

## May 6, 2024, City Council Meeting Recap

### 1. Call to Order

2. **Invocation** by Pastor John Mark Hamilton of Grace Church of Alamance.

### 3. Recognitions

#### a. Mebane Citizen Academy Graduates

The City of Mebane honored graduates from the 2020 and 2024 Mebane Citizens Academy class with certificates of completion.

The Mebane Citizens Academy is hosted by the Mebane Woman's Club, in partnership with the City of Mebane, to help citizens learn about the role and structure of local government, including what each department does to benefit citizens' quality of life. The program occurs on the second Thursday of every month from September to April, and different departments come to educate the class.

#### b. Eagle Scout Christopher Schild

#### c. Proclamation- Public Works Week, May 19th -25th

Mayor Ed Hooks designated the week of May 19–25, 2024, as National Public Works Week.

### 4. Public Comments- None

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

#### a. Approval of Minutes- April 8, 2024- Regular Meeting

#### b. Voluntary Contiguous Annexation Petition- Meritage Homes of the Carolinas, Inc.- Oakwood Subdivision

#### c. Final Plat Approval- Bowman Place, Ph. S-4

#### d. Final Plat Approval- Meadows, Ph. 5

#### e. FY 23-24 Third Quarter Financial Report

#### f. DMDC Third Quarter Report

#### g. Resolution to Establish a Special Revenue Fund for Occupancy Tax

### 6. Public Hearings

#### a. Rezoning- 1233 S. Third Street- R-20 to R-12 Whitt Real Estate, LLC

Applicant Jenny W. Whitt of Whitt Real Estate, LLC requests approval to rezone a parcel totaling +/-2.16 acres at 1233 S. Third Street from R-20 Residential to R-12 Residential District. The property is in the Mebane City Limits in Alamance County, and the surrounding properties are mainly residential. The applicant and owner of the property are requesting to rezone this parcel to allow for six 0.34-acre single-family lots. In contrast, the current zoning only allows for four single-family lots. City utilities are available at this property. However, the applicant must address the following concerns before building the subdivision: submit a preliminary site plan, construction drawings, and minor subdivision plat (in that order) for review and approval by the Mebane Technical Review Committee (TRC). The applicant must install water and sewer taps while addressing the existing drainage concerns, record the subdivision plat upon approval by City staff and completion of the drainage work. The applicant must also apply for building permits for the individual lots and pay the associated permit fees and water and sewer system development fees for each new home.

**Public Comment:** Barbara Mooney

- Council voted 5-0 to approve the R-12 zoning as long as all the data gathered is attached to the approval letter as presented. The council 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 is generally residential in nature.

#### b. Social District Ordinance

The Downtown Mebane Development Corporation (DMDC), which manages the Mebane Main Street program, presented a proposal for creating a downtown social district at the April 8 Mebane City Council meeting. This proposal would allow ABC permittees within the district to serve alcoholic beverages to responsible adults 21 years or older for consumption within the district, including on sidewalks and in participating businesses. The proposed social district boundaries include Clay Street, stopping at 2 Twelve Seasonal Kitchen and Bar; N Third Street, ending just past the Go Girl Shoppe; and Center Street, heading towards Bright Penny Brewing and ending right past the brewery. The DMDC proposed that the social district occur Thursday to Sunday from 11 a.m. to 10 p.m.

**Public Comment:** Kelly Goden, Amy Papaneri, James Papaneri, Meghan Wagner, Wendy Day, Tory Williams, Will King, Patrick Roby, Peyton Rice

- The Council voted 4-1 that the City adopt the Social District Ordinance, a new Chapter 23 of the Municipal Code of Ordinances, as presented to include the mapping of the social district leading up to the Little Shops of Mebane's front door, said Ordinance to be effective on June 28, 2024, from 11 a.m. to 10 p.m. Thursday to Sunday on a 12-month trial period.

#### c. Preliminary Resolution in Support of Financing for Lake Michael Dam Spillway Project

The Preliminary Resolution in Support of Financing for the Lake Michael Dam Spillway Project needs to be re-advertised in order to attract more interest, as we only received one bid.

### 7. Voluntary Annexation Agreement- 207 & 211 Mattress Factory Road

The applicant, AB Walker Construction, Inc., owner of 207 Mattress Factory Road and 211 Mattress Factory Road, has requested annexation into the City for the properties listed and, by City policy, has signed an annexation agreement and a petition for annexation. Currently, the properties listed do receive city water but do not receive sewer services. The applicant is looking to build a house on each individual property using the city water services while staying outside the city limits and paying double rates.

- The Mebane City Council unanimously agreed that the City accept the petition for annexation and the annexation agreement for the properties at 207 Mattress Factory Road and 211 Mattress Factory Road but defer annexation until the future per the City's policy and upon recordation of the signed annexation agreement. I further move that the City allow access to the City utility services per the Voluntary Annexation Policy.

### **8. City Manager Executive Search Initial Meeting**

Development Associates, LLC is undertaking and managing the City Manager selection process under a written agreement, in form and substance satisfactory to City staff. Development Associates will gather input from current staff, post the job at the end of the following week, and then recruit for about 30 days using various sources to pull candidates, such as the International City Managers Association, the City-County Managers Association, and more. Development Associates, LLC aims for the City to offer the position to the new City Manager by mid to late July.

### **9. City Manager's Recommended Budget FY 2024-25**

A full breakdown of the City Manager's Recommended Budget is available in the [agenda packet](#).

- The Council voted 5-0 to move forward with the budget as presented, post it for public review, and set the public hearing for the June 1 Council meeting.

### **10. American Rescue Plan (ARP) Asset Inventory and Assessment (AIA) Grant for Sewer Condition Assessment**

The City of Mebane applied for an Asset Inventory and Assessment (AIA) grant through the American Rescue Plan (ARP) to help evaluate the sewer system's condition since the first completed sewer system's inception in 1920. The City will use the grant funding to perform video inspections on our older lines to identify inflow and damaged sewer lines, perform flow monitoring on areas of sewer mains suspected of having issues, and perform pump station basin hydraulic analysis with the leftover funds. The City received the grant funding on April 17, 2024, and has selected Alley, Williams, Carmen & King, Inc. as the consultant for this project.

- The Council voted 5-0 to approve the American Rescue Plan Fund Acceptance Resolution and award the engineering services to Alley, Williams, Carmen & King, Inc. for the Asset Inventory and Assessment in the amount of \$100,000.

### **11. Adjournment**

#### **Announcements:**

City offices will be closed on Monday, May 27, in observance of Memorial Day.  
The July Council meeting is scheduled to be held on Monday, July 1.

Kelly Hunter  
Public Information Officer

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