

SPECIAL JOINT MEETING
MEBANE CITY COUNCIL, GRAHAM CITY COUNCIL AND ALAMANCE COUNTY
COMMISSIONERS
NOVEMBER 13, 2012-1100 A.M.
ALAMANCE COMMUNITY COLLEGE
AUDITORIUM

Mebane City Council, Graham City Council and Alamance County Commissioners met in a joint meeting on November 13, 2012 at 11:00 a.m. in the auditorium of Alamance Community College.

Mebane City Council Members present: Mayor Glendel Stephenson, Ed Hooks, Jill Auditori, Everette Greene, Tim Bradley and Patty Philipps

Mebane City Staff present: City Manager Robert Wilson, Asst. City Manager David Cheek, City Attorney Charles Bateman, City Engineer Darrell Russell, and City Clerk Stephanie Shaw

City of Graham Council Members present: Mayor Jerry Peterman, Jimmy Linens, Jim Albright, Lee Kimrey and Chip Turner

Graham City Staff present: City Manager Chris Rollins, Asst. City Manager Frankie Maness, City Planner Melissa Guilbeau, City Attorney Keith Whited, and City Clerk Kimberly Harris

Alamance County Commissioners present: Chairman Tom Manning, William Lashley, Eddie Boswell, Linda Massey, and Tim Sutton

Alamance County Staff present: County Manager Craig Honeycutt, Asst. County Manager Bryan Hagood, County Attorney Clyde Albright, Asst. County Attorney Ben Pierce, and County Clerk Tory Frink

Chairman Tom Manning called the meeting to order at 11:02 a.m. Graham Council member Jimmy Linens gave the invocation. Graham Council member Lee Kimrey led the Pledge of Allegiance. Mayor Jerry Peterman called the meeting to order on behalf of the Graham City Council. Mayor Stephenson called the meeting to order on behalf of the Mebane City Council.

Mebane City Attorney Charles Bateman declared the purpose of the meeting. He briefly explained the concept of the joint economic Interlocal Memorandum of Understanding. It is the ultimate intent of all parties to establish framework and organization necessary to implement a joint economic concept to encompass all future industrial/commercial development within the approximate 1500 acre area site designated on the map titled Exhibit A-Economic Development Area. Parties which enter into the Interlocal Agreement would share cost for acquisition of land necessary for projects, necessary rights of way for roadway, water & sewer installation, installation of water and sewer utilities and such other industrial development incentives. He explained the Interlocal Memorandum of Understanding (MOU) being presented is only the framework and is not the final contract. The MOU states each party would designate a representative to an operations committee to complete details for a final contract.

Mebane/Graham City Engineer Darrell Russell described the general location of the designated area for economic development. He stated this area was chosen based on its geography. He also stated this area is ideal for development because the property has good interstate frontage, major interchanges, is predominantly underdeveloped with moderate topography features, all this making it ideal for development purposes, except it does lack water & sewer service. Mr. Russell stated with utility extension that has taken place over the last decade, the cost of running additional lines is more affordable now than in the past. He stated the City of Graham and the City of Mebane are already partners in the sharing of Graham-Mebane Lake and the Water Plant.

Mac Williams, President of Alamance County Chamber of Commerce, spoke about the history of the designated area and the impact on the community should the property be developed. Mr. Williams talked about businesses, such as Mercedes and other automotive projects that were interested in the property in the past. He stated while the property is a prime location many companies have passed on developing the property because of the overall "lack of preparedness". Mr. Williams gave a few examples of other municipalities that have entered into interlocal

agreements to bring economic development to their cities and counties.

Dale Carroll, Deputy Secretary N.C. Department of Commerce, spoke, via a pre-recorded video message, about the advantages of interlocal cooperation. Mr. Carroll gave four examples of successful interlocal agreements in the State of North Carolina. He stated these multi-jurisdictional agreements have allowed for cost sharing of infrastructure and the sharing of revenue.

Mebane City Attorney Charles Bateman briefly summarized the proposed terms of agreement within the MOU for those in attendance.

Alamance County Chairman Tom Manning called for discussion and approval of the Interlocal Memorandum of Understanding as presented. Considerable discussion took place among the various boards and county/city staff.

Chairman Manning asked for a motion from the Alamance County Board, Commissioner Lashley made a motion to approve the MOU as presented, seconded by Commissioner Sutton. The motion carried unanimously.

Mayor Peterman called for a motion from the City of Graham Council. Mayor Peterman made a motion, seconded by Councilmember Turner, to approve the MOU as presented. The motion carried unanimously.

Mayor Stephenson called for a motion from the City of Mebane Council. Councilmember Hooks made a motion, seconded by Councilmember Philipps, to approve the MOU as presented. The motion carried unanimously.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk