

July 1, 2024, City Council Meeting Recap

1. Call to Order

2. **Invocation** by Pastor Hunter Strength of Beacon Baptist Church.

3. Recognition of Retiring City Manager Chris Rollins

- Mayor Hooks honored City Manager Chris Rollins with a resolution on the occasion of his retirement. Chris has dedicated 35 years of exemplary service to local government and began his career in Mebane in January 2013, serving as the Assistant City Manager. In February 2021, he became the City Manager and has played a pivotal role in Mebane's economic development. During his time with the City, Chris was instrumental in creating the North Carolina Commerce Park, which contributed to over \$700 million in industrial investments and created over 3,000 new jobs from 2012 to 2024. His knowledge, integrity, and unwavering commitment to service have played a key role in Mebane's infrastructure growth. Chris has managed significant infrastructure projects, including the renovation and expansion of the water and wastewater treatment plants, the Graham-Mebane reservoir, the construction of various community facilities, including the \$10 million, 32-acre leisure and sports park, the Mebane Community Park, and Cates Farm Park. City Manager Chris Rollins is recognized as being more than an outstanding public servant, but a figure of resilience and a community champion. The City of Mebane extends our deepest gratitude for his exceptional service, and we wish him the best in his retirement.
- Senator Amy Galey presented City Manager Chris Rollins with the Order of the Long Leaf Pine. Governor Roy Cooper bestowed this prestigious award upon Chris, one of the highest recognitions of civilian accomplishment in public service in North Carolina.

4. Public Comments

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

- a. Approval of Minutes- June 3, 2024- Regular Meeting
- b. Resolution- Designation of July as Park and Recreation Month
- c. Final Plat- Cambridge Park Ph. 3B
- d. Final Plat Reapproval- North First Street Townes Ph. 1
- e. Final Plat Reapproval- Oakwood Ph. 1A

6. Public Hearings

c. **Ordinance to Extend Corporate Limits- Voluntary Contiguous Annexation- Orange County Investors Partnership- Tracts 1 & 3 R&L Carriers** - Mayor Hooks adjusted the order in which these items were presented. A translator was brought in to help communicate between the public and the council.

The Mebane City Council accepted the petition for annexation and the Clerk's certificate of sufficiency at the June 3, 2024, meeting and adopted a Resolution setting a date of Public Hearing for July 1, 2024, to consider extending Mebane's corporate limits. The property owner seeks a voluntary contiguous annexation of +/- 84.756 acres in Orange County on Buckhorn Road. The property must be annexed before rezoning can occur. Therefore, the council voted 5-0 to combine items c. and d. into one public hearing with the understanding that there will be a separate vote on the annexation.

- Council voted 3-2 to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the +/- 84.756 acres.

d. **Conditional Rezoning- Orange County Investors Partnership- Tracts 1 & 3 R&L Carriers**

The property owner, Orange County Investors Partnership, and the developer, R+L Carriers, are requesting a conditional rezoning of two lots totaling +/- 83.368 acres located at 508 and 510 Buckhorn Road from EDB-2 (zoning by Orange County coded for Economic Development Buckhorn Higher Intensity, which supports manufacturing, assembly, processing, and distribution uses) to HM(CD) (Heavy Manufacturing - Conditional District) to allow for the development of a trucking and freight terminal. The property is outside the Mebane Extraterritorial Jurisdiction, so annexation is required before the property can be rezoned. The site is in the Buckhorn Economic Development District and is currently used as a flea market; there is no contract in place between the property owner and flea market vendors. The proposed development will be required to follow the submitted site-specific plan and construct a 5' wide sidewalk along the property's boundaries on Buckhorn Road as required by the Mebane UDO. A Traffic Impact Analysis (TIA) was completed, and improvements must be made along Buckhorn Road by the developer.

Public Hearing: Vendors from the flea market and their families asked for more time to move their belongings, merchandise, and goods off the property.

- The Council voted 4-1 to approve the HM(CD) zoning as presented with the condition presented by the applicant to extend the timeline for patrons to remove their belongings until August 14, finding 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:
 - o Is for a property within the City's G-2 Industrial Area and is part of the Buckhorn Economic Development District (Mebane CLP, p. 76); and,
 - o Serves Growth Management Goal 1.7 through the support of industrial development at existing and developing industrial parks near I-40/85 (p. 17 & 84).

e. **Ordinance to Extend Corporate Limits- Voluntary Contiguous Annexation- Orange County Investors Partnership and Joe Fearington- Tract 2 Buckhorn Industrial**

The Council voted 5-0 to combine public hearings e. and f. on the agenda and vote on the annexation first. At the June 3, 2024, council meeting, the Council accepted the petition for annexation and the Clerk's certificate of sufficiency and adopted a Resolution setting a date of Public Hearing for July 1, 2024, to consider extending Mebane's corporate limits. Orange County Investors Partnership requests the voluntary contiguous annexation of five properties totaling +/- 49.267 acres on Buckhorn Road in Orange County.

- Council voted 5-0 to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include +/- 49.267 acres.

f. **Conditional Rezoning- Orange County Investors Partnership and Joe Fearington- Tract 2 Buckhorn Industrial**

Orange County Investor Partnership requests to rezone the five properties totaling +/- 49.267 acres on Buckhorn Road in Orange County from EDB-2 to Light Manufacturing (LM)-Conditional District (CD) for a future light industrial development. The properties are in the Buckhorn Economic Development District, outside the Mebane Extraterritorial Jurisdiction (ETJ), so annexation is required before the property can be rezoned. The property is primarily vacant near industrial developments such as Medline and Thermo Fisher Scientific. The applicant is

requesting flexibility with the orientation, layout placement, and size of the building(s), parking areas, and vehicular access points. A conceptual site plan shows the maximum area would be +/- 526,380 square feet of light industrial space. As the Mebane UDO requires, the developer will construct 5' sidewalks along the site's frontages on Buckhorn Road and West Ten Road. A TIA was performed, and the developer must complete some road improvements.

- The council voted 5-0 to approve the LM (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*. Specifically, the request:
 - Is for a property within the City's G-2 Industrial Area and is part of the Buckhorn Economic Development District (Mebane CLP, p. 76); and,
 - Serves Growth Management Goal 1.7 through the support of industrial development at existing and developing industrial parks near I-40/85 (p. 17 & 84).

a. Conditional Rezoning- 506 W. Holt Street

Applicant Norris Family 2, LLC requests approval to conditionally rezone one +/- 2.048-acre lot located at 506 W Holt Street from R-8 (Residential) to HM (CD) to allow for outdoor storage. This parcel of land will be used as a construction material laydown yard, for the adjacent industrial business, The Building Center. The site is within city limits, and no road improvements are required. The applicant has agreed to relocate the driveway currently utilized by the resident at 500 W. Holt Street so that the parcel of land can only be accessed from the Building Center's property; the proposed development will not have direct access to Holt Street. Applicant requests that the required landscape buffers on the property's west, south, and southeast sides be reduced to at least 20 feet due to an 86' Duke Energy easement and 20' City sewer easement.

- The council unanimously agreed to approve the HM(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*. Specifically, the request:
 - Is for a property within the City's G-1 Downtown Mixed-Use Area and in a generally industrial area (Mebane CLP, p. 68).

b. Conditional Rezoning- Saddle Club Road Subdivision

Slippery Elm Properties, LLC is requesting approval to rezone a +/- 43.32-acre property located outside city limits but within the Mebane Extraterritorial Jurisdiction (ETJ) in Orange County from R20, Residential District to R-12 (CD), Residential Conditional District, to allow for a cluster subdivision of 110 single-family homes and a public park. The applicant proposes adding a +/- 6.05-acre public park with two playgrounds, one for 2-5-year-olds and another for 5-12-year-olds. The public recreation area proposed by the applicant will feature two standard swings, one baby swing, an inclusive swing, a soccer field, six pickleball courts with the potential to add more in the future, and stormwater control measures (the addition of three retention ponds). The applicant also proposes to add a 5' concrete sidewalk along Saddle Club Road, with crosswalk connections inside the subdivision and across Lebanon Road to the Lake Michael Connector. The public park will be constructed by the applicant but maintained by the City. A TIA was conducted for this residential subdivision and the analysis concluded that no improvements to public roadways are required.

- Council voted 4-1 to approve the R-12 (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...in nature..." (Mebane CLP, p. 66);
 - Ensures the integration of a community facility into a new development to reduce distances to parks, consistent with Growth Management Goal 1.4 (p. 17 & 83);
 - Supports park, greenway, and open space expansion in a developing area, prioritizing connectivity between locations, consistent with Open Space and Natural Resource Protection Goal 4.3 (p. 17, 89, & 90); and,
 - Contributes to an emerging pedestrian and bicycle network, as required by the City's *Bicycle and Pedestrian Transportation Plan*.

g. Conditional Rezoning Amendment- Hendon Tiller- Tractor Supply

The developer, Hendon Tiller Mebane 3.0, LLC, requested to move this rezoning request to the August city council meeting.

- Council unanimously agreed to move the conditional rezoning request to the August 5, 2024, meeting.

h. Preliminary Resolution in Support of Financing for Lake Michael Dam Spillway Project

The City received construction bids to renovate and improve the spillway at Lake Michael in mid-April, and the construction bids received will allow the project to proceed as budgeted. The City recommends an amended capital project ordinance appropriating funding in the amount of \$7,559,500 which includes all engineering services and permitting fees, construction, administration, and a 5% construction contingency. The budget includes City financing in an amount estimated up to \$7,660,000. The City plans to finance the Lake Michael Dam spillway project through installment financing, as provided under State law. In 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, but not by any pledge of the City's taxing power or any specific revenue stream. The North Carolina Local Government Commission must approve the City's financing plan. City staff, in collaboration with the City's financial adviser, Davenport & Co. LLC, solicited financing proposals from eight banks and other financial institutions and decided to proceed with 20-year project financing from Webster Bank at 4.44% interest.

- Council unanimously agreed to adopt the preliminary resolution in support of the Lake Michael Dam spillway financing in the form presented.

7. Contract Award for Lake Michael Dam Spillway Replacement

The City of Mebane received five bids ranging from \$6,075,000 to \$8,168,625 on June 6, 2024, for the Lake Michael Dam spillway replacement project. The Lake Michael Dam spillway will require repairs to the intake tower, installation of a toe drain below the dam, and full replacement of the concrete spillway due to multiple structural deficiencies and the presence of voids beneath the chute and spillway slab. The City is under contract with Schnabel Engineering to oversee and inspect the construction of the improvements for an anticipated 12-month construction period. Schnabel Engineering has provided a letter recommending the contract be awarded to Thalle Construction Company, the low-qualified bidder, citing \$6,025,000 for the improvements.

- The Mebane City Council voted 5-0 to make a tentative contract award in the amount of \$6,025,000 to Thalle Construction pending financing approval by the Local Government Commission and approving a Capital Project Budget Ordinance in the amount of \$7,559,500.

8. Presentation of Social District- Tanger

Tanger Outlets Mebane presented a proposal for the creation of a social district on Tanger Property that conforms with state law. This proposal would allow ABC permittees within the Tanger Mebane Outlet center to serve alcoholic beverages to responsible adults 21 years or older for consumption within

the district, including on sidewalks between tenant storefronts and in participating businesses. The social district will NOT include the parking lot. Tanger Outlets will have two-sided 22x28 signs at each customer entrance identifying the social district boundaries, colored vinyl decals at curbs to show when the district boundary ends, and stickers on each retail storefront indicating beverages are to be discarded before entering the store. Retail tenants are NOT included in the district boundaries. Signage will consist of the district's geographical area, the days/hours it is in effect, and phone numbers for the police. Tanger is proposing cups, 16 ounces or less, that will include the social district logo, the name of the business where purchased, and the date/time of purchase. The proposed social district hours are the Tanger Outlet operating hours, but not past 9 p.m. Tanger will construct a green space with turf to accommodate this initiative.

- No action is required. Tanger Outlets Mebane will return for the August 5, 2024, meeting to have a public hearing and have the Council vote on consideration for a Social District Ordinance.

9. Presentation of Long-Range Utility Plan Update

Alley, Williams, Carmen, & King, Inc. (AWCK) completed the 2024 Long-Range Utility Plan (LRUP) to serve as a planning guide for current and future city staff and Councils. AWCK, with contributions from engineers with Hazen, McGill, and Mebane staff, conducted a study on the water and wastewater needs for the City of Mebane from 2024 to 2050. The last long-range utility plan was adopted by the Mebane City Council in 2016. Click [here](#) to see a full breakdown of the 2024 Long-Range Utility Plan (pg. 333).

- Council unanimously agreed to accept the 2024 Long Range Utility Plan as presented.

10. Presentation of Comprehensive Land Development Plan Steering Committee

The City of Mebane has contracted with Green Heron Planning, LLC, to update the 2017 Comprehensive Land Development Plan. Updating the plan will begin in July 2024 and is expected to be completed within 12 to 18 months. The process of updating the Comprehensive Land Development Plan will proceed in three phases: 1) discovery, 2) plan development, and 3) direction and documentation. Participation from the community will be critical throughout the three phases. A community advisory committee is part of the community engagement strategy. City staff recommend 10-12 individuals on the committee with various perspectives and representation from City advisory and associated boards such as the BPAC, Planning Board, REAC, RPAC, and DMDC. City staff would like to open applications for community members to apply by July 29, 2024, and recommend the Council make appointments at the August meeting.

- Council voted 5-0 to proceed with the outlined appointment strategy to the community advisory committee for updates to the Comprehensive Land Development Plan.

11. Presentation of Third Street Tank Lighting and Logo Placement

The Mebane City Council postponed this agenda item until the August 5, 2024, city council meeting.

12. NCDOT Property Donation- Conveyance of 60 +/-acres- Hwy 119 North

The North Carolina Department of Transportation (NCDOT) acquired a number of "excess" acreage in the construction of Highway 119 North. The excess acreage is approximately +/- 60 acres, and NCDOT has agreed to convey the excess acreage to the City at no expense except for the recording fee of \$31. The City cannot turn around and sell the land per an agreement with the NCDOT; the land must be used for municipal purposes. The acreage includes most of the land in front of the entrance to Mill Creek.

- The Mebane City Council voted 5-0 that the City accept the conveyance of the 60 acres from the NCDOT at no expense to the City except the recording cost for the deed.

13. Discussion of Appointing Interim City Manager

The council voted 5-0 to go into a closed session to discuss the interim City Manager appointment and include the City Attorney, current City Manager, and Assistant City Manager.

- The council unanimously agreed to re-advertise the City Manager position on September 1, 2024, and appoint Preston Mitchell as the interim City Manager until the new City Manager is appointed.

14. Adjournment

Announcements:

City offices will be closed on Thursday, July 4th, in observance of Independence Day.

Alamance County is accepting applications to fill two Mebane vacancies on the Library Committee. Visit the Alamance County Public Libraries website for more details and apply online.

Please join us for City Manager Chris Rollins's retirement reception on Monday, July 22, from 2 to 4 p.m. at City Hall.

Kelly Hunter
Public Information Officer

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