

## January 6, 2025, City Council Meeting Recap

### 1. Call to Order

2. **Invocation** by Pastor Sammy Ballard of First Baptist Church of Mebane.

### 3. Oath of Office

Richard J. White III was sworn in as Mebane's new city manager.

### 4. Recognitions-

#### a. Councilmember Montrena Hadley- President's Lifetime Achievement Award 2024

Councilwoman Montrena Hadley received the 2024 President Biden Lifetime Achievement Award sponsored by Amazing Grace Etiquette, Inc. This award is the ultimate honor of presidential recognition given to those who have made significant contributions to both their local community and the state, accumulating more than 4,000 hours of service in their lifetime.

#### b. Mayor Pro-Tem Tim Bradley- Retirement from the NC State Firefighters' Association

Mayor Pro-Tem Tim Bradley will retire from the North Carolina State Firefighters Association at the end of February, where he served as the Executive Director for 12+ years. Bradley has served the Mebane community in the firefighter capacity for over 50 years, and his retirement marks the end of a remarkable career and service.

### 5. Public Comments

- Lavonda Rowe
- Gary Linz

### 6. Public Hearings

#### a. Ordinance to Extend the Corporate Limits- Voluntary Contiguous Annexation- Evolve at Mebane Oaks, LLC- Mebane Oaks Road, Alamance County

Property owner Evolve at Mebane Oaks, LLC seeks the voluntary contiguous annexation of +/-61.830 acres in Alamance County on Mebane Oaks Road to construct a planned unit development featuring single-family homes, apartments, and commercial space. At the December 2 Council Meeting, the Council accepted the petition for annexation and set the date of the Public Hearing for January 6, 2025, to consider the approval of extending Mebane's corporate limits.

- The Council voted 5-0 to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina, to include the +/- 61.830 acres.

#### b. New Updated Water & Wastewater System Development Fee Adoption

Stantec completed an updated System Development Fee (SDF) analysis addressing the increased WRRF project costs that were not covered when the City Council adopted the latest water and sewer system development fees at the July 2024 Council Meeting. The City charges Water and Wastewater System Development Fees as a one-time fee for new water and wastewater connections to cover the existing and new water and wastewater infrastructure. SDFs are based on the cost per gallon of water and wastewater system capacity and then applied to a 3-bedroom residential new customer (equivalent residential user) and scaled up or down based on the number of bedrooms. Non-residential fees are scaled based on meter size. The North Carolina Department of Environmental Quality (NCDEQ) recommends a new one-bedroom fee when permitting wastewater flow. The previous study required a fee charge for only two bedrooms or more. Based on the new study, the maximum water and sewer system development fee the City could charge for a new equivalent residential user is \$6,220. This is an increase of \$726 above the current fee of \$5,494.

- Council unanimously agreed to adopt the maximum fee charges from the Stantec December 18, 2024, Water and Wastewater System Development Fee Study with new fees being effective January 7, 2025.

### 7. 2023-24 Financial Statements and Audit

Mebane's 14th Annual Comprehensive Financial Report and the Popular Annual Financial Report were presented for the previous fiscal year ending June 30, 2024. The City received an unmodified or "clean" audit opinion for the 2023-24 fiscal year. The audit takeaways were: The General Fund added \$1,251,618 to Fund Balance, with an unassigned fund balance totaling \$14,066,634 on June 30. However, purchase orders rolled over from fiscal year 2024 to fiscal year 2025 to be paid from the Fund Balance totaling \$1,883,127, and cash carryovers were \$386,646. If the purchase orders and cash carryovers were expended during the fiscal year 2024, the City would have used \$1,018,155 of Fund Balance. Tax collections were at 99.7%, and the tax base increased to \$4,284,285,595, a 46.75% increase over the prior year. The General Fund made \$1,649,353 in existing debt payments in FY24 and issued \$2,097,500 of new debt for vehicles. The total Utility Fund's net position increased by \$6,730,238, primarily due to contributed capital of \$3,495,015 in the form of new utility lines and system development fees of \$2,047,633. The Utility Fund's unrestricted net position decreased by \$2,921,379, primarily due to reduced cash and cash equivalents. The Utility Fund made \$1,491,364 in payments of existing debt in FY24 and issued \$5,773,000 in debt for an elevated water tower.

- The Council voted 5-0 to accept the Annual Comprehensive Financial Report and the Popular Annual Financial Report for the Year Ended June 30, 2024.

### 8. Old Rec Center Gym Sub Floor Repairs – Recommendation of Contract Award

Mid-Carolina Structures (MCS) conducted a cursory virtual condition assessment of select portions of the Old Mebane Recreation Center in February 2023. MCS focused its attention on the structural integrity of the recreational facility/gymnasium. They noted the gym sub floor needs repairs. The primary purpose of the bid work is not to level the floor but to stabilize the floor system and stop any continued settling by repairing and reinforcing the floor structure. Four bids were received on Monday, December 9, 2024, for the repairs to the Old Recreation Center gym sub floor and ranged in price from \$158,200 to \$675,000. Stonewall Construction Services submitted the lowest bid and offered an additional alternate bid item to remove the old piping from the crawl space for \$2,500 for a total contract sum of \$160,700. The work is proposed to start on March 10, 2025, and be completed within 45 calendar days, ending in May 2025. City staff recommends providing a project contingency in the amount of \$14,300 for a total construction project budget of \$175,000

- The City Council voted 5-0 to award a gym sub floor repair contract to Stonewall Construction Services for the bid amount of \$160,700 (base and alternate). In addition, providing a project contingency in the amount of \$14,300 for a total construction project budget of \$175,000.

#### **9. Rams Lacrosse Program and Field Use Agreement**

The Recreation and Parks Department seeks approval of the Lacrosse Program and Field Use Agreement between the City of Mebane and the Mebane-Alamance Rams Lacrosse Organization, an affiliate of the Carolina Hilltoppers Organization in Orange County. This agreement outlines terms for the Rams to manage lacrosse activities, use designated fields, and provide recreational programs and camps in Mebane. It includes provisions for scheduling, fees, maintenance, and liability. The Rams plan to offer both Recreation and Travel Lacrosse through, at least, the middle school level. The agreement grants the Rams access to city fields to organize practices, games, tournaments, and youth recreational programs. The Rams will manage all operations, including background checks for coaches and maintenance of lacrosse equipment, and will coordinate with the City for scheduling field use. The Rams will be operating the City's youth recreational lacrosse program, which started in the fall of 2019, offering spring and fall sessions, and the City's Lacrosse Camp in July, a camp previously organized by Mebane staff. The Rams plan to begin programming for the City of Mebane in Spring 2025.

- The Council unanimously agreed to approve the Lacrosse Program and Field Use Agreement between the City of Mebane and the Mebane-Alamance Rams Lacrosse Organization, which will include a fee benefit for City of Mebane residents effective Monday, January 6, 2025.

#### **10. Adjournment**

##### **Announcements:**

City offices will be closed on Monday, January 20, in observance of Martin Luther King, Jr. Day.

Alamance County is accepting applications to fill one Mebane representative vacancy on the Library Committee- Visit the County's website for more details and to apply online.

Kelly Hunter  
Public Information Officer

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