



City Council Meeting
Mebane Municipal Building
Regular Meeting
Monday, June 3, 2013
6:00 p.m.

The Mebane City Council met for a regular monthly meeting at 6:00 p.m. on Monday, June 3, 2013 in the Council Chambers of the Municipal Building located at 106 E. Washington Street.

Council members Present:

Mayor Glendel Stephenson
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
Dean Ray, Parks and Recreation Director
Montrena Hadley, Planning Director
Stephanie Shaw, City Clerk

Mayor Glendel Stephenson called the regular monthly meeting to order at 6:02 p.m. He thanked everyone for their kindness and good expressions during his recent surgery and recovery. Mr. Hooks gave the invocation.

A Public Hearing was held on a request for approval of the 2013-2014 Budget Ordinance and Fee Schedule. Mr. Cheek presented several highlights within the proposed budget ordinance which included no tax increase and no utility rate increase. The total budget for the General Fund amounted to \$12m... and the total budget for the Utility Fund was \$5m.... The fee schedule changes were summarized as follows:

1. The building permit and inspection fee structure was simplified to make it easier to administer while increasing fees approximately 6%, and included several new fees in Other Services that we have not been charging for in the past.
2. Minor changes in the Athletic Fees that assist families with more than one child by reducing the per child amount as the number of children participating increases
3. Last year the City Council adopted a new Privilege License Ordinance which included Schedule D related to business fees based on \$5 per twenty thousand gross receipts with a plan to phase in the proposed \$10 per twenty thousand rate next year. The fee schedule includes \$10 per twenty thousand for Schedule D businesses.

A 3% salary increase for all employees and performance based merit raises were also included in the Budget Ordinance.

Jim Harding, 505 S. Fourth Street asked several questions in reference to the budget and the Capital Improvement Plan. Mr. Cheek and staff replied to each question.

Ms. Philipps made a motion, seconded by Mr. Hooks, to approve the 2013-2014 Budget Ordinance as presented. The motion carried unanimously.

Mr. Cheek presented a request for approval of the audit contract between the City of Mebane and Cobb, Ezekiel, Loy and Company, P.A. for the fiscal year ending June 30, 2013. Mr. Cheek recommended approval. By motion of Ms. Auditori, seconded by Mr. Bradley, the request was approved unanimously.

Mr. Rollins presented a request for approval of a text amendment to the City of Mebane Code of Ordinances Article II. -Nuisances, Section 14-33. Mr. Rollins explained that the current ordinance allows a yard to grow up 18 inches before the property is declared a nuisance by the Inspections Department. At that point the ordinance requires a notice of violation be sent by registered mail, return receipt requested and the property owner is given 15 days to abate the nuisance condition. The staff would recommend the notification be mailed by registered mail or certified mail. This could save the city a cost of \$8.00 per letter. He stated approximately forty letters were mailed last month alone. Staff is also planning to start posting the property with a notice of violation when the letter is mailed. Ms. Auditori questioned if the ordinance should also be amended to reflect the new plan for posting of notices. Mr. Bateman replied yes, it should. Ms. Auditori made a motion, seconded by Mr. Hooks, to approve the text amendment as presented with the additional text amendment concerning the posting of notices. The motion carried unanimously.

Ms. Hadley presented a request for Planning Board member appointments and reappointments. She reviewed the four terms expiring on June 30, 2013 as:

Twilla Buffington	Alamance County- ETJ	Requesting Reappointment
Gregory Messinger	Ala. Co.- Inside Corporate Limits	Not Seeking Reappointment
Judy Taylor	Ala. Co.- Inside Corporate Limits	Requesting Reappointment
Edward Tulaukas	Ala. Co.- Inside Corporate Limits	Requesting Reappointment

Ms. Hadley read aloud an email from Mr. Messinger which stated he would not be seeking reappointment; however he may be interested in serving again in the future. She stated two new applications were received from Marla Thompson and David Shotwell. She recommended that Council reappoint the current members and appoint David Shotwell to fill the vacancy left by Mr. Messinger’s resignation. Mr. Bradley made a motion, seconded by Ms. Philipps, to reappoint Twilla Buffington, Judy Taylor and Edward Tulaukas, along with appointing David Shotwell as a new member. The motion carried unanimously.

Mr. Cheek presented a land lease opportunity to the Council. He said Alamance County recently terminated their lease on the Buster Sykes property and the North Carolina Agricultural Foundation has offered the City an opportunity to lease the 152 acres of land which is located on Turner Road in the Hawfields area. He explained that Buster Sykes donated this land to N.C. State University and the N.C. Agricultural Foundation and staff would like to include this property in the Recreation Master Plan as a possible passive activity park or another kind recreational use. He also stated there are some restrictions on the use of the property.

Mr. Ray added that they recently walked the property and from what they saw the land would most likely be used as a passive area. He shared that the land already has 3 miles of walking trails and bordered by a creek.

Mr. Bradley clarified at this point staff is only requesting approval to study the land not lease it. Mr. Cheek stated that is correct.

Tom Boney, editor of Alamance News, questioned if the property was inside the city limits. Mr. Cheek replied no.

After discussion, the Council agreed to have staff include the property in the Recreation Master Plan.

As an additional item, Mr. Cheek presented a request for a budget amendment.. He explained based on the Economic Incentive agreement committed to at the outset of the project, the city needs to make their first incentive payment to Ferraro Foods in the amount of \$30,000. He stated Ferraro Foods has confirmed that they have employed the requisite number of full time employees. They committed to 23 employees but currently have 64 employees engaged in full time work at the Mebane facility. Mr. Hooks made a motion, seconded by Ms. Auditori, to approve the budget amendment in the amount of \$30,000 for payment to Ferraro Foods. The motion carried unanimously.

Mr. Hooks made a motion, seconded by Mr. Greene, to approve the Tax Release/Refund for June. The motion carried unanimously.

The minutes of the May 6, 2013 regular meeting were approved as presented.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk