

MEBANE CITY COUNCIL
MEBANE MUNICIPAL BUILDING
JANUARY 9, 2006

Members Present: Tim Bradley
Everette Greene
Bob Hupman

Ed Hooks
Patty Philipps

Mayor Glendel Stephenson called the meeting to order at 6:00 p.m. in the Mebane Municipal Building. Ed Hooks gave the invocation.

Mayor Stephenson announced that a dedication ceremony and open house for the new Mebane Public Library will be held on Sunday, January 29, 2006 at 3:00 p.m. and that the public was welcome.

The Council was informed that no additional drilling would be required at the site of the former Crawford Service Station at 120 West Center Street, Mebane, NC.

Mayor Stephenson reported that the NCDOT has been requested to conduct a study to determine if traffic signals are warranted at the intersection of NC 119 and Holmes Road.

The Council discussed various options available to add a handicap parking spot at the new library. City Manager Robert Wilson and Darrell Russell, with Alley, Williams, Carmen and King, Inc., were requested to look at options and report back to the Council.

Jimmy Aheron, speaking on behalf of the North Carolina Committee for Employer Support of the National Guard and Reserves, spoke to the Council and requested the adoption of a Statement Of Support For The Guard And Reserve. The proposed statement pledged that 1) Employment will not be denied because of service in the Guard or Reserve; 2) Employee job and career opportunities will not be limited or reduced because of service in the Guard or Reserve; 3) Employees will be granted leaves of absence for military service in the Guard or Reserve, consistent with existing laws, without sacrifice of vacation; and 4) This agreement and its resultant policies will be made known throughout our organization. Tim Bradley made a motion to adopt the Statement Of Support For The Guard And Reserve and to instruct the City Manager and the City Attorney to develop a policy for the City that provides that if the City has an employee on Guard or Reserve duty, and they serve active duty, that during that time of service, their continuity of service to the City would continue, their benefits would continue and their years of service would continue even though they would not be paid by the City. Ed Hooks seconded the motion, which carried unanimously. Bob Hupman requested that the policy include a statement that provides that their job would be available when they return.

Tom McGowen, 2006 Chairman of the Alamance County Area Chamber of Commerce spoke to the Council on economic development. The Economic Development Task Force has recommended that the funding for our area be increased to \$400,000 for the next three years, with ½ coming from public funds and ½ coming from private funds. They have pledges and commitments reaching that level. He requested that the City Council appoint two representatives to serve on an Economic Development Advisory Board. He requested that these appointments be made by mid-January. Mac Williams, President of the Chamber, also spoke. He noted that he plans to report to the Council annually and also introduce the new Chairman each year. He explained changes to take place. One is technology enhancement. Staff will be hired to work with the website. Marketing enhancements will also be utilized to market the area. Mayor Stephenson was requested to poll the Council and make the appointments.

Larry Brooks and Becky Loy, of Cobb, Ezekiel, Brown and Company, P.A. spoke to the Council concerning the audit report for the fiscal year ended June 30, 2005. Becky Loy explained that the City received an Unqualified Opinion. This is the best opinion than can be given. She reviewed the financial highlights with the Council. No formal action was taken.

The Council received a proposal for an increase in rental fees for the Mebane Arts & Community Center. Following the discussion, Bob Hupman made a motion, seconded by Ed Hooks, to approve the fees as recommended. The motion carried unanimously.

The Council received a report on the proposed four-way stop at the intersection of North Ninth and Brown Street. The NCDOT studied the intersection and found that the sight distance is good from all approaches and the traffic volumes are not high enough to recommend a four-way stop control at the intersection.

Ed Hooks made a motion, seconded by Bob Hupman, to approve the tax releases. The motion carried unanimously.

Ed Hooks made a motion, seconded by Patty Philipps, to approve Morris Plan Bank, a Division of Randolph Bank, as an official depository for City funds. The motion carried unanimously.

Ed Hooks made a motion, seconded by Tim Bradley, to approve a budget amendment for operations at the new library as follows: \$12,000 – Fuel & Lights; \$25,000 – Buildings & Grounds Maintenance; \$6,000 – Supplies & Equipment; and \$5,500 – Contracted Services, for a total of \$48,500. The motion carried unanimously.

The Council received a proposed Resolution designating Police Chief Terry Caldwell to notify the NC ABC Commission of the recommendations of the City of

Mebane regarding the suitability of persons and locations for ABC permits within the City's jurisdiction. Bob Hupman made a motion, seconded by Tim Bradley, to adopt a Resolution Regarding Designation Of An Official To Make Recommendations To The North Carolina Alcoholic Beverage Control Commission on ABC Permit Applications as proposed. The motion carried unanimously.

Police Chief Terry Caldwell reported to the Council on the speed limit on North Fifth Street. He and Public Works Director Jimmy Jobe recommended that the speed limit remain at 35 mph and that "Children at Play" signs be added and police enforcement continue. Following discussion, Bob Hupman made a motion, seconded by Patty Philipps, to change the speed limit on N. Fifth Street from 35 mph to 30 mph from Stagecoach Road to Center Street. The motion carried unanimously.

Dean Ray, Recreation Director, reported on the 2005 Christmas Parade. There were 80 entries in the parade and was approximately 1 ½ hours long. The A & T Show Band stopped four times along the parade route to perform. They were placed in the front so that there would not be a lot of gaps in the parade. Porta Johns, trash receptacles, and a searchlight were added this year. For next year, plans are to have additional college bands in the parade, have music before the parade such as carolers singing Christmas music at the green space at 120 W. Center Street, and an area for schools and civic groups to sell items such as donuts.

No one from the audience requested to speak during the Public Comment period.

A Public Hearing was held on a request from Donald W. Perry Company, on behalf of K2B, LLC, for a Special Use Permit to allow a Planned Multiple Occupancy Group (retail shopping center) at the intersection of NC Hwy. 119 South and Lowe's Boulevard. The property is shown on Alamance County Tax Map 10-17-26D and 10-17-26E. The Planning Board recommended approval of the request. Attorney Lawson Brown spoke on behalf of the applicant. He represented Karen Bowers, D.C. and Dexter Barbee, Jr., who have the property under contract. Accompanying Attorney Brown were Lee Isley, of Donald W. Perry Company, the project general contractor and Mark Johnson, of LE&D Professionals, P.C., the project Civil Engineer.

Lee Isley, of Donald W. Perry Company, explained that the property is currently zoned B-2. Phase I will contain approximately 27,240 square feet. A restaurant, chiropractic office, pet store and other potential retail tenants are planned for the group. The remaining four acres will be available for sale. Lee Isley explained that the property would be graded in tiers. Mr. Brown explained that the tanks for water detention are to be located under the parking lot. The proposed exterior architectural features will be similar to the Fire Tower Crossing located in Greenville, NC.

Mr. Brown and Mr. Isley discussed with the Council the proposed stormwater detention facilities proposed for the project and assured the Council that they would meet the 2005 stormwater regulations. They also assured the Council that the facilities were being designed to handle the stormwater run-off for the remaining 4 acres.

Lee Isley explained that there was no stucco to be used in the building. It is proposed to be all brick and split-faced block with keystone tiles. The Council expressed a desire to see a different appearance for the façade than the one shown.

City Attorney Charles Bateman discussed what requirements the Council can place on the Developer. He noted that the Developer does have two additional lots that they have agreed to restrict. He thinks that it is a condition that the Council has placed upon them. The restriction must include architectural consistency, as well as provision for uniform drainage control through shared underground devices. He thinks this would be a condition of the permit. He explained that it is within the purview of the Council to say that all improvements must be of a uniform architectural design on a particular project.

Attorney Brown explained that the rear of the buildings will not be brick, but will be stucco looking material. Patty Philipps made a motion, seconded by Tim Bradley, to approve the issuance of the Special Use Permit with the conditional special permit requirements that Lots 2 & 3 of the proposed subdivision be encumbered with restrictions, such that they shall be architecturally consistent with the development on the permitted parcel, plus the drainage structure will be utilized for all three lots in common as an underground system. The motion carried unanimously.

The Council received a request from Isley Properties to continue the Public Hearing on their request for rezoning to the February 2006 meeting. Ed Hooks made a motion, seconded by Patty Philipps, to continue the Public Hearing on the Isley rezoning request. The motion carried unanimously.

A Public Hearing was held on a proposed amendment to Article 14 – Signs, Section 14-8(i) Mobile or Portable “A” Shaped Signs. The Planning Board recommended approval of the amendment as proposed, permitting portable “A” shaped signs including a maximum height of 60 inches (5’). Following the Planning Board recommendation, the staff discussed the recommended amendment and recommends a maximum height of 48 inches (4’). Patty Philipps made a motion, seconded by Ed Hooks, to approve the proposed amendment. The motion carried unanimously.

A Public Hearing was held on a proposal to prohibit parking in Cul-De-Sac’s. Following considerable discussion, Ed Hooks made a motion, seconded by Patty Philipps, to table the proposal. The motion carried unanimously.

The Council considered a request from Donald W. Perry Company on behalf of K2B, LLC for Preliminary Subdivision Plat approval to subdivide property located on N.C. Hwy. 119 South and Lowe's Boulevard. The total area of the parcel is +/-7.74 acres. The proposal is to subdivide the parcel into 3 lots. Attorney Lawson Brown spoke on behalf of the request. The Planning Board recommended approval of the request. Ed Hooks made a motion, seconded by Everette Greene, to approve the Preliminary Subdivision Plat as presented. The motion carried unanimously.

Ed Hooks made a motion, seconded by Patty Philipps, to approve the Executive Board Members of the Mebane Volunteer Fire Department, Inc. as presented. The motion carried unanimously.

Minutes of the December 5, 2005 meeting were approved as presented.

The Council received a progress report on the West End CDBG Sewer Project from Darrell Russell of Alley, Williams, Carmen & King, Inc., which stated that the project is nearing completion.

City Manager Robert Wilson was requested to plan a cookout for an annual Volunteer Appreciation Day.

The Council received information from Alley, Williams, Carmen & King, Inc. concerning the Phase II Stormwater Permit Implementation Public Education and Outreach Program. No action was required.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Elaine J. Hicks, City Clerk