



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

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

Also Present:

David Cheek, City Manager
Chris Rollins, Asst. City Manager
Charles Bateman, City Attorney
Darrell Russell, City Engineer
Stephanie Shaw, City Clerk

Mayor Stephenson presided and called the meeting to order at 6:01 p.m. Mr. Bradley gave the invocation.

Alex Alfonso, 810 High Street, spoke during the Public Comment period. Mr. Alfonso spoke in favor of public transit and encouraged the Council to include Mebane in the proposed transit system.

Mayor Pro Tem Hooks read aloud a Resolution Honoring City Attorney Charles L. Bateman. The resolution commended Mr. Bateman for his 41 years of service to the City of Mebane. Mr. Bateman's retirement will be effective March 31, 2014. Council expressed their sincere appreciation for his loyal and dedicated service and extended well wishes for a happy, healthy and well deserved retirement. The resolution was adopted and shall be made an official part of the minutes.

Mac Williams, President of the Alamance County Area Chamber of Commerce, presented a Proclamation Honoring the 100th Anniversary of the Alamance County Area Chamber of Commerce. He requested that Council approve the proclamation and make it an official part of the minutes. Mr. Williams thanked the Council and City staff for all their support throughout the years. Mr. Williams also congratulated Mr. Bateman on his retirement. Ms. Philipps made a motion, seconded by Mr. Greene, to approve the proclamation and to make it an official part of the minutes. The motion carried unanimously.

Mike Nunn, AICP Executive Director of the Burlington Graham Metropolitan Planning Organization (BGMPO), gave an update on the Public Transit. He stated the 2006 Public Transit Feasibility Study was recently updated to evaluate the feasibility of operating a regularly scheduled public transportation program within the Burlington-Graham urban area, including coordination with existing services provided by Alamance County Transit Authority (ACTA), Triangle Transit Authority (TTA) and the Piedmont Authority for Regional Transportation (PART). He explained that this system would operate on a fixed route. This system will service major destinations and uses in urban areas. Mr. Nunn went on to explain the expenses related to this program. He stated fuel cost is always changing and would impact the budget. Cost would be based on service miles within each area. Burlington would be the Lead Agency for the organization. Revenue generators would be: Section 5307 Federal Grant, General Vehicle Tax at \$5 per vehicle (local decision), Transit Vehicle Tax at \$5 per vehicle (local decision), City General Fund, NCDOT Grant and Rider Fees. The estimated Mebane share would be \$109,740.

Mr. Cheek interrupted Mr. Nunn to advise the City Council that the snowstorm had worsened outside and road conditions were deteriorating. He advised that Council could proceed ahead, but in the interest of safety, the meeting should be wrapped up quickly.

Mr. Hooks stated that he would like the city to schedule a public information meeting and have Mr. Nunn present the information to the citizens and allow an opportunity for questions and input. Mayor Stephenson requested that staff schedule a public information meeting for March 17th at 6:00p.m. It was also mentioned that a public hearing could be held at the April 7th Council meeting.

Mr. Cheek stated that the Mebane Code of Ordinance Division 2 – Disposition of Surplus Property appears to have been adopted in 1952 and needs to be amended. Mebane's ordinance is much more restrictive than the N.C. General Statutes governing surplus property transactions. The result of the more restrictive ordinance is that Council action is required to handle routine transactions that would otherwise be a delegated responsibility of the City Manager. In order to preserve the Council's time and streamline Council meeting agendas, staff recommends adopting the State's threshold of \$30,000. Ms. Philipps made a motion, seconded by Mr. Bradley, to approve the amendment to increase the threshold to \$30,000 (OA#-14-01). The motion carried unanimously.

Mr. Cheek presented a Resolution Supporting the Construction of NC-119 Relocation Project. He stated that the North Carolina Department of Transportation (NCDOT) is undergoing some changes in determining which projects move forward. Staff feels by adopting the resolution it would let NCDOT know how important the bypass is to economic development in Mebane. The bypass will also provide a safer bridge crossing over the railroad next to US-70, and all railroad crossings in Mebane that are currently at-grade. Also many companies located within the North Carolina Industrial Center with anticipation of the bypass taking place. Mr. Cheek stated the resolution would be forwarded to NCDOT and our legislative representatives. Mr. Hooks made a motion, seconded by Mr. Bradley, to adopt the resolution as presented. The motion passed with a 4 to 1 vote, Hooks, Bradley, Greene and Philipps-Ayes and Auditori-Nay.

Mr. Rollins presented an amendment to City of Mebane Code of Ordinances, Section 6-2(b) Fire Limits. He stated staff recommends the deletion of Section 6-2(b) from Mebane's Code of Ordinances to simplify and clarify construction requirements in the Primary Fire Limits. Ms. Philipps made a motion, seconded by Ms. Auditori, to approve the amendment as presented (OA#-14-02). The motion carried unanimously.

Mr. Rollins presented a request from Concrete Supply Co., LLC for a noncontiguous voluntary annexation of 19.911 acres located at 6802 E. Washington Street and an adjoining parcel. He recommended approval of the petition and to accept the City Clerk's Certificate of Sufficiency for property requesting to be annexed. Mr. Hooks made a motion, seconded by Ms. Philipps, to accept the petition, accept the certificate of sufficiency and to set a date of public hearing for April 7, 2014. The motion carried unanimously.

Mr. Rollins presented a request from the City of Mebane, City of Graham and Kimrey Farms LLC for a contiguous voluntary annexation of 194.591 acres located off of Trollingwood-Hawfields Road and Kimrey Road, also known as the "Walmart" site. He recommended approval of the petition and to accept the City Clerk's Certificate of Sufficiency for property requesting to be annexed. Mr. Hooks made a motion, seconded by Ms. Philipps, to accept the petition, accept the certificate of sufficiency and to set a date of public hearing for April 7, 2014. The motion carried unanimously.

Mr. Rollins stated that the city received two requests for sewer service and petitions for annexation from Walter Coble at 315 Buckhorn Road and Jimmy and Mary McMillian at 325 Buckhorn Road. He explained that City of Mebane sanitary sewer lines were recently installed by Orange County in the Buckhorn Road area with funding provided by a Community Development Block Grant (CDBG). Our interlocal agreement with Orange County requires all requests for water or sewer service in the Buckhorn Economic Development Zone (BEDZ) to petition the City of Mebane for annexation. The property owners have failing septic systems and are currently connected to the Orange Alamance Water System, like a lot of other properties in that general area. These properties meet the state requirements for petition satellite annexation but would be the only residential properties in that area. Staff believes these properties are within our growth area, can be served with City services and the petition should be started at the April Council meeting after property descriptions are obtained and reviewed. The property owners would like to connect to sewer service as soon as possible.

Mr. Hooks made a motion, seconded by Mr. Bradley, to approve the sewer service connections and to bring back the annexation petitions at the April meeting. The motion carried unanimously.

Mr. Cheek presented a request for a budget amendment for renovations at the Mebane Arts & Community Center. He stated the amendment was previously discussed at last month's meeting. He concluded that staff recommends the amendment to the General Fund.

Mr. Bradley made a motion, seconded by Ms. Philipps, to approve the budget amendment **(BOA#-14-01)**. The motion carried unanimously.

Mr. Cheek presented a request to award a bid to Wells Fargo, the lowest bidder, to finance the purchase of a garbage truck and street sweeper for \$477,275. He stated that the loan will be five year loan at 1.32% interest. The purchase and financing of the street sweeper and garbage truck are already included in the FY 2014 budget, so there is no additional financial impact. Staff recommends the adoption of a Resolution authorizing the city manager to execute financing contracts for vehicle replacement purchases. Ms. Auditori made a motion, seconded by Mr. Bradley, to award the bid to Wells Fargo and adopt the Resolution as presented. The motion carried unanimously.

The Council received a report from the Tax Collector that unpaid taxes that were liens on real property on February 10, 2014 amounted to \$321,762.88. By motion of Mr. Hooks, seconded by M. Bradley, the Council voted unanimously to advertise the tax liens on April 16, 2014.

By motion of Mr. Hooks, seconded by Mr. Greene, the Council unanimously voted to approve the Tax Releases.

The minutes of the February 3, 2014 regular monthly and the February 18th budget retreat special meeting were approved as presented.

Mr. Cheek announced that a retirement reception will be held on March 27th in honor of Charles L. Bateman. Mr. Bradley shared a moment of appreciation for Mr. Bateman, stating that Mr. Bateman's day in and day out guidance to Mebane has been invaluable. Mr. Hooks conceded.

There being no further business, the meeting was adjourned at 6:45pm.

ATTEST:

Stephanie W. Shaw, City Clerk

Glendel Stephenson, Mayor

An Ordinance to Amend "The Ordinance Concerning Appropriations and the Raising of Revenue for the Fiscal Year Beginning July 1, 2013" **(BOA#-14-01)**

Be It Ordained by the Council of the City of Mebane that the Budget Ordinance entitled "An Ordinance Concerning Appropriations and Raising of Revenue for the Fiscal Year Beginning July 1, 2013" as duly adopted on March 3, 2014, is hereby amended as follows:

<u>Estimated Expenditures</u>	<u>Current Budget</u>	<u>Change</u>	<u>Amended Budget</u>
Capital Outlay - Fire Equipment	\$ 970,000	\$ 67,916	\$ 1,037,916
Capital Outlay - PW Equipment	617,000	(12,725)	604,275
Capital Outlay - Parks	224,500	(79,436)	145,064
Capital Outlay - MACC Renovation	-	253,000	253,000
	<u>\$ 1,811,500</u>	<u>\$ 228,755</u>	<u>\$ 2,040,255</u>
<u>Estimated Revenues</u>			
Debt Proceeds	\$ 1,444,000	\$ 64,569	\$ 1,508,569
Transfer from CIP	-	245,000	245,000
Appropriated Fund Balance	<u>4,859,874</u>	<u>(80,814)</u>	<u>4,779,060</u>
	<u>\$ 6,303,874</u>	<u>\$ 228,755</u>	<u>\$ 6,532,629</u>

This 3rd day of March, 2014.