

MEBANE CITY COUNCIL  
MEBANE MUNICIPAL BUILDING  
FEBRUARY 12, 2007

Members Present: Tim Bradley  
Ed Hooks  
Everette Greene

Bob Hupman  
Patty Philipps

Mayor Glendel Stephenson called the Regular Monthly Meeting to order at 6:00 p.m. in the Mebane Municipal Building. Bob Hupman gave the invocation.

Mayor Stephenson recognized Scout Troup 41 and welcomed them to the meeting.

A letter from Tony Blalock, President of the North Carolina Municipal Council was read by Mayor Stephenson. The letter was to inform the City of an increased rating to 81 (previously 79), which is comparable to a rating of A/A2 by the national rating agencies. Mr. Blalock explained that this is a strong rating and is reflective of positive operating results, strong cash and reserves, good demographics and a positive outlook going forward.

Mayor Stephenson presented a plaque to the City that he had received from the VFW Post 1920 for the monetary contribution and completion of the Veterans Garden.

Walter Britt, of the YMCA, updated the Council on activities that have been taking place to determine the need and support for a YMCA in Mebane. Early responses have shown an interest in swimming and wellness facilities, as well as activities for seniors and teens. Sear Analytic out of Tampa, Florida did a site analysis of the entire County and chose Mebane. The Kiwanis Club held a golf tournament in support of the YMCA locating in Mebane. Because a full service YMCA will cost \$6,000,000 to \$7,000,000, they are doing their due diligence.

Rick Gunn, Board President for the Alamance County YMCA and Chief Volunteer Officer, spoke about the non-profit corporation. He explained that the YMCA does not have any money. This is why they have to be sure going in, that the citizens of Mebane can support a YMCA. Land has been given for a YMCA in Mebane. A non-binding contract has been signed at the former Arrowhead Golf Course for the land gift. An intensive study must be conducted to determine if there is a market for membership in Mebane sufficient to generate enough funding from dues to run a full service YMCA. Alamance County YMCA would own the property and an advisory board from Mebane would have input into its operations. The study is expected to cost from \$24,000 to \$30,000. Rick Gunn requested that the City appropriate funds to cover ½ of the cost for the intensive study, up to a cap of \$15,000. The study is needed to proceed. Tim Bradley

made a motion, seconded by Ed Hooks, to amend the budget to appropriate \$15,000 for the YMCA study. The motion carried unanimously.

Bob Hupman made a motion, seconded by Ed Hooks, to adopt A Resolution Granting Consent To Piedmont Electric Membership Corporation To Continue Serving As The Exclusive Provider Of Electric Service To Annexed Areas Previously Assigned. The motion carried unanimously.

Connor Boyle, P.E., of Alley, Williams, Carmen & King, Inc., gave an initial presentation of the draft Phase II Stormwater Post-Construction Ordinance for the City of Mebane. He explained that the Post-Construction Ordinance needs to be in effect by July 1, 2007 to comply with the Phase II Stormwater Permit issued to the City in July, 2005. A public hearing will be required before adoption. The Ordinance will then be forwarded to the State for their final review and approval before the July 1, 2007 implementation date. City Attorney Bateman will work with Connor Boyle to resolve some concerns before the Public Hearing. Ed Hooks made a motion, seconded by Everette Greene, to set the Public Hearing on the draft Phase II Stormwater Post-Construction Ordinance for the City of Mebane for March 5, 2007. The motion carried unanimously.

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

Bob Hupman made a motion, seconded by Tim Bradley, to amend the budget in the amount of \$63,336.99 for the relocation of water lines along Mebane Oaks Road. The motion carried unanimously.

Bob Louis, Fire Chief, reported that the City of Mebane Fire Department had received notification that the Fire Act Grant had been awarded to Mebane. The grant request was for 16 complete sets of Turnout gear, 31 SCBA Mask CBRN Compliant and Fit Tested to OSHA Standards, 24 SCBA upgrades for Integrated Pass Devices, and 24 SCBA upgrade kits to bring our SCBA into compliance with NFPA 1981, 2002 Edition. Total cost is \$101,050.00. This is a 95/5 matching grant. The Federal Share will be \$95,997.00 and the City's match will be \$5,053.00. He requested budget amendments to appropriate the funds as follows: Account 10-5300-360 in the amount of \$32,000.00 and Account 10-5300-330 in the amount of \$69,050.00. Ed Hooks made a motion, seconded by Bob Hupman, to amend the budget as requested. The motion carried unanimously.

No one from the public spoke during the Public Comment period.

A Public Hearing was held on a petition for voluntary annexation of the property of Maggie Virginia McGee and Russell McGee. No one from the public spoke concerning the petition. Bob Hupman made a motion, seconded by Tim Bradley, to approve An Ordinance To Extend The Corporate Limits Of The City Of

Mebane, North Carolina annexing the property of Maggie Virginia McGee and Russell McGee. The motion carried unanimously.

A Public Hearing was held on a request from Morton & Sharpe, LLC, 1648 Memorial Drive, Burlington, NC to amend the Special Use Permit that was approved by the City Council on May 6, 2002 to allow a Planned Building Group (Planned Multiple Occupancy Group – Shopping Center) located on NC Hwy. 119 South (Formerly known as “Plantation Place”). They propose to build a shopping center as a “strip mall” with a straight-line building. The Planning Board recommended approval. The property, which contains +/- 5.38 acres, is located on N.C. Hwy. 119 South and is shown on Alamance County Tax Map 10-17-126. Attorney Lawson Brown spoke on behalf of the request. David Morton and Chad Sharpe were present to answer questions.

Additional Special Conditions presented for the Morton & Sharpe, LLC application for modification of Special Use Permit were as follows: 1) Applicant agrees that on the contiguous out-parcels, that it will use substantially similar materials and design as presented for this building, subject, however, to the caveat that a national, recognized chain or entity shall be able to use its national generic building type and materials; 2) Applicant agrees to construct the building in accordance with the following materials: brick exterior, stone columns four (4') feet from ground, copper awnings and matching window framing; 3) Each corner will be towered with a hipped roof appointment at least twenty-two (22') feet square similar to Exhibit 10; 4) The building will be “crowned” by appointments similar to Exhibit 5 and 6. Following considerable discussion, it was agreed that based on the City’s current ordinances, the proposed caveat in condition number 1 would be taken out and that they would come back to the City Council at the time that it might be needed. Bob Hupman made a motion, seconded by Tim Bradley, to approve the request. The motion carried unanimously.

A Public Hearing was held on a request from George Horton, III – Old Hillsborough Partners, LLC, 1000 Corporate Drive, Suite 109, Hillsborough, NC 27278 for approval to rezone +/-1.33 acres located on Old Hillsborough Road from R-20 (Single Family Residential) to R-12 (Single Family Residential) as a Residential Cluster Development to add seven (7) additional single family residential lots to Phase 3 of Arbor Creek Subdivision. The Planning Board recommended approval of the request. The property is shown on Alamance County Tax Map 10-17-59 (portion of). Attorney Lawson Brown spoke on behalf of the request. He explained that Denmark Homes has purchased some of the lots in Arbor Creek. Everette Greene made a motion, seconded by Tim Bradley, to approve the rezoning. The motion carried unanimously.

A Public Hearing was held on a request from George Horton, III – Old Hillsborough Partners, LLC, 1000 Corporate Drive, Suite 109, Hillsborough, NC 27278 for a Special Use Permit to allow a Residential Cluster Development to

add seven (7) additional single-family residential lots to Phase 2A of Arbor Creek Subdivision. The property is shown on Alamance County Tax Map 10-17-59 (portion of). The Planning Board recommended approval. Attorney Lawson Brown spoke on behalf of the request. Everette Greene made a motion, seconded by Tim Bradley, to approve the Special Use Permit as requested. The motion carried unanimously.

A request was heard from George Horton, III, Old Hillsborough Partners, LLC for Preliminary Subdivision Plat approval of "Arbor Creek", Phase III. Bob Hupman made a motion, seconded by Patty Philipps, to approve the Preliminary Subdivision Plat. The motion carried unanimously.

A request was heard from Lannie Freeland for Final Subdivision Plat Approval for "Alexander Park", Phase III – Lots 55-63 & Lots 67-73, excluding Lots 64, 65 & 66. Tim Bradley made a motion, seconded by Ed Hooks, to approve the request. The motion carried unanimously.

A petition requesting voluntary annexation was received from David King for property located at 7717 Lebanon Road, 7718 Lebanon Road, and 7721 Lebanon Road, Mebane, NC. Ed Hooks made a motion, seconded by Tim Bradley, to accept the petition. The motion carried unanimously.

Tim Bradley made a motion, seconded by Ed Hooks, to adopt a Resolution Directing The Clerk To Investigate A Petition Received Under G.S. 160A-31. The motion carried unanimously.

Ed Hooks made a motion, seconded by Bob Hupman, to accept the City Clerk's Certificate of Sufficiency on the petition for voluntary annexation of the property of Alamance Regional Medical Center, Inc. The motion carried unanimously.

Tim Bradley made a motion, seconded by Ed Hooks, to adopt a Resolution Fixing A Date Of Public Hearing On Question Of Annexation of the property of Alamance Regional Medical Center, Inc. for 6:00 p.m. on March 5, 2007. The motion carried unanimously.

Under additional items submitted by Council members, Councilman Hupman requested that staff develop an ordinance about landscaping wet water ponds for the Council's consideration. Councilman Hooks inquired if the City could clean them up. Attorney Bateman explained that the City would have to go through a procedure to do it.

Also under additional items, Councilman Hupman discussed with the Council the possibilities for removing the modular units out from the "Crazy Cow" location at the intersection of South Eighth Street and Mebane-Oaks Road. The Council discussed investigating the purchase of the property for public use.

City Manager Robert Wilson reported that Recreation Director Dean Ray was working on new Christmas lighting for the downtown area. The City has been informed by Duke Power that the existing wiring on the poles needs to be brought into compliance with the National Electrical Code before lights are put up. This will be reviewed at budget time.

The stoplight timers at Clay and Third and Clay and Fourth Street have been reduced to 48 seconds. The timers would not go down to 40 seconds. No parking signs have been installed on Spring Forest Drive and speed limit signs for 25 mph have been installed in Ashbury Subdivision.

City Manager Robert Wilson reported that names have been provided to the Council for candidates for Planning Board seats. Council was requested to notify staff by either telephone or letter of their choices. Those will then be compiled and forwarded back to the Council.

Minutes of the January 8, 2007, January 22, 2007 and January 23, 2007 meetings 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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Elaine J. Hicks, City Clerk