



The Mebane City Council met for its regular monthly meeting at 6:00p.m. on Monday, June 1, 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 Everette Greene
Councilmember Jill Auditori
Councilmember Patty Philipps
Councilmember Tim Bradley

Also Present:

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

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

No one spoke during the public comment period.

Mayor Stephenson stated that the public hearing requesting a variance for Fieldstone Farms, Phase IV was requested by the applicant to be continued until the July Council meeting. Ms. Philipps made a motion, seconded by Mr. Hooks to continue the public hearing until the July meeting. The motion carried unanimously.

Mayor Stephenson presented the Consent Agenda as follows:

- a) Approval of Minutes-
 - i. April 22, 2015 Special Meeting-Budget Work Session
 - ii. May 4, 2015- Regular Meeting
- b) Audit Contract for Fiscal Year ending June 30, 2015
- c) Closeout of Forest Ridge Pump Station Capital Project
- d) Charge Off of Utility Accounts- Bad Debt at June 2015
- e) Amendments to Update Capital Project Ordinances
 - i. Water Treatment Plant Upgrades
 - ii. NCCP Water Line Extensions
- f) ~~Municipal Agreement for NCDOT Traffic Separation Study~~ **Removed**

Mr. Cheek stated that further discussions were on-going with the NCDOT on item f. and requested its removal.

Mr. Hooks made a motion, seconded by Ms. Philipps, to approve the consent agenda as presented with the removal of item f. The motion carried unanimously.

Ms. Philipps requested to be recused from the next item as the land abuts hers. Mr. Hooks made a motion, seconded by Mr. Greene, to recuse Ms. Philipps. The motion carried unanimously.

Ms. Hadley presented a request from Roger and Gail Wyatt for approval of a Preliminary Plat for four lots in Bradford Place, Phase Four which is the last phase of Bradford Place Subdivision. The Preliminary Plat includes a total area of 3.56 acres including 0.84 acres in average lot size with a proposed extension of Emerson Drive as a dead end road with a 50' dedicated right-of-way into a cul-de-sac. She explained that the plat is not in conformity with the previously approved Preliminary Plat and the subdivision of the property does not meet the provisions of the City of Mebane's Unified development Ordinance (UDO). The primary issue with the plat is the proposed installation of a dead end road as compared to the original preliminary plan which showed a stub street to the adjoining property.

Mr. Wyatt stated he has owned the property for a while and has enjoyed the privacy of having the property vacant but developing these lots would allow for the subdivision to be complete and

he feels it would be in the best interest of the neighborhood and best use of the land to have a dead end with a cul-de-sac instead of a stub street which would bring a tremendous amount of traffic through the neighborhood. The homes to be built would be consistent with the existing homes in the neighborhood, with the same restrictive covenants. He said the surrounding residents support the proposed plan.

Ms. Auditori commented that she supports developing the lots but the City's ordinance supports connective streets so she would prefer to see the plan stay as previously approved with a stub street.

Mr. Wyatt stated he understands her point, however his concern is that opening up that street would most likely become a high traffic thoroughfare for people trying to access the Mebane Arts & Community Center and recreation fields. He stated in his opinion that would cause a drop in their home values.

Mr. Hooks stated Ms. Auditori made a good point. With the City's transportation issues there could be some positive results from having a connective street in that area, however, in this case he feels the development of the four lots with a cul-de-sac instead of a stub street would be the best use of the property.

Mr. Wyatt, Council and staff discussed options for points of connectivity. Mr. Bradley stated he agrees with Ms. Auditori, that the City does need to start interconnecting the neighborhoods but in this particular area there really is not an ideal place to put a connective street, therefore it is not practical. He stated a cul-de-sac is the best plan for this street.

Mr. Rollins stated although the Planning Board recommended approval, staff went back to the principles of the UDO and recommended denial of the request but staff can also understand the neighborhood's concerns with stubbing out the street.

Mr. Hooks made a motion, seconded by Mr. Greene, to approve the preliminary plat as presented. 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 Neighborhood Residential concept approved in the 2010 Land Development Plan by providing medium density single-family residential uses with the intent to accommodate existing residential uses and encourage new medium density residential uses. The motion carried with a vote of 3-1. Mr. Bradley, Mr. Hooks and Mr. Greene voted aye. Ms. Auditori voted nay.

Mr. Greene made a motion, seconded by Mr. Hooks, to bring Ms. Philipps back. The motion carried unanimously.

Mr. Cheek stated a conceptual plan for a new community park on the McLeod property located on Hwy 70 was presented at last month's meeting. In January 2014, the City adopted the 2014-2024 Recreation and Parks Comprehensive Master Plan that identified possible locations for a new community park. At the May meeting Council was told that representatives of Samet Corporation had negotiated an agreement to purchase the McLeod property and Samet was willing to assign the option on the property to the City. The tract is estimated at 31.5 acres, and the assignable agreement was for \$18,500 per acre plus the due diligence or examination expenses, including survey, soil borings, phase one environmental and title examination. The expected final purchase price, with closing cost, is \$620,000. City staff contacted adjacent property owners, and solicited public input. At a meeting on May 19 approximately fifteen adjacent property owners shared their thoughts and concerns. They shared concerns about the proposed ingress/egress on Woodlawn Road, the establishment of a buffer and fencing and bleeding of the lights. Mr. Cheek reiterated that the plan is conceptual and that all input will be taken into consideration for the final design of the park. Mr. Cheek stated staff recommends that Council approve the assignment of the Agreement to Purchase to the City and to authorize the staff to proceed with purchase of the property, including adoption of a reimbursement resolution and enactment of a capital project ordinance. Mr. Cheek explained that staff plans to use General Fund balance to make the land purchase but they intend to apply for a 2016 PARTF grant from the NC Parks and Recreation Trust Fund that may reimburse the city for half the purchase price of the land. Mr. Bradley made a motion, seconded by Ms. Philipps, to approve the assignment of the Agreement to Purchase to the City, to authorize staff to proceed with the

purchase of the property, to adopt the reimbursement resolution and enact the project ordinance, **CIP-ORD#15-01**, and budget amendment, **BOA#15-06**, necessary to establish the project. The motion carried unanimously.

**Capital Project Ordinance for the City of Mebane
Community Park Capital Project-CIP-ORD#15-01**

BE IT ORDAINED by the Governing Board of the City of Mebane, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1: The project authorized is the purchase and improvement of land for the construction of a community park and related facilities. The project will be funded with a transfer from the General Fund.

Section 2: The officers of this City are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following amounts are hereby appropriated for the project:

Land Purchase	\$ 620,000
Engineering & Construction Admin	<u>130,000</u>
Total	<u>\$ 750,000</u>

Section 4: The following revenues are anticipated to be available to complete the project:

Transfer from General Fund	<u>\$ 750,000</u>
Total	<u>\$ 750,000</u>

Section 5: The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the General Statutes of North Carolina.

Section 6: Funds may be advanced from the General Fund for the purpose of making payments as due.

Section 7: The Finance Officer is hereby directed to report, on a quarterly basis, on the financial status of each project element in Section 3.

Section 8: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this Board.

Section 9: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board and to the Budget Officer and Finance Officer for direction in carrying out this project.

This is the 1st day of June, 2015.

BOA#15-06

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			
Non-Departmental			
Transfer to Capital Project	\$ 0	\$ 750,000	\$ 750,000

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
GENERAL FUND			
Appropriated Fund Balance	\$ 3,065,881	\$ 750,000	\$ 3,815,881

This the 1st day of June, 2015.

A Public Hearing was held on a request for approval of the 2015-2016 Budget Ordinance and Five-Year Capital Improvement Plan. Mr. Cheek explained that Mebane is undergoing tremendous growth and staff is trying to embrace that growth while maintaining community. Budget goals include thoughtful and planned growth, maintaining quality infrastructure and continuing a productive workforce. He explained that the property tax rate will remain the same as well as the utility rates. There are changes in the fee schedule for the planning, inspections and public works departments. Included in the budget is a 1.7% cost of living increase and merit increases for employees based on job performance evaluations. Within the police department there will be a reclassification of captain and corporal positions and an addition of four new patrol officers. Public works will get two new positions and the previously approved position for a special projects coordinator has been downgraded to a planner position. Mr. Cheek stated this year's budget will also be impacted by several prior year decisions such as a full year of operations for the new fire department, economic incentive payments and the website redesign. New programs and projects that will impact the budget are:

- Preliminary design of community park
- Planning for initial trail project (grant funding)
- Comprehensive plan update
- Code enforcement contract – minimum housing
- Interchange landscaping contract
- Information technology improvements
- Long range utility study planned
- Accounting system upgrade

Mr. Cheek stated there are changes within the pay plan, adopted in 2014. The revised plan will allow for merits at all levels, for employees below job rate and those above job rate. Mr.

Bradley questioned if the interchange landscaping funding was in or out of the budget as it was his understanding it was out. Mr. Cheek stated he thought it was to be included. There was discussion among the Council about which position to take concerning the interchange issue. Mr. Hooks stated he feels the budget should be adopted as is but it should be understood that the interchange issue is a point of contention with the Council and a decision can be made at a later time. No one spoke from the public concerning the budget. Mr. Greene made a motion, seconded by Ms. Philipps, to close the Public Hearing. The motion carried unanimously. Ms. Philipps made a motion, seconded by Mr. Hooks, to adopt the 2015-2015 Budget Ordinance and Five-Year Capital Improvement Plan as presented. The motion carried unanimously.

A Public Hearing was held on a request from William Christopher Fuqua, 626 Gibson Road, Mebane, to rezone his property from R-20, Single Family Residential to M-2, Light Manufacturing. Ms. Hadley spoke on behalf of the request. She explained that Mr. Fuqua owns the property and it has been used as a towing business since the 1970- 1980's, prior to being located within Mebane's Extra-Territorial Jurisdiction (ETJ). He applied for a building permit to expand his business and would like to bring the property into zoning compliance as an M-2 permitted use. The property is within the west Mebane planning area and is shown on the proposed land use map as industrial. The Planning Board recommended approval at its May 2015 meeting. Ms. Auditori asked if surrounding property owners had been made aware of the rezoning request. Ms. Hadley replied yes. No one from the public spoke concerning the request. 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. Bradley, to approve the rezoning as presented. 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 to zone the property as shown on the Proposed Land Use Plan and bring it into compliance with the UDO as the property has been grandfathered as an M-2 use for over 30 years. The motion carried unanimously.

Public Hearings were held on requests from Signature Property Group, Inc., 305 Blandwood Avenue, Greensboro, NC 27401, for approval to rezone 22.488 acres from R-20 to R-6 Multi-Family and for a Special Use Permit to develop a high end 264 unit apartment development on NC Hwy 119 South. Mr. Brown explained that the two requests can be heard at the same time but will need two separate votes. He stated the rezoning request is legislative while the special use permit is quasi-judicial and the applicant must prove the four findings of fact according to the UDO. He continued by explaining that a protest petition has been filed and eight of the nine property owners have withdrawn from the petition but the one remaining property owner has not withdrawn and even with that one signature, the petition is still valid. He added that a quasi-judicial hearing requires an impartial judgement and it has been brought to his attention that Mr. Hooks and Ms. Philipps have had discussions with the applicant but they have assured Mr. Brown that they have an open mind on the issue and those previous discussions will have no bearing on their decision and they will base their decision on the evidence shown at tonight's public hearing. He said all persons wishing to speak on the issue should be sworn in and a motion would be needed to combine both hearings. Mr. Hooks made a motion, seconded by Mr. Greene, to combine both hearings. The motion carried unanimously. Ms. Shaw swore in the following:

Seth Coker- Asset Manager with Signature Property Group, Inc.
John Davenport- Engineer with Davenport
Tom Taylor- Real Estate Appraiser with Taylor Associates Appraisers, Inc.
James Gentry- Resident, 1308 Holmes Lane
Jennifer Evans- Resident, 1474 Holmes Lane
Alison Brewbaker- Resident, 1454 Holmes Lane
Chris Rollins- Mebane Assistant City Manager
Montrena Hadley- Mebane Planning Officer

Ms. Hadley presented basic information in regard to the request. Mr. Rollins provided additional information, stating that the developers currently have the entire 42.6 acres under contract for purchase. The property is the remainder of the Garrett property that was sold for Audrey Garrett Elementary and Hawfields Middle Schools. The existing tract is 42.6 acres and extends from Highway 119 South to Holmes Lane. The rezoning request to R-6 is for the 22.488 acres of the far western portion of the property adjoining NC Hwy 119 South. The remaining twenty acres will retain its current R-20 zoning and is not part of the request or the

development. There is a large natural drainage area between the two portions of the property that provides a natural divide of the two areas. The proposed R-6 area is currently within the City Limits and is served by City water and sewer. NCDOT has reviewed the proposed traffic layout and they are not requesting any additional turn lanes be added; currently there are three lanes in front of the property. The developer plans to build a portion of the bike and pedestrian trail according to the plan adopted by Council. The proposed plan would extend a multi-use path from the existing apartments through the proposed apartment property and onto the school's property. Staff discussed the plan with Dr. Thorpe, Alamance-Burlington School System's (ABSS) Assistant Superintendent for Operations, and the school system is in favor of extending the path onto the school's property. Some of the amenities would include a swimming pool, cabana and clubhouse. The Planning Board and planning staff recommends approval of the project. Mr. Rollins stated the request is site specific approval and the applicant must provide everything shown on the submitted plans.

Mr. Coker gave a PowerPoint presentation. He began the presentation by giving an overview of their company, Signature Property Group, Inc. They have been developing, building and managing apartments since 1990. They are the largest housing provider in the Piedmont Triad. He explained that they recently sold their first apartment community for over \$42,000,000, the highest known residential sale in triad history. He stated the property chosen is the right location for Mebane's first gated community. He highlighted the details of the proposed development as shared previously by Mr. Rollins and stated they have committed to build key sections of the planned community bike and pedestrian trail. Their development would improve residences in Mebane by giving Holmes Lane residents a long-term buffer and certainty of land use in their back yards, retail businesses would get desirable patrons, retirees and new residents would get a first gated luxury rental option, residents would have the ability to live, shop, exercise and work without getting in a car, large employers would get a great housing option for their employees and the municipality would get far more tax and fee income than the homes would consume. Ms. Auditori questioned what exactly "gated community" means for this particular development. Mr. Coker stated that the entrance would be gated, not the whole development, so in order to gain access by car you would need to pass through the gate. Ms. Auditori questioned how other Mebane residents, those not residing in the apartments, would access the bike and pedestrian trail. Mr. Coker stated the bike and pedestrian trail would skirt the perimeter of the development and would be accessible by everyone. Mr. Hooks questioned where the path for the children walking to school would be located. Mr. Coker stated they will defer to city staff and the ABSS staff as to where the best safest location would be. Ms. Philipps stated she would prefer to actually see the planned path on a map to ensure that it would be a safe route. Mr. Rollins stated they are looking at putting the path between the apartments and the pond as shown on the site plan.

Tom Taylor, State Certified Appraiser, 305 Blandwood Avenue, Greensboro, NC pointed out that his business address and the applicant's address are the same, however their offices are located on different floors within the same building and their companies are not affiliated with one another. He stated considering the type of residential development already located in the neighborhood and the high quality of the proposed apartments, it is his opinion that the proposed development will be consistent with surrounding homes and will not have any adverse effect on the values of abutting or surrounding properties. In fact this development will tend to enhance the neighborhood and be a positive influence on the commercial development in the area.

Mr. Coker submitted a letter of support from David Morton, adjacent retail center owner. He also provided a copy of the withdrawal of protest petition and support for development which contained eight signatures out of the nine that had submitted the original protest petition. He added that Goodwill, adjacent business, has agreed to give an easement across their property for a second entrance, which would only be used for emergency access. Mr. Rollins stated the gate at that entrance would be locked and would have a Knox -Box, only accessible by emergency workers and property manager(s). Mr. Bradley expressed the need for multiple means of egress and ingress.

Mr. Coker addressed the question of whether or not the development would be in general conformity with the land use plan or other policies officially adopted by the City Council. He stated the plans were reviewed and approved by Mebane's Technical Review Committee. The 2010 Land Development Plan designated the site as a primary growth area to develop within

one to five years. The Bike and Pedestrian Plan calls for creating the greenway. Also the 2010 Transportation System Goal states that all new developments should include alternative transportation modes such as sidewalks, greenways and bike paths. Therefore Mr. Coker feels that their development will be in conformity with area land use plans and policies.

