

reviewed. He also stated that among the Council there is ample agreement with Councilmember Hupman's statement about the City not being in the business of loaning money. Councilmember Bradley said his main concern was not with the quality of work but the philosophy of investing City funds into a venture that results in rentable property.

After much discussion, Council requested Mr. Todd to present the CRP at the December regular meeting for review along with a question and answer time. At which time if the Council is agreeable to the CRP, a Public Hearing date would be set for the January regular meeting in order to receive citizen input and the Council's decision. The Council also requested a cash flow analysis.

Mr. Todd stated that his group must have a decision from Council concerning adoption of the CRP and the City's portion of funding for the project no later than the January regular meeting.

The Council received a request from Vernon Clapp for approval of a sewer easement acquisition. City Attorney Charles Bateman explained at last month's meeting Council instructed staff to meet with Ms. Graves to discuss a potential solution. He stated that the City Manager tried unsuccessfully to meet with Ms. Graves several times. Mr. Bateman told Council that Ms. Graves had called and stated that her father-in-law had passed away. Therefore because of these circumstances she requested that Council not consider this item until the December meeting.

Attorney Lawson Brown, representative for Mr. Clapp, requested on behalf of his client that the Council consider this item tonight. He stated that it is not their intention to take advantage of Ms. Graves but they are asking for the City's endorsement of condemnation action if they are unable to pay her a fair value that she agrees with for the easement.

Council questioned City Attorney Charles Bateman's recommendation on the matter of condemnation of the property. Mr. Bateman answered even though Ms. Graves has been less than forthcoming with the attempts made to meet with her, he is always hesitant to begin the condemnation process without a last ditch effort to reach a solution. He stated he felt it important for Mr. Brown and Mr. Clapp to meet with Ms. Graves to discuss compensation for the easement. Mr. Brown agreed that they are willing to do that.

Mayor Stephenson questioned the importance and urgency to acquire the sewer easement at this time. City Manager Robert Wilson told Council that he and City Engineer Darrell Russell have investigated thoroughly and this sewer easement is of great importance to further development in this area.

After considerable discussion, Councilmember Bradley made a recommendation that a letter be drafted and addressed to Ms. Graves stating that the City has received a request to invoke the condemnation process on her property in order to attain a sewer acquisition for the purpose of land development located on the other side of her property. Councilmember Bradley stated that the letter should state that the City is reluctant to

proceed with the condemnation process but a working relationship is needed in order to resolve the issue.

Mr. Brown stated his client is in agreement with Council and staff to send a letter to Ms. Graves explaining the options and to wait until the January meeting for Council's decision.

The Council received a request for approval of a land donation from the Hawkins family, property being located on McPherson Drive, Mebane and also described as parcel #'s 9824198680 and 9824198630. City Manager Robert Wilson spoke to this issue stating the land is parallel to the McPherson pump station and also located in the flood plain area. The land can not be built upon but would allow for access to the City's sewer line if ever needed. Mr. Wilson recommended approval of the land donation. Councilmember Hooks made a motion, seconded by Councilmember Philipps, to approve the request for donation. The motion carried unanimously.

During the Public Comment period, Brooks Gardner, 517 N. Carr St., Mebane asked that the City be diligent in seeing that election signs be removed from city yards and right-of-ways promptly. He also asked the City's management and department heads to look for opportunities in which they can conserve on the use of fossil fuels.

The Council received a written request from Salvatore and Giuseppina Esposito to withdraw their request for rezoning of property located at 7311 US Hwy 70 from R-20 (Single Family Residential) to B-2 (General Business). Councilmember Hupman made a motion, seconded by Councilmember Philipps, to withdraw the request scheduled for Public Hearing on tonight's agenda per the applicants written request. The motion carried unanimously.

A Public Hearing was held on a request for a proposed amendment to the Unified Development Ordinance (UDO) to allow churches in downtown business districts (B-1). After considerable discussion about the need for further research and study of the matter, Councilmember Philipps made a motion, seconded by Councilmember Hooks, to table the Public Hearing until the February Council meeting. The motion carried unanimously.

The Council received a request for Final Subdivision Plat Approval for Mebane 8540, LLC-Tanger Outlets. Councilmember Hupman made a motion, seconded by Councilmember Hooks, to approve the request. The motion carried unanimously.

The Council received a request for Final Subdivision Plat Approval for "Arrowhead Subdivision", Phase 1A, Lots 60-63 & 82-85. Councilmember Hooks made a motion, seconded by Councilmember Bradley, to approve the request. The motion carried unanimously.

The Council received a request to award a contract for the construction of a sewer line. The project will include the installation of approximately 1900 feet of 8" gravity sewer line to eliminate the Elmwood Apartment Pump Station. C& J Utilities, Inc. of

Burlington was the lowest bid in the amount of \$157,594.55. Councilmember Hooks made a motion, seconded by Councilmember Philipps, to approve the request to award the contract to C&J Utilities in the amount of \$157,594.55. The motion carried unanimously.

Councilmember Hooks made a motion, seconded by Councilmember Greene, to approve the tax releases and refunds. The motion carried unanimously.

As a past additional item, City Manager Robert Wilson reported he met with citizens concerning the issues in the West End area as instructed by Council last month. Mr. Wilson told Council that each of Ms. Jones and Ms. Corbett's concerns had been addressed and it was agreed that staff and citizens would meet on a monthly basis in order to insure that each issue discussed would be handled. It was understood that the City's process in cleaning up of these properties will take some time. Mr. Wilson reported that City Inspector Roland Wagner met with Mr. Sterling Holt concerning his properties on Holt Street which need to be cleaned up or demolished.

The Council expressed their desire to see City staff aggressively and pro-actively address concerns that are brought to the attention of staff in regards to City code violations.

Also as past additional items, City Manager reported to Council that he and City Engineer Darrell Russell have spoken to John Spencer with the North Carolina Railroad Company concerning repairs needed at the railroad crossing at Third, Fourth and Fifth Streets. Mr. Spencer stated that the City's plan to make repairs to existing sidewalks would be acceptable. Mr. Wilson told Council a trash receptacle was placed near the State Employee Credit Union ATM on Center Street in order to resolve the litter issue discussed at last month's meeting.

Councilmember Bradley stated he had spoken with City Attorney Charles Bateman about ways to generate additional revenue for the City and future projects. One of the options spoke of was the possibility of imposing an Occupancy Tax on Motels/Hotels. Councilmember Bradley asked that staff research this by conducting a survey of interstate based hotels/motels that have an occupancy tax and report back to Council.

Councilmember Hupman stated that he would like to see on-premise signs removed from businesses which have closed down or moved to a different location. No formal action taken.

The minutes of the October 6, 2008 Regular Meeting were approved as presented.

There being no further business, the meeting was adjourned.

ATTEST:

Stephanie W. Shaw, City Clerk

Glendel Stephenson, Mayor

