

## August 5, 2024, City Council Meeting Recap

### 1. Call to Order

### 2. Moment of Silence

### 3. Recognition of Mebane Fire Department Deputy Chief Tim Bradley for 50 Years of Service

Mayor Pro Tem Tim Bradley was recognized with a resolution for his 50 years of distinguished service to the Mebane Fire Department. Currently serving as Deputy Fire Chief, Bradley has demonstrated exceptional dedication and heroism in serving the Mebane community since joining the fire department on May 24, 1974. Deputy Chief Bradley served as Fire Chief from 1984-1990 and has held the position of Assistant Fire Chief and then Deputy Fire Chief since 1993. He has received various awards for his bravery and dedication, such as the Mebane Gregg Hinson Firefighter of the Year Award in 1979, the Mebane Fire Department's Award of Valor in 2006, and the prestigious Firehouse Heroism Award in MSA Fire Slayer Award for his life-saving rescue efforts in 2007. Insurance Commissioner Mike Causey presented the Order of the Guardian Award to Mayor Pro Tem Tim Bradley for his character, integrity, and over 50 years of service to the state. The Order of the Guardian is the highest award given by the N.C. Department of Insurance.

### 4. Public Comments

### 5. Consent Agenda

- a. Approval of Minutes- July 1, 2024- Regular Meeting
- b. Voluntary Non-Contiguous Annexation Petition- NACC Investment Group, LLC
- c. Final Plat Reapproval- Bowman Place, Ph. S4

### 6. Public Hearings – Order was changed to be presented as follows.

#### b. Economic Incentive Grant- Project Sunny- Morinaga

Morinaga America Foods Inc., a world-famous Japanese confectionary and candy maker, plans to build an additional 100,000 sq. ft. production space on its existing 21-acre factory property at 4391 Wilson Road in the Buckhorn Economic Development Zone in Mebane, North Carolina. Morinaga is considering investing \$136 million in capital (Mebane's incentive agreement proposed \$115,399,000.00), providing an additional 204 jobs by 2030, paying \$48,725 annually, with the jobs being full-time and including healthcare and related employment benefits. The City of Mebane's proposed incentive package for Morinaga America Foods Inc. amounts to \$576,995, included in five total cash grants and a maximum waiver of \$500,000 in our building permit and inspection fees. The first payment will be made one year after a final certificate of occupancy has been issued for a maximum of \$115,399, with additional payments on subsequent one-year anniversaries. This economic development project is estimated to generate a net positive cash flow of \$3.0 million in property taxes over the next ten years. The City will also receive sales tax from the construction and the indirect benefits of 204 new jobs with an estimated annual full-time payroll of over \$9.9 million. The maximum incentive payout, including cash grants and waived fees, is \$1,076,999.

- The Council voted 5-0 to approve the performance agreement based upon findings that the company will be expanding and add \$115,399,000 to the tax base, creating 204 new jobs, and generally benefiting the City's taxpayers.

#### c. Economic Incentive Grant- Project Benjamin- Sandvik

Sandvik Coromant is looking to expand its existing facility in the Central Carolina Industrial Center (CCIC) in the Alamance County portion of Mebane. See item 7 for more information. The expansion of their facility would create 18 new full-time jobs paying an average of \$62,777. Sandvik Coromant is not asking for additional incentives beyond the State of North Carolina Department of Commerce Building Reuse Grant. Mebane's proposed incentive package for Sandvik Coromant is a capital investment of \$1,295,207 for real property plus \$800,000 for personal property. A maximum incentive cash grant from the City for \$7,250 for a State grant application request of \$145,000, which is the 5% required local match for a State of NC Department Building Reuse Grant. The cash grant payout is subject to the NC Building Reuse Grant being awarded. This economic development project is estimated to generate a net positive cash flow of \$77,522 in property taxes over the next ten years (\$70,272 when deducting the 5% local match for the grant application). The City will also receive sales tax from the construction and the indirect benefits of 18 new jobs with an estimated annual full-time payroll of over \$1.13 million.

- The Council unanimously voted for the approval of the State of NC Department of Commerce Building Reuse Grant application to be submitted, with local match, based upon findings that the company will be expanding and add \$1,295,207 in real property and \$800,000 in personal property to the tax base, create 18 new jobs, and generally benefit the City's taxpayers; along with the performance agreement.

#### a. Conditional Rezoning Amendment- Hendon Tiller- Tractor Supply

Hendon Tiller Mebane 3.0, LLC requested approval to revise the conditions for the +/- 6.19-acre property on Wilson Road and Forest Oaks Lane to allow for farm supplies and equipment retail use. The Council agreed to annex the property into the Mebane city limits on June 5, 2023, after the property was zoned for B-2 or General Business Conditional. The conditional rezoning amendment request by the applicant, Hendon Tiller, seeks to revise the conditions since the right-of-way required to extend Wilson Road could not be secured due to the neighboring property being unable to be acquired. It was a condition of the Council that if the right-of-way could not be secured, a Traffic Impact Analysis (TIA) would be required. The TIA was completed, and the traffic requirement called for a left turn lane on Forest Oaks Lane, the construction of three site driveways with one ingress lane and one egress lane striped as a shared left-right turn lane operating under stop-control, as well as the applicant must comply with any multimodal requirements of the City for consistency. The applicant intends to re-subdivide the property from the original three lots into four. Lot 4 will be developed for farm supplies and equipment retail use, Lot 5 will be reserved for future commercial development, and Lot 6 will be primarily utilized as a stormwater management area. The revised site-specific plan proposes that Lot 5 will be subdivided into two lots; Lot 5 and Lot 7. The proposed new Lot 7 is intended to be sold to Chick-fil-A as a staff and overflow parking lot. The site plan shows three driveways, two on Forest Oaks Lane and one on Wilson Road. The driveway on Wilson Road will provide shared access for the proposed Lots 4, 5, and 7. Amendments to the original site-specific plan include a reduction in the amount of curb and gutter on Forest Oaks Lane, the addition of crosswalks at the intersection of Wilson Road and Forest Oaks Lane and a mid-block crossing of Wilson Road, a minor modification to the parking lot layout around the entrance to the fenced outdoor display area, and the 3,827 square-foot Garden Center has been changed to a 2,640 square-foot Live Goods Center, increasing the outdoor display area from 24,040 square feet (14.58% of the site area) to 26,745 square feet (16.22% of the site area). The Mebane UDO limits the outdoor area devoted to displaying and selling retail goods to a maximum of 15 percent.

- The Council voted 5-0 to approve the revised conditions of the B-2 (CD) rezoning 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*. Specifically, the request is for a property within the City's G-4 Secondary Growth Area and is generally commercial in nature.

### 7. State of NC Building Reuse Grant Program Local Government Resolution Project Benjamin- Sandvik Coromant

Sandvik Coromant would like to submit a State of North Carolina Department of Commerce Building Reuse Grant application to expand its facility in the Central Carolina Industrial Center (CCIC) in Mebane. The expansion would increase Sandvik's investment in the Mebane facility, allowing the Company to support increased demand for its product instead of investing in one of its other facilities. Sandvik Coromant is part of the Sandvik Group, which located in Mebane in 1980 and

specializes in indexable milling, turning, drilling tools, and made-to-order tooling. Sandvik invested in a new Sandvik Coromant Center in Mebane in 2021 to enhance customer experience and knowledge in metal cutting while simultaneously moving its US headquarters and Center for the Americas to the Mebane location. Sandvik is seeking to renovate their 9,300 square feet of unused vacant space in their facility to move production currently done in Troy, Michigan, to Mebane, North Carolina.

- The council voted 5-0 for the approval of the resolution to be adopted by the governing body to apply for the State of NC Building Reuse Program Grant for Sandvik Coromant.

#### **8. City Manager Executive Search Schedule Update**

Developmental Associates were hired to undertake and manage the City Manager selection process. During the July meeting, the Council voted to re-advertise the City Manager position on September 1, 2024. The position will be posted for 30 days, followed by an initial screening meeting, and then the Council selects up to 15 candidates for a secondary screening and interview. Two weeks later, or roughly 45 days after the job was posted, Developmental Associates will meet with the Council and ask them to narrow their selection to five candidates. Two weeks later, those individuals would participate in a skills assessment, including a presentation, a written exercise, a coaching role-play, etc. Afterward, the top two to three candidates come to Mebane for finalist interviews.

#### **9. Lake Michael Spillway Final Financing Approval**

The City has worked for several years to develop a plan to renovate and improve the spillway for the dam at Lake Michael Park. The City plans to finance the spillway project through installment financing, as provided under State law. In an installment financing, the City's repayment obligation is secured by a mortgage-type interest in all, or part of the property being acquired or improved. In this case, the Lake Michael Park property, including the dam and spillway, will serve as the collateral. The final financing resolution has three main purposes, to make a final formal approval to move forward with financing up to \$7,500,000 for the project, to approve the substantially final loan documents, and to authorize staff to complete the closing. The City recommends financing with Webster Bank since they have the lowest interest rate at 4.44% over 20 years and the most attractive terms with prepayment provisions and the allowance of partial payments once a year.

- The Council unanimously agreed to adopt the final resolution approving the financing for the Lake Michael Dam spillway project in the form presented.

#### **10. Amendments to the Mebane Code of Ordinances - Chapter 4, Animals**

City staff recommend amending and aligning the ordinance language in Chapter 4, Sections 4-76 of the Mebane Code of Ordinances with the NC General Statutes to enhance the Mebane Police Department's ability to respond to animal-related calls effectively, improve enforcement understanding, and make the ordinance easier to compare with state statutes. The proposed changes presented at the August city council meeting can be found on pages 220-225 in the [agenda packet](#).

- Council voted 5-0 to place the proposed amendments to the Mebane Code of Ordinances, Chapter 4 Animals, Section 4-76 on the September 9, 2024, Mebane City Council agenda, to incorporate the language presented and recommended by staff. The Council also asked that the staff research the potential for the length of the leash with other cities.

#### **11. Recommendation to the Alamance County Commissioners for Appointment to the Alamance County Library Committee**

The City received three applications for two open positions on the Alamance County Library Committee. Per the Alamance County Library Committee Bylaws, Mebane shall have two individuals from the City of Mebane and recommended by the Mebane City Council. The two open Committee terms are for two years, typically running from July 1, 2024, to June 30, 2026.

- The Council voted 5-0 to recommend Matthew Roberts and Lynn Merrill for appointment by the Alamance County Board of Commissioners to serve as a Mebane trustee on the Alamance County Library Committee.

#### **12. New Third Street Elevated Storage Tank Lighting and Logo Placement**

Public Utilities is interested in adding aesthetically pleasing uplighting to the new elevated water storage tank at 1420 S. Third Street. The uplighting options include the ability to change the colors remotely depending on local events and seasons. The estimated cost for the uplighting will be approximately \$25,000 to \$45,000 for design and \$125,000 to \$160,000 for equipment and installation. We currently have roughly \$150,000 in contingency and \$40,000 in credits. Public Utilities is also advising placing the two City logos for the tank in the following locations: one visible from 119 S around the interstate interchange, Maple Ln, and Holmes Rd. To make the approximately 35 feet long and 15 feet high logo placements uniform, the department recommends placing the second logo on the north side of the tank, where it will be visible from NCIC.

- Council voted 5-0 to continue to pursue the lighting option and return with options for contractors.

#### **13. Community Advisory Committee Appointments - Comprehensive Land Development Plan Update**

The City has contracted with Green Heron Planning, LLC, to aid with updates to the comprehensive land development plan. The Comprehensive Land Development Plan needs to be updated to manage the City's fast growth, maximize the benefits of growth, match the needs and expectations of the current City Council and community, and clarify what should happen in Secondary Growth Areas. The plan update process began in July 2024 and is expected to finish within 12 to 18 months. A Community Advisory Committee composed of 10-12 individuals is being established to assist in the process, and so far, the City has received 18 applications to join.

- The Council voted 5-0 to appoint the following individuals to serve on the Comprehensive Land Development Plan Community Advisory Committee: Brice Moore, Jacob Payne, Colin Cannell, Jennifer Mackey, Charlotte Crone, Alex Fowler, Jessica Ehrola, William Marsh, Angela Ortiz, and Andrea Webber.

#### **14. WRRF (Water Resource Recovery Facility) Expansion Project Update**

The Water Resource Recovery Facility Expansion Project was advertised for construction bids in June with a bid opening date of August 15, 2024. A potential bidder requested the bid opening be delayed by three weeks to give bidders more time. The City agreed to move the bid opening date to September 5, 2024, and provide an update on the bids at the September 9 City Council meeting. If only one bid is received, the City will re-advertise with a re-bid opening date of September 17, 2024.

- Update on project status; no action taken by the Council.

#### **15. Adjournment**

##### **Announcements:**

City offices will be closed on Monday, September 2, 2024, in observance of Labor Day.

The September Council meeting will be held on Monday, September 9, due to the Labor Day holiday.

Registration is opening for the 2024-2025 Mebane Citizens Academy on Civic Rec. The Mebane Citizens Academy is a partnership between the Mebane Woman's Club and the City of Mebane. The program focuses on teaching citizens how each city department works to improve the community's quality of life. The Mebane Citizens Academy will follow the same schedule as last year, occurring on the second Thursday of every month from 6:30 to 8 p.m. starting in September and running through April. Graduation will take place at the May 2025 Council meeting.

Kelly Hunter  
Public Information Officer

Please see the attached PowerPoint presentation from the City Council meeting for more information.