

MEBANE CITY COUNCIL  
REGULAR MEETING  
SEPTMEBER 10, 2012

Members Present: Tim Bradley  
Ed Hooks  
Everette Greene  
Jill Auditori  
Patty Philipps

Mayor Glendel Stephenson called the regular monthly meeting to order at 6:05pm in the Council Chambers of the Mebane Municipal Building. Councilmember Hooks gave the invocation.

Mayor Stephenson recognized a member of Boy Scout Troop 43, Ben Holmes and his father Assistant Scout Master Steven Holmes.

Mayor Stephenson read aloud a letter from the Government Finance Officers Association stating that the City of Mebane's comprehensive annual financial report for the fiscal year which ended June 30, 2011 qualified for a Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management. Finance Officer David Cheek thanked city staff as well as auditors Becky Loy and Wanda Baldwin for their hard work and help in achieving this award.

Mayor Stephenson announced the joint meeting with Orange County Commissioners scheduled for Thursday, September 20, 2012 at 6:00pm to be held at the Mebane Municipal Building.

The Council received a request from Tim McGrath and Matt Eguren to come before Council to discuss their plans for a wellness center in Mebane. Mr. McGrath stated the project would enable the community to live happier healthier lives through a creation of a state of the art fitness and recreation facility. Mr. McGrath introduced Matt Eguren and then gave an overview of the project. He stated the Mebane Aquatic and Wellness facility would provide an environment for recreation and fitness for Mr. McGrath listed various services the facility would provide. These services would be provided to all ages and all fitness levels. They thanked the City for their support, cooperation and advice so far and requested continued support as they move forward with the project. They also requested support and input from the community.

Mayor Stephenson questioned the timetable on the project. Mr. McGrath stated they would like to break ground in March 2013 with an early Spring 2014 opening. He also stated currently they have not decided on a final location but it would be within a mile or two from the interstate. No formal action was taken.

The Council received a request from Samet Corporation for the City of Mebane's assistance in the extension of infrastructure in the North Carolina Industrial Center (NCIC). Samet's Real Estate Preconstruction Project Manager Brain Hall spoke concerning the request. Mr. Hall stated the City of Mebane and Samet began their partnership in 2001 and since then all of Phase 1 has been developed which includes over 150 acres, 1.5 million square feet of industrial space inside the park, a creation of over 800 jobs and a growing tax base by more than \$80,000,000. He stated initially the City extended water lines to serve Phase 1. Earlier this year Phase 2 kicked off with the Ferraro Foods project and as part of that project, and with Ferraro Foods schedule, it was required that Samet do the initial infrastructure extension. Mr. Hall explained it would be a strategic and competitive advantage, while they still have equipment on site and employees still physically working on site, to extend the infrastructure to the west towards Gibson Road. He stated they could capitalize on mobilization cost. He said the infrastructure extension would be a City of Mebane water line, a City of Mebane sewer line, roads and City of Mebane sidewalk all consistent with what was done in Phase 1. He requested the City's continued partnership for infrastructure extension for Phase 2, approximately 180 acres as shown on the Master Plan map which was approved by Council on June 6, 2011.

City Manager Robert Wilson made a recommendation to offer an incentive of \$300,000 to Samet for continued expansion in the NCIC. Councilmember Bradley made a motion, seconded by Councilmember Philipps, to support Mr. Wilson's recommendation. City Attorney Charles Bateman stated he would draft a contract to bring back to Council next month for Council's approval to award Samet a \$300,000 incentive for continued expansion. The motion carried unanimously.

The Council considered a request from residents of Bradford Place and Brookhollow subdivisions concerning traffic issues in their neighborhoods. Juan Muench, 4 Windsor Place, spoke on behalf of the residents. He stated many people are using Emerson Drive and London Lane as a "cut through" from Fifth Street to Third Street, especially those attending events or games/practices at the Mebane Arts & Community Center. He stated backing out of driveways, walking dogs or simply walking for exercise on Emerson Drive and London Lane is extremely unsafe.

Assistant Police Chief Allen Byrd spoke concerning the traffic issues. Asst. Chief Byrd stated approximately a month ago he received a complaint of this nature from Councilmember Hooks at which point they addressed the issue and began enforcement action by using the speed radar and observing the area and most recently by utilizing the speed trailer which deters speeding but only temporarily. He said they will continue to do their best to deter speeding in the area and would be happy to follow through with other options at the direction of the Council.

Councilmember Philipps stated as a resident of this neighborhood she has witnessed the same issues and she would like to suggest sidewalks, a designated lane on one side of the street for a pedestrian/bike way or possibly speed tables that would make drivers slow down to ensure public safety.

Councilmember Hooks stated he would be in favor of speed bumps on Emerson Drive and London Lane especially in the curve. He suggested using speed bumps that are designed for trucks with hydraulics so those trucks wouldn't be damaged.

Councilmember Bradley stated he was also going to suggest speed bumps however safety is a shared responsibility and no matter how many speed bumps are put in place some drivers will look at them as a challenge, to see how fast they can get from one to the next. He said in reality statistically the safest option for pedestrian traffic is removing vehicles from parking on the streets.