Mr. John Davenport, Engineer with Davenport, 305 West Fourth Street, Suite 2A, Winston-Salem, NC, addressed the issue of public health and safety. He explained that this project did not generate enough traffic to require a Traffic Impact Analysis, however in working with Signature Property Group, they like to be thorough when planning a project so they requested that Davenport study the proposed development and identify potential traffic impacts along NC Hwy 119 South. Mr. Davenport provided a summary of relevant traffic information for the site including existing traffic volumes, future traffic volumes and level of service. He added that they conducted their analysis during school hours and it was conducted based on NCDOT standards. With the build out of this site, the analysis indicates there will be adequate capacity to accommodate future traffic along this roadway network. Staff stated NCDOT is making improvements in this area in relation to the Walmart project which will improve traffic issues in the area. There was considerable discussion concerning the traffic on NC Hwy 119 South. Mr. Coker further addressed the issue of public health and safety. He stated all residences have a sprinkler system, intrusion alarms and fire extinguishers; developers purchased a second emergency entrance/exit for unforeseen events. Additionally all residents are subject to credit and national criminal screening. They have a strict "no felon" policy and they have very restrictive community rules and regulations agreement for acceptable resident behavior.

Mr. Coker spoke to whether or not the development will be in harmony with the area. He stated currently there are two apartment communities on the northern boundary of the proposed site. Retail is to the east and schools to the south which creates a walkable community. The twenty acres of undeveloped property will provide a buffer between the single family residential and the apartment community. The new bike and pedestrian trails will connect residences, retail and schools for an urban residential lifestyle. He feels that the evidence given proves that the proposed project meets all four of the special use permit requirements. He concluded his presentation by giving reasons to support the project.

Andy Gentry, 1308 Holmes Lane, Mebane, NC, stated initially he had reservations about the project but Mr. Coker met with him and other concerned property owners and relieved their concerns. He now supports the project. Mr. Gentry spoke on behalf of Ellen Deals, 1351 Holmes Lane, Mebane, NC, citing her concerns with the bike and pedestrian trail.

Jennifer Evans, 1474 Holmes Lane, Mebane, NC, expressed her concerns with the project and requested that the developer be held to his promises. Mr. Coker stated the fence, the no build easement and the bike path would be legally binding and will be recorded with the deed of the property, if the project is approved.

Tom Boney, Editor of Alamance News, said with respect to the three items mentioned, how will the Council be assured that they will be recorded when the deed is transferred. Mr. Brown stated Ms. Coker's private restrictive covenant for the fifteen years is between him and the neighbors. If he does not honor the promises made during his presentation, assuming the Council approves it, the city would not issue a building permit. The conditions, if approved, become part of the special use permit for that property, including the amenities as submitted in the site plan.

Alison Brewbaker, 1454 Holmes Lane, Mebane, NC, shared her concerns with the project, especially the overcrowding of the schools and the traffic issues.

Mr. Greene questioned if staff had spoken with the school system about the project. Mr. Rollins stated yes, he spoke with Dr. Thorpe and he said if the path was to be extended to the schools property line, they would prefer it to continue onto the sidewalks. Mr. Coker stated they would be happy to do that.

Ms. Auditori made a motion, seconded by Ms. Philipps, to close the Public Hearing. The motion carried unanimously.

Mr. Hooks thanked the neighbors for coming out to express their opinions and he commended

Mr. Coker for a well done presentation. He stated Council is most concerned about the traffic in that area. The City has been partnering with NCDOT and several other parties to encourage traffic improvements. School overcrowding is also a concern and the City stays in contact with the County in regards to new developments. He feels the project would be a great use of the property and a high quality apartment community. Ms. Philipps thanked Mr. Coker for addressing the issue of walkability and the value it adds to a community. She continued by saying that zoning decisions always come back to what is the highest and best use of the land and considering all the uses that could go on this property, this project seems like the best fit. Mr. Bradley explained that in a quasi-judicial hearing, the Council must base their decision on the four findings of fact according to the UDO. The decision to approve or not approve comes down to whether or not the Council feels the developer has proven the four findings or the opposition has disproved the four findings. Mr. Bradley commended the applicant on the presentation. He feels the applicant did his due diligence proving the four findings of fact.

