



City Council Meeting
Mebane Municipal Building
Regular Meeting
Monday, May 6, 2013
6:00 p.m.

The Mebane City Council met for a regular monthly meeting at 6:00 p.m. on Monday, May 6, 2013 at the Municipal Building located at 106 E. Washington Street.

Council members Present:

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

Also Present:

David Cheek, City Manager
Chris Rollins, Assistant City Manager
Charles Bateman, City Attorney
Darrell Russell, City Engineer
Esther Bennett, Human Resources Director
Stephanie Shaw, City Clerk

Absent:

Mayor Glendel Stephenson

Mayor Pro-Tem Philipps presided and called the meeting to order at 6:01 p.m. Mr. Hooks gave the invocation.

No one spoke during the public comment period.

Mr. Cheek gave a PowerPoint presentation on the proposed budget for 2013-2014. He stated the total budget for 2013-2014 is \$20.8 million almost the same as last year's budget with a decrease of about \$12 thousand dollars. He stated the tax rate of \$0.47 per \$100 valuation is proposed to stay the same along with no increase to the water and sewer rates. He stated big items within the budget are purchases of two fire trucks, a garbage truck and a street sweeper totaling approximately \$1.4 million. He recommended an installment loan to purchase those items and finance them over the next ten years. Mr. Cheek stated changes to the Fee Schedule were included in the budget based on inspection fee increases recommended by the Chief Building Inspector Cliff Ayscue. He stated Parks and Recreation Director Dean Ray recommended increasing the Athletic fees for youth participation to inside city limits to \$15-1st child, \$10-2nd child and \$5-3rd child and outside city limits \$40-1st child, \$35-2nd child and \$30-3rd child. Mr. Cheek recommended following up with increases in the Privilege License Ordinance as discussed during last year's budget, increasing the gross receipts over \$150,000 from \$5 to \$10 for each additional \$20,000 in gross receipts. He briefly discussed a few new items within the budget such as the Bike and Pedestrian Plan, the K-9 Program and a Recreation Master Plan. Mr. Cheek stated within the budget he included 3% COLA increase for employees, as well as performance pay increases (based on an annual employee evaluation) and benefit increases. Mr. Cheek discussed utility fund expenditure highlights that included a water tank maintenance contract, a meter replacement program and completion of a water line replacement contract. Mr. Cheek requested that Council set a date of public hearing for adoption of the proposed 2013-2014 Budget Ordinance for June 3, 2013 at 6:00 p.m.

Mr. Bradley made a motion, seconded by Ms. Auditori, to set a date of public hearing for June 3, 2013 at 6:00pm for adoption of the 2013-2014 Budget Ordinance. The motion carried unanimously.

Mr. Cheek briefly talked about the 2014-2018 Capital Improvement Plan (CIP) which was discussed in detail at the budget retreat held in April. He stated major drivers in the plan are the Southside Fire Station, Forest Ridge Pump station completion, Water Plant upgrade, Waste Water Plant upgrade and continued

sidewalk extension and repair, street extension and repair and maintaining water and sewer lines. He requested Council's approval of the 2014-2018 CIP. Mr. Hooks made a motion, seconded by Ms. Auditori, to approve the CIP as presented. The motion carried unanimously.

Mr. Bateman presented a Compact Establishing Economic Development Zone. The City of Graham, City of Mebane, and Alamance County jointly approved an Inter-local Memorandum of Understanding (MOU) in November 2012 that initiated the process for the establishment of an industrial and commercial economic development zone in the Hawfields area. He stated what they ultimately hope to achieve is an area that will be a catalyst of growth for economic development, jobs and for growth of the tax base. He stated Mebane has jurisdiction over a large portion of the zone however it is not feasible for Mebane to put in the sewer. He stated it is feasible for Graham to put in the sewer but the cost to do so is very steep. Another problem is the infrastructure on roads. In order to have appropriate sites for industrial development you must have the entire infrastructure in place which is a big task. He stated the proposed agreement establishes the zone itself and from this day forward, once adopted by all three parties, any new projects of industrial or commercial nature that develop within the area will be automatically subject to a three way revenue split. Also the developments would be eligible for joint economic incentive packages to be determined on a case to case basis. It also sets the boundaries for the area. He stated they are recommending that the member entities appoint two members of staff to serve on a planning and organizational committee. The organizational committee shall submit its report of recommended policies and procedures within 180 days of appointment at that point the recommendation will include a governmental policy board which will be composed of elected officials. It is also contemplated that the utility services will be provided for jointly throughout the zone by Mebane and Graham.

Mr. Russell shared a map showing the established economic development zone. He stated the 1215 acre zone is located south of I-85 between Cherry Lane and Trollingwood Road. It includes generally all the area south to Hwy 119, leaving out the Hawfields Church property, then goes along Kimrey Road to about Governor Scott Farm Road, then follows property lines along streams to Back Creek, then along to Cherry Lane back to the starting point.

Tom Boney, Editor of Alamance News, commented on the organizational committee stating it should be classified as a public body and should be subject to the open meeting laws. Mr. Bateman assured Mr. Boney that they will comply fully with the notice requirements set forth in the General Statutes.

Mr. Bateman presented an Interlocal Economic Incentive Agreement for Project Swordfish. He stated Mebane is still in the running for the selected site for Project Swordfish. Project Swordfish proposes to invest \$96 million dollars and bring 450 jobs to the area. He stated if selected for the site we would have a DOT build roadway which would cover half of the proposed zone and installation of water and sewer. He said this project would be an incredible opportunity because the revenues that the project will generate will allow us to liquidate the cost of putting this in. No land owners property would be condemned this would be all voluntary transactions, fair market pricing. He stated the cost of the land would be \$5 million, split three ways.

Mr. Bradley made a motion, seconded by Mr. Greene, to approve the Compact Establishing Economic Development Zone. The motion carried unanimously.

Mr. Hooks made a motion, seconded by Mr. Bradley, to approve the Interlocal Economic Incentive Agreement for Project Swordfish. The motion carried unanimously.

Mr. Rollins presented an Interlocal Contract for Cooperative Purchasing with H-GAC Buy. He explained that Houston-Galveston Area Council Cooperative Purchasing Program (H-GACBuy) is a competitive bidding group purchasing program operated by the Houston-Galveston Area Council (HGAC). The HGAC is a regional planning commission like our Piedmont Triad Regional Council. The H-GACBuy is a nationwide,

government to government procurement service that has procured products and services for over 30 years. All contracts available to members have been awarded by virtue of public competitive procurement process compliant with state statutes. Membership in H-GACBuy will allow the City to take advantage of pricing offered to much larger cities and counties and still meet state and local purchasing rules in N.C.G.S. 143-129 and 160A-461. He stated there is no cost to the city to join or use H-GACBuy pricing. H-GACBuy currently has bids for the fire truck and street sweeper proposed in next year's budget.

Mr. Greene questioned how they exist financially. Mr. Rollins replied that the vendors pay a fee when someone buys a piece of equipment. Mr. Hooks made a motion, seconded by Mr. Greene, to approve the contract. The motion carried unanimously.

Mr. Hooks made a motion, seconded by Mr. Bradley, to approve the charge-off of water accounts totaling \$2,066.85, sewer accounts totaling \$1,802.10 user fees totaling \$420.85 and late fees totaling \$221.20 for a total of \$4,511.00. The motion carried unanimously.

Ms. Bennett presented a request for approval of implementing a Health and Dependent Care Flexible Spending Account for city employees. She explained that it would allow employees to use pre-tax dollars to pay out of pocket dependent and medical care expenses not covered by health insurance. The FSA reduces payroll taxes for both the employer and the employee making it a popular benefit option. For the employee it's like getting a 30% discount on dependent, medical, dental and vision care expenses. She stated there would be a \$500 one-time set-up/implementation fee plus from \$40 to \$485 per month administration fee (\$4.85 per participant/month). There are funds in the current budget to cover this expense. Mr. Bradley made a motion, seconded by Mr. Greene, to approve the request as presented. The motion carried unanimously.

Mr. Bateman explained in reviewing the transcripts of the April 1, 2013 meeting of Council, staff noted that the denial of the zoning amendments at 815 S. Fifth Street (application of William H. Wilson, Jr.) and S. Fifth Street adjacent to Wells Fargo Bank (application of B.A. Properties, LLC) did not include a finding of consistency or lack thereof with the Mebane 2010 Land Development Plan. NCGS 160-383 requires that the statement of plan consistency be made on both approval and denials. He requested that Council consider a motion to adopt a statement of consistency of Land Use Plan.

Ms. Auditori made a motion stating the William H. Wilson Jr. application was not consistent with all of the objectives and policies for growth and development for the City of Mebane 2010 Land Development Plan and is not both reasonable and in the public interest because O & I allows unsuitable potential neighbors for the residential neighborhood of S. Fifth Street. There are unwelcomed consequences for the O & I zoning and the preservation of this residential neighborhood is important to the entire Mebane community. Mr. Bradley seconded the motion, with the motion carrying unanimously.

Ms. Auditori made a motion stating the B.A. Properties, LLC application was not consistent with all of the objectives and policies for growth and development for the City of Mebane 2010 Land Development Plan and is not both reasonable and in the public interest because O & I allows unsuitable potential neighbors for the residential neighborhood of S. Fifth Street. There are unwelcomed consequences for the O & I zoning and the preservation of this residential neighborhood is important to the entire Mebane community. Mr. Bradley seconded the motion, with the motion carrying unanimously.

The minutes of the April 1, 2013 regular meeting and April 15, 2013 special meeting were approved as presented.

Mr. Bradley announced the upcoming Alamance County Fallen Heroes Memorial dedication to be held on May 11, 2013.

The Council commended city staff for their participation in the Dogwood Festival along with members of the Mebane Business Association.

Mr. Hooks made a motion, seconded by Mr. Greene, to move the July 1, 2013 regular monthly Council meeting to July 8, 2013 for observance of the July 4th holiday. The motion carried unanimously.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

