

MEBANE CITY COUNCIL
MEBANE MUNICIPAL BUILDING
OCTOBER 2, 2006

Members Present: Tim Bradley
Bob Hupman
Patty Philipps

Ed Hooks
Everette Greene

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

Representative Alice Bordsen spoke to the Council, saying that she was making a courtesy call and speaking about the next session of the General Assembly. She views her job as a partnership and feels it is her job to work with the municipalities and County government to try to do what she can at the state level to help the entities do what they need to do. She talked about projects she has worked on in the past and offered her assistance to help Mebane.

A request was heard from Lacy Bennett, President of Destination Downtown Mebane, asking approval to close N. Third Street, from W. Center Street to Clay Street and Clay Street, from N. Fourth Street to N. Third Street on November 17, 2006 from 5:00 p.m. to 9:00 p.m. for a Downtown Holiday Celebration. Ed Hooks made a motion, seconded by Tim Bradley, to approve the request. The motion carried unanimously.

The Council discussed a report concerning code enforcement and questioned why some items were listed as "not corrected". City Manager Robert Wilson will follow up on those items.

The Council received Certificates of Sufficiency from the City Clerk on the petition for voluntary annexation from Eastside Baptist Church for the property on which the Church is located and the property on which the parsonage is located. Tim Bradley made a motion, seconded by Patty Philipps to accept the Certificates of Sufficiency. The motion carried unanimously.

Ed Hooks made a motion, seconded by Tim Bradley, to adopt a Resolution Fixing Date Of Public Hearing On Question Of Annexation Pursuant To G.S. 160A-31 the church property of Eastside Baptist Church on Brown Street and Supper Club Road. The motion carried unanimously.

Bob Hupman made a motion, seconded by Patty Philipps, to adopt a Resolution Fixing Date Of Public Hearing On Question Of Annexation Pursuant To G.S. 160A-31 the parsonage property of Eastside Baptist Church on N. Ninth Street. The motion carried unanimously.

During the public comment period, Ken Sellers, speaking on behalf of Bess Hollomon who had not yet arrived, informed the Council that the National Garden Club would like to place a Blue Star Memorial Marker at the site of the Veterans Garden at 120 W. Center Street, Mebane. The Blue Star Memorial Marker program was started to honor those who served in World War II. It has been expanded to honor any of the men and women who served in the armed forces or are currently serving. He said the Blue Star Memorial Marker sign could be placed at the corner of the garden near the Police Department parking lot. The sign would be provided by this organization and would be ordered and paid for by the Garden Club at no cost to the City. Tim Bradley made a motion, seconded by Bob Hupman, to support and accept the installation of the Blue Star Memorial sign. The motion carried unanimously.

A Public Hearing was scheduled on a request from Clinton Bradley, Stephen Scott and Tom Wilson to rezone property at 1447 Trollingwood-Hawfields Road from M-2 (Light Manufacturing), R-20 (Single Family Residential) to CU-B-2 (Conditional Use-General Business). A written request was received from the applicant asking that the Public Hearing be continued to the November 6, 2006 City Council meeting. Ed Hooks made a motion, seconded by Bob Hupman, to continue the Public Hearing to November 6, 2006. The motion carried unanimously.

A Public Hearing was continued on a proposed amendment to the Code Of Ordinances, Article III, Section 6-72, Swimming Pool Enclosures. City Attorney Charles Bateman reviewed his recommendation to repeal in its' entirety the existing section 6-72 and adopt in lieu a new Section 6-72 Enclosure of Water Hazard Facilities as follows: Sec. 6-72 Enclosure of water hazard facilities. A) Swimming and wading pools – All swimming pools within the city limits shall be enclosed by secure fencing not less than four feet in height or shall otherwise be enclosed or secured in such a manner as to restrict access thereto. Such fencing or restraints shall comply with the construction requirements of the North Carolina Building Code. This ordinance shall not apply to pools having a depth at its deepest point of less than two feet. B) Drainage control and water quality facilities – All constructed drainage control and water quality control impoundments shall meet the design standards set forth in the City of Mebane design manual and shall comply with all safety standards incorporated therein which are applicable to the structure being built. Developers of such facilities shall provide neighborhood appropriate landscaping for each such impoundment. C) Decorative constructed landscape or fish impoundments or fountains – All owners of property upon which is located a constructed decorative landscape or fish pond or fountain which has a pool deeper than two feet shall enclose such structures in the manner set forth in subparagraph (a) above. This sub-section shall not apply to stormwater control impoundments or to farm ponds and golf course ponds. (Ordinance Amendment No. 06-04)

The Council discussed changes to the design standards manual for drainage control and water quality control impoundments. City Engineer Darrell Russell is working on this. He and City Attorney Bateman will do a census of existing stormwater ponds and bring a recommendation back to the Council for consideration.

Considerable discussion was held concerning the acceptable definition of fencing and the materials to be used. City Attorney Bateman will draft a proposal to bring back to the Council. Bob Hupman made a motion to adopt the ordinance amendment to Article III, Section 6-72 as recommended, with the 90-day implementation provision. Patty Philipps seconded the motion, which carried unanimously. (Ordinance Amendment No. 06-04).

The Council heard a request for Final Subdivision Plat approval from Richard V. Young, Elise B. Young, James Delmer Burgess and Cheyra P. Burgess for property located on Fieldstone Lane and Jones Drive. The proposal is to subdivide the +/-80.0 acres into two lots. The total area of the proposed new parcel Lot 1 is +/-0.92 acres and will be located off of Fieldstone Lane with 78.76 acres remaining in Lot 2. Steve Young plans to construct a single-family home on Lot 1. The property is shown on Alamance County Tax Map 10-25-33. The Planning Board recommended approval. The plat showed where the existing asphalt ends and proposed future street improvements and 6' easement for future sidewalk construction. City Attorney Charles Bateman expressed concerns about the street proposal. Following considerable discussion, Bob Hupman made a motion, seconded by Patty Philipps to table the request for one month. The motion carried unanimously. City Manager Robert Wilson and City Attorney Charles Bateman are to look at the City's ordinances and meet with the property owners to see what changes can be made.

The Council heard a request for Final Subdivision Plat approval for Phase I of Arbor Creek, located on Old Hillsborough Road. Sanford Bailey was present to answer questions. Bob Hupman made a motion, seconded by Everette Greene, to approve the plat. The motion carried unanimously.

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

Councilman Hupman requested the Council's support in having City Attorney Bateman look into the possibility of rezoning the property where the former "Crazy Cow" ice cream business was located on Mebane Oaks Road. The City allowed a modular unit to be placed there in years past. Council verbally agreed to allow Attorney Bateman to study the matter.

City Manager Robert Wilson reported on the progress of past additional items. He has contacted Terry Brothers, Traffic Engineer, to look into the removal of stoplights at North Third and North Fourth Streets at their intersection with Clay

Street. Mr. Brothers was also requested to look at "No Parking" on Emerson Drive. He will be studying these and reporting back to the Council at the November, 2006 meeting.

A petition for voluntary satellite annexation was received for Arbor Creek Subdivision. By motion of Ed Hooks, seconded by Patty Philipps, the Council voted unanimously to accept the petition and to adopt a Resolution Directing The City Clerk To Investigate The Sufficiency Thereof.

The minutes of the September 11, 2006 meeting were approved as presented.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Elaine J. Hicks, City Clerk