

MEBANE CITY COUNCIL
REGULAR MEETING
MAY 2, 2011

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

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 Bradley gave the invocation.

City Manager Robert Wilson presented the proposed Budget for 2011/2012. No tax increase was proposed, with the tax rate remaining at \$0.47 per one hundred dollars of valuation. He recommended a merit increase, up to 3%, for employees based on department head recommendations. One new full time position within the Fire department was included. Also proposed were four vehicles in all, two in the Police department and two in the Fire department, along with other equipment for various departments. Mr. Wilson proposed a 7% increase in both water and sewer rates. He requested that Council set a Public Hearing date for June 6, 2011 at 6:00 p.m.

Mayor Stephenson requested Council to set a date for the next budget work session. It was the consensus of the Council to set the date for May 17, 2011 at 5:00 p.m. in the Mebane Municipal Building.

Councilmember Philipps made a motion, seconded by Councilmember Bradley, to set the Public Hearing date for June 6, 2011 at 6:00 p.m. for the discussion of the 2011-2012 City of Mebane Budget. The motion carried unanimously.

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

During the Public Comment period, Mary McFarland, 307 N. Wilba Rd., stated she was thankful for the new recycle bins. She expressed her concerns with the city's delay in picking up yard waste and questioned if more staff should be hired. She also stated a need for a bike rack downtown.

A Public Hearing was held on a proposed 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 spoke concerning the matter. He stated at the April Council meeting, the Council referred the request to the Planning Board for review and study. He stated the ordinance currently makes no provision under the use table for tattoo parlors, the old ordinance did but it was eliminated in the new ordinance and now staff has received requests from several operators at various types of tattoo businesses for Council's consideration to allow them as permitted uses in the B-1 (Central Business District-downtown) and B-2 (General Business) zoning districts.

Councilmember Bradley questioned if the ordinance could be constructed in a manner in which tattoo shops could be allowed as an ancillary use, with conditional use.

Mr. Bateman replied yes, the ordinance can be crafted to define areas of zoning in which they could only do this type of business if it's a subordinate part of the business and not the primary part of the business.

Councilmember Auditori questioned if this could be done legally since tattoo parlors are a legally recognized business by the state of North Carolina.

Mr. Bateman stated it would be fine as long as they allow another zone in which any type of tattoo business could be permitted.

The Council directed Mr. Bateman to draft the ordinance allowing ancillary tattooing use, with a conditional use permit, in the B-1 (Central Business District-downtown) zone.

Pam Biggs, owner and manager of Bella Bleue Spa, 111 N. 4th St.-downtown Mebane, questioned if they would need to suspend their business of this kind until Council approved the ordinance in regards to the B-1 (Central Business District-downtown).

Mr. Bateman suggested that she contact the city staff about the specifics of her business but she could carry on with her business at this time.

Councilmember Bradley made a motion, seconded by Councilmember Philipps, to allow tattoo parlors as a permitted use in the B-2(General Business) district zone and refer the B-1 (Central Business District-downtown) issues for further definition by City Attorney Charles Bateman. The motion carried unanimously.

The Council received a request for Final Subdivision Plat approval from Bart Alan McPherson. Councilmember Hooks made a motion, seconded by Councilmember Greene, to approve the request as presented. The motion carried unanimously.

Brenda Allen, Executive Director of Loaves & Fishes, 408 W. Center Street, Mebane, gave a power point presentation to Council concerning their food ministry in Mebane. Ms. Allen described the many services they provide. She explained their current financial status and their dire need for help to continue the much needed ministry. She requested that the City of Mebane grant them funds in the amount of \$10,000 which will help them to continue through December 31, 2011. After considerable discussion, Councilmember Hooks made a motion, seconded by Councilmember Bradley, to approve the request granting Loaves & Fishes a onetime grant in the amount of \$10,000. The motion carried unanimously. Councilmember Hooks made a motion, seconded by Councilmember Bradley, for a budget amendment in the amount of \$10,000 to be paid out on a monthly basis to Loaves & Fishes. The motion carried unanimously.

Mayor Stephenson called for a break at 6:54 p.m. and called the meeting back to order at 7:02 p.m.

City Attorney Charles Bateman stated that Councilmember Auditori, nor Councilmember Philipps, will not benefit them directly from the next request and they are free to participate and are required to do so.

The Council received a request for approval of a lease of property for downtown parking. City Attorney Charles Bateman stated that he and City Manager Robert Wilson have, for some time, been exploring the possibilities of expanding off street public parking in the downtown area. As a result of this review, staff became aware that Dr. Jones has decided to delay plans to build on lots which she purchased downtown. These lots being about Clay, Fourth, and Ruffin Streets and are behind and adjacent to the former Warren Drugs location. Dr. Jones is willing to lease the lots to the City at a favorable rate. Staff recommends that the lots be leased for a period of 10 years, at \$3,000 a year and that the City improve them with paving and lighting. Councilmember Philipps made a motion, seconded by Councilmember Greene, to approve the lease as presented and to have staff move forward with having plans drawn up for designs of the parking areas. The motion carried unanimously.

The Council received a request for approval of an appointment of a delegate to the new Piedmont Triad Regional Council of Governments. It was the consensus of the Council to have Councilmember Patty Philipps to continue to serve in this capacity.

As an additional item, Council received a request for approval of a Declaration of Surplus Property. Councilmember Bradley made a motion, seconded by Councilmember Philipps, to approve selling of the surplus property listed on the condition that Fire Chief Bob Louis and/or Public Works Director Jimmy Jobe gift the listed 1075 Chevrolet Fire Engine to a rural fire department instead of selling it as surplus property. The motion carried unanimously.

Mayor Stephenson announced Tanger Outlets 30th Anniversary to be celebrated as a desert party in which they hope to break the Guinness Book of World Records for the World's Largest Dessert Party to be held on May 11, 2011.

The minutes of the April 11, 2011 regular meeting were approved as presented.

Councilmember Greene announced the ribbon cutting for the Carden Place apartments on May 5, 2011.

Councilmember Auditori commended the Mebane Business Association and the Mebane Recreation and Parks Department on a wonderful Dogwood Festival. Councilmember Bradley commended the city staff on an excellent job of cleaning the streets in such a timely manner.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk