

November 4, 2024, City Council Meeting Recap

1. Call to Order

2. **Invocation** by Pastor Will Webster of Grace Bible Fellowship.

3. Recognitions

a. **Resolution of Recognition- Peggy Boswell**

Mayor Hooks, on behalf of the City Council and the Mebane community, recognized Peggy Boswell for her outstanding contributions to the field of history and preservation, her unwavering dedication to cultural heritage, and her invaluable service to the community.

b. **Recognition of Fire Chief John Wellons- UNC-SOG Leading for Results Course Completion**

Chief John Wellons of the Mebane Fire Department was recognized for completing the Leading for Results Course at the University of North Carolina at Chapel Hill School of Government on October 11, 2024. He was chosen to participate as a 2024 Civic Fellow out of a pool of over 100 candidates across the state. Participants were chosen based on the identification of emerging leaders in local government and the quality of the applicant. The Leading for Results Course program focused on organizational leadership and gaining insight into embracing change and making a difference.

c. **Recognition of Cliff Ayscue- State of North Carolina Building Inspector- Code Official Level III**

Councilmember Montrena Hadley recognized Mebane Inspection Director Cliff Ayscue as one of 4,900 Building Inspectors or Code Officials in the State of North Carolina. Of those, only 490 are certified Level III officials; he is one of those 490 individuals.

4. Public Comments

- Judy Butler

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

a. Approval of Minutes- October 7, 2024- Regular Meeting and Closed Session- Pending Litigation Discussion

b. Final Plat- Buckhorn Business Centre Ph. 3

c. Voluntary Non-Contiguous Annexation Petition- Cambro, Ph. 3

d. NC Water & Wastewater Agency Response Network- Mutual Aid & Assistance Agreement

e. FY25 First Quarter Financial Report

f. DMDC Quarterly Report- 1st Quarter

g. DMDC Audit Report FY Ending June 30, 2024

h. 2025 Council Meeting Calendar

6. Public Hearing – Ordinance to Extend the Corporate Limits- Voluntary Contiguous Annexation- Tanner Built Homes- Mill Run- Mrs. White Lane

At the October 7, 2024, Council Meeting, the Council accepted the petition for annexation and the Clerk's certificate of sufficiency for +/- 10.01 acres on Mrs. White Lane in Alamance County. The Council adopted a Resolution setting a date of Public Hearing for November 4, 2024, to consider approval of extending Mebane's corporate limits. Developer Tanner Built Homes seeks to develop a residential subdivision, Mill Run, on this property. The developer does not plan to extend sewer services to residents on Rutledge Trail if the property is admitted into the City's corporate limits.

- The council voted 5-0 to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the +/- 10.01 acres.

7. Appointment for the Mebane Animal Control Authority Appeal Board

Section "n" under the Review Board of the amended Mebane Code of Ordinances, Chapter 4, regarding animals, establishes criteria for selecting a committee member, preferably with a veterinary science background, to join the Mebane Animal Control Authority Appeal Board. The Mebane Police Department reached out to three veterinarians, and only one responded, Dr. Gregg Jordan, agreeing to the request for a period of 12 months.

- Council unanimously agreed to appoint Dr. Gregg Jordan as a member of the Mebane Animal Control Appeal Board.

8. Purchase of Land from Alamance County Farm Bureau on Clay Street for Small Pocket Park

Alamance County Farm Bureau has offered to sell a .1 +/- acre along Clay Street with the necessary drainage easement for a small pocket park for \$25,000. The price comes from the land value based on the Alamance County tax evaluation. The City currently has a sitting bench and area along the Clay Street sidewalk. City staff designed a pocket park that anticipates a concrete pad, benches, tables, chairs, and other improvements for the .1 +/- acre. Funding for the pocket park would come from the \$100,000 delegated by Senator Amy Galey and appropriated to the City in last year's budget. The existing FY 24-25 budget would pay for the land purchase.

- The Council voted 5-0 that the City purchase the property with the drainage easement from the Alamance County Farm Bureau for the purchase price of \$25,000, subject to the usual due diligence, and authorize the interim City manager and Finance Director to execute the purchase agreement and the necessary documents to consummate the purchase.

9. Mebane Sports Hall of Fame Bylaws Amendments

The City of Mebane first hosted its Sports Hall of Fame induction ceremony in 1996. Since 1996, the City has inducted 40 individuals and four teams into the Sports Hall of Fame and 15 members into the Sports Hall of Honor. There are currently seven citizens who serve on the Hall of Fame Selection Committee, and they met on Tuesday, September 17, to discuss amendments to the original bylaws the Mebane Council approved on January 8, 1996. The key amendments proposed were to appoint two additional members to the Committee, representatives from the Alamance County High Schools, Eastern Alamance, and Southeast Alamance High School. Other proposed amendments include increasing the maximum number of inductees from four to five each ceremony, allowing candidates to be eligible for induction five years after finishing their high school career instead of ten, allowing citizens to nominate candidates online via a Google Form rather than the Committee members being responsible for selecting inductees, and more. To see the complete list of proposed amendments and suggested language corrections, please refer to [Page 165](#).

- Council unanimously agreed to approve the Mebane Sports Hall of Fame By-Law Amendments for 2024.

10. Amended Mebane Youth Soccer Association (MYSA) Contract 2025-2027

The Mebane Youth Soccer Association (MYSA) has been programming and administering the City of Mebane's recreational soccer program for many years. It also administers a successful travel/academy/classic and elite program that utilizes all of Mebane's soccer fields. MYSA wishes to continue its partnership with the City as the primary programming entity for soccer in Mebane and to continue using Mebane's fields. Key amendments include more economic development endeavors on behalf of MYSA, a maximum amount of \$25,000 per year for maintenance funds, programs offered for adult soccer, and more. To see the proposed amendments to the 2025-2027 contract, please refer to [Page 186](#).

- Council voted 5-0 to approve the MYSA Soccer Program and Field Use Agreement between the City of Mebane and the Mebane Youth Soccer Association as presented.

11. Recreation and Parks Advocacy Commission (RPAC) Appointments

The Recreation and Parks Advocacy Commission will begin its fifth year in 2025. Initially, the City Council selected six individuals to serve staggered entry terms of 1, 2, and 3 years. Two terms are ending, and the two new appointees will serve a three-year term starting in 2025. RPAC members play a pivotal role in planning Mebane's future while using the new Recreation and Parks Master Plan and helping to advocate for the City's parks, programs, and facilities. The City received fourteen candidate applications and recommended appointing Mary Fisher and Shawnee Seese.

- The Council voted 5-0 to appoint Mary Fisher and Shawnee Seese for three-year terms to serve on the RPAC.

12. North Carolina Emergency Management (NCEM) State and Local Cybersecurity Grant Program (SLCGP) Acceptance

The City submitted an application through the FY23 State and Local Cybersecurity Grant Program (SLCGP) to support the engineering and integration of cybersecurity equipment and software. This project includes the deployment of advanced monitoring and threat detection tools, secure access controls, and software solutions designed to protect critical infrastructure. The funds will enhance our cybersecurity posture by strengthening defenses, reducing vulnerabilities, and ensuring the continuity of City operations in the face of evolving cyber threats. The City has been selected to receive \$200,000 in funding and no matching funds are required for this grant.

- Council unanimously agreed to approve the 2023 State and Local Cybersecurity Grant Program (SLCGP) Acceptance Resolution and the related FY25 Budget Ordinance Amendment.

13. WRRF Expansion Bond Pricing Overview

On September 5, 2024, the City received project bids to expand the Water Resource Recovery Facility (WRRF). The low bid was for a total project cost of \$92,746,800. In preparation for the bond sale, the City requested credit ratings from the national credit rating agencies for its revenue bond credit. The City received ratings of Aa3 from Moody's and AA- from S&P. The City successfully sold Revenue Bonds for the WRRF expansion project on October 9, locking in the final interest rate of 3.86% and annual debt service payments of approximately \$4.3 million annually for 25 years.

- Council accepted the Bond Pricing Overview.

14. McGill Engineering Contract Amendment No. 2- WRRF Expansion Project

The City Council awarded McGill Associates, P.A., the contract for the construction of the WRRF expansion project at the October 7 meeting. An amendment to the engineering contract is needed to cover related services during the construction and post-construction phases of the WRRF expansion/upgrade project for full-time review of the work. The contract is for a lump sum of \$2,700,000, providing full-time construction observation during active work during the 36-month contract period, review of monthly progress and payment applications, and other related items.

- The Council voted 5-0 to approve McGill Engineering contract amendment no. 2 for the lump sum amount of \$2,700,000 for services related to the construction of the WRRF expansion/upgrade project.

15. Updated System Development Fee Study

Engineering consultant Stantec completed a System Development Fee (SDF) Study for the City in March 2024. The City adopted the recommended water and sewer system development fees effective July 1, 2024. With the additional costs of the WRRF project, the City wanted to go back and look at the water and wastewater SDF study. Stantec completed an updated System Development Fee study addressing the increase in project costs not covered in the July 2024 adopted fees and evaluated the structure of residential system development fees. The fees are based on the price per gallon of water and wastewater system capacity and then applied to a 3-bedroom residential new customer (equivalent residential user) and scaled up or down based on the number of bedrooms. Non-residential fees are scaled based on meter size. Based on the new study, the maximum water and sewer system development fee the City could charge for a new equivalent residential user is \$6,220. This is an increase of \$726 above the current fee of \$5,494. Based on the number of anticipated equivalent residential units at 400 annually, a new fee (if adopted in January 2025) would provide an additional \$287,000 annually in future years above the current SDF projected revenues. Total water and system development fees are projected at approximately \$2.8 million annually, with sewer being roughly \$2.087 million.

- Council voted 5-0 to accept the updated Stantec Water and Wastewater System Development Fee Study as presented and approve posting it on the City of Mebane website for a minimum of 45 days for public review and comment.

16. Voluntary Annexation Agreement- 512-A E. Graham Street

The owner of 512-A East Graham Street, William Corriher, has requested annexation into the City for the preceding property and, by City policy, has signed an annexation agreement and a petition for annexation. The property is in the Mebane Extraterritorial Jurisdiction in Orange County. City water is available to serve the property, but sewer services are unavailable. The property does not have access to City general fund services, due to its location outside the City's corporate limits. The owner desires to build a single-family house on the property and to avail the property of City water services.

- The Council voted 5-0 that the City accept the petition for annexation and the annexation agreement for the property at 512-A East Graham Street but defer annexation until the future per the City's policy and upon recordation of the signed annexation agreement. Council further move that the City allow access to the City utility services per the Voluntary Annexation Policy

17. Adjournment

Announcements:

City offices will be closed on Monday, November 11, in observance of Veterans Day.

City offices will be closed on Thursday, November 28, and Friday, November 29, in observance of Thanksgiving.

Share your input with the Planning Department on how you would like Mebane to develop over the next 20 years by taking the Comprehensive Land Development Plan survey before it closes on November 30. To take the survey visit https://planthefuture.govocal.com/en/projects/survey/surveys/new?phase_id=a8c3ad24-e0c6-442c-aacd-b4099e1665fe&fbclid=IwY2xjawGbfPhleHRuA2FibQlxMAABHYrLbNeOOOmDriqAs1gZGWbC65iU2bJZJMtnU90vtP-V3Xs-XWeDWjZgiA_aem_IuUkN08HoPBOqcqa5SXzZw.

The first Public Forum discussing **Mebane 2045: Planning for a Charming Tomorrow** is Tuesday, November 19, from 6 to 8 p.m. at the Mebane Arts and Community Center.

Upcoming *Mebane* Special Events

<p>Nov. 16 Holiday Market DOWNTOWN Mebane FARMERS MARKET 8:30AM - 12PM</p> 	<p>Dec. 6 Mebane •CHRISTMAS• Parade 7PM</p>
<p>Nov. 18 Letters to Santa November 18 - December 9 <small>Visit multiple drop-off locations: MACC, Mebane City Hall and the Mebane Community Park</small></p> 	<p>Dec. 14 It's Snowing in Mebane Downtown Mebane Wooden Nickel 11AM-2PM</p>
<p>Nov. 23 SANTA'S ARRIVAL IN MEBANE AT THE MACC & Christmas Tree Lighting Veterans Memorial Garden 11AM-3PM 5-8PM</p>	<p>Dec. 20 It's Snowing in Mebane Downtown Mebane <small>Featuring: Andre Watson Photography</small> Wooden Nickel 5-8PM</p> 
<p>Dec. 6 It's Snowing in Mebane Downtown Mebane Wooden Nickel 4-7PM</p>	<p>Dec. 21 It's Snowing in Mebane Downtown Mebane Wooden Nickel 4-7PM</p>

Kelly Hunter
 Public Information Officer

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