

MEBANE CITY COUNCIL
REGULAR MEETING
JUNE 6, 2011

Members Present: Patty Philipps
Ed Hooks
Tim Bradley
Everette Greene
Jill Auditori

Mayor Glendel Stephenson called the regular monthly meeting to order at 6:00 p.m. in the Council Chambers of the Mebane Municipal Building. Councilmember Hooks gave the invocation.

Councilmember Hooks made a motion, seconded by Councilmember Philipps, to move the July City Council meeting from Monday, July 4th to Monday, July 11th at 6:00 p.m. The motion carried unanimously.

The Council received a request for approval to award the Administrative Contract for the 2010 North Carolina Community Development Block Grant (CDBG) West End Housing Economic Recovery Project. Planning Director Montrena Hadley stated two (2) proposals were received from Stephen F. Austin, AICP and Hobbs, Upchurch & Associates, P.A. She stated staff has reviewed the proposals and recommends awarding the Administrative Contract to Hobbs, Upchurch & Associates, P.A. Councilmember Philipps made a motion, seconded by Councilmember Hooks, to award the Administrative Contract for the 2010 NC CDBG West End Housing Economic Recovery Project to Hobbs, Upchurch & Associates, P.A. The motion carried unanimously.

The Council received a request for approval to adopt the Policies, Procedures, Plans, Resolutions and Ordinances for the 2010 North Carolina Community Development Block Grant (CDBG) West End Housing Economic Recovery Project. Michael Walser of Hobbs, Upchurch and Associates spoke concerning the matter. He stated the City of Mebane has received an award of their NC Community Development Block Grant West End Housing Project Economic Recovery Application submitted for FY 2010 funding. The grant will provide \$500,000 to assist in providing rehabilitation services to seventeen (17) homes, demolition/relocation to one (1) home and demolition to six (6) vacant dilapidated structures located on Smith Drive, Fitch Drive and Fitch St. He stated these areas are not located within the city limits but are located within the city's ETJ. Councilmember Hooks made a motion, seconded by Councilmember Philipps, to adopt the Policies, Procedures, Plans, Resolutions and Ordinances for the 2010 North Carolina Community Development Block Grant (CDBG) West End Housing Economic Recovery Project. The motion carried unanimously.

The Council received a request for approval of the appointments or reappointments to the Planning Board for 4 (four) vacant positions (3 City Limits & 1 ETJ-Orange County). Planning Director Montrena Hadley spoke concerning the matter. Ms. Hadley said the Planning Board roster currently shows 11 members with six (6) members' terms to expire on June 30, 2011. She explained that Candy Harmon's position would be eliminated on June 30, 2011 due to the March 7, 2011 Council decision to amend the City's Unified Development Ordinance, Article 2, Section 2, to reduce the number of Planning Board members to nine (9). She also stated that Bill Walls, whose term would expire on June 30, 2011, no longer wishes to serve on the Planning Board. Ms. Hadley stated four (4) letters were received from Curtis Clark, Thomas Fenske, Alan Stephenson, Thomas Vinson requesting to be reappointed to another four year term along with six (6) applications from citizens wishing to serve on the Planning Board. After considerable discussion, by motion of Councilmember Bradley, seconded by Councilmember Greene, the Council voted unanimously to reappoint the following members to another four year term expiring on June 30, 2015:

- Curtis Clark – Inside/Alamance (South)
- Thomas Fenske – Outside/Orange - ETJ
- Alan Stephenson – Inside/Alamance (North)
- Thomas O. Vinson – Inside/Alamance (South)

The motion carried unanimously. Councilmember Bradley asked that the submitted applications be kept active and current for future consideration.

The Council received a request from Ed Cathey, Controller with Nypro Mebane, for an amendment to the Water and Sewer Ordinance. City Engineer Darrell Russell spoke concerning the matter. He stated Mr. Cathey submitted a letter to city staff requesting that Council consider a policy that would allow an adjustment to Nypro's sewer bill based on water that is evaporated through their cooling towers. He stated he visited the Nypro facility and researched other municipality's policies. He then presented a draft policy for Council's consideration. Mr. Russell explained to Council that water meters would be installed at the head of the cooling

tower operation and at the end of it; those meters would be read at the same time every month when the main water meter is read and the difference in those two (2) meters would represent water that is evaporated from the system and that amount would be deducted from the water bill and the sewer bill would be based on that number.

Councilmember Bradley questioned why the City couldn't install a separate tap on the cooling system like they do with sprinkler systems. Mr. Russell stated that some water would run through the cooling system and back to the sewer, so they would need to be billed for that water.

Mr. Russell stated the policy would be applicable for all and new city water and sewer customers with evaporative cooling tower. He stated the customers would be required to provide satisfactory evidence that a minimum of 20% of the total annual volume of water purchased does not enter the city sewer system. Councilmember Philipps made a motion, seconded by Councilmember Greene, to approve the policy as presented. The motion carried unanimously.

Councilmember Bradley made a motion, seconded by Councilmember Hooks, to accept a petition for voluntary annexation from SST Properties, LLC, property located at the North Carolina Industrial Center (NCIC)-part of Lot 1E, to accept the City Clerk's Certificate of Sufficiency on the petition for voluntary annexation, and to adopt a Resolution Fixing the Date of Public Hearing for the annexation of property located at the North Carolina Industrial Center (NCIC)-part of Lot 1E. The Public Hearing date was set for July 11, 2011 at 6:00p.m. The motion carried unanimously.

Councilmember Philipps made a motion, seconded by Councilmember Greene, to accept a petition for voluntary annexation from Walker Holdings Group, LLC, property located on Mebane Oaks Rd and Forest Oaks Lane (Wendy's Restaurant), to accept the City Clerk's Certificate of Sufficiency on the petition for voluntary annexation, and to adopt a Resolution Fixing the Date of Public Hearing for the annexation of property located on Mebane Oaks Rd and Forest Oaks Lane (Wendy's Restaurant). The Public Hearing date was set for July 11, 2011 at 6:00p.m. The motion carried unanimously.

The Council received a request for a budget amendment for unperformed contracts. Finance Officer David Cheek spoke concerning the request. The unperformed contracts, which will only be partially completed at June 30, 2011, are as follows Felts & Associates Consulting Group, LLC-*Police Department Accreditation*, with a remaining contract balance totaling \$8,000.00 and S.T. Wooten & Company- *2011 Street Resurfacing*, with a remaining contract balance totaling \$378,440.12. Councilmember Auditori made a motion, seconded by Councilmember Bradley, to approve the budget amendment as requested. The motion carried unanimously.

During the Public Comment period, John Parham, Mebane citizen (address unknown), thanked the Council and staff for implementing the new larger recycle bins.

Also during the Public Comment period, Mary McFarland, 307 Wilba Rd. commended the Council and City staff for "getting things done" when citizens bring forward concerns.

A Public Hearing was held on the proposed City of Mebane budget for 2011/2012. City Manager Robert Wilson reviewed the proposed budget, which includes no tax increase and maintains a tax rate of \$0.47 per one hundred dollars of valuation. An increase in salary for employees based on job performance, at the recommendation of the department heads, was included. Also included in the 2011/2012 budget, one (1) Training Officer/Firefighter, a Captains' position, for the Fire Department was included, along with four (4) vehicles, two (2) for the Police Department, one (1) for the Fire Department and one (1) for Public Works Department. A 7% increase in water rates and sewer rates was included.

City Manager Robert Wilson requested Council's approval of the City of Mebane's 2011/2012 Budget Ordinance and the Capital Improvement Plan.

Councilmember Philipps commended City Manager Robert Wilson and staff for a job well done on the 2011/2012 budget.

Councilmember Bradley questioned if a chipper truck would be more economical than a new knuckle boom truck.

Public Works Director Jimmy Jobe stated the City does not have a landfill and nowhere to store the chips and in his opinion that option would be more expensive.

Mayor Stephenson called for comments from the public. Mary McFarland questioned if new positions in Public Works would be needed to operate the new knuckle boom truck. City Manager Robert Wilson replied no, Public Works already has qualified workers to operate the truck.

Debra Kaufman, 207 W. Holt St., questioned staff about the water quality reports.

City Engineer Darrell Russell stated in prior years there were some issues with the TTHM levels, however in 2010 the city came back into compliance and in 2011 the city remains in compliance with the TTHM levels. Also the City of Mebane and the City of Graham are currently looking into possible upgrades at the water plant to provide increased treatment methods, procedures and processes to provide more consistent TTHM levels.

City Manager Robert Wilson assured Ms. Kaufman that monies are included in the budget to provide improvements at the water plant.

John Parham commended Mr. Wilson and the Council on keeping the tax rate considerably lower than surrounding cities.

Councilmember Hooks made a motion, seconded by Councilmember Auditori, to approve 2011/2012 City of Mebane's Budget Ordinance and the Capital Improvement Plan. The motion carried unanimously.

A Public Hearing was held on a request for approval of an amendment to the City of Mebane's Community Development Block Grant for the Mebane Mill Lofts Housing Development Project. Michael Walser, of Hobbs and Upchurch, spoke concerning the request. He explained that the amendment request would be to amend the grant to move additional funding into the pedestrian improvement line item for the additional sidewalk work and then move the balance of the grant funds into the Historic Preservations to assist the development of the Mebane Mill Lofts Housing Development Project. No one from the public spoke concerning the matter. Councilmember Bradley made a motion, seconded by Councilmember Philipps, to approve the amendment as presented. The motion carried unanimously.

A Public Hearing was held on a request for approval of an amendment to the Unified Development Ordinance (UDO), Article 4, Section 4-1-1, Table of Permitted Uses to allow Tattoo Shops within the Zoned Business Districts. City Attorney Charles Bateman requested the Public Hearing to be continued until the July 11, 2011 regular monthly meeting at 6:00p.m. Mayor Stephenson concluded, without objection, that the Public Hearing will be continued until the July 11, 2011 regular monthly meeting.

The Council received a request from the Samet Corporation for approval of an amendment to their master plan at the North Carolina Industrial Center. Brian Hall spoke concerning the matter. He stated when their master plan was approved in 2001, the 119 Bypass plan was not complete. Since then the 119 Bypass plan has been finalized and Samet is asking for three (3) intersection crossings along the new 119 outer loop to be included in their master plan. He stated that NC Department of Transportation (NCDOT) requested that Council approve Samet's master plan showing the amendment so that they can include the changes to the NCDOT's plan. Mr. Hall presented a map which showed the three (3) intersection crossings/access points.

City Manager Robert Wilson spoke briefly concerning the request.

Councilmember Philipps questioned if there would be a North/South connector. Mr. Hall replied with all the new Jordan Lake rules and new buffer requirements, there would not be a North/South connector within the NCIC and traffic would use the 119 Bypass connectors.

Councilmember Philipps made a motion, seconded by Councilmember Greene, to approve the request as presented. The motion carried unanimously.

The Council considered a proposed contract to audit the accounts of the City of Mebane for the fiscal year ending June 30, 2011 from Cobb, Ezekiel, Loy and Company, P.A. Finance Officer David Cheek spoke briefly concerning the matter. He stated the cost would be slightly reduced because he and Human Resource Director Esther Bennett would be preparing the financial statement. Councilmember Philipps made a motion, seconded by Councilmember Bradley, to approve the contract. The motion carried unanimously.

The Council received a request for approval of the Charge-Off of Accounts in Water and Sewer. The Water Account totaling \$3,211.90, the Sewer Account totaling \$2,491.55, the Users Fee totaling \$605.10 and late fees totaling \$368.50 for a total of \$6,677.05. Councilmember Hooks made a motion, seconded by Councilmember Greene, to approve the request. The motion carried unanimously.

Minutes of the May 2, 2011 regular meeting and May 17, 2011 special meeting were approved as presented.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw