



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, March 7, 2016 in the Council Chambers of the Municipal Building located at 106 East Washington Street.

Councilmembers Present:

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

Also Present:

David Cheek, City Manager
Chris Rollins, Assistant City Manager
Lawson Brown, City Attorney
Montrena Hadley, Planning Officer
Stephanie Shaw, City Clerk
Darrell Russell, City Engineer
Dean Ray, Recreation & Parks Director

Mayor Stephenson called the meeting to order. Mr. Hooks gave the invocation. No one spoke during the public comment period.

Mayor Stephenson presented the Consent Agenda as follows:

- a. Approval of Minutes-
 - i. Regular Meeting- February 1, 2016
 - ii. Special Meeting- January 19, 2016
- b. Tax Collector's Report on Unpaid Real Property Taxes
- c. Tax Releases
- d. Approval of Lidl Assignment
- e. NCCP Oversight Committee Recommendations-Senator Ralph Scott Parkway Road Improvements

Mr. Cheek briefly highlighted item d.) Approval of Lidl Assignment. He stated Lidl is requesting that the NCCP partners consent to the assignment (transfer) of obligations under the Incentive Agreement of July 2015 for Project Quarter from MGP Retail Consulting, LLC to Lidl US Operations, LLC. He explained neither the incentives nor Lidl's obligations would change as a result of the assignment.

Mr. Cheek also overviewed item e.) NCCP Oversight Committee Recommendations-Senator Ralph Scott Parkway Road Improvements. The Committee is requesting each local government to authorize the use of funds already appropriated to the Alamance Chamber of Commerce Foundation for the enhancement of the NCCP entrance with curb, guttering and landscaping. The Foundation received a bid from, Triangle Paving Company, the utility contractor that is presently on site working on the Senator Ralph Scott Parkway to perform the work at the cost of \$200,000, of which the City of Mebane is responsible for one third, or \$66,667.

Item C. is as follows:

<u>Year</u>	<u>Name</u>	<u>Reason</u>	<u>Amount</u>
2015	Angel, Mark Wallace	Senior Citizen Exemption	\$169.71
2015	Wingerter, Jack Bernard	Not inside City	\$5.39
Total Releases			\$175.10

Mr. Hooks requested to be recused from voting on Item e. since his employer conducts business with Triangle Paving Company. Mr. Bradley made a motion, seconded by Mr. Greene, to recuse Mr. Hooks. The motion carried unanimously. Ms. Philipps made a motion, seconded by Mr. Bradley, to approve the consent agenda as presented. The motion carried unanimously. Mr. Bradley made a motion, seconded by Ms. Philipps, to bring Mr. Hooks back to the meeting. The motion carried unanimously.

Mayor Stephenson read aloud a Resolution of Support for the Eastern Alamance Community Athletic Field House. Mr. Hooks presented the Resolution to Frankie Jones Chair of the Field House Committee.

**RESOLUTION OF SUPPORT FOR THE EASTERN ALAMANCE
COMMUNITY ATHLETIC FIELD HOUSE**

WHEREAS, Eastern Alamance High School is proposing to construct a new community athletic field house at the Fred Brady Stadium to update, modernize, and improve restroom facilities for their athletes and fans; and

WHEREAS, the current facilities are inadequate for the dressing, training and the storage of equipment for athletes in 33 sports, including 12 varsity men, 11 varsity female, 5 junior varsity men and 5 junior varsity female teams; and

WHEREAS, the Fred Brady Stadium is not only used by the high school athletes but is often used by community youth teams for playoff events; and

WHEREAS, a new facility will improve the environment for not only our athletic teams, but also for our fans and the community at large, as well as visiting athletes and their fans; and

WHEREAS, the estimated cost for the new facility is \$750,000 and will be funded by private donations from our community, such donations to this point amounting to \$131,282; and

WHEREAS, a group of local citizens continue fundraising efforts, and are requesting Mebane City Council's endorsement to help promote the need for this new community field house,

NOW, THEREFORE BE IT RESOLVED that the Mebane City Council recognizes the multiple benefits associated with such a facility not only to our student athletes, but to the community at large; and

BE IT FURTHER RESOLVED that the Mebane City Council hereby expresses its support for the new community athletic field house at Eastern Alamance High School and encourages others to show support by contributing toward the financial goal of \$750,000.

Adopted this 7th day of March, 2016.

