

MEBANE CITY COUNCIL
REGULAR MONTHLY MEETING
MARCH 5, 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. Ed Hooks gave the invocation.

The Council had set a date for Public Hearing for the Phase II Stormwater Post-Construction Ordinance for March 5, 2007. City Manager Robert Wilson reported that City Attorney Charles Bateman had some concerns about provisions within the ordinance and they were requesting that the date of public hearing be rescheduled. Following discussion, Ed Hooks made a motion, seconded by Tim Bradley, to set a Public Hearing for May 7, 2007 at 6:00 p.m. on the Phase II Stormwater Post-Construction Ordinance. The motion carried unanimously.

The Council received a Certificate of Sufficiency from the City Clerk on the petition for annexation of David King's property on Lebanon Road. Ed Hooks made a motion, seconded by Tim Bradley, to accept the City Clerk's Certificate. The motion carried unanimously.

Tim Bradley made a motion, seconded by Everette Greene, to adopt a Resolution Fixing Date Of Public Hearing On Question Of Annexation of David King's Property on Lebanon Road for April 2, 2007. The motion carried unanimously.

City Attorney Charles Bateman presented a proposed ordinance to regulate appearance and conditions at dry or wet storm water detention impoundments. Attorney Bateman recommended a new subsection (4) be added to Sec. 14-32 of Article 14 of the Code of Ordinances of the City of Mebane to read as follows:

- (4) Failure of owner or person in charge of wet or dry water quality or water detention impoundments to clear said facilities of trash, litter, or debris; keep vegetation around or within said facilities mowed below a height of 1½ feet; or failure to maintain any fencing in a good and proper state of repair. Provided, however, nothing contained herein shall require mowing of vegetation in violation of standards or requirements designed or intended to assist in maintaining water quality standards.

Following discussion, Patty Philipps made a motion, seconded by Everette Greene, to adopt the proposed ordinance and amend the height from 1½ feet to 1 foot. The motion carried unanimously.

City Attorney Charles Bateman reported that he had studied the "Crazy Cow" property again and had determined that the only way the City could eliminate the

situation would be through some type of eminent domain for public use. He doesn't believe they are violating any statutory provisions or code provisions of the City. No formal action was taken.

Rebecca Brouwer of the Mebane Women's Club spoke to the Council during the Public Comments period. She explained that the Women's Club would like for the City to provide land and irrigation for a community garden. They want to rent 4' x 16' plots to citizens, organizations, and schools for growing vegetable gardens. They are looking for a 50' x 80' garden spot that has 6 to 8 hours of sunshine. They want to do raised beds that are 4' x 16' with 3' paths around them. They need 20 to 30 plots and plan to retain some of them to harvest food for the food pantry. They plan to seek a \$20,000 grant and will need a letter of support from the City. They plan to landscape the area and add benches. The Council gave verbal support to the concept.

Debbie Lew of Destination Downtown spoke during the Public Comment period and thanked the Council for looking at the wish list previously submitted to the Council. No action was taken.

Bob Hupman wants the City to look into who and what it would take to provide Wi-Fi in downtown Mebane.

A Public Hearing was held on the voluntary annexation of the property of Alamance Regional Medical Center, Inc. Bob Byrd, with Alamance Regional Medical Center, and Hunt Johnson, with the Vernon Law Firm, spoke on behalf of the request. Patty Philipps made a motion, seconded by Bob Hupman, to adopt An Ordinance To Extend The Corporate Limits Of The City Of Mebane, North Carolina.

A request from William R. Kimrey, Etal for approval to subdivide property located on Kimrey Road was withdrawn from the agenda by the applicant.

The Council considered appointments to the Planning Board. For the vacant position of Inside/Alamance (North), Robert Auditori was recommended. For the Outside/Alamance (South), it was recommended that Candy E. Harmon be recommended to the Alamance County Commissioners for appointment. For the Outside/Orange (North), it was recommended that Thomas Fenske be recommended to the Orange County Commissioners for appointment. Tim Bradley made a motion, seconded by Patty Philipps, to appoint Robert Auditori and to recommend to the County Commissioners Candy E. Harmon and Thomas Fenske to serve on the Mebane Planning Board. The motion carried unanimously.

Darrell Russell, of Alley, Williams, Carmen & King, Inc., presented a proposed Street and Utility Inspection Policy and Establishment of Related Fees. The policy provides for increased construction oversight and inspection of new streets

and public utilities and fees related to the inspections. Following discussion, Tim Bradley made a motion, seconded by Ed Hooks, to adopt the proposed policy with an effective date of March 1, 2007. The motion carried unanimously.

Fire Chief Bob Louis presented a request for a budget amendment in the amount of \$7,290.80 for a copier. Bob Hupman made a motion, seconded by Ed Hooks, to approve the request. The motion carried unanimously.

A request for a budget amendment in the amount of \$46,481.00 for an emergency generator and transfer switch for City Hall was heard by the Council. Patty Philipps made a motion, seconded by Everette Greene, to approve the budget amendment. The motion carried unanimously.

A report was received on the progress of decorative Christmas lighting. The problems with connections on Duke Power poles and the Christmas lighting will be in the 2007/2008 budget.

The Council received a report that unpaid taxes that are liens on Real Property on the second Monday in February, 2007 totaled \$256,607.02. By motion of Ed Hooks, seconded by Patty Philipps, the Council voted unanimously to advertise the tax liens on April 11, 2007.

Darrell Russell, of Alley, Williams, Carmen & King, Inc, presented a proposed Resolution Authorizing The Filing Of An Application For Approval Of A Financing Agreement Authorized By North Carolina General Statute 160A-20 for the construction of the Southeast Regional Pump Station Outfall and Force Main. The proposed installment contract is for an estimated value of \$2,000,000.00. The Council discussed the developer agreements received for the Collington Farms and Arrowhead projects and the negotiations for an agreement on the former Synthon property. Following discussions, Tim Bradley made a motion, seconded by Patty Philipps, to adopt the proposed Resolution and to go after the 3rd party as quickly as possible. The motion carried unanimously.

The Council received a list of bids for surplus property. By motion of Ed Hooks, seconded by Everette Greene, the Council voted unanimously to accept the bids. The motion carried unanimously.

The minutes of the February 7, 2007 and February 12, 2007 meetings were approved as presented.

There being no further business, the meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST: _____
Elaine J. Hicks, City Clerk

