



September 5, 2023, City Council Meeting Recap

1. Call to Order

2. **Invocation**- Reverend Kate Harper from Cross Roads Presbyterian Church

3. **Recognition**- Mayor Hooks recognized Dr. Jesse T. Alston for his 25 years of service as Pastor of Kimes Chapel Missionary Church in Mebane. Dr. Alston has provided strong leadership in the community and to his parishioners and always led by example. Mayor Hooks honored Dr. Alston by proclaiming September 13 as “Dr. Jesse Tyrone Alston Day.”

The Mebane Finance Department also received recognition for receiving the highest award in financial reporting, the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting.

4. Public Comments

- Barb McKinley
- Chris McKinley
- Carolyn Burns
- Ed Priola
- Omega Wilson
- Brenda Buchanon
- Nathalie Volkheimer
- Tomeka Satterfield

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

- a. Approval of Minutes- August 7, 2023, Regular Meeting
- b. Final Plat- Bowman Place, Ph. S-3
- c. Final Plat- Crow Industrial
- d. Final Plat Reapproval- Cameron Lane Right-of-Way Dedication
- e. Carry Forward Budget Ordinance Amendment

6. Public Hearings

- a. **Ordinance to Extend the Corporate Limits-Voluntary Contiguous Annexation- Hawfields Presbyterian Church, Inc.**
During the August 7, 2023, Council meeting, the council accepted the petition for annexation of +/- 22.04 acres located in Alamance County on S. NC 119 Hwy. The next step in the annexation process is to approve the Ordinance to Extend the Corporate Limits of the Hawfields Presbyterian Church property including the childcare building and the ball fields.
 - Council voted 5-0 to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane to include the +/-22.04 acres.

7. Racial Equity Advisory Committee (REAC)-GARE Discussion

The REAC proposed that the City become a member of the Government Alliance on Race & Equity (GARE) during the July City Council meeting. The Council then requested more information on the organization at the next meeting. GARE membership would cost \$1,000 annually and works to support public employees in Mebane by identifying and addressing racial disparities to create solutions that strengthen systems for all, including white communities in Mebane.

- Council voted 3-2 to support the City’s membership into GARE.

8. REAC Recommendation

The Racial Equity Advisory Committee currently has two openings: one four-year term seat and one two-year term seat. The REAC is requesting to remove Daniel Velasquez, who currently occupies a seat on the committee, due to his inability to meet the established committee attendance requirement. This would mean three open seats are available on the REAC.

- A 5-0 vote was made by the Council to remove Daniel Velasquez from the Committee.

9. **Annexation Agreement- 450 Fitch Drive**

The owner of 450 Fitch Drive is requesting annexation into the City for the property listed. According to City policy, the owner has signed an annexation agreement and petition for annexation. The property is in the historic West End and does not have access to City general fund services. The owner desires to build a house on the property and use City sewer services.

- Council voted 5-0 to accept the petition for annexation and the Annexation Agreement for the property at 450 Fitch Drive but defer annexation until the future per the City's policy and upon recordation of the signed Annexation Agreement. Council moved that the City allow access to the City utility services per the Voluntary Annexation Policy.

10. **Elevated Water Tank Bid**

The Utilities Department received three bids for the construction of a new one-million-gallon elevated storage tank on August 29, 2023. The low bidder was Landmark Structures from Fort Worth, Texas in the amount of \$7,577,000.00. The project construction budget is \$8,300,000.00. The City of Mebane has received grants in the amount of \$2,652,990.00 for the construction of the tank. The City will finance the remaining balance of the project subject to Local Government Commission (LGC) approval.

- Council voted to recommend making a contingent award to the low bidder, Landmark Structures from Fort Worth, Texas in the amount of \$7,577,000.00 pending LGC approval.

11. **West Ten Road Water Connector**

The Buckhorn Business Center is proposing a private project to add a 12" ductile iron water main connection from the highest elevation area in town, Buckhorn Road, to West Ten Road. The city is proposing to provide engineering services to carry a new line from the intersection of Bowman and Rock Quarry Road, down Bowman Road to West End, and connect to the proposed line of the Buckhorn Business Center. On July 31, 2023, the city put out a Request for Qualifications and Alley Williams Carmen & King, Inc. was the only firm that submitted their qualifications by the August 18 due date. Funding for the West Ten Road Water Connector project was approved as part of the FY 23-24 budget. The maximum estimated cost of the project for both phases is \$1,709,375.

i. **Award Engineering Services**

- Council voted 5-0 to award Alley Williams Carmen & King, Inc. as the engineering services for the West Ten Road Water Connector in the amount of \$135,000.00.

ii. **Adopt Capital Project Ordinance**

iii. **Adopt Reimbursement Resolution**

- The Council unanimously agreed to approve the Capital Project Ordinance and Reimbursement Resolution.

12. **Holt Street Greenway Project Bids and Contract Award**

The Greenway Project has been discussed for the past 7-8 years and calls for the construction of an approximately 4,285-foot multi-use path and boardwalk that will be 10 feet wide and connect Corregidor Drive to S. Third Street with multiple trail access points. The project received three bids with the lowest bidder being McQueen Construction Inc. The bids ranged from \$1,204,924.20 to \$1,690,425.50. To cover the construction and engineering services for the Greenway Project, a budget amendment of \$1,274,946.00 is needed from the General Fund balance.

i. **Award Contract**

- A 5-0 vote was made by the Council to award the contract to the low bidder, McQueen Construction Inc., in the amount of \$1,204,945.20 for the construction of the Greenway Project.

ii. **Adopt Capital Project Ordinance**

iii. **Budget Ordinance Amendment**

- Council voted 5-0 to adopt a capital project ordinance appropriating \$1,274,946.00 covering construction and related engineering construction services associated with the Greenway Project and amending the current FY 23-24 budget for the same.

13. **Lebanon Road Sidewalk and Trail Connector Bids and Contract Award**

The Lebanon Road Sidewalk and Trail Connector includes 465 feet of concrete sidewalk that will be 5 feet wide and 776 feet of a grit trail that will be 8 feet wide. The project includes the extension of a sidewalk starting at Lake Michael and heading to the east along Lebanon Road, and then veering off the road into a grit trail which will tie back into a multi-use path at Kayak Court located in The Retreat at Lake Michael. The city received three bids, with Hollins Construction Services Inc. of Wake Forest being the lowest bidder. The project is budgeted for this fiscal year at \$375,000.00 but a budget amendment in the amount of \$222,169.00 is needed to cover the construction costs bringing the project total to \$597,169.00. Impact Alamance has agreed to give us a grant for this project in the amount of \$100,000.00.

i. Award Contract

- Council voted 5-0 to approve awarding the contract to the low bidder, Hollins Construction Services, Inc., in the amount of \$597,169.00 for the construction of the Connector Project.

ii. Budget Ordinance Amendment

- Council unanimously agreed to amend the current FY 23-24 Budget Ordinance by appropriating \$222,169.00 in the General Fund balance.

14. Resolution- WRRF State Revolving Fund Application

A funding gap of \$45,892,000 currently exists for the expansion of the Water Resource Recovery Facility (WRRF) from a 2.5 MGD to a 4.0 MGD. The proposed expansion is estimated to cost roughly \$63 million, and the city has received \$11,925,00 from the American Rescue Plan-Earmark grant from the North Carolina Department of Environmental Quality. The city plans to cash fund \$5,183,000 but needs funding assistance to cover the rest of the project. City staff recommends applying for a competitive grant from the Clean Water State Revolving Fund (CWSRF) due to low-interest rates for a 20-year payback period.

- Council voted 5-0 to adopt the resolution as presented, requesting Clean Water State Revolving Fund assistance to fund the proposed 1.5 MGD WRRF expansion project, taking the design capacity 4.0 MGD.

15. Informational Item- Transit Opportunities

The City has received inquiries from local transit groups about expanding local and regional services in Mebane to better connect neighbors to the east and west. New routes and services would provide more transportation options for Mebane residents traveling locally and regionally. These transit groups will have potential public engagement processes in the near future.

Announcements:

Thursday, September 7- There will be two community input sessions regarding Fire Chief Recruitment.

The first one is online via Zoom from 2:00-3:00 p.m.

Link for the webinar session:

<https://developmentalassociates.zoom.us/j/81004395980?pwd=REsrUkxXRjZNTWpzaTlx3V1TkFqdz09>

Meeting ID: 810 0439 5980

Passcode: 513048

The second one will be in person at the Mebane Arts and Community Center from 6:00-7:00 p.m.

Thursday, September 14- The Mebanite Citizen Academy kicks off from 6:30 to 8:00 p.m. at the Mebane Arts and Community Center

To register go to: [Catalog - Mebane Recreation & Parks Department \(rec1.com\)](https://www.mebanecity.com/recreation/parks)

Saturday, October 7- AutumnFest hosted by Destination Downtown kicks off at 10:00 a.m.

The Racial Equity Advisory Committee (REAC) has 3 open positions. To apply go to [cityofmebanenc.gov/reac](https://www.cityofmebanenc.gov/reac). All applications are due by Friday, September 15

The Bicycle and Pedestrian Advisory Commission (BPAC) has one open position. To apply go to [cityofmebanenc.gov/bpac](https://www.cityofmebanenc.gov/bpac). All applications are due by Friday, September 22.

The Recreation and Parks Advocacy Commission has two open positions. To apply go to [tinyurl.com/cityofmebanerec](https://www.tinyurl.com/cityofmebanerec). All applications are due by Saturday, September 30.

16. Adjournment

Kelly Hunter
Public Information Officer

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