



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

The Mebane City Council met for their regular monthly meeting at 6:00 p.m. on Monday, November 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 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

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

No one spoke during the Public Comment period.

Mac Williams, President of the Alamance County Chamber of Commerce (ACCC) and Alamance County Economic Development Foundation (ACEDF) along with Cindy Montgomery, Board Chair of the same, were in attendance to provide the Foundation's grant to the City of Mebane in the amount of \$100,000 to assist in providing rail infrastructure to the site selected by Cambro Manufacturing for a new production and distribution facility. Mr. Bradley made a motion, seconded by Ms. Philipps, to receive the \$100,000 grant from the Foundation and appropriate \$100,000 for reimbursement to the Company for costs incurred for the construction of a rail spur to its facility (**BOA#-14-03**). The motion carried unanimously.

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			
Economic Development	\$ 379,000	\$ 100,000	\$ 479,000

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
GENERAL FUND			
Alamance County Economic Development Foundation Grant	\$ 0	\$ 100,000	\$ 100,000

This the 3rd day of November, 2014.

A Quasi-Judicial Public Hearing was continued from the October 6, 2014 meeting on a request from J. D. Cecil for a Special Use Permit (SUP) to allow development of a residential cluster subdivision, Northeast Village, under Mebane's Unified Development Ordinance (UDO). The current zoning, approved by City Council on June 6, 2005, is CU-R-10 as a Planned Unit

Development was under the old zoning ordinance. The current request, if approved, will comply with the current UDO. Ms. Hadley stated since the October meeting, the developer resubmitted the subdivision with some major changes including:

- An average 50-foot wide undisturbed buffer along the eastern border with the Shanklin property.
- A reduction in the number of lots from 103 to 99.
- The installation of playground equipment costing at least \$15,000.

Tim McAvinney, Civil Designer with Earthcentric Engineering, Inc., 204 W. Clay St., Mebane, spoke on behalf of the applicant. Mr. McAvinney stated in addition to the revisions mentioned by Ms. Hadley, the developer has clarified their architectural commitments and the addition of the buffer will allow them to improve part of the drainage situation on the site. He stated discussions with staff led to some changes with the pond conversions during the process of the development. The language added to the plans now states that the ponds will be converted from erosion control items to finished ponds sooner in the process. He stated lot dimensions and set backs are the same as originally submitted. The open space has increased from 10.88 acres to 11.5 acres. The Public Recreation area will be 2.83 acres and the Private Common Area will be 8.74 acres.

Larry Carroll, Co-Owner/Developer of the Northeast Village property, spoke to the Special Use commitments. He stated there will be a mix of crawl space, basement and slab foundations as dictated by the grade. All crawl spaces and basement foundations will have stone or brick facings on all exposed portions of the foundations. Homes will have a mix of brick, stone or hardiplank siding facades. The proposed one and two-story houses will range from 1,500 to 2,300 square feet of living space with one and two-car garages. The homes will have minimum six by twelve (6/12) roof pitches. The homes will be Energy Star rated for windows, doors, appliances and HVAC. He reiterated that they have included a \$15,000 allowance for playground equipment in the southern pond area open space which would be constructed prior to issuance of building permits, certificates of occupancy or final plat approval unless bonded. If bonded, playground construction would be completed prior to the issuance of the twenty-sixth (26th) house building permit. The southern pond sidewalk would be hard surface, not gravel or mulch.

Mr. Greene clarified that hardiplank is a fiber cement siding. Mr. Carroll agreed.

Mr. Hooks clarified with Mr. Carroll that the playground would be constructed before the twenty-sixth (26th) home is built.

Ms. Auditori commented that she is pleased with the proposed conditions but asked if the homes would have traditional eaves. Mr. Carroll stated he has never built a house without eaves. Mr. Greene asked Mr. Brown if the applicant could amend the conditions verbally to include a stipulation of a minimum 12 inch overhang. Mr. Brown stated they can. The applicant agreed to the amendment.

Ms. Philipps questioned how the recreation space would be maintained. Mr. McAvinney replied that the Homeowners Association would maintain the private common area per the City's UDO.

Loren Kohl, 1015 Royal Oak Lane, commented that the recreational areas would need designated parking areas. He spoke in opposition of the development because of the density of the project and he feels it's not consistent with the surrounding area.

Gary Linz, Saddle Club Road, spoke in favor of higher density within the development.

Mr. Hooks made a motion, seconded by Mr. Greene, to close the Public Hearing. The motion carried unanimously. Ms. Auditori stated that she recently studied the zoning map and within a mile of the proposed development the zoning is fairly consistent with the surrounding area so the concerns she had last month with the project not being consistent have been put to rest. She made a motion to approve the SUP for a residential cluster development as resubmitted along with the amendment to include a minimum 12 inch overhang on eaves, rakes and soffits as 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:

1. Will not materially endanger the public health or safety;
2. Will not substantially injure the value of adjoining or abutting property;
3. Will be in harmony with the area in which it is located; and
4. Will be in conformity with the land development plan, thoroughfare plan, or other plans officially adopted by the City Council.

Ms. Philipps seconded the motion. The motion carried unanimously. Ms. Philipps made a motion, seconded by Mr. Hooks, to approve the rezoning as presented to Special Use Permit - Residential Cluster Development R-10 as 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 urban residential concept approved in the 2010 Land Development Plan by providing new medium high density, single residential homes. The motion carried unanimously.

Mayor Stephenson presented the Consent Agenda as follows:

- a. Approval of Minutes for October 6, 2014
- b. Amendment to Code of Ordinances Section 22-1 - Alcoholic Beverages and Adoption of Related Administrative Policy
- c. Appointment of Ed Hooks to be the Piedmont Triad Regional Council Representative
- d. 2015 Quarterly Financial Report

Mr. Hooks made a motion, seconded by Ms. Philipps, to approve the Consent Agenda as presented. The motion carried unanimously.

Mark Reich, Engineer with Alley, Williams, Carmen and King, Inc., presented the 2014 Pavement Condition Survey Report. US Infrastructure of Carolina, Inc. (USI) performed a pavement condition survey for the paved streets within the City of Mebane. 54.76 miles of paved streets were evaluated. USI assists many municipalities throughout NC performing independent Pavement Condition Surveys. The overall condition of Mebane's street system was rated to be in "Good Condition" with an overall Pavement Condition Rating (PCR) value of 85.6. The report indicated the average municipal PCR is 80; therefore, Mebane's PCR is slightly above the average. Mr. Hooks made a motion, seconded by Mr. Bradley, to accept the report as presented. The motion carried unanimously.

Erik Landfried, Triangle Transit (TT) Service Planning Supervisor and David Morris, Director of Operations for the Piedmont Authority for Regional Transportation (PART) gave a Bus Service Update. The TT and PART are teaming up to locate a Park-and-Ride (PNR) lot in Mebane. TT plans to extend their ODX route to Mebane in January 2015 with stops at the PNR and in front of City Hall on Washington Street. This commuter express bus service will connect Mebane, Efland, Hillsborough and Durham with three morning and three afternoon routes. To supplement this service Orange Public Transportation (OPT) is proposing to operate a midday route to begin in Spring 2015 connecting Mebane to Efland, Hillsborough and Durham. PART will also service the PNR, providing eastbound service four times daily to UNC-Chapel Hill and westbound service four times daily to Graham, Burlington, Gibsonville and further west. The route will operate with hourly headways on Monday through Friday, from 7:00am to 8:00am from Mebane, and 4:00pm to 5:00pm from Chapel Hill. Staff is negotiating with Cone Health to consider hosting a temporary PNR at Mebane Health Center, with plans to present a lease agreement to Council at the December regular meeting. Triangle Transit requested that the City work with them as they do in other communities in the Triangle to be the leaseholder for the PNR. This would require the City to enter into a lease with a property owner for the PNR and an agreement with TT and PART to operate their routes in Mebane. Mr. Hooks stated his desire to see these services work together to provide transportation for students that attend Alamance Community College in addition to the other routes discussed.

Stephen Greene, P.E., Vice President of Ramey Kemp and Associates, presented a Draft Small Area Thoroughfare Plan for the proposed Cameron Lane Extension between Mebane Oaks Road and NC Hwy 119. The plan proposes that the City designate the proposed street as a Thoroughfare for planning purposes and that it become a part of the City's official thoroughfare plan. The Plan recommends the construction of a 2-lane divided highway (with

a center median) including designated bike lanes and sidewalks to accommodate the anticipated traffic in this area. After considerable discussion, Mr. Hooks made a motion, seconded by Ms. Philipps, to set a date of Public Hearing for December 1, 2014 at 6:00p.m. to consider the adoption of the Small Area Thoroughfare Plan-Cameron Lane Extension. The motion carried unanimously.

Mr. Rollins presented a request from staff for approval of a name for the new road in the Hawfields Economic Development Zone (HEDZ). He explained that the North Carolina Department of Transportation (NCDOT) is constructing the roadway serving the HEDZ. Grading is expected to be completed in the first part of 2015, with paving to begin in Spring 2015. Alamance County E-911 and NCDOT have requested the naming. Being located in the City of Mebane's planning jurisdiction, the City Council is asked to name the roadway. Once approved, staff will record the plat with the new roadway name. Staff recommended naming the road "Melville Commerce Parkway". Mr. Bradley made a motion, seconded by Ms. Philipps, to name the new road "Melville Commerce Parkway". The motion carried unanimously.

Mr. Russell reported the results of the bid opening that took place on October 23, 2014 for Phase 2 of the water line extension serving the HEDZ. He stated the City received nine bids. The low bidder was J.F. Wilkerson Contracting for \$1,088,802. The other eight bids went up from there to a high bid of \$1,449,439. The low bid is well within the budget estimate of \$1,245,000. Mr. Russell recommended the contract be awarded to the low bidder, J.F. Wilkerson Contracting of Morrisville, N.C. for \$1,088,802. Mr. Hooks made a motion, seconded by Mr. Greene, to award the bid to the lowest bidder as presented. The motion carried unanimously.

There being no further business, the meeting was adjourned at 7:50pm.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk