



Virtual Council Meeting Agenda  
July 6, 2020  
6:00 p.m.

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1. Call to Order and Invocation ..... Mayor Ed Hooks
2. Public Comments ..... Mayor
3. Town Hall Meeting Discussion..... Mayor
4. Recognition of new Human Resources Director,  
Beatrice Hunter ..... City Manager David Cheek
5. Consent Agenda ..... Mayor
  - a. Approval of Minutes –
    - i. June 1, 2020 – Virtual Regular Meeting
    - ii. June 3, 2020- Continued Public Hearings
  - b. Hazard Mitigation Plan Resolution
  - c. Final Plat- Townes at Oakwood Square, Phase 1
  - d. Recommendation to the Alamance County Commissioners for Reappointment to the Alamance County Library Committee
  - e. Odor Control Chemicals Bid Results and Recommendation
6. **Public Hearing-** Rezoning- 5 Parcels Located at and Adjacent to  
1218 and 1228 S. Fifth Street from R-20 (Single Family Residential)  
to B-2 (General Business) from Dogwood Properties  
Development Corporation ..... Cy Stober, Development Director  

The Public Hearing will be voted upon at the CONTINUED meeting to be held on  
Wednesday, July 8, 2020 at 6:00pm
7. Adjournment ..... Mayor



The City of Mebane is taking measures to mitigate the spread of the COVID-19 virus including banning physical attendance at public meetings, employing social distancing, and implementing remote participation. The following will allow the public to attend the meeting by remotely accessing it on the internet.

For people who plan to view the meeting, but not comment or participate, the City is providing a YouTube live stream by searching *City of Mebane* on YouTube or at the following link:

<https://www.youtube.com/channel/UCoL1RXdRDMzK98p53TMoqww>

For people who plan or think they may want to address the City Council during the Public Comment Period or the Public Hearing, see options below.

#### **Option #1**

- Email comment to [info@cityofmebane.com](mailto:info@cityofmebane.com). Written comments may be submitted at any time between the notice of the Public Hearing and 24 hours after the Public Hearing.
- Messages must be labeled Public Comment or Public Hearing in the subject line and must contain commenter's name and address.
- Comments received prior to the meeting will be read aloud by the City Clerk.

#### **Option #2**

- Email [info@cityofmebane.com](mailto:info@cityofmebane.com) by **Monday, July 6, 2:00pm** to speak during the Public Comment Period or Public Hearing. When email is received, an email will be sent with instructions on how to register and speak during the Public Comment Period or Public Hearing.
- Messages must be labeled Public Comment or Public Hearing in the subject line and must contain commenter's name and address.
- Registered participants will be given an access code to speak at the meeting via Zoom, a remote conferencing service.
- Callers will be held in queue and asked to mute their phones or speakers until they are called on to speak.
- Speakers will be called in the order in which they are registered. Should time allow after all registered speakers have had a chance to speak, you may use the "raise hand" button on the Zoom interface to be recognized and staff will unmute you to give comment.
- Per authority of NCGS 143-318.17, if a person participating remotely willfully disrupts the Council meeting, then upon direction by the Mayor, such person may be removed from electronic participation, or his or her e-mail may not be read.



The Mebane City Council held its regular monthly meeting at 6:00 p.m., Monday, June 1, 2020. Due to public health concerns related to COVID-19, the meeting was held virtually via Zoom.

Council Present via Zoom:

Mayor Ed Hooks  
Mayor Pro-Tem Jill Auditori  
Councilmember Everette Greene  
Councilmember Sean Ewing  
Councilmember Tim Bradley  
Councilmember Patty Philipps

City Staff Present at City Hall:

Assistant City Manager Chris Rollins  
City Attorney Lawson Brown  
City Clerk Stephanie Shaw  
IT Director Kirk Montgomery  
Development Director Cy Stober

City Staff Present via Zoom:

City Manager David Cheek  
Finance Director Jeanne Tate  
Police Chief Terrence Caldwell

Mayor Hooks called the meeting to order and shared the following comments regarding the recent untimely death of George Floyd.

“As Mayor of this great city, I want the citizens of Mebane to know that the city administration and the City Council does not condone these past actions in the murder of George Floyd. The act of unspeakable violence, racism, and not caring for humanity will not be tolerated in Mebane. We have worked very hard to create a great little city, and we cannot let it be destroyed by senseless actions. I am very proud of our Police Force, under the direction of Chief Terry Caldwell. They will not condone these types of actions either. We assure you we will keep Mebane safe for its citizens and its stores. We support the rights of those protesting peacefully, and honoring the gentleman killed in Minneapolis. And we assure you we will continue to build a Mebane that everyone is proud of. It takes everyone, working together, for a greater good.”

Police Chief Terrence Caldwell read aloud the following statement.

June 1<sup>st</sup>, 2020

The untimely death of Mr. George Floyd of Minnesota is deeply disturbing to all members of the Mebane Police Department and the law enforcement community and, should be of great concern to every citizen across the United States. I support the actions of Chief Arradondo of the Minneapolis Police Department to immediately terminate the officers involved in the incident. Their actions clearly demonstrated a lack of compassion and empathy for the life of Mr. George Floyd.

The Mebane Police Department's mission is to carry out its police services while working hand-in-hand with the community, treating all fairly, respectfully, and with the highest degree of dignity. Not only were the actions by these officers in this incident horrific in nature, but they appeared to be criminally intentional. We recognize that the unacceptable behavior by these officers cast an appalling image of law enforcement throughout the United States. Most importantly, we recognize that we cannot allow such malfeasance to continue in our profession.

These types of incidents are rare. But even one is too many. We must do everything possible to eliminate unauthorized uses of force and hold those that act irresponsibly accountable to the highest degree of the law, while understanding that due process is paramount. As public servants, we must be held to a higher standard because your trust depends on it.

The Mebane Police Department offers its deepest sympathy and condolences to the Floyd family.

Terrence Caldwell  
Police Chief

Mr. Bradley gave the invocation. Mayor Hooks then requested that Mr. Brown speak regarding the City's Remote Participation Policy adopted at last month's meeting on May 4, 2020. He explained that since last month's meeting, the NC Legislature amended the State Statute. That Statute and the City's Policy is now at odds, therefore, he requested that the City Council vote to rescind the Remote Participation Policy adopted last month so that Council can conduct tonight's meeting in accordance with the State Statute. Mr. Greene made a motion, seconded by Mr. Ewing to rescind the Remote Participation Policy as presented. The motion carried unanimously.

Clerk Shaw stated that no comments were received for the Public Comment period.

Mayor Hooks gave an overview of the Consent Agenda:

- a. Approval of Minutes – May 4, 2020 – Virtual Regular Meeting
- b. Final Plat- The Meadows, Phase 2B
- c. Final Plat- The Retreat at Lake Michael, Phase 1
- d. Final Plat- Right of Way of "Development Center Drive" in NC Industrial Center (NCIC)
- e. Final Plat- Stormwater Drainage, Maintenance, & Utility Easement at AirGas Facility, NCIC Lot 22
- f. Final Plat- ROW and Easement - Bojangles
- g. Request to Appoint Ashley Ownbey as Alamance County Review Officer
- h. Budget Amendment- ONE NC Fund Grant- Louts Bakeries
- i. Utility Payment Arrangement Plan
- j. Orange County Coronavirus Relief Fund Budget Amendment

Ms. Auditori asked the Mayor speak concerning Item j. Mayor Hooks explained that Item j. was a late item added just prior to the start of the meeting. He said that staff received notice that the City would receive a proportionate share of Orange County's allocation of Coronavirus Relief Funds passed through the State from the Federal CARES Act. Orange County received \$2,665,753 from the State, who left it up to counties to determine how they would spend or distribute the funds. Orange County decided to allocate the funds on a per capita basis, and awarded Mebane \$26,657.53. Approving the budget amendment would recognize the revenue and appropriate the funds for use in responding to the public health emergency of COVID-19.

Ms. Auditori then asked about funds from Alamance County. Mr. Cheek explained that Alamance County received approximately \$3.2 million and they allocated \$800,000.00 to Cities, as well as, all non-profits in the County to apply for with grants. He stated that Mebane submitted a grant asking for \$354,000.00. He said staff has not received word from Alamance County regarding if they plan to award Mebane with any of the funds or how much they plan to award.

**Item H.**

BE IT ORDAINED by the Council of the City of Mebane that the Budget Ordinance for the Fiscal Year Beginning July 1, 2019 as duly adopted on June 3, 2019, is hereby amended as follows:

**ARTICLE I**

<b>APPROPRIATIONS</b>	<b>Current Budget</b>	<b>Change</b>	<b>Revised Budget</b>
<b>GENERAL FUND</b>			
Economic Development	\$985,703	\$ 180,000	\$1,165,703

**ARTICLE II**

REVENUES	Current Budget	Change	Revised Budget
<b>GENERAL FUND</b>			
ONE NC Fund Grant	\$ 0	\$ 180,000	\$ 180,000

This the 1st day of June, 2020.

Mr. Bradley made a motion, seconded by Mr. Greene, to approve the consent agenda as presented. The motion carried unanimously.

Mayor Hooks introduced the Public Hearing portion of the meeting, asking Mr. Brown to explain the process. Mr. Brown said, as mentioned earlier, the Legislature passed a bill allowing a virtual meeting under the format in which tonight's meeting is taking place and part of those requirements are that all public hearings will be voted on at a continued meeting to allow for public comments to be received for 24 hours after the public hearing. So, at the conclusion of each public hearing, Council will need to vote to continue the public hearing until 6:00pm on Wednesday, June 3, 2020 at which time Council will consider any additional public comments received and then vote on the item.

A virtual Public Hearing was held on a request for approval of the 2020-21 Budget Ordinance 2021-2025 and 2021-2025 Capital Improvement Plan (CIP). Mr. Cheek presented the budget per the attached PowerPoint. Some highlights of the budget are as follows:

- Conservative budget due to Coronavirus impacts
- No property tax increase
- Continued projects
  - MACC to Holt Street Greenway (approved by Council last year)
  - Cates Farm Park (approved by Council last year)
  - Sidewalks- Jackson & S. Second Streets
- 1.6% decline in revenues due to Coronavirus crisis
  - plan to use the low-interest-rate environment and
  - obtain bank loans to fund these projects
- 2% COLA for employees with a freeze on merit pay
- Safety Items
  - Lake Michael Dam Repair
  - Foust Road widening
  - Needed Sanitation vehicles
  - Expansion/Upgrade of Water Resource Recovery Facility (WRRF)
    - Environmental regulations and population increase driven
- Necessary Utility Rate Increase Proposed- needed due to declining financial position and upgrade/improvements to the WRRF
  - 5-year graduated rate increase
    - Water- 2% a year
    - Sewer- 8% a year
  - Delay increase until January 2021
  - Year to year approval needed

Mr. Greene questioned how much revenue would be generated by the Utility rate increase. Mr. Cheek replied approximately half a million dollars a year.

Ms. Philipps said there is a lot of new construction going on in Mebane and the City is gaining capacity at the WRRF and it seems that the new construction should be bearing the costs of the expansion and added capacity. She said she thinks that current citizens along with herself can understand the need for an increase in fees for water quality regulations or for normal day to day maintenance but requested that Mr. Cheek speak about the expansion and upgrades to the WRRF and where the most of the burden will lie. Mr. Cheek said for two years now the State legislature authorized cities to charge developers for System Development Fees to pay for future

infrastructure expansions. He said those development fees are substantial and go towards capital projects. Ms. Philipps said she thinks that current citizens may feel “off put” to pay increased fees for the WRRF expansion. Mr. Cheek said citizens to not pay system development fees. All utility users however pay into the maintenance and environmental regulations of the WRRF.

Mr. Ewing questioned how the System Development Fees compare to surrounding municipalities. Mr. Rollins stated when establishing these fees, the City was not allowed to set fees according to comparison but set them based on Mebane’s needs which analyzed by an engineering study that was completed at the onset. The findings of that study were presented to Council a couple years back and the fees were set accordingly.

Mr. Cheek concluded his PowerPoint with discussion about the 5-year Capital Improvement Plan.

- Department Facility Requests 2021-2025
  - Police Station \$15.4M
  - 2 Fire Stations \$8.5M
  - Inspect/Plan Space \$1.0M
- Recommended Space & Personnel Study
  - Identify and assess current space
  - Current space, space needs, & deficits
  - Assess demographic projections
  - Determine workforce needs
  - Prioritize needs based on
    - identified space deficit
    - the greatest need
    - functionality, responsibilities, efficiency
  - Recommend 10-year plan of action
  - Estimate probable costs

Mr. Greene asked if money is in the budget for the study. Mr. Cheek replied yes, \$115,000.00.

Mr. Bradley shared his concerns with certain projects being prioritized over others. He also voiced his concerns over borrowing money during these uncertain times, stating when the budget was presented last month, he was under the impression that a conservative budget was going to be put in place. He stated he cannot support a budget where two capital items are chosen and money will be borrowed to fund them when all other projects are set aside. Mr. Cheek said he understands his concerns but every year decisions are made regarding what projects can move forward and what projects have to wait. He said staff will track sales tax numbers and if projections are off, adjustments to the budget can be made accordingly. The budget is just a plan, it can be adjusted as needed.

Mr. Ewing questioned if this budget is conservative. Mr. Cheek replied, yes, he feels it is. Mr. Ewing said this year’s March sales tax being 3% over last years exceeded expectations.

Ms. Auditori said she agrees that the City should proceed cautiously but disagrees that it should proceed with austerity, on the contrary, in times like this government should exude optimism. Also, with the understanding that the budget can change if things do not improve and with recognition of the incredible amount of usage that the parks, sidewalks and outdoor spaces have seen over the last few weeks, keeping these projects in the budget sends a strong message to the citizens. Mr. Ewing and Ms. Philipps agreed.

Ms. Philipps said last month it seemed that all Councilmembers were onboard to move forward with the two projects. She stated the projects are an investment to the City’s future. Currently, borrowing costs are low, material costs are low and people need to work.

Mr. Ewing agreed with Ms. Philipps and stated he strongly supports these projects.

Mayor Hooks stated that Council had requested for staff to take a look at increasing the System Development Fees. He requested that Mr. Cheek present the proposed increases as an addition to the budget. Mr. Cheek shared the following:

- Proposed Development Fees Increase
  - Engineering costs increasing

- Almost doubles the fees
- Increases revenues to offset fund balance
  - General Fund \$101,491
  - Utility Fund \$96,949
- Increases engineering budget \$70,000
- Within the norm of our peers

Ms. Philipps said this goes along with her earlier comments about existing citizens not paying fees involving new construction.

Mayor Hooks requested that Clerk Shaw read into the record any public comments received related to the budget. Ms. Shaw stated she would read aloud three (3) comments, followed by Mr. Rollins and Mr. Brown each reading one (1).

***Colin Cannell***  
***717 S Fifth Street***  
***Mebane, NC 27302***

*The proposed 2021 budget for Mebane is prudent and sensible, but veers too far in the direction of austerity. Important infrastructure improvements that would contribute to the city's livability are being postponed, even though the cost to do them is lower than it will be for years to come. The city should take another look at the budget and commit to financing more capital items that would generate good returns to the city's reputation, community health, and managing its record-setting growth.*

*Mebane's aversion to debt financing has served it well in the past, but the circumstances of the next few fiscal quarters are precisely the time when debt financing is the right approach. Consider:*

- 1. Interest rates are low across the board, in some cases as low as they can possibly get. This means the cost to the city to spend a debt-financed dollar now is almost identical to the cost to spend a revenue-financed dollar later. If the city agrees that the dollar should be spent eventually, the time to spend it is now.*
- 2. Inflation expectations over the next 5-10 years mean a dollar spent now buys more than a dollar spent later.*
- 3. Since financing is not secured until a project is ready to start, those dollars are not sitting inactive in the city's bank account during the interim. This frees up actual revenue to support normal operating costs.*
- 4. The city's debt level is 8% of total expenditures, nowhere near an amount that would pose any risk to its ability to service future debt and normal operating costs at the same time.*
- 5. Debt-financed infrastructure spending is known by economists to be extremely effective at helping regions recover from economic shocks, and often pays for itself within a few years.*

*Infrastructure always lags growth; infrastructure that is delayed by two years or more, due to revenue fears, will deepen the gap between the city's private economic activity and its public infrastructure, creating frustration among citizens and hesitation among entrepreneurs. The broad economic forces pushing residents and businesses to relocate to Mebane will not be stopped by the COVID pandemic. Spending cuts and postponed improvements will only put the city farther behind in coping with growth than it already is.*

*Investing in outdoor public facilities such as tennis and basketball courts, parks, streets and sidewalks, and public lighting will serve the dual purpose of being visible commitments to community well-being, as well as important low-risk gathering places if a second wave of the pandemic occurs. Investment in core infrastructure such as computers, water lines, and wastewater management represents preparedness spending now, at low cost, to avoid emergency spending later, at higher cost, if those infrastructure components cannot adapt to increased load.*

*Across the city, people are spending more time in town than ever before, and paying more attention to their surroundings. Homeowners abiding by stay-at-home orders have been looking around them and deciding that yes, now is the time to renovate that kitchen or put in the new deck. There*

are more walkers on city sidewalks. Organized efforts are underway to support local businesses affected by closure orders.

Mebanites are sending a clear message: our homes, businesses, and community are worth investing in, right now. Mebane should take a cue from its residents, and seize this unique opportunity to invest in itself.

**Rebecca Brouwer**  
**103 W Lee Street**  
**Mebane, NC 27302**

I am twenty-year resident of Mebane, the Director of Mebane on the Move, and Chair of the Bicycle & Pedestrian Advisory Commission. I wanted to take a moment to thank the city council and leadership for its current, past, and future investments in our community.

Like many, during the pandemic I have been working from home. Although my four walls have become a bore, I find respite in Mebane's well-connected sidewalks & trails. I have been able to explore different parts of town while chatting on conference calls. I can run safely in the mornings to start my day. And my kids actually like taking the dog for a walk downtown. Our sidewalks are full of others doing the same – morning, noon and night. The volume of pedestrian traffic is noticeably up! Without the city's enduring vision of a walkable community, this would not be possible and could make the stay-at-home restrictions even worse.

Many Mebanites and I look forward to the day when we can expand these offerings to include the much-anticipated greenway. Having green, safe places to walk, run and bike will be a tremendous new addition. This will allow us to continue to attract people to our downtown business district, encourage connections with nature, and offer alternatives to those who may want to exercise and enjoy walks further away from vehicular traffic.

Thank you again for prioritizing Mebane's greatest attribute – its people. By contributing to their health, safety and happiness, you help make Mebane a true home for us all. Thank you and I look forward to continuing to collaborate on these initiatives through the BPAC.

**Sherri Seagroves**  
**PO Box 1685**  
**Mebane, NC 27302**

Thank you, council men and women and Mayor Hooks, for your consideration of developing a greenway in Mebane. Please also consider repairing the MOTM urban trail that was removed due to the extension on Third Street. I fully support both initiatives.

**Andy Lynch**  
**1021 Cooks Mill Road**  
**Mebane, NC 27302**

I am writing to express my thanks and support for your continued investment in our City's quality of life by prioritizing Mebane's quality of place. It takes vision and determination to sustain focus on improving our outdoor spaces, especially when it can be difficult to assess the return on initiatives such as improved signage, public art, bike lanes, and even parks and walking tracks.

But in a time when most Mebanites have been closer to home, I hope you've been encouraged to see so many people enjoying the public spaces you've invested in over a period of years.

I recognize that budgets will be tight in the months ahead, and you'll have difficult decisions to make regarding what does and doesn't get funded. But as both a long-time Mebane resident and a member of the Bicycle and Pedestrian Advisory Committee, I encourage you to continue investing in the quality of place that makes Mebane such a great place for newcomers, lifers, and guests.

In particular, I believe the Greenway will be a remarkable addition to the Mebane experience. Thank you for keeping this initiative moving forward.

As the old adage says, "We sit under the shade of trees we did not plant." That's the work you're doing even now, in the midst of uncertainty and hesitation. On behalf of so many, thank you for your leadership.



*Sylvia Sichi  
39 London Lane  
Mebane, NC 27302*

*I hope this message finds you well! If you're like me, you have been spending a lot of time outdoors over the past months. I've certainly enjoyed the walking trail at the new downtown park and the new sidewalks that make walking safer, to where we don't have to play 'chicken' anymore ;) – thank you! I've also walked the sidewalk along 5<sup>th</sup> street/Airport, and must say that I got quite worried when I saw how close the new buildings will be to the sidewalk and the adjacent house on the corner of 5<sup>th</sup>/Airport, and worry about how the new development will look in relation to the surrounding houses. We all know Mebane is growing at the speed of ...well, fast I feel that with every new build decision you make, you hold in your hands the power to aid or harm Mebane Citizen's wellbeing for now and years to come. I recently watched the movie "Happy" (highly recommend it). In the movie, Doshko Kinley Dorji, an official with the government of Bhutan, explains that "in the pursuit of economic development, people from other countries have lost their culture, environment and social systems, and humanity was having problems". In light of this, they made a choice to not follow on that path, but instead of pursuing 'GDP', are seeking 'gross national happiness'. He notes that happiness must be sought by the individual, but it is the government's responsibility to create an environment that allows for this. Their government built in certain safeguards, for example, they have to keep a certain amount of forest, which will in turn prevent development which would cause unhappiness. He states that the ultimate goal of society is to produce long and happy lives for citizens, and I tend to agree with that. I understand that in our city, business is necessary to bring in tax money to build sidewalks and additional parks for people to get together. I also realize that our lifestyle standards here vary widely from theirs. That said, I believe the core message is true, that at the end of the day, government should make decisions that are best for people, not best for the bottom line. We moved to Mebane because we fell in love with it when we first saw it 25 years ago. Since then, it certainly has grown, and I've come to accept that it will continue to grow for the unforeseeable future. One concern I have is that it will lose its' appeal and charm if it does not grow smartly (too fast, with too tall/large buildings, certainly with overcrowded schools, and losing many green spaces). There is a word in German, "verbaut", which has two meanings: 1. literally 'built wrong/incorrect' and 2. 'botched' – as in 'made the wrong decision I'll now have to live with'. When it comes to new building developments in my hometown, that concern comes up in my mind quite a bit, because there are no take-backs; once that huge three-story eyesore is up, there is no taking it back. Looking at the ginormous apartments, especially from the interstate, does not evoke a sense of happiness, quite the opposite, and I'm wondering what the traveler who is just passing through thinks when he sees that sight, after having just passed the "welcome to positively charming Mebane" sign. We only have a couple of miles of highway Mebane is built around, and I hate that this is part of the view – it's like false advertising. Again, I am accepting that we have to have huge buildings, but certainly would prefer them to be 'tucked away' behind a line of trees (which I'm sure is opposed to the developer's preference). I love where Lidl and Walmart warehouses and other businesses are tucked away - convenient to the highway, yet I had no idea they existed for the longest time. I'm sorry, but I have become quite protective over 'my charming Mebane' and hope that you share that view.*

*All that said, budget decisions you have to make this year will probably be even more difficult due to recent world events that have wreaked havoc on our economy. I would like to thank you all for the positives you have implemented in Mebane already, and for your commitment to further go down this path by constructing the greatly anticipated greenway as well as other recreational opportunities that are instrumental in allowing citizens to get healthier and achieve improved overall wellbeing, even -or especially- in light of recent challenges.*

*I am glad that Mebane has chosen the motto 'positively charming'. I hope that your future decisions for Mebane will keep in line with keeping Mebane charming, which certainly is possible if Mebane grows smartly.*

*Thank you for your time & Have a good evening!*

Mr. Ewing made a motion, seconded by Ms. Auditori, to continue the public hearing until June 3, 2020 at 6:00pm. Ms. Philipps stated that in addition to the public comments received tonight, there were five (5) additional emails in favor of the greenway which were submitted and

forwarded to Council and staff prior to the public comment period of being read into the record. The motion carried unanimously.

A virtual Quasi-judicial Board of Adjustment Public Hearing was held on a request from Bowman Road Partners, LLC, c/o James Parker, Jr., for a variance to reduce the front setbacks from 25' to 20' on six (6) lots in The Meadows development at Lots 106, 107, 108, 109, 112, & 113 (addresses 654, 656, 658, 660, 667, and 669 Southwick Place).

Board of Adjustment member Rick Smith joined the public hearing remotely via phone conference. James Parker, Owner/Developer with Bowman Road Partners, also joined the meeting remotely via Zoom conference call.

Mr. Stober and Mr. Parker both identified by the Clerk were affirmed and sworn-in by oath.

Mr. Stober gave a brief overview of the request. He stated the six (6) lots under consideration are located on Southwick Place and are zoned R-12 and locate in Orange County. The Mebane Unified Development Ordinance (UDO) requires that R-12 lots have a 30' front yard setback. In 2016, Council approved a special use permit with a waiver to allow a front setback of 25' for all residential lots. The intention of staff in recommending a 25' front setback to developers during the TRC review of site plans is to prevent cars parked in a private driveway from obstructing the sidewalk.

Mr. Parker said approval of the variance request would allow the building pads to be shifted closer to the street, allowing the homebuilders to avoid filling the back area of the lot to flatten the grade or utilize a home model featuring a crawlspace or basement. He stated the builder failed to confirm that the type of houses he wanted to build would fit on these lots. Additionally, Bowman Partners erred by not making the builder aware that the slopes on these lots encroach on the building setbacks. The slopes reduced the buildable area on these particular lots. He said they trying to provide two forms of relief for this builder. One being the front setback being reduced from what is 20-foot from the front of the house but 25-foot to the front of the garage. In this case the front of the garage is what sticks out on the front of the homes, so they are asking to be allowed to put the front of the garage at 20-foot. The second option of relief is the building of retaining walls in the back to allow for a little bit of a backyard.

Mr. Greene asked how deep the lots are. Mr. Parker said approximately 120-130 foot but slopes encroach on the back part of the lots.

Mr. Bradley asked Mr. Parker if the originally approved special use permit allowed the 30-foot setback to be reduced to 25 feet. Mr. Parker stated he did not recall. Mr. Stober confirmed that Mr. Bradley was correct.

Ms. Auditori said she typically does not mind a smaller front setback but she is not a fan of it in order to accommodate a garage that sticks out of the front of the house, for two reasons, one it is unattractive and two, one of the reasons for a setback is to accommodate a car sitting in front of a garage as to not obstruct a sidewalk. She feels the problem could be mitigated with a different house plan.

Mr. Bradley questioned if the houses have started being built. Mr. Stober replied that staff has received zoning and building permits but they are being held in Planning pending the matter being resolved.

Ms. Philipps questioned why they can't have a walkout basement or crawlspace and leave the setback where it is. Mr. Parker said that is a good question but is not what the builders want to do. Ms. Philipps said she has concerns with a 20- foot setback and asked how long the average car is now. Mr. Parker said it would give you 20-23 feet to edge of the sidewalk. Mr. Rollins stated the City require 9-feet by 19-feet for parking spaces. Ms. Philipps said, then theoretically a car would not block the sidewalk if parked close to the garage. Mr. Parker replied no, not one car.

No public comments were received prior to the public hearing.

Mr. Greene made a motion, seconded by Mr. Ewing, to continue the public hearing until June 3, 2020 at 6:00pm. The motion carried unanimously. Mr. Parker and Mr. Smith left the meeting.

A virtual Public Hearing was held on a request from Aubrey and Celine Meador for adoption of an Ordinance to Extend the Corporate Limits as the next step in the annexation process. This is a

contiguous annexation containing approximately 7.85 acres located at 7920 E. Washington Street in Orange County. Mr. Brown presented the request. No public comments were received prior to the public hearing. Ms. Philipps made a motion, seconded by Mr. Greene, to continue the public hearing until June 3, 2020 at 6:00pm. The motion carried unanimously.

A virtual Public Hearing was held on a request from Mebane Oaks Associates for adoption of an Ordinance to Extend the Corporate Limits as the next step in the annexation process. This is a contiguous annexation containing approximately 1.78 acres located on Mebane Oaks Road in Alamance County. Mr. Brown presented the request. He stated that the applicant only wants to move forward with the annexation if the rezoning for the same property is approved. Therefore, Mr. Brown requested that Council vote on the rezoning first, then the annexation at the continued public hearings on June 3, 2020. No public comments were received prior to the public hearing. Ms. Auditori made a motion, seconded by Ms. Philipps, to continue the public hearing until June 3, 2020 at 6:00pm. The motion carried unanimously.

Due to a death in the family, the applicant of following item requested a continuance until the July 6, 2020 meeting.

- d. Rezoning- 5 Parcels Located at and Adjacent to 1218 and 1228 S. Fifth Street from R-20 (Single Family Residential) to B-2 (General Business) from Dogwood Properties Development Corporation

Mr. Greene made a motion, seconded by Ms. Philipps, to continue the public hearing until July 6, 2020. The motion carried unanimously.

A virtual Public Hearing was held on a request from Hendon Properties, LLC, for approval to conditionally rezone +/-1.16 acres of +/-7.57 acres located on Mebane Oaks Road adjacent to Chick-Fil-A within the Extra-Territorial Jurisdiction (ETJ) from a split-zone R-20 (Single Family Residential) and CU-B-2 (Conditional Use – General Business) to B-2(CD) (General Business, Conditional Zoning District). Mr. Stober presented the request. The developer proposes to develop the property for two detached commercial buildings that will be primarily served by traffic on Wilson Road Extension. The developer will be required to make all of the improvements at his own expense, specifically the extension of Wilson Road as part of the Mebane Oaks Road Transportation Plan adopted in 2007. Exceptions are those noted on the site plan as being a NCDOT responsibility for the transportation improvement project I-5711 to widen Mebane Oaks Road. The two commercial buildings would house three different establishments. The applicant is also requesting to limit the uses to 34 of the B-2 permitted uses, as listed in the Council packets. He said there is a waiver request to reduce the front setback to from 40 feet to 30 feet. The lot size is less than one acre which allows for the small lot exemption for landscaping buffers.

Mr. Greene asked if the entrance would be behind Chick-fil-a. Mr. Stober replied yes, the developer would extend Wilson Road to the southern border of the property. Mr. Greene said he has received comments regarding the entrance/exit area into Chick-fil-a as no left turns off of Mebane Oaks Road are allowed but folks are still doing it. Mr. Stober said the plan shows the primary driveway to be off of Wilson Road but he understands the concern. This project's parking lot would be accessible from Chick-fil-a's parking lot. Mr. Rollins said with NCDOT's widening of Mebane Oaks Road, the median will be extended which will halt any left hand turns into those properties.

Mark Tiller, Hendon Properties, LLC Development Partner, joined the public hearing remotely via phone conference. There were no questions or comments for Mr. Tiller.

No public comments were received prior to the public hearing. Ms. Philipps made a motion, seconded by Mr. Greene, to continue the public hearing until June 3, 2020 at 6:00pm. The motion carried unanimously. Mr. Tiller left the meeting.

Mr. Stober requested that Council approve combining the next two (2) public hearings listed below for presentation purposes. Mr. Greene made a motion, seconded by Mr. Ewing, to approve combining both public hearings. The motion carried unanimously.

- f. Rezoning- +/-4.90 Acres Located at 101 & 103 South Fifth Street from M-1 (Heavy Manufacturing) & B-3 (Neighborhood Business) to B-2 (CD) (General Business Conditional Zoning District)

from Buffalo Brothers Investments, LLC

- g. Special Use Permit to Allow a Planned Multiple Occupancy Group at 101 & 103 South Fifth Street from Buffalo Brothers Investments, LLC

Mayor Hooks called for a five-minute break to allow staff to handle technical difficulties. Subsequently, Mayor Hooks called the meeting back to order.

Michael Stewart, P.E. with Stewart-Proctor, PLLC, Engineering and Surveying joined the meeting remotely via Zoom conference call.

Mr. Stober and Mr. Stewart both identified by the Clerk were affirmed and sworn-in by oath.

Mr. Stober presented the requests. He stated that Buffalo Brothers Investments, LLC, is requesting approval a Conditional Rezoning B-2(CD) and a Special Use Permit to allow for a Planned Multiple Occupancy Group. Both properties totaling +/-4.90 acres at 101 & 103 South Fifth Street are owned by Buffalo Brothers, Investments, LLC. The current zoning is M-1 and B-3). The parcels function as a single lot, sharing parking and access. The Special Use Permit will bring the property into conformance with the Mebane UDO for multiple tenants on properties with less than 15,000 square feet of businesses use and allow new tenants that will generate significantly higher volumes of onsite traffic. The rezoning of the property will bring it into conformity for existing uses and place the onsite sanitary sewer lift station within a municipal maintenance and landscaping easement. The applicant is requesting that the existing conditions on the properties be permitted to persist as a blanket condition of the zoning district. Mr. Stober explained that at the May 11, 2020, Planning Board meeting, the proposed uses for the conditional zoning district were discussed with the applicant. Responding to the concerns of the Planning Board, the applicant volunteered to restrict the following uses in addition to those submitted with their initial rezoning application: Bicycle and Motorcycle Sales, Boat Sales, Orphanage, and Taxi Terminal. The Planning staff has reviewed both requests for harmony with the surrounding area and consistency with the City's adopted plans and recommends approval.

Mr. Stewart spoke on behalf of Buffalo Brothers. He said Mr. Stober presented the requests well. He said the property is an existing bowling alley that has been there for decades and the applicant is trying to bring that use in to compliance with the current zoning. He said some of the space that was originally intended for a grocery store, is space that is now being asked to be used by a tenant that would require the Special Use Permit. The rezoning of the property will bring it into conformity for existing uses and place the onsite sanitary sewer lift station within a municipal maintenance and landscaping easement. He said the applicant listed several exemptions that they felt were appropriate for the area and the Planning Board requested that Motorcycle and Boat Sales and Repair, Taxi Terminal and Orphanage be added to that list of exemptions.

Mayor Hooks said it was his understanding that the space would be used for a church. Mr. Stewart replied that is correct.

No public comments were received prior to the public hearing. Ms. Philipps made a motion, seconded by Mr. Greene, to continue the public hearing until June 3, 2020 at 6:00pm. The motion carried unanimously. Mr. Steward left the meeting.

Mr. Stober requested that Council approve combining the next two (2) public hearings listed below for presentation purposes. Mr. Ewing made a motion, seconded by Ms. Philipps, to approve combining both public hearings. The motion carried unanimously.

- h. Rezoning- +/-92.8 Acres Immediately North & South of 2125 Senator Ralph Scott Parkway From B-2 (General Business) to M-2 (Light Manufacturing) from Samet Corporation
- i. Rezoning +/-6.6 Acres North of 2125 Senator Ralph Scott Parkway from MHP (Mobile Home Park) to M-2 (Light Manufacturing) from the Cities of Mebane and Graham

Mr. Stober presented the two (2) rezoning requests, the first from Samet Corporation rezoning 92.8 acres from the current B-2 to M-2 and the second from the City of Mebane and the City of Graham to rezone 6.6 acres from MHP to M-2. Both of these properties are in the North Carolina

Commerce Park (NCCP) and are adjacent to one another, located immediately to the west of Prescient. The rezoning of these properties is consistent with the designated purpose and use of the NCCP, which is jointly served and zoned by the Cities of Mebane and Graham. There is no proposed use for properties at this time.

Brain Hall, Director of Development with Samet Corporation, joined the meeting remotely via Zoom conference call.

Mr. Hall gave a brief summary regarding Samet and Mebane's partnership over the years, along with a few comments about the work being put in to complete the industrial parks which starts with rezoning the property way before the customers even show up.

Ms. Auditori asked what the future holds for the close by mobile home park. Mr. Hall said it is privately owned and for now it will stay a mobile home park.

No public comments were received prior to the public hearing. Ms. Auditori made a motion, seconded by Mr. Bradley, to continue the public hearing until June 3, 2020 at 6:00pm. The motion carried unanimously. Mr. Hall left the meeting.

A Public Hearing was held on a request from staff for approval of a text amendment to the City of Mebane Unified Development Article 4 ("Use Regulations, Density, and Dimensional Standards, Development Standards for Individual Uses"), Section 1 ("Permitted Uses"), Table 4-1-1 ("Table of Permitted Uses"); and Section 7.13 ("Development Standards for Temporary Uses") to allow Outdoor Fruit and Vegetable Stand, Seasonal, as a permitted use with development standard for the B-1 Central Business District. Mr. Stober explained that currently, this temporary use is permitted only in R-20A, B-2, and B-3 zoning districts. The adopted *Mebane Vision Plan* calls for allowing greater access to local foods and even recommends a Farmers' Market downtown. However, the majority of properties in the City's downtown historic district are B-1 zoning districts. There are very few B-1 zoning districts elsewhere in the City, making the impacts of this amendment to the UDO localized. The proposed amendment will allow this use downtown, provided the development standards that already apply to the other zoning districts are required. While on-site parking may be less possible downtown, there is more availability for on-street parking that is not readily available elsewhere in the City.

No public comments were received prior to the public hearing. Mr. Greene made a motion, seconded by Mr. Ewing, to continue the public hearing until June 3, 2020 at 6:00pm. The motion carried unanimously.

Mr. Brown presented an item for discussion. He stated that David Moody, 4157 Old Hillsborough Road, petitioned the City for satellite annexation before requesting a water tap after his well went dry. Staff advised him to not submit an annexation plat until after this meeting to determine if the Council would like to move forward with annexation. City policy requires property owners to request annexation when requesting water or sewer service for the Council decision on annexation. Mr. Moody's property is adjacent to a City water line and the property is now connected to City water service. As you can see on the site plan the property cannot be served by City sewer service. Sewer service would require a main line extension which is not financially feasible at this time. If the property is annexed and then in the future the property if the owner requested sewer service the City would be responsible for the cost of the sewer line extension. Therefore, staff would recommend the City Council not annex the property and the owner will pay double outside water rates. In the future it can still be annexed when sewer service is available.

There was considerable discussion in regard to the policy that requires residents outside of the City limits to request annexation in order have city water and sewer service.

Ms. Philipps made a motion, seconded by Mr. Ewing, to not annex the property at this time. The motion carried unanimously.

Mayor Hooks recessed the meeting until June 3, 2020 at 6:00pm.

Attest: \_\_\_\_\_  
Stephanie W. Shaw, City Clerk

\_\_\_\_\_  
Ed Hooks, Mayor

# PUBLIC HEARING – 2021 BUDGET

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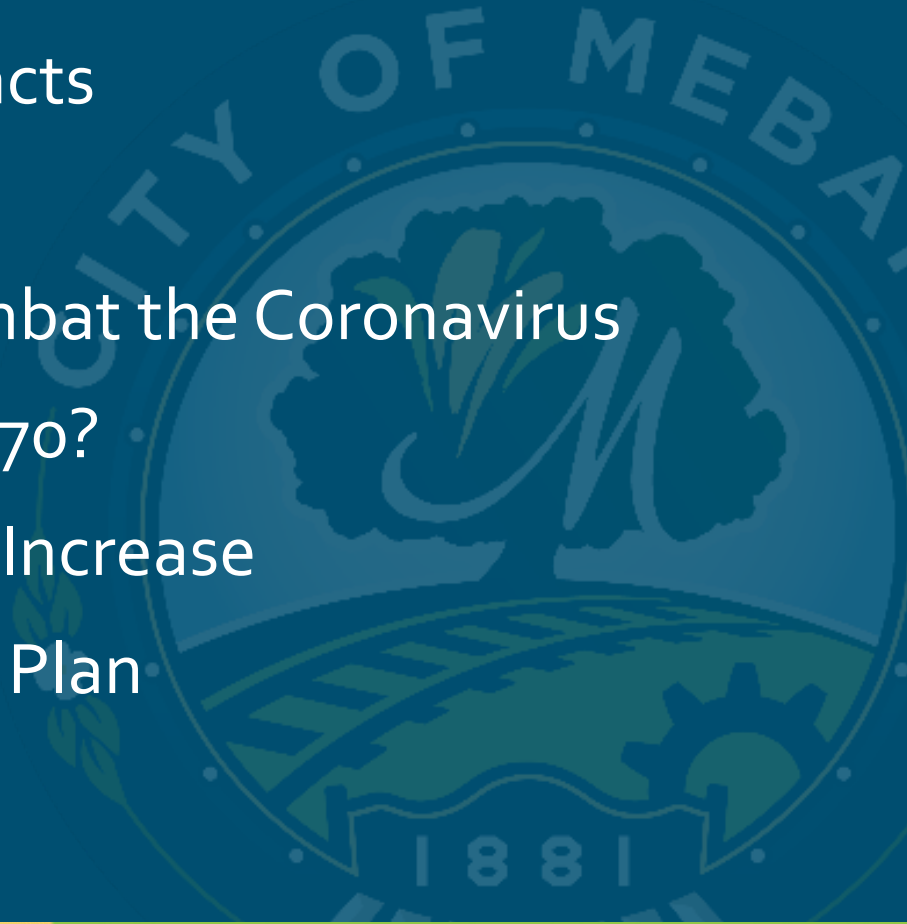
*Staying Positively Charming – A Coronavirus Challenge*



# Agenda



- One More Time... We're Growing!
- Financial Impact on Residents
- 2021 Budget Quick Facts
- The Stress of Growth
- C-5 Budgeting to Combat the Coronavirus
- Why Borrow \$1,939,070?
- Necessary Utility Fee Increase
- Capital Improvement Plan



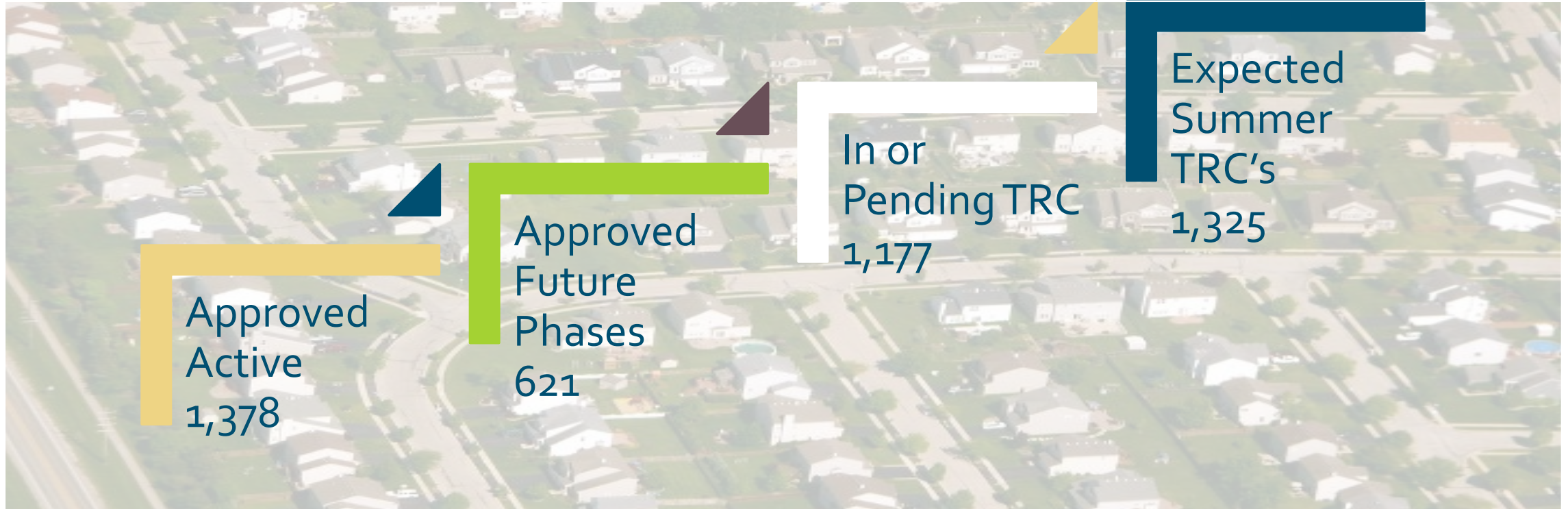


 *Mebane*

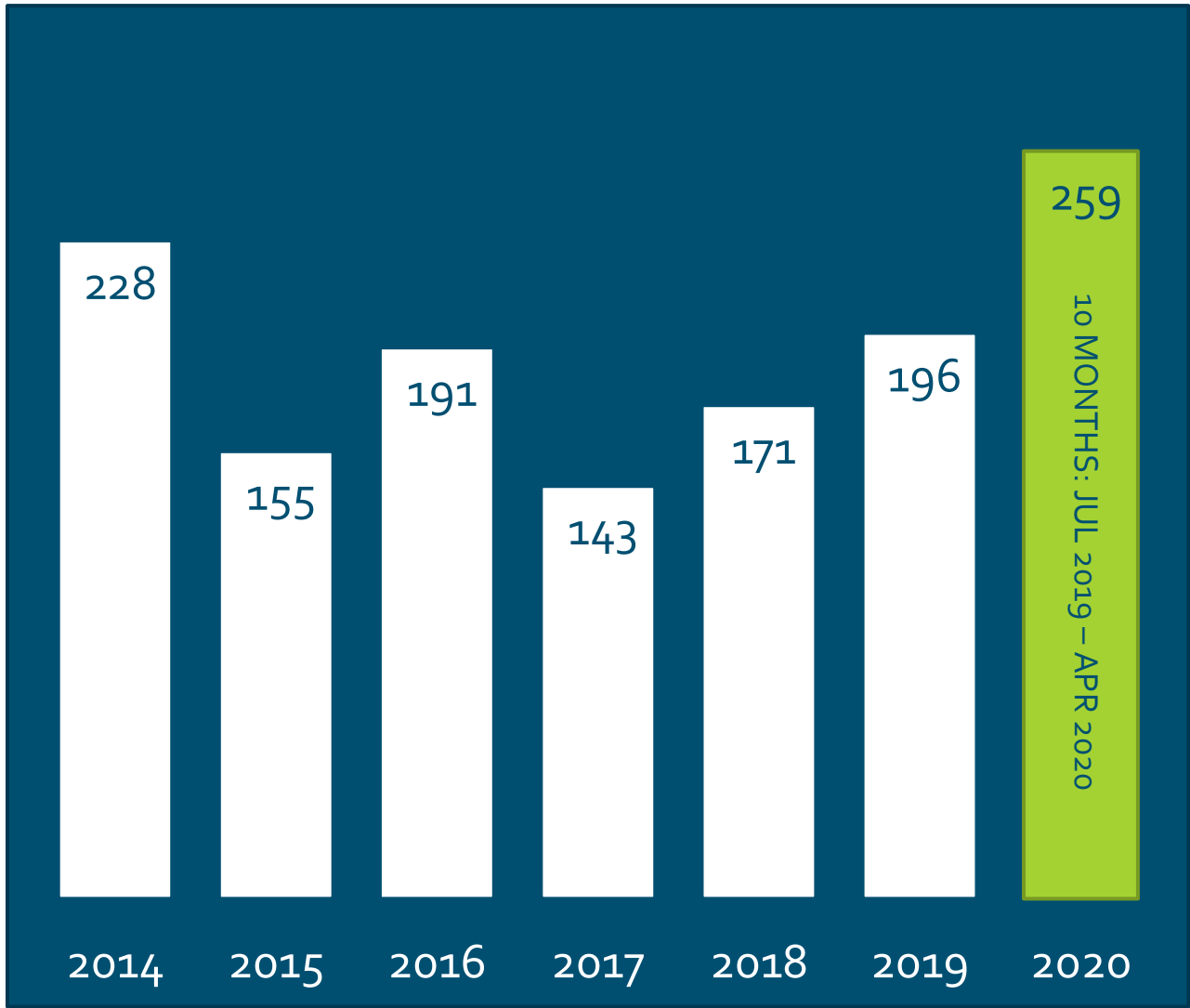
**ONE MORE TIME –  
WE’RE GROWING**

Staying Positively Charming,  
A Coronavirus Challenge





Residential Growth Increasing  
**4,501** Lots/Units



# Building Permits Issued

Economic  
Development  
2,000,000 SF

Wilson St.  
Extension

S. Mebane  
Elementary

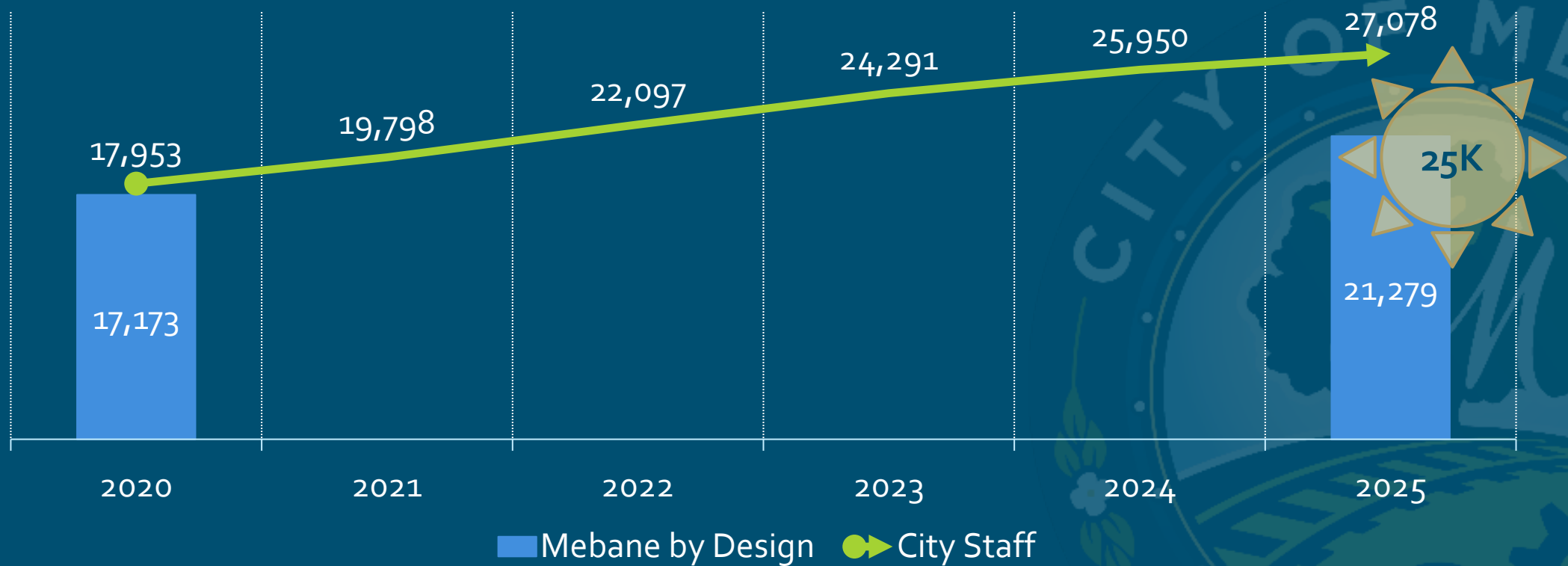
Bojangles

Summit  
Church

Bradford  
Academy

Economic Development Not Slowing

# Population Growth Will Continue



# 2021 Budget Quick Facts

## General Fund

- Total Budget Up 5.6% – \$22,365,300
- Tax Rate Same – 47 Cents
- Tax Base Up 3% – \$2,237,062,961
- Collection Rate Down 1% – 98%

## Utility Fund

- Total Budget Down 6.2% – \$8,751,000
- Water Rate Up 5% – \$6.23
- Sewer Rate Up 5% – \$7.08
- Collection Rate Down

Department  
head requests -  
\$23.4 million

18 new  
positions, 5  
reclassifications

Significant  
capital outlay  
requests

Requires 4.6-  
cent tax rate to  
51.6 cents

## Department Budget Requests: The Stress of Growth

# Financial Impacts on Residents



NO PROPERTY  
TAX INCREASE



5-YEAR UTILITY RATE  
INCREASE STARTING  
JANUARY 2021



# C-5 Budgeting – Combating the Coronavirus



## Conservative Budget

- Revenues and spending conservative to allow for change later depending on status of crisis.



## Continue Projects

- Projects and initiatives begun will continue to move forward.



## Care for Employees

- No new positions; however, provide COLA due to hazardous conditions, low staffing levels.



## Citizens in Mind

- No property tax increase; needed utility rate increase postponed to Jan 2021, keeping in mind impacts of pandemic on community.



## Concern for Safety

- Projects that address safety issues will be preferred over other projects.



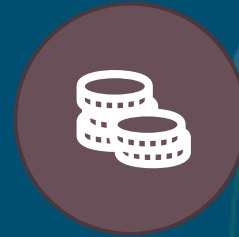
# Conservative Budget



1.6% DECREASE  
REVENUES



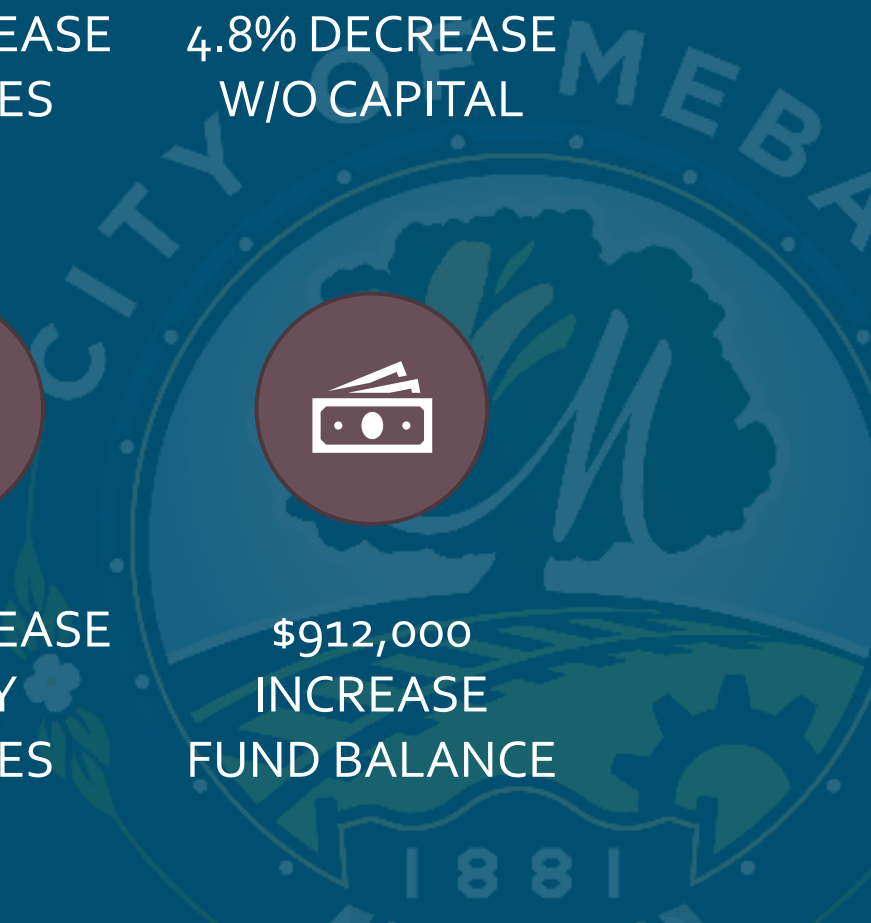
4.8% DECREASE  
W/O CAPITAL



2.3% DECREASE  
UTILITY  
REVENUES



\$912,000  
INCREASE  
FUND BALANCE



# Continue Projects



Greenway – ready for easements; bid by September

Cates Farm ready to bid

Both projects approved by council last year

# Care for Employees

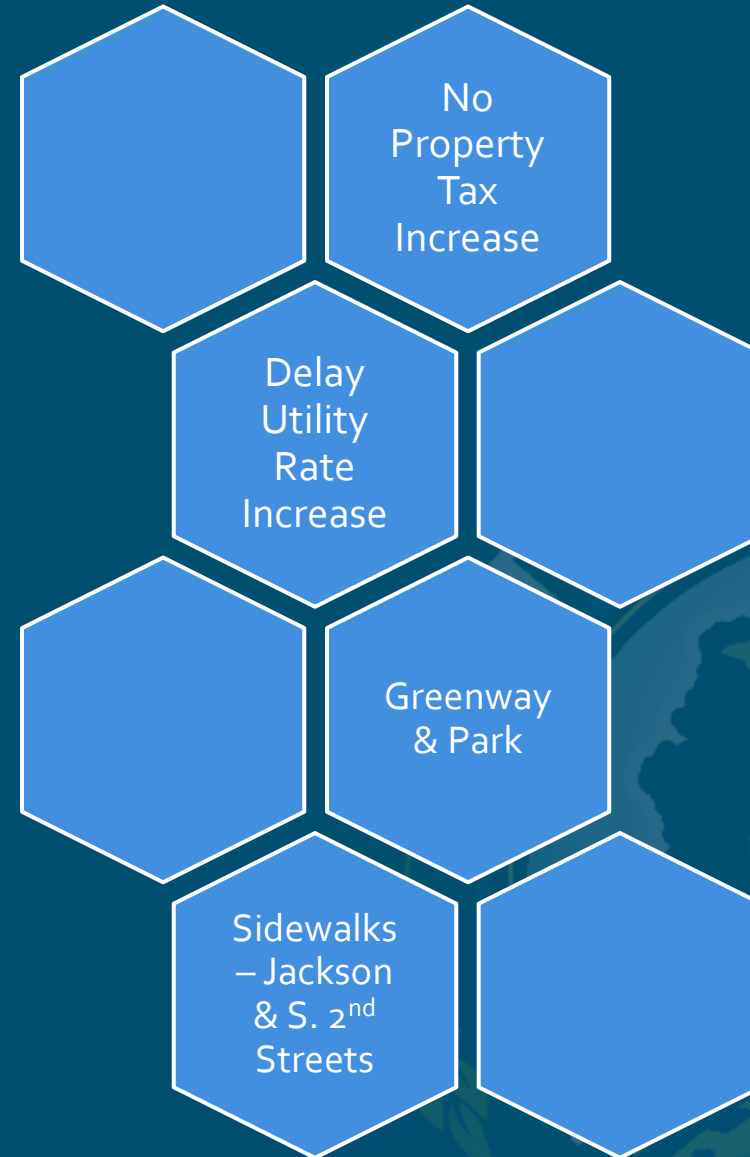


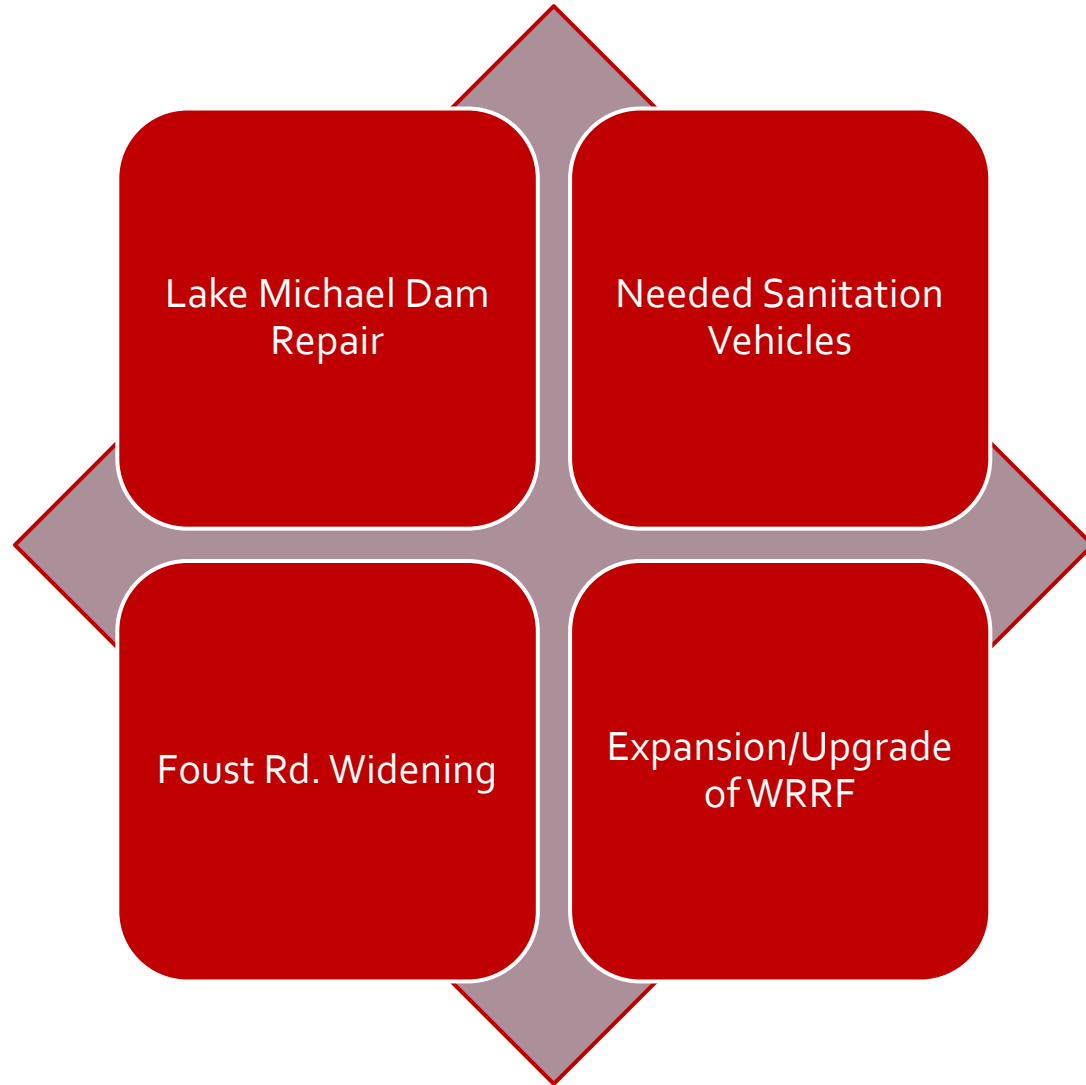
2% COLA

Freeze merit pay

Slight change in health  
benefits

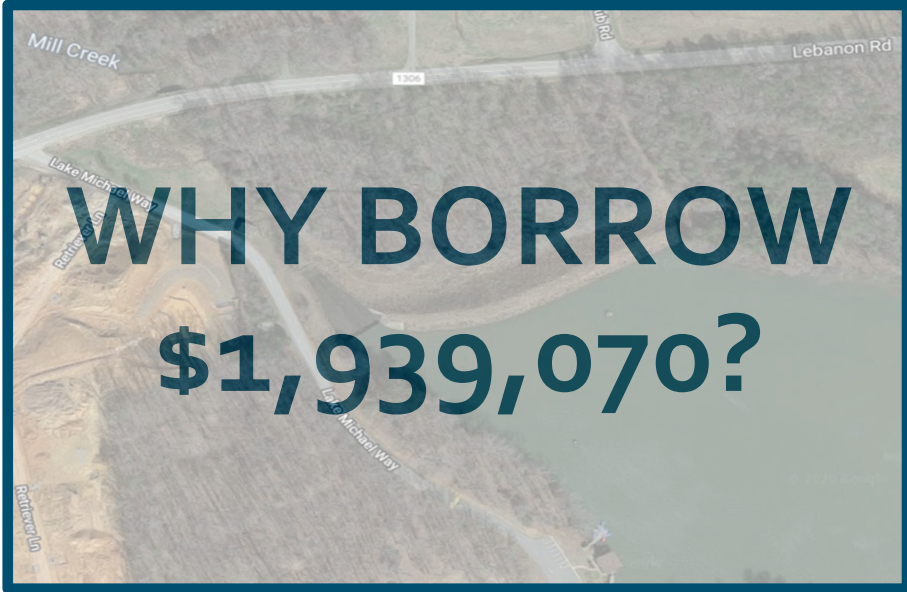
# Citizens in Mind





# Concern for Safety





## 3 Reasons

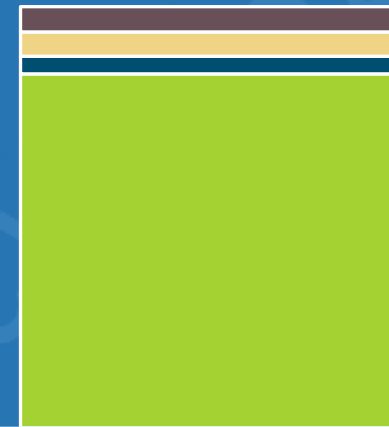
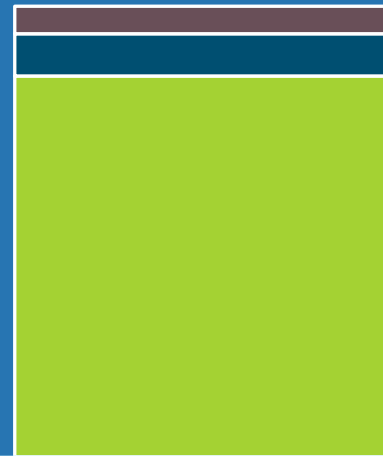
New payments only \$272,000

Current rates very favorable (~2%)

Next slide...

