



November 6, 2023, City Council Meeting Recap

1. Call to Order

2. Invocation by Reverend Jeff Nash from Mebane United Methodist Church

3. Recognition

- City council member Sean Ewing received the Alamance National Association for the Advancement of Colored People (NAACP) 2023 Presidents Award on October 14 at the 48th annual Freedom Fund banquet.
- Jennifer Livers from the Mebane Fire Department was awarded the 2023 Piedmont North Carolina Firefighter's Association "Fire and Life Safety Educator of the Year" award on October 25.
- Mayor Hooks recognized IT Director Kirk Montgomery for being elected as the President of the State Employees Association of North Carolina on September 8.

4. Public Comments- None

5. Consent Agenda- The council voted 5-0 to approve the consent agenda.

- a. 1st Quarter Financial Report- July 1, 2023, to September 30, 2023
- b. Approval of Minutes- October 2, 2023, meeting minutes

6. Public Hearing

a. Special Use Permit (Quasi-Judicial)- VM Development, LLC to allow for the development of a concrete plant at 920 Mattress Factory Road

VM Development, LLC is requesting a Special Use Permit to allow for the development of a concrete plant on +/- 5.28 acres of land located in the Orange County Mebane Extraterritorial Jurisdiction at 920 Mattress Factory Road. The property is currently zoned for Heavy Manufacturing and the manufacturing of concrete is only allowed in the Heavy Manufacturing zoning district with a Special Use Permit. The applicant must provide four findings at their own expense for a special use request: will or will not endanger the public health safety, effect on adjoining property owners, is the use in harmony with the surrounding area, and is it consistent with the city's adopted long-range plans. The property is largely vacant and located in the Buckhorn Development District. To be in compliance with the Unified Development Ordinance, the developer must include 5' wide sidewalks along Mattress Factory Road and Industrial Drive.

- Council voted 5-0 to approve the Special Use Permit as presented and finds the request is both reasonable and in the public interest because it has been found that the request: a. Will not materially endanger the public health or safety; b. Will not substantially injure the value of adjoining or abutting property; c. Will be in harmony with the area in which it is located; and d. Will be in conformity with the land development plan or other plans officially adopted by the City Council.

b. Conditional Rezoning-Samet Corporation-Heavy Manufacturing and Light Manufacturing to Heavy Manufacturing to allow for a rail transload facility on the property at Lake Latham Road, W. Holt Street, and Sun Ray Lane

Samet Corporation is requesting to rezone multiple properties totaling +/- 8.03 acres located along West Holt Street, Lake Latham Road, and Sun Ray Lane. They would like to rezone these properties from Heavy Manufacturing (HM) and Light Manufacturing (LM) to Heavy Manufacturing (Conditional District) to allow for a rail transload facility. The site is in a mixed-use growth strategy area located within the Alamance County Mebane Extraterritorial Jurisdiction. The transload facility is predicted to have about 10 trucks a week go back and forth to get materials off the rail and has been a part of the master plan for the North Carolina Industrial Center (NCIC) since the early 2000s.

- **Public Hearing Comments:** Jules Alston
- The council voted 5-0 to approve the HM (CD) 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-1 NC 119 Bypass and US 70 Mixed-Use Growth Area and is part of the North Carolina Industrial Center.

c. Street Closing Resolution and Order- Portions of Jackson Street and Short Street

During the October 2, 2023, meeting, the Council set a date of public hearing for consideration of closing portions of Jackson Street and Short Street for November 6. Short Street is not open at all and two streets west of Jackson Street that run parallel are not open either. The City is the owner of properties on Jackson Street and Short Street. If we close the streets, the abandoned land will be titled over to the City by virtue of the general statutes.

- **Public Hearing Comments:** Gloria Rodgers
- The council voted 5-0 to adopt the Resolution and Order closing the portions of Jackson Street and Short Street.

7. Racial Equity Advisory Committee (REAC) Appointments

The City of Mebane's Racial Equity Advisory Committee currently has three openings for one 4-year term seat and two 2-year term seats. The positions were advertised, and the staff received five applications: Brenda Buchanon, Dr. Gradesa Lockhart, Christopher Norwood, Jason Gaskin, and Christopher Dixon.

- The council unanimously appointed Brenda Buchanon to the four-year term and Jason Gaskin and Christopher Dixon to each serve a two-year term. All terms end June 30, 2025.

8. Recreation and Parks Advocacy Commission (RPAC)

The Recreation and Parks Advocacy Commission has two open seats for 2024. Each seat will serve a three-year term and play a huge role in planning for our future using the soon-to-be-adopted Recreation and Parks Master Plan and advocating for the City’s parks, programs, and facilities. The positions were advertised, and the staff received eight applications: Sherri Seagroves, Jesse Alston, Michael Brown, Lisa Nellis, Terry Tolliver, Tyler Whitley, Guy Loranger, and Roy Schoolfield.

- The Council unanimously appointed Jesse Alston and Sherri Seagroves to the commission, both for three-year terms.

9. Purchase of Vacant Lot-Ruffin Street

Real estate broker MARISANNA, LLC contacted City staff about offering to sell the vacant lot at the intersection of Ruffin Street and N. Fourth Street for \$220,000. The lot would serve the need for additional parking in the central business district for potential use in the future.

- The council voted 5-0 that the City purchase the Property located at the southwest intersection of Ruffin and N. Fourth Streets pursuant to the terms of the Offer to Purchase and Contract, provided the normal due diligence is satisfactory to staff, and that staff be authorized to take the necessary action to purchase the same.

10. FEMA BRIC Grant Application – Sewer Rehab

The City submitted a funding application for the engineering and construction of approximately 16,800 feet of sewer line rehabilitation through the 2022 FEMA BRIC (Building Resilient Infrastructures and Communities) Grant request and has been selected to move forward to the final round of the selection process. BRIC allocates funding for stormwater-themed projects throughout the county. The estimated cost for the project is \$3,150,000, and BRIC will fund \$2,250,000, leaving \$900,000 for the City to match. In order to receive the grant, the City must pass a resolution designating the City Manager and Assistant City Manager as signing agents for Federal and State forms.

- Council voted 5-0 to recommend executing the Resolution Designation of Applicant’s Agent.

11. Proposed 2024 Regular Meeting and FY 2024-25 Budget Calendar

City of Mebane 2024 Regular Meetings and FY 2024-2025 Budget Calendar	
Monday, January 8, 2024	Regular Meeting
Monday, February 5, 2024	Regular Meeting
Monday, March 4, 2024	Regular Meeting
Monday, March 13, 2024	Budget Workshop
Tuesday, March 21, 2024	Budget Workshop
Monday, April 8, 2024	Regular Meeting
Thursday, April 11, 2024	Budget Workshop
Monday, May 6, 2024	Regular Meeting
Monday, May 6, 2024	Manager’s Recommended Budget
Monday, June 3, 2024	Regular Meeting
Monday, June 3, 2024	Public Hearing for Budget
Monday, July 1, 2024	Regular Meeting
Monday, August 5, 2024	Regular Meeting
Monday, September 9, 2024	Regular Meeting
Monday, October 7, 2024	Regular Meeting
Monday, November 4, 2024	Regular Meeting
Monday, December 2, 2024	Regular Meeting

- The council unanimously agreed to move the January meeting to the second Monday of the month. The rest of the 2024 calendar was also unanimously agreed upon.

12. Adjournment

Announcements:

Tuesday, November 7 is Election Day.

Thursday, November 9 is the next Citizens Academy discussing the School Board and Superintendent.

Friday, November 10 city offices are closed in observance of Veterans Day.

Thursday & Friday November 23 & 24 city offices are closed in observance of Thanksgiving.

Kelly Hunter
Public Information Officer

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

Upcoming *Mebane* Special Events

<p>NOV. 18</p>	<p>WINTER WONDERLAND CRAFT SHOW 9 A.M. - 3 P.M. AT THE MACC</p> <p>SANTA'S ARRIVAL IN MEBANE 11 A.M. - 3 P.M. AT THE MACC</p> <p>Hometown Holiday Celebration featuring Movie & Tree Lighting 3 - 8 P.M. in Downtown Mebane</p>	<p>DEC. 2</p>	<p>It's Snowing in Mebane 11 A.M. - 2 P.M. at the Downtown Mebane Pocket Park</p>
<p>NOV. 25</p>	<p>Shop Small Saturday IN DOWNTOWN MEBANE</p> 	<p>DEC. 9</p>	<p>It's Snowing in Mebane 11 A.M. - 2 P.M. at the Downtown Mebane Pocket Park</p>
<p>DEC. 1</p>	<p>It's Snowing in Mebane 4 - 7 P.M. at the Downtown Mebane Pocket Park</p>	<p>DEC. 16</p>	<p>REINDEER RUN 5K 8 A.M. Downtown Mebane</p> <p>Mebane CHRISTMAS Parade 7 P.M. IN DOWNTOWN MEBANE</p> <p>It's Snowing in Mebane 11 A.M. - 2 P.M. at the Downtown Mebane Pocket Park</p>