



June 5, 2023, City Council Meeting Recap

1. Call to Order

2. Invocation

- a. Pastor Sammy Ballard from First Baptist Church of Mebane

3. Resolutions

- a. Mike Harris- Recognized for receiving the US Community Builder Award from Canfor honoring him for his 30 years of dedicated service to the community via the Mebane Fire Department and Habitat for Humanity in service to the community of Mebane and Alamance County.
- b. Montrena Hadley-Recognized for receiving a lifetime achievement award for excellence in public service by the North Carolina Retired Governmental Employee Association.

4. Public Comments- One person signed up to speak.

- Mebane's new Chief of Police Mitch McKinney introduced himself. His start date is set for July 24, 2023.
- Donna Sowder

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

- a. Approval of Minutes-
 - i. April 17, 2023, Special Meeting- Budget Work Session
 - ii. May 1, 2023- Regular Meeting
- b. Orange County Transit Agreement
- c. Reapproval- Final Plat- Cameron Lane Dedication
- d. FY 2022-23 End of Year Budget Ordinance Amendment

6. Public Hearings-

- a. **Rezoning- 3S Investments, LLC- First Source Equipment Rental from R-20 to B-2**
3S Investments, LLC is requesting to rezone the +/- 1.99-acre parcel addressed 1301 S. Third St. from R-20 to B-2. The property is currently vacant, within city limits, and utilities are available. The proposed rezoning is consistent with the guidance provided within *Mebane By Design*, the City's Comprehensive Land Development Plan-
 - The Council voted to approve the B-2 zoning as presented and finds the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*.
- b. **Special Use Permit (Quasi-Judicial)-**
3S Investments, LLC is requesting approval for a Special Use Permit to allow the use of Equipment Rental and Leasing (with outside storage) to be established at 1301 S. Third St. The applicant must provide use separation of at least 50 feet from residential use zoned property, security fencing around the outside storage area, landscaping, and vehicular access.
 - The Council voted 5-0 to approve the Special Use Permit as presented with the requirement that a sidewalk be provided along a portion of the development's frontage. The motion finds that the request is both reasonable and in the public interest because it has been found that the request will not materially endanger the public health or safety; will not substantially injure the value of adjoining or abutting properties; will be in harmony with the area in which it is located; and will be in conformity with the land development plans officially adopted by the City Council.
- c. **Ordinance to Extend the Corporate Limits-**
A voluntary contiguous annexation of +/- 6.19 acres on the corner of Wilson Road and Forest Oaks Lane. A Tractor Supply store is planned for this property.
 - The Council made a 5-0 vote to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane to include the +/- 6.19 acres.

d. **Street Closing Order- Douglas Street**

Three S Investments, LLC and Marie H. Ray Revocable Trust are the only two property owners on undeveloped/unopened Douglas Street. The request is to permanently close the unopened street that is shown in Plat Book 5 of the Alamance County Registry as twenty-five feet wide.

- Council agreed 5-0 to move to adopt the Street Closing Order, closing Douglas Street.

e. **Unified Development Ordinance-Phase 2 Amendments**

City of Mebane staff are requesting amendments to portions of Article 6 of the Unified Development Ordinance (UDO). The proposed amendments are the second phase of updates to the UDO and focus on minimum parking standards and the sign ordinance. Since the May City Council meeting, staff removed the proposed change to the minimum required parking for two-bedroom apartments, reverting to the City's current standard of 1.75 spaces per unit. Key revisions to section 6-7 of the UDO regarding signs include new definitions for "Freestanding or Pole Sign," "Ground or Monument Sign," and "Mural". Freestanding or pole signs are permitted in all nonresidential zoning districts, provided the property has public street frontage and off-street parking. The maximum sign area is 15 square feet with a maximum height of 6 feet. Pole signs not located within 400 feet of the interstate or interchanges must be supported by two posts or follow the standards of professional or occupational signs.

- The Council voted 5-0-to approve the amendments to the City of Mebane Unified Development Ordinance as presented with the exception of standards for freestanding signs within 400' of the interstate or interchanges. The amendments are consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan *Mebane By Design*.

f. **FY 2023-2024 Budget Ordinance and 2024-2028 Capital Improvement Plan (CIP)**

The City Manager proposed a \$46,623,541 budget for FY 23-24. Breaking it down further, \$33,244,807 is recommended for the General Fund, \$11,891,019 is recommended for the Utility Fund, and \$1,673,000 is recommended for the 2023-2024 Utility Capital Reserve Fund. Multiple factors influenced the budget process including the condition of the national, state, and local economies, supply chain issues, and the needs and wants identified in our community by the City Council, staff, advisory boards, and citizens. Since the May Council meeting, one adjustment has been made to the budget. The payment for a fire truck was added to the General Fund, increasing the fund balance from \$2,612,168 to \$2,797,463. The city has several capital projects to complete over the next several years including a new Police Facility, the construction of Fire Station 4, and a significant Recreation and Parks project(s) that is estimated to cost a total of \$35 million. Three cents of a recommended \$0.38 cent per \$100 tax rate for the City of Mebane has been proposed to create a General Fund Capital Reserve Fund for the purpose of the three capital projects listed. A six percent increase in water and sewer rates was also recommended. The proposed budget will allow the city to continue and/or improve services and programs while saving overall costs on long-term borrowing.

Public Hearing:

- a. Fred Masi
- b. Jack Penswater
- c. Stuart Smith
- d. Tom Boney
- e. Colin Cannell

- A 3-2 vote was made by the Council for a \$0.37 tax rate instead of the proposed \$0.38 with \$0.02 for the restricted Capital Reserve approving the Fee Schedule, the Position Classification and Pay Plan, and the Capital Improvement Plan for 2024-2028, as presented.

7. **Revised NCIC Transload Rail Facility-**

The NCIC Transload Rail Facility proposed within the North Carolina Industrial Center was approved by the City Council during May's meeting. After the approval by Council, Samet Corporation has requested that Samet is the general contractor and the non-profit that will own the transload will be the responsible party. In the event there is a default in the agreement, the City has the right to demand possession of the transload rail facility.

- The Council made a 5-0 vote to approve the Transload Agreement as amended per the attached.

8. Acceptance of Excess Land from NCDOT-

The City of Mebane can acquire a .15-acre piece of property along Corregidor Drive from the North Carolina Department of Transportation. Mebane is allowed to obtain the property at no cost to the city if we maintain it and do not sell the land.

- Council voted 5-0 that the city accept the deed from the NCDOT for the .15 acres, identified as Alamance County Tax Parcel Number 172985, at no cost to the city.

9. Downtown Exterior Improvement Grant Awards-

The Mebane City Council adopted the Downtown Exterior Improvements Grant (DEIG) program in November 2021. The approved budget for FY 22-23 allocated \$50,000 for Downtown Improvements that will reimburse an individual up to 50% of qualifying expenses for exterior improvements on a property downtown. The city has received one application for consideration from Martinho's Bakery & Deli. They are requesting \$6,297.28 to replace the side and rear windows of the building.

- The Council voted 5-0 to award \$6,297.28 in Downtown Exterior Improvement Grants to the applicant for the project described in the qualifying application.

10. Planning Board Appointments-

The Planning Board has three open seats for appointment due to expiring terms. The terms of the seats will expire in June 2027. Nine applications were received with eight of the applicants residing in City limits and being eligible. Two applicants are currently on the board and seeking reappointments: William Chapman and Susan Semonite.

- A 5-0 motion was made to reappoint William Chapman and Susan Semonite. The City Council appointed Colin Cannell for the third open seat.

11. Racial Equity Advisory Committee (REAC) Appointments-

The Racial Equity Advisory Committee (REAC) advises and supports the City Council in pursuing ongoing racial equity for all of Mebane's citizenry through policies and procedures. The REAC has three openings on its committee, with seats vacant on June 30 due to the two-year terms of Daniel Velasquez, Erica Bluford, and Stuart Smith ending. The REAC requests Daniel Troxler be removed from his seat due to not meeting the established committee attendance requirements. No applications were received for the open seats, so the REAC requests that the Council extend the appointments of current members, Daniel Velasquez and Erica Bluford, by one year for continuity of the committee while the other seat(s) will be readvertised.

- A 5-0 vote by the Council was made to extend the appointments of Daniel Velasquez and Erica Bluford by one year and remove Daniel Troxler from the Committee.

Announcements:

City offices will be closed on Monday, June 19, in observance of Juneteenth.

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

The July Council meeting will be held on Monday, July 10.

Clay Street Improvements Update

- Temporary water service lines are still in use.
- The manhole and stormwater drainage structure crew plan to finish their work before 9 a.m. Tuesday, June 6.
- Mechanically cleaning water crew scheduled to begin Sunday night, June 11.
- Testing of rehabbed water lines required after work is completed.
- Caution tape and cones placed along each temporary water service line to make pedestrian traffic aware of pipes above the sidewalk and to use caution.

Kelly Hunter
Public Information Officer

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