



The Mebane City Council held a continued meeting at 6:00 p.m., Wednesday, September 16, 2020. The September 14, 2020 meeting was continued per G.S. 166A-19.24, which states that when a public body conducts a public hearing as a remote meeting, it must allow for written comments on the subject of the public hearing to be submitted between publication of any required notice and 24 hours after the public hearing. 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 Everette Greene
Councilmember Sean Ewing
Councilmember Tim Bradley
Councilmember Patty Philipps

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

Per the requirement of G.S. 166A-19.24 the unanimous vote was conducted by roll call.

Mayor Hooks called the meeting to order. He then stated that tonight's meeting is a continuation of the public hearings held on Monday, September 14, 2020.

Mayor Hooks stated that the first item to be voted on is the request for approval of the Economic Incentive Grant for UPS. There were no comments from the Council nor from the public. Ms. Philipps made a motion, seconded by Mr. Greene, to close the public hearing. The motion carried unanimously per a roll call vote. Mr. Bradley made a motion, seconded by Mr. Greene, to approve the incentives agreement based upon findings that the company will be annexed, add \$262,214,000 to the tax base, create 451 new jobs, and generally benefit the taxpayers of the City. The motion carried unanimously per a roll call vote.

Mayor Hooks said the next item is the continued public hearing on a request from ABB to adopt an Ordinance to Extend the Corporate Limits. Mr. Brown gave a recap of the request. Mr. Greene made a motion, seconded by Ms. Philipps, to close the public hearing. The motion carried unanimously per a roll call vote. Ms. Philipps made a motion, seconded by Mr. Ewing to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 101.19 acres. The motion carried unanimously per a roll call vote.

Mayor Hooks announced the continued public hearing on a request from Mebane NC TH, LLC, c/o Brett Basnight, for approval to conditionally rezone +/-12.17 acres of a +/-50.89 ac property located at 4000 Arrowhead Boulevard from B-2(CD) (General Business, Conditional Zoning District) to R-6(CD) (Residential Conditional Zoning District) to allow "The Artisan at Mebane" an 85-unit townhome subdivision developed as a Residential Cluster Development.

Mr. Koonts, Attorney representing the applicant, joined the meeting via Zoom. Mr. Koonts shared a few comments related to renderings of the proposed townhomes that were sent to Council after Monday's public hearing. He also spoke briefly regarding the parking concerns. He said the townhomes will be rentals and they will have onsite management 24 hours a day, seven days a week. So, the way they intend to manage the parking on their site is every resident will have a sticker or a hang tag that will identify that the vehicle belongs to a resident. He shared that the

applicant wants to be transparent with Council and provide Mebane with the best product they can.

Mr. Basnight, applicant, joined the meeting via Zoom. He said they are committed to building top of the market townhomes with multiple building elevations with various colors and steps in the façade. Inside of the units will also be top of the line. He explained that providing all of those things demand a higher price point in order for it to be viable. Mr. Basnight shared several other positive commitments regarding the project, specifically the 24-hour on-site management staff.

Mr. Cheek asked if they ever decide to start selling the units, how would they foresee selling them in the future, one at a time or half at a time. Mr. Basnight said they are owner/operators so they intend to be there long term but if there ever were to be a sell on the property, it would occur all at once and an HOA would need to be put in place and they are willing to sign a document stating such.

Ms. Auditori questioned if they ever were to sell, would they have to come back to Council for approval to do so. Mr. Lawson said he thinks they would have to if they sold them separately but if they sold them as a whole, they would not have to come back to Council. There was consideration discussion concerning future selling and the necessary requirements that would go along with that transaction.

Ms. Philipps said times change, needs change and with the planning process, Council does its best to make decisions based on the information they have at the time. She said she does agree with comments made by Mr. Bradley on Monday night regarding having parcels available for commercial, industrial development and job creation. She feels Mebane has done a great job with those things but Council also needs to realize that people that own property have the right to develop or sell the property. Mr. Bradley said he does not disagree. It is a tough balance. Mr. Ewing said it makes sense to keep this property zoned for business. Mr. Greene said he was excited when he heard about this project originally but he is no enamored with what has been presented.

Mr. Koonts said traffic and commercial development would make the parking and traffic issues worse. With their project the parking would be contained onsite. Parking is Tanger's issue, not the projects issue.

Mr. Bradley stated he agrees Council need to view this project separate from Tanger's parking issues. Ms. Auditori said she agrees with Mr. Bradley. She said Council must ask if this project is the best use of this property and honestly, she is still unsure if townhomes is the best use but what she does know is that this property has been for sale as a commercial property for a very long time and have been unsuccessful, so how long should Council expect them to keep trying. Commercial may not be the realistic use for this property. Ms. Philipps echoed Ms. Auditori's comments.

Clerk Shaw read aloud the following email from Evelyn Johann, 709 Fairway Drive, Mebane.

I am a resident at Arrowhead Green and would like to confirm the comments from Deborah Greer that were read to the council during the meeting on September 14, 2020.

Hearing all interested parties involved in the development I would like to correct some of the comments in reference to traffic control on Applecross into the Arrowhead community. The police presence was requested by the residents and as far as I know Tanger was not involved. I believe a neighborhood can request police support for street closing) only in very limited form once or twice a year.

The removal of 140 parking spaces will make the situation across Tanger Boulevard much worse, not only for Black Friday, but for any special event during Holiday times and during the year, especially on weekends. While parking for tenants of the new development will provide approx. 2 parking spots per townhome, the few common parking spots at the center will unlikely be enough to provide space for any visiting relatives and friends during holidays, thus increasing the problem.

While I was listening to the live stream it sounded to me that this development creates more problems than it solves. By nature, townhomes need more space than traditional rental apartments.

Any development plan should have all aspects (traffic impact, parking, rainwater, playground, school impact, environmental impact) thoroughly researched and reviewed and solutions should be provided before any approval process moves forward.

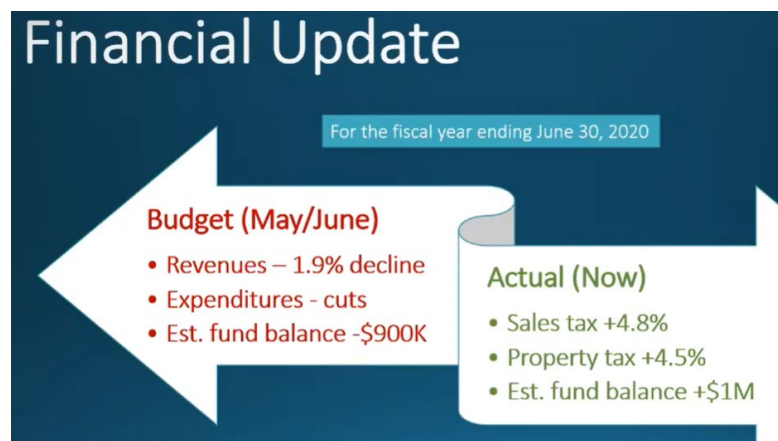
It goes without saying that any solutions on the back of existing residents should not be considered an option.

*Sincerely
Evelyn Johann*

Mr. Stober asked for clarification, stating that the developer provided a reference development and should the project be approved, those floor plans and exterior would be the commitments of the developer for this conditional zoning request. Mr. Basnight, replied yes.

Mr. Greene made a motion, seconded by Mr. Ewing, to close the public hearing. The motion carried unanimously per a roll call vote. Ms. Philipps made a motion, seconded by Ms. Auditori, to approve the R-6(CD) zoning as presented and finds that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design. The request is for a property within the City's G-4 Secondary Growth Area and is "...generally residential and commercial in nature..." (Mebane CLP, p.66). The motion failed per a roll call vote. Ayes- Ms. Philipps and Ms. Auditori Nays- Mr. Bradley, Mr. Ewing and Mr. Greene

Per Council's request at Monday's meeting, Staff presented additional information regarding Item J. Budget Ordinance Amendment- Carryforwards from 2019-20. Mr. Cheek explained a normal carryforward which reappropriates unencumbered amounts. He then shared projects that he recommended to carry forward. He provided the below financial update slide, per the projections related to COVID. Instead of the fund balance decreasing, it actually increased. It was suggested, due to the brief budget work session, that a public work session be held in order to hear all department heads present their departmental requests. Mr. Cheek stated he is comfortable with scheduling a budget work session but requested that Council approve the first budget carryforwards of \$902,498 tonight in order to meet audit deadlines.



Mr. Cheek shared the following slide which shows his recommended carryovers.

Appropriations for FY21	
IT document handling system	\$ 24,996
Police IT Connection	22,000
Citywide GIS	30,000
Lake Michael Deck & Docks	140,000
Community Park Lights	<u>166,000</u>
Total	<u>\$ 382,996</u>

Manager Suggested Carryover

After considerable discussion and assurance from Mr. Cheek and Ms. Tate that approving all requested carryovers would not have a negative impact on the fund balance, Mr. Bradley made a motion, seconded by Ms. Philipps, to approve both lists (above and below) along with the \$902,498 carryforwards, along with scheduling a budget work session as soon as possible. The motion carried unanimously per a roll call vote.

Requested to reconsider:	
Fire vehicle maintenance.....	21,000
Fire airbags.....	11,112
Code enforcement vehicle.....	24,999
Painting 2nd Floor - Library.....	8,500
Public Works Service Vehicle.....	120,000
Sanitation vehicle maintenance.....	<u>20,000</u>
General Fund	205,611
Arbor Creek Outfall Engineering.....	50,000
WRRF replacement valves.....	7,000
WRRF misc small equipment.....	<u>13,150</u>
Utility Fund	70,150

Mr. Bradley requested to revisit the Hazard Pay item again at next month’s meeting to possibly include others that could be considered frontline workers. All Council agreed.

There being no further business, the meeting was adjourned at 7:16pm.

Attest: _____
Stephanie W. Shaw, City Clerk

Ed Hooks, Mayor