



City Council Meeting
Mebane Municipal Building
Special Meeting
Monday, August 18, 2014
5:00 p.m.

The Mebane City Council met for a special meeting at 5:00 p.m. on Monday, August 18, 2014 in the back conference room 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 Everette Greene
Councilmember Patty Philipps

Also Present:
David Cheek, City Manager
Chris Rollins, Asst. City Manager
Lawson Brown, City Attorney
Darrell Russell, City Engineer
Jeanne Tate, Finance Officer
Stephen Greene, Ramey Kemp Assoc.

Mayor Stephenson presided and called the meeting to order.

Mayor Stephenson stated that this was a public hearing requesting an amendment to the Performance and Purchase Agreement with Walmart.

Mr. Brown presented the request for Council's consideration to approve the first amendment to the Performance and Purchase Agreement with the City of Mebane and Walmart Stores East. Mr. Brown explained that this agreement was approved by Council December 2013 and the requested agreement would extend the date by one year for the hiring of all the employees. The original date was August 1, 2018 and the request extends the date to August 1, 2019. This extension would allow our agreement to match the One NC Fund Grant that was approved for Walmart and the number of jobs is staying the same. He explained the second change clarified the cleanup required on the property before the deed transfer.

Mayor Stephenson opened the public hearing for discussion.

Tom Boney, editor of Alamance News, requested clarification of the change in dates for the hiring of employees. Mr. Rollins replied when project Swordfish was first discussed the hire date was 2018, but the project had multiple delays before it was officially announced and during that time the hire date was changed to 2019 and it was just missed in the Performance Agreement.

No other comments were made.

Mr. Hooks made a motion, seconded by Ms. Philipps, to approve the requested amendments for the Walmart Performance and Purchase Agreement. All voted aye.

Mr. Rollins updated the Council about the Small Area Thoroughfare Plan for the South Fifth Street-Mebane Oaks Road Area. Mr. Rollins showed a map depicting the area being generally south of Fifth Street to Mebane Oaks Road and north of the Interstate. He introduced Stephen Greene, PE with Ramey Kemp Associates who has been working with the City staff on the Small Area Plan. Mr. Greene told the Council the City had a Citizens Workshop on August the 12, 2014 that was held in the Council Chambers. A letter was mailed to all of the property owners within the study area and about 20 people were in attendance that night. The various maps showing zoning, potential road layouts and lots were arranged around the room for everyone to review and discuss. The meeting went well and comments generally supported the idea of the spine road through the area. Some property owners expressed concern about the effect of the spine road on the development of some smaller parcels in the study area. Mr. Greene discussed the existing zoning in the area was B-2, M-2, and residential the question is what will the zoning be in the future and what size will need to be

built to handle the anticipated traffic. Council discussed the various alignments one map leaving room for commercial development along the interstate, one further north, one extending the road next to Burger King and another tying into Fifth Street at Terrell St. Jim Scoffield with Apartment REP addressed the Council representing the owner of the old McGhee's Mobile Home Park, discussing one client who was looking at the property for apartments and patio homes and now the current proposal from Three Eagles Development for 106 single family homes. Mr. Scoffield stated his client was not aware of the discussion about building this road until the last week and the impact it would have on the property. Mr. Duane Cathell, of Gibsonville, President of Three Eagles Development then spoke about his plans to possible build 106 single family homes aimed at empty nesters looking for single level homes. Mr. Cathell stated he has laid out a project showing 106 lots similar to his project near Asheboro without the new road crossing this property, when the proposed road is shown on my layout I will lose 25 lots making this project not possible. Dinner arrived and Mr. Hooks gave the blessing and the Council had a break for dinner.

Mayor brought the meeting back into session after dinner.

Mr. Greene further clarified his earlier statements about the majority of the property being built out residential and said he was just stating the desire of the development community currently considering projects in that area not the current zoning. Mr. Greene stated under perfect conditions it would have been nice to be considering the road alignment two years ago before developers were proposing projects. He stated talking with NCDOT about the road and the flexibility of the different options we are waiting to get a final scope from NCDOT since this road could be tying into a NCDOT TIP project.

Council, staff and Mr. Greene had considerable discussion about, future residential projects in the area, congestion on Fifth St, width of the road, need for median or not, quality projects, need for multi-use paths, building all of the needed improvements or half, building the road with payment in lieu of assessments, the need for a Comprehensive Transportation Plan, talking with developers about how the area may grow, cost of the project.

Council in the end liked the more southern route of the road and asked Mr. Greene to prepare a plan showing lot lines and to bring back to Council a plan showing a four lane road, with plans for multi-use paths, and no median to the Council for a Public Hearing possible in September.

Mr. Hooks asked if we could bring up buses and transit and Mr. Cheek advised we could since it relates to transportation. Mr. Cheek passed out a recent letter from Harold Owen concerning the proposed bus system. Council and staff discussed the proposed Burlington system and opportunities from other transit providers like Orange Public Transportation, Triangle Transit, Part and ACATA. Mr. Cheek discussed the three points being made in Mr. Owen's letter, one for an advisory commission to make recommendations to the Burlington City Council, two the three proposed funding options between Burlington and Mebane for the Mebane route to ACC, these options range from \$135,820 to \$208,320 for Mebane and three a decision from Mebane by October 8th.

Council advised to move forward with exploring then different options and the cost associated with each to discuss at the October City Council meeting.

Mayor closed the meeting after hearing no other items to discuss.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk