

MEBANE CITY COUNCIL
REGULAR MEETING
SEPTEMBER 13, 2010

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

Mayor 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.

Mayor Stephenson spoke of the recent joint meeting on September 9th between the Mebane City Council and the Orange County Board of Commissioners. He stated this was the first joint meeting in ten (10) years and a bi-annual joint meeting was proposed for the future.

City Engineer Darrell Russell reported the recent (August) City quarterly sampling results for TTHM's are in full compliance with the "running annual average".

Michael Walser of Hobbs, Upchurch and Associates gave a brief update on the progress of the Mebane Mills Project. He stated based on his last correspondence with Rex Todd, they have just recently completed selective demolition to portions of the building so that nomination to the National Register of Historic Places can proceed. Mr. Walser assured the Council that the project is on schedule.

Dean Ray, Parks & Recreation Director, reported to Council that he was recently contacted by a member of the Mebane community, Mr. Robert Brittain, who entered and won a sweepstakes through Chevrolet and Scotts Paper. As the winner of the sweepstakes, he has received a \$40,000 baseball/softball field renovation for a field of his choice within his community. Mr. Ray stated that Mr. Brittain chose the city of Mebane's Parks & Recreation Department as the recipient of that prize. Mr. Ray and City Manager Robert Wilson recommended that they use the money to renovate Walker & Youth Fields. He also expressed thanks to Mr. Brittan for choosing Mebane as the recipient of such a generous gift.

Jeff Fisher of Unique Places, a conservation driven real estate company, spoke to Council concerning the proposed land conservation plans for the Cates Farm property. Mr. Fisher stated his company is working for the property owners at this time. He said "these plans can move forward without a penny from the city". He shared a detailed map which indicated the proposed plans for the property. The plans included baseball and soccer fields, a greenway trails, wildlands area which buffer streams, grazing fields, gardening space, farmers market (long term plan). Mr. Fisher stated they are simply looking for the City to endorse the proposed plans.

Mayor Stephenson questioned who would be responsible for maintaining the land. Mr. Fisher replied the city and NCDOT would own the land to the north, so the city and NCDOT would be responsible for maintaining that land. The property to the south would be maintained by private property owners but the property would not change from the way it is currently, it would remain as fields.

The Council inquired about how long this process would take. Mr. Fisher replied that the grant process takes a while, looking at a timeline of 2-3 years. Councilmember Bradley gave credit to the Cates heirs for their dedication to maintain the land's historic value. After considerable discussion, Councilmember Philipps made a motion, seconded by Councilmember Auditori, to endorse the plan as presented by Mr. Fisher. The motion carried unanimously.

Annie Martinie and Rebecca Brouwer of Mebane on the Move (MOTM), a grassroots campaign sponsored by the Mebane Woman's Club, gave a report regarding their overall initiative and past/current endeavors within the Mebane community. Ms. Martinie stated many fundraisers have been held over the last few years and they are trying to decide

where to spend those funds. She said in order to help make that decision they decided to do a health assessment of Mebane and they have a MOTM Community Needs Assessment currently underway. She stated the goal of the assessment is to determine what the residents of Mebane need and want to live healthier lives. She said the assessment includes key informant interviews, focus groups and a community survey. Preliminary results were presented to Council.

Ms. Martinie also stated they are excited to be part of a \$150,000 grant that is being prepared for funding through the Robert Wood Johnson Foundation to assess the efforts of city built environment improvements and the MOTM programming and initiatives that are to be implemented in 2011. She stated they have been working closely with city staff. The title of the grant is "Mebane on the Move: Assessing a Community's Campaign on Childhood Obesity". She said the research project is a collaboration between Duke University, Be Active North Carolina and Mebane on the Move. Ms. Brouwer stated the grant funds would only be used for assessing; no funds would be used for initiatives of MOTM.

Councilmember Hooks made a motion, seconded by Councilmember Greene, to support the proposed research project and the assessment of city and DOT improvements, specifically (1) new crosswalks at HWY 119 and Mebane Oaks Rd., Mebane Oaks Rd. and Arrowhead Blvd. and downtown intersections to be determined by 2010-2011 repaving project, (2) sidewalks installed on Fifth St. from Foust to Holmes and on Holmes Rd. from Fifth to Third Streets and (3) the renovation of Walker Fields.

The Council received a report from the Train Committee. Ken Wilkinson spoke on behalf of the committee. Mr. Wilkinson stated they have visited two (2) sites within the city during their search for a suitable home for the city's train collection. He said it is their recommendation to use the science room at the newly renovated recreation center on W. Lee Street. He stated the parking, handicap accessibility and space available at this location would best provide the needed room to create a layout along with a display area for the collection. Mr. Wilkinson said after Council has chosen a location, they could better provide an estimated cost for creating the layout and display area.

After some discussion, Mayor Stephenson directed the committee to report back to Council at the November regular monthly meeting. No formal action was taken.

During the Public Comment period, Mickey McDaniel spoke in opposition concerning the location that was chosen for the new south side fire department.

A Public Hearing was held on a request for approval of an Authorizing Resolution and Certification for Community Development Block Grant Funds. Michael Walser of Hobbs, Upchurch and Associates spoke concerning the request. Mr. Walser stated that the grant is in the amount of \$500,000 with no match funds required by the city and it is part of the 2010 North Carolina Community Development Block Grant Economic Recovery Program. He stated these are HUD dollars which come from North Carolina Department of Commerce, Division of Community Assistance. Mr. Walser went on to say that these funds would be used for rehabilitation, demolition or relocation of approximately 24 structures within the West End Community. He commented that in addition to providing benefit to low income housing, the state also encouraged these funds to be used for job retention and creation of new jobs for contractors and subcontractors during this project.

Mayor Stephenson questioned if all the properties are located within the city limits. Mr. Walser answered no, they are outside the city limits.

Tom Boney, Editor of Alamance News, questioned what the estimated cost for rehab per home. Mr. Walser replied the maximum that could be spent per home is \$40,000 or \$38 per sq ft., whichever comes first.

Donald Tate, 262 Curry Street, questioned if another grant could be used to increase the water lines in the West End community, would West End be eligible to be annexed into the City limits.

Mayor Stephenson stated that this grant would not be used for infrastructure needs, such as putting in water lines.

After more discussion, Mayor Stephenson called for a motion on the request. Councilmember Greene made a motion, seconded by Councilmember Philipps, to close the Public Hearing and take action immediately. The motion carried unanimously. Councilmember Hooks made a motion, seconded by Councilmember Philipps, to approve the Authorizing Resolution and Certification for Community Development Block Grant Funds. The motion carried unanimously.

The Council received a request from Finance Officer David Cheek for a budget amendment. Mr. Cheek stated in matters concerning the Tanger Outlets development, the developer has requested that the City use funds, in the amount of \$541,848 which were originally placed in an escrow account in the name of the City in lieu of purchasing a performance bond, to now be used to complete Phase II of the construction of Arrowhead Blvd. Mr. Cheek requested to Council to appropriate those funds with a budget amendment in the amount of \$541,848. Councilmember Hooks made a motion, seconded by Councilmember Bradley, to approve the budget amendment. The motion carried unanimously.

Councilmember Phillips made a motion, seconded by Councilmember Hooks, to approve the Tax Releases. The motion carried unanimously.

The minutes of the August 9, 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