



May 1, 2023, City Council Meeting Recap

1. Call to Order

2. Moment of Silence

3. Proclamation

- a. National Historic Preservation Month (May 2023)

4. Public Comments- Two people signed up to speak.

- Colin Cannell
- Steve Krans

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

- a. Approval of Minutes-
 - i. March 30, 2023, Special Meeting- Budget Work Session
 - ii. April 3, 2023- Regular Meeting
- b. Annexation Petition- Hendon Tiller Mebane 3.0, LLC- Tractor Supply
- c. ARP Grant Ordinance Amendment 2
- d. Final Plat- Buckhorn Business Centre, Ph. 2
- e. Final Plat- Stagecoach, Ph. 2
- f. Reapproval Final Plat- Tupelo Junction, Ph. 2

6. NCIC Transload Rail Facility-

The NCIC Transload Rail Facility is proposed within the North Carolina Industrial Center. The transload rail facility will be used to ship household goods, food, and other small items; no hazardous materials will be transported. The facility will be owned, operated, and maintained by a non-profit organization and that organization is requesting that the City of Mebane and Alamance County appropriate \$300,843.00 towards the facility.

a. Agreement Overview-

Alamance County, Samet Corporation, NCIC Railroad Inc., a North Carolina not-for-profit corporation, and the City of Mebane entered into an agreement for this facility. The State of North Carolina appropriated funding to Mebane in the amount of \$2,600,000 for a transload facility. Additional funding in the amount of \$601,686.00 is needed to complete the facility. A clawback provision was added that if the non-profit fails to operate the facility, it would be a default, and at the option, of the county and city could take Title II.

b. Grant Project Ordinance-

The city received the \$2,600,000 grant from the state, and the ordinance will appropriate the funding from the general fund into a grant project ordinance fund.

c. Budget Ordinance Amendment-

The city will appropriate \$300,843.00 from the fund balance to be moved into the grant project ordinance fund for the City portion of transload facility funding.

7. Public Hearings-

a. Unified Development Ordinance, Phase 2 Amendments

City of Mebane staff is proposing amendments to two sections of the Unified Development Ordinance (UDO). Proposed amendments to Section 6-5 will update the required number of parking and stacking spaces for a variety of uses, including medical offices, hotels/motels, industries, etc. Proposed amendments to Section 6-7

of the UDO, which regulates sign standards. Key revisions include a reorganization of the sign standards, selected revisions and additions to sign definitions, a reworking of the standards for temporary signs, reformatting of the sign table, reduction in the allowable area, height, and location of freestanding poles signs, clarification of the standards for advertising in murals, and introduction of new sign types, such as gasoline canopy signs, and window signs.

- A vote on the proposed amendments will take place at the June City Council Meeting.

8. City Managers Recommended Budget FY 2023-24-

City Manager Chris Rollins is proposing a \$46,623,541 budget for FY 23-24. Breaking it down further, \$33,059,522 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 and the needs and wants identified in our community by the City Council, staff, advisory boards, and citizens. The city has several capital projects to complete over the next couple of years including a new Police Facility, the construction of Fire Station 4, and a significant Recreation and Parks project 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 improve services and programs while saving costs on long-term borrowing.

- The Council voted 5-0 to set the Budget Public Hearing date for Monday, June 5, 2023, at 6 p.m.

9. Resolution of Intent for Street Closing- Douglas Street-

Three S Investments, LLC and Marie H. Ray Revocable Trust are the two parties who own property 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.

- A 5-0 vote was made to move the public hearing date to June 5, 2023, for the closing of Douglas Street.

10. Planning Board ETJ Member Recommendation-

The Orange County ETJ seat of the Mebane Planning Board has an expiring term at the end of June. Orange County is now accepting applications for this opening. The Orange County Board of County Commissioners will consider applications at their June 1, 2023, work session and will make an appointment at their June 20, 2023, business meeting. Keith Hoover currently serves on the Mebane Planning Board and is seeking reappointment.

- A 5-0 motion was made to recommend to the Orange County Commissioners that Keith Hoover be reappointed as an extraterritorial jurisdictional member to the Mebane Planning Board.

Announcements:

Monday, May 29, City Offices will be closed in observance of Memorial Day

May-July Breece Enterprises will be working on Clay Street improvements from 9 p.m. to 9 a.m.

The City of Mebane is seeking applications to fill three open seats on the Planning Board with terms expiring June 30, 2026

The City of Mebane is seeking applications to fill three open seats on the Racial Equity Advisory Committee (REAC) with terms expiring June 30, 2025

Kelly Hunter
Public Information Officer

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