

## September 9, 2024, City Council Meeting Recap

### 1. Call to Order

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

### 3. Public Comments

### 4. Recognitions

#### a. Finance Awards- Finance Director Daphna Schwartz and Finance Department

##### i. Certificate of Achievement for Excellence in Financial Reporting for FY ended June 30, 2023

The Finance Director, Daphna Schwartz, and the Finance Department received the Certificate of Achievement for Excellence in Financial Reporting for the fiscal year that ended June 30, 2023, from the Government Finance Officers Association. The Certificate of Achievement is the highest recognition in governmental accounting and financial reporting. The City met the program's high standards, which included demonstrating a constructive "spirit of full disclosure" to clearly communicate the City's financial story and motivate potential users to read the report.

##### ii. Outstanding Achievement in Popular Annual Financial Reporting (PAFR Award) for its Popular Annual Financial Report for the FY ended June 30, 2023

The Finance Department was also awarded the Outstanding Achievement in Popular Annual Financial Reporting (PAFR Award) by the Government Finance Officers Association for its Popular Annual Financial Report for the fiscal year that ended June 30, 2023.

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

#### a. Approval of Minutes- August 5, 2024- Regular Meeting

#### b. Voluntary Non-Contiguous Annexation Petition- Deborah Hawkins

#### c. Final Plat Approval- Meadows Ph. 4A

#### d. Final Plat Reapproval- Cambridge Park, Ph. 3B

#### e. Final Plat Reapproval- North First Street Townhomes

#### f. Internal Control Policy

#### g. Capital Project Ordinance Amendment- Lake Michael Dam Spillway

#### h. Carryforward Budget Ordinance

#### i. DMDC Quarterly Report

#### j. Resolution to Approve Vehicle Financing

### 6. Public Hearings –

#### a. General Rezoning- 380 Lake Latham Road

Property owner Ireneo (Renee) Sunico is requesting approval to rezone the rear portion of his +/- 17,427 square foot property at 380 Lake Latham Road from R-20 (Residential District) to LM (Light Manufacturing District). The applicant operates an automobile repair business in the back portion of his property while living in an occupied home in the front. The applicant/property owner is requesting a split-zoned property, with the front portion remaining R-20 and the rear rezoned to LM to allow his business to continue operating and growing.

- The Council voted 5-0 to approve the LM 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-4 Secondary Growth Area and is residential and commercial in nature.

#### b. Ordinance to Extend the Corporate Limits- Voluntary Non-contiguous Annexation- NACC Investment Group, LLC

The Council voted 5-0 to combine items b. and c. Please reference item c.

#### c. Conditional Rezoning- NACC Investment Group, LLC

The applicant, Nepalese American Cultural Center (**NACC Investment Group, LLC**), requested to annex or bring into the City limits seven properties totaling +/- 52.32 acres in Orange County at the August 5, 2024, Council Meeting. The Council accepted the petition for annexation, and a Public Hearing was set for September 9, 2024, to consider extending Mebane's corporate limits. Today, the applicant is seeking an Ordinance to Extend the Corporate Limits to provide City utilities on the non-contiguous annexation of +/- 52.57 acres located on Rock Quarry Road in Orange County. NACC Investment Group, LLC also seeks to rezone these annexed seven properties located at 1317 Rock Quarry Road, 1309 Rock Quarry Road, 7010 Danny Drive, 7018 Danny Drive, 7030 Danny Drive, 7040 Danny Drive, and one unaddressed parcel, to R-12 (Conditional District) to allow for a residential cluster subdivision of 106 single-family homes. The applicant will provide private amenities such as a 6,000 square foot Cultural Center, a 6,000 square foot Community Worship Center, a community pool, a playground, and a mulch walking trail with a gazebo, picnic tables, and benches, as well as +/- 19.02 acres of private open space. The applicant proposed a few conditions that differ from our Unified Development Ordinance (UDO) requirements, such as a side yard setback of 7.5 feet instead of 10 feet and a street side setback of 15 feet instead of 18. The applicant also proposed a payment of \$100,443 instead of providing a required public recreation area as stated in our UDO. The local ordinance requires a TIA since the site will generate more than 1000 daily trips. The TIA determined the developer will be responsible for providing a southbound right turn lane and a northbound left turn lane. Applicant NACC Investment Group, LLC must also provide a 5' sidewalk along the property frontage on Rock Quarry Road and to the existing sidewalk at Bowman Village.

- The Council unanimously agreed to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the +/- 52.57 acres. The Mebane City Council voted 5-0 to approve the R-12 (CD) zoning as presented, with the voluntary condition that the developer bond the community pool and cultural center and that the amenities begin construction after 42 front doors/homes have been built. 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-2 Industrial (V) Growth Area and proposes workforce housing.

#### d. Conditional Rezoning- Mebane Village Townes

Supper Club Road, LLC requests approval to rezone two properties totaling +/- 9.96 acres located at 211 Supper Club Road from R-20, Residential District, and B-2, General Business District, to R-8(CD), Residential Conditional District. The rezoning would allow for the development of 69 3-story townhomes with a one-car garage known as Mebane Village Townes in Orange County, located outside the city limits but within the Mebane Extraterritorial Jurisdiction. The site plan proposes a 5' sidewalk along the property frontage on Supper Club Road, with 5' sidewalks on both sides of the streets within the development. Proposed amenities include a private gathering space, a dog park, and +/- 5.11 acres of private open space. The applicant seeks to provide a payment of \$95,680 instead of having a required public recreation area to allow for larger parks throughout the City. Annexation of the site is required before connection to City utilities. The applicant has the site under contract to purchase, contingent upon approval of the conditional rezoning request.

- Council voted 5-0 to approve the R-8 (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 for a property within the City's G-4 Secondary Growth Area and is generally residential in nature.

## 7. Voluntary Annexation Agreement- 511 Smith Drive

Chasity Washington, owner of the property 511 Smith Drive, has requested annexation into the City for the listed property and, by City policy, has signed an annexation agreement and a petition for annexation. The property is in the historic West End and located in the Mebane Extraterritorial Jurisdiction in Alamance County. Orange-Alamance Water currently services the property, but City sewer service is not available. The property cannot access City general fund services since it is outside the City's corporate limits. The owner desires to build a house on the property and be annexed in the future once City sewer services are available.

- Council unanimously agreed that the City accept the petition for annexation and the annexation agreement for the property at 511 Smith Drive but defer annexation until the future per the City's policy and upon recordation of the signed annexation agreement. The Council further moves that the City allow access to the City utility services per the Voluntary Annexation Policy.

## 8. Ordinance Amendment for Bicycles, E-Bikes and Scooter

An inconsistency in the City's Ordinance regarding the use of bicycles on sidewalks was brought to the Council on October 2, 2023, which prompted a broader discussion of electric-powered bicycles and scooters. The issue was discussed by the City's Bicycle and Pedestrian Advisory Commission (BPAC) and was studied by the City's outside consultant. The BPAC recommends a speed limit of 15 mph for E-bikes and electric scooters even though most jurisdictions studied have a speed limit for E-bikes of 20 mph. City staff, the BPAC, and the consultant proposed that riding bicycles, E-bikes, and scooters be prohibited in the City's central business district, such as downtown.

- The Mebane City Council voted 5-0 that the City amend its Ordinance by the repeal of existing Sections 34-131 to 134 inclusive and 34-94 and enact and adopt the new Ordinance 34-131, 132, 133,134,135, 136, 137, and 138 to be effective as of this date with the modification of the speed limit as 15 mph instead of 20 mph.

## 9. Amendments to the Mebane Code of Ordinances - Chapter 4, Animals

At the August 5, 2024, Council Meeting, the Mebane Police Department presented amendments to the language in Chapter 4, Section 4-76 of the Mebane Code of Ordinances. A review of the Mebane Code of Ordinances found that the current ordinance lacks definitions for "Owner," "Owner's Real Property," and "Severe Injury" and needed more precise provisions for Animal Control Authorities' responsibilities, Dog owners' notification requirements, Confinement requirements, Penalties and enforcement, Authority to remove or humanely destroy dogs, Appeals and hearings, Review board, and the Addition of a maximum leash length to enhance public safety. The Mebane Police Department amended the language for the leash requirement from the August presentation to reflect a maximum 6-foot leash length and require any owner or person in control of a dog to have a dog be on a leash in any public area.

- The Council voted 5-0 to approve the proposed amendments to the ordinance as presented in the September 2024 Mebane City Council agenda. These amendments shall be incorporated into the Mebane Code of Ordinances, Chapter 8, Animals, Section 4-76, effectively replacing the current ordinance language with the updated provisions outlined in Attachment 1.3 with two changes: the removal of the 6-foot requirement on the leash and allowing dogs to be off leash in a closed public dog park.

## 10. Preliminary Resolution for the WRRF Expansion Project Revenue Bonds

City staff presented the preliminary resolution supporting the planned financing for the Water Resource Recovery Facility (WRRF) expansion project. The City has been planning this project over the past few years, intending to fund it through grants, system development fees, and revenue bonds. The total cost of the project is estimated to be \$93,467,804. The plan will use the following funding sources: American Rescue Plan Grant, \$11,925,000; State Directed Grant, \$2,100,000; System Development Fees, \$7,000,000; Utility Fund Cash, \$5,182,658. The Preliminary Financing Resolution for consideration tonight is to fund \$67,300,000 with revenue bonds. The Preliminary Financing Resolution allows City staff to proceed with the financing process and states that the financing is contingent on approval from the Local Government Commission (LGC). Once the preliminary resolution is adopted, the LGC will consider approving the sale of the bonds at the October 1 meeting.

- Council voted 5-0 to adopt the preliminary resolution in support of the WRRF project financing in the form presented.

## 11. Interlocal Agreement for Link Transit Services

On September 5, 2023, the Mebane City Council received information from staff about transit providers interested in expanding services to Mebane. The City Council approved \$15,000 in the FY25 budget in local match funding for transit services. Link Transit proposes extending its Orange Route to the existing park-and-ride lot at Mebane Cone Health to the Alamance Community College. Link Transit would provide service every 90 minutes on a fixed route, and on the weekdays, the first bus would arrive in Mebane at 7:10 a.m., with the last bus scheduled to depart at 8:50 p.m. Service on Saturday would begin in Mebane at 10:10 a.m., with the last bus departing at 5:50 p.m. The agreement allows Link Transit to extend their existing Orange Route to Mebane with a \$15,000 local match; however, the actual cost would be invoiced quarterly with costs not exceeding the budgeted amount. Additionally, Orange County has included a proposed future circulator route in its drafting update to the Orange County Short-Range Transit Plan.

- The Council unanimously agreed to approve the interlocal agreement between the City of Burlington and the City of Mebane to provide a fixed route and complementary paratransit public transportation services to Mebane through Link Transit.

## 12. Resolution Authorizing Donation of Surplus Fire Truck

Moriah Volunteer Fire and Rescue Department, a non-profit organization located in Person County, Rougemont, NC, is requesting the donation of a surplus fire truck from the City. The City recently replaced the 2005 Pierce Contender Pumper and no longer needs the surplus truck requested. The City presented a resolution authorizing the surplus fire truck donation to the Moriah Volunteer Fire and Rescue Department.

- Mebane City Council voted 5-0 to approve the Resolution as presented.

## 13. Street Resurfacing Contract Award

The City received two bids for the readvertisement of bids on August 30, 2024, to patch, mill, and resurface Clay Street from Second Street to Fifth Street and Fourth Street from Clay Street to Center Street (Section 1). In addition, bids were received to add 1,010 square yards of new pavement in the Public Works Department Complex (Section 2). In addition to resurfacing Clay Street and Fourth Street, the City plans to incorporate drainage improvements, install bulb-outs at existing mid-block crosswalks, and install new pavement markings, including stop bars, parking spaces, bicycle and handicap space symbols, and more. Work on Clay Street will begin within the next month, with a completion date by Thanksgiving. A majority of the work will be done overnight from 9 p.m. to 9 a.m. Turner Asphalt GC, LLC of Raleigh, was the lowest bidder, with bids of \$597,892.85 for Section 1 and \$79,476.90 for Section 2. There is \$750,000.00 in the FY 25 budget to complete the proposed street repairs and resurfacing (Section 1) and \$50,000.00 in the current budget for new pavement at the Public Works Complex. The City estimates \$152,107.15 will be available in the Section 1 budget to patch or resurface the following other streets in the City: Mt. Rainer Street from Everglades Drive to Great Smokey Mountain Drive as well as Corporate Park Drive from Third Street to block number change. City staff proposes increasing the amount in Section 1 by \$152,107.15 to comply with the budget amount of \$750,000.00 and reducing the scope of work for Section 2 from 1,010 square yards to 635 square yards of new pavement to comply with the budgeted amount of \$50,000.00.

- The Council voted 5-0 to award a contract to Turner Asphalt GC, LLC in the amount of \$800,000.00 for the 2024-25 Street Repair and Resurfacing Contract.

## 14. Adjournment

### Announcements:

The 2024-2025 Mebane Citizens Academy Registration is open on [Civic Rec](#). The Mebane Citizens Academy is a partnership between the Mebane Woman's Club and the City of Mebane. The program focuses on teaching citizens how each city department works to improve the community's quality of life. The Mebane Citizens Academy starts this Thursday, September 12, and runs through April. It occurs on the second Thursday every month from 6:30 to 8 p.m. at the Mebane Arts Center. Graduation will take place at the May 2025 Council meeting.

Applications to join the Recreation and Parks Advocacy Commission (RPAC) are available online. You can apply at [tinyurl.com/cityofmebanerec](http://tinyurl.com/cityofmebanerec), and all applications are due by Friday, October 4.

Lake Michael Park officially closed to the public on Monday, September 9, and is expected to remain closed for the next year while significant dam and spillway improvements are underway.

# Upcoming *Mebane* Special Events

<p><b>Oct.</b> <b>5</b></p> <p><b>DOWNTOWN MEBANE AUTUMNFEST</b> Downtown 10AM-5PM</p>	<p><b>Oct.</b> <b>11</b></p> <p><b>DOWNTOWN MEBANE: AN EVENING IN STARS HOLLOW</b> <i>and</i> <b>Hatchback</b> ROCK/SOUL/FUNK/SOME COUNTRY <b>MAJESTIC CHAIRS</b> Downtown 5-9PM</p>	<p><b>Dec.</b> <b>6</b></p> <p><b>It's Snowing in Mebane</b> &amp; <b>Mebane CHRISTMAS Parade</b> Downtown Mebane 4-7PM 7PM</p>
<p><b>Oct.</b> <b>25</b></p> <p><b>Mebane Relay Club Cook Off</b> Downtown Mebane 4-6PM</p>	<p><b>Oct.</b> <b>26</b></p> <p><b>DOWNTOWN MEBANE HALLOWEEN SPOOKTACULAR</b> Clay and 4th St. 11AM- 2PM</p>	<p><b>Dec.</b> <b>14</b></p> <p><b>It's Snowing in Mebane</b> Downtown Mebane Wooden Nickel 11AM-2PM</p>
<p><b>Nov.</b> <b>1</b></p> <p><b>Holiday Movie Night: White Christmas</b> Go Girl Shoppe- TBD</p>	<p><b>Nov.</b> <b>23</b></p> <p><b>SANTA'S ARRIVAL IN MEBANE AT THE MACC</b> 11AM-3PM &amp; <b>Christmas Tree Lighting</b> Veterans Memorial Garden 5-8PM</p>	<p><b>Dec.</b> <b>20</b></p> <p><b>It's Snowing in Mebane</b> Downtown Mebane Wooden Nickel 5-8PM</p>
		<p><b>Dec.</b> <b>21</b></p> <p><b>It's Snowing in Mebane</b> 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.