Mr. Bradley made a motion, seconded by Mr. Hooks, to approve the rezoning as presented with the findings of fact that 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 extends the Urban Residential land use on the properties to the north and west, it helps promote the Neighborhood Activity Center concept proposed in this area to the south in the 2010 Land Development Plan by providing a small, pedestrian-oriented, neighborhood activity center with a mix of uses with the intent to create pedestrian-friendly, community focal points containing a mixture of commercial, office and institutional, entertainment, open space, and residential uses & housing types, with ample sidewalks, street trees, on-street parking, public amenities and open space.

Ms. Auditori made a motion, seconded by Mr. Greene, to approve the special use permit as presented with the findings of fact that 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

The motion carried unanimously.

Mr. Brown explained that Samet Corporation is requesting to purchase a drainage easement consisting of 1.4 acres of land, owned by the City at the old Lake Latham property. The easement is contiguous to the North Carolina Industrial Center. If Council is interested in proceeding, the City would get a deposit from Samet and advertise the land for increased bids, a ten day advertised upset bid process. Mr. Bradley made a motion, seconded by Mr. Greene, to authorize Mr. Brown to proceed with the upset bid process. The motion carried unanimously.

Mr. Hooks spoke of his concerns with the overwhelming number of signs being posted in City right-of-ways, especially during the weekends. Mr. Rollins stated there is an ordinance that covers the issue and staff is enforcing the ordinance.

Mr. Cheek stated the Governor's office contacted the City requesting that Council adopt a Resolution Supporting the Governor's \$2.85 million Connect NC Bond Initiative. He explained that the Resolution includes Section B of the NC-119 Relocation Project totaling \$17,813,000 and the Council approved a Resolution supporting the NC-119 Relocation Project last year. Mr. Hooks made a motion, seconded by Ms. Philipps, to approve the Resolution as presented. The motion carried with a vote of 4-1. Ms. Philipps, Mr. Bradley, Mr. Hooks and Mr. Greene voted aye. Ms. Auditori voted nay.

**RESOLUTION SUPPORTING THE GOVERNOR'S
\$2.85 MILLION CONNECT NC BOND INITIATIVE**

Whereas, the Governor has announced a \$2.85 billion bond proposal for strategic investments in our state's transportation and other public infrastructure that will cultivate a stronger economy and improve North Carolina's quality of life; and

Whereas, the Governor's Connect NC Bond Initiative includes Section B of the NC-119 Relocation Project totaling \$17,813,000; and

Whereas, the NC Department of Transportation is contacting property owners along Section A of the NC-119 Relocation Project, totaling \$84,106,500, and final plans are complete with right-of-way acquisition underway; and

Whereas, the City Council, on the third day of February, 2014 passed a "Resolution Supporting the Construction of the NC-119 Relocation Project" encouraging and requesting officials of the State of North Carolina and of the North Carolina Department of Transportation are to proceed with the full funding of the design, permitting and construction of said roadway, and

Whereas, it has been 15 years since the last general obligation bond was authorized to improve public infrastructure, which has resulted in years of deferred investment; and

Whereas, our state's rapidly growing population presents critical infrastructure needs; and

Whereas, new school facilities and superior roads and bridges are long-term investments in the state's future that will support our growth and make North Carolina more attractive to businesses and residents; and

Whereas, no tax increases are necessary to finance the bonds given the ample debt service capacity within our existing revenue profile; and

Whereas, the bonds are well within current debt affordability as determined by the State Treasurer and the nonpartisan Debt Affordability Committee; and

Whereas, North Carolina has a long and successful history of judiciously using long-term financing to meet its infrastructure needs; and

Whereas, interest rates are at historical lows and it has never been less expensive to make long-term investments;

Now, therefore, be it resolved by the City Council of the City of Mebane that the N.C. General Assembly be encouraged and requested to authorize North Carolinians the opportunity to vote on these important investments that will help grow our economy and improve our way of life for generations to come.

Adopted this the 1st day of June, 2015.

Attest:

Glendel Stephenson, Mayor

Stephanie Shaw, City Clerk

There being no further business, the meeting was adjourned at 8:20pm.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk