



The Mebane City Council held its regular monthly meeting at 6:00 p.m., Monday, September 14, 2020. Due to public health concerns related to COVID-19, the meeting was held virtually via Zoom.

Council Present via Zoom:

Mayor Ed Hooks
Mayor Pro-Tem Jill Auditori
Councilmember Tim Bradley
Councilmember Patty Philipps
Councilmember Everette Greene
Councilmember Sean Ewing

City Staff Present at City Hall:

Assistant City Manager Chris Rollins
City Attorney Lawson Brown
City Clerk Stephanie Shaw
IT Director Kirk Montgomery

City Staff Present via Zoom:

City Manager David Cheek
Finance Director Jeanne Tate
Development Director Cy Stober
Recreation and Parks Director Aaron Davis
Franz Holt, City Engineer

Mayor Hooks called the virtual meeting to order and gave the invocation.

During the Public Comment Period, Matthew Trupia, President of MUSE of Mebane, presented an idea for Council consideration regarding a proposed mural that would be painted on the side of the PlantPure Building, 101 E. Clay Street. He stated that the owners of the building have agreed to allow the mural should a decision be made to move forward. Mr. Trupia explained that the location was chosen because it triangulates with the other two existing murals, it would provide a dynamic streetscape for the pocket park, it is adjacent to the location of the Farmers Market and lastly, it would provide an interactive destination for the downtown visitors. A proposed rendering was shared. He said a budget for the project is already in process with bids being secured for the pressure washing of the building prior to the painting of the mural. Plans are in place to seek mural designs for community artist that would be reviewed by MUSE of Mebane and its collaborating partners and then presented to the City Council for final selection. Coordination for implementing the actual installation of the mural are also underway with communications having taken place with the City planning staff. He continued by requesting Council's commitment to fund the mural installation along with strong input on the City's timing on the completion of the pocket park renovations prior to the installation of the mural.

Katherine Mathias, owner of Impulsive Creativity, continued with follow up comments supporting the proposed mural presentation. She shared that MUSE itself is a 501c3 Non-profit organization that specifically exists for promoting and instituting art in Mebane. She said they really want to capitalize on all of the public interest that has been generated in the last couple of months surrounding the City's acceptance into the Main Street Program and regarding art. She spoke of several different ways that art could be incorporated into the downtown area. She said that they have been working towards creating a community listserv to allow community engagement. She said they are requesting Council support so they can function as a "Mebane Arts Council" in order to help bring more public art to Mebane.

Ms. Auditori asked Ms. Mathias for an estimated cost of the mural since they are requesting funding from the City. Ms. Mathias said they have put together a proposal that they can forward to the Council.

Brian Fredrickson, 803 Beech Glen Court, Mebane, shared a very personal story regarding his family and his recent interaction with the Mebane Police Department (MPD), specifically Officer Jake Petersen. He shared that he has know Officer Petersen for approximately 2 years as he is the Resource Officer at the Hawfields Middle School but he truly did not get to know him until the worst day of a parent's life, which was the day Mr. Fredrickson's daughter, Kaitlin June Fredrickson died from suicide, July 29, 2020 at 10:17am. He continued by sharing that in his family's deep sorrow and pain, Officer Petersen was there. He was one of the first responding officers on scene

that day and all Mr. Fredrickson could remember was Officer Petersen coming into his home, wrapping his arms around him and expressing how sorry he was. Mr. Fredrickson said that for that next four hours, Officer Petersen and his fellow officers watched over his daughter's body with the utmost respect and dignity. He said the officers each had a job to do by Jake just stayed by their side, listening to the family share stories about Kaitlin and even sharing some of his own stories about her that he knew from school. Mr. Fredrickson said he helped them start the grieving process just by being there. He continued by saying he will be forever in Jake's debt for what he did for their family that day. His reason for speaking tonight was to let the City Council to know the caliber of the men and women on the MPD and also, to state the importance of community policing. He said you may ask yourself; can one officer make a difference and transform a community and the answer is a resounding yes. He stated that Officer Petersen, along with many of the other officers exemplified community policing and shared facts supporting the such policing. He said he can never repay Officer Petersen for what he did but he did want assure that the City Council knew and understands what he and the rest of the officers at the MPD deal with every day. He asked that if Chief Caldwell comes before Council needing anything, to please allow him the resources he may need to get the job done, whether it is more officers like Jake, equipment to make their jobs safer or training on ways to do things better, please provide those resources so they can do their jobs best when someone makes a call on the worst day of their lives, like he did on July 29th. He said it all boils down to a 14-year-old girl, gone to soon due to suicide and an officer that made a difference. He stated that he is proud and honored to call Officer Jake Petersen his friend. He thanked Council for providing him the time to speak.

Mayor Hooks thanked Mr. Fredrickson for speaking and offered him condolences on behalf of the City Council.

Jason Gaskin, 6403 Amber Drive, Mebane, stated that he is a United Methodist Pastor and has lived in Mebane for seven years. He said he is in his second year of a new church plant and as part of his work as a pastor, he listens and hears the voices and stories of the community. He said his mission is to listen to as many diverse voices as possible. He stated that he met Mr. Tommy Jones, who has come before the Council and who is a wonderful person and, in his view, is a pillar in the Mebane community. Mr. Gaskin stated he heard Mr. Jones speak to the Council regarding the idea of appointing a diverse committee of people that represent the diversity of Mebane and that committee could advise the Council as to issues that people of color face.

Mr. Rollins asked Mr. Gaskin to pause for a moment as staff learned that that YouTube live streaming was not working. Mayor Hooks called for a break at 6:25pm to allow for staff to fix the issue. Mayor Hooks called the meeting back to order at 6:45pm.

Mr. Gaskin reiterated his earlier comments in support of Mr. Jones and the proposed Council appointment of a diverse advisory committee.

Christian Solis, 598 Vance Street, Mebane, expressed his displeasure with the virtual meeting format and the time limitations. He then expressed his frustrations regarding the MACC to Holt Street Greenway. He said over the last two years he has spoken with city staff and a councilmember but he has been disappointed at the lack of communication regarding the property acquisition for easements and he feels the offers to purchase have been shamefully low; the cheap offers are insulting. He said he feels the money budgeted to be spent on the greenway project could be better spent on other projects in the City such as fixing sidewalks and tearing down condemned buildings. He suggested that the City work harder at keeping Mebane "positively charming".

Mayor Hooks thanked Mr. Solis for his comments.

Clerk Shaw read aloud the following public comment from Iza Reyes, 304 Stratford Drive Mebane.

Dear Mebane City Council Members,

This is Iza Reyes, a Mebanite, and I believe Mebane would absolutely benefit from a diversity council. Race and ethnicity affect every aspect of life, from hiring to housing to policing, and the city would absolutely benefit from having a Diversity council to address city policies and trainings so that the city truly is positively charming for all residents. I hope all the council members support having a diversity council going forward.

*Sincerely,
Iza Reyes*

Mr. Rollins stated that the first twenty minutes of the meeting were not live streamed on YouTube. He asked Mr. Brown if staff should reach back out to those that spoke earlier to speak again. Mr. Brown asked if there is a recording of those comments. Mr. Rollins said it is his understanding that there is a recording through Zoom. Mr. Brown replied, in his opinion, that playing those public comments at the beginning of Council's next public meeting on Wednesday for the continued public hearings would satisfy the statutory requirements.

Mr. Stober shared an announcement that there will be a virtual NC Main Street Program Kick Off Informational Session on Friday, September 25th at 8:30am. He stated that the meeting will be hosted by the NC Department of Commerce staff and will be open to the public via Zoom. Registration to participate is required but for those that wish to watch only, it will live streamed on YouTube. Mr. Stober gave a brief overview of the program. Mayor Hooks requested that staff reach out to all downtown business owners. Mr. Stober replied yes, the intention is to notify every property owner in the downtown district to let them know they are invited and encouraged to participate.

Mr. Ewing asked if the City has hired the Downtown Coordinator position yet and if not, when that position will be filled. Mr. Stober replied. He stated that he has been waiting for the kickoff meeting in order to determine a schedule for the upcoming year which will help define exactly what that position will need to be. Mr. Ewing then questioned what the timeline for the hiring of the coordinator would be in relation to a Main Street Committee being established. Mr. Stober stated that he thinks they will be on parallel tracks.

A virtual Public Hearing was held on a request for approval of an Economic Performance and Incentive Agreement with United Parcel Service, Inc. (UPS). Mr. Cheek gave an overview of the request. He stated that UPS is looking to invest \$262.2 million dollars in a facility to be built Mebane. As part of that facility, they would employ 451 full-time jobs with an average salary of \$65,147. The facility would be located in the North Carolina Commerce Park (NCCP). The NCCP was established through partnership with Alamance County and the City of Graham in 2012. All expenses and revenues associated with the NCCP are shared in thirds. The following are the NCCP partnership total incentives being offered for this project:

- 7 acres of land valued at \$490,000
- Waiver of fees up to \$150,000
- Cash incentive grants totaling \$3,933, 210
- The total incentive incentives- \$4,573,215
- Partners sharing that total cost equally- 1/3

Mr. Cheek continued with an overview of the details of the agreement and the direct fiscal impacts over 10 years. He then introduced Mac Williams, President of the Alamance County Chamber of Commerce.

Mr. Williams joined the meeting via Zoom. He thanked everyone for the opportunity to present the request and expressed excitement for the potential opportunity of this project. He introduced Kevin Zaletel, UPS Senior Project Manager-Real Estate and Operations, who is present virtually to discuss details of the project and answer any questions. Mr. Williams also shared that Tom Healy with UPS is also present virtually and is available to answer any questions, if needed.

Mr. Zaletel joined the meeting via Zoom. He thanked Council for the opportunity to present their request. He said that the proposed UPS facility would allow for them to build for their current needs but would also allow for them to build to meet two feature expansions to meet their future growth opportunities in the area. He shared a slide showing their preliminary site development plan. The site would allow for them to construct a 521,000 square foot main hub facility along with some support facilities that would include an automotive shop, a wash bay, customer center and an employee entrance. At this site the proposed facility would allow them to be able to process 30,000 packages per hour with an additional 15,000 smaller packages per hour. He spoke of the various job opportunities, totaling a 451 full-time employee hiring and there would be part-time opportunities as well. This site would allow for an expansion of the facility in the future and would allow them to process 45,000 packages per hour with the maximum site capacity being 58,000 packages per hour. He said the site would meet their needs but it is a challenging site with things

they would have to work around.

Mr. Bradley asked Mr. Cheek when the City waives \$150,000 dollars in fees, does the County and Graham reimburse the City. Mr. Cheek replied yes, all costs are shared in thirds.

Mr. Greene asked the same question regarding the land costs. Mr. Cheek said the \$490,000 was an estimate and an appraisal might be needed but yes, the County and Graham would share in that cost.

Mr. Bradley asked how many trucks per hour. Mr. Zaletel said they are working on a traffic study but it is not complete yet.

Ms. Philipps questioned if all of the truck traffic would come out of the main driveway onto Trollingwood Road. Mr. Zaletel said they would have two entrances for the tractor trailers and the employees, one being the main entrance on Trollingwood and then depending on where they are going, the shortest path to their delivery destinations, would determine if they turn left or right.

Mayor Hooks questioned if any improvements were planned for Trollingwood Road. Mr. Williams replied, none that he is aware of at the moment. The traffic study may determine that.

Mr. Ewing questioned if the jobs would be brand new jobs to Mebane or would they be transfers from other facilities. Mr. Zaletel said they are not closing any facilities so they would be new jobs. Mr. Ewing asked about an estimated number of part-time jobs expected. Mr. Zaletel replied that their estimate is 1,090 part-time jobs.

Ms. Auditori said she knows that the average salary for a full-time job would be \$65,000 but asked what the starting salary would be. Mr. Zaletel replied he is unsure; it would depend on the job itself.

No one from the public spoke or submitted comments. Mayor Hooks called for a motion to continue the public hearing until Wednesday, September 16, 2020, to allow for the mandated 24-hour allowance for any public comments prior to Council voting. Ms. Philipps made a motion, seconded by Mr. Ewing, to continue the public hearing until September 16, 2020. The motion carried unanimously per a roll call vote.

A virtual Public Hearing was held on a request to from ABB for adoption of an Ordinance to Extend the Corporate Limits as the next step in the annexation process. This annexation is a voluntary non-contiguous annexation of 101.119 acres located at 6801 Industrial Drive in Orange County. Mr. Brown presented the request. No public comments were received prior to the public hearing. Mr. Greene made a motion, seconded by Mr. Ewing, to continue the public hearing until September 16, 2020. The motion carried unanimously per a roll call vote.

Mayor Hooks announced that the applicant for *Item 4c. Quasi-Judicial BOA Special Use-Elementary/Secondary School-Bradford Academy Christian Academy* requested that the Public Hearing be continued until the October 5, 2020 Council meeting. Mr. Greene made a motion, seconded by Ms. Philipps, to continue the public hearing until the October 5, 2020 Council meeting. The motion carried unanimously per a roll call vote.

A virtual Public Hearing was held on a request from Mebane NC TH, LLC, c/o Brett Basnight, is to conditionally rezone +/-12.17 acres of a +/-50.89 ac property from B-2(CD) (General Business, Conditional Zoning District) to R-6(CD) (Residential Conditional Zoning District). Mr. Stober gave an overview of the request. He shared that the property is part of the Tanger Outlet Center, best known as the "overflow lot". It is located at 4000 Arrowhead Boulevard and is in a G-4 Secondary Growth Area along I-40/85 Corridor and is within 1000' of Primary Mixed-Use Growth Area. There is a floodplain conservation area that flows through the project, however, there are no other particular matters related with the plan. The previously Council approved Conditional Use Permit for this property included a plan for three restaurants and two hotels. The current conditional rezoning request is to allow "The Artisan at Mebane" an 85-unit townhome subdivision developed as a Residential Cluster Development. Mr. Stober said there would be a privately maintained 8-foot walking trail that would interconnect with City sidewalk. A pool for the townhome residents would be an amenity included in the project. The townhomes would front Arrowhead Boulevard and be rear loaded with no garages seen from Arrowhead Boulevard. The following waivers are requested:

- A reduced municipal street right of way for Roads C & D to 35' and featuring no sidewalks, unless otherwise shown on the site plan;
- A minimum lot size of 1,900 square feet for the proposed individual townhome lots;
- The UDO requires that this development provide 213 parking spaces total and the applicant is requesting to provide 195;
- The UDO requires a minimum lot size of 6,000 square feet with an allowed 40% reduction to 3,600 square feet and the applicant is requesting a minimum lot size of 1,900 square feet;
- The UDO establishes a maximum lot coverage of 40% and the applicant is requesting to develop up to 55% of the lot area;
- The UDO requires front setbacks of 30' and the applicant is requesting that they be reduced to 25'.
- The UDO requires corner side setbacks of 18' and the applicant is requesting that they be reduced to 10' minimum, with a minimum building separation of 20';
- The UDO requires rear setbacks of 25' and the applicant is requesting that they be reduced to 15'; and
- The UDO requires a minimum lot width of 85' with a maximum reduction to 40' wide, and the applicant is requesting that they be reduced to 20'.

Mr. Bradley stated that the requested lot size is a third of what the City's UDO requires. Mr. Stober replied that is correct. He then explained that State Law does allow Council to approve such waivers in conditional zoning districts. Mr. Bradley asked if during the Technical Review Committee meeting, were any concerns mentioned regarding trash collection due to the reduced street widths. Mr. Stober said the applicant's engineer could speak to that question but replied yes; the applicant originally proposed more of an alleyway road but now the proposed roads are 32 feet wide but are lacking sidewalk and curb on one side so they should accommodate the garbage trucks. He added that there were also discussions about the accessibility to the units by fire apparatus and it was determined that they would be accessible by the surrounding roads but not the internal road and the location of the hydrants were based on that fact.

Ms. Philipps said in the past Council has approved waivers reducing townhome lot width and questioned what those reductions were, specifically the Townes at Oakwood Square townhomes. Mr. Stober said the minimal lot width for those is 40 feet. Mr. Greene asked about the setbacks for those lots. Mr. Stober said front and rear setbacks are 20 feet and side is 10 feet.

Ms. Auditori said the townhomes all show garages and questioned why the site plan shows a parking lot. Mr. Stober said the parking lot is largely for the amenity center, for visitor parking and much like other townhome developments that allow on street parking, this applicant has asked for no on street parking.

Ms. Philipps pointed out that not all units are rear loaded, only those facing Arrowhead Boulevard.

Mr. Stober corrected an earlier statement. He said they are proposing curb and gutter on both sides of the road, not on one side as previously stated.

Paul Koonts, attorney with Oertel, Koonts & Oertel PLLC, 3493 Forestdale Dr, Suite 103, Burlington, NC, 27215, joined the meeting via Zoom and gave a brief overview of the project. He stated a lot of details had been hammered out during the multi-month TRC review. He said he knows this townhome project is different from most but he believes that is why many of the Planning Board members liked it so much and he feels it is the best use of the property. He said the current zoning is approved for commercial property and hotels so as parking and the impacts of parking are discussed, all of the parking for this project is designed to keep parking on this site. He introduced Beth Blackmon engineer for the project to answer any questions.

Beth Blackmon, P.E., with Timmons Group, 5410 Trinity Rd, Suite 102, Raleigh, NC 27607, joined the meeting via Zoom. She explained that they worked with City staff over many months during this process and they did start out with a plan for a narrow width alley but the compromise to allow accessibility for the garbage and fire trucks was designing the townhomes with rear loaded access which is basically the exact same streets that road "A" and "B" are, with the only difference being that the right-of-way is narrower. So instead of a 45-foot right-of-way, it is a 35-foot right-of-way with the same 31 foot back to back curb and gutter street which turns the alley into the exact same road as every other road in this neighborhood, only taking away some of the extra right-of-way. She continued by addressing the parking concerns. She said they accounted for two spaces per unit plus the extra amenity overflow parking lot. She said they are planning a wider driveway but it does not fit a traditional car parking space which is 9 feet by 18 feet but you can not really count it if some one has a larger vehicle. She said there is plenty of parking on the site. The City's UDO requires two spaces for every unit plus a half space for any unit that has more than two bedrooms. The parking required is pretty significant so they tried to meet the requirement without making the development feel like a whole bunch of asphalt. All units would have one car garages. The ones on the plan that front on Arrowhead Boulevard denoted with an "A" are rear load and the one denoted with a "B" are front loaded. Each having the possibility to park one to two cars in the driveway.

Ms. Philipps asked Ms. Blackmon to speak to the stormwater retention pond. Ms. Blackmon said the agreement with Tanger is that the stormwater basins that they are currently using would be utilized. Most of the stormwater is actually going to the pond that is closer to road "A" but there is an old sediment basin that is closer to the interstate that was never converted to a stormwater pond. She said during the construction design more research would be done to determine what conversion is necessary.

Brett Basnight, Applicant with Longbranch Development, 111 South Spring St, Spartanburg, SC 29306, joined the meeting via Zoom. He stated at most of their communities they do not allow on street parking that is why they have a large visitor area by the amenity center. These townhomes were designed to allow for parking in the garages and driveways.

Mr. Ewing asked how residents will get to the amenity center. Mr. Basnight stated they have included sidewalk connections throughout the property. The plan is pedestrian friendly.

Mr. Greene questioned if the units would be for rental or ownership. Mr. Koonts replied, rental. They would be managed by Longbranch and the estimated rental would be \$1,500-\$1,800 a month.

Mr. Koonts introduced Charles Worsham, Senior Vice President of Construction and Development with Tanger Outlet Centers, 3200 Northline Avenue, Suite 360, Greensboro, NC 27408. Mr. Worsham joined the meeting via Zoom and addressed the question of Mr. Greene on how Tanger plans to handle parking if this development is approved and they lose the overflow parking lot. He said the program in the past has been to implement offsite parking shuttles and this "overflow" parking lot that includes 140 parking stalls was originally intended for a multi-tenant buildings or restaurant pads. He spoke about holiday parking and the offsite parking shuttle services, valet parking services and traffic control measures that have been provided over the years.

Mr. Bradley stated that years ago when Council considered the Tanger development, jobs were the main concern and since it was believed that Tanger could bring as many jobs as an industrial site, the Council approved the development. Since then, the City has gradually eliminated the B-2 business zoning. He then questioned what will Tanger do when they realize people just stop coming to shop when there are no nice restaurants available. He said originally, the Council was told by Tanger that the property under consideration, along with surrounding properties along Arrowhead Boulevard, would be utilized for business and restaurant development. He said he feels this is another example of the City giving away prime business zonings for residential, which the

City has plenty of. Mr. Worsham said the property under consideration has remained vacant even after numerous discussions with retailers, self-storage developers, industrial developers, etc. The location of the property and the size has been the downfall. He said it was their first preference for the property to be commercial.

Mr. Bradley asked to see renderings of the proposed townhomes. Mr. Basnight replied yes, elevations were submitted in the submittal packets. Mr. Bradley asked what the outside materials would be. Mr. Basnight replied, a mix of materials with siding and stone accents as the primary two. No decision has been made as to vinyl or hardie plank siding; in the past both have been used. He gave an overview of the layout of the townhomes and the inside features.

Ms. Shaw read aloud the following letter submitted by Deborah Greer.

Members of the City Council, my name is Deborah Greer and I live at 700 Applecross Drive in the Arrowhead Greens Subdivision. I've owned this home for over seven years.

I am restating my comments and concerns that were previously addressed to the Planning Board with regard to the rezoning of the area that includes the overflow parking for Tanger Outlets. Every year during Thanksgiving holiday weekend or Black Friday, that overflow parking lot becomes necessary for the large volume of shoppers that come for holiday shopping at the outlet.

However, with the Arrowhead Greens community right across the street, we have become an overflow parking lot for shoppers as well. Depending on what Tanger establishes as their shopping hours, we begin to have people parking in our neighborhood late afternoon on Thanksgiving. This typically occurs after the two vacant lots off Arrowhead Blvd have filled up with cars. Then it's non-stop with shoppers coming to park in Arrowhead Greens throughout the Thanksgiving holiday, Black Friday, and most of the day on Saturday. By Sunday morning it does tend to taper off. However, the overflow parking area at Tanger stays full throughout the Christmas and New Year holidays.

When the people come and park in our neighborhood, they park in front of our homes, and often with barely enough clearance to enter and exit our driveways safely. They are parking in front of our mailboxes, which delays or prevents the mail carrier from delivering mail on Friday and Saturday. We don't have sidewalks on both sides of the streets, so people are walking on our grass and in many instances are leaving their trash behind. My neighbor at 702 Applecross Drive has repeatedly had people drive across his front lawn trying to exit from parking in the vacant lot located next to his home. His home is at the entrance to our neighborhood and he works very hard to have a nice yard. It's very upsetting to see the damage left behind. It's been frustrating each year to have to suffer someone's disregard for personal property.

So the thing is, if the overflow parking lot goes away, I feel like the parking situation will become even worse for Arrowhead Greens. Where else will all the additional shoppers park? Over the last couple of years we have observed Tanger's efforts to use a shuttle service and have employees park elsewhere. But my neighbors and I agree, there hasn't really been a noticeable difference.

On occasion, the city, or maybe it was the police department, would place partial barriers at the Applecross Drive entrance and this did help considerably with the parking. It would be great if the City would consider this a standing request to continue to do so, possibly with some law enforcement presence. Maybe this would encourage more shoppers to take advantage of the shuttle service Tanger is providing.

The overflow parking lot should stay and my hope is that Tanger, with the city's help, can continue to find solutions for their customers to park outside of Arrowhead Greens. I respectfully asked that the Council Members review this further and take these comments into consideration before making a final decision.

Thank you for this opportunity to address the City Council.

*Sincerely,
Deborah Greer*

There were no other written or spoken comments from the public.

There were considerably more discussions regarding parking concerns.

Ms. Philipps made a motion, seconded by Mr. Greene, to continue the public hearing until Wednesday, September 16, 2020. The motion carried unanimously per a roll call vote.

Mayor Hooks gave an overview of the Consent Agenda:

- a. Approval of Minutes –
 - i. August 3, 2020 – Virtual Regular Meeting
 - ii. August 5, 2020- Continued Public Hearings and Listening Session
- b. Final Plat- Mebane Oaks Lot 3, Hendon Properties
- c. Final Plat- Magnolia Glen, Ph. 2B
- d. Final Plat- Villas on Fifth, Ph. 2B
- e. Final Plat- Havenstone, Ph. 1A
- f. Fee Schedule Amendment- Recreation
- g. City-Wide Facilities Assessment and Capital Plan
- h. Proclamation- Indigenous Peoples' Day
- i. Board of Adjustments Appointments
- j. Budget Ordinance Amendment- Carryforwards from 2019-20

There was considerable discussion regarding *Item J. Budget Ordinance Amendment- Carryforwards from 2019-20*. Council requested that staff bring back additional information at the Wednesday, September 16, 2020 continued meeting to support the requests to carryforward funds for certain department projects in fairness to other departments that did not have a chance to present requests during this year's budget.

Ms. Philipps said regarding *Item F.- Fee Schedule Amendment- Recreation*, she has been contacted by multiple citizens that have requested that there be more volleyball courts available especially with reserving and renting the courts being established like the other recreational facilities in the City. Ms. Auditori added that she would hate to see the volleyball courts not be available still for free play. She said she had recently been contacted by citizens as well regarding soccer fields free pay use. She requested that it be conveyed to the public that fields are available and open to the public at no cost.

Mayor Hooks called for a vote on the Consent Agenda. Ms. Philipps made a motion, seconded by Mr. Greene, to approve the Consent Agenda with the exception of Item J. and to have staff bring back more information for further discussion and consideration at the September 16, 2020 meeting. The motion carried unanimously.

Mr. Cheek presented a request for approval of Hazard Pay for Police and Fire. Mr. Cheek explained that several weeks ago the Police Department requested hazard pay but at that time he did not recommend but has since changed his mind. He stated he is now requesting that Council consider the payment of hazard pay. Funds from Coronavirus Relief Fund (CRF) would cover the cost of this hazard pay. He recommended the following parameters for funding Police and Fire:

1. To be eligible, must be a "front-line employee" (i.e. patrol, firefighter, etc.) that is exposed to close interaction with the public.
2. Pay should be limited to a one-time, lump-sum amount.
3. Pay should be the same for all employees.
4. The amount should be limited to between \$500-\$1,500.

Other departments were asked if they had any employees that might be considered "front-line employees" and none were put forward. Based on those parameters, staff has determined that 35 police and 27 fire employees qualify for hazard pay. The financial impact, including taxes & benefits) will range between \$41,445 and \$124,332, depending on the amount authorized by the Council.

Ms. Philipps made a motion, seconded by Mr. Ewing, to give qualifying police and fire employees receive hazard pay in the form of a one-time bonus of \$1,000 in first pay period in October 2020. The motion carried unanimously.

Aaron Davis, Recreation and Parks Director, joined the meeting via Zoom. He addressed several of Council's concerns regarding safety concerns and the lighting repairs at various fields in the City. He also stated there was a recent miscommunication on social media regarding free play at the soccer fields and has since been corrected. He briefly spoke about the COVID measures that have been in place at all the fields and how his staff is handling the social distancing as the restrictions begin to be lifted.

Mr. Greene experienced a loss his Zoom connection. He then joined via phone call.

Mr. Holt joined the meeting via Zoom approval for the naming of two new streets and new sign installation for intersecting roads related to road changes with the NC 119 relocation project. The relocation project from the I-40/85 ramps to the new connection of South Third Street requires that two new streets be named and several new street signs installed. NCDOT has installed their related directional signs for the project. Staff has reviewed a proposed street naming and sign plan with Chuck Edwards, District Engineer with NCDOT and Katie Harper, GIS Analyst with Alamance County. As multiple streets have been affected by the project, street names with the majority of street addresses are unchanged. It appears that new addresses will be needed for 4 properties that connect to the new street between South Fifth Street and Holmes Road. There was considerable discussion among Council and staff.

Colin Cannell, 717 S. Fifth Street, Mebane, provided the following written comments and also joined the meeting via Zoom to provide a brief summary of those written comments.

To city council members:

I'm aware that item 7 on the Sept. agenda, the New Street Naming, is not a public hearing. However, I would like to register my concerns about the proposal.

*The city staff proposes to name several short streets related to the 119 Bypass:
Motion to approve the naming of the newly created street that connects South Fifth Street to Holmes Road as South Fifth Street Extension. Motion to approve the naming of the newly created street that connects South Third Street to the new NC 119 as South Third Street Extension.*

There are two problems with this proposal: it conflicts with the logic of the existing Third St Ext, and it ignores the opportunity to commemorate Mebanites of historic significance. (For the rest of this email, it would be helpful to have at hand the Sept. 14 meeting packet, page 508.)

Problem 1: Confusion between the new and existing Third St Extensions

Prior to the creation of the 119 Bypass, a street named S Third St Ext already existed, running roughly E-W from Gibson Rd to Holmes Rd, where it connected to S Third St. This was a contiguous extension of Third St. Neither Third St nor Third St Ext ever intersected with Fifth St; as with all numbered streets in Mebane, they ran roughly N-S in parallel courses.

The building of the 119 Bypass broke the connection between Third St and Third St Ext. What the city staff proposes to do is to create a new Third St Ext, which would continue contiguously from Third St at the Post Office to connect to 119. Third St would branch off southward from the extension as a dead end.

The problem here is that this decision breaks some basic local intuitions about how streets work:

- a. "X St will connect directly to X St Extension and vice versa"*
- b. "In Mebane, numbered streets run parallel to each other"*

*Anyone wanting to travel from Third St to the **existing** Third St Ext would need to take the new Third St Ext to 119, turn left, go one block on 119, take a right on **Fifth** St Ext, and then after a few feet find themselves back on **Third** St Ext again. Someone traveling the opposite way on Third St Ext, trying to get to Third St, would unexpectedly find themselves on Fifth St Ext, and then on Fifth St, unless they had the presence of mind to turn left at 119 and then right one block later, to put themselves back on Third St Ext and then Third St.*

The fact that the new Third St Ext would run essentially parallel to the existing stub Third St also means that any buildings being numbered on the new extension will have to be numbered non-intuitively, since the existing numbering runs from Third St's 1300 block directly into Third St Ext's 1400 block. Finally, spare a thought for the out-of-towners and delivery drivers traveling up and down Third St, whose map software will put them on Third St Ext and then direct them to leave it for no obvious reason before returning to it again.

Problem 2: This is a lost opportunity to name streets

Almost all new streets in Mebane are built in subdivisions and named by the developers along some anodyne pattern. The only chance the city gets to commemorate worthy citizens is by renaming existing buildings. To approve the city's current proposal is to ignore an opportunity to more visibly signal the town's appreciation for the people who have helped make it what it is.

Solution 1: Minimum viable solution

The solution that would do the most to improve the situation with the fewest necessary changes would be to sign what is proposed as the western half of "Fifth St Ext" as "Third St Ext" instead. This would cause Third St Ext to touch 119 on both ends, instead of needlessly inserting Fifth St in the middle. The city should also put up signs at each end of the interrupted Third St Ext indicating which way a driver should turn in order to pick up Third St Ext on the other side.

Solution 2: Best long-term solution

The solution that would result in the most intuitive street map long-term (imagine yourself 20 years in the future, having only the vaguest memory of what the street layout used to be) would be to rename the entire contiguous portion of Third St Ext, from its western end at Gibson Rd/Stone St Ext, to its eastern end at 119 Bypass (the western half of Fifth St Ext in the current proposal). This would be better in the long-term because, no matter what choice the council makes, this portion of Third St Ext will no longer connect to Third St in any meaningful way. In time, the name will make no sense.

This would also provide the council with a chance to recognize more of Mebane's history by naming the street after a notable local. For example, the council might choose the name "Harris St" to commemorate two* significant women: Eunice Fairchild Harris and Emma Springs Harris. Eunice Harris organized efforts to establish the first location of the Mebane Public Library. Emma Harris founded the city's first garden club (now the Emma Harris Garden Club). Both have been recognized as part of the MHM's "Makers of Modern Mebane" series.

* - Another Harris, Eleanor Dibble Harris, has also been recognized by the MHM, but I'm not familiar with her accomplishments.

Conclusion

Although it would be lovely to see the Harrises, or anyone else, recognized in the form of an eponymous street, I won't be too sad if the city decides not to go there. But I would urge the city to look carefully at the more immediate problem of the counter-intuitive mixing of Fifth and Third St extensions, and to consider whether a more elegant arrangement is possible. The breaking up of the prior intersections, in conjunction with the diverging diamond interchange to the immediate south, is already a cause of much mockery among long-time locals. I fear that the city's current proposal will further erode residents' confidence in the council's common sense when it comes to road construction.

Colin Cannell
717 S Fifth St

Mr. Bradley made a motion, seconded by Mr. Ewing to approve the proposed map and street naming with the exception of changing the entire road, S. Fifth Street ext., west of the bypass to S. Third Street ext. causing the S. Fifth Street ext. to end at the bypass. The motion carried unanimously.

Mr. Cheek stated, per Council's request, the next item was placed on the agenda to discuss any directives for staff regarding the Listening Session held in August. Mr. Bradley said he mentioned to Mr. Cheek that he felt it was time to move forward with recommendations that were made at during the Listening Session. He said he feels the best move or next step that would be most beneficial would be to create a racially diverse advisory committee. He suggested that staff gather comments and ideas from tonight's discussion and bring back to Council with a committee structure and appointment process. Ms. Philipps said she feels the City is at a good position right

now to move forward with good relationships with all of our neighbors and everyone surrounding us. She added that the City needs to make sure that all of the City's policies and documents are equitable. Ms. Auditori stated she was disappointed at the lack of participation of the public during the Listening Session and said that it feels a little heavy handed to make decisions about a committee without more community input. She wants to be sure to get more community input even if through another forum before moving forward. Mr. Greene agreed with Ms. Auditori and suggested that the City have the PTRC conduct a study of the communities on the edge of Mebane regarding sewer extension. He said there are some misconceptions among the community that need to be cleared up. Ms. Auditori said a study regarding infrastructure needs would be a great step. Mr. Ewing agreed and feels the City needs move forward with diverse representation. Mr. Bradley said he definitely did not want the idea to feel heavy handed but felt like establishing a committee would be a good next move and might allow for more community input.

Mayor Hooks said that recently he opened some dialogue during a meeting with the West End Revitalization Association (WERA) and requested direction from the Council to determine if he should hold another meeting with WERA or if the establishing an advisory committee is the next step. It was suggested that should there be a second meeting, perhaps it should be recorded or minutes taken to ensure accurate information is distributed to everyone afterwards. Ms. Auditori said she thinks conversations with WERA and establishing an advisory committee are two very different things. While she sees a role for staff in facilitating the committee, she does not see staff's role in meeting with WERA. Ms. Philipps said the Council is seeking to have constructive conversations, not an adversarial relationship with anyone.

After considerable discussion, Mr. Bradley made a motion, seconded by Ms. Philipps requesting that staff review policies and committees of City's similar in population size of Mebane and put together a package or a committee proposal and advertise it at the next meeting as a public hearing for discussion. Mr. Rollins stated the October meeting is only 3 weeks away and that may not be enough time for staff to pull together a committee proposal. Council stated it would be fine to wait until the November meeting and asked that the public have a chance to review the proposal prior to the meeting. The motion carried unanimously.

Mr. Cheek requested clarification regarding the Mayor's next step with WERA. Council felt it would be a good idea to reach out to WERA to let them know that it was not the City's intention to become part of a task force; the Council has decided to move forward with an advisory committee and they are welcome to work with that committee or provide ideas/suggestions directly to Council. Mr. Cheek said the WERA Task Force requested maps and information regarding annexation laws and staff is happy to provide those or to make presentations of those items.

There being no further business, the meeting ended at 10:10pm.

Attest: _____
Stephanie W. Shaw, City Clerk

Ed Hooks, Mayor