

MEBANE CITY COUNCIL
REGULAR MEETING
MAY 7, 2012

Members Present: Patty Philipps
Tim Bradley
Everette Greene

Ed Hooks
Jill Auditori

Mayor Stephenson called the regular monthly meeting to order at 6:00 p.m. Councilmember Hooks gave the invocation.

Mayor Stephenson acknowledged Jake Foushee, a 14 year old Mebane resident, who was recently recognized on national and local television for his “great voice” after a home video he posted on the internet received national attention. The Council and audience commended him for his talent.

The Council received a request from Dishon Cain to receive approval from Council to operate a shuttle service in the City of Mebane. Mr. Cain spoke on behalf of his request. He stated his primary goal is to transport youth and seniors. Mr. Cain gave several examples of services he desires to provide such as:

- Transport students to and from school- reduces bus overcrowding and improve attendance
- Provide seniors with at chance to shop and dine- most vans are only allowed to transport for medical reasons
- Tanger Outlets- partner to bring groups to experience shopping in Mebane
- Airport transportation- support local hotels by having shuttle services available
- Courier services- deliver documents or packages to other businesses

Mr. Cain stated currently there is one (1) shuttle van ready to be placed in operation. The Council questioned if a shuttle service would be required to follow the same ordinances as a taxi cab service. City Attorney Bateman stated yes. Without objection, the Council referred Mr. Cain to the Mebane Police Department in order to complete the process in beginning his business. No formal action was taken.

The Council received a report on the request from the Veteran’s Memorial Committee for the proposed development of Section “H” which would be designated for the exclusive burial of veterans at the city’s new Mebane Memorial Garden Cemetery located on Washington Street. City Manager Robert Wilson spoke concerning this request. Mr. Wilson stated the original request was presented to Council by the Disabled Veterans, Chapter 4 of Burlington, but the most recent information submitted concerning the request was from a “Concerned Citizens of Alamance County” group. Mr. Wilson recommended that Council and staff consider this project as a “Mebane” project. He stated if the Council directs the staff to proceed with the project he feels it would be in the city’s best interest for the city to maintain control of the project both financially and administratively and those responsibilities would not be shared by any other group. The Council requested staff to meet with Mebane’s local VFW group in order to receive feedback from them in reference to the project. Mr. Wilson also recommended that the cost per plot for veterans stay the same as the cost for other Mebane citizens. No formal action was taken.

Mark Reich, Engineer with Alley, Williams, Carmen and King, Inc., gave a report on the results of the bid opening which took place on April 27, 2012 at 2:00 p.m. at City Hall. He stated seven (7) bids were received, ranging from \$130,874.10 to \$ 315,188.45. Mr. Reich stated Waugh Asphalt, Inc. of Franklinville, North Carolina submitted the lowest bid in the amount of \$130,874.10. He stated the low bid received proposes to patch and resurface 0.42 miles of 5 City Streets. The contract however did not include any provisions for pavement markings. Mr. Reich said they recommend that Council award the contract to Waugh Asphalt, Inc. in the amount of \$130,874.10. Councilmember Philipps made a motion, seconded by Councilmember Hooks to accept and award the contract to Waugh Asphalt, Inc. The motion carried unanimously.

During the Public Comment period, Guy-John Landry, 407 W. Holt Street, spoke concerning loud car stereo music in his neighborhood. He stated after certain hours, the cars passing by play their music so loud that it’s disruptive. Mayor Stephenson asked Police Chief Caldwell to address Mr. Landry’s concerns. Chief Caldwell and City Attorney Charles Bateman explained

the complexity of enforcing the city's noise ordinance on moving vehicles. No formal action was taken.

A Public Hearing was held on a proposed amendment to the City of Mebane Unified Development Ordinance, Article 6, Section 6-3, Landscaping, Buffering, and Screening, A. Purpose and Applicability. City Attorney Charles Bateman and Planning Director Montrena Hadley spoke concerning the proposed amendment.

Twilla Buffington, resident of 255 Woodhaven Drive and Mebane Planning Board Member, clarified a few questions she had concerning the proposed amendment.

After discussion among the Council, Councilmember Bradley made a motion to adopt a finding that the proposed amendment is generally consistent with the objectives and policies for growth and development contained in the City of Mebane 2010 Land Development Plan and is both reasonable and in the public interest for the following reasons: The amendment is proposed so that the use or development will be in harmony with the area in which it is to be located and the proposed amendment establishes a small lot exemption from some standards making it possible to develop these lots. Councilmember Hooks seconded the motion. The motion carried unanimously.

