

May 5, 2025, City Council Meeting Recap

1. Call to Order

2. **Invocation** by Pastor Jesse Alston from Kimes Chapel Missionary Baptist Church.

3. Recognitions

a. **Resolution of Recognition- Southeast Alamance High School Lady Stallions Basketball Team- 2025 NCHSAA 2A State Champions**

Mayor Hooks recognized the Southeast Alamance High School Lady Stallions Basketball Team for winning the 2025 NCHSAA 2A Basketball Championship over North Wilkes. Southeast Alamance, in only its second year of existence, and with this Championship, ties the record for the quickest girls' basketball team to win a state title in North Carolina History after being established as a school

b. **2025 Mebane Citizens Academy Graduates**

Councilmember Katie Burkholder and Mebane Citizens Academy Coordinator Katy B. recognized 11 individuals for graduating from the Mebane Citizens Academy and becoming an official "Mebanite!" The Mebane Citizens Academy is a partnership between the Mebane Women's Club and the City. Classes are held from September to April and include presentations from all City departments and a tour of City facilities. Congratulations to the following 2024-2025 Graduates: Lavonda Rowe, Cindi Mark, Lori Poole, Tammorah Mathis, Faith Garrett, Denise Dixon, Evelyn Barrios, Dustin James, Abbey Gurley, Samuel Gurley, and Amy Dark.

c. **Proclamation- 56th Annual Professional Municipal Clerks Week- May 4-10, 2025**

Mayor Hooks officially proclaimed May 4-10, 2025, as Professional Municipal Clerks Week in the City of Mebane, recognizing clerks' pivotal role in local government. Mayor Hooks extended further appreciation to Mebane's City Clerk, Stephanie Shaw, for the vital services she performs and her exemplary dedication to the Mebane community.

d. **Proclamation- National Police Week- May 11-17, 2025**

Mebane Mayor Ed Hooks proclaimed May 11-17, 2025, National Police Week in Mebane. Mayor Hooks publicly thanked and saluted the service of law enforcement officers in our community and the more than 800,000 officers who serve in communities across the nation

e. **Proclamation- National Public Works Week- May 18-24, 2025**

Public works professionals focus on infrastructure, facilities, and services that are vital to sustainable and resilient communities, public health, and people's well-being. These services could not be provided without the dedicated efforts of public works professionals, which is why Mayor Hooks proclaimed May 18-24, 2025, as Public Works Week in the City of Mebane.

4. Public Comments- None

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

a. Approval of Minutes- April 7, 2025- Regular Meeting

b. Voluntary Contiguous Annexation Petition- Little Hammer, LLC-Mebane Village Townes

c. Third Quarter Cumulative Financial Report – July 1, 2024 – March 31, 2025

d. DMDC Third Quarter Report- April 2025

6. Public Hearing

a. **Rezoning- Chris Fuqua- +/- 7.28 acres on Gibson Road from R-20, Residential District, to LM, Light Manufacturing District**

Chris Fuqua requested to rezone a portion of his property, +/- 7.28 acres, on Gibson Road from R-20, Residential District, to LM, Light Manufacturing District. This would result in a split-zoned property with the front portion zoned as LM and the rear as R-20. The rezoning request aims to expand the property owner's existing automobile towing and storage business, Chris Fuqua Towing. The property is located in Mebane's Extraterritorial Jurisdiction in Alamance County, and utilities are unavailable to serve the site. While automobile towing services are allowed in both the R-20 and LM zoning districts of the Mebane UDO, City staff felt LM was more compatible given the residential zoning nearby.

- Council voted 5-0 to approve the LM 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-4 Secondary Growth Area and in an area that includes both residential and commercial uses.

b. **Downtown Social District Ordinance Amendments**

The Downtown Mebane Development Corporation, which manages the Mebane Main Street program, and other downtown businesses, seeks to amend the ordinance to make the Social District permanent and expand the district to include 204 N. Fifth Street, where the business Shuffle

N' Roll resides, and the new pocket park once it is constructed in front of NC Farm Bureau Insurance. At the last Council meeting in April, the non-profit, Downtown Mebane Development Corporation (DMDC), provided an update on the Downtown Mebane Social District following the completion of the one-year trial period. The Mebane City Council adopted the Social District trial period ordinance on May 6, 2024, and the ordinance became effective on June 28, 2024. The trial period social district boundaries include Clay Street, stopping at 2 Twelve Seasonal Kitchen and Bar; N Third Street, ending just past the Little Shops of Mebane; and Center Street, heading towards Bright Penny Brewing and ending right past the brewery. Feedback from downtown merchants indicates that 85.7% support the district's continuation, and 45% have noticed increased foot traffic or customer engagement. The Mebane Police Department has reported no issues or concerns with the operation of the district and notes that it has caused no burden on law enforcement resources.

- The Council voted 5-0 to accept the DMDC update and to adopt the ordinance amendments as presented to make the Social District permanent and enlarge it by including property located at 204 N. Fifth Street within its boundaries, as requested by the business Shuffle N Roll, with the property owner's consent, and the new pocket park once it is constructed.

7. Update on Mebane 2045: Planning for a Charming Tomorrow

The City of Mebane has contracted with Green Heron Planning, LLC, to update the 2017 Comprehensive Land Development Plan, *Mebane By Design*. The plan update process began in July 2024 and is known as Mebane 2045: Planning for a Charming Tomorrow. The 2045 Comprehensive Plan will guide development and conservation in Mebane in the years ahead; therefore, community engagement is crucial. The plan sets the vision for the community's future, whereas zoning establishes the rules to achieve that vision. Ben Hitchings, one of the primary consultants on the project, provided an update ahead of the third public forum scheduled for Tuesday, May 13, 2025. Since the process began, the City Council appointed a 14-person Community Advisory Committee in August 2024. The City released the first survey in the Fall of 2024 and received more than 940 responses, which aided in developing ten goals and objectives ranging from protected natural areas to affordable housing and a vibrant downtown. Sixty individuals attended the first public forum on November 19, 2024, and 45 attendees came to the second forum on February 27, 2025. The City also received more than 120 responses to the second survey and more than 45 responses to social media polls regarding future land use scenarios released as a follow-up to the second forum. From the land use scenarios survey and social media polls, the consultant gathered the feedback from the public, which prioritized compact growth, connected vibrant centers, reuse over sprawl, preservation of natural and rural lands, and people-focused design that serves all demographics. Documents and videos related to the

community engagement along with draft reports are available on the City's website by visiting <https://cityofmebanenc.gov/mebane-2045/>. Following the third public forum on May 13 from 6 to 8 p.m. at the Mebane Arts and Community Center, there will be an online survey available starting May 16, and then using the information and comments gathered from the survey and public forums, a draft of the Mebane 2045 Comprehensive Plan will be prepared and available for the public to review before it goes to the Mebane Planning Board and City Council for adoption.

8. FEMA Sewer Rehab BRIC Grant – Designation of Applicant's Agent Resolution

The City submitted a funding application through the 2022 FEMA BRIC Grant request. Mebane was selected and awarded \$2,250,000 to aid in funding for the engineering and construction of approximately 16,800 feet of sewer line rehabilitation by CIPP lining and associated manhole rehab. This project intends to cut down on the amount of inflow and infiltration entering our collection system, thus making it to the Water Resource Recovery Facility for treatment. The City had to execute a resolution designating a signing agent for Federal and State forms as part of the grant process. In November 2023, the Council approved a resolution designating Chris Rollins as the applicant's agent. Since Rollins retired, the City needs to update this resolution and designate Richard White as the applicant's agent.

- The Council unanimously agreed to execute the form and resolution Designation of Applicant's Agent and Applicant Assurances.

9. Downtown Exterior Improvement (DEIG) Grant Awards

In November 2021, the Mebane City Council adopted the Downtown Exterior Improvements Grant (DEIG) program that reimburses an individual up to 50% of qualifying expenses for exterior improvements to a downtown property in one of four categories: facade improvements, outdoor seating, exterior artwork, and preservation of historic architecture and buildings. The applications are considered on a first-come, first-served basis and must be within the Downtown Vision Plan area, with reimbursement not exceeding \$10,000. Tenants must have documented property owner approval to apply, and any changes made to the application after being awarded grant money must be pre-approved by City staff. The DEIG program was allocated \$50,000 for Fiscal Year 2024-2025 and has \$25,435.67 in grant funds left available. The City received three new applications for consideration at the May 5 meeting.

a. 111 North Third Street- Red Hill Investments, LLC

Property owner Red Hill Investments, LLC of 111 North Third Street, requests \$10,000 to add an exterior stairwell to improve access to the second floor.

b. 118 West Clay Street- Adam Guttman

Adam Guttman, property owner of 118 West Clay Street, requests \$1,462.50 to repaint the storefront, windows, and stairwells.

c. 111 North Fourth Street- Snap Dragon Development Group, LLC

Property owner Snapdragon Development Group, LLC of 111 North Fourth Street, requests \$3,223.25 to paint the building and add signage.

- Mebane City Council voted 5-0 to award \$14,685.75 in Downtown Exterior Improvement Grants to the applicants for the project described in the applications.

10. City Manager's Recommended Budget FY 2025-26

Mebane's City Manager Richard White presented the recommended budget for FY 25-26 (July 1, 2025- June 30, 2026). The FY 25-26 budget was done digitally this year on OpenGov and includes a tax rate of \$.37 per \$100 assessed valuation (no tax increase from FY 24-25). The recommendation for the FY 25-26 budget for the General Fund Expenditures is \$37,522,278, for the Utility Fund Expenditures \$14,769,401, and for the Occupancy Tax Special Revenue Fund Expenditures \$226,000. The recommended FY 25-26 total expenditures are \$52,517,679. The budget also includes a General Capital Reserve Fund Revenue of \$1,030,323 and a Utility Capital Reserve Fund Revenue of \$2,837,714. The garbage and recycling rate will remain the same as the previous fiscal year at \$8 per month per address, and the water and sewer rates will reflect a 10% rate increase from FY 24-25. The cost-of-living increase will be 3% compared to the previous fiscal year's 4%. For more information on the city manager's recommended budget, visit [May City Council Meeting Documents](#), page 93.

- The Council unanimously agreed to set the public hearing for June 2, 2025, for the Council's adoption of the budget.

11. Adjournment

Announcements:

City offices will be closed on Monday, May 26, in observance of Memorial Day.

The Mebane Bicycle and Pedestrian Advisory Commission and the Mebane Police Department are hosting the 2025 Mebane Bike Rodeo on Saturday, May 10, from 9 a.m. to noon at South Mebane Elementary School (600 South Third St.).

Kelly Hunter
Public Information Officer

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