



Mebane “Second Street West Community Revitalization Plan” (CRP). Mr. Todd stated the document draws very heavily from the 2010 Land Development Plan (LDP). Mr. Todd pointed out various details within the CRP. He highlighted the goals and objectives within the CRP which were developed through guidelines of the LDP. He stated that the revitalization of the R.L. Stowe Building (Mebane Mill Lofts Project) would be consistent with the ongoing rehabilitation and renovations of the community in the West End area.

Mayor Stephenson commented based on a perception of the Council; the City wants to limit its contribution. He stated the City is willing to proceed to procure a Community Development Block Grant (CDBG) in the amount of \$230,000, along with waiving water & sewer tap on fees associated with the development of the Mebane Mill Lofts Project.

Councilmember Hupman made a motion, seconded by Councilmember Philipps, to proceed with the CDBG and to waive water & sewer tap on fees during the development of the project. The motion carried unanimously.

Mr. Todd stated the CDBG would be a grant awarded to the City of Mebane from the State which would be loaned to the Landmark Group and paid back to the City.

After considerable discussion, Councilmember Bradley made a motion, seconded by Councilmember Philipps to set a date of Public Hearing on January 5<sup>th</sup>, 2009 to consider approval of the CRP in order for the City to proceed with application for CDBG funds. The motion carried unanimously.

Councilmember Bradley commended the CRP and stated that in conjunction with setting the Public Hearing date he would also like to request staff to proceed with completing a CRP for remaining sectors of the City.

Phil Ray, Representative of Duke Energy, addressed Council’s concerns in regards to vegetation management methods used by Duke Energy. Councilmember Hupman stated his concern with the clean up of debris once spraying and/or trimming/pruning is completed. Mr. Ray stated Duke Energy has a 4 year prescribed program which they follow based on input from various sources. He stated that herbicides are only one of the many tools used during their routine maintenance. Council requested Mr. Ray to include City Manager Robert Wilson during Duke Energy’s planning of scheduled maintenance in Mebane. Mr. Ray agreed to the request.

The Council received a request for approval of a Resolution Levying a Tax on Gross Receipts Derived from Retail Short-Term Lease or Rental of Heavy Equipment. City Attorney Charles Bateman explained at the last session of the State Legislature certain items of heavy equipment were eliminated from property tax status and in lieu thereof the Legislature has authorized local governments to enact a gross receipts tax on the short term rental of this equipment at a rate of .08% of gross receipts. After some discussion, Councilmember Hupman made a motion, seconded by Councilmember Philipps, to

approve the Resolution to become effective April 1, 2009. The motion passed with a majority, 4 to 1 vote. Ayes- Phillips, Bradley, Hupman, Greene. Nays- Hooks.

Mayor Stephenson announced Items X and XI on the Agenda have been requested, per the applicant, to be continued until the January 5<sup>th</sup> meeting. Councilmember Hooks made a motion, seconded by Councilmember Philipps, to continue the Public Hearing on a request from Atlantic Multifamily, LLC to rezone property from B-2 (General Business) to CU-R-6 (Conditional Use-Multi-Family Residential) and approval of a preliminary subdivision plat until the January 5, 2009 regular meeting. The motion carried unanimously.

City Attorney Charles Bateman gave a report on properties to be condemned. He stated after meeting with the City of Mebane Building Inspector, it was determined that property owners were not willing to comply with the request from the City to sign documents allowing the City to proceed with demolition of the properties. Therefore Mr. Bateman recommended proceeding with the formal condemnation process. Mr. Bateman also requested Council's authorization to draft amendments to the Code of Ordinances for approval to allow the building inspectors more power to proceed with condemnation process. It was the consensus of the Council to have staff move forward.

A Petition Requesting Voluntary Annexation of Contiguous Property was received from Kathleen Thomas. The property is located at 818 E. Oakwood Street Extension. Councilmember Bradley made a motion, seconded by Councilmember Hupman, to accept the petition. The motion carried unanimously.

Councilmember Greene made a motion, seconded by Councilmember Philipps, to adopt a Resolution Directing the City Clerk to Investigate the Sufficiency of Petition for Annexation received for contiguous annexation for the property of Kathleen Thomas located at 818 E. Oakwood Street Extension. The motion carried unanimously.

No one spoke during the Public Comment period.

Mayor Stephenson brought to the Council's attention a memo from Planning Director Montrena Hadley in regards to the proposed amendment to the Unified Development Ordinance (UDO) Electronically Controlled (Digital) Message Signs. Staff requested of Council additional time to allow for further review and development of specific standards for regulating Electronically Controlled (Digital) Message Signs. A halt on approval of any requests on this matter was also requested until the standards have been approved by the City Council or until City Council directs otherwise. A recommendation will be brought before Council at the February 2, 2009 regular meeting. No formal action was taken.

Councilmember Hooks made a motion, seconded by Councilmember Bradley, to approve the Tax Releases. The motion carried unanimously.

City Manager Robert Wilson requested the report on fencing and landscaping at the new cemetery be tabled until next month.

As a past additional item, City Attorney Charles Bateman spoke concerning a request made by Councilmember Hupman to have on-premise signs removed from properties where businesses have closed or moved. Mr. Bateman stated staff is compiling a list of businesses that have closed or moved and will be mailing them a letter requesting the signs to be removed.

Also as a past additional item, City Attorney Charles Bateman spoke concerning a request made by Councilmember Bradley to study the possibility of an Occupancy Tax within the City of Mebane. Mr. Bateman stated staff will be meeting with other municipalities that may have interest in this matter.

Councilmember Bradley requested City Attorney Charles Bateman to draft a letter addressed to Alamance and Orange Counties urging them to take necessary steps in having the General Assembly pass a bill which would allow each county to adjust the line as they see fit based on service and/or past taxes. Mr. Bateman stated he would draft the letter.

The minutes of the November 3, 2008 minutes 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