

MEBANE CITY COUNCIL
REGULAR MEETING
MAY 3, 2010

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

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

Councilmember Greene made a motion, seconded by Councilmember Bradley to reschedule the City Council's June 7, 2010 regular monthly meeting to June 14, 2010. The motion carried unanimously.

Mayor Stephenson announced City Council's next Budget Work Session for the 2010/2011 proposed budget is scheduled to be held on May 17, 2010 at 3:00 p.m. at the Mebane Municipal Building.

Councilmember Hooks made a motion, seconded by Councilmember Bradley, to approve an overall budget amendment for funds received and expenditures made in excess of appropriations. The motion carried unanimously.

The Council received a request to prohibit parking at the corners of Third and Jackson, Fourth and Holt Streets. City Manager Robert Wilson stated he received this request from a person concerned with safety on Sunday mornings when vehicles are parked on both sides of the streets. He went on to explain the citizen's concern with visibility at the stop signs and how the road becomes a one way street when vehicles are parked on both sides of the streets. After considerable discussion, Council requested City Manager Robert Wilson and Police Chief Terry Caldwell to study the issue and to take appropriate action to address any safety concerns.

The Council received a request to approve the proposed guidelines for the new cemetery. City Attorney Charles Bateman stated one of the key issues the Council needs to address is the monument issue. He stated staff has made a recommendation in the proposed ordinance to require horizontal (flat markers) monuments. Mr. Bateman and Public Works Director Jimmy Jobe gathered information about the current maintenance cost of the existing Oakwood Cemetery and based on the same mowing schedule for the new cemetery, the annual cost savings on ground maintenance would be in the range of \$35,000 per year should the flat markers system be adopted.

Councilmember Philipps stated she was initially skeptical about going with flat markers but with the proposed landscaping plan and regulations in place she thinks the cemetery will be very nice and the cost savings of going with the flat makers will be significant.

Councilmember Bradley questioned if the cemetery plans allow any space open for sectional monuments.

City Manager Robert Wilson stated he didn't recall any open spaces within the plans but Council can amend those plans.

Councilmember Auditori questioned if staff had spoken with local funeral homes about their opinion on which types of monuments to use.

City Manager Robert Wilson stated he had and they also recommend flat markers because of maintenance cost savings. They also stated flat makers allow easier mobility of their equipment when opening/closing graves.

Mayor Stephenson questioned if it would be practical to allow more than one burial in a plot. He asked Council for their consideration in this matter. The Council directed City Attorney Charles Bateman to research this issue and report back.

Mayor Stephenson requested that Council consider naming the new cemetery immediately. After considering several different names Councilmember Hooks made a motion, seconded by Councilmember Greene to approve the name as "Mebane Memorial Gardens". The motion carried unanimously.

Councilmember Philipps made a motion, seconded by Councilmember Bradley to approve the new Cemetery Guidelines Ordinance, **Ordinance No. 10-01.** The motion carried unanimously.

During the Public Comment period, Michelle Ayers, employee of Ground Zero, spoke to Council concerning a need for additional public safety during evening hours downtown. She referred to the recent shooting which took place downtown that resulted in a death.

Nathan Huey, employee of Ground Zero, also referred to the shooting and commended the Fire and Police Departments for their outstanding service and professionalism during the incident.

Mayor Stephenson and City Manager Wilson stated this incident will be discussed further with city staff.

Councilmember Bradley questioned if the City could require establishments downtown to have off duty certified law enforcement personnel on shift during their open hours.

City Attorney Charles Bateman stated he would research and report back. No formal action was taken.

A Public Hearing was held on a request from St. Mark's Church for a proposed amendment to the Unified Development Ordinance (UDO), Article 4, Section 4-1-1 Table of Permitted Uses & Section 4-7.6 C. Church or Other Place of Worship. City Attorney Charles Bateman spoke concerning the request. He stated several months back Council received a request to consider allowing churches and other places of worship in industrial zones. At that time Council referred the matter back to the Planning Board for their study and recommendation. At the Planning Board's March meeting a unanimous recommendation was made for approval of the request requiring a Special Use Permit with the following 3 conditions:

1. Existing development standards for religious institutions are to be met
2. For rent or lease only
3. The church must accept any noise or other activities on adjacent properties that are otherwise allowed in current M-1 and M-2 zoning districts

Thomas Fenske, Planning Board Member, spoke concerning the request. He stated the request was researched over a period of months and Planning Director Montrena Hadley received feedback from several municipalities. He said the feedback they received was across the board, different places do different things. He stated he saw that the primary concern was the incompatibility of usages. He said he was trying to address not only a single church but the potential of a tornado or fire destroying a church and the need they might have to move on a short term basis.

Eric Allred, St. Marks Church Campus Pastor, stated they have hammered out with the City Planning a suitable solution over the last several months and they agree with the recommendation made.

After considerable discussion, Councilmember Bradley made a motion, seconded by Councilmember Philipps, to approve the proposed amendment of the UDO, Article 4, Section 4-1-1 Table of Permitted Uses & Section 4-7-6 C. Church or Other Places of Worship with the **removal** of condition #2. For rent or lease only. The motion carried unanimously.

The Council received a request from WCL One, LLC Clarke Lindley for approval of a Preliminary Subdivision Plat, "Cameron Business Park-Phase 2" a commercial subdivision located on Cameron Lane. Councilmember Hooks made a motion, seconded by Councilmember Philipps to approve the request. The motion carried unanimously.

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

City Engineer Darrell Russell stated that Department of Environment and Natural Resources (DENR) is requiring that some changes be made to the City's Water Shortage Response Plan. He stated DENR has reviewed the City's current plan and recommendations were made. He said a Public Hearing is required in order to make those changes and he requested Council to set a date of Public Hearing for June 14, 2010 at the next regular monthly meeting. Councilmember Philipps made a motion, seconded by Councilmember Greene, to set a date of Public Hearing for June 14, 2010. The motion carried unanimously.

As an additional item Councilmember Bradley stated he has received some phone calls concerning safety issues at Walker Field.

City Manager Robert Wilson stated Parks and Recreation Director Dean Ray and City Engineer Darrell Russell will gather an estimate on safety items that need to be addressed.

The minutes of the April 12, 2010 regular meeting were approved as presented.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

TAX RELEASE/REFUNDS
MAY 3, 2010

<u>YEAR</u>	<u>NAME</u>	<u>REASON</u>	<u>AMOUNT</u>
2009	Bullock, Patricia Ann & Stephen Van Bullock	Value reduced	61.83
TOTAL RELEASES/REFUNDS			\$ 61.83
