



February 5, 2024, City Council Meeting Recap

1. Call to Order

2. Invocation by Pastor Stu Johnston, of Grace Reformed Baptist Church

3. Recognition of Retired WRRF Director Dennis Hodge

Dennis has served the Mebane community with a passion and commitment to excellence for 48 years. Those years were spent dedicated to advancing environmental practices with emphasis on wastewater treatment and nutrient management. Dennis earned the distinction of a formal commendation from the Environmental Protection Agency (EPA) for his role in launching a nationally valuable study that stands as a beacon for stakeholders and regulators alike. He also pioneered the implementation of the Kenaf technology, thereby significantly extending the efficacy and life of the City of Mebane Wastewater Recovery Facility, setting a new standard of operational efficiency and environmental care. The Mebane City Council honored Dennis Hodge with a resolution on his retirement on February 5, 2024.

4. Consent Agenda was approved 5-0 by the council.

- a. Voluntary Contiguous Annexation Petition- Holland Family
- b. Resolution of Support- Reconstruction of Interchange/Overpass on I-40/85 at Trollingwood/Hawfields Road- NCDOT Project I-6059
- c. FY23-24 Asset Disposals- July 1, 2023, to December 31, 2023
- d. Second Quarter Financial Report- July 1, 2023, to December 31, 2023

5. Public Hearings

a. Ordinance to Extend the Corporate Limits- Voluntary Non-contiguous Annexation-Clifford M. Ray, Jr. Family Limited Partnership- NCIC, LLC- Transload Facility

Approximately +/- 7.830 acres in the North Carolina Industrial Center (NCIC) at the corner of Lake Latham Road and W. Holt Street was approved for a transload facility. At the January 8, 2024, city council meeting, the Council accepted the petition for annexation. The Council adopted a resolution setting a date of Public Hearing for February 5, 2024, to consider the approval of extending Mebane's corporate limits as the next step in the annexation process.

- The council unanimously agreed to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane to include the +/- 7.830 acres.

b. Ordinance to Extend the Corporate Limits- Voluntary Contiguous Annexation- VM Development, LLC- Concrete Plant

A concrete plant is currently planned for +/- 6.92 acres in Orange County on the corner of Industrial Drive and Mattress Factory Road. At the January 8, 2024, city council meeting, the Council accepted the petition for annexation. The Council adopted a resolution setting a date of Public Hearing for February 5, 2024, to consider the approval of extending Mebane's corporate limits as the next step in the annexation process.

- The council voted 5-0 to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane to include the +/- 6.92 acres.

6. Purchase of Land

a. Rogers Property- Vacant Lot Corner of Lee and Shorts Streets (unopened)

City staff were contacted by Willard and Evelyn Rogers to see if we were interested in purchasing their property located West of the Water Resource Recovery Facility (WRRF). Staff believe additional land buffering the WRRF is needed; the city would spend \$16,455 for the land purchase and an estimated \$5,000 for due diligence.

- Council voted 5-0 that the City purchase the property located at the intersection of Lee Street and Short Street (unopened streets) pursuant to the terms of the Offer to Purchase and Contract, provided that the normal due diligence is satisfactory to staff, and that staff be authorized to take the necessary action to purchase the same.

b. Dollar Property- Vacant Lot West of the Holt Street Park

Nelson Dollar is offering to sell the vacant lot to the West of Holt Street Park for \$30,000 even though the Alamance County tax value is \$45,000. City staff believe purchasing this land would provide an excellent opportunity to eventually expand the Holt Street Park. The city would be required to spend \$30,000 on the land purchase and an estimated \$5,000 for due diligence.

- The council voted 5-0 to approve the purchase of the property located to the West of Holt Street Park pursuant to the terms of the Offer to Purchase and Contract, provided that the normal due diligence is satisfactory to staff, and that staff be authorized to take the necessary action to purchase the same.

c. McDougald Property- Vacant Lot on Lee Street (unopened)

Lacy Lamont McDougald is offering to sell the vacant lot on Lee Street (not drivable/unopened) located west of the Water Resource Recovery Facility. The tax value for the property is \$14,343.00 and the owner is willing to sell the land for that amount. The city would be required to spend \$14,343.00 for the land purchase and an estimated \$5,000 for due diligence.

- The city council voted 5-0 that the City purchase the property located on Lee Street (unopened) pursuant to the terms of the Offer to Purchase and Contract, provided that the normal due diligence is satisfactory to staff, and that staff be authorized to take the necessary action to purchase the same.

7. Presentation of the Bicycle and Pedestrian Transportation Plan

The City of Mebane created the first Bicycle and Pedestrian Transportation Plan in 2015. In the eight years since the original plan's adoption, the population of Mebane has grown from approximately 13,000 residents to more than 19,000 residents in 2022. Due to this growth, an update to the Bicycle and Pedestrian Transportation Plan began in August 2022 to evaluate the city's current and future needs and to recommend new projects and strategies that will build on the accomplishments of the last eight years and continue to move Mebane forward. Public engagement efforts for

the Bicycle and Pedestrian Transportation Plan were coordinated with the Recreation and Parks Comprehensive Master Plan and consisted of focus groups, interviews with stakeholders, surveys, interactive mapping tools, and idea boards. The findings for these long-range plans revealed the following top priorities:

1. Improve sidewalk connectivity
2. Better connections to destinations (parks, shops, schools, and employment centers)
3. Off-street paths (greenways and multi-use paths)

As well as the following key themes:

- Enhance the sidewalk network
- Crosswalk improvements or crosswalk installations
- Walking, biking, and rolling to parks is important to residents
- Existing bicycle facilities are insufficient

- The Mebane City Council unanimously agreed to hold public hearings until the March 4, 2024, City Council meeting for the adoption of the 2024 Bicycle and Pedestrian Transportation Plan and the Recreation and Parks Comprehensive Master Plan.

8. Bicycle and Pedestrian Advisory Commission Appointments

The Mebane City Council is asked to appoint members to the Bicycle and Pedestrian Advisory Commission every year. The BPAC should include one member of each of the city's two extraterritorial jurisdictions (ETJs) in its neighboring counties whenever possible; representation from a resident of each county is ensured with a dedicated position. The Bicycle and Pedestrian Advisory Commission (BPAC) has three members whose terms are expiring. There is a need to appoint one city position, one Alamance County position, and one at-large position on the BPAC. The members shall serve three-year terms, and one member, Katy Jones, is requesting reappointment as the BPAC Chair. The following applications were received from individuals living within the Mebane city limits: Alexander Leaman, Casey Roberston, Beth Bell, Conni Fisher, Courtney Dunkerton, and Jackson Szeto.

- Council voted 5-0 to reappoint Katy Jones as BPAC Chair and appoint Beth Bell and Courtney Dunkerton to serve on the City of Mebane Bicycle and Pedestrian Advisory Commission and provide guidance to the Mebane City Council on the implementation of the Bicycle and Pedestrian Transportation Plan and related matters.

9. Water Shortage Response Plan

Every five years, the Water Shortage Response Plan (WSRP) for all local governments and community water systems is subject to review. The City of Mebane's WSRP plan requires retrieving water from the Graham-Mebane Lake and was approved and deemed complete by the Division of Water Resources.

- The council unanimously agreed to approve the Water Shortage Response Plan as presented.

10. Lead Service Line Replacement (LSLR) Funding Resolution

The city intends to submit a funding application through the LSLR (Lead Service Line Replacement) Funding Program. City staff would like to obtain funding to conduct field service investigations on service lines within the water distribution system that may contain residential services installed using lead or lead solder. The LSLR funding application would be intended to pay a contractor to excavate 1200 water service lines within city limits to identify the service material type. This project would supplement the existing AIA (Asset Inventory and Assessment) Grant currently in progress. As part of the application, a resolution is required designating the Mayor or City Manager as authorized officials to execute the application on behalf of the City of Mebane.

- The Mebane City Council voted 5-0 to approve and execute the Resolution by the Governing Body of the Applicant, proceeding with a grant for \$520,000 with a 0% match.

11. Adjournment

Kelly Hunter
Public Information Officer

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