins presented a request for approval of an Agreement with Triangle Transit (TTA) & Piedmont Authority for Regional Transportation (PART) for the operation of weekday bus service in Mebane. The service will provide transportation from the park and ride at the MedCenter Mebane property and City Hall. TTA and PART have agreed to provide the service in Mebane and cover cost for the lease with Alamance Regional Medical Center and the necessary equipment and improvements for the bus stop. The City has agreed to install the equipment and provide necessary maintenance.

Mr. Hooks made a motion, seconded by Mr. Bradley, to approve the Agreement as presented. The motion carried unanimously.

Ms. Philipps made a motion, seconded by Mr. Hooks, to go into Closed Session for the purpose of attorney client privilege in the case of William H. Wilson, Jr. vs. City of Mebane, Alamance County, Case 13 CVS 949, pursuant to NCGS 143-318.11(a)(3). The motion carried unanimously.

Mr. Boney questioned who will be involved in the Closed Session. Mr. Brown replied, the Mayor, Council, City Manager, Assistant City Manager, Clerk and the two (2) attorneys retained by the City to represent the City in the matter. Mr. Brown stated he would not be in the Closed Session.

Ms. Philipps made a motion, seconded by Mr. Bradley, to go back into Open Session. The motion carried unanimously.

Mr. Hooks requested staff to talk with the Alamance County Commissioners about the possibility of revisiting the Alamance/Orange County line issue in the Mill Creek subdivision.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk