

MEBANE CITY COUNCIL
MEBANE MUNICIPAL BUILDING
JANUARY 8, 2007

Members Present: Ed Hooks
Bob Hupman

Tim Bradley
Everette Greene

Member Absent: Patty Philipps

Mayor Glendel Stephenson called the meeting to order at 6:00 p.m. in the Mebane Municipal Building. Ed Hooks gave the invocation.

The Council considered a request from Mac Williams, President of the Alamance County Chamber of Commerce, to set a date for a public hearing to consider economic development incentives. A company is requesting a grant of \$100,000 from the City of Mebane. The Council verbally set a date of January 23, 2007 at 6:00 p.m. in the Mebane Municipal Building for the purpose of considering the economic development incentives being requested.

Becky Loy and Larry Brooks, of Cobb, Ezekiel, Brown & Company, P. A., were present to report on the Audited Financial Statement for the City of Mebane as of June 30, 2006. Larry Brooks reported that the firm's name has been changed to Cobb, Ezekiel, Loy & Company, P.A. within the last couple of months, with Becky's name being included as audit partner in the firm. Becky Loy explained that Mebane received an unqualified opinion, which is the best that you can get. She reviewed the annual audit with the Council and elaborated on the City's good financial standing and records. No formal action was taken by the Council.

Terry Brothers, Traffic Engineer with Wilbur Smith Associates, reported to the Council on the traffic assessment for the traffic signals on Clay Street at Third and Fourth Streets. Their assessment addressed whether the two traffic signals could be upgraded or removed to reduce the delays that drivers currently experience at these two intersections within the downtown area. He reported that neither of the two intersections warrants traffic signals under the MUTCD. He offered alternatives to traffic signals. He noted that if the signals were removed and two-way stop signs were installed, the stop signs should be placed on the Clay Street approaches since these have the lower traffic volumes. He proposed four-way stop controls, with stop-ahead signs and overhead stop signs due to impaired visibility. The existing timer on the traffic signals is operating on a 70 second cycle. Following considerable discussion, the Council verbally decided to change the traffic operation to a 45 second cycle. They will consider adding a second stoplight at each intersection at budget time. He also reported that the parking concern along Emerson Drive in the curve has been eliminated with the residents providing additional off-street parking. He reported that the concern of parking at Deerfield Crossing can be eliminated by the Council

adopting a “no parking” area. Tim Bradley made a motion, seconded by Everette Greene, to amend the traffic ordinance to prohibit parking along the east side of Spring Forest Drive from Smithfield’s to Cracker Barrel. The motion carried unanimously.

The Council received the proposed 2007 Executive Board for the Fire Department. Because Tim Bradley was proposed to serve as the 1st Assistant Chief, he requested to be recused. Everette Greene made a motion, seconded by Bob Hupman, to recuse Tim Bradley. The motion carried unanimously. Bob Hupman made a motion, seconded by Everette Greene, to approve the 2007 Executive Board for the Fire Department as proposed. The motion carried unanimously.

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

A Public Hearing was held on a proposed application to the North Carolina Division of Community Assistance for funds under the 2007 Community Development Block Grant (CDBG) Community Revitalization Program as provided by the US Department of Housing and Urban Development (HUD). The City would be applying for \$850,000 to be used to provide rehabilitation or relocation assistance for low to moderate income homes and provide clearance of vacant dilapidated units to Smith Drive, Fitch Street and a section of Fitch Drive from Smith Drive to Holt Street. Street, drainage and water improvements will be included. An 8” water line would be installed down Fitch Drive. Michael Walser, of Hobbs, Upchurch & Associates, PA, discussed the proposal. He explained that a 21% match would be required from the City. No one from the public spoke on behalf of the proposal. Bob Hupman made a motion, seconded by Tim Bradley, to approve the application for funds. The motion carried unanimously.

A Public Hearing was held on a petition for voluntary annexation of the property of Jennifer Fitzgerald, located on York Loop Road, Mebane. No one spoke concerning the proposed annexation. Ed Hooks made a motion, seconded by Bob Hupman, to adopt An Ordinance To Extend The Corporate Limits Of The City Of Mebane, North Carolina annexing the property of Jennifer Fitzgerald. The motion carried unanimously.

Tim Bradley made a motion, seconded by Bob Hupman, to recuse Ed Hooks from consideration of the next two items on the agenda. Those items are the petitions for voluntary annexation of the properties of Gregory Poole Equipment, for whom Ed Hooks is employed. The motion carried unanimously.

A Public Hearing was held on a petition for voluntary annexation of the property of Gregory Poole Equipment Company, containing 13.0185 total acres near I-85/40, Mebane. No one spoke concerning the proposed annexation. Bob

Hupman made a motion, seconded by Tim Bradley, to adopt An Ordinance To Extend The Corporate Limits Of The City Of Mebane, North Carolina annexing the property of Gregory Poole Equipment Company. The motion carried unanimously.

A Public Hearing was held on a request for voluntary annexation of the property of Gregory Poole Equipment Company, containing 2.6367 total acres near I-85/40. No one spoke concerning the proposed annexation. Tim Bradley made a motion, seconded by Everette Greene, to adopt An Ordinance To Extend The Corporate Limits Of The City Of Mebane, North Carolina annexing the property of Gregory Poole Equipment Company. The motion carried unanimously.

A Public Hearing was held on a request for voluntary satellite annexation of the property of Old Hillsborough Partners, known as "Arbor Creek Subdivision", on Old Hillsborough Road and containing 66.57 acres. No one spoke concerning the proposed annexation. Bob Hupman made a motion, seconded by Tim Bradley, to adopt An Ordinance To Extend The Corporate Limits Of The City Of Mebane, North Carolina annexing the property of Old Hillsborough Partners, known as "Arbor Creek Subdivision". The motion carried unanimously.

Mike Walser, of Hobbs, Upchurch and Associates, presented a request for approval of an Authorizing Resolution and Certification for the Community Development Block Grant. The City's match for the grant would be \$178,500 if the CDBG is approved. Ed Hooks made a motion, seconded by Tim Bradley, to approve the Authorizing Resolution And Certification. The motion carried unanimously.

The Council received a petition from Alamance Regional Medical Center, Inc. for voluntary annexation of property along Farrar Lane. Ed Hooks made a motion, seconded by Everette Greene to accept the petition. The motion carried unanimously.

Ed Hooks made a motion, seconded by Bob Hupman, to adopt a Resolution Directing The City Clerk To Investigate The Sufficiency Of The Petition Of Annexation Of Alamance Regional Medical Center, Inc. The motion carried unanimously.

The Council received a Certificate Of Sufficiency from the City Clerk on the petition for voluntary annexation from Maggie Virginia McGee and Russell McGee for voluntary annexation of property off of NC Hwy. 119 South. Ed Hooks made a motion, seconded by Tim Bradley, to accept the City Clerk's Certificate of Sufficiency. The motion carried unanimously.

Ed Hooks made a motion, seconded by Tim Bradley, to adopt a Resolution Fixing A Date Of Public Hearing On Question Of Annexation of the property of Maggie Virginia McGee and Russell McGee. The motion carried unanimously.

The Council received a request from Ellis Coleman, owner of Ashbury Subdivision, for the reduction in the speed limit from 35 miles per hour to 25 miles per hour on the streets in Ashbury Subdivision. Ed Hooks made a motion, seconded by Bob Hupman, to reduce the speed limit as requested. The motion carried unanimously.

Ed Hooks made a motion, seconded by Bob Hupman, to approve the sale of surplus property. The motion carried unanimously.

The Council received a request for Final Subdivision Plat approval of Section 8 of the Ashbury Subdivision. Ed Hooks made a motion, seconded by Tim Bradley, to approve the Final Plat of Section 8 of Ashbury Subdivision. The motion carried unanimously.

Bob Hupman requested, as an additional item, that Robert Wilson and Dean Ray look into upgrading the downtown decorative Christmas lighting in the landscaped areas along Center Street and Clay Street. He would like to see additional decorations.

The Council received a report on the progress of past additional items. Montrena Hadley, Planning Director, spoke regarding vacancies and absenteeism's on the Planning Board. She was requested to write a letter to the member with five absences to request their resignation, per the bylaws. Applications for vacancies will be forwarded to the City Council for consideration for appointment. The list of notable additions, deletions, and revisions to the proposed Unified Development Ordinance was submitted to the Council. The Council will meet on January 22, 2007 at 6:00 p.m. to begin discussions of the proposed Unified Development Ordinance. No formal action was taken.

Minutes of the December 4, 2006 meeting were approved as presented.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Elaine J. Hicks, City Clerk