



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, June 3, 2024 in the Council Chambers of the Glendel Stephenson Municipal Building located at 106 E. Washington Street.

Councilmembers Present:

Mayor Ed Hooks
Mayor Pro-Tem Tim Bradley
Councilmember Katie Burkholder
Councilmember Sean Ewing
Councilmember Montrena Hadley
Councilmember Jonathan White

Also Present:

Chris Rollins, City Manager
Preston Mitchell, Assistant City Manager
Lawson Brown, City Attorney
Stephanie Shaw, City Clerk
Ashley Ownbey, Development Director
Franz Holt, City Engineer

Mayor Hooks called the meeting to order. Pastor Sammy Ballard of First Baptist Church of Mebane gave the invocation.

Mayor Hooks and Council Member Katie Burkholder recognized Rebecca Brouwer and presented her with the following resolution:

**Resolution of Recognition Honoring Rebecca Brouwer for her
Outstanding Contributions to the Mebane Community**

WHEREAS, Rebecca Brouwer has demonstrated an unwavering commitment to enhancing the quality of life in the City of Mebane through various groundbreaking initiatives; and

WHEREAS, under Ms. Brouwer's leadership, the Mebane Citizens Academy was established in 2019, fostering a greater understanding and cooperation between citizens and city officials; and

WHEREAS, Ms. Brouwer spearheaded the creation of Mebane on the Move and the Mebane Wellness Coalition, which, in partnership with the Mebane Recreation & Parks Department, now offers the esteemed "MebFit" program providing free fitness classes to the community; and

WHEREAS, Ms. Brouwer played a key role in the establishment of the Mebane Community Garden located behind Fire Station #2, offering community members space for their gardening endeavors and enhancing the city's green spaces; and

WHEREAS, through her dedicated efforts, the City Trails network now features beautiful, permanent trail markers, facilitating outdoor activities and promoting a healthy lifestyle among residents; and

WHEREAS, Ms. Brouwer, as a founding member and appointed Chairperson of the Bicycle Pedestrian Advisory Committee, has been instrumental in creating a Master Plan that prioritizes bicyclist and pedestrian inclusivity within the city planning for both 2014 and an updated plan for 2024; and

WHEREAS, through initiatives like the Bike Rodeos, in collaboration with the Mebane Police Department, Ms. Brouwer has contributed significantly to bicycle safety and accessibility, giving away free helmets, and offering skills guidance; and

WHEREAS, Rebecca Brouwer has championed the inclusion of workout stations and bike racks at city recreational facilities, including the Mebane Arts & Community Center, encouraging physical activity among community members; and

WHEREAS, in collaboration with the City of Mebane, The New Leaf Society, and Impact Alamance, Ms. Brouwer assisted with the joint investment and beautification of Holt Street Park, creating a space where natural elements encourage creativity and imagination in children; and

WHEREAS, her involvement in the Recreation and Parks Master Planning has ensured long-term strategies for enhancing Mebane's recreational and park facilities;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and the City Council of the City of Mebane hereby recognize and commend Rebecca Brouwer for her exemplary service, profound impact, and dedication to the community of Mebane.

BE IT FURTHER RESOLVED that this Resolution be entered into the official records of the City of Mebane and that a copy hereof be duly presented to Rebecca Brouwer in recognition of her outstanding contributions to the community.

ADOPTED this 3rd day of June 2024, by the Mayor and City Council of the City of Mebane.

Mayor Ed Hooks

During the Public Comment Period, Josh Woodard, 500 S. Third Street, Mebane, shared the idea of having citizens plant native wildflowers and plants in easement land in adherence to the city's ordinances. He also said he would like to encourage the city to follow the same theme along the planned greenway.

Mayor Hooks gave an overview of the Consent Agenda as follows:

- a. Approval of Minutes-
 - i. April 11, 2024- Special Meeting- Budget Work Session
 - ii. May 6, 2024- Regular Meeting
- b. Voluntary Contiguous Annexation Petition- R & L Carriers
- c. Voluntary Contiguous Annexation Petition- Buckhorn Industrial
- d. Final Plat Approval- Peartree Homes
- e. Final Plat Reapproval- Cambridge Park, Phase 3A
- f. Verizon Wireless's Lease Optimization Program
- g. Interlocal Agreement between the City and Alamance County for the Collection of Occupancy Tax
- h. Amendment to the Efland Fire Services Agreement
- i. FY 2023-24 Budget Ordinance Amendment

Mr. Bradley made a motion, seconded by Mr. Ewing, to approve the Consent Agenda as presented. The motion carried unanimously.

Item b.

**RESOLUTION FIXING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31**

Annexation 170

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mebane, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Glendel Stephenson Municipal Building at 6:00 p.m. on July 1, 2024.

Section 2. The area proposed for annexation is described as follows:

Lying and being situate in Cheeks Township, Orange County, North Carolina, and being all the property referenced as Tax ID: 9834-47-5147 (Orange County Investors (Deed Book 475, Page 583), Tax ID: 9834-45-4704 (Orange County Investors (Deed Book 6750, Page 1549), Tax ID: 9834-35-7977 (Orange County Investors (Deed Book 6837, Page 1720), Tax ID: 9834-35-7585 (Orange County Investors (Deed Book 6821, Page 1106), Tax ID: 9834-35-7650 (Orange County Investors (Deed Book 6820, Page 1516), Tax ID: 9834-35-7666 (Joe Louis Fearington (Deed Book 392, Page 394) and Tax ID: 9834-35-7842 (Joe Louis Fearington (Deed Book 226, Page 403) and being more particularly described as follows:

BEGINNING at an existing 7/8" pipe being a common corner with Jeffrey B. Ellis (Deed Book 6788, Page 546) and having North Carolina Geodetic Coordinates (NAD 83/2011) of: Northing: 845,891.72 feet, Easting: 1,935,083.10 feet and said pipe being the POINT OF BEGINNING: THENCE with the New Line of Division the following Eight (8) calls: (1) North 49°56'49" West, 363.36 feet to a new corner; (2) South 88°59'45" West, 87.85 feet to a new corner; (3) South 78°44'00" West, 42.24 feet to a new corner; (4) South 67°06'44" West, 70.75 feet to a new corner; (5) South 84°08'37" West, 206.76 feet to a new corner; (6) North 47°56'04" West, 50.35 feet to a new corner; (7) North 80°15'27" West, 37.02 feet to a new corner; (8) North 89°54'53" West, 589.48 feet to a point in the centerline of Buckhorn Road; THENCE with the centerline of Buckhorn Road the following Two (2) calls: (1) North 12°56'20" East, 113.56 feet to a point; (2) North 13°15'04" East, 183.69 feet to a point; THENCE leaving the centerline North 82°30'23" West, 52.25 feet to an existing 3/4" pipe in the western right-of-way of Buckhorn Road and being a common corner of Nepalese Investment Group LLC (Deed Book 6292, Page 570) and Buckhorn Industrial II LLC (Deed Book 6782, Page 1395); THENCE along the western right-of-way line of Buckhorn Road the following Three (3) calls: (1) with a curve to the left having an arc length of 476.29 feet and a radius of 1327.00 feet and a chord bearing and distance of North 00°13'28" West, 473.74 feet to an existing NCDOT right-of-way disk; (2) North 15°28'42" West, 196.50 feet to a point; (3) North 13°54'26" West, 86.08 feet to a point; THENCE leaving said right-of-way North 82°43'32" East, 131.59 feet to an existing axle; THENCE with a curve to the left having an arc distance of 717.75 feet and a radius of 1,000.00 feet and a chord bearing and distance of North 50°45'39" East, 702.44 feet to an existing 1" pipe w/cap in the southern right-of-way of I-85/40; THENCE with the said right-of-way of I-85/40 the following Eight (8) calls: (1) with a curve to the right having an arc distance of 386.21 feet and radius of 1352.39 feet and a chord bearing and distance of North 87°12'54" East, 384.90 feet to an existing nail; (2) South 81°53'57" East, 194.46 feet to an existing NCDOT right-of-way disk; (3) South 79°17'02" East, 176.22 feet to an existing 12" spike; (4) South 79°17'02" East, 73.81 feet to a point; (5) South 80°34'56" East, 950.05 feet an existing NCDOT right-of-way disk; (6) North 77°38'10" East, 53.81 feet to an existing NCDOT right-of-way disk; (7) South 81°00'06" East, 133.83 feet to an existing 3/4" pipe; (8) South 80°48'04" East, 22.58 feet to an existing 3/4" pipe being a common corner with MRE Propco LP (Deed Book 6753, Page 758); THENCE with the common line of MRE Propco LP (Deed Book 6753, Page 758) South 8°41'57" East, 1,209.20 feet to an existing 2" pipe being a common corner with Jeffrey M. and Barbara A. Hewlings (Deed Book 6816, Page 1129); THENCE with the common line of Jeffrey M. and Barbara A. Hewlings (Deed Book 6816, Page 1129) and Fredrick Lopiccolo et al (Deed Book 6809, Page 869) South 87°13'51" West, 1,039.11 feet to an existing 3/4" pipe; THENCE continuing with the common line of Fredrick Lopiccolo et al (Deed Book 6809, Page 869) South 8°44'36" East, 214.22 feet to an existing railroad track iron being a common corner with Dollie H. Doby (Deed Book 6363, Page 415); THENCE with the common line of Dollie H. Doby (Deed Book 6363, Page 415) South 84°34'58" West, 210.13 feet to an existing 1" pipe being a common corner with Jeffrey B. Ellis (Deed Book 6788, Page 546); THENCE with the common line of Jeffrey B. Ellis (Deed Book 6788, Page 546) South 84°39'58" West, 209.88 feet to the POINT OF BEGINNING containing 84.756 Acres or 0.132 Square Miles more or less.

Section 3. Notice of the public hearing shall be published once in the Alamance News and News of Orange, newspapers having general circulation in the City of Mebane, at least ten (10) days prior to the date of the public hearing.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

Item c.

**RESOLUTION FIXING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31**

Annexation 171

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mebane, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Glendel Stephenson Municipal Building at 6:00 p.m. on July 1, 2024.

Section 2. The area proposed for annexation is described as follows:

Lying and being situate in Cheeks Township, Orange County, North Carolina, and being all the property referenced as Tax ID: 9834-47-5147 (Orange County Investors (Deed Book 475, Page 583), Tax ID: 9834-45-4704 (Orange County Investors (Deed Book 6750, Page 1549), Tax ID: 9834-35-7977 (Orange County Investors (Deed Book 6837, Page 1720), Tax ID: 9834-35-7585 (Orange County Investors (Deed Book 6821, Page 1106), Tax ID: 9834-35-7650 (Orange County Investors (Deed Book 6820, Page 1516), Tax ID: 9834-35-7666 (Joe Louis Fearington (Deed Book 392, Page 394) and Tax ID: 9834-35-7842 (Joe Louis Fearington (Deed Book 226, Page 403) and being more particularly described as follows:

BEGINNING at a point in the centerline of West Ten Road having North Carolina Geodetic Coordinates (NAD 83/2011) of: Northing: 844,574.96 feet, Easting: 1,935,011.31 feet and said point being the POINT OF BEGINNING: THENCE with the centerline of West Ten Road the following Seven (7) calls: (1) South 88°37'35" West, 247.30 feet to a point; (2) South 89°31'45" West, 127.50 feet to a point; (3) South 89°38'04" West, 371.48 feet to a point; (4) North 87°44'19" West, 130.27 feet to a point; (5) North 82°30'05" West, 228.75 feet to a point; (6) North 78°13'11" West, 95.94 feet to a point; (7) North 76°50'00" West, 115.19 feet to a point in the intersection with Buckhorn Road; THENCE with the centerline of Buckhorn Road the following Six (6) calls: (1) North 10°09'48" West, 131.39 feet to a point; (2) North 2°43'44" West, 110.35 feet to a point; (3) North 0°46'49" East, 706.75 feet to a point; (4) North 0°02'17" West, 86.48 feet to a point; (5) with a curve to the right having an arc distance of 357.56 feet and radius of 1628.10 feet, a chord bearing and distance of North 06°50'34" East, 356.85 feet to a point; (6) North 12°01'20" East, 76.23 feet to a point in a new line of division; THENCE with the New Line of Division the following Eight (8) calls: (1) South 89°54'53" East, 589.48 feet to a new corner; (2) South 80°15'27" East, 37.02 feet to a new corner; (3) South 47°56'04" East, 50.35 feet to a new corner; (4) North 84°08'37" East, 206.76 feet to a new corner; (5) North 67°06'44" East, 70.75 feet to a new corner; (6) North 78°44'00" East, 42.24 feet to a new corner; (7) North 88°59'45" East, 87.85 feet to a new corner; (8) South 49°56'49" East, 363.36 feet to an existing 7/8" pipe being a common corner with Jeffrey B. Ellis (Deed Book 6788, Page 546); THENCE continuing with the line of Fay Ann Simmons Kirkpatrick (Deed Book

3676, Page 255) and Jeffrey B. Ellis (Deed Book 6788, Page 546) South 8°53'29" East, 992.15 feet to an existing 1/2" pipe being a common corner with Jeffrey B. Ellis (Deed Book 6788, Page 549); THENCE with the common line of Jeffrey B. Ellis (Deed Book 6788, Page 549) the following Two (2) calls: (1) South 87°45'54" West, 253.85 feet to an existing 3/4" pipe; (2) South 4°58'18" East, 327.87 feet to the POINT OF BEGINNING containing 49.267 Acres or 0.077 Square Miles more or less.

