



October 2, 2023, City Council Meeting Recap

1. Call to Order

2. Invocation by Pastor Sammy Ballard from First Baptist Church of Mebane.

- Kris Kloeping, the Mebane Recreation and Parks Superintendent, was recognized for receiving the NCRPA Athletic Director's Workshop Outstanding Young Professional of the Year Award.
- Preston Mitchell introduced the new Water Resource Recovery Facility (WRRF) Director, John Dodson.
- Mayor Hooks recognized IT Director Kirk Montgomery for being elected as the President of the State Employees Association of North Carolina.

3. Public Comments- None

4. Approval of Minutes- September 5, 2023, Regular Meeting

- The council voted 5-0 to approve the September 5, 2023, meeting minutes.

5. Public Hearing

a. Conditional Rezoning- Deep River Partners- Mebane Oaks Road and Old Hillsborough Road R-20 and B-2 to R-8 (CD) and B-2 (CD) for a development consisting of five commercial parcels and 90 townhomes

Deep River Partners is requesting approval to rezone four properties totaling +/- 27.16 acres located along Mebane Oaks Road and Old Hillsborough Road from a residential and general business district established for low-density purposes to a residential district established for moderate to high density two-family and multi-family residences. Properties are in Alamance County in the Mebane Extraterritorial Jurisdiction and the applicant must petition for annexation before connecting to the City water and sewer. The applicant currently has a contract to purchase all four properties and has submitted a site-specific plan six times to the Technical Review Committee. The site-specific plan includes a traffic impact analysis for the proposed development of 90 townhomes with single car garages on all units and five commercial lots. Developer is required to complete the improvements at their own expense and include a 5' wide sidewalk on Mebane Oaks Road, internal sidewalks on new streets, and a 10' wide multi-use path along the property's frontage on Old Hillsborough Road.

- Council voted 5-0 to approve the R-8 (CD) and B-2 (CD) zoning 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 properties within the City's G-4, Secondary Growth Area and G-2, Jones Drive and South Mebane Oaks Road Residential Growth Area and proposes a mix of residential and light commercial uses; it encourages a variety of uses in growth strategy areas to promote a village concept that supports compact and walkable environments, consistent with Growth Management Goal 1.1; allows for commercial development to be pedestrian-friendly, supporting walking between different land uses, consistent with Growth Management Goal 1.6; and improves safety and pedestrian access across major streets such as Mebane Oaks Road, consistent with Public Facilities and Infrastructure Goal 2.1.

6. Informational Items

a. **Mebane Community Fund-** Greg Payne presented efforts for the creation of a community fund that government and non-profit organizations will be eligible to apply for grants from. The Mebane Community Fund will focus on improving the quality of life and amenities. The fund will be hosted and managed by Alamance Community Foundation for physical, tangible improvements visible to the public- located outdoors or in a public building. An initial amount of \$25,000 has been raised to start the fund at the ACF, and the next step is to obtain pledges from Mebane individuals and businesses to increase the fund's size.

7. FY 2023-24 Street Repair Contract

AWCK, Inc. are proposing for the City of Mebane to extend the Turner Asphalt, LLC contract awarded last October of 2022. The contract included repairing, patching, and resurfacing city streets with a provision in the contract to allow us to extend at the same prices. A work order change in the amount of \$725,000.00 is being requested to patch/repair and resurface an additional 2.26 miles of 20 city streets, crack seal 0.58 miles of seven city streets, mill and resurface the Recreation and Museum parking lot, crack seal City Hall and the Inspections Department parking lots, as well as patch and separately resurface 2,380 square yards of the Public Works Department parking lot.

- The city council voted 5-0 to approve the change order contract to Turner Asphalt GC, LLC for \$725,000.00 for the 2023-24 Street Repair and Resurfacing Contract.

8. Revenue Bonds for Elevated Water Tank

I. Bond Order- Series Resolution

On August 7, the city council adopted a proposal to issue revenue bonds to provide funds to construct the one-million-gallon elevated water tank and fund related costs through Capital One. Capital One gave us a 4.46% interest rate for 20 years. The city has received construction bids, and they were higher than anticipated so the project budget has increased to \$8,425,000.00. The city has been awarded grant funding for approximately \$2,652,000.00 leaving roughly \$5.8 million left for the city to fund. Due to the time schedule the project is on, the city is moving forward with The Bond Order and Series Resolution. Once approved by the Local Government Commission (approval expected October 3), this document will formally

authorize the issuance of City revenue bonds for the elevated water tank project, approve substantial final financing documents and other financing details, and authorize city staff to complete the bond closing.

II. Capital Project Ordinance Amendment

The Capital Project Ordinance requires an amendment due to the increase in the budget for the project.

- The council voted 5-0 to approve the Bond Order and Series Resolution for revenue bonds and a 5-0 vote to approve the Elevated Water Tank Capital Ordinance Amendment in the forms presented.

9. Resolution of Intent for Street Closings

a. Portions of Jackson Street and Short Street

The City of Mebane owns the land surrounding Jackson and Short Street and is requesting the closure of portions of Jackson Street and Short Street that were previously platted in the Plat Book but never opened.

- The city made a 5-0 vote to adopt the presented Resolution of Intent to close portions of Jackson Street and Short Street as shown on the plat and set a date of public hearing for November 6, 2023.

10. Informational Item- US 70 Corridor Plan Study

In September 2022, Orange County presented a US-70 Multimodal Corridor Study to the Council focusing on safety as a top priority. The US-70 regional corridor is 19 miles long and continues to experience significant residential and employment growth linking Durham, Mebane, and Hillsborough while also connecting to I-85 and I-40. The study identifies areas of wildlife, animal crossings, water sources, current urban areas, existing transit routes, hiking and biking routes, traffic volumes, trucking percentages, hourly traffic volume by time-of-day, crash density, crash totals by type and location, speed data, population growth, and more. In the Fall, another community meeting will occur to update the public on their analysis and listen to their suggestions.

11. Code of Ordinance Amendment

a. Deletion of Inconsistent Code Provision- Section 34-134 Riding on Sidewalks Prohibited

City of Mebane staff recommend an amendment to Section 34-134 from the Mebane Code of Ordinances to make it consistent with the earlier amendments made to Section 34-94. Section 34-134 was not deleted and prohibited the riding of bicycles on sidewalks in 2002. In 2019 an amendment was made to Section 34-94 which allows the riding of bicycles on sidewalks with limitations – except in the central business district. The question came up regarding motorized bicycles and city staff agree that motorized bicycles should not be allowed on sidewalks or in the central business district.

- Council has agreed to table the discussion on motorized bicycles until the November City Council meeting while the City Attorney researches battery power electronic scooters and bicycles. The council voted 5-0 to delete Section 34-134 in its entirety from the Mebane Code of Ordinances.

12. 2004 Plat Revisions

a. Removal of No Build Line from Creekside Subdivision Plat

The plat for the Creekside Subdivision was approved by the Council in 2004 with a “no-build” line on the seven –lot plats at the depth of two hundred eighty feet. Lot 7 owner Kevin L. Jackson applied for a building permit for an accessory structure behind the line. He asked all seven lot owners to sign a written document agreeing to eliminate the No Build Line.

- The council voted 5-0 in view of the agreement of the seven lot owners to remove the No Build Line, hereby moving to approve the removal of the No Build Line from the plat of the Creekside Subdivision, prepared by R.S. Jones & Associates, Inc., Land Surveyors, dated June 22, 2004, as recorded in the Alamance County Registry in Plat Book 69, page 136, and to evidence this City Council action by Resolution, copy of which should be recorded in the Alamance County Registry along with the lot owners’ agreement to the same.

13. Bicycle and Pedestrian Advisory Commission (BPAC) Appointment

The BPAC has a member who can no longer serve in their position and has vacated the seat. The seat was advertised, with the term expiring in January 2025, and three applications from individuals residing in Mebane City Limits were received; Alexander Leaman, Jennifer Nunez, and Jackson Szeto.

- Council made a unanimous decision to appoint Jennifer Nunez to the open BPAC seat.

14. Adjournment

Announcements:

The next Mebanite Citizen Academy class is October 12. To register: <https://secure.rec1.com/.../ae68bbc347224ae37eecfe5b47dbcc88>
There are three open positions on the Racial Equity Advisory Committee (REAC). All applications are due by Wednesday, October 25.

To apply head to cityofmebanenc.gov/react

Cycle NC “Mountains to Coast” Ride is in Mebane Tuesday, October 3, through Wednesday, October 4.

Mebane Trail Rangers Scavenger Hunt happening now through November. Pink tags are hidden at Cates Farm Park, Holt Street Park, Mebane Community Park/Clay Street and Lake Michael. Find a pink tag with a picture of a Dogwood flower on Mebane’s trails, text the number on the back and receive a hand-made clay ornament. Only ONE ornament per family.

AutumnFest 2023 is Saturday, October 7, from 10:00 a.m.-5:00 p.m. in downtown Mebane.

Destination Downtown Mebane’s Chili Cook Off is Friday, October 27, from 5:00-7:00 p.m. in downtown Mebane.

Halloween Spooktacular and Jeepers Creepers is Saturday, October 28, from 11:00 a.m.-2:00 p.m. in downtown Mebane.

Kelly Hunter
Public Information Officer

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