Casey Jarosiewicz, 12 London Lane, also spoke of the traffic concerns within the neighborhood.

The Council directed City Manager Robert Wilson to work with the street department to get pricing cost of installing speed bumps, along with some additional research of calming devices and report back to Council. Mayor Stephenson also suggested that Mr. Wilson and staff meet with the residents to receive feedback on the installation of speed bumps. No formal action was taken.

The Council received a request for approval of a Capital Project Ordinance for the Wastewater Treatment Plant upgrade. Finance Officer David Cheek spoke concerning the request. Councilmember Philipps made a motion, seconded by Councilmember Hooks, to approve the request as presented. The motion carried unanimously.

During the Public Comment period, Mary McFarland, 307 N. Wilba Rd., addressed several items. She questioned when the "Welcome to Mebane" sign, located just off the interstate, would be completed as it has been unfinished for quite a while. City Attorney Charles Bateman replied that originally the parcel of land was owned by GE and appropriate steps were taken in contacting them concerning the city crews having access to the sign for maintenance; however ownership of the parcel/property has changed and the city is currently waiting to hear from their attorney so the city may receive legal authority to go on the property.

Ms. McFarland questioned when the Veteran's Garden pergola would be repaired. Mr. Wilson stated once monies are received from the insurance company, repairs will be made.

Additionally, Ms. McFarland asked about the downtown beautification plan and gave comments concerning recent training burns held by the Mebane Fire Department. She stated her concerns with public safety and requested citizens be notified in the future when training burns are scheduled.

A Public Hearing to be held on a request from Old Hillsborough Partners, LLC to amend the CU-R-8 (Conditional Use-Multi-Family/Two Family Residential) rezoning with special conditions #1-#21, a Special Use Permit to allow patio homes-Single Family Residential, and the Preliminary subdivision plat "Arbor Glen Villas" previously approved by the City Council on March 5, 2012 to amend the front setbacks in item #4 from 24' to 22' on lots 1-20, was requested to be tabled until next month per the applicant. Councilmember Philipps made a motion, seconded by Councilmember Hooks, to table the Public Hearing until the October regular monthly meeting. The motion carried unanimously.

The Council did not consider approval of the Pressure Sewer System and Grinder Pump Maintenance Policy, Mayor Stephenson stated the city engineer would bring this request back at another time.

The Council received a request for approval of a Building Committee for the design of the new south side fire department. Fire Chief Bob Louis spoke briefly concerning the request. Councilmember Auditori made a motion, seconded by Councilmember Philipps, to approve the committee members as submitted. The motion carried unanimously.

The Council received a request for an amendment to the Council's vote of April 2, 2012 on the Metropolitan Planning Organization (MPO) boundaries. Councilmember Hooks explained the reason for the request stating the Burlington-Graham MPO is requesting that the boundaries stay exactly the way they were originally in the area of Buckhorn Rd. He stated the Orange County boundary will remain the same as well. Councilmember Philipps made a motion, seconded by Hooks, to approve the request to amend the Council's previous vote, reverting back to the original boundary. After some discussion among the Council, the request was approved with a vote of 4-1, Philipps, Greene, Hooks and Auditori-Aye and Bradley-Nay.

The Council received a request for approval to extend the street resurfacing contract. Mark Reich with Alley, Williams, Carmen and King, Inc. spoke concerning the request. He stated they are recommending extending the current resurfacing contract 100% which is allowable under the original bid documents. He said the recommendation includes resurfacing approximately 0.54 miles of 4 city streets in the amount of \$130,874.10 (new contract amount will be \$261,748.20). Councilmember Hooks made a motion, seconded by Councilmember Bradley, to approve the request as presented. The motion carried unanimously.

City Manager Robert Wilson reported on a past additional item in regards to a request from a citizen to have the speed limit reduced on Third Street which is a State road. He stated Public Works Director Jimmy Jobe has submitted a request, on behalf of the City, to NCDOT asking them to study the possibility of reducing the speed limit on Third Street. Mr. Wilson said it would take 3-4 weeks for that study to take place and staff will report those results to Council when completed.

As an additional item, Councilmember Hooks requested that staff or a committee work on a 20 year detailed plan for the Parks and Recreation Department. Councilmember Auditori agreed and requested that an outside source be hired to assess those needs. Councilmember Bradley suggested this be looked at during the budget process.

Councilmember Bradley requested while staff meets with residents of the Bradford Place and Brookhollow subdivisions concerning installing speed bumps on Emerson and London Lanes

that they also discuss the adding of a traffic light at the end of London Lane on Fifth Street. He stated complaints have been received in regards to needing one there; however that would make it more convenient for traffic to get out on Fifth Street which would encourage more cut thought traffic.

By motion of Councilmember Hooks, seconded by Councilmember Greene, the Council voted unanimously to move the October 1, 2012 meeting until October 8, 2012 at 6:00pm.

The minutes of the August 6, 2012 regular monthly meeting were approved as presented.

There being no further business, the meeting was adjourned.

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Glendel Stephenson, Mayor

ATTEST:

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Stephanie W. Shaw, City Clerk