ATTEST:

Glendel Stephenson, Mayor

Stephanie Shaw, City Clerk

Jessica Arias, Animal Services Director and Harold Owen, Retired Burlington City Manager, presented a recommendation from the Shelter Replacement Study Committee to expand the current Animal Shelter, requesting the City of Mebane's participation in the \$5.25 million project. Ms. Arias presented a PowerPoint and shared a 10 minute video which was a virtual tour of the shelter. Last year, the Council appointed Mr. Cheek to a 20-member Shelter Replacement Study Committee headed up by Sam and Vickie Hunt. The Committee met several times and reviewed a Needs Assessment Study for a New/Expanded Animal Shelter completed in November 2014 for Burlington Animal Services. The committee also reviewed cost estimates for the new shelter of \$5.25 million along with the current cost-sharing arrangement between the county and municipalities. The Pet Adoption and Welfare Society (PAWS) has agreed to raise \$750,000 of the project budget, with the remaining \$4.5 million to come from the local governments. After careful review, the Committee is recommending that the participating governments proceed with plans to expand the shelter. The Alamance County Commissioners voted in favor of the project in January 2016 and the Burlington Council decided to move forward with the funding plan at its February 2nd meeting. Presentations have also been made to Graham, Haw River, Gibsonville, the Village of Alamance and Elon and they are reviewing the information, but have not made a formal decision about committing funds and moving forward to sign a Memorandum of Understanding with the County. Mr. Owen explained that the County plans on borrowing the \$4.5 million for a term and rate to be determined. Each municipality would fund its portion of the debt service

payment in addition to the current operational funds appropriated in its annual budget. For Mebane, the current operational funding for FY2016 is \$64,492. Mr. Bradley made a motion, seconded by Ms. Philipps, to endorse the expansion of the animal shelter and provide funding based on the current cost sharing arrangement or any other arrangement that the local governments mutually agree to in the future. The motion carried unanimously.

A Public Hearing was held on a request from Shawn Cummings, Owner of Agency Partners, LLC, 1844 Buxton Way, Burlington, North Carolina, 27215 to reduce the 30-foot front setback and 25-foot rear setback requirement as prescribed under the Unified Development Ordinance. The applicant requested a variance to reduce the front and rear setback on lots 1-8, lot 12, and lot 26 by 10 feet to provide good orientation of new homes on the lots in a good faith effort to complete the last phase of this subdivision. If approved the new front setback on the select lots would be 20 feet and the new rear setback on the lots would be 15 feet.

- **Lots 1-8** have a 128-foot wide Duke Energy transmission line right of way along the rear of the lots and a variance is requested to reduce the front setback by 10 feet. The depth of homes on these lots would be greatly restricted with the current building setbacks and restrictions by the right of way.
- **Lot 12** is currently restricted to a home with a depth of 37.5 feet and a 10-foot rear setback variance is requested. Otherwise, this home would have to be very small similar to the homes on Lots 7 and 8.
- **Lot 26** is located on a curve and a 10-foot front setback variance would allow the house to sit in good orientation to the existing home. The back yard has significant slope into a drainage way.

Ms. Hadley and Mr. Cummings spoke in regard to the request. Mr. John Parham, 401 Stonewall Drive, Mebane, questioned the City's Board of Adjustment-Variance process but stated he stated he has no issue with the applicant's request. Staff and Council assured Mr. Parham that the City is following correct procedures. After some discussion, Mr. Greene made a motion, seconded by Ms. Auditori to close the public hearing. The motion carried unanimously. Mr. Hooks made a motion, seconded by Ms. Philipps to approve the variance as generally consistent with the objectives and policies for growth and development in the 2010 Land Development Plan, and is both reasonable and in the public interest because it finds that:

1. An unnecessary hardship would result from the strict application of the ordinance.
2. The hardship results from conditions that are peculiar to the property, the location in relation to the Preliminary Plat approved years ago, the size of the lots, the major power line, and the easement.
3. The hardship did not result from actions taken by the applicant or the property owner in that the property's existing conditions were and are present.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

The motion carried unanimously.

The Council received a request from Keystone at Mebane Oaks, LLC to close of a small portion of Cameron Lane-Farrar Lane consistent with Keystone's previously approved development plan. Mr. Brown stated staff recommends that the Council adopt a resolution declaring the City's intention to close the portion of Cameron Lane-Farrar Lane and to set a date of public hearing for a hearing in the same.

Resolution of Intent

A RESOLUTION DECLARING THE INTENTION OF THE MEBANE CITY COUNCIL TO CONSIDER THE CLOSING OF CAMERON LANE BETWEEN THAT AREA DESIGNATED IN PLAT BOOK 61 PAGE 17, ALAMANCE COUNTY REGISTRY AS "EXISTING R/W LINE" ON ITS EASTERN END (SAID ROAD DESIGNATED AS "FARRAR LANE" ON SAID PLAT) AND EXTENDING WESTWARDLY TO ITS

TERMINUS AS SHOWN ON SAID PLAT, SAID TERMINUS BEING THE EASTERN LINE OF THE PROPERTY OF THE HURDLE LIVING TRUST.

WHEREAS, G.S. 160A-299 authorizes the Mebane City Council to close public streets and alleys; and

WHEREAS, the Mebane City Council considers it advisable to conduct a public hearing for the purpose of giving consideration to the closing of Cameron Lane between that area designated in Plat Book 61, Page 17, Alamance County Registry as "Existing R/W Line" on its eastern end (said road designated as "Farrar lane" on said plat) and extending westward to its terminus as shown on said plat, said terminus being the eastern line of the property of the Hurdle Living Trust.

NOW, THEREFORE, BE IT RESOLVED by the Mebane City Council that:

- (1) A meeting will be held at 6:00 p.m. on the 4th day of April, 2016, in the Mebane Municipal Building, 106 W. Washington Street, Mebane, NC to consider a resolution closing Cameron Lane between that area designated in Plat Book 61, Page 17, Alamance County Registry as "Existing R/W Line" on its eastern end (said road designated as "Farrar lane" on said plat) and extending westward to its terminus as shown on said plat, said terminus being the eastern line of the property of the Hurdle Living Trust.
- (2) The City Clerk is hereby directed to publish this Resolution of Intent once a week for four successive weeks in the Mebane Enterprise, or other newspaper of general circulation in the area.
- (3) The City Clerk is further directed to transmit by registered or certified mail to each owner of property abutting upon that portion of said street a copy of this Resolution of Intent.
- (4) The Petitioner shall cause adequate notices of this Resolution of Intent and the scheduled public hearing to be posted as required by G.S. 160A-299.

The foregoing resolution was duly adopted by the City Council of the City of Mebane at the meeting held on the 7th day of March, 2016.

ATTEST:

Stephanie Shaw, City Clerk

Glendel Stephenson, Mayor

Ms. Philipps made a motion, seconded by Ms. Auditori, to adopt the recommended resolution declaring the City's intention to close Cameron Lane as shown on the plat and to set a date of public hearing on the same, for the Council meeting on April 4, 2016. The motion carried unanimously.

Mr. Ray presented a request to Council for approval to submit a grant application to Impact Alamance (IA). He explained that the Recreation Department has been in discussions with IA about the possibility of IA providing grant funds for outdoor fitness and play equipment for children and completion of a walking track at Holt Street Park. IA anticipates an investment of \$67,000 for fitness equipment and \$13,000 for play equipment. If these grant funds are approved, IA is requesting that the City provide a small paved parking area and sidewalk to better serve the Holt Street Park. The estimated cost for the parking area and sidewalk is approximately \$60,000. He further explained that the IA grant process required a plan for Holt Street Park as part of the grant application to indicate the possible location for the proposed equipment and walking track. Surface 678, the landscape architect firm currently working on the Clay Street Community Park Master Plan, has prepared a conceptual plan for the Holt Street Park. The plan shows the proposed location for an 11-space parking area, sidewalk and walking track, as well as the location of the proposed fitness and play equipment that the grant would fund. Ms. Philipps questioned if the plan would disturb any of the mature trees at Holt Street Park. Mr. Russell stated no trees would be disturbed. Mr. Bradley talked about the need to ensure the public's safety in regard to any tree limbs that may need to be trimmed back or removed. Ms. Philipps made a motion, seconded by

Mr. Bradley, to approve submittal of a grant application to IA for outdoor fitness and play equipment and a walking track and for the city to fund construction of a parking lot and sidewalk in the Holt Street Park with an estimated cost of \$60,000, subject to a grant award from IA. The motion carried unanimously.

There being no further business, the meeting was adjourned at 8:05pm.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk