

June 3, 2024, City Council Meeting Recap

1. Call to Order

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

3. Recognitions

Mayor Hooks and Council Member Katie Burkholder recognized Rebecca Brouwer for her outstanding contribution to the community with a resolution and key to the City. She received a key to the City for her unwavering commitment to enhancing the quality of life in the City of Mebane through various groundbreaking initiatives such as the creation of the Mebane Citizen's Academy in 2019, the creation of Mebane on the Move, the Mebane Wellness Coalition, and more. Rebecca's involvement in the Recreation and Parks Master Planning has ensured long-term strategies for enhancing Mebane's recreational and park facilities, leaving a profound impact on the community of Mebane.

4. **Public Comments**- Josh Woodard

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

- a. Approval of Minutes-
 - i. April 11, 2024- Special Meeting- Budget Work Session
 - ii. May 6, 2024- Regular Meeting
- b. Voluntary Contiguous Annexation Petition- R & L Carriers
- c. Voluntary Contiguous Annexation Petition- Buckhorn Industrial
- d. Final Plat Approval- Peartree Homes
- e. Final Plat Reapproval- Cambridge Park, Phase 3A
- f. Verizon Wireless's Lease Optimization Program
- g. Interlocal Agreement between the City and Alamance County for the Collection of Occupancy Tax
- h. Amendment to the Efland Fire Services Agreement
- i. FY 2023-24 Budget Ordinance Amendment

6. Public Hearings

a. Quasi-judicial- Amendment to Special Use Permit- McDonalds, 640 N. First Street

A request by McDonald's USA, LLC (the applicant) to amend the existing special use permit to allow +/- 1.06 acres of land to be developed into a restaurant with a drive-through window in the Oak Manor Market Shopping Center located at 640 N. First Street. The subject property was zoned B-2, General Business District, on December 9, 2002, under the old ordinance with a special use permit that stated there would be no restaurants with drive-thru windows. The amendment would only apply to this parcel of land, and the applicant provided a site rendering of the brick building, displaying that it would conform with the rest of the shopping center. The applicant also completed a traffic impact analysis and will provide a crosswalk across the shopping center's entrance at N. First Street.

- After sworn testimony from the applicants, representatives, and the public, Council voted 3-2 to deny the special use permit amendment as presented due to a failure to satisfy the four criteria required for approval:
 - 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.

b. Ordinance to Extend Corporate Limits- Voluntary Contiguous Annexation- Meritage Homes of the Carolinas- Oakwood Subdivision

During the May 6, 2024, Council Meeting, the Council accepted the petition for annexation and certificate of sufficiency for +/- 53.347 acres in Orange County off E. Washington Street and Mattress Factory Road. A residential subdivision is planned for this property. As the next step in the annexation process, a public hearing was set for June 3 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 +/- 53.347 acres.

c. Conditional Rezoning Amendment- Tractor Supply

The applicant, Hendon Tiller Mebane 3.0, LLC requested the public hearing be continued until the July 1 City Council meeting as the property owner and developer are working with the City to address some infrastructure issues related to the site.

- The Council unanimously agreed to continue the hearing until the July meeting.

d. Comprehensive Text Amendments to the Unified Development Ordinance

The City of Mebane UDO (Unified Development Ordinance) regulates all development and land use in the City and extraterritorial jurisdiction. The city adopted the UDO in 2008 and has regularly amended it to reflect current and emerging needs. The first phase of amendments occurred in the summer of 2022, and the second phase occurred in the summer of 2023, focusing on regulations for signs and parking. This is the third and final phase of updates and amendments to the UDO, focusing on portions of Articles 2-12 and Appendices A-F. The third phase will also entail cleaning up items that were changed in previous phases and ensuring these items are consistent with North Carolina General Statutes. For a detailed list of the final proposed UDO amendments, go to page 131 of the [Council Packet](#).

- The Council voted 5-0 to approve the amendments to the City of Mebane Unified Development Ordinance as presented. The amendments are consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan *Mebane By Design*.

e. Boundary Amendments to the General Watershed Area Overlay District- Graham-Mebane Lake Public Water Supply Watershed

The City of Mebane proposed amendments to a portion of the General Watershed Area Overlay District for Graham-Mebane Lake. A watershed is a land area contributing surface drainage to a particular water source, such as a lake or river. Watershed protection overlay districts are designed to protect designated public water supply watersheds from activities that could degrade water quality. The proposed overlay district covers +/- 48 acres and includes 106 affected properties, with 92% of affected properties being partially or entirely removed from the overlay district. This proposal is based on the Engineering Department's recent investigation to determine where water is flowing. Areas removed are seeing drainage go south and not towards Graham-Mebane Lake. The City of Mebane's regulations will no longer apply to areas removed from the overlay district, and applicable restrictions of the overlay district will become relevant to new regions of properties added.

- Council unanimously approved the amendments to the boundary of the General Watershed Area Overlay District of the Graham-Mebane Lake Public Water Supply Watershed WS-II Balance of Watershed Area according to the best available information to date.

f. Updated System Development Fees

The City of Mebane collects system development fees, a one-time fee for new customers connecting/joining the Mebane water and wastewater system. The fees are intended to recover costs for constructing new and existing water and wastewater capacity. The system development fees are legislated by the state and are applied based on units of service and the cost per gallon of system capacity. System development fees for non-residential connections are scaled based on meter size, and for residential development, are scaled based on the number of bedrooms. Stantec Engineers performed a new analysis and presented it to the City Council at the April 8, 2024, meeting. The City currently differentiates system development fees for single-family connections based on which wastewater treatment plant serves the connection. Given the recent legislative changes which allow for the use of a lower planning standard and the fact that the system development fees are based on a system-wide approach (costs are not tracked and determined by system), Stantec recommends that the city use a consistent level of service for all single-family residential connections at 225 gallons per day per an equivalent residential unit for determination of the fees for residential connections. Based on the new analysis, the maximum water and sewer system development fee the city can charge for an equivalent residential user is \$5,494. This is an increase of \$1,664 above the current fee of \$3,830.

- The Council voted 5-0 to adopt the Water and Wastewater System Development Fee charges determined from the Stantec analysis with the FY 24-25 budget.

g. FY 2024-25 Budget Ordinance & 2025-2029 Capital Improvement Plan (CIP)

The manager's recommended budget was presented during the May 6, 2024, regular meeting. The proposed General Fund revenues for FY24-25 are \$32,572,200, the Utility Fund has a total budget of \$14,006,649 for FY24-25, and the estimated Utility Capital Reserve Fund for the next fiscal year is \$3,512,000 with an appropriated fund balance of \$5,500,000. The estimated revenue for the new occupancy tax that goes into effect on July 1, 2024, is \$158,550. The proposed water and sewer rates represent a 10% increase, and the garbage/recycling rate will stay the same. There is no change to the current tax rate. The total expenditures for the next fiscal year are \$52,237,399.00. The FY 24-25 budget will begin on July 1 and end on June 30, 2025. A full breakdown of the City Manager's Recommended Budget is available in the [agenda packet](#).

- The Council voted 5-0 to approve the Budget Ordinance for the Fiscal Year Ending June 30, 2025, the Fee Schedule, the Position Classification and Pay Plan, and the Capital Improvement Plan for 2025-2029, as presented.

7. Board of Adjustment (BOA) Appointment Recommendation to the Alamance County Board of Commissioners

The Mebane BOA includes the Mebane City Council and two residents of the area outside the corporate limits, appointed by the boards of county commissioners of Alamance and Orange counties. The Alamance County term expires June 30, 2024, and the Alamance County Board of Commissioners will appoint someone for a new three-year term based on the Council's recommendation. The City received one application from Genice Akins, who is seeking reappointment.

- The Mebane City Council voted 5-0 to a resolution requesting the Alamance County Board of Commissioners appoint Genice Akins of 5041 Mrs. White Lane to the City of Mebane Board of Adjustment as their representative of the City's extraterritorial jurisdiction.

8. Planning Board ETJ Appointment Recommendation to the Alamance County Board of Commissioners

The City of Mebane Planning Board has one opening for representation of the Alamance County Extraterritorial Jurisdiction (ETJ). Any representative of the City's ETJ must be formally appointed by the county in which they reside. Two applicants applied for the opening, with the term beginning July 1, 2024, and ending June 30, 2028. Tyler Whitley submitted an application, and applicant Gale Pettiford is seeking reappointment.

- The council voted 5-0 to a resolution requesting the Alamance County Board of Commissioners appoint Gale Pettiford to the City of Mebane Planning Board representing the Alamance County extraterritorial jurisdictional area of the City of Mebane.

9. Bicycle and Pedestrian Advisory Committee (BPAC) Appointment

The Mebane Bicycle and Pedestrian Advisory Commission (BPAC) has one vacant seat on the board due to a member moving outside the city limits. The term for this seat expires in January 2026. The City received six applications from the following residents: Alexander Leaman, Casey Robertson, Conni Fisher, Sue Millager, Jackson Szeto, and Mike Runkle.

- The Council voted 5-0 to appoint Casey Robertson 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.

10. Adjournment

Announcements:

City offices will be closed on Wednesday, June 19, in observance of Juneteenth. The July Council meeting is scheduled to be held on Monday, July 1.

Kelly Hunter
Public Information Officer

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