

MEBANE CITY COUNCIL
MEBANE MUNICIPAL BUILDING
MARCH 6, 2006

Members Present: Tim Bradley
Ed Hooks
Patty Philipps

Bob Hupman
Everette Greene

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

The Council discussed the construction of sidewalks along McPherson Drive. City Engineer Darrell Russell reported that he had requested NCDOT to upgrade the storm water culvert under the street. He noted that the street is State maintained and they require the street to have curb and gutter or have the sidewalk placed behind the ditch line. No action was taken.

City Attorney Charles Bateman was requested to draft a resolution for consideration by the Council opposing the use of eminent domain to take private property for economic development.

The Council requested City Engineer Darrell Russell to conduct a study to determine cost estimates for consideration at budget work sessions to demolish the old city hall building at the corner of W. Washington Street and S. Fourth Street, pave the area for parking, upfit the remaining two story section of the building for use by the Mebane Historical Museum, Inc. and upfit the one story bay area for use by the Fire Department.

The Council discussed a proposal to have the County line surveyed between Orange County and Alamance County. No action was taken.

City Manager Robert Wilson reported that headphones for the hearing impaired would be provided in the Council Chambers by the next meeting.

Richard Lovett, Senior Geologist, with MACTEC Engineering and Consulting, Inc., spoke to the Council concerning a proposal for environmental services to seek final site closure at the 120 West Center Street, Mebane property. The estimated cost for their services is \$5,800. This would include filing all of the paperwork, deed restrictions, notice to surrounding properties, and abandon the existing wells on the site. Ed Hooks made a motion, seconded by Bob Hupman, to approve the proposal. The motion carried unanimously.

Derek C. Williams, ASLA, President of Site Solutions, spoke to the Council and presented their planning approach for improving and expanding facilities at Lake Michael Park at an estimated cost of \$16,400. Bob Hupman made a motion,

seconded by Ed Hooks, to accept Mr. Williams's proposal and to amend the budget in the amount of \$16,400 for their services. The motion carried unanimously.

The Council received a report from the Tax Collector that the unpaid taxes that were liens on real property on February 23, 2006 amounted to \$184,018.17. Patty Philipps made a motion, seconded by Ed Hooks, to order the Tax Collector to advertise such tax liens on April 12, 2006. The motion carried unanimously.

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

Ed Hooks made a motion, seconded by Patty Philipps, to approve a budget amendment in the amount of \$66,700 for the contract awarded to The Wooten Company for services relating to the land development ordinances. The motion carried unanimously.

Patty Philipps made a motion, seconded by Ed Hooks, to amend the budget in the amount of \$5,800 for the services of MACTEC to seek final site closure at 120 W. Center Street, Mebane. The motion carried unanimously.

Ed Hooks made a motion, seconded by Bob Hupman, to approve budget amendments totaling \$137,200 in sewer mains and lift stations (1200 ft. 12" sewer main on McPherson Dr. & S. 8th St. – \$100,000; 8 ea. air relief valves on G.E. lift station force main - \$12,000; 300 ft. – 8" sewer line on Webb St. - \$15,200; 8" sewer line on W. Crawford St. - \$10,000). The motion carried unanimously.

City Attorney Charles Bateman presented a proposed amendment to Chapter 34, Traffic, Code of Ordinances of the City of Mebane concerning the prohibition of parking or storage of certain vehicles on city streets. Everette Greene made a motion, seconded by Ed Hooks, to adopt the proposed amendment. The motion carried unanimously.

Dean Ray, Recreation Director, presented updated costs on purchasing soccer scoreboards and installation as follows: 4- model #3555 LED soccer scoreboards - \$25,900; installation of 4 soccer scoreboards - \$14,500; wiring to 4 scoreboards - \$8,250. The Council will consider this at budget work sessions.

Mary McFarland, Wilba Road, Mebane spoke at the public comment period. She presented samples of the mud in her water. The City's Public Works Department will take water samples at the street near her home.

A Public Hearing was held on a proposed amendment to the Zoning Ordinance, Article 14, Signs, Section 14-10(1) – Freestanding Signs. The proposal was to amend the ordinance to limit the maximum size of all freestanding signs to 200

square feet, except along the interstate highway the maximum size would be limited to 400 square feet. The Planning Board recommended approval of the proposal. Following considerable discussion, Ed Hooks made a motion, seconded by Bob Hupman, to table consideration of the proposal to the April 2006 meeting. The motion carried unanimously.

A Public Hearing was held on a proposed amendment to the Zoning Ordinance, Article 9 – Special Uses, Section 9-8 – Planned Multiple Occupancy Group, Commercial, Industrial, and Office. City Attorney Charles Bateman explained that he drafted the proposed amendment to the special use requirements for shopping centers and planned multiple building or occupancy groups to address the issue of developmental and architectural consistency. The proposal provided that “All Planned Multiple Occupancy Groups which involve multiple buildings or lots shall be developed pursuant to a common theme of development including provision for drainage, upkeep and maintenance of public areas and a consistent architectural theme”. Following discussion, Ed Hooks made a motion, seconded by Patty Philipps, to approve the proposed amendment. The motion carried unanimously.

A Public Hearing was held on a request from Mack and Harry Isley (Isley Properties), P. O. Box 717, Asheboro, NC 27204-0717 to rezone property located on Lowe’s Blvd. from B-2 to CU-M-1. Ed Hooks requested to be excused from participation due to a conflict of interest. Bob Hupman made a motion, seconded by Everette Greene, to excuse Ed Hooks from participation. The motion carried unanimously. The Planning Board recommended approval of the request.

Attorney Lawson Brown spoke on behalf of the request. He explained that Sunbelt is being presented as more of a retail concept, in terms of what both the Isleys and Sunbelt is trying to accomplish. He submitted the landscape plan and color copies of what is intended to be planted as a condition of the conditional zoning.

John Isley, son of Mack Isley, presented the specifics of the site plan, referring to it as Hawfields Village. He submitted an architectural rendering of the proposed facility that they plan to use.

Scott Miller of Sunbelt Rentals said they are planning a 10,000 square foot building and it is higher than they normally build, but it is the look and feel that the Isley family wants. The front of the building is for offices and the retail showroom. Approximately 1/3 of the building is for a small tool warehouse where they store the small tools that they plan to rent. The remaining space is where they service and maintain their equipment. The exterior of the building is to be constructed using brick around the bottom and Hardee Plank above. The fence will be constructed with split face pilasters and wrought iron. The decorative

fence will be in the front and along the west side and black chain link fence will be used next to Lowe's and the interstate side.

In response to a question concerning the landscape plan showing only the five existing maple trees along the side of the property adjoining the retention pond nearest to I-85/40, Attorney Lawson Brown said they would be happy to intersperse more trees in that area.

Betsy Hardin Isley, A.S.I.D., wife of Harry Isley and whose business has been in design, spoke about the proposed design of the facility and the landscaping plan. She noted that they are trying to achieve a park-like ambience.

Attorney Lawson Brown explained that they are specifically making everything that they have presented to the Council at the meeting a condition to the conditional zoning request.

Scott Miller explained that their inventory would be medium size equipment to small tools.

City Manager Robert Wilson noted that the plans show a gravel equipment storage area and this is not allowed. It must be concrete. Attorney Lawson Brown stated that they would make that as a condition to change the gravel storage lot to concrete.

No one from the public spoke concerning the request. Patty Philipps made a motion, seconded by Everette Greene, to approve the rezoning pursuant to the conditions presented. The motion carried with the vote as follows: Aye- Philipps, Greene and Mayor Stephenson voting aye to break a tie vote; Nay – Hupman and Bradley.

Since the motion to rezone the Isley property carried, Tim Bradley made a motion to make it a unanimous consent to give them the Council's support. Everette Greene seconded the motion. Following discussion, Tim Bradley withdrew his motion.

Tim Bradley made a motion, seconded by Everette Greene, to approve the final subdivision plat of Phase II of Alexander Park (formerly known as Beaver Creek – Phase Two). The motion carried unanimously.

Darrell Russell of Alley, Williams, Carmen & King, Inc. presented a proposal to add a new paragraph 7 to the Mebane Storm Sewer Design Manual to include as a specific requirement that Base Flood Elevations (for the 100-year return flows) be determined for all new development that has more than 5 acres or 50 lots involved. Bob Hupman made a motion, seconded by Tim Bradley, to adopt the changes as proposed. The motion carried unanimously.

Ken Stafford, of Alley, Williams, Carmen & King, Inc., presented a report on the condition of the Old Mebane Recreation Center (Former Mebane High School), Lee and Second Streets, Mebane. Estimated costs for priority item repairs were \$275,000. Other recommendations were made, with the costs for all items (including the priority items) totaling \$500,000. No action was taken. The matter will be considered at budget work sessions.

Minutes of the February 6, 2006 meeting were approved.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Elaine J. Hicks, City Clerk