



City Council Meeting

June 5, 2023





Mayor Hooks

Call to Order





Pastor Sammy Ballard, FBC Mebane

Invocation





Mayor Pro Tem Bradley

Resolution – Recognition of Mike Harris





COMMUNITY BUILDER AWARD

GOOD THINGS COME
FROM
CANFOR TREES

Mike Harris



Volunteer Captain
and Lead of Junior
Firefighter Program at
Mebane Fire
Department.

Member of Habitat for
Humanity Alamance.

Senior Procurement Forester
Graham, North Carolina





Mayor Hooks

Public Comments



Consent Agenda

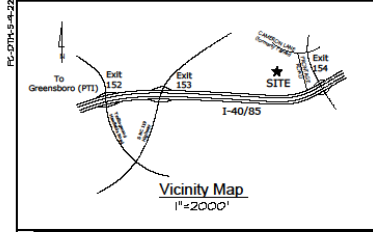
- a. Approval of Minutes-
 - i. April 17, 2023 Special Meeting- Budget Work Session
 - ii. May 1, 2023- Regular Meeting

- b. Orange County Transit Agreement

- c. Reapproval Final Plat- Cameron Lane Dedication

- d. FY 2022-23 End Of Year Budget Ordinance Amendment





SITE INFORMATION

- PARCEL ID: 164885/16482, # 164886
- PLAT REF.: P.B. 80, PG. 124
- R/W DEDICATION AREA: 42,828 AC.
- LINEAR FEET: 184,800 L.F.
- (THIS PLAT WILL RECORD THE RIGHT OF WAY OF CAMERON LANE)
- DEED REF.: D.B. 8801, PG. 476
- SITE ZONING: R-6 PUD w/ SPECIAL USE PERMIT
- EXISTING LAND USE: VACANT
- SOILS: 86C, W85, 84B32, 86B, W82R, W82C
- SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD MAP PANEL 1814, CITY OF MEBANE, MAP NO. 51048H/00K, PANEL EFFECTIVE DATE: 11-17-17.

Certificate of Final Major Subdivision Plat Approval and Acceptance of Dedication

I, _____ the City Clerk of Mebane, North Carolina, do certify that the City of Mebane approved this plat or map and did accept the dedication of the streets, easements, rights-of-way and public utility shown thereon, but assume no responsibility to open or maintain the same, and in the opinion of the City Council of the City of Mebane it is in the public interest to do so.

CITY CLERK _____ Date _____

Review Officer Certification, State of North Carolina, County of Alamance

I, _____ Review Officer of Alamance County, do certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

NOTE:
NO GEODETIC HORIZONTAL CONTROL MONUMENT FOUND WITHIN 5000' OF SUBJECT PROPERTY.

Curve Table					Curve Table						
Curve #	Ch Bearing	Length	Radius	Arc Length	Curve #	Ch Bearing	Length	Radius	Arc Length		
C1	S89°08'04"E	28.81'	30.00'	0°18'38"	21.91'	G3	S64°28'59"W	144.04'	460.00'	0°17'41"	144.82'
C2	N17°04'04"W	228.80'	359.18'	0°54'31"	221.57'	G1	S42°27'51"W	184.47'	465.00'	0°27'28'26"	185.85'
C3	N14°28'09"E	17.19'	460.00'	0°21'01"	17.16'	G2	S69°40'54"W	65.59'	335.00'	0°12'01"	65.51'
G4	N12°17'54"E	71.67'	50.00'	0°24'31"	62.82'	G8	S18°28'18"W	54.52'	52.91'	0°09'27'27"	52.84'
G5	S62°22'24"W	31.23'	50.00'	0°28'14'42"	33.67'	G4	S82°20'01"W	10.24'	125.86'	0°05'17'56"	7.64'
G6	N10°45'50"E	46.89'	50.00'	0°57'52'38"	46.76'	G5	S78°48'07"W	206.04'	335.00'	0°22'12'16"	207.94'
G7	N84°22'11"E	62.83'	400.00'	0°07'58'43"	63.65'	G4	S76°16'58"E	278.85'	450.00'	0°04'58'10"	278.15'
G8	N16°18'18"E	87.42'	340.00'	0°18'16"	88.37'	G1	S77°04'26"W	271.87'	200.00'	0°08'16'04"	301.91'
G9	S64°22'29"E	71.44'	540.00'	0°08'14'59"	72.17'						

Line Table		
Line #	Length	Direction
L1	104.01'	N89°18'18"E
L2	45.04'	N44°58'10"E
L3	14.82'	N42°54'52"W
L4	12.54'	N26°14'52"E
L5	12.54'	N26°14'52"E
L6	82.28'	S48°34'00"W
L7	104.01'	S84°18'18"W
L8	15.04'	N22°18'18"E

I, Jeffrey L. Calson, Registered Land Surveyor PLS No L-4403, certify that this is of a survey that:

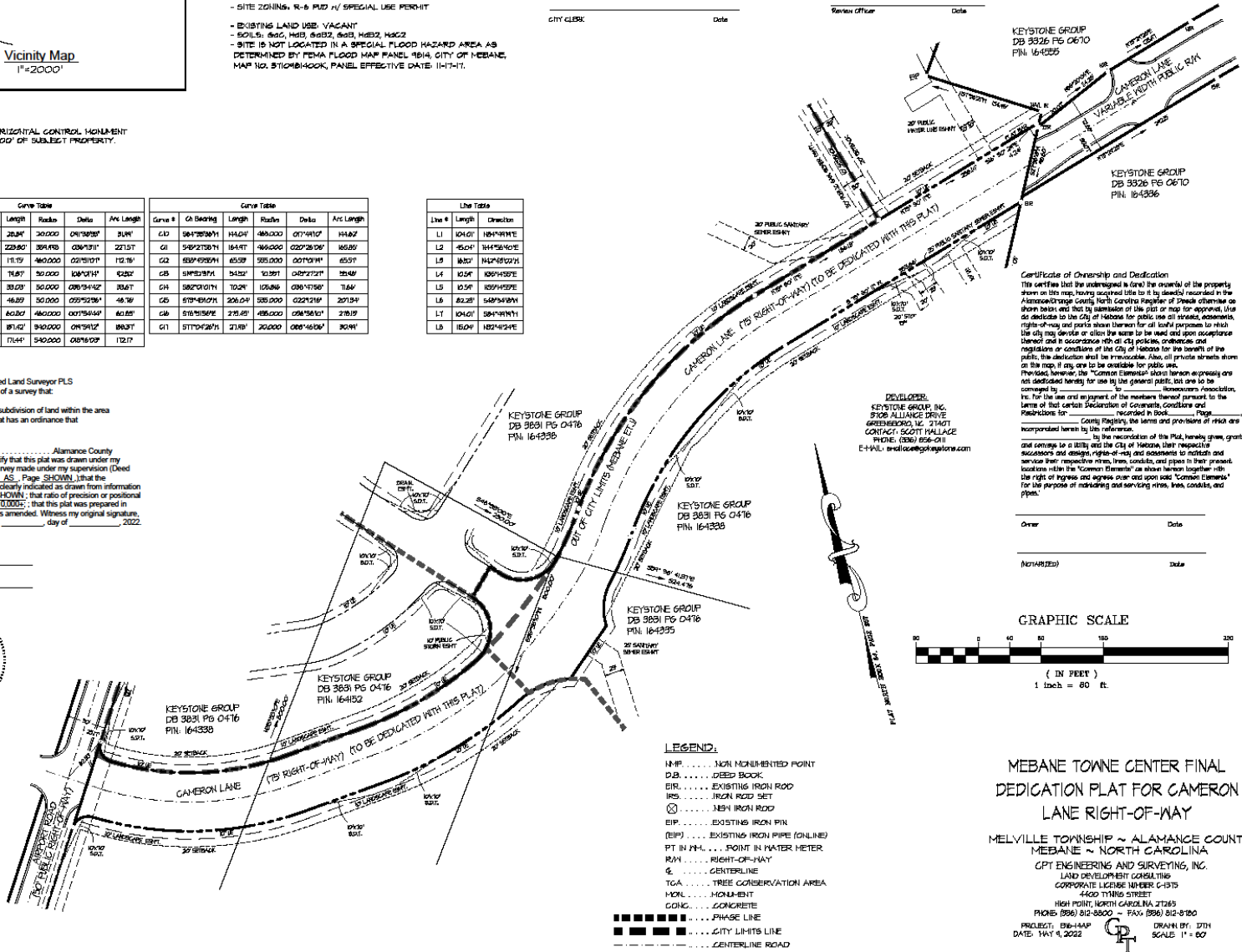
a) That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

State of North Carolina, Alamance County
I, Jeffrey L. Calson, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Book AS, Page SHOWN), that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, Page SHOWN; that ratio of precision or positional accuracy as calculated is 1:10,000; that this plat was prepared in accordance with GS 17-39, as amended. Witness my original signature, license number, and seal this _____ day of _____, 2022.

Stamp or Seal

Surveyor - Jeffrey L. Calson

License No.: L-4403

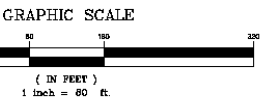


LEGEND:

- N.M.P. NON MONUMENTED POINT
- D.B. DEED BOOK
- E.I.R. EXISTING IRON ROD
- I.R.S. IRON ROD SET
- (N.I.R.) NEW IRON ROD
- E.I.P. EXISTING IRON PIN
- (E.I.P.) EXISTING IRON PIPE (ONLINE)
- P.T. IN H.M.L. POINT IN WATER METER
- R.W. RIGHT-OF-WAY
- G. CENTERLINE
- T.G.A. TREE CONSERVATION AREA
- M.O.N. MONUMENT
- C.O.N.C. CONCRETE
- PHASE LINE
- CITY LIMITS LINE
- CENTERLINE ROAD

Certificate of Ownership and Dedication
This certifies that the undersigned is (are) the owner(s) of the property shown on this map, having acquired title to it by deed(s) recorded in the Alamance/Orange County North Carolina Register of Deeds otherwise as shown herein and that by submission of this plat or map for approval, they do dedicate to the City of Mebane for public use all streets, easements, rights-of-way and public utility shown thereon for all lawful purposes to which the city may devise or allow the same to be used and upon acceptance thereof and in accordance with all city policies, ordinances and regulations or conditions of the City of Mebane for the benefit of the public, the dedication shall be irrevocable. Also, all private streets shown on the map, if any, are to be available for public use.
Provided, however, the "Common Elements" shown hereon expressly are not dedicated hereby for use by the general public, but are to be conveyed by _____ to _____ Homeowners Association, Inc. for the use and enjoyment of the members thereof pursuant to the terms of that certain Declaration of Covenants, Conditions and Restrictions for _____ recorded in Book _____ Page _____ County Register, the terms and provisions of which are incorporated herein by this reference.
By the recordation of this Plat, hereto shown, grants and conveys to a utility and the City of Mebane, their respective successors and assigns, rights-of-way and easements to install and service their respective water lines, conduits, and pipes in their present locations within the "Common Elements" as shown hereon together with the right of ingress and egress over and upon said "Common Elements" for the purpose of installing and servicing water, gas, conduits, and pipes.

Owner _____ Date _____
(AUTHORIZED) _____ Date _____



MEBANE TOWNE CENTER FINAL DEDICATION PLAT FOR CAMERON LANE RIGHT-OF-WAY
MELVILLE TOWNSHIP ~ ALAMANCE COUNTY
MEBANE ~ NORTH CAROLINA
GPT ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
CORPORATE LICENSE NUMBER C-1575
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE (856) 812-8000 ~ FAX (856) 812-8100
PROJECT: DB-144P
DATE: MAY 4, 2022
DRAWN BY: DTM
SCALE: 1" = 80'



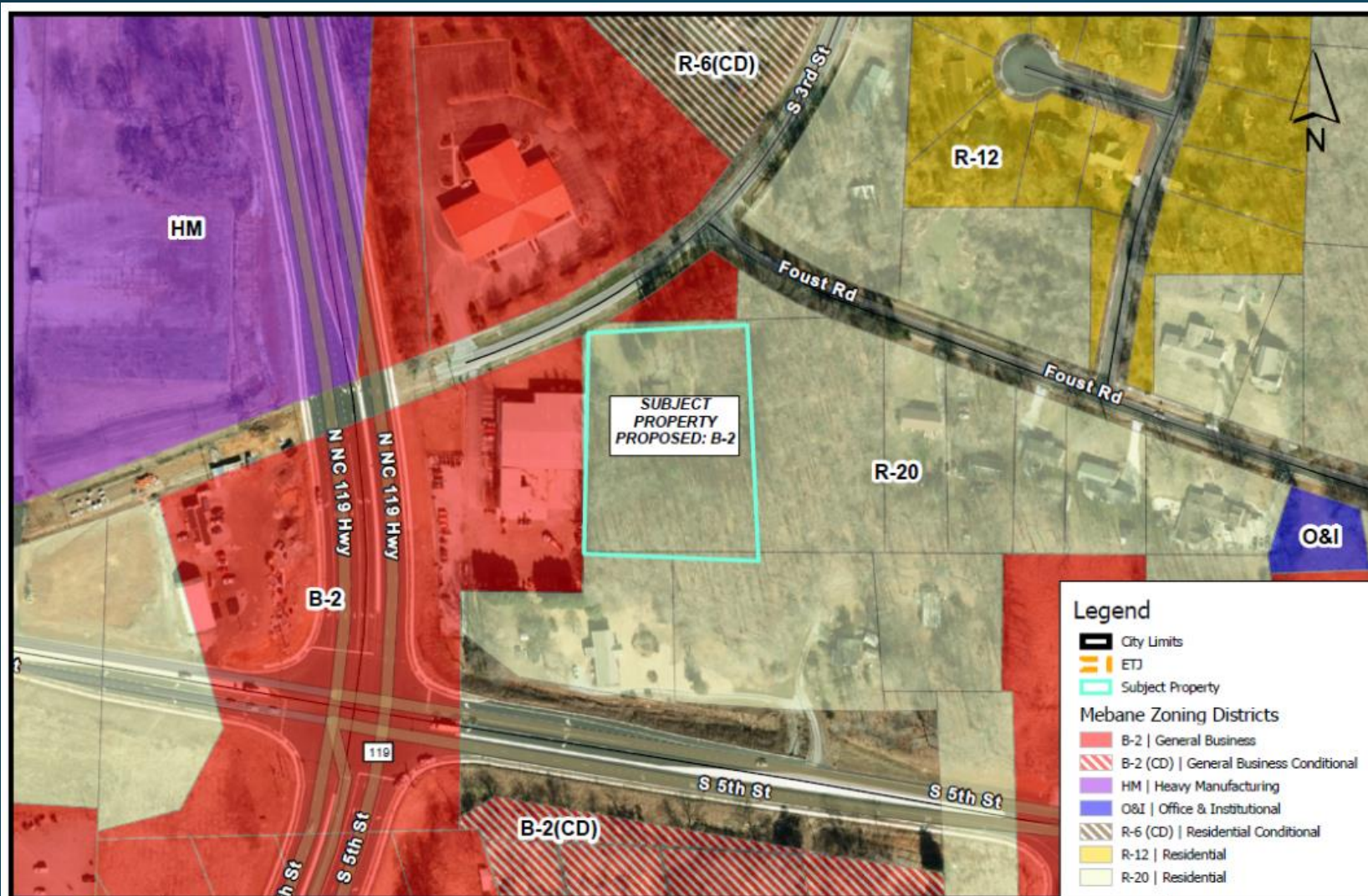
Final Plat Reapproval - Cameron Lane Dedication



Ashley Ownbey, Development Director

Public Hearing- Rezoning Request: R-20 to B-2
by 3S Investments, LLC





First Source General Rezoning

- Request by 3S Investments, LLC
- +/- 1.99 acre lot
- Existing zoning: R-20
- Requested zoning: B-2



**CITY OF MEBANE
ZONING MAP**

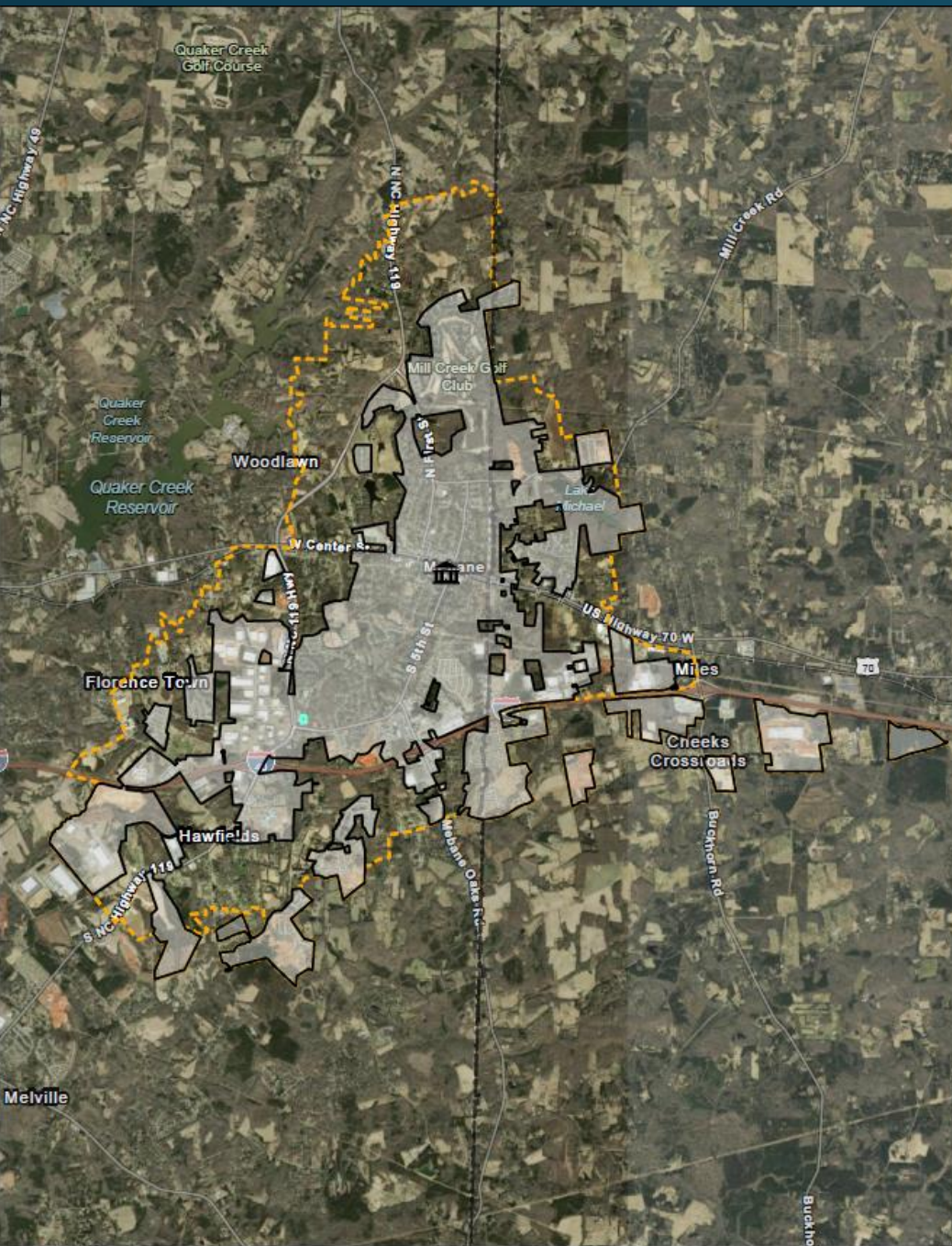
**GENERAL REZONING
FIRST SOURCE**

1 inch = 200 feet

DATE: 04/28/23

DRAWN BY: RG

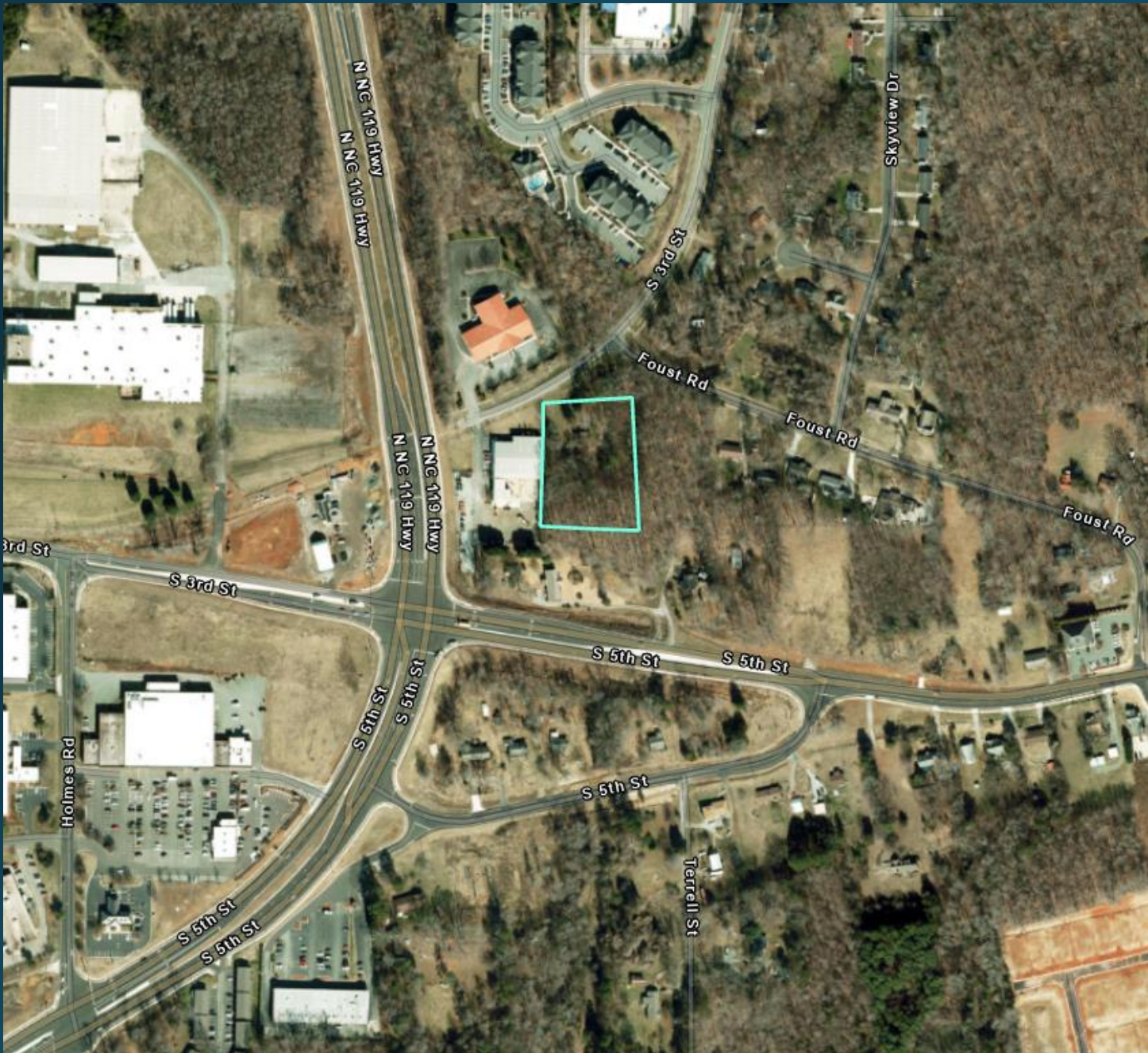




First Source General Rezoning

- Within City limits
- Utilities are available





First Source General Rezoning

- Vacant, forested
- Surrounding uses include:
 - Equipment Rental and Leasing
 - Funeral Home
 - Residential





First Source General Rezoning

- *Mebane By Design* G-4 Secondary Growth Area





Applicant Presentation

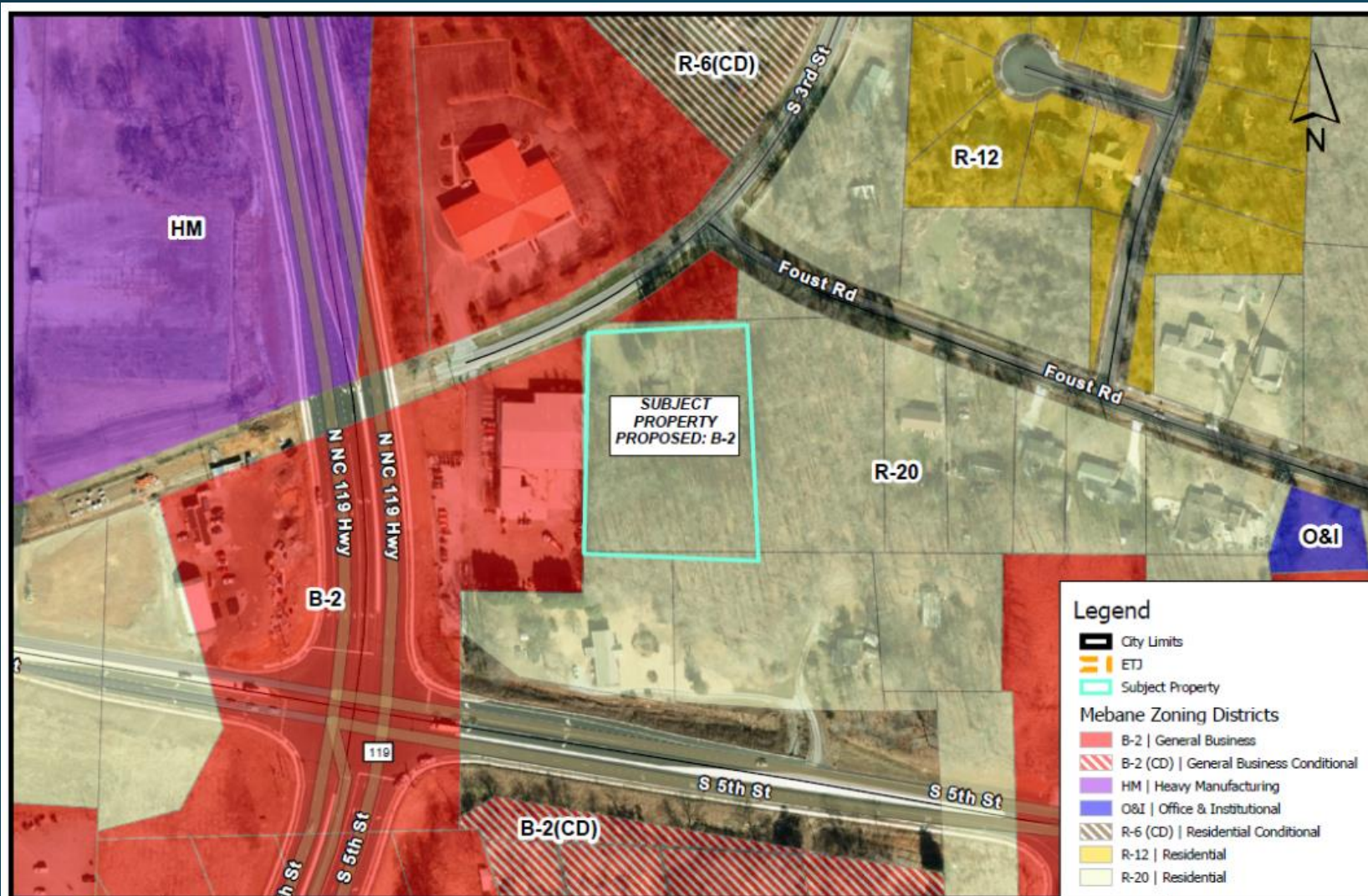




Ms. Ownbey

Public Hearing- Quasi-Judicial - Special Use Request:
Equipment Rental and Leasing (with Outside Storage)
by 3S Investments, LLC





**CITY OF MEBANE
ZONING MAP**

**GENERAL REZONING
FIRST SOURCE**

1 inch = 200 feet

DATE: 04/28/23

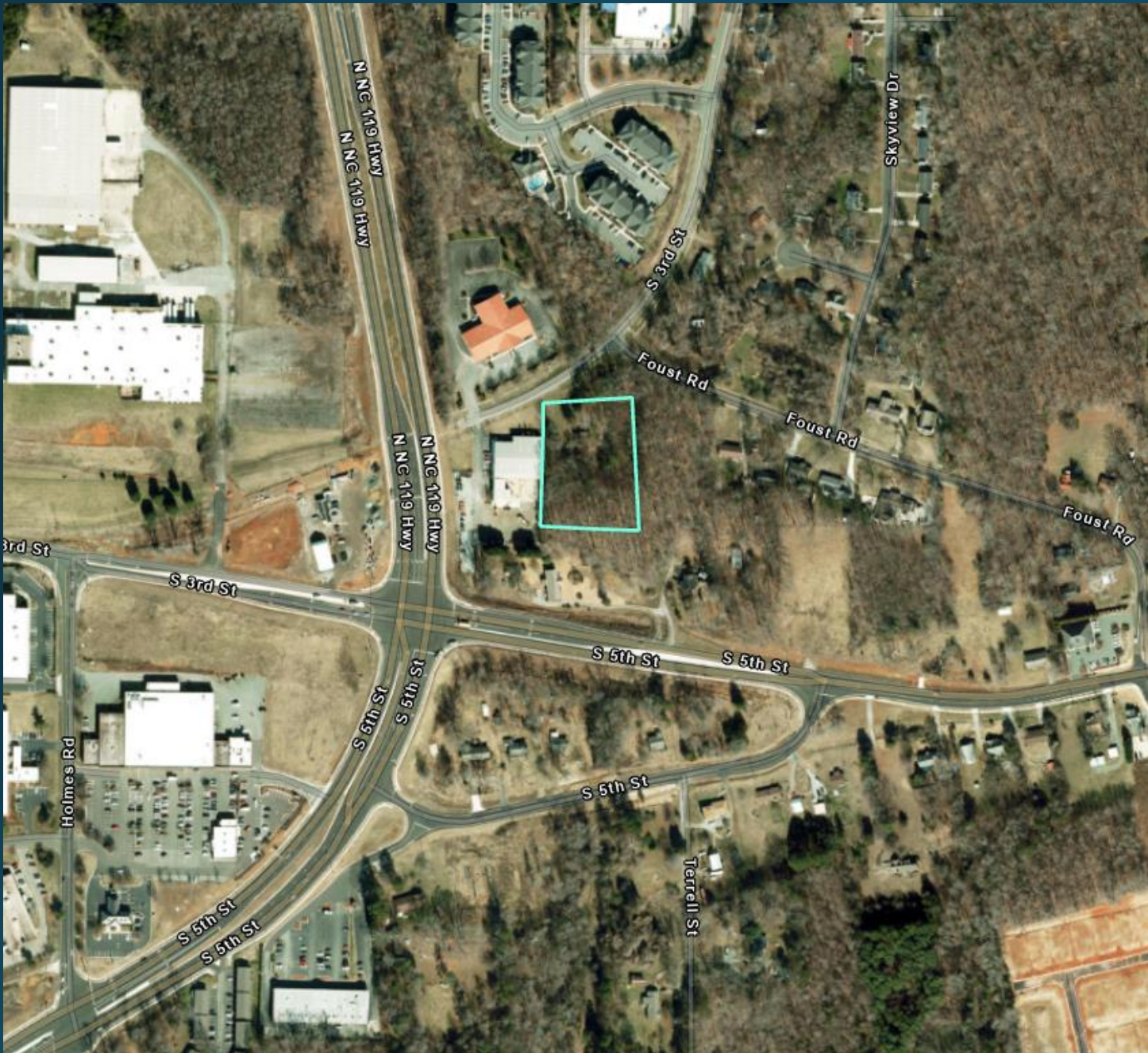
DRAWN BY: RG

First Source

Special Use Permit Request

- Request by 3S Investments, LLC
- +/- 1.99 acre lot
- Surrounding Zoning: B-2, R-20





First Source

Special Use Permit Request

- Vacant, forested
- Surrounding uses include:
 - Equipment Rental and Leasing
 - Funeral Home
 - Residential

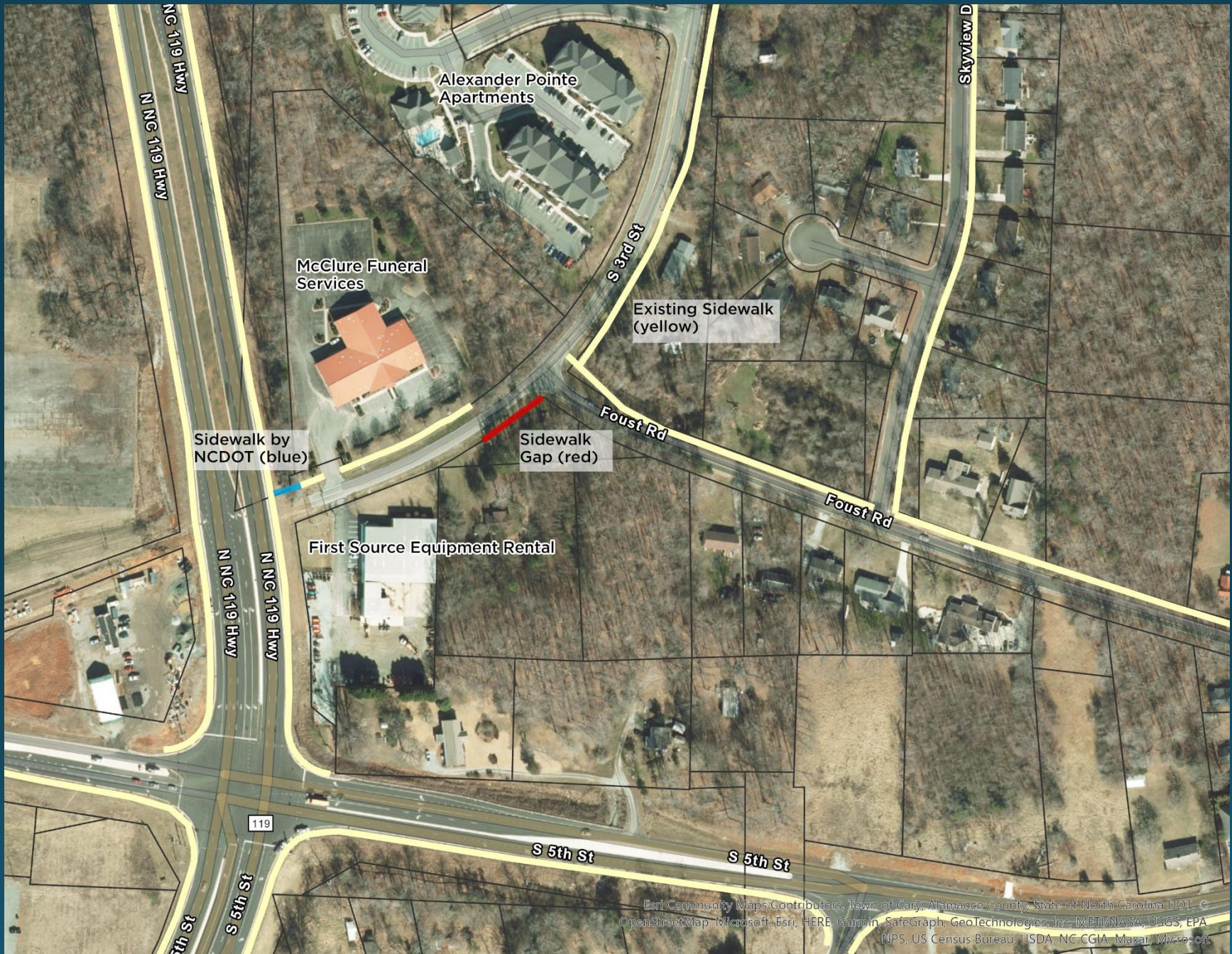




First Source Special Use Permit Request

- *Mebane By Design* G-4 Secondary Growth Area





Sidewalk by NCDOT (blue)

Sidewalk Gap (red)

Existing Sidewalk (yellow)



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Applicant Presentation





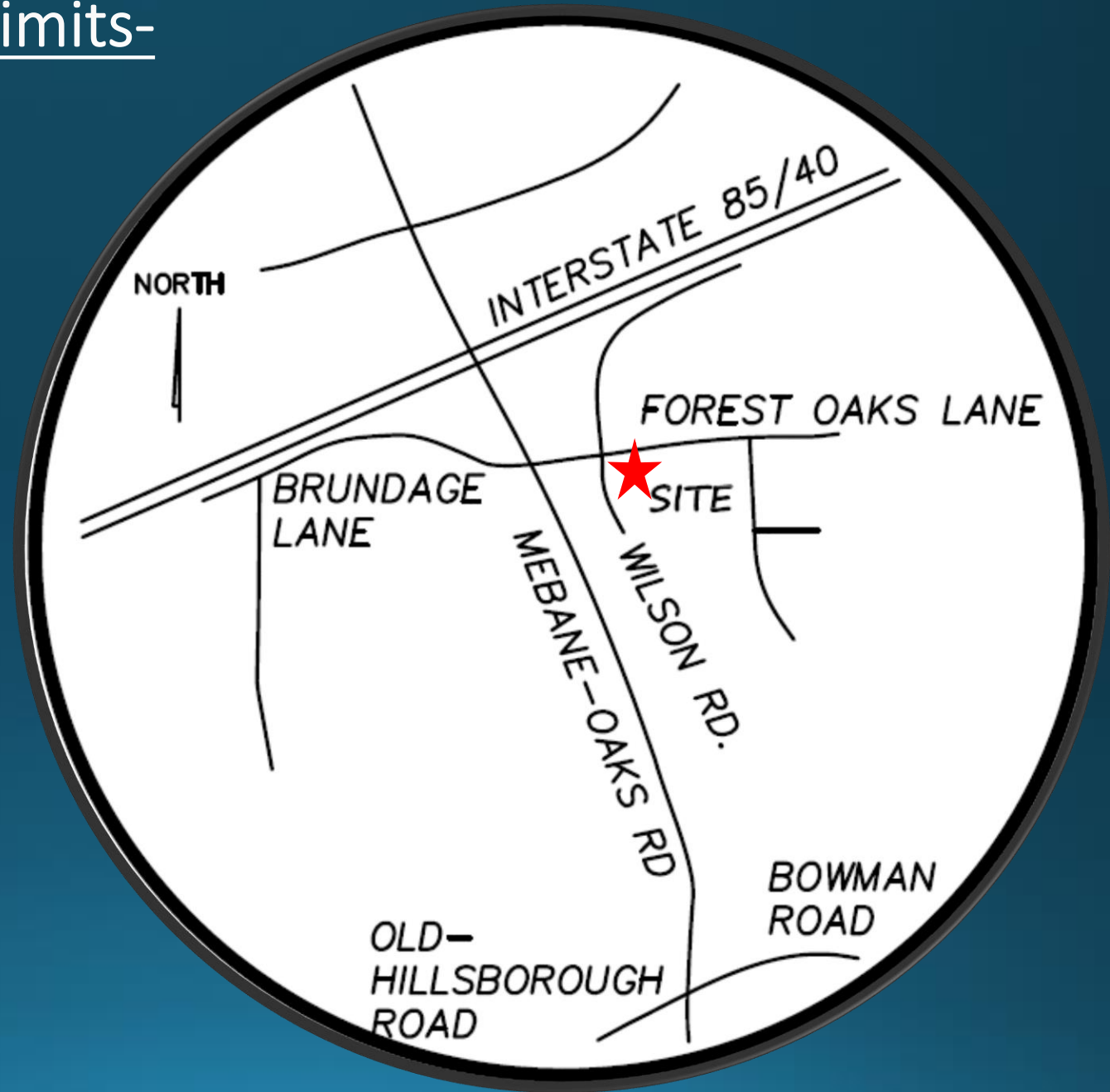
Lawson Brown, City Attorney

Public Hearing- Ordinance to Extend the Corporate Limits
Hendon Tiller Mebane 3.0, LLC- Tractor Supply



Ordinance to Extend Corporate Limits- Hendon Tiller Mebane 3.0, LLC

- Voluntary Contiguous Annexation
- +/- 6.19 acres in Alamance County
- A Tractor Supply store is planned for this property
- Council accepted the Petition and Certificate of Sufficiency last month and set the date of Public Hearing for tonight.

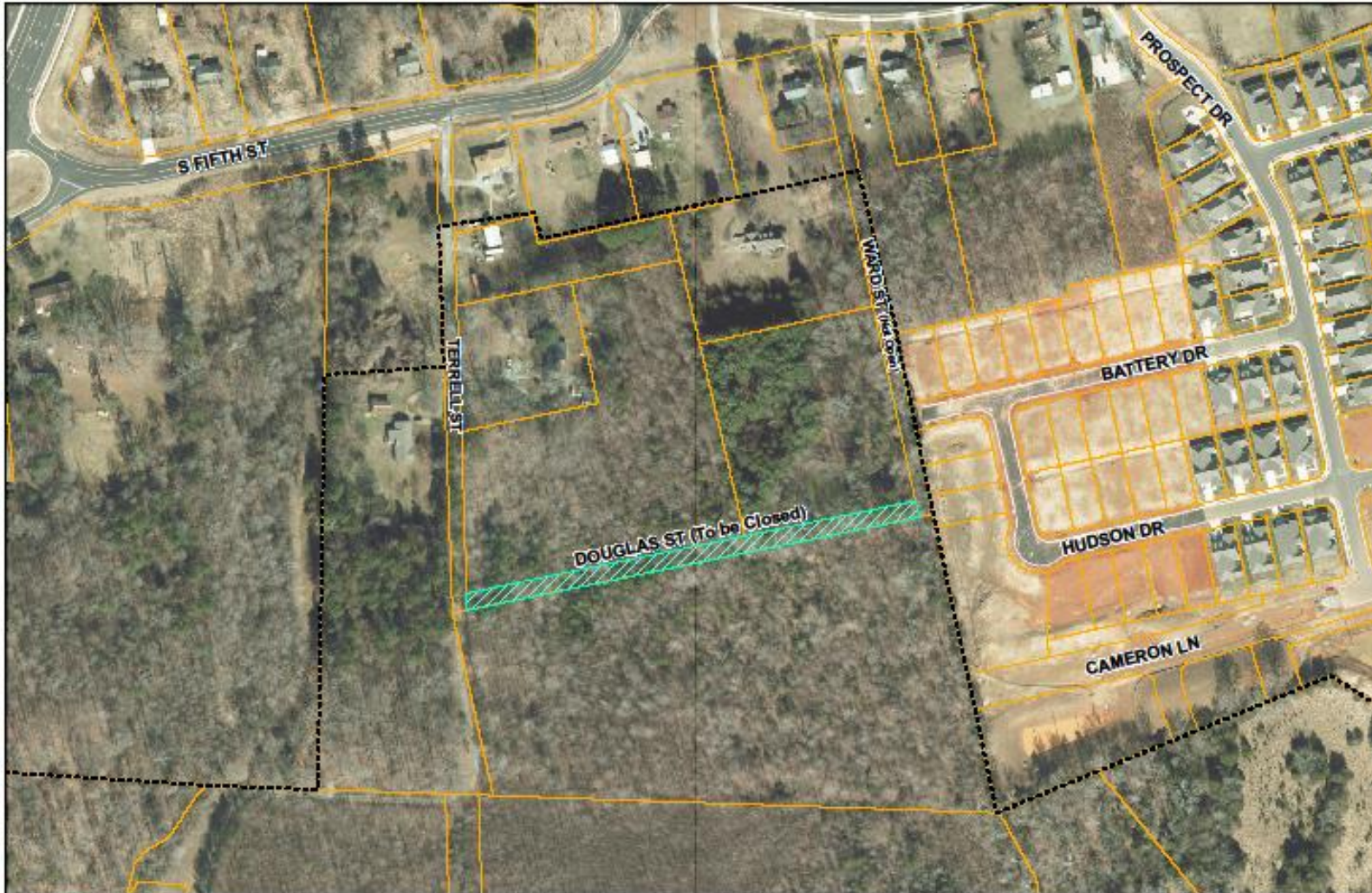








Mr. Brown

Street Closing Order- Douglas Street





	<p>CITY OF MEBANE</p> <p>CLOSING OF DOUGLAS SREET</p>	<p>DATE: 4/27/2023</p>	<ul style="list-style-type: none">  City Limits  Property Lines  Right-of-Way to be Closed
		<p>DRAWN BY: RG</p>	
		<p>SCALE: 1 IN = 250 FT</p>	





Ms. Ownbey

Public Hearing- Mebane UDO Amendments, Phase 2:
Sections 6-5 and 6-7



Project Schedule

Public Input:

December 2021: Open House & Information Session

January – February 2022: Online surveys

Phase 1:

May 2022: Recommendation by Planning Board

June – July 2022: Mebane City Council Action

Phase 2:

March 2023: Re-engage with an open house; First presentation to Planning Board

April 2023: Recommendation by Planning Board

May 2023: First presentation to City Council

June 2023: Requested action by City Council on all items except for standards for signs within 400' of the interstate

Phase 3:

To follow Phase 2 with largely minor revisions



Phase 2 UDO Amendments

Parking, Stacking, and Loading



Signs





Section 6-5: Parking, Stacking, and Loading



Revisions since May meeting

Staff has removed the proposed change to the minimum required parking for two-bedroom apartments. No change is proposed to the City's current standard of 1.75 spaces per unit.

No other revisions occurred between the May and June City Council meetings.





Section 6-7: Signs



Revisions since May meeting

- New definitions for “Freestanding or Pole Sign” and “Ground or Monument Sign”
- Revised definition for “Mural”
- Edited language for temporary signs allowed prior to elections
- New note for “Ground or Monument Sign” and “Freestanding or Pole Sign”
- New sign height, sign area, and zoning districts for smaller Freestanding or Pole Signs
- Additional sign type
- Removal of incentive from Wall Sign standards



Definitions

Freestanding or Pole Sign:

Any sign with a sign face mounted on one or more poles in a manner where air or open space exists between the bottom of the sign face area and the surface of the ground or where the sign support structure is less than 75% as wide as the sign face area.

Ground or Monument Sign:

Any sign, other than a pole sign, that is attached directly to the ground by means of a supporting system comprised of a solid pedestal or side decorative bracing system. Ground signs are configured so that the base of the sign support structure is at least 75% as wide as the sign face area.

Mural:

Any hand-produced picture, scene, diagram, work, or visual art painted on any exterior wall of a building, fence, or wall, which does not primarily serve as advertising, and is primarily intended to serve as a work of public art. The name of a business, logo, or other identifying information included with a mural or work of art is considered a sign, must meet the requirements for wall signs, and requires a permit.



Exempt, Temporary Signs

Revision: “signs with a noncommercial message” is proposed to replace original language “signs serving a political purpose”

Multiple temporary signs with a noncommercial message and no larger than nine (9) square feet in area, may be erected by a property owner on their property for a ninety (90) day period prior to a primary or general election involving candidates for federal, state, or local offices. During this time, a property owner is also allowed one larger sign, not to exceed thirty-two (32) square feet. These signs shall be removed within ten (10) days following the election .



Sign Standards by Sign Type

New Note for “Ground or Monument Sign” and “Freestanding or Pole Sign”:

“The City Council may permit increases in sign height and sign area as conditions of approval for rezoning and special use requests.”

Eliminated Note for “Wall Sign”:

“Two additional wall signs, conforming with the allowable sign area established for secondary signs, will be permitted on a structure if a property owner elects to install a ground sign instead of a freestanding pole sign or to replace an existing freestanding pole sign with a ground sign.”



Sign Standards: Freestanding or Pole



Revised Standards:

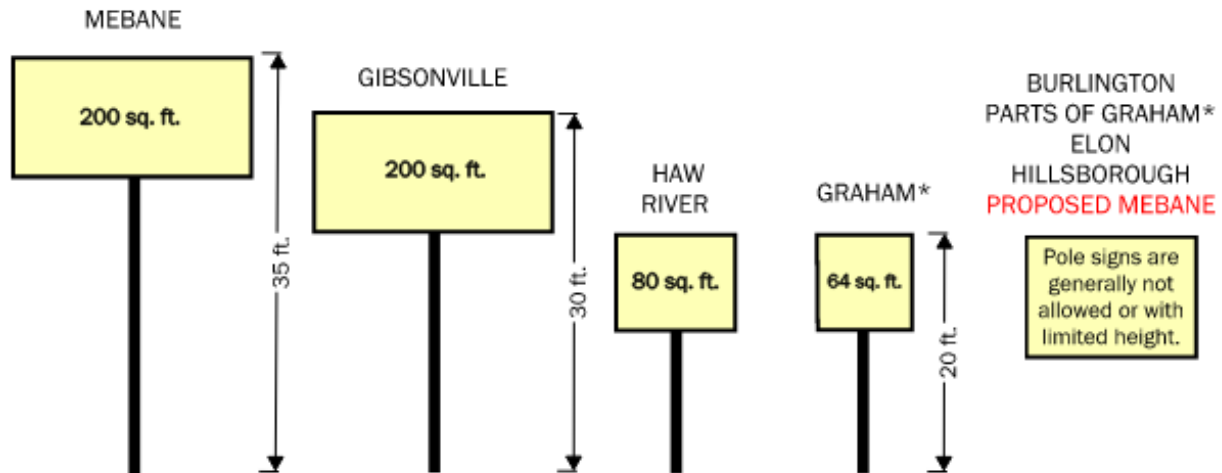
- Permitted in all nonresidential zoning districts, provided the property has public street frontage and off-street parking.
- Illumination Method: Signs with a height of six feet or less shall only be externally illuminated.
- Maximum Sign Area: 15 square feet
- Maximum Sign Height: 6 feet
- New Note:
“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.”

Request to continue discussion of sign standards for signs on property within 400 feet of the interstate to July meeting.



Sign Standards: Freestanding or Pole

STANDARDS FOR GENERAL BUSINESS, LIGHT MANUFACTURING, HEAVY MANUFACTURING EQUIVALENT ZONING

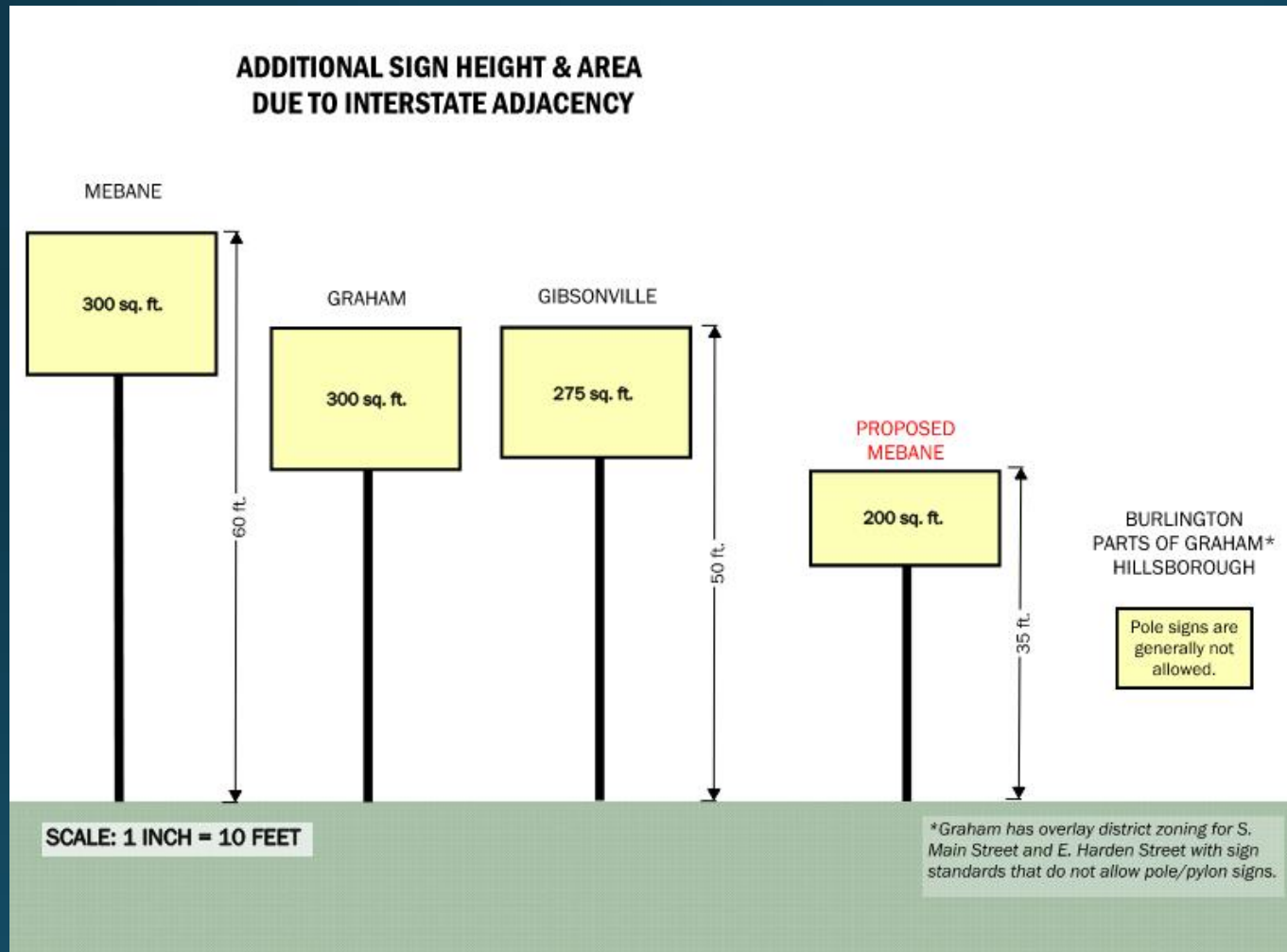


SCALE: 1 INCH = 10 FEET

*Graham has overlay district zoning for S. Main Street and E. Harden Street with sign standards that do not allow pole/pylon signs.



Sign Standards: Freestanding or Pole (Interstate)



June 2023: Requesting City Council delay action upon standards for signs within 400' of the interstate for further study and evaluation.



Sign Standards: Professional or Occupational



This sign type was mistakenly omitted with the previously presented amendments.

No significant changes are proposed. The following standards have been added:

- No illumination is allowed.
- New Note: Professional or Occupational Signs may be mounted to a single post in the ground.



Questions?





Budget Hearing

FISCAL YEAR 2023-2024

JUNE 5, 2023



ECONOMIC FACTORS

- Inflation – 12-month percentage change from February 2022 to February 2023 is 6.4% for the South Atlantic Region
- Supply chain issues
- Federal funding/small pool of contractors
- Rising cost of borrowing



FY23-24 BUDGET HIGHLIGHTS

General Fund Expenditures	\$33,244,817	General Fund Revenues	\$33,244,817
Utility Fund Expenditures	<u>\$11,891,019</u>	Utility Fund Revenues	<u>\$11,891,019</u>
Total Expenditures	\$45,135,836	Total Revenues	\$45,135,836
Utility Capital Reserve	\$1,673,000	Utility Capital Reserve Revenues	\$1,673,000

Cost of living increase	6%	Garbage/Recycling – unchanged at \$8.00 per month per address
Health Insurance increase	0.016%	
Retirement Rate increase		Water Rates per 1,000 gallons – 6% increase Inside City \$7.56, Outside City \$15.12
General	0.75%	
Law Enforcement	0.94%	
Property Tax Rate - \$0.38 per \$100 valuation		Sewer Rates per 1,000 gallons – 6% increase Inside City \$8.12, Outside City \$16.24
FY22-23 rate is \$0.47		
Revenue neutral rate is \$0.3421		



General Fund
Recommended
Budget

FY23-24



GENERAL FUND EXPENDITURES

BY TYPE

BY DEPARTMENT

General Fund Expenditures by Type

General Fund Department Budgets

Type	FY 2021-2022 Actual	FY 2022-2023 Amended Budget	FY 2023-2024 Recommended Budget	Percent Change	FY22-23 Variance
Personnel	\$10,654,813	\$14,034,974	\$16,413,723	16.9%	\$2,378,749
Operating	\$6,680,927	\$12,370,614	\$10,633,517	(14.0%)	(\$1,737,097)
Capital	\$2,467,577	\$4,018,046	\$4,347,060	8.2%	\$329,014
Debt Service	\$1,594,324	\$1,807,707	\$1,850,517	2.4%	\$42,810
Total	\$21,397,641	\$32,231,341	\$33,244,817	3.1%	\$1,013,476

Department	FY 2021-2022 Actual	FY 2022-2023 Amended Budget	FY 2023-2024 Recommended Budget	Percent Change	FY22-23 Variance
Council*	\$67,853	\$88,237	\$71,870	(18.5%)	(\$16,367)
Administration	\$931,899	\$1,249,653	\$1,426,869	14.2%	\$177,216
Finance	\$608,309	\$706,471	\$748,626	6.0%	\$42,155
IT**	\$628,711	\$1,059,288	\$1,663,401	57.0%	\$604,113
Economic Development	\$755,349	\$1,169,421	\$900,214	(23.0%)	(\$269,207)
Police	\$4,715,161	\$5,784,853	\$6,878,989	18.9%	\$1,094,136
Fire	\$3,104,123	\$5,567,664	\$4,971,465	(10.7%)	(\$596,199)
Planning	\$452,133	\$651,537	\$597,343	(8.3%)	(\$54,194)
Main Street Program*	\$65,195	\$221,535	\$0	(100.0%)	(\$221,535)
Inspections	\$859,380	\$878,139	\$961,283	9.5%	\$83,144
Engineering	\$451,488	\$445,500	\$445,500	0.0%	\$0
Public Works	\$2,438,053	\$3,813,553	\$3,304,438	(13.4%)	(\$509,115)
Public Facilities	\$594,765	\$913,699	\$1,271,578	39.2%	\$357,879
Sanitation	\$1,482,621	\$2,167,748	\$2,178,668	0.5%	\$10,920
Recreation and Parks	\$2,088,479	\$2,668,847	\$3,093,729	15.9%	\$424,882
Non-Departmental	\$2,154,122	\$4,845,197	\$4,730,844	(2.4%)	(\$114,353)
Total	\$21,397,641	\$32,231,341	\$33,244,817	3.1%	\$1,013,476


*Some or all of the budget was moved to Non-Departmental in FY23-24.

** All citywide IT expenditures were moved to the IT department.



PROPOSED TAX RATE

Fire Station 4 \$5,000,000	New Police Facility \$15,000,000	Recreation & Parks project(s) \$15,000,000
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- \$0.38 per \$100 of assessed property valuation
-  \$0.01 cent of tax revenue = \$420,159
- \$0.03 cents restricted annually - \$1,260,477 (FY24)
- Restricted Capital Reserve Fund
- Limit future borrowing = cost savings

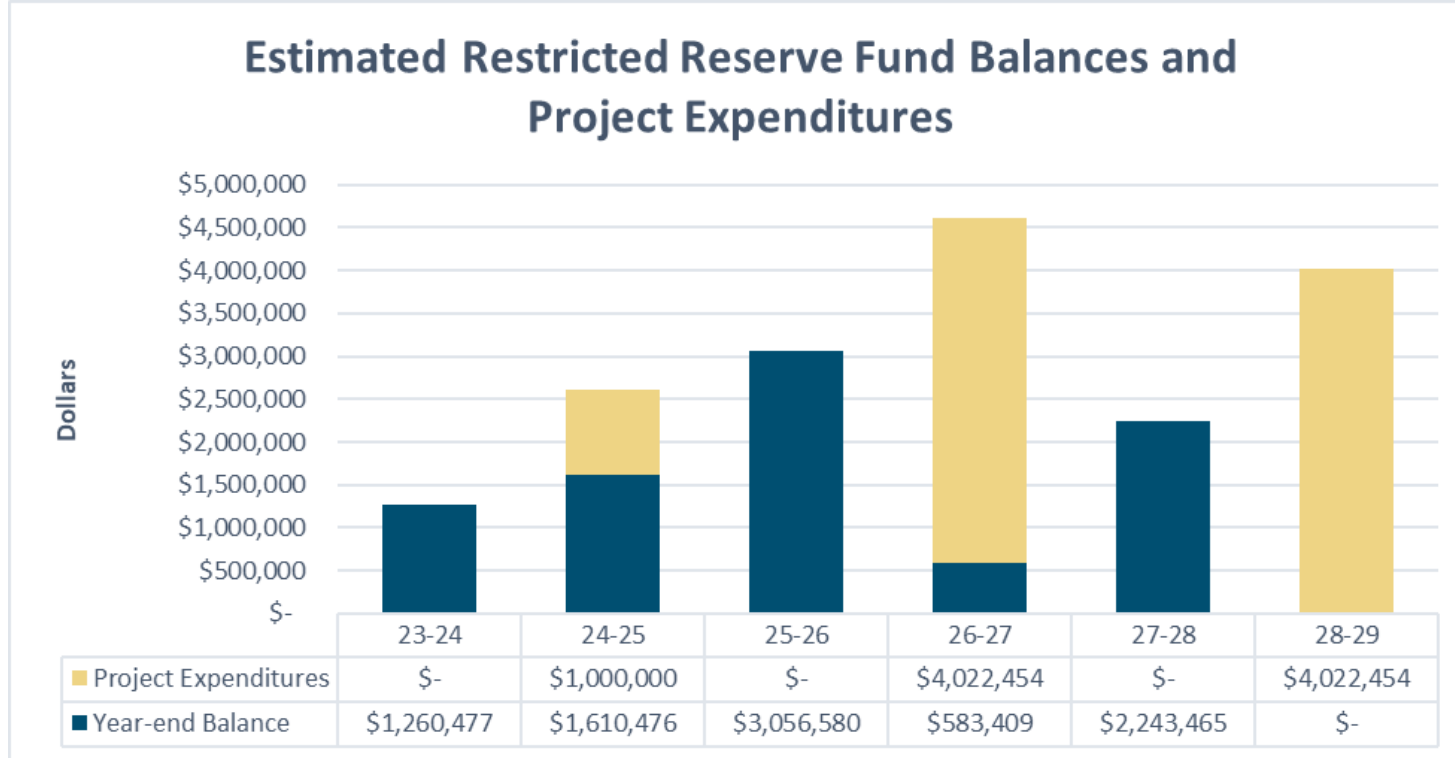


ESTIMATED RESTRICTED CAPITAL RESERVE REVENUE AND EXPENDITURES

Estimated Restricted Capital Reserve revenue per year based on the average growth rate of the previous five years:

- FY23-24 \$1,260,477
- FY24-25 \$1,349,999
- FY25-26 \$1,446,105
- FY26-27 \$1,549,283
- FY27-28 \$1,660,056
- FY28-29 \$1,778,988

Total \$9,044,908



1	2	3	4	5	6
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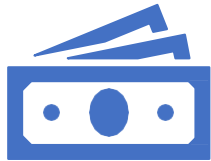


INTEREST COST SAVINGS

BORROWING ASSUMPTIONS



4% interest rate



15-year borrowing
term

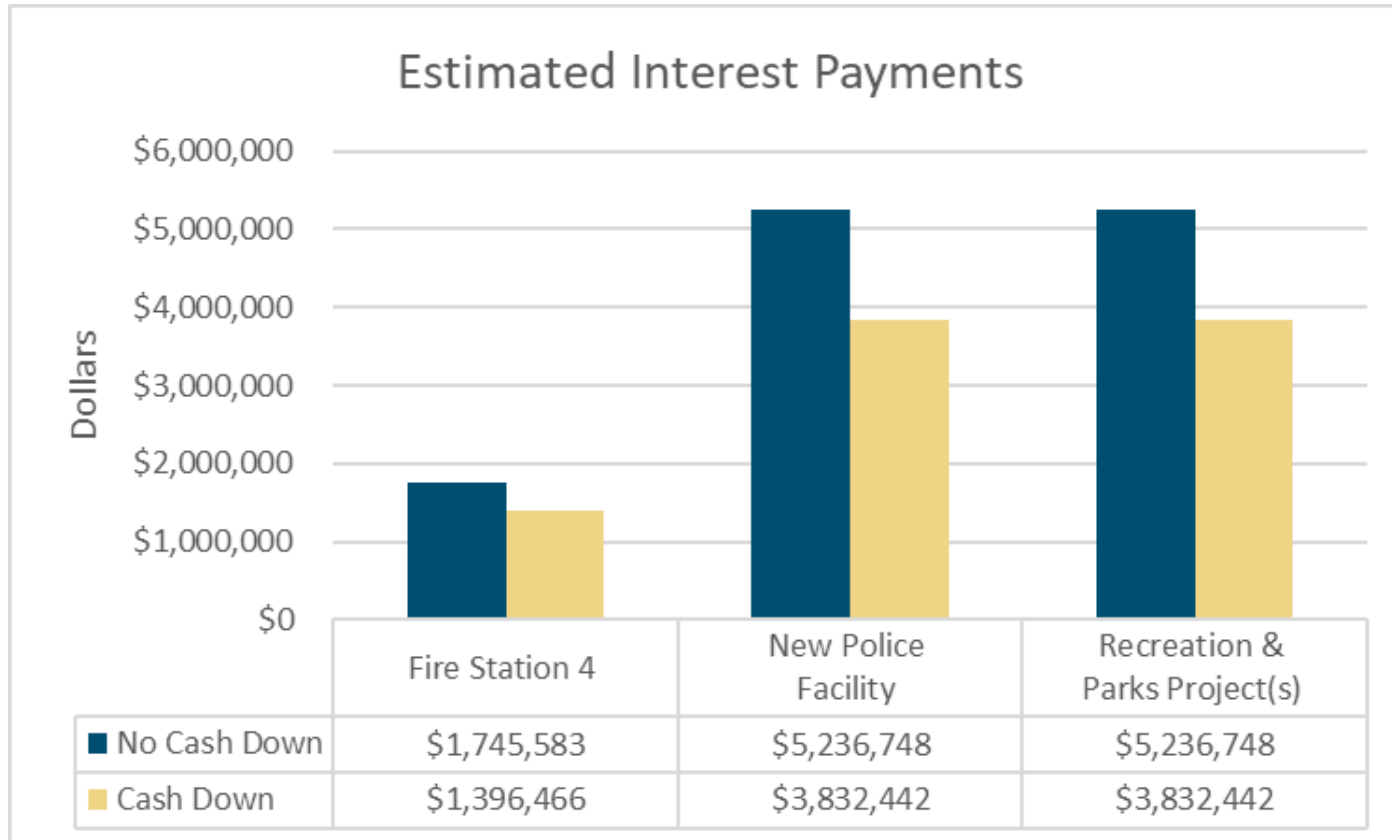
ESTIMATED TOTAL SAVINGS



\$3,157,727



ESTIMATED INTEREST PAYMENTS



Estimated interest payments for all 3 projects:

No cash down \$12,219,078

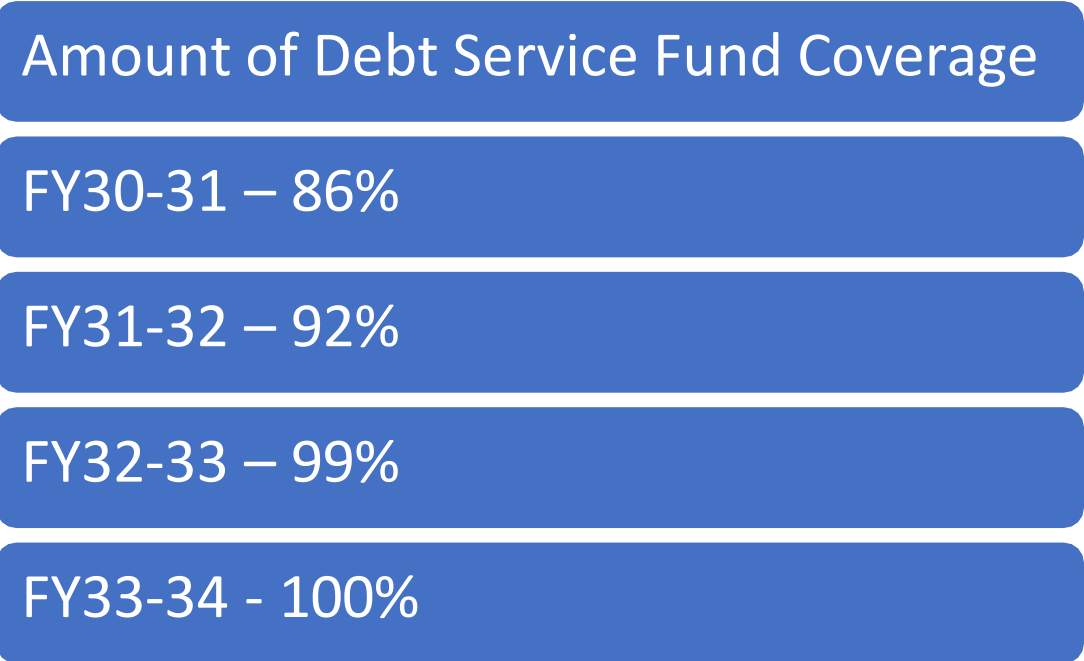
Cash down \$9,061,351

Savings \$3,157,727



POTENTIAL DEBT PAYMENT COVERAGE

- Close-out Restricted Capital Reserve Fund (approximately FY28-29)
- Open a Debt Service Fund for the three projects (approximately FY29-30)
- The Debt Service Fund could cover 100% of the debt for the three projects starting in FY33-34.





FIRE DISTRICT TAX

Current tax rate

0.105 cents per \$100

Current revenue generated

\$495,998

Revenue neutral rate

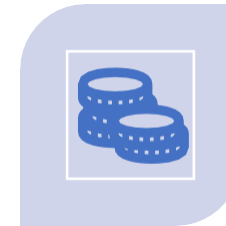
0.0673 cents per \$100

Revenue neutral tax generated

\$563,699



PROPOSED TAX RATE =
0.07 CENTS PER \$100



ESTIMATED TAX
REVENUE GENERATED =
\$558,231



NET TAX REVENUE
INCREASE = \$62,233

The Fire District Tax is set by the Alamance County Commissioners.



GENERAL FUND REVENUES AND OTHER FINANCING SOURCES

General Fund Revenues and Other Funding Sources					
	FY 2021-2022 Actual	FY 2022-2023 Amended Budget	FY 2023-2024 Recommended Budget	Percent Change	FY22-23 Variance
Revenues					
Property taxes	\$12,631,940	\$13,663,270	\$16,550,844	21.1%	2,887,574
Sales taxes	\$5,781,791	\$5,585,356	\$7,107,700	27.3%	1,522,344
Privilege licenses	\$805	\$1,000	\$900	(10.0%)	(100)
Unrestricted intergovernmental	\$1,901,684	\$1,750,005	\$1,822,100	4.1%	72,095
Restricted intergovernmental	\$1,231,498	\$880,273	\$891,450	1.3%	11,177
Permits & fees	\$1,388,813	\$1,259,760	\$1,919,910	52.4%	660,150
Sales & Services	\$701,267	\$722,094	\$816,388	13.1%	94,294
Investment earnings	\$9,809	\$20,000	\$20,000	0.0%	0
Miscellaneous	\$955,798	\$53,000	\$48,000	(9.4%)	(5,000)
Total revenues	\$24,603,405	\$23,934,758	\$29,177,292	21.9%	5,242,534
Other financing sources					
Transfers in	\$566,851	\$0	\$0	N/A	0
Transfers out	(\$129,423)				
Debt proceeds	\$1,365,000	\$2,466,006	\$1,270,062	(48.5%)	(1,195,944)
Appropriated Fund Balance	\$0	\$5,830,577	\$2,797,463	(52.0%)	(3,033,114)
Total other financing sources	\$1,802,428	\$8,296,583	\$4,067,525	(51.0%)	(4,229,058)
Total revenues & other financing sources	\$26,405,833	\$32,231,341	\$33,244,817	3.1%	1,013,476



Utility Fund
Recommended
Budget

FY23-24



UTILITY FUND EXPENDITURES

BY TYPE

Utility Fund Expenditures by Type					
	FY 2021-2022 Actual	FY 2022-2023 Amended Budget	FY 2023-2024 Recommended Budget	Percent Change	FY22-23 Variance
Personnel	\$2,434,184	\$3,094,556	\$3,752,757	21.3%	\$658,201
Operating	\$3,223,240	\$4,873,043	\$5,069,014	4.0%	\$195,971
Capital	\$1,702,527	\$4,019,515	\$1,577,880	(60.7%)	(\$2,441,635)
Debt Service	\$3,632,095	\$1,502,821	\$1,491,368	(0.8%)	(\$11,453)
Total	\$10,992,046	\$13,489,935	\$11,891,019	(11.9%)	(\$1,598,916)

BY DEPARTMENT

Utility Fund Department Budgets					
	FY 2021-2022 Actual	FY 2022-2023 Amended Budget	FY 2023-2024 Recommended Budget	Percent Change	FY22-23 Variance
Admin, Billing & Meters	\$1,617,816	\$1,439,936	\$1,613,720	12.1%	\$173,784
Operations & Maintenance	\$3,568,536	\$5,663,169	\$5,854,953	3.4%	\$191,784
Engineering	\$306,902	\$298,098	\$285,000	(4.4%)	(\$13,098)
Water Resource Recovery	\$1,802,512	\$2,242,698	\$2,633,578	17.4%	\$390,880
Non-Departmental	\$3,696,280	\$3,846,034	\$1,503,768	(60.9%)	(\$2,342,266)
Total	\$10,992,046	\$13,489,935	\$11,891,019	(11.9%)	(\$1,598,916)

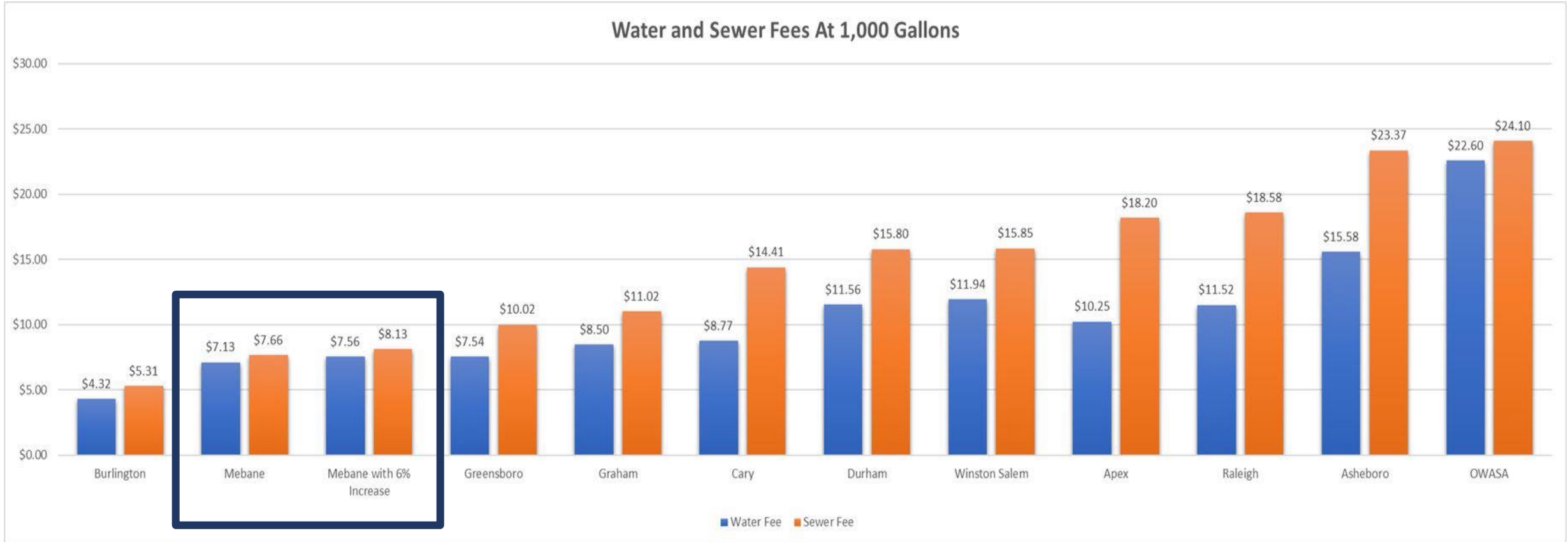


WATER AND SEWER RATES

Water and Sewer Rates					
Fiscal Year	Inside Water	Outside Water	Inside Sewer	Outside Sewer	Increase
FY 22-23	\$7.13	\$14.26	\$7.66	\$15.30	6%
FY 23-24	\$7.56	\$15.12	\$8.12	\$16.24	6%



RATE COMPARISONS





UTILITY FUND REVENUES AND OTHER FUNDING SOURCES

Utility Fund Revenues and Other Funding Sources					
	FY 2021-2022 Actual	FY 2022-2023 Amended Budget	FY 2023-2024 Recommended Budget	Percent Change	FY22-23 Variance
Revenues					
Sales and Services	\$8,014,130	\$8,444,216	\$8,844,194	4.7%	\$399,978
Intergovernmental	(\$55,461)	(\$106,000)	(\$106,000)	0.0%	\$0
Permits and Fees	\$199,129	\$304,875	\$449,400	47.4%	\$144,525
Investment Earnings	\$4,548	\$20,000	\$20,000	0.0%	\$0
Miscellaneous	\$166,352	\$510,500	\$222,500	(56.4%)	(\$288,000)
Total revenues	\$8,328,698	\$9,173,591	\$9,430,094	2.8%	\$256,503
Other financing sources					\$0
Transfers in	\$2,008,316	\$0	\$0	N/A	\$0
Debt proceeds	\$4,794,058	\$0	\$0	N/A	\$0
Appropriated fund balance	\$0	\$4,316,344	\$2,460,925	(43.0%)	(\$1,855,419)
Total revenues & other financing sources	\$15,131,072	\$13,489,935	\$11,891,019	(11.9%)	(\$1,598,916)



Utility Capital
Reserve Fund
Recommended
Budget

FY23-24

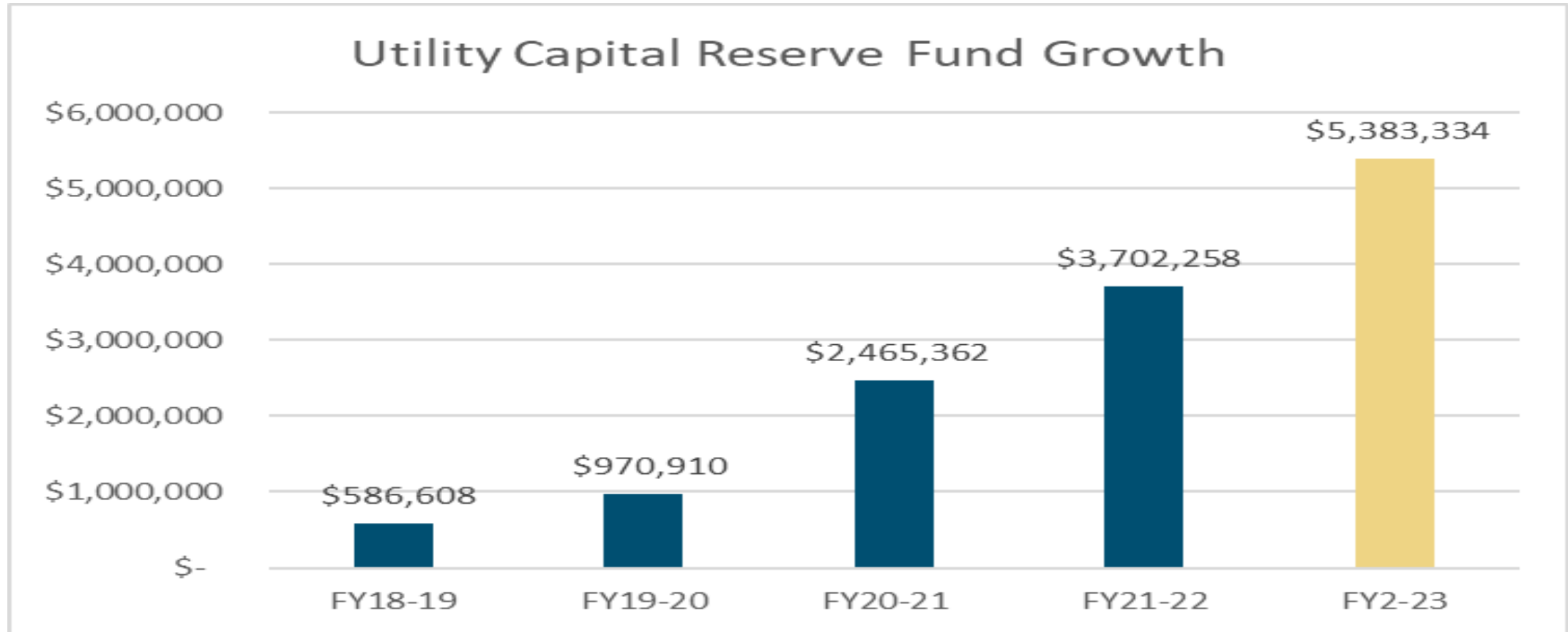


UTILITY CAPITAL RESERVE FUND REVENUES

Capital Reserve Fund Revenues and Other Financing Sources					
	FY 2021- 2022 Actual	FY 2022- 2023 Amended Budget	FY 2023-2024 Recommended Budget	Percent Change	FY22-23 Variance
System Development Fees	\$1,434,780	\$1,598,000	\$1,670,000	4.5%	\$72,000
Interest Earnings	\$1,293	\$3,000	\$3,000	0.0%	\$0
Total revenues	\$1,436,073	\$1,601,000	\$1,673,000	44.3%	\$491,500
Other financing sources					
Transfers out	(\$199,177)	\$0	\$0	N/A	\$0
Total revenues & other financing sources	\$912,222	\$1,601,000	\$1,673,000	22.3%	\$72,000



UTILITY CAPITAL RESERVE FUND GROWTH



FY22-23 is as of 5/31/23.



FY23-24 BUDGET RECAP

General Fund Expenditures	\$33,244,817	General Fund Revenues	\$33,244,817
Utility Fund Expenditures	<u>\$11,891,019</u>	Utility Fund Revenues	<u>\$11,891,019</u>
Total Expenditures	\$45,135,836	Total Revenues	\$45,135,836
Utility Capital Reserve	\$1,673,000	Utility Capital Reserve Revenues	\$1,673,000

Property Tax Rate - \$0.38 per \$100 valuation
FY22-23 rate is \$0.47
Revenue neutral rate is \$0.3421

Water Rates per 1,000 gallons – 6% increase
Inside City \$7.56, Outside City \$15.12

Sewer Rates per 1,000 gallons – 6% increase
Inside City \$8.12, Outside City \$16.24



Questions?

Public Hearing



Mr. Brown

Revised NCIC Transload Facility Agreement

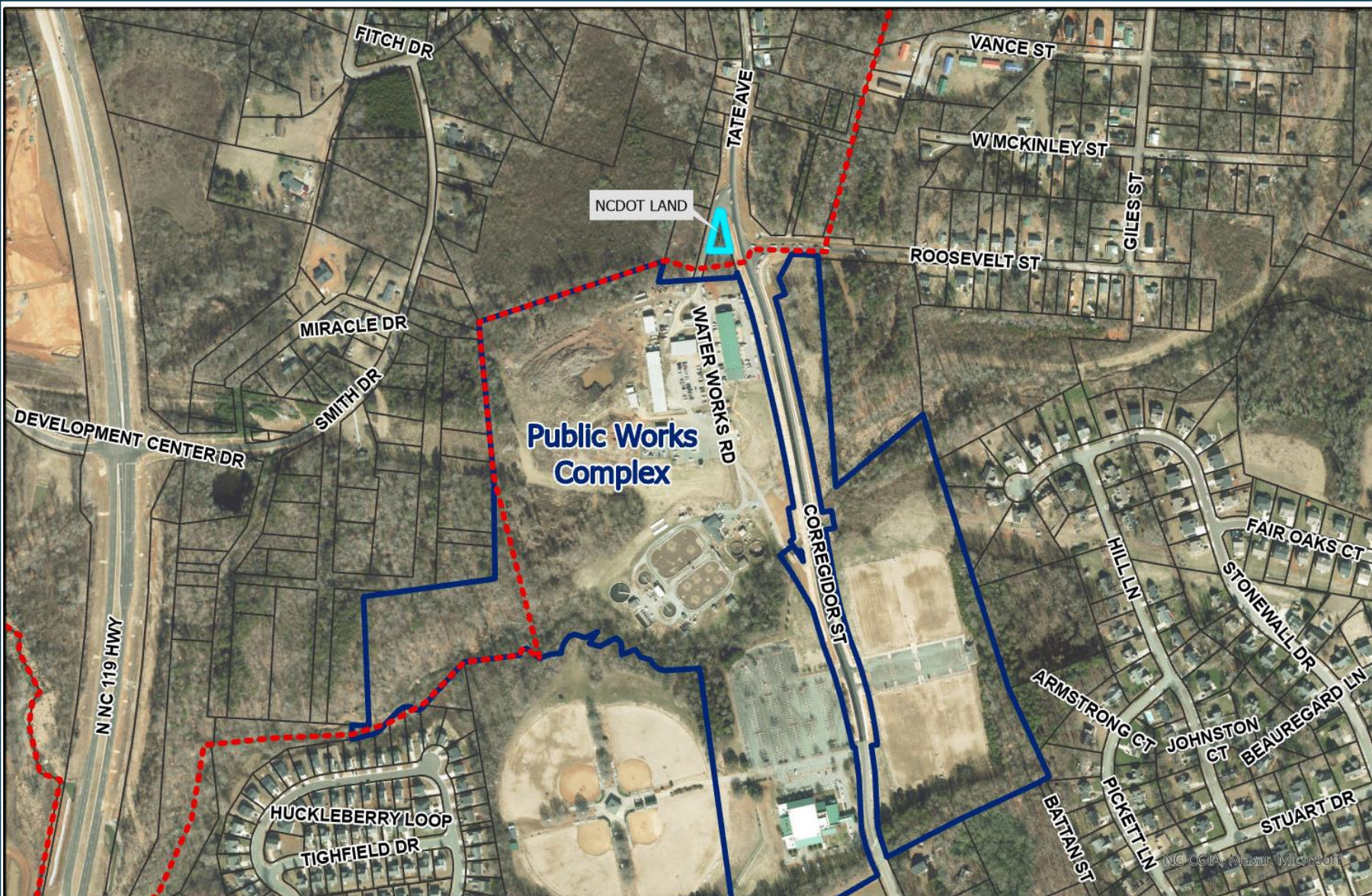




Mr. Brown

Acceptance of Excess Land from NCDOT





CITY OF MEBANE

ACCEPTANCE OF
EXCESS NCDOT LAND

DATE: 5/24/2023

DRAWN BY: RG

SCALE: 1 INCH = 500 FT

 Subject Property

 City Limits

 Public Works & MACC

 Property Lines





Ms. Ownbey

Downtown Exterior Improvements Grant Award



Downtown Exterior Improvements Grant

MEBANE DOWNTOWN EXTERIOR IMPROVEMENTS GRANT



WHAT DOES THE GRANT FUND?

The City will provide a grant in an amount up to 50% of the total cost for approved exterior renovation projects, maximum grant of \$10,000 per property. Grants are limited to one per property each year and fund the following items/work:

- Façade Improvements & Renovations, including:
 - Restoration of original façade;
 - Repairs to external features such as storefronts, trim, cornices, etc.;
 - Painting (see Requirements);
 - Replacement of windows with windows of appropriate style and materials
- Preservation of unique architectural and/or historic properties and/or features
- Permanent art such as murals on exterior walls – does not include window art
- Exterior Seating on private property owned or leased by applicant to serve related Downtown business uses

GRANT CONDITIONS

- ◊ Properties must be within the area of focus in the City's adopted *Downtown Vision Plan*.
- ◊ Grants are subject to available funding, \$50,000 is available in FY21-22.
- ◊ Property owner is required to contribute a minimum of 50% of funds to the project and will be reimbursed for qualifying expenses upon report that includes total cost of project with copies of paid receipts.
- ◊ All encroachments into City rights of ways and easements subject to City approval
- ◊ A grant must be approved prior to commencement of any construction work, or reimbursement may not be assured.
- ◊ Grants take the form of reimbursements after the fact, which means that all work covered by the grant must be completed and paid for by the owner prior to reimbursement by the grant. Grant applications are subject to fair and impartial review of the merits of the project, completeness of the application, availability of grant funds, and other factors.
- ◊ A project that deviates from the submitted plans without prior City approval will not be eligible for reimbursement of costs.

APPLICATION AND APPROVAL PROCESS

- ◊ Submit an application to the City of Mebane no later than February 15, 2022.
- ◊ All projects must comply with the requirements of the City of Mebane's ordinances and NC State Building Codes.
- ◊ All rehabilitations on buildings will attempt, as feasible, to follow the "Secretary of the Interior's Standards for Rehabilitation" of commercial buildings (see attached).
- ◊ All applicants must obtain at least two cost estimates for labor and materials and provide copies of each quote attached to the application.
- ◊ All projects shall be delivered 12 months following award.

CITY OF MEBANE • 106 E. Washington St. • Mebane, NC 27302 • 919 563 9990
Mainstreet@CityofMebane.com • cityofmebanenc.gov

- \$50,000 allocated by City Council in FY 22-23 Budget and proposed for renewal in FY 23-24 Budget
- Program adopted at the November 1, 2021, meeting
- Application window for current fiscal year has closed.



Downtown Exterior Improvements Grant

MEBANE DOWNTOWN EXTERIOR IMPROVEMENTS GRANT



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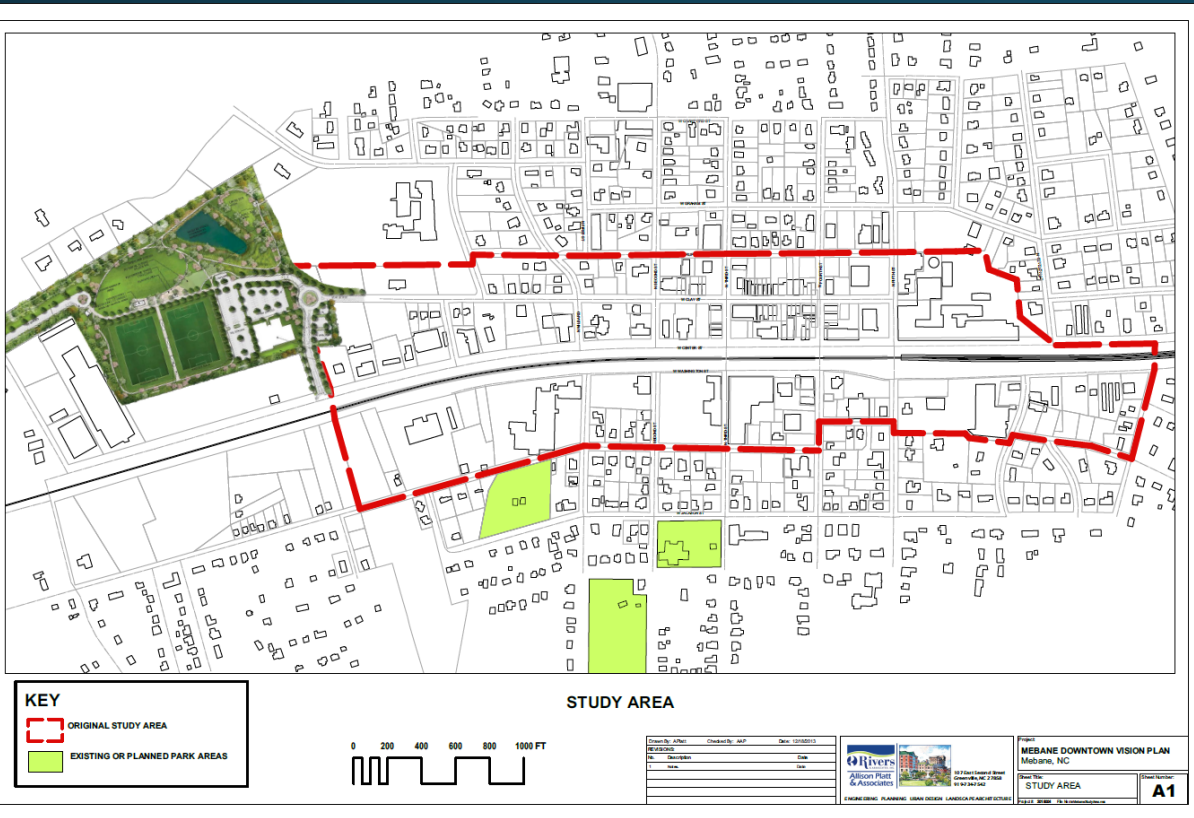
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- ◊ All projects shall be delivered 12 months following award.

- Must have two quotes, minimum
- Tenants must have documented property owner approval
- Offsite commitments must have written permission, inc. from City ROW/sidewalk
- Changes to application after awarded must be pre-approved by staff



Downtown Exterior Improvements Grant



- Properties must be within area of *Downtown Vision Plan*
- 50/50 match for proposed project, to be reimbursed following project completion and inspection
- Up to \$10,000
- First-come, first-served



Downtown Exterior Improvements Grant



- Façade Improvements
- Historic Preservation
- Art
- Outdoor Seating





106 West Clay Street

- Martinho's Bakery & Deli
- Proposal to replace windows on side and rear of building
- Requesting \$6,297.28





Ms. Ownbey

Planning Board Annual Appointments



Planning Board Appointments

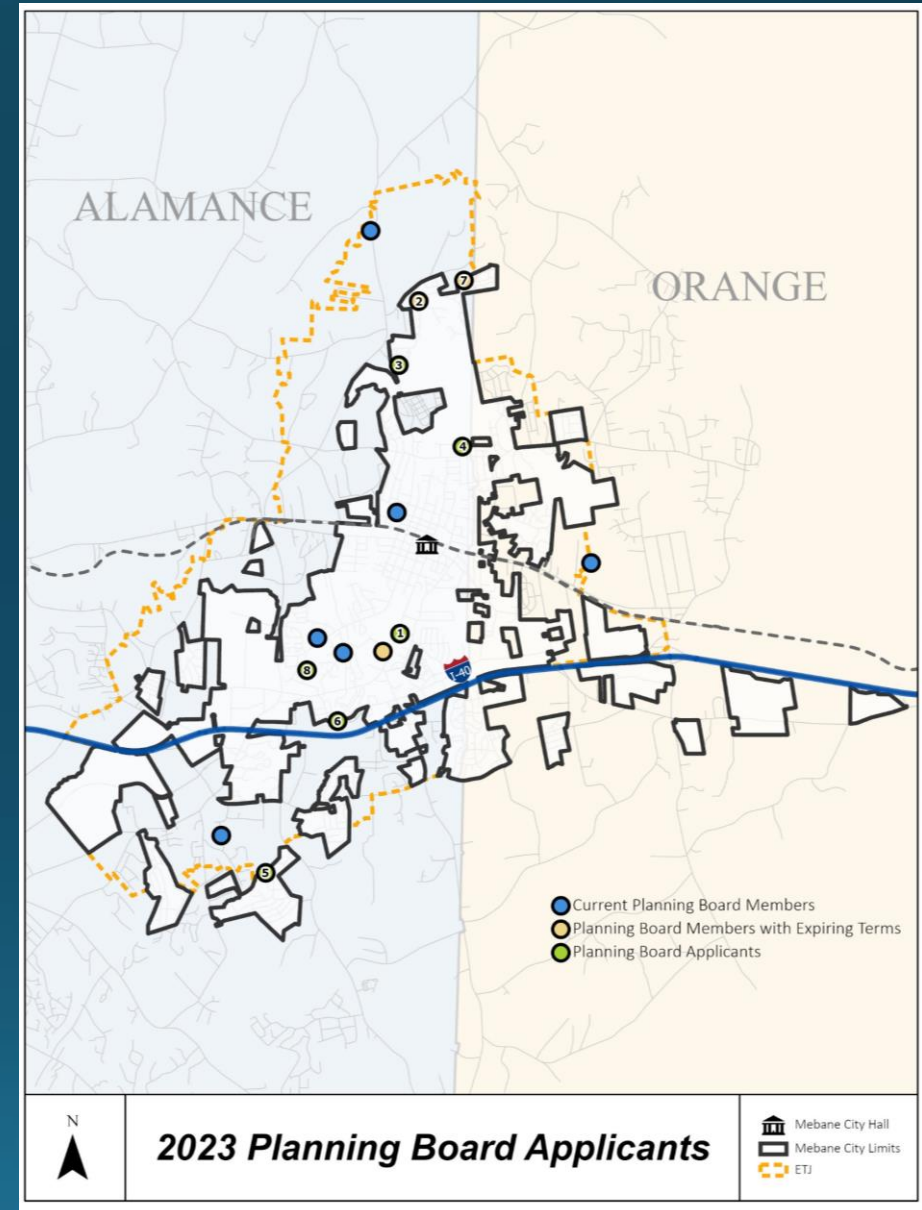
- Advises City Council and Board of Adjustment on Planning, Zoning, UDO, and Special Use Matters
- 3 open seats due to expiring terms
- Announced at the April Planning Board meeting and advertised throughout the month of May
- 9 applications, with 8 eligible applicants



Planning Board Appointments

Eligible Applicants:

1. Colin Cannell
2. William Chapman (seeking reappointment)
3. John Craig
4. Keith Horton
5. William Marsh
6. Erillean McLean
7. Susan Semonite (seeking reappointment)
8. Kristin Simon





Beatrice Hunter, HR Director and REAC Staff Liaison
Racial Equity Advisory Committee Appointments



REAC Appointments

- Advises and supports City Council in pursuing ongoing racial equity for all Mebane's citizenry through policies and procedures.
- 3 open seats due to expiring terms
- 1 recommendation for member removal/request to fill unexpired four-year term seat
- Discussed at the April and May REAC meetings and advertised throughout the month of May
- No applications were received



Announcements:

- City Offices will be closed on Monday, June 19th in observance of Juneteenth and on Tuesday, July 4th in observance of Independence Day.
- The July Council meeting will be held on Monday, July 10th.
- Clay Street Improvements Update
 - Temporary water service lines still in service.
 - Manhole and stormwater drainage structure crew plan to finish their work before 9am Tuesday morning, June 6th.
 - Mechanically cleaning water crew scheduled to begin Sunday night, June 11th.
 - Testing of rehabbed water lines required after work is completed.
 - Caution tape and cones placed along each temporary water service to make pedestrian traffic aware of pipe above sidewalk and to use caution.



Upcoming *Mebane* Special Events

June
16



Southern Vibes
Country
Downtown Mebane
7 - 9 p.m.

July
21



Ultimate Rock Machine
Rock n' Roll Cover
Downtown Mebane
7 - 9 p.m.

June
17



Mebane
Comm. Park
10 a.m. - 2 p.m.

Aug.
18



Matt Boswell
Country
Downtown Mebane
7 - 9 p.m.

July
4



Mebane Arts &
Comm. Center
5:30 - 10:00 p.m.



Downtown Mebane
Saturdays, now - Nov. 11
8:30 a.m. - 12 p.m.



Mayor Hooks

Adjournment