Section 3. Notice of the public hearing shall be published once in the Alamance News and News of Orange, newspapers having general circulation in the City of Mebane, at least ten (10) days prior to the date of the public hearing.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

Item i.

BE IT ORDAINED by the Council of the City of Mebane that the Budget Ordinance for the Fiscal Year beginning July 1 2023 as duly adopted on June 5, 2023, is hereby amended as follows:

ARTICLE I

APPROPRIATIONS	Current Budget	Change	Revised Budget
Utility Fund - Non-Departmental	\$ 1,638,769	\$ 908,500	\$ 2,547,269

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
Utility Fund - All Other Revenues	\$ 1,097,900	\$ 908,500	\$ 2,006,400

This the 3rd day of June, 2024.

At the beginning of the public hearings portion of the meeting, Ms. Ownbey stated that it is the staff's understating that *Item 5c- Conditional Rezoning Amendment- Tractor Supply* public hearing is requesting to be continued, per the applicant, until the July 1, 2024, Council meeting. The attorney representing the applicant came forward and confirmed the request for continuation. Mr. Bradley made a motion, seconded by Mr. White, to continue the public hearing until the July 1, 2024, Council meeting. The motion carried unanimously.

A quasi-judicial public hearing was held on a request from McDonald's USA, LLC to amend a Special Use Permit to develop a restaurant with a drive-through on a +/- 1.06-acre out parcel of the Oak Manor Market Shopping Center addressed 640 N. First Street, Mebane.

Mr. Brown explained the quasi-judicial process. Mayor Hooks stated he has not had any conversations with the applicant, but he has received numerous emails from citizens, he does not vote but has not decided on this matter.

Mr. Ewing stated he has not spoken with the applicant, staff, or citizens and has not made up his mind on the matter.

Mr. White stated he has spoken with staff on this matter but has not spoken with the applicant or other council members and has not made up his mind on the matter.

Mr. Bradley stated he has not spoken with the applicant, he has shared emails with citizens thanking them for their comments, he has discussed with staff briefly but has not reached a conclusion on the matter and will make his conclusion based on the evidence presented during the hearing.

Ms. Hadley stated she has not spoken with the applicant, staff, or council members but has received numerous emails from citizens and thanked them for their comments. She has not decided at this point.

Ms. Burkholder stated that she has not spoken to the applicant, she has spoken with staff, and she also received numerous emails from citizens, whom she thanked for their comments. She said she had not decided on the matter.

Mr. White requested that Mr. Brown explain why the request is a special use permit hearing instead of a general rezoning hearing. Mr. Brown provided a detailed explanation, stating that this property was zoned 25 years ago or so legislatively and it had a special use permit issued with it under the old ordinance, one of the conditions of that special use permit was that there would not be any restaurants with drive-thru windows. He stated that is the limited sole issue that is under consideration tonight.

Mr. Bradley asked if there is any precedence historically for the Council taking up a quasi-judicial hearing to overturn a legislative decision of the Council in the past or was the previous decision for no drive-thru was a quasi-judicial decision as well.

Ms. Ownbey said the original approval was to both rezone the property and approve a special use permit. So, the rezoning would have been legislative, but the special use permit would have been quasi-judicial.

Mr. White said so, to summarize, Mr. Brown, because of the previous use decision, if certain conditions are met, a drive-thru can be allowed but if those conditions are not met, then it cannot be allowed. Mr. Brown said that is correct.

Clerk Shaw swore in the following:

Patrick Byker, Attorney representing the applicant, 700 West Main Street, Durham, NC 27701
Brian Soltz, NC Market Leader Site Manager, Sambatek 8312 Creedmoor Road, Raleigh, NC 27613
Caroline Cheeves, PE- DRMP, 5808 Faringdon Place, Ste 100, Raleigh, NC 27609
Jarvis Martin, S.R.A. Stewart, Martin & McCoy, 3604 Shannon Road, Suite 103 Durham, NC 27707
Franz Holt, City Engineer
Preston Mitchell, Assistant City Manager
Mitch McKinney, Police Chief
John Wellons, Fire Chief
Tammy Kahm, McDonald's ACM, 103 Wyseferry Ct, Morrisville, NC
Andy Austin, citizen and co-owner of Montessori School, 112 Drake Lane, Mebane, co
Justin Warren, citizen, 3360 Covington Trail, Mebane
Casey Roberston, citizen, 407 W. Crawford Street, Mebane
Walter Snowden, Appraiser, 9650 Strickland Rd Suite 103-192. Raleigh, NC 27615

Ms. Ownbey gave an overview of the request, stating that McDonald's USA, LLC is requesting to amend a Special Use Permit to develop a restaurant with a drive-through on a +/- 1.06-acre out parcel of the Oak Manor Market Shopping Center addressed 640 N. First Street). The subject property is currently zoned B-2, General Business District and there are no changes proposed to the zoning district. The request is to amend the existing special use permit and with any special use permit, the Council is charged with considering four findings which is the burden of the applicant to speak upon which includes considering the impacts to public health or safety and joining property owners, consistency with the harmony of the area and also with long-range plans. The surrounding properties are zoned B-2 General Business District, those properties are associated with the same shopping center, B-3 Neighborhood Business District, and then R-12

Residential District is across from North First Street. Surrounding uses include a shopping center, Montessori school, city pocket park, stormwater pond, and other vacant parcels. The property is located in the Mebane city limits in Alamance County and utilities are available to serve the property. The site is located in a secondary growth strategy area as identified by Mebane by Design, the city's Comprehensive Land Development Plan. This growth strategy area supports commercial uses. Currently, a provision of the special use permit that was originally approved to develop the shopping center states the only restaurants allowable on the out parcels will be restaurants with no drive-thru windows. That special use permit was approved by the Mebane City Council in December of 2002. The applicant is requesting amend the provision of the special use permit so that the out parcel may be developed for a restaurant with a drive-thru window. The amendment would only apply to this particular out parcel. The site plan has been reviewed for compliance with the Mebane Unified Development Ordinance and other City standards. Additionally, a traffic impact analysis was required by the city's local ordinance. No public roadway improvements are required for this development. The applicant would add a crosswalk at the entrance of the shopping center. Another provision of the existing special use permit is that the exterior be consistent with the shopping center, primarily through the use of brick. The applicant provided staff with a rendering which staff reviewed for consistency with the existing shopping center.

Patrick Byker, the attorney representing the applicant, McDonalds. He entered into evidence the attached Exhibit Packet which included the expert witness resumes and real estate evaluation report. Mr. Byker stated that this request is for an amendment to a special use permit that the City Council adopted on December 9, 2002, which was associated with the approval of the original approval of Oak Manor Market Shopping Center. A condition of the Oak Manor Market special use permit was that restaurants would only be allowed without drive-thru windows. The applicant is requesting an amendment so that one restaurant with a drive-thru window be built on the 1.06-acre out parcel along North First Street. He stated the prohibition of drive-thru windows would remain in place for the two out parcels along Stagecoach Road. The use of the 1.06-acre parcel as a restaurant is already permitted the only issue under consideration is the drive-through window. Mr. Byker provided statistical evidence related to how in the past the majority of quick-serve restaurant customers ate inside but now the majority use drive-thru windows. He said to address the required findings, the Council will hear from witnesses that the proposed drive-thru window will not materially endanger public health and safety, will not substantially injure the value of adjoining or abutting property values, will be in harmony with the area in which the drive-thru window will be located, and will be in conformity with the land use plan and the other plans and policies adopted by the Council. Findings will be addressed by Brian Soltz with Sambatek who designed this McDonald's. The second witness Caroline Cheeves PE Traffic Engineer with DRMP. She has eight years of experience in the field of traffic engineering, transportation planning and traffic data collection. Lastly, the Council will hear from Real Estate Appraiser Jarvis Martin who is a State Certified General real estate appraiser with over 45 years of experience. He added, based on the competent material substantial evidence provided by the testimony of these witnesses which will show that all the applicable standards and findings of the Mebane Unified Development Ordinance have been met, they respectfully request that Council approve the special use amendment to allow for a restaurant with a drive-thru window. He shared that in late April, their team sent out 58 letters regarding the drive-through window to all property owners within 600 feet of Oak Manor Market shopping center, which is double the City's required notification area. The letters informed the 58 property owners that we would hold a virtual neighborhood meeting on May 9th. The meeting was held on May 9th and 3 people attended. The Planning Board heard the matter on May 13th and unanimously recommended approval of the amendment.

Mr. White questioned if the renters of the properties were notified. Mr. Byker stated that they sent the letters to property owners from the information found on tax records and he was unsure if the property owners forwarded it to their tenants. Mr. White then asked if the Montessori school was one of the meeting attendees. Mr. Byker said not to his knowledge.

Mr. Bradley questioned who would be responsible for maintenance on the property should the request be approved. Mr. Byker said McDonald's would be purchasing the property, not leasing, and McDonald's would be responsible for the maintenance.

Mr. White stated that Mr. Byker mentioned that the other two out parcels would still be under the prohibition of drive-thru windows and asked if he would be correct in saying they could follow basically the same script that you followed and we would be in a similar position to vote based on this exact same criteria. Mr. Byker said that would depend on if the ordinance changes over time.

Brian Soltz introduced himself, stating that has been a certified land planner for 25 years and for 20 of those years have been involved in developing and designing for McDonald's across North Carolina, South Carolina, and Virginia. He spoke of the City's TRC process which lasted 9 months and the evolution of their original site plan to the current site plan, it was through that process and research that the no drive-thru condition placed on this property was discovered. He gave an overview of the site plan, sharing details about the intentional design for circulation of traffic with customer safety in mind. He shared that the landscaping buffers, water services extension, and stormwater requirements are met within the proposed plan. He testified that the plan as proposed complies with all city codes and plans, the proposed plan is in harmony with the area they do not anticipate a negative value impact on the surrounding area.

Mr. Bradley said because there would be no traffic improvements on North First Street, he is concerned about the potential of vehicle stacking during busy operational hours. Mr. Soltz estimated the calculation of 70-80 cars stacked before North First Street would be affected.

Ms. Burkholder requested clarification about traffic circulation. Mr. Soltz provided clarification.

There was discussion about the older Mebane McDonald's location and the stacking issues on Mebane Oaks Road. Mr. Soltz stated that older locations that have experienced community growth can be challenging but they have learned over the years how to design the parking lots to perform more efficiently.

Caroline Cheeves introduced herself as a Traffic Engineer with DRMP (formerly Ramey Kemp) for over 8 years and has a Bachelor of Science in civil engineering from NC State University and is licensed by the State of NC. She stated that DRMP conducted the traffic study for this project. The study area for the TIA was determined through coordination with the City of Mebane and consists of the following existing intersections:

- N. First Street and Stagecoach Road
- Stagecoach Road and N. Food Lion Driveway
- N. First Street and W. Food Lion Driveway
- N. First Street and W. Graham Street

the following adjacent developments were identified to be included as an approved adjacent development in the study:

- • Stagecoach Corner
- • Potter's Mill
- • N. First Street Townhomes
- • Tupelo Junction
- • Tupelo North

Ms. Cheeves explained how the traffic numbers are developed. Through coordination with the City, it was determined that an annual growth rate of 1% was used to generate 2025 projected weekday AM and PM peak hour traffic volumes. She further explained the process. There was considerable discussion among the Council, Ms. Cheeves, and staff regarding trip calculations. Ms. Cheeves assured the Council that the traffic numbers reflect the full build-out of the developments listed. Staff stated that the city also had a third-party consultant review the TIA and in addition to the third-party consultant, NCDOT staff also reviewed the TIA.

Ms. Cheeves concluded her testimony, stating that it is her professional opinion that the proposed drive-thru window is in harmony with the area and that it meets all the requirements applicable to the special use permit, and the proposed drive-thru window is also not expected to materially endanger the health or safety of the public.

Jarvis Martin introduced himself as a State Certified General Appraiser. He stated that he holds two degrees from North Carolina Central University and has been in the real estate appraisal business in the Triangle area for over 45 years. He said he is also a former member of the Durham City-County Planning Commission, where he served for over 9 years. Mr. Jarvis stated, at the request of the applicant, that he visited the site in question, drove around the surrounding area, and reviewed the proposed site plan. He spoke in detail about his process in determining the impact, if any, that this project would have on the values of properties in the surrounding areas. In his professional opinion,

- The proposed McDonald's with a drive-thru window will be in harmony with the overall neighborhood.
- The proposed restaurant with a drive-thru window will have no adverse impact on property demands or value.
- The proposed restaurant with a drive-thru window will have no adverse impact on the marketability of surrounding properties.

Mr. Byker said in conclusion he would respectfully move into evidence all the exhibits relied upon by the expert witnesses, including the staff report and all the attachments to the staff report. As the applicant, they had the burden to submit competent material and substantial evidence on the record and they have done that and shows that all the required conditions of the Mebane Unified Development Ordinance have been met regarding the special use permit amendment relating to Oak Manor Market shopping center.

Mr. White questioned what evidence was provided regarding public health and safety. Mr. Byker said that would be the testimony of Mr. Soltz and Ms. Cheeves regarding the safety of the design of the drive-thru facility. Mr. White said Ms. Cheeves's testimony was about traffic. Mr. Byker said that is correct, and that the amendment request is primarily a traffic safety issue. Mr. White asked if Mr. Byker felt that the close proximity of a school doesn't raise the burden to comment on that from a public health or safety perspective. Mr. Byker replied that it is not called out in the City's ordinance and the applicant has met all ordinance requirements.

Mr. Bradley stated that the Council in 2002 went through this same process and questioned how Mr. Byker would define that this land conforms with the surrounding areas. Mr. Byker replied that he thinks it conforms with Mebane's overall comprehensive plan which designates this area for additional growth, especially the commercial development around Food Lion. He said in the early 2000s it was common for neighborhood shopping centers to have this prohibition on drive-thru windows but the market has dramatically changed over the last 25 years. Mr. Bradley said he was on the Council in 2002 and he does not recall anyone discussing that it was commonplace to prohibit drive-thru windows, he said it was more likely directed to the conformity issue.

Mr. Brown stated as a reminder that state law is crystal clear that the issue of impact on traffic or property values in the future would require, since it is an opinion, that it must come from a licensed person.

Justin Warren stated that he has children who attend the Montessori school that neighbors the subject property. He spoke in opposition to the project and requested that the Council adhere to the original banning of drive-thru windows.

Mr. Byker objected on the basis of irrelevance.

Andy Austin, co-owner of the Montessori school, spoke in opposition of the request, citing traffic concerns and requested that the Council adhere to the original banning of drive-thru windows.

Mr. Byker objected on the basis of speculation by the witness without expert witness qualifications.

Casey Robertson spoke in opposition to the request, citing the potential negative impact on local businesses and concerns about traffic volume.

Mr. Byker objected, stating that the impact on local businesses is not a finding in the UDO. Four findings are stated in the UDO and we need to make sure that we keep the evaluation of this application strictly to those four findings. He said to the extent that was a testimony offered in regard to danger based on vehicular traffic again that is not competent evidence under North Carolina General statute 160d 1402.

Mr. White made a motion, seconded by Mr. Bradley, to close the public hearing. The motion carried unanimously.

Mr. Bradley commented that Council is being asked to re-evaluate a decision made years ago by a valid Council on the same type of information and the same type of quasi-judicial study. The law requires the Council to evaluate the request on four points: will not in materially endanger the public health or safety, will not substantially injure the property value of abutting or adjoining property, and will be in harmony with the area in which it is located and will be in conformity to Land Development plans and other plans adopted by the City. He said he thinks the Council has received a fair amount of information that justifies those points to an extent, but the Council has already ruled on this matter before. He referred specifically to *item c- will be in harmony with the area in which it is located* and stated that he is reluctant to override the previous decision. Mr. Bradley made a motion, seconded by Mr. White, to deny the special use permit amendment as presented due to the failure to satisfy *item C that it would be in harmony with the area in which it is located*.

Ms. Burkholder stated that she is wrestling with regarding drive-thrus is the accessibility that it gives community members when mobility is an issue.

Mayor Hooks called for a vote on the motion. Ayes- Mr. Bradley, Mr. White, and Mr. Ewing. Nays- Ms. Hadley and Ms. Burkholder. The motion to deny carried with a 3-2 vote.

Mayor Hooks called for a break at 7:54 pm and called the meeting back to order at 8:02 pm.

A Public Hearing was held on a request from Mertiage Homes of the Carolinas, Inc. to adopt an ordinance to extend the corporate limits. Mr. Brown presented the request. He stated that this is a voluntary contiguous annexation of +/- 53.347 acres off E. Washington Street and Mattress Factory Road in Orange County. A residential subdivision is planned for this property. At last month's meeting, the Council accepted the annexation petition and the certificate of sufficiency.

No one from the public spoke concerning the request. Mr. Bradley made a motion, seconded by Mr. Ewing, to close the public hearing. The motion carried unanimously. Mr. Bradley made a motion, seconded by Mr. Ewing to adopt the ordinance to extend the corporate limits to include the +/- 53.347 acres. The motion carried unanimously.

A Public Hearing was held on a request from staff to amend portions of Articles 2 – 12 and Appendices A – F of the Mebane Unified Development Ordinance (UDO). The proposed amendments are the result of a three-phased approach to comprehensively amend the Mebane UDO. Ms. Ownbey presented the request and reviewed the proposed amendments in detail. There was considerable discussion between the Council and staff regarding a few items in Article 4- Accessory Structures, Article 6- Landscaping, Buffering & Screening, Article 6- Outdoor Lighting, and Article 6- Recreation and Open Space.

Mr. White said the UDO had not been touched for a long time and now that it has been refreshed and improved on in multiple stages, should the Council consider the process now concluded and will not be changed for years or is there reason to consider functioning more in a mode where minor edits are made every year. Ms. Ownbey said there are still a handful of topics that she feels need a "deeper dive" so there could be some minor edits. Also updates to the Comprehensive Land Development Plan will begin very soon and typically most communities then revisit policies

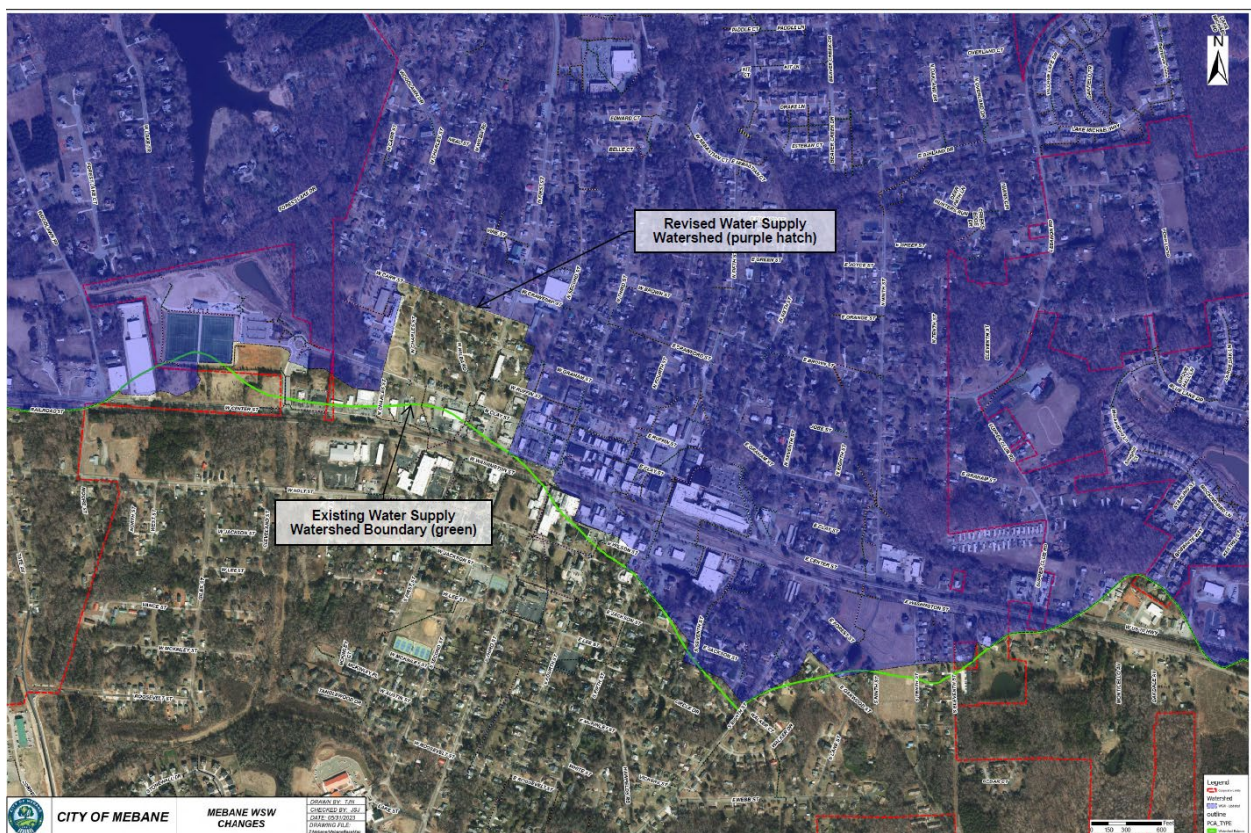
in their UDO, so there could be some additional research at that point as well. Ms. Ownbey praised her staff for all their hard work on the project.

No one from the public spoke. Mr. Ewing made a motion, seconded by Ms. Burkholder, to close the public hearing. The motion carried unanimously. Ms. Burkholder made a motion, seconded by Ms. Hadley, to approve the amendments to the City of Mebane Unified Development Ordinance as presented. The amendments are consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan *Mebane By Design*. The motion carried unanimously.

Mr. Rollins commended Mr. Mitchell and Mr. Brown for their work on the UDO amendments as well.

A public hearing was held on a request from staff for boundary amendments to the General Watershed Area Overlay District of the Graham-Mebane Lake Public Water Supply Watershed. Ms. Ownbey presented the request. She explained the Council just adopted the text amendment to Article 5 to create a process for reviewing amendments or interpretations of the watershed area boundaries. Based on better and more accurate information, the City of Mebane is proposing amendments to a portion of the General Watershed Area Overlay District. This is considered an intermediate update, and further updates could occur. Approximately 48 acres and 106 properties are affected by the amendments, with 92% of affected properties being partially or fully removed from the overlay district. A watershed is defined as land area contributing surface drainage to a particular water source, such as a lake or river. The land area is largely determined by topography. Watershed protection overlay districts are designed to protect designated public water supply watersheds from activities that could degrade water quality. The City of Mebane's regulations are consistent with the rules adopted by the North Carolina Environmental Management Commission. These regulations will no longer apply to areas removed from the overlay district. Applicable restrictions of the overlay district will become relevant to new areas of properties added. Any existing built-upon area or impervious surface will be exempt from the rules as will most activity related to an existing single-family home.

Charles Brown, 408 W. Clay Street, asked for clarification regarding whether the area that "juts" out as shown on the map would be removed from the watershed area. Mr. Holt replied everything shaded north of that line is water supply watershed.



Mr. Bradley made a motion, seconded by Ms. Burkholder, to close the public hearing. The motion carried unanimously. Mr. Bradley made a motion, seconded by Ms. Hadley, to approve the amendments to the boundary of the General Watershed Area Overlay District of the Graham-Mebane Lake Public Water Supply Watershed WS-II Balance of Watershed Area according to the best available information. The motion carried unanimously.

A Public Hearing was held on a request from staff for the adoption of new System Development Fees FY 2024-25. Mr. Holt presented the request. The System Development Fee is charged to new water and wastewater customers to cover a fair proportion of the financial burden for both existing and new water and wastewater infrastructure. At its April 8th, 2024, meeting, the City Council received the new analysis and presentation by Stantec Engineers and approved posting the report on its website for a 45-day review period seeking public comment. No comments were received to date. The City of Mebane currently charges Water and Sewer System Development Fees as follows:

- The fees are based on the cost per gallon of system capacity and then applied to a 3-bedroom residential water (equivalent residential user) and scaled up or down based on the no. of bedrooms.
- Non-residential fees are scaled based on meter size.

Based on the new analysis, the maximum water and sewer system development fee the city can charge for an equivalent residential user is \$5,494. This is an increase of \$1,664 above the current fee of \$3,830.

No one from the public spoke. Ms. Burkholder made a motion, seconded by Mr. Ewing, to close the public hearing. The motion carried unanimously. Mr. Bradley made a motion, seconded by Ms. Hadley, to adopt the Water and Wastewater System Development Fee charges determined from the Stantec analysis with the FY 24-25 budget. The motion carried unanimously.

A Public Hearing was held on a request for approval of the City's FY 2024-25 Budget Ordinance and 2025-2029 Capital Improvement Plan (CIP). Mr. Rollins gave opening remarks, stating that pending his retirement Mr. Mitchell and Ms. Schwartz took point on preparing this year's budget. He called on Mr. Mitchell to continue with the presentation.

Mr. Mitchell presented a concise overview of the budget via the attached PowerPoint presentation. At the conclusion of the presentation, Mr. Mitchell thanked the citizens, the Council, and all city staff for their input and assistance during the budget process.

No one from the public spoke. Mr. White made a motion, seconded by Mr. Bradley, to close the public hearing. The motion carried unanimously. Mr. White made a motion, seconded by Mr. Bradley, to adopt the Budget Ordinance for the Fiscal Year Ending June 30, 2025, the Fee Schedule, the Position Classification and Pay Plan, and the Capital Improvement Plan for 2025-2029, as presented. The motion carried unanimously.

Ms. Ownbey presented a request for the Council's consideration to adopt a resolution requesting the Alamance County Board of Commissioners make an appointment to the City of Mebane's Board of Adjustment (BOA). The Mebane BOA is served by the members of the City Council as well as two "residents of the area lying outside the corporate limits, appointed by the boards of county commissioners of Alamance and Orange counties, respectively." The terms of these two members from the extraterritorial jurisdiction are three (3) years. The term of the Alamance County representative to the BOA expires June 30, 2024. Genice Akins (5041 Mrs. White Lane) is seeking reappointment. No other applications were submitted to Alamance County. Staff recommends that the applicant Genice Akins, be recommended for reappointment by the Alamance County Board of Commissioners for a term ending June 30, 2027. The Alamance County Board of Commissioners is expected to make the appointment at their meeting on June 17, 2024. Mr. Bradley made a motion, seconded by Mr. Ewing, to adopt a resolution requesting the Alamance County Board of

Commissioners appoint Genice Akins of 5041 Mrs. White Lane to the City of Mebane Board of Adjustment as their representative of the City's extraterritorial jurisdiction. The motion carried unanimously.

Ms. Ownbey presented a request for the Council's consideration to adopt a resolution requesting the Alamance County Board of Commissioners make an appointment to the City of Mebane Planning Board representing the Alamance County extraterritorial jurisdictional area of the City of Mebane. The City of Mebane Planning Board has one opening for representation of the Alamance County Extraterritorial Jurisdiction (ETJ). Any representative of the City's ETJ must be formally appointed by the county in which they reside. The appointment is for a term beginning July 1, 2024 and ending June 30, 2028. Applicants were required to apply through Alamance County. Gale Pettiford (2070 N NC 119) is seeking reappointment. The City received one other eligible application from Tyler Whitley (324 West Lake Trail). The Alamance County Board of Commissioners is expected to make the appointment at their meeting on June 17, 2024. Ms. Burkholder made a motion, seconded by Mr. Bradley, to adopt a resolution requesting the Alamance County Board of Commissioners appoint Gale Pettiford to the City of Mebane Planning Board representing the Alamance County extraterritorial jurisdictional area of the City of Mebane. The motion carried unanimously.

Ms. Ownbey presented a request for the City of Mebane's Bicycle and Pedestrian Advisory Commission (BPAC) Appointment. There is a need to fill one vacant City seat on the BPAC. The member shall serve the existing term, which expires in 2026. Staff has no recommendation regarding the six qualified individuals who applied for the position: Alexander Leaman, Casey Robertson, Conni Fisher, Sue Millager, Jackson Szeto, and Mike Runkle. Mr. Ewing made a motion, seconded by Mr. White, to appoint Casey Robertson to serve on the City of Mebane Bicycle and Pedestrian Advisory Commission and provide guidance to the Mebane City Council on the implementation of the *Bicycle and Pedestrian Transportation Plan* and related matters. The motion carried unanimously.

There being no further business, the meeting was adjourned at 9:15 p.m.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

**Quasi-Judicial Amendment to Special
Use Permit**

McDonald's
650 N. First Street

EXHIBIT PACKET

June 3, 2024, 6:00PM

Mebane City Hall - Council Chambers
106 E. Washington Street
Mebane, North Carolina 27302

Brian Soltz, AICP

Experience



North Carolina Market Leader

Sambatek

Oct 2022 - Present (1 year 8 months)



Owner - Managing Partner

Commercial Site Design

Oct 2002 - Oct 2022 (20 years 1 month)

Civil Engineering & Land Surveying



Project Manager

McAdams

Dec 1998 - Oct 2002 (3 years 11 months)



Planner

Wake County

1998 - 1998 (less than a year)

City Planner

City of South Miami

1994 - 1998 (4 years)

Education



East Carolina University

1990 - 1994

Bachelor of Science (BS), City/Urban, Community and Regional Planning

Certifications

AICP – American Institute of Certified Planners

Skills

Land Surveying • Site Development • Zoning • Land Development • Mixed-use • Civil Engineering •
Construction Management • Construction • Drainage • AutoCAD



CAROLINE CHEEVES, PE
Traffic Engineering Project Manager



VALUE ADDED TO PROJECT:
+ Strong knowledge of NCDOT requirements
+ Well-rounded project experience

Caroline Cheeves, PE, serves as a Traffic Engineering Project Manager for DRMP’s Traffic Analysis and Modeling Team. Mrs. Cheeves has over 8 years of experience in the field of traffic engineering. Her responsibilities with the firm primarily consist of managing the preparation of various traffic impact studies, signal warrant studies, and parking studies. These studies often include capacity analysis, traffic simulation, roundabout analysis, signal warrant analysis, and traffic forecasting.

RELEVANT PROJECT EXPERIENCE

Eastfield Commons | Johntson County, North Carolina: Project Manager: Managed the Traffic Impact Analysis for the mixed-Use Eastfield Commons development located along U S70-Alt in Selma, NC. This complicated project involved rerouting US70-Alt and several iterations as the site plan evolved over time.

Six Forks Chick-Fil-A , Chick-Fil-A | Wake County, North Carolina: Project Manager: Managed Traffic Impact Analysis for the first drive-thru only Chick-fil-A located at northeast quadrant of Six Forks Road and Wake Forest Road in Raleigh, North Carolina.

Forbes Property | NCDOT & Town of Wake Forest, Franklin County, North Carolina: Project Manager Assisting with the traffic impact analysis for a proposed mixed-use development located on NC 98, east of US 1. This project has required extensive coordination with NCDOT and the Town of Wake Forest regarding the necessary control of access request and extension of Ligon Mill Road through the site.

Project Blue Jay, City of Durham & NCDOT | Durham County, North Carolina: Project Manager: Assisted with a traffic impact analysis for a proposed 1,200,000+ s.f. industrial facility in Research Triangle Park. This project required coordination with the City of Durham and NCDOT and had a fast-paced and dynamic schedule.

Pinnacle Property, Pinnacle Properties Residential | Wake County, North Carolina: Project Manager: Traffic Engineering Services for residential development located to the southwest of Edwards Mill Road and Crabtree Valley Avenue in Raleigh, NC.

City of Newton Streetscape, City of Newton | Newton, North Carolina: Project Manager: Assisted with a signal warrant analysis for the intersections of 2nd Street and College Avenue and 2nd Street and North Main Avenue in Newton, NC.

Walmart, Walmart | Onslow County, North Carolina: Project Manager: Assisted with a traffic impact analysis and a signal warrant analysis for the Norris Road Extension and additional Walmart outparcel development.

Project Titanium, City of Mebane & NCDOT | Alamance County, North Carolina: Project Manager: Assisted with a traffic impact analysis for an expansion of an existing industrial facility in Mebane. This project required coordination with the City of Mebane and NCDOT and had a fast-paced and dynamic schedule.

Years of Experience
8 Total

Education
Bachelor of Science in Civil Engineering,
NC State University, 2016

Software Aptitude
SIDRA
SimTraffic
Synchro

Professional Affiliation
American Council of Engineering Companies
of North Carolina (ACEC/NC)
North Carolina Section, Institute of
Transportation Engineers (Board Member)
NCSITE



QUALIFICATION STATEMENT

I. JARVIS MARTIN

EMPLOYMENT

Owner & Manager - Martin and Company Real Estate Appraisers & Consultants -
June 1976 to June 2015
Principal, SMM, LLC – June 2015- Present
Over 47 Years of Experience

PROFESSIONAL APPRAISAL DESIGNATION AND STATE CERTIFICATION:

Senior Residential Appraiser (SRA), Appraisal Institute (Retired Member)
N.C. State-Certified Residential/General Real Estate Appraiser A-1575
FHA Certified- HUD

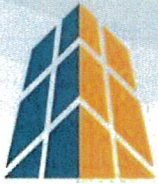
EDUCATION:

North Carolina Central University, Durham, NC
Master of Science in Commerce, May, 1976

North Carolina Central University, Durham, NC
Bachelor of Science in Commerce, May, 1972

RECENT COMPLETED PROFESSIONAL SEMINARS

Inconsistency: In Residential Appraisals	05/23
Business Practices and Ethics	03/23
Community Land Trust (CLT) Appraisal Training	12/22
Valuation Overview of Accessory Dwelling Units	09/22
USPAP Update Course	12/21
Residential Property Inspection for Appraisers-	05/21
• The Sales Comparison Approach –	05/21
• Using Spreadsheet Programs in Real Estate Appraisals-	05/20
•	



EXPERT COURT WITNESS:

Federal and State District Courts, Durham, NC

ASSOCIATION MEMBER:

Appraisal Institute (Retired SRA Designated Member)
Durham Association of Realtors - Past Board Member & Treasurer
Durham Business and Professional Chain, Inc., Past President
National Association of Real Estate Brokers (NAREB)
Triangle Chapter of Appraisal Institute – Past President

2013 Realtor of the Year – Durham Regional Association of Realtors

CIVIC AND SOCIALACTIVITIES:

Commercial Real Estate Advisor board,
Durham Affordable Bond Housing Committee
Durham City/County Planning Commission – Past Member
Housing for New Hope – Chair- Property Committee
Kappa Alpha Psi Fraternity – Life Member
Mawat District Boy Scouts of America - Past Committee Chairman
North Carolina Central University – School of Business Real Estate Foundation
North Carolina Central University Alumni Association
Saint Joseph’s AME Church – Trustee, Chair Property Committee
Sigma Pi Phi Fraternity – Alpha Tau Boule – Member

CURRENT CLIENTS:

1st National Bank of PA
Appraisal Management Solutions, LLC
Providence Bank
Community Bank
Dart Appraisals
Dwellworks Relocation Services
Fidelity Bank
First Republic Bank
Habitat for Humanity
Mercury Network
Piedmont Federal Savings and Loan Bank
South Bank
Talbert & Bright Engineering & Consultation Company
Truist Bank



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May 24, 2024

Atty Patrick Byker

Partner

Morningstar Law Group

700 West Main Street

Durham, NC 27701

Re: Neighborhood Market Study

Special Use Permit/

McDonalds

630 N First St

Mebane, NC 27302

Dear Atty Byker,

Enclosed is the market study for the above-mentioned property, completed for the Public Hearing on June 3, 2024. This study includes a summary of sales data, and analysis on residential homes near 630 N. First St which is the Shopping Center where the McDonald's is located. These studies include maps, photographs, charts, neighborhood inspections comments, and conclusions based on my site inspections, analysis, and general real estate experiences and knowledge.

Thank you and your client for the opportunity to assist you with this matter and being a part of your team.

Sincerely,

I Jarvis Martin.

State Certified General Appraiser

NC# A1575



April 27, 2024

Scope of Work:

Review site plans, visit site 640 N First St, Mebane, NC, (Parcel #168206) and surrounding area. Review home sales adjacent to 640 N First St and additional sales within a 0.5 miles radius analyzing sales price, price per sqft, days on market, and annual appreciation rate to determine if there is any adverse impact on marketability for dwellings located near restaurants with drive thru windows.

There are a total of 4 restaurants provided in this report that were built and/or open within the past 5 years that were used in this report to reflect market reaction within Mebane and surrounding cities (Burlington) to restaurants with & without drive thru windows. These restaurants were provided as they were within blocks from existing neighborhoods and were an accurate representation of the impact a New McDonald's restaurant would have on this market. The properties and communities listed below were used in this market study.

- 620 N First St, Mebane, NC was used to analyze any impact from market data. (1A & 1B)

Subway No Drive Thru Access

- 1311 Mebane Oaks Dr, Mebane, NC was used to analyze any impact from market data. (2A & 2B)

Chick Fila Drive Thru Access

- 1327 Mebane Oaks Dr, Mebane, NC was used to analyze any impact from market data (3A & 3B)

Sukura Grill No Drive Thru Access

- 404 Huffman Mill Rd, Burlington, NC was used to analyze any impact from market data (4A & 4B)

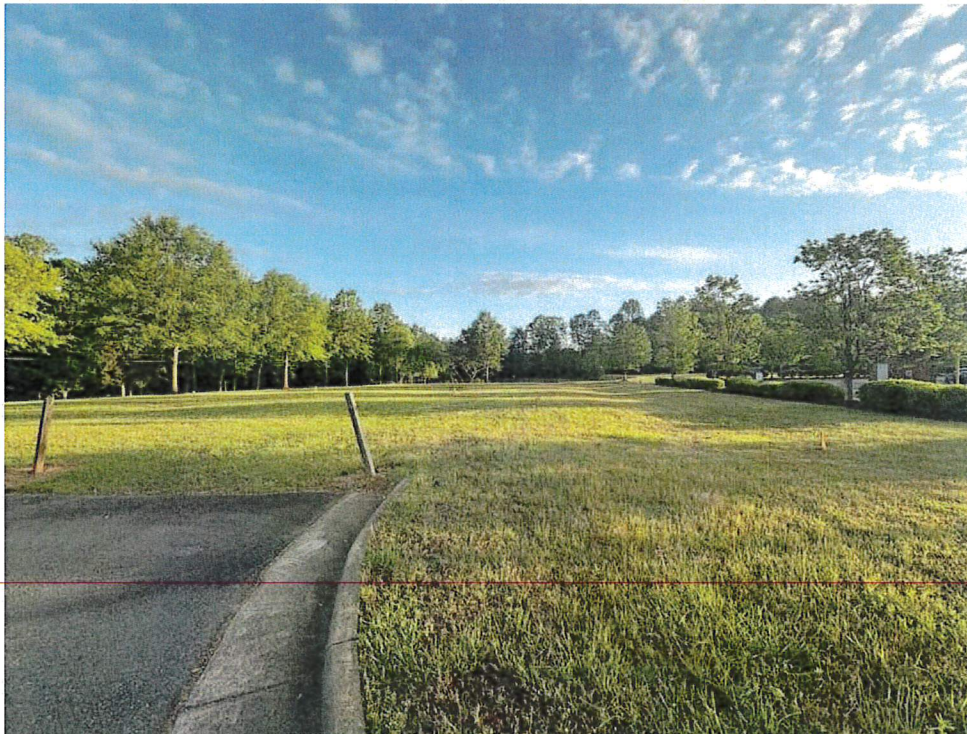
Andy's Drive Thru Access



Aerial Map/Subject



Subject View/Subject





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Durham, NC 27707
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www.stewart-martin.com

Subject View



Street View/Address Verification





Subway Restaurant Market Study A1 & B1/No Drive Thru Window

622 N First St was chosen to support market reaction to property type and location the same shopping center as the proposed new McDonald's. The data per tax records show this Subway was opened as of 09/06/2022. This restaurant didn't offer a drive thru window.

Recent Statistical Data (Median) A1 & B1

- 09/2022 to present- 1125 sqft, \$290,000, and \$199.64/sqft -54 sales 56yrs old 5 DOM
- 09/2020 to 09/2022- 1200 sqft, \$245,000, and \$166.46 -102 sales 53yrs old 3 DOM

The market shows home prices increasing prior to the opening of the subject restaurant & sales prices have increased at a greater rate since the subject restaurant's opening in September 2022. These dwellings were all located within half a mile from Subway Shopping Center.

Subway GIS Map





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Subway Photo/No Drive Thru Window

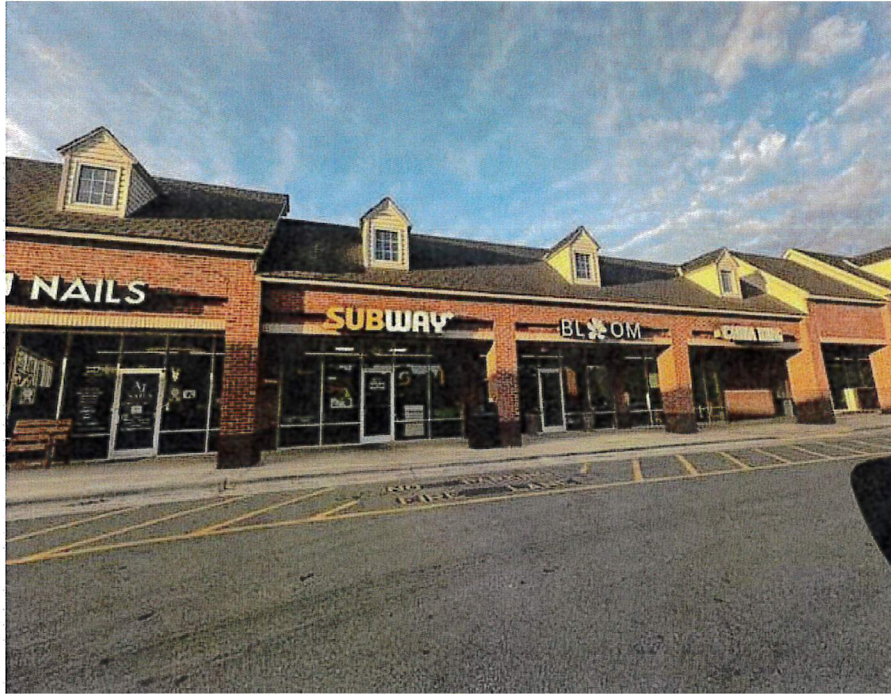
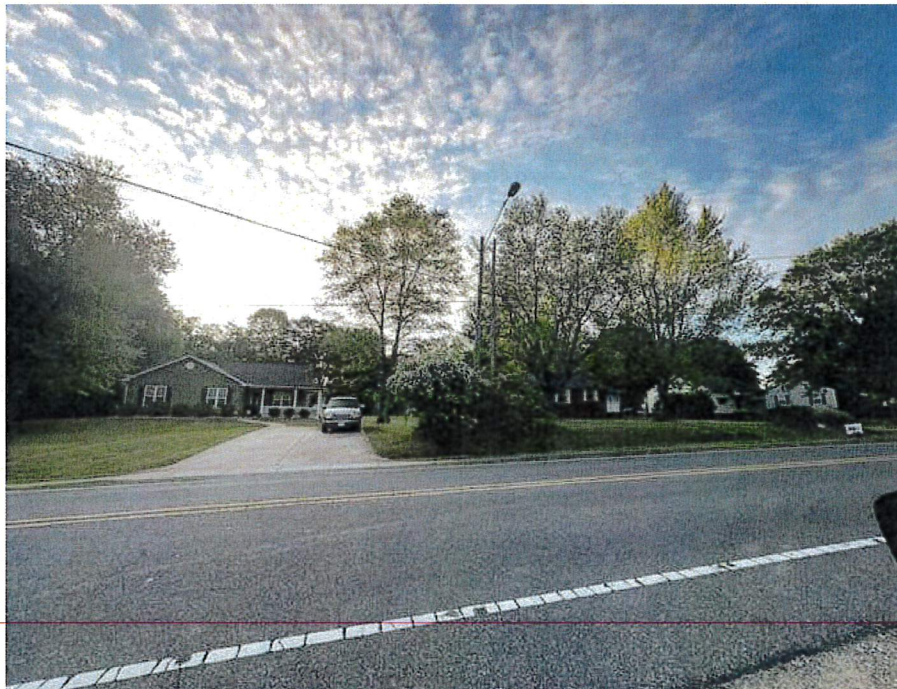


Photo of Typical Community Surrounding Shopping Center





Subway Market Data A1

Search Results Summary -54 Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
54 Sold Listings									
High	5	4	2926	\$400,000	\$585	\$420,000	\$594	128%	349
Low	2	1	0	\$150,000	\$0	\$157,000	\$0	90%	0
Avg	2.98	2.13	1504	\$280,216	\$205	\$285,670	\$209	102%	21
Med	3	2	1359	\$281,250	\$199	\$290,000	\$199	102%	5
54 Total Listings									
High	5	4	2926	\$400,000	\$585	\$420,000	\$594	128%	349
Low	2	1	0	\$150,000	\$0	\$157,000	\$0	90%	0
Avg	2.98	2.13	1504	\$280,216	\$205	\$285,670	\$209	102%	21
Med	3	2	1359	\$281,250	\$199	\$290,000	\$199	102%	5

Subway Market Data B1

Search Results Summary -102 Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
102 Sold Listings									
High	5	4	3122	\$530,000	\$244	\$530,000	\$257	126%	1017
Low	2	0	0	\$99,900	\$0	\$124,500	\$0	96%	0
Avg	3.01	2.04	1475	\$234,006	\$161	\$248,813	\$172	106%	34
Med	3	2	1384	\$225,000	\$159	\$245,000	\$166	106%	3
102 Total Listings									
High	5	4	3122	\$530,000	\$244	\$530,000	\$257	126%	1017
Low	2	0	0	\$99,900	\$0	\$124,500	\$0	96%	0
Avg	3.01	2.04	1475	\$234,006	\$161	\$248,813	\$172	106%	34
Med	3	2	1384	\$225,000	\$159	\$245,000	\$166	106%	3



Chick-Fila Market Study A2 & B2/Drive Thru Window

1311 Mebane Oaks Dr was chosen as it was a new construction with a drive through in 2019. There was a total of 331 sales within a 3/4 of a mile radius from this site.

Recent Statistical Data (Median) A2 & B2

- 12/31/2019 to present-2201 sf, \$326,000, and \$147.97/sf-219 sales, age 6yrs 2 DOM.
- 12/31/2017 to 12/30/2019- 2128 sf, \$242,250, and \$115.05/sf- 112 sale, age 4yrs 2 DOM

The market shows home sale prices have increased since the opening of this Chick Fila restaurant. These dwellings were all located within 3/4 mile from Chick-Fila shopping Center. This property was also chosen to support a restaurant with a drive through.

Chick-Fila Map with surrounding Communities.





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Chick-Fila Photo/Drive-Thru Window



Chick-Fila Surrounding Community Photo





Chick-Fila Market Data A2

Search Results Summary -219 Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
219 Sold Listings									
High	6	4	5154	\$649,900	\$373	\$580,000	\$405	120%	162
Low	2	1	803	\$165,000	\$94	\$169,500	\$93	86%	0
Avg	3.65	2.79	2194	\$324,529	\$150	\$326,618	\$152	100%	23
Med	4	3	2201	\$319,000	\$147	\$326,000	\$148	100%	6

219 Total Listings									
High	6	4	5154	\$649,900	\$373	\$580,000	\$405	120%	162
Low	2	1	803	\$165,000	\$94	\$169,500	\$93	86%	0
Avg	3.65	2.79	2194	\$324,529	\$150	\$326,618	\$152	100%	23
Med	4	3	2201	\$319,000	\$147	\$326,000	\$148	100%	6

Chick-Fila Market Data B3

Search Results Summary -112 Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
112 Sold Listings									
High	6	4	3264	\$364,900	\$143	\$341,000	\$141	109%	136
Low	2	2	1255	\$175,000	\$78	\$172,000	\$79	92%	0
Avg	3.49	2.99	2184	\$244,503	\$113	\$243,879	\$113	99%	21
Med	3	3	2128	\$239,999	\$115	\$242,250	\$115	100%	7

112 Total Listings									
High	6	4	3264	\$364,900	\$143	\$341,000	\$141	109%	136
Low	2	2	1255	\$175,000	\$78	\$172,000	\$79	92%	0
Avg	3.49	2.99	2184	\$244,503	\$113	\$243,879	\$113	99%	21
Med	3	3	2128	\$239,999	\$115	\$242,250	\$115	100%	7



Sakura Grill/No Drive-Thru Window

1327 mebane Oaks Rd local grill with no drive thru. The business opened June 2020 per tax data.

Recent Statistical Data (Median) A3 & B3

- 06/2022 to present- 1963 sqft, \$357,000, and \$159.44/sqft -26 sales 24yrs old 6 DOM
- 06/2018 to 06/2022- 1845 sqft, \$260,000, and \$111.60 -22 sales 23yrs old 28 DOM

The market data shows home prices have increased since the opening of this restaurant. These dwellings were all located within half a mile from Sakura Grill shopping Center. This property was also chosen to support a restaurant without a drive through.

Sakura Grill Map with surrounding Communities.





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Sukura Grill Photo/ No Drive-Thru Window



Sukura Grill Community Photo





Sakura Grill Market Study A3

Search Results Summary -19 Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
19 Sold Listings									
High	4	4	5154	\$649,900	\$214	\$580,000	\$214	113%	88
Low	3	2	1297	\$225,000	\$125	\$251,000	\$113	86%	1
Avg	3.21	2.58	2310	\$372,084	\$164	\$367,647	\$164	100%	19
Med	3	3	2165	\$359,000	\$161	\$355,000	\$159	100%	6
19 Total Listings									
High	4	4	5154	\$649,900	\$214	\$580,000	\$214	113%	88
Low	3	2	1297	\$225,000	\$125	\$251,000	\$113	86%	1
Avg	3.21	2.58	2310	\$372,084	\$164	\$367,647	\$164	100%	19
Med	3	3	2165	\$359,000	\$161	\$355,000	\$159	100%	6

Sakura Grill Market Study B3

Search Results Summary -22 Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
22 Sold Listings									
High	5	4	3020	\$345,000	\$146	\$340,000	\$146	104%	1532
Low	3	2	0	\$202,000	\$0	\$202,000	\$0	95%	0
Avg	3.45	2.86	2360	\$264,020	\$115	\$262,654	\$114	99%	138
Med	3	3	2326	\$261,500	\$112	\$260,000	\$112	100%	32
22 Total Listings									
High	5	4	3020	\$345,000	\$146	\$340,000	\$146	104%	1532
Low	3	2	0	\$202,000	\$0	\$202,000	\$0	95%	0
Avg	3.45	2.86	2360	\$264,020	\$115	\$262,654	\$114	99%	138
Med	3	3	2326	\$261,500	\$112	\$260,000	\$112	100%	32



Andy's Market Study A4 & B4/ Drive-Thru Window

408 Huffman Mill Rd was chosen as it was a new construction with a drive through in 2020. There was a total of 128 sales within a half a mile radius from this site.

Recent Statistical Data (Median) A4 & B4

- 12/31/2020 to present-2205 sf, \$313,000, and \$156.93/sf-71 sales, age 56yrs 7 DOM.
- 12/31/2018 to 12/30/2020- 2251 sf, \$238,000, and \$104.93/sf- 57 sale, age 55yrs 10 DOM

The market data shows home sales prices have increased since the opening of the restaurant. These dwellings were all located within 3/4 mile from Andy's store location. This property was also chosen to support a restaurant with a drive through.

Andy's Map with surrounding Communities





Stewart, Martin & McCoy
Appraisal | Brokerage | Consulting

3604 Shannon Road, Suite 103
Durham, NC 27707
Office (919) 425-5856
www.stewart-martin.com

Andy's Property Photos/ Drive Thru Window



Andy's Community Photo





Andy's Market Study A4

Search Results Summary -71 Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
71 Sold Listings									
High	6	5	5220	\$630,000	\$273	\$635,000	\$276	128%	108
Low	3	2	1136	\$175,000	\$91	\$172,500	\$90	89%	0
Avg	3.54	2.77	2251	\$332,249	\$154	\$336,335	\$157	102%	18
Med	3	3	2205	\$310,000	\$149	\$313,000	\$157	100%	8

71 Total Listings									
High	6	5	5220	\$630,000	\$273	\$635,000	\$276	128%	108
Low	3	2	1136	\$175,000	\$91	\$172,500	\$90	89%	0
Avg	3.54	2.77	2251	\$332,249	\$154	\$336,335	\$157	102%	18
Med	3	3	2205	\$310,000	\$149	\$313,000	\$157	100%	8

Andy's Market Study B4

Search Results Summary -57 Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
57 Sold Listings									
High	5	5	5122	\$529,900	\$429	\$515,000	\$408	112%	187
Low	2	2	1038	\$118,000	\$62	\$114,400	\$62	85%	0
Avg	3.58	2.91	2387	\$252,545	\$113	\$248,168	\$112	98%	29
Med	3	3	2251	\$239,000	\$107	\$238,000	\$105	99%	10

57 Total Listings									
High	5	5	5122	\$529,900	\$429	\$515,000	\$408	112%	187
Low	2	2	1038	\$118,000	\$62	\$114,400	\$62	85%	0
Avg	3.58	2.91	2387	\$252,545	\$113	\$248,168	\$112	98%	29
Med	3	3	2251	\$239,000	\$107	\$238,000	\$105	99%	10



Market Data Summary

Using data collected from Andy's Restaurant, Chick-Fila, Subway, and Sakura Grill, the data shows no major difference between home sales, days on market, list/sales price ratios of homes near restaurants without drive thru windows & those with drive thru windows. The data supports no adverse impact on the sale prices of homes located in close proximity to restaurants with drive-thru windows. This market study was based on sales price models, price/sqft models, days on market, and annual appreciation rate.

Conclusions & Results based Market Study, Analysis, and General Real Estate experience & knowledge.

- The proposed McDonalds with a drive- thru window, will be in harmony with the overall neighborhood.
- The proposed restaurant with drive-thru windows will have no adverse impact on property the demands or value.
- The proposed restaurant with drive-thru windows will have no adverse impact on the marketability of surrounding properties.

I recommend approval of the Special Use Permit for McDonald's Restaurant.

Walter C Snowden III assisted with sight inspection, research, and analysis of data, and writing of the final report.

This Neighborhood Market Study is subject to the enclosed Certificate Statement.

Submitted by,

I Jarvis Martin.

State Certified General Appraiser

NC# A1575



CERTIFICATION STATEMENT - APPRAISAL CONSULTING REPORT

We certify that, to the best of my knowledge and belief,

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, unbiased professional analyses, opinions, and conclusions and recommendations.

I have no present or prospective interest in the property that is the subject of this report, and We have no personal interest or bias with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three years period immediately preceding the acceptance of this assignment.

I have no bias with respect to any property that this is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal consulting assignment.

My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with Uniform Standards of Professional Appraisal Practice.

I have made a personal inspection of the property that is the subject of the report.

No one provided a significant real property appraisal or appraisal consultant assistance to the persons signing this certification.

The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I, Jarvis Martin and Walter C Snowden III have completed the requirement of the continuing education for NC Appraisal Board.

I. Jarvis Martin,

Walter C. Snowden III,

Date: 05/24/2024



Budget Hearing

FISCAL YEAR 2024-2025

JUNE 3, 2024



Economic Factors

- Inflation – The 12-month percentage change from March 2023 to March 2024 is 3.8% for the South Atlantic Region.
- Interest rates have increased over the last two years & two large/important projects are scheduled for FY 24-25 Budget.
- Federal funding/small pool of specialty contractors (Example – Elevated Water Tank)
- Property Tax revenue category showing limited growth
- Sales tax revenue category showing decreased growth



FY24-25 Budget Highlights

General Fund Expenditures	\$32,572,200
Utility Fund Expenditures	\$14,006,649
Occupancy Tax Special Revenue Fund Expenditures	\$158,550
Utility Capital Reserve Fund Transfers Out	<u>\$5,500,000</u>
Total Expenditures	\$52,237,399
General Capital Reserve Fund Revenue	\$915,864
Utility Capital Reserve Fund Revenue	\$3,512,000

*if SDF revisions are approved

Property Tax Rate \$0.37 per \$100 valuation

*\$0.02 of the \$0.37 is transferred to the General Capital Reserve Fund



FY24-25 Budget Highlights

Water Rates

- *Inside City:* \$8.32 per 1,000 gallons
- *Outside City:* \$16.64 per \$1,000 gallons

Sewer Rates

- *Inside City:* \$8.93 per 1,000 gallons
- *Outside City:* \$17.86 per 1,000 gallons

**Water and Sewer Rates reflect a 10% rate increase from FY 23-24*

Garbage/Recycling \$8 per month per address

- *The rate is unchanged from FY 23-24*



FY24-25 Budget Highlights

Cost of Living Increase 4%

- *FY23-24 COLA was 6%*

Health Insurance Increase: 3.58% for medical and 7.03% for dental

**The increase from FY22-23 to FY23-24 was .016% for medical.*

Retirement Rate Increase General 24.10%; Law Enforcement 25.54%

**This is a 0.75% and 1.0% increase over FY 23-24*

Retirement rates are set by the N.C. State Treasurer



General Fund
Recommended
Budget

FY24-25



General Fund Expenditures

General Fund Expenditures by Type					
Type	FY 2022-2023 Actual	FY 2023-2024 Amended Budget	FY 2024-2025 Recommended Budget	Percent Change	FY24-25 Variance
Personnel	\$12,666,865	\$16,025,572	\$16,694,987	4.2%	\$669,415
Operating	\$8,428,106	\$11,015,823	\$10,947,374	(0.6%)	(\$68,449)
Capital	\$2,607,308	\$7,063,669	\$1,489,471	(374.2%)	(\$5,574,198)
Transfers out	\$1,786,840	\$2,218,126	\$910,864	(143.5%)	(\$1,307,262)
Debt Service	\$1,779,396	\$2,035,812	\$2,529,504	24.3%	\$493,692
Total	\$27,268,515	\$38,359,002	\$32,572,200	(17.8%)	(\$5,786,802)



General Fund Expenditures

General Fund Department Budgets					
Department	FY 2022-2023 Actual	FY 2023-2024 Amended Budget	FY 2024-2025 Recommended Budget	Percent Change	FY24-25 Variance
Council*	\$86,818	\$71,870	\$74,781	4.1%	\$2,911
Administration	\$1,121,603	\$1,430,254	\$990,167	(44.4%)	(\$440,087)
Human Resources**	\$0	\$0	\$445,644	100.0%	\$445,644
Finance	\$695,697	\$748,626	\$678,093	(10.4%)	(\$70,533)
IT***	\$913,853	\$1,713,081	\$1,715,953	0.2%	\$2,872
Economic Development	\$1,269,188	\$1,080,214	\$900,214	(20.0%)	(\$180,000)
Police	\$5,256,200	\$6,932,195	\$6,680,564	(3.8%)	(\$251,631)
Fire	\$4,216,855	\$7,230,682	\$4,995,471	(44.7%)	(\$2,235,211)
Planning	\$399,695	\$606,259	\$448,505	(35.2%)	(\$157,754)
Main Street Program*	\$142,098	\$0	\$0	0.0%	\$0
Inspections	\$789,871	\$1,002,275	\$985,962	(1.7%)	(\$16,313)
Engineering	\$445,500	\$445,500	\$455,000	2.1%	\$9,500
Public Works****	\$2,913,342	\$3,818,955	\$3,415,555	(11.8%)	(\$403,400)
Public Facilities	\$837,028	\$1,416,138	\$958,574	(47.7%)	(\$457,564)
Sanitation	\$1,754,074	\$2,575,978	\$2,001,909	(28.7%)	(\$574,069)
Recreation and Parks	\$2,269,584	\$3,863,498	\$2,973,274	(29.9%)	(\$890,224)
Non-Departmental	\$2,370,269	\$5,423,477	\$4,852,534	(11.8%)	(\$570,943)
Total	\$25,481,675	\$38,359,002	\$32,572,200	(17.8%)	(\$5,786,802)

*Some or all expenditures were moved to Non-Departmental in FY 23-24.

** The Human Resources Department was previously part of the Administration Department.

*** All citywide software license expenditures were moved to the IT department for FY 24-25.

**** Four full-time equivalents were moved from the Public Facilities Department to the Public Works Department.



General Fund Revenues and Other Financing Sources

General Fund Revenues and Other Funding Sources					
	FY 2022-2023 Actual	FY 2023-2024 Amended Budget	FY 2024-2025 Recommended Budget	Percent Change	FY24-25 Variance
Revenues					
Property taxes	\$13,691,894	\$15,579,883	\$16,809,858	7.9%	1,229,975
Sales taxes	\$6,295,278	\$7,107,700	\$6,957,734	(2.2%)	(149,966)
Privilege licenses	\$945	\$900	\$900	0.0%	0
Unrestricted intergovernmental	\$1,939,261	\$1,817,300	\$1,959,150	7.8%	141,850
Restricted intergovernmental	\$1,508,594	\$1,627,101	\$1,587,618	(2.5%)	(39,483)
Permits & fees	\$1,878,503	\$1,919,910	\$1,523,704	(26.0%)	(396,206)
Sales & Services	\$752,683	\$816,338	\$840,136	2.9%	23,798
Investment earnings	\$222,281	\$20,000	\$172,000	760.0%	152,000
Miscellaneous	\$264,941	\$227,700	\$61,016	(273.2%)	(166,684)
Total revenues	\$26,554,380	\$29,116,832	\$29,912,116	2.7%	795,284
Other financing sources					
Transfers in	\$0	\$0	\$0	N/A	0
Debt proceeds	\$916,006	\$2,772,662	\$360,084	(670.0%)	(2,412,578)
IT subscriptions agreement	\$48,129	\$0	\$0	N/A	0
Appropriated Fund Balance	\$0	\$6,469,508	\$2,300,000	(181.3%)	(4,169,508)
Total other financing sources	964,135	\$9,242,170	\$2,660,084	(247.4%)	(6,582,086)
Total revenues & other financing sources	\$27,518,515	\$38,359,002	\$32,572,200	(17.8%)	(5,786,802)



General Capital
Reserve Fund
Recommended
Budget

FY24-25



General Capital Reserve Fund

General Capital Reserve Fund Revenues and Other Financing Sources					
	FY 2022-2023 Actual*	FY 2023-2024 Amended Budget	FY 2024-2025 Recommended Budget	Percent Change	FY24-25 Variance
Transfer from General Fund	\$0	\$840,317	\$910,864	8.4%	\$70,547
Interest Earnings	\$0	\$0	\$5,000	100.0%	\$5,000
Total revenues	\$0	\$840,317	\$915,864	9.0%	\$75,547
Other financing sources (uses)					
Transfers out	\$0	\$0	\$0		\$0
Total revenues & other financing sources (uses)	\$0	\$840,317	\$915,864	9.0%	\$75,547

* This fund was established in FY 23-24.

The estimated General Capital Reserve Fund balance on June 30, 2024 (FY23-24), is \$842,751.



Special Revenue
Fund – Occupancy
Tax
Recommended
Budget
FY24-25



Special Revenue Fund Occupancy Tax

Occupancy Tax Special Revenue Fund						
	FY 2022- 2023 Actual*	FY 2023-2024 Amended Budget *	FY 2024-2025 Recommended Budget	Percent Change	FY24-25 Variance	
Occupancy Tax Revenues	\$0	\$0	\$158,550	100.0%	\$158,550	
Interest Earnings	\$0	\$0	\$0	0.0%	\$0	
Total revenues	\$0	\$0	\$158,550	100.0%	\$158,550	
Expenditures						
Collection fees	\$0	\$0	\$7,550	100%	\$7,550	
Travel and tourism promotion	\$0	\$0	\$100,667	100%	\$100,667	
Tourism-related expenditures	\$0	\$0	\$50,333	100%	\$50,333	
Total expenditures	\$0	\$0	\$158,550	100.0%	\$158,550	

* FY 24-25 is the first year for this fund.



Utility Fund
Recommended
Budget

FY24-25



Utility Fund Expenditures

Utility Fund Expenditures by Type					
Type	FY 2022-2023 Actual	FY 2023-2024 Amended Budget	FY 2024-2025 Recommended Budget	Percent Change	FY24-25 Variance
Personnel	\$2,887,952	\$3,699,890	\$3,856,549	4.2%	\$156,659
Operating	\$3,789,483	\$5,533,919	\$5,602,940	1.2%	\$69,021
Capital	\$1,609,844	\$1,742,711	\$1,222,733	(42.5%)	(\$519,978)
Debt Service	\$1,490,977	\$1,491,369	\$3,324,427	122.9%	\$1,833,058
Total	\$9,778,256	\$12,467,889	\$14,006,649	12.3%	\$1,538,760



Utility Fund Expenditures

Utility Fund Department Budgets					
Department	FY 2022-2023 Actual	FY 2023-2024 Amended Budget	FY 2024-2025 Recommended Budget	Percent Change	FY24-25 Variance
Admin, Billing & Meters	\$1,154,877	\$1,627,360	\$2,023,616	24.3%	\$396,256
Operations & Maintenance	\$4,912,775	\$6,246,616	\$5,795,618	(7.8%)	(\$450,998)
Engineering	\$295,063	\$288,971	\$293,000	1.4%	\$4,029
Water Resource Recovery	\$1,895,595	\$2,666,173	\$2,537,388	(5.1%)	(\$128,785)
Non-Departmental	\$1,519,966	\$1,638,769	\$3,357,027	104.9%	\$1,718,258
Total	\$9,778,276	\$12,467,889	\$14,006,649	12.3%	\$1,538,760

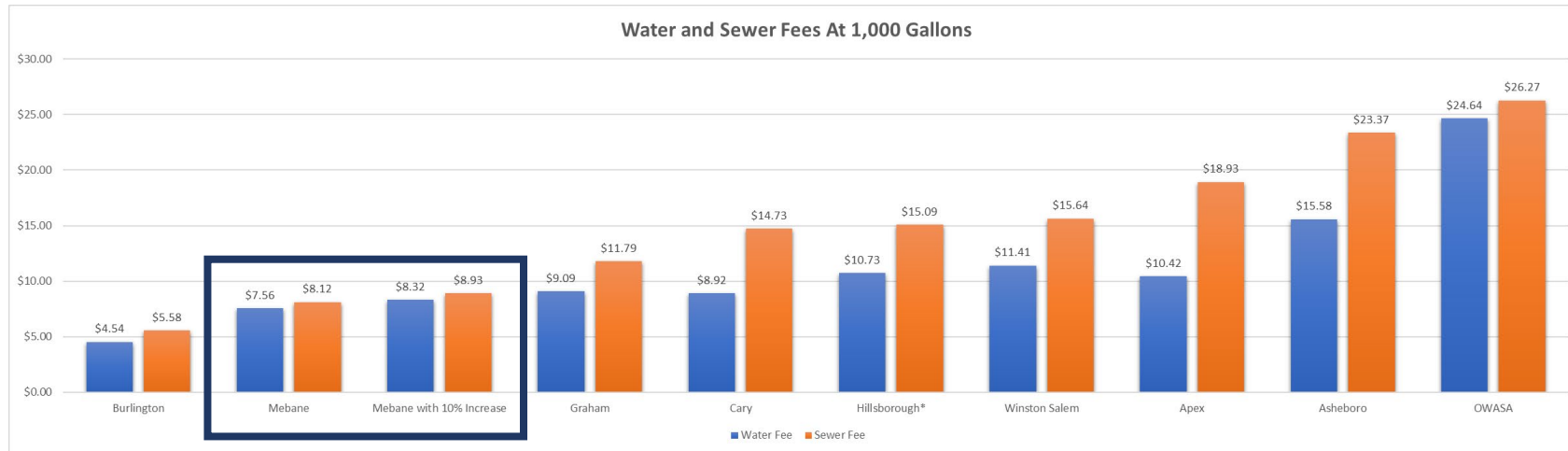


Utility Fund Revenues and Other Financing Sources

Utility Fund Revenues and Other Funding Sources					
	FY 2022-2023 Actual	FY 2023-2024 Amended Budget	FY 2024-2025 Recommended Budget	Percent Change	FY24-25 Variance
Revenues					
Sales and Services	\$8,131,646	\$8,844,194	\$10,300,957	16.5%	\$1,456,763
Intergovernmental	(\$99,006)	(\$106,000)	(\$102,000)	(3.8%)	\$4,000
Permits and Fees	\$329,207	\$449,400	\$438,040	(2.6%)	(\$11,360)
Investment Earnings	\$96,147	\$20,000	\$100,000	400.0%	\$80,000
Miscellaneous	\$277,465	\$734,500	\$185,500	(296.0%)	(\$549,000)
Total revenues	\$8,735,459	\$9,942,094	\$10,922,497	9.9%	\$980,403
Other financing sources					\$0
Debt proceeds	\$0	\$0	\$758,750	100.0%	\$758,750
Appropriated fund balance	\$0	\$2,525,795	\$2,325,402	(8.6%)	(\$200,393)
Total other financing sources	\$0	\$2,525,795	\$3,084,152	22.1%	\$558,357
Total revenues & other financing sources (uses)	\$8,735,459	\$12,467,889	\$14,006,649	12.3%	\$1,538,760



RATE COMPARISONS





Water & Sewer Rates 10% Increase

Water and Sewer Rates					
Fiscal Year	Inside Water	Outside Water	Inside Sewer	Outside Sewer	Increase
FY23-24	\$7.56	\$15.12	\$8.12	\$16.24	6%
FY24-25	\$8.32	\$16.64	\$8.93	\$17.86	10%

* Rates are per 1,000 gallons.



Utility Capital
Reserve Fund
Recommended
Budget

FY24-25



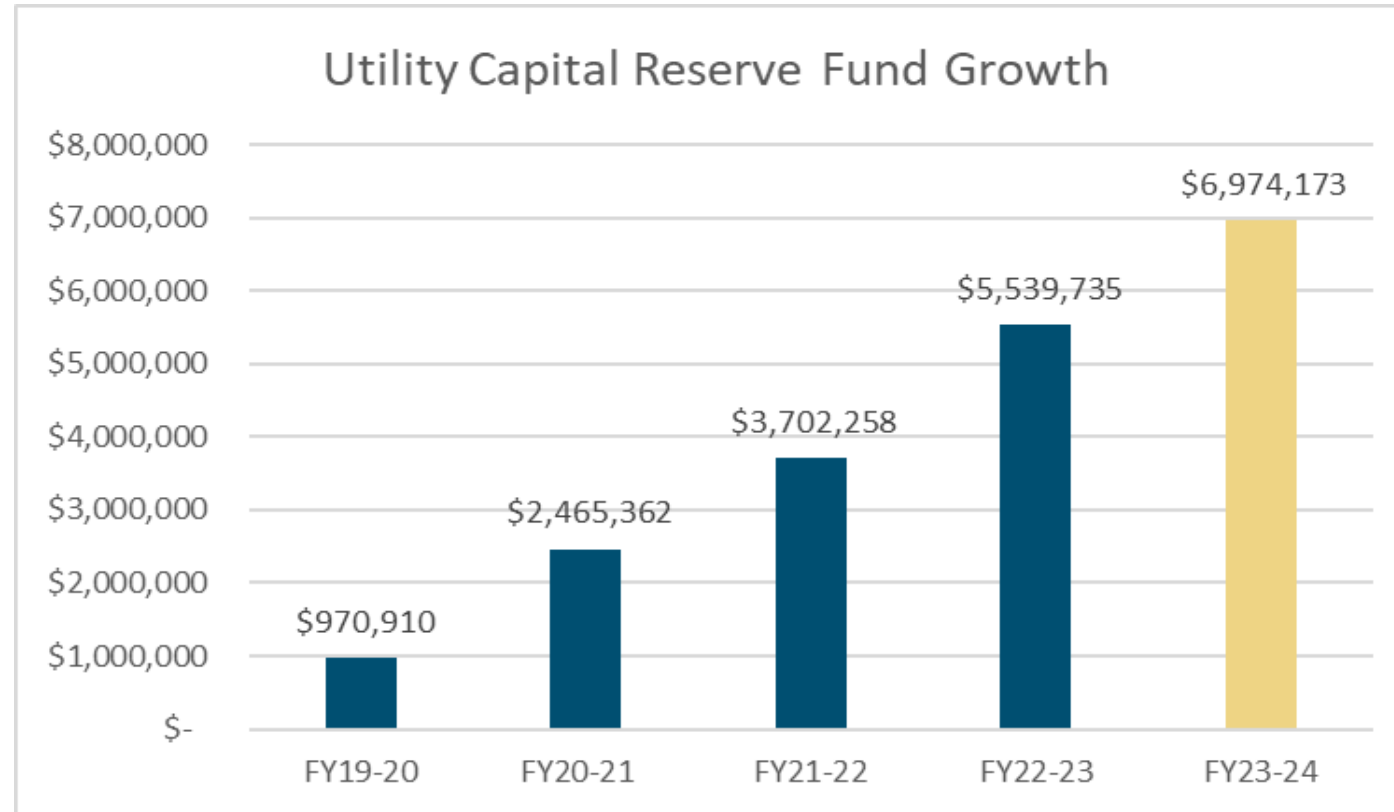
Utility Capital Reserve Fund

Utility Capital Reserve Fund Revenues and Other Financing Sources					
	FY 2022- 2023 Actual	FY 2023- 2024 Amended Budget	FY 2024-2025 Recommended Budget with SDF revisions	Percent Change with SDF revisions	FY24-25 Variance with SDF revisions
System Development Fees	\$1,434,780	\$1,598,000	\$3,472,000	117.3%	\$1,874,000
Interest Earnings	\$1,293	\$3,000	\$40,000	1233.3%	\$37,000
Appropriated Fund Balance	\$0	\$0	\$5,500,000	100.0%	\$5,500,000
Total revenues and other financing sources	\$1,436,073	\$1,601,000	\$9,012,000	462.9%	\$1,911,000
Other financing uses					
Transfers out (System Development Fees)	(\$199,177)	\$0	(\$5,500,000)	100.0%	(\$5,500,000)
Total other financing uses	(\$199,177)	\$0	(\$5,500,000)	0%	\$0
Total revenues & other financing sources (uses)	\$1,236,896	\$1,601,000	\$3,512,000	119.4%	\$1,911,000

The budget includes a fund balance appropriation of \$5.5 million for transfer to the WRRF Expansion Project to lower the debt financing required.



Utility Capital Reserve Fund Growth



FY23-24 as of 5/31/24.



Questions?



BE IT ORDAINED BY the City Council of Mebane, North Carolina:

Section 1. The following amounts are hereby appropriated in the General Fund for the operation of the city government and its activities for the fiscal year beginning July 1, 2024, and ending June 30, 2025, in accordance with the chart of accounts heretofore established for the City:

City Council	\$ 74,781
Administration	990,167
Human Resources	445,644
Finance	678,093
Information Technology	1,715,953
Police	6,680,564
Fire	4,995,471
Economic Development	900,214
Planning	448,505
Inspections	985,962
Engineering	455,000
Public Works	3,415,555
Public Facilities	958,574
Sanitation	2,001,909
Recreation & Parks	2,973,274
Non-Departmental	4,852,534
Total General Fund Appropriations	\$ 32,572,200

Section 2. It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2024, and ending June 30, 2025:

Current Year Property Tax	\$ 16,769,858
Sales Tax	6,957,734
Utility Franchise Tax	1,300,000
Other Property Tax	40,000
Fire District Tax	590,318
Powell Bill Allocation	585,000
Sanitation User Fees	596,636
Permits and Fees	1,523,704
Proceeds of Debt	360,084
All Other Revenues	1,548,866
Appropriated Fund Balance	2,300,000
Total General Fund Revenues	\$ 32,572,200

Section 3. There is hereby levied a tax at the rate of thirty-seven cents (\$0.37) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2025, for the purpose of raising the revenue listed "Current Year's Property Taxes" and in the General Fund in Section 2 of this ordinance.

This rate is based on a valuation of property for the purposes of taxation of \$4,323,296,118 for non-registered motor vehicle property tax with an estimated rate of collection of 99.55%, and \$231,024,738 for registered motor vehicle property tax with an estimated collection rate of 98.93%. The estimated rate of collection is based on the fiscal year 2022-23 collection rates.

Section 4. The following amounts are hereby appropriated in the General Capital Reserve Fund to preserve two cents (\$0.02) of the property tax collected in the General Fund for capital purposes for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Reserved for Capital Projects	915,864
Total General Capital Reserve Appropriations	<u>\$ 915,864</u>

Section 5. It is estimated that the following revenues will be available in the General Capital Reserve Fund for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Two-cents of property tax	\$ 910,864
Other Revenues	5,000
Total Utility Capital Reserve Fund Revenues	<u>\$ 915,864</u>

Section 6. The following amounts are hereby appropriated in the Occupancy Tax Special Revenue Fund for travel and tourism purposes for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Travel and Tourism promotion	\$ 100,667
Tourism-related	50,333
Other	7,550
Total Occupancy Tax Special Revenue Fund Appropriations	<u>\$ 158,550</u>

Section 7. It is estimated that the following revenues will be available in the Occupancy Tax Special Revenue Fund for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Occupancy Tax Revenues	158,550
Total Occupancy Tax Special Revenue Fund Revenues	<u>\$ 158,550</u>

Section 8. There is hereby levied a tax at the rate of three percent (3.0%) of the gross receipts derived from the rental of an accommodation within the City of Mebane.

Section 9. The following amounts are hereby appropriated in the Utility Fund for the operation of the water and sewer utilities for the fiscal year beginning July 1, 2024, and ending June 30, 2025, in accordance with the chart of accounts heretofore approved for the City:

Administration and Metering	\$ 2,023,616
Utilities	5,795,618
Engineering	293,000
Waste Water Treatment Plant	2,537,388
Non-Departmental	3,357,027
Total Utility Fund Appropriations	<u>\$ 14,006,649</u>

Section 10. It is estimated that the following revenues will be available in the Utility Fund for the fiscal year beginning July 1, 2024, and ending June 30, 2025:

Water Utility Fees	\$	5,083,352
Sewer Utility Fees		5,217,605
All Other Revenues		621,540
Proceeds of Debt		758,750
Appropriated Fund Balance		2,325,402
Total Utility Fund Revenues	\$	<u>14,006,649</u>

Section 11. The following amounts are hereby appropriated in the Utility Capital Reserve Fund to preserve system development fees for appropriation to capital and infrastructure purposes for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

Reserved for Capital Projects		3,512,000
Transfer to Capital Projects		5,500,000
Total Utility Capital Reserve Appropriations	\$	<u>9,012,000</u>

Section 12. It is estimated that the following revenues will be available in the Utility Capital Reserve Fund for the fiscal year beginning July 1, 2024 and ending June 30, 2025:

System Development Fees	\$	3,472,000
Other Revenues		40,000
Appropriated Fund Balance		5,500,000
Total Utility Capital Reserve Fund Revenues	\$	<u>9,012,000</u>

Section 13. The Budget Officer is hereby authorized to transfer appropriations as contained herein under the following conditions:

- a. Except as noted for the General and Utility Capital Reserve Funds below, they may transfer amounts between line item expenditures and departments within a fund without limitation and without a report being required.
- b. They may not transfer any amounts between funds, except as approved by the Governing Board through a Budget Ordinance amendment.
- c. City Council approval by budget ordinance amendment is required to amend appropriations in the General and Utility Capital Reserve Funds.

Section 14. The City of Mebane Fee Schedule, herein referenced, for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby adopted for this fiscal year.

Section 15. The accompanying Position and Classification Plan, herein referenced, for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby adopted for this fiscal year and shall be administered in accordance with the City of Mebane Personnel Policy Principles as adopted August 4, 2014.

Section 16. Operating funds encumbered by the City as of June 30, 2024, or otherwise designated, are hereby re-appropriated for this fiscal year.

Section 17. Copies of this Budget Ordinance shall be furnished to the Clerk, the City Council, the Budget Officer, and Finance Officer for their use in directing the disbursement of funds.

Adopted this 3rd day of June 2024.