Councilmember Philipps made a motion, seconded by Councilmember Bradley to approve the proposed amendment readopting Article 6, Section 6-3, Landscaping, Buffering, and Screening, A. Purpose and Applicability. The motion carried unanimously.

A Public Hearing was held on a request for voluntary annexation of the property located in the North Carolina Industrial Center, being Lot 11. No one from the public spoke concerning the request. Councilmember Philipps made a motion, seconded by Councilmember Hooks, to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina. The motion carried unanimously.

Councilmember Hooks made a motion, seconded by Councilmember Auditori, to approve an overall budget amendment for funds received and expenditures made in excess of appropriations. The motion carried unanimously.

Councilmember Greene made a motion, seconded by Councilmember Hooks, to approve the charge-off of water accounts totaling \$2,509.09, sewer accounts totaling \$1,978.25, user fees totaling \$445.10 and late fees totaling \$398.25 for a total of \$5,307.49. The motion carried unanimously.

The Council received a request for approval of a Resolution Accepting and Endorsing the Solid Waste Management Plan of 2012 for Alamance County. Councilmember Bradley made a motion, seconded by Councilmember Philipps, to approve the Resolution Accepting and Endorsing the Solid Waste Management Plan of 2012 for Alamance County. The motion carried unanimously.

The Council received a request for approval of a Resolution to Accept Phelps-Workman Road as a City Street at the request of NCDOT. Councilmember Hooks made a motion, seconded by Councilmember Auditori, to approve the Resolution. The motion carried unanimously.

There were no past additional items.

As an additional item, Councilmember Hooks shared a concern that was brought to his attention by several residents living in the Woodhaven/Collington Farms subdivision areas located on the South side of the interstate across from the Tanger Outlets. He stated they are experiencing a lot of traffic noise and they are questioning if NCDOT may possibly consider placing concrete barriers along the interstate in that area to help buffer residential properties which are experiencing the increased traffic noise. Councilmember Philipps also expressed concern with the "light spill" generated by Tanger Outlets. Councilmember Hooks stated he would contact NCDOT to encourage solutions to those concerns.

The minutes of the April 2, 2012 regular meeting, April 23, 2012 Special Meeting and April 27, 2012 Bid Opening were approved as presented.

Mayor Stephenson called for a short break. The meeting was called back to order for the purpose of a budget work session on the proposed 2012/2013 budget.

City Manager Robert Wilson began discussions concerning the 2012/2013 budget. No tax increase was proposed, with the tax rate remaining at \$0.47 per one hundred dollars of valuation. Mr. Wilson proposed a 7% increase in both water and sewer rates. He recommended a 3% cost of living increase for all employees. Mr. Wilson stated he placed within this year's budget 2 new positions and 3 new vehicles for the Police Department. He placed within the budget funding for the design work for the new South side Fire Station. He proposed 2 new positions for the Public Works Department and an addition to the Public works building which would include more restrooms and more space for their dayroom. Mr. Wilson spoke of several items which were removed from or added to the budget after the budget work session on April 23, 2012. Council members addressed their concerns with the replacement of patrol vehicles for the police department. They requested monies to be placed in the budget to replace vehicles with high mileage. Mr. Wilson spoke of including monies in the budget for sidewalks that have been prioritized to allow connectivity throughout the city. Further discussion took place which included plans for landscape design for downtown Mebane, fencing and roadwork on Fourth Street, grading work for the new cemetery and South side Fire Station plans. Mr. Wilson requested Council to set a date of Public Hearing for the approval of the 2012/2013 Budget Ordinance. Councilmember Bradley made a motion, seconded by Councilmember Auditori to set a date of Public Hearing June 4 2012. The motion carried unanimously.

The following text is an amendment to the minutes approved unanimously by Council by motion of Everett Greene, seconded by Councilmember Philipps on August 6, 2012:

City Attorney Charles Bateman spoke concerning a "housekeeping" issue. Mr. Bateman stated the City is currently in the process of acquiring easements of property owners that will be affected by the North Regional Pump Station improvements. He said approximately 25 easements are needed and of those 25, 20 have been secured. He requested approval from the Council to begin the condemnation process on the 5 easements in which the property owners have not responded and there may be 2 more needed. Councilmember Philipps made a motion, seconded by Councilmember Greene, to approve the request to begin the condemnation process as to properties owned by Accent Builders, Inc., John Hall, Joseph & Sarah Call, Robert Curry, and Stephen Rose. The motion carried unanimously.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk