



March 4, 2024, City Council Meeting Recap

1. Call to Order

2. Invocation by Pastor Ken Tilley of Crosslink Community Church Grace Reformed Baptist Church

3. Public Comments

- Jay Starnes
- Bryan Collier
- Jules Alston

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

- a. Approval of Minutes- February 5, 2024- Regular Meeting
- b. Voluntary Contiguous Annexation Petition- Kiewit Infrastructure South Co.
- c. Final Plat Approval- Courtyards at Magnolia Glen, Ph. 2
- d. Final Plat Approval- Magnolia Glen Estates, Ph. 4
- e. Final Plat Reapproval- Cambridge Park, Ph. 3A
- f. Audit Contract for FY 2023-24

5. Public Hearings

a. Rezoning- Holly Gilliam, S. Third Street- from R-20, Residential District, to R-12, Residential District on 1.2 acres

Holly Gilliam, the property owner, is requesting to rezone two lots totaling +/- 1.2 acres on S. Third Street to allow for a subdivision of three lots. These properties are located within Mebane city limits and water services are provided. Sewer services would need to be extended to include these lots at the property owner's expense.

- The council voted 5-0 to approve the R-12 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 property within the City's G-4 Secondary Growth Area and is generally residential in nature.

b. Ordinance to Extend the Corporate Limits- Voluntary Contiguous Annexation- Holland Family- Bowman Road

- Item was not heard due to advertising issues. The ordinance to extend the corporate limits for the Holland family will be advertised according to state statute laws and presented during the next special meeting or April City Council meeting.

c. Conditional Rezoning- Bowman Road 1, LLC- 7515 Bowman Road, R-8 (CD) zoning on 12.01 acres or 89 townhomes

- Item was not presented due to advertising issues. The conditional rezoning request for 12.01 acres of 89 townhomes on Bowman Road will be advertised according to state statute laws and presented during the next special meeting or April City Council meeting.

d. Bicycle and Pedestrian Transportation Plan

The City of Mebane created the first Bicycle and Pedestrian Transportation Plan in 2015. In the eight years since the original plan's adoption, the population of Mebane has grown from approximately 13,000 residents to more than 19,000 residents in 2022. Due to this growth, an update to the Bicycle and Pedestrian Transportation Plan began in August 2022 to evaluate the city's current and future needs and to recommend new projects and strategies that will build on the accomplishments of the last eight years and continue to move Mebane forward. Public engagement efforts for the Bicycle and Pedestrian Transportation Plan were coordinated with the Recreation and Parks Comprehensive Master Plan and consisted of focus groups, interviews with stakeholders, surveys, interactive mapping tools, and idea boards. The findings for these long-range plans revealed the following top priorities:

1. Improve sidewalk connectivity
2. Better connections to destinations (parks, shops, schools, and employment centers)
3. Off-street paths (greenways and multi-use paths)

The updated Bicycle and Pedestrian Transportation Plan includes more than 80 project recommendations, with ten priority projects containing detailed information sheets and 16 strategies for realizing the vision and goals presented in the plan. The council will reference the plans during capital planning processes, such as when NCDOT proposes a project and city staff checks to ensure it aligns with our city's goals and vision.

- Council unanimously voted 5-0 to approve the Bicycle and Pedestrian Transportation Plan Update finding that the plan is reasonable and in the public interest, and is consistent with the goals and objectives of the City's adopted plans, specifically:
 - The City's Comprehensive Land Development Plan Growth Management Goal 1.2
 - The City's Comprehensive Land Development Plan Public Facilities and Infrastructure Goal 2.1
 - The City's Comprehensive Land Development Plan Open Space and Natural Resource Protection Goal 4.2

e. Recreation and Parks Master Plan

Berry Dunn and Stewart partnered with the city to provide a ten-year plan that identifies service gaps, anticipates new recreation needs, develops prioritization for new recreation and parks facility acquisition and development, outlines park improvements required to implement future recommendations, gives recommendations for how to expand programming opportunities, and recognizes funding strategies for this plan. Adopting a new Comprehensive Master Plan will help shape the future of Mebane's parks, facilities, programs, and trails using the tagline, "*Together, Moving Mebane Forward.*" Over 70 stakeholders participated in focus groups, 2,000 participants took surveys, and a special pinpoint website was utilized for comments, garnering over 5,000 site visits. Highlights of the plan include trail connectivity, aquatics opportunities, a park south of the interstate, travel tournament opportunities, active adult and teen programs, etc. When applying for grants, these plans are crucial for the City Council to adopt, as there is a point system that deducts points and counts against you if these items are not present in your plan.

Public Comments: Frederick Masi, Carl Bradley, Laurie Sawyer, and Tom Boney

- The council voted 5-0 to adopt the Comprehensive Recreation and Parks Master Plan to help shape the future of Recreation and Parks opportunities for the citizens of Mebane.

f. Resolution Establishing the Alamance County Municipal Tourism Development Authority

The City now has authority by state statute to levy an occupancy tax of 3% through the Municipal Tourism Development Authority. The General Assembly enacted Senate Bill 154, an act to make various occupancy tax changes which authorized the municipalities of Mebane, Burlington, Elon, and Graham to levy room occupancy taxes on hotels and to create the Alamance County Municipal Tourism Authority to administer the same. The Alamance County Municipal Tourism tax would be paid by primarily non-Mebane residents, promoting tourism in Alamance County, and benefiting our community.

- The council voted 5-0 to continue the public hearing regarding the resolution establishing the Alamance County Municipal Tourism Development Authority and room occupancy tax of three percent until the next city council meeting on April 8. The council also unanimously agreed to advertise the hearing in both the Alamance News and Mebane Enterprise/News of Orange County.

6. Downtown Exterior Improvement Grant (DEIG) Application- 117 W. Clay

The Mebane City Council adopted the Downtown Exterior Improvements Grant (DEIG) program on November 1, 2021. The DEIG program has allocated \$50,000 for FY 23-24 to reimburse an individual up to 50% of qualifying expenses for exterior improvements to a downtown property. To qualify for the grant program, you must perform work in one of the four categories: facade improvements, outdoor seating, exterior artwork, or preservation of historic architecture and buildings. All work must be completed and inspected for grant reimbursement of up to \$10,000 per property on a first-come, first-serve basis. The city has received one application for consideration from 117 W. Clay Street. The business, Big Oak Restoration, plans to repair the brick mortar and replace the windows. The lowest quote is \$7,700, so the reimbursement request is \$3,850.00.

- The Mebane City Council voted 5-0 to award \$3,850.00 in Downtown Exterior Improvement Grants to the applicant for the project described in the qualifying application.

7. US-70 Multimodal Corridor Study Presentation

The US 70 Multimodal Corridor Study creates a much-needed transportation plan for a fast-growth corridor. It ensures a unified, coherent process for the two counties, two municipalities, and two MPOs (Metropolitan Planning Organizations) with planning authority in the area. A study spanning from the NC 119 Bypass in Alamance County to the Orange/Durham County line began in the summer of 2022. Multiple public engagement sessions were held, and the DCHD (Durham, Chapel Hill, Carrboro Metropolitan Planning Organization) funded the study. The study yielded recommendations from the public to relieve vehicular congestion, provide more bus, pedestrian, and bicycle connections, new stops and routes added to transit segments, speed limit changes, and a multimodal corridor with four lanes divided for transit, bike, and pedestrian accommodations.

- The council voted 5-0 to approve the goals, objectives, and recommendations of Segment A and the portion of Segment B extending from Segment A to Frazier Road as presented in the US 70 Multimodal Corridor Study and to endorse the vision and recommendations of the US 70 Multimodal Corridor Study outside of Mebane.

8. Mebane Community Park (MCP) Woodlawn Road entrance Parking Lot Bids

A proposed parking lot (included initially but then deleted from the construction contract) for the Mebane Community Park featuring 50 additional parking spaces along Woodlawn Road is up for bid. Work consists of grading, installation of curb and gutter, sidewalk, stone base and asphalt, drainage flumes, erosion control, two water quality treatment devices, landscaping, lighting, and a gated entrance. The City of Mebane received six bids for the Mebane Community Park parking lot, ranging from \$652,222.50 to \$997,750.00.

a. Contract Award

Mebane City Council voted 5-0 to approve awarding the contract to the low bidder, 7 Group Development, LLC of Fuquay Varina, in the amount of \$652,222.50 for the construction of the parking lot.

b. Budget Amendment

Council unanimously agreed to amend the current FY 23-24 Budget Ordinance by appropriating \$220,000.00 in the General Fund balance to the parking lot project to cover the construction costs and provide a \$23,777.00 construction contingency.

9. Updates to the Mebane Planning Board Bylaws and Rules of Procedure

The planning staff and Mebane Planning Board have reviewed and proposed updates to the *Bylaws and Rules of Procedure of the City of Mebane Planning Board*, which was adopted in 1999. At the December 4, 2023, meeting, the Mebane City Council requested that staff review the addition of wording to promote the Planning Board make decisions respective of ordinances, policies, and procedures. The proposed additions are indicated in red. To see the amended Rules of Procedure of the City of Mebane Planning Board, please open the PowerPoint presentation.

- Council voted 5-0 to adopt the amended Rules of Procedure of the City of Mebane Planning Board.

Announcements:

Budget Work Sessions:

Thursday, March 14, 2024, at 1:30 p.m. in the Glendel Stephenson Municipal Building

Thursday, March 21, 2024, at 1:30 p.m. in the Glendel Stephenson Municipal Building

City offices will be closed Friday, March 29, in observance of Good Friday

The deadline for submitting requested proposals focused on updating the City's Comprehensive Land Development Plan is April 8, 2024

The April Mebane City Council meeting will be held on April 8, 2024

City Manager Chris Rollins announced he will be retiring this summer.

10. Adjournment

Kelly Hunter

Public Information Officer

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