



December 4, 2023, City Council Meeting Recap

1. **Call to Order and Invocation-** Reverend Jeff Smith from Mebane Presbyterian Church
2. **Approval of Minutes- November 6, 2023- Regular Meeting-** was approved 5-0 by the council.
3. **Report of the Election Results and Acceptance by City Council-** Presented by City Clerk Stephanie Shaw
4. **Swearing in of Elected Officials**
 - a. **Mayor elect Ed Hooks**
Received 533 votes and 31 write-in votes in Alamance County. Received 92 votes and 3 write-in votes in Orange County. Received 625 total votes from both counties; has been duly elected as mayor of the City of Mebane for a term of four years.
 - b. **Councilmember Elect Katie Burkholder**
Received 456 votes and 44 write-in votes in Alamance County. Received 82 votes and 3 write-in votes in Orange County. Received 538 total votes from both counties; has been duly elected as a member of the Mebane City Council for a term of four years.
 - c. **Councilmember Elect Sean Ewing**
Received 488 votes in Alamance County. Received 92 votes and 3 write-in votes in Orange County. Received 580 total votes from both counties; has been duly elected as a member of the Mebane City Council for a term of four years.
5. **Appointment of Mayor Pro Tem and Swearing in**
 - The council voted 5-0 to nominate Tim Bradley as the Mayor Pro Tem.
6. **Recognition of Retiring Fire Chief Bob Louis**
 - The City of Mebane is proud to recognize the life, legacy, and accolades of Robert Bob Jay Louis, Chief of the Mebane Fire Department, on the occasion of his retirement. His service and dedication have positively impacted many lives throughout his 30-year career in Mebane. Chief Louis began as a volunteer firefighter and then was hired by the department as a full-time firefighter in 1994, serving within several roles. He was moved to the rank of Fire Chief in 2000 and was the city's first career Fire Chief. He will officially retire on December 29, 2023.
 - Chief Bob Louis was awarded the prestigious honor of the Order of the Long Leaf Pine by Senator Amy Galey. This award is one of the highest recognitions of civilian accomplishment in public service within the state of North Carolina.
7. **Additional Recognitions**
 - a. **Omega and Brenda Wilson- Presidential Lifetime Achievement Award**
Recognized for decades of dedication to volunteering and serving as advocates for the West End, East End, White Level, Foust Road, Buckhorn and Perry Hill communities in Mebane.
 - b. **Ashley Ownbey- 2023 Local Government Federal Credit Union/Civic Fellow**
In October, Ms. Ownbey completed the Leading for Results course at the University of North Carolina School of Government in Chapel Hill. She was chosen to participate as a 2023 Local Government Federal Credit Union/ Civic fellow.
 - c. **Proclamation Honoring Huey's Restaurant and Oyster Bar**
Since 1957, Huey's has served countless customers and friends, becoming a true icon of the Mebane community. Mayor Hooks has proclaimed December 23, 2023, as Huey's Restaurant and Oyster Bar appreciation day. After 66 years in business, Huey's restaurant will close this month (December), and the city thanks the Huey family for their years of business in Mebane.
8. **Public Comments**
 - Deborah Worth
 - Frederick Masi
9. **Consent Agenda** was approved 5-0 by the council.
 - a. **Final Plat Approval- Cambridge Park, Ph. 3A**
 - b. **Final Plat Reapproval- Cameron Lane Right-of-Way Dedication**
10. **Public Hearing**
 - a. **Rezoning- 635 & 636 Corregidor Street WRRF and Public Works, R-20 to LM**
The City of Mebane requests approval to rezone two properties totaling +/- 40.69 acres located at 635 Corregidor Street and 636 Corregidor Street from R-20 (Residential District) to LM (Light Manufacturing). The Alamance County Register of Deeds recorded these properties and recombined them into two separate lots/properties (instead of one larger parcel) on November 21, 2023, that created a +/- 17.34-acre lot (Public Works), a +/- 23.35-acre lot (Water Resource Recovery Facility), and a +/- 33.472-acre lot (Mebane Arts & Community Center and Soccer Fields). The Mebane Public Works Complex and the Water Resource Recovery Facility are nonconforming uses in the current zoning district (since they no longer include the MACC), meaning they are not authorized to be zoned as R-20. This amendment to the zoning map will update the zoning to be consistent with the historic use of the property.
 - A 5-0 vote was made to approve the LM 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*. Specifically, the request: Is for a property within the City's G-4 Secondary Growth Area and partly within the City's G-1, Mixed Use Growth Area (NC-119 Bypass and US-70) and is generally industrial in nature.

b. Special Use Permit (Quasi-Judicial)- Mebane WRRF Expansion

The City of Mebane requests approval for a Special Use Permit to allow for a Water Resource Recovery Facility on a property located at 635 Corregidor Street totaling +/- 23.35 acres. The subject property was rezoned LM in the docket item above to conform with the current zoning district. There is an existing Water Resource Recovery Facility on the subject property that was developed before the recent development ordinance was adopted. Approval of the special use permit request will allow for an expansion of the facility that will improve the City's ability to provide wastewater services from a current capacity of two and a half million gallons daily to four million gallons a day (eventually leading up to six million gallons). The need for expansion comes from an influx of commercial businesses, jobs, and residential growth. Population projections and wastewater capacity projection needs were created to plan for expanding capacity to meet future needs and ensure balanced growth.

- **Public Hearing Comments:** Kathryn Newell
- The council voted 5-0 to approve the special use permit as presented and finds that the application is consistent with the objectives and policies for growth and development in the City's 2017 Comprehensive Land Development Plan *Mebane By Design, LongRange Utility Plan*, or other plans officially adopted by the City Council. It is both reasonable and in the public interest because it has been found that the request:
 - a. Will not materially endanger the public health or safety;
 - b. Will not substantially injure the value of adjoining or abutting property;
 - c. Will be in harmony with the area in which it is located; and
 - d. Will be in conformity with the land development plan or other plans officially adopted by the City Council.

c. Mandatory Amendment of Stormwater Bonding Requirements

Since 2015, the City has had a policy that the stormwater control devices required for owners or developers of real estate projects be bonded at an amount equal to 40% of the construction costs, and the bond obligation held for twenty years. North Carolina is a Dillon Rule State, meaning we can only do what the US General Assembly allows. Legislature passed Session Law 2023-108 (House Bill 488) on August 23, 2023, limiting a municipality's ability to collect fees for stormwater treatment to a cash bond amount of 10% of the final construction costs and allows the owner/developer five years to accumulate that 10% and hold it in a segregated account not payable to the city.

- Council voted 5-0 that the City amend its Unified Development Ordinance in accordance with the attached amendment along with the corresponding referenced Stormwater Operation and Maintenance Agreement for Structural Stormwater Management Facilities.

11. Planning Board Rules of Procedure

North Carolina General Statute 160D-308 allows a local governing board to adopt rules of procedure for its planning board. Recently, the Planning staff and Planning Board have reviewed and proposed updates to the *Bylaws and Rules of Procedure of the City of Mebane Planning Board*, which was adopted in 1999.

- Mayor Pro Tem Tim Bradley asked to table this for a month and the council unanimously agreed to move the rules of procedure adoption for the planning board until January.

12. Recreation and Parks Master Plan Presentation

The City of Mebane Recreation and Parks Department desires to adopt a new Comprehensive Master Plan to help shape the future of Mebane's Parks, Facilities, Programs, Trails, etc. Over 70 stakeholders and 2,000 participants participated in focus groups and meetings to assist with the creation of a master plan aimed at continuing a healthy and happy community. The city partnered with Berry Dunn and Stewart to provide surveys, meetings, and opportunities for community feedback on a master plan starting in the summer of 2022. Results showed that the most essential programming needs over the next 5-10 years are fitness/wellness/health programs, swim lessons, water fitness, additional teen and youth programs, and adult programs. The top four future needs are additional walkways, trails, and pathways; a new community center that includes a swimming pool; the addition of more parks in areas void of any; and improvements to renovate existing parks and facilities.

- The council unanimously agreed to review the plan and consider adoption of the new Recreation and Parks Comprehensive Master Plan for 2024 – 2034 at the January 8, 2024, meeting.

13. Budget Amendment for the Purchase of Vacant Lot on Ruffin Street

Real estate broker MARISANNA, LLC contacted City staff about offering to sell the vacant lot at the intersection of Ruffin Street and N. Fourth Street for \$220,000. The lot would serve the need for additional parking in the central business district for potential use in the future. The council agreed to purchase the lot in November and an additional \$7,500 is needed for due diligence to do an environmental assessment and title examination. A budget amendment is needed to take \$227,500 from the fund balance to budget and purchase this lot.

- Council voted 5-0 to approve the budget amendment to appropriate fund balance to purchase the vacant lot at the intersection of Ruffin Street and N. Fourth Street for \$220,000 from MARISANNA, LLC, and to fund \$7,500 in additional costs associated with the purchase.

Announcements:

City offices will be closed on December 25-27 in observance of Christmas.
City offices will be closed on January 1, 2024, in observance of the New Year.
The January Council meeting will be held on January 8, 2024.

14. Adjournment

Kelly Hunter
Public Information Officer

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