# Debt payments shrinking \$118,806 even with the new debt

COMPARISON  
2020 BUDGETED  
TO  
2021 PROJECTED



	2020 Budget	2021 Projected
Public Works Trucks	\$110,244	\$102,340
Lake Michael Dam & Cates Farm	\$0	\$97,240
MACC to Holt St. Greenway	\$170,684	\$72,100
All Other Debt	\$1,537,541	\$1,427,983



# Necessary Utility Fee Increase Proposed

History	
2018	<ul style="list-style-type: none"> <li>• Utility Rate Analysis</li> <li>• 5-year graduated rate increase</li> </ul>
2019	<ul style="list-style-type: none"> <li>• 5% rate increase</li> </ul>
2020	<ul style="list-style-type: none"> <li>• No rate increase</li> </ul>
2021-2025	<ul style="list-style-type: none"> <li>• Begin 5-Year Rate Increase</li> </ul>

Current Rate Proposed Rate		
In-City Use	Water	Sewer
Effective Jan 2021	\$6.11 \$6.23	\$6.56 \$7.08

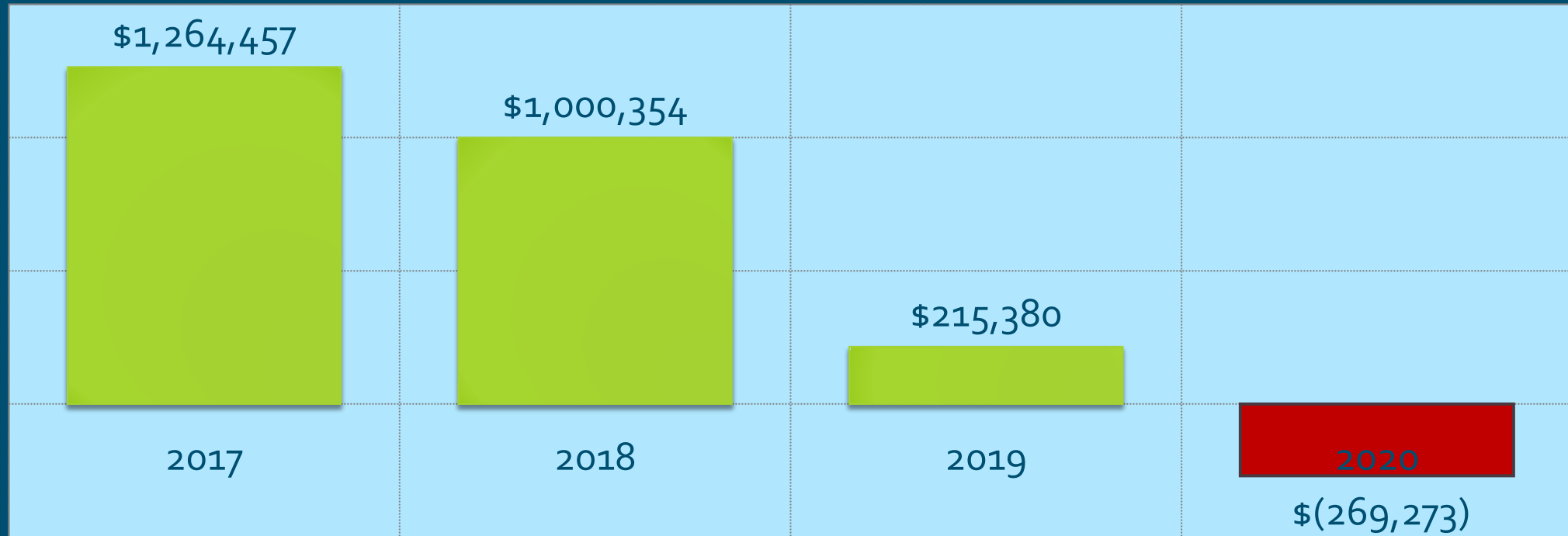
# Needed 5- Year Rate Increase

In-City Use	Water (2%/year)	Sewer (8%/year)
2021	\$6.23	\$7.08
2022	\$6.36	\$7.65
2023	\$6.48	\$8.26
2024	\$6.61	\$8.92
2025	\$6.75	\$9.64

# Why the Fee Increase?

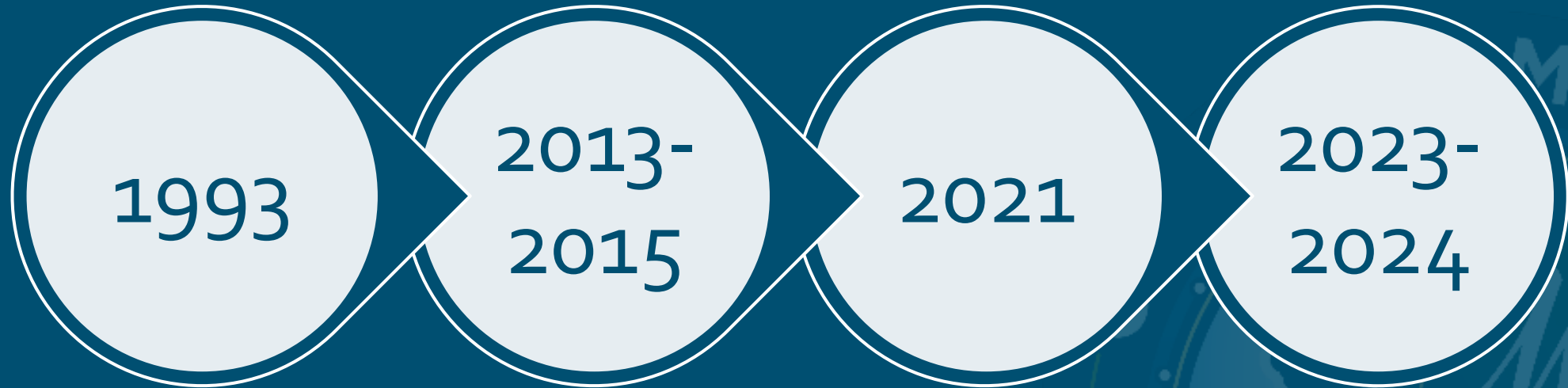
## Declining Financial Position

### Revenues Over Expenses



# Why the Fee Increase?

## Water Resource Recovery Facility



- WRRF last upgraded
- 2.5MGD

- Phase 2
- \$2,257,000

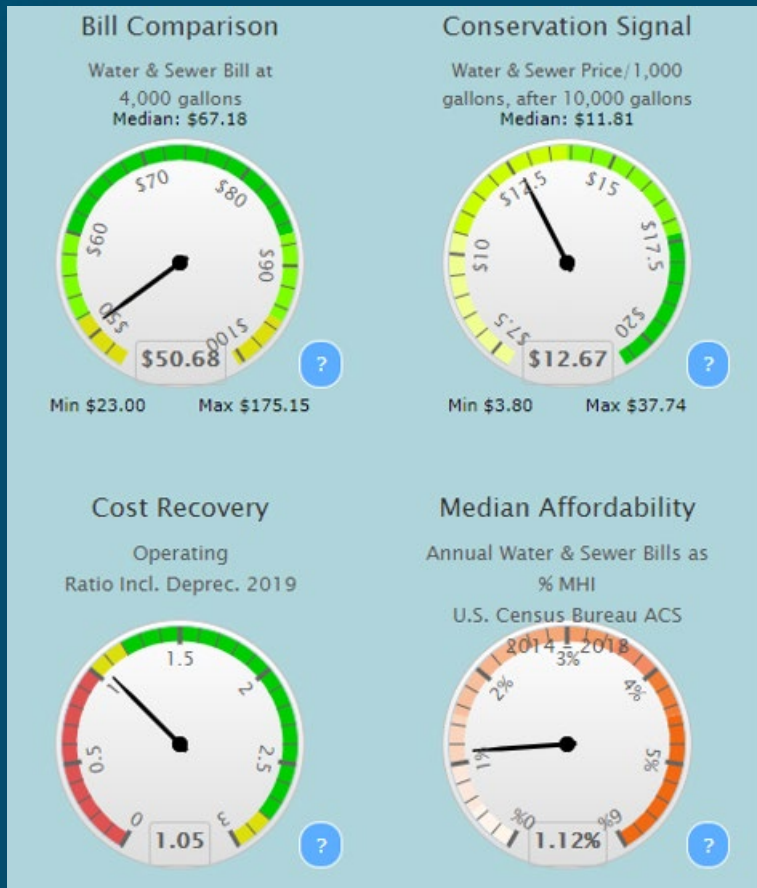
- Phases 1 & 3
- \$6,200,000
- Increase to 3MGD

- Future upgrade
- > \$6,100,000
- Add 1.6MGD

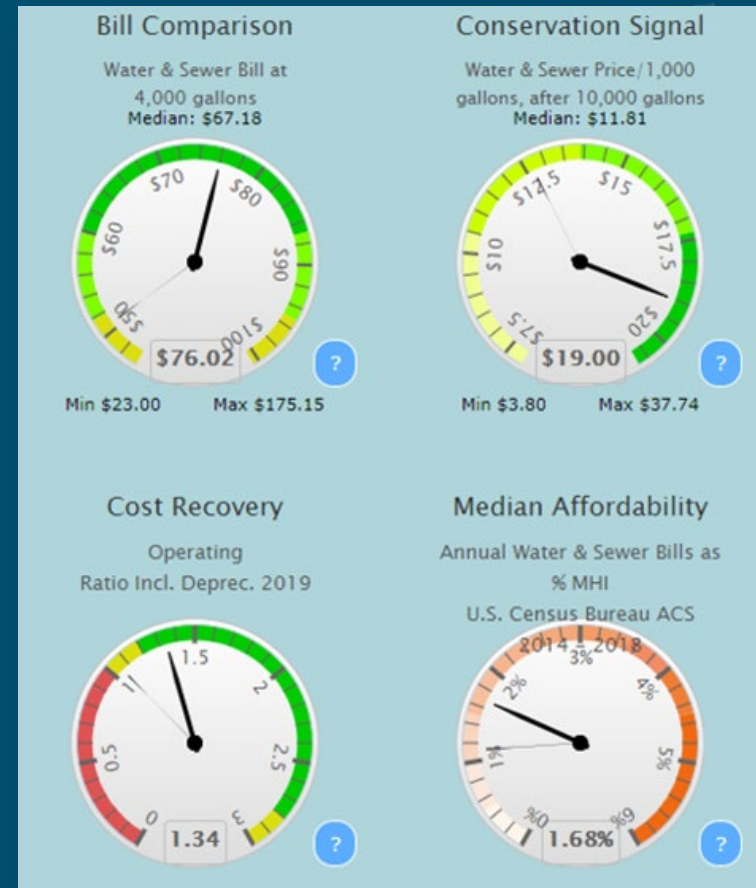
# NC Water and Wastewater Rates Dashboard

Rates as of January 1, 2020  
Last updated: March 4, 2020

## Current Rates



## Projected Rates - 2025





# **CAPITAL IMPROVEMENT PLAN**

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# Capital Improvement Plan - 2021

Department Requests

\$19.6M

Manager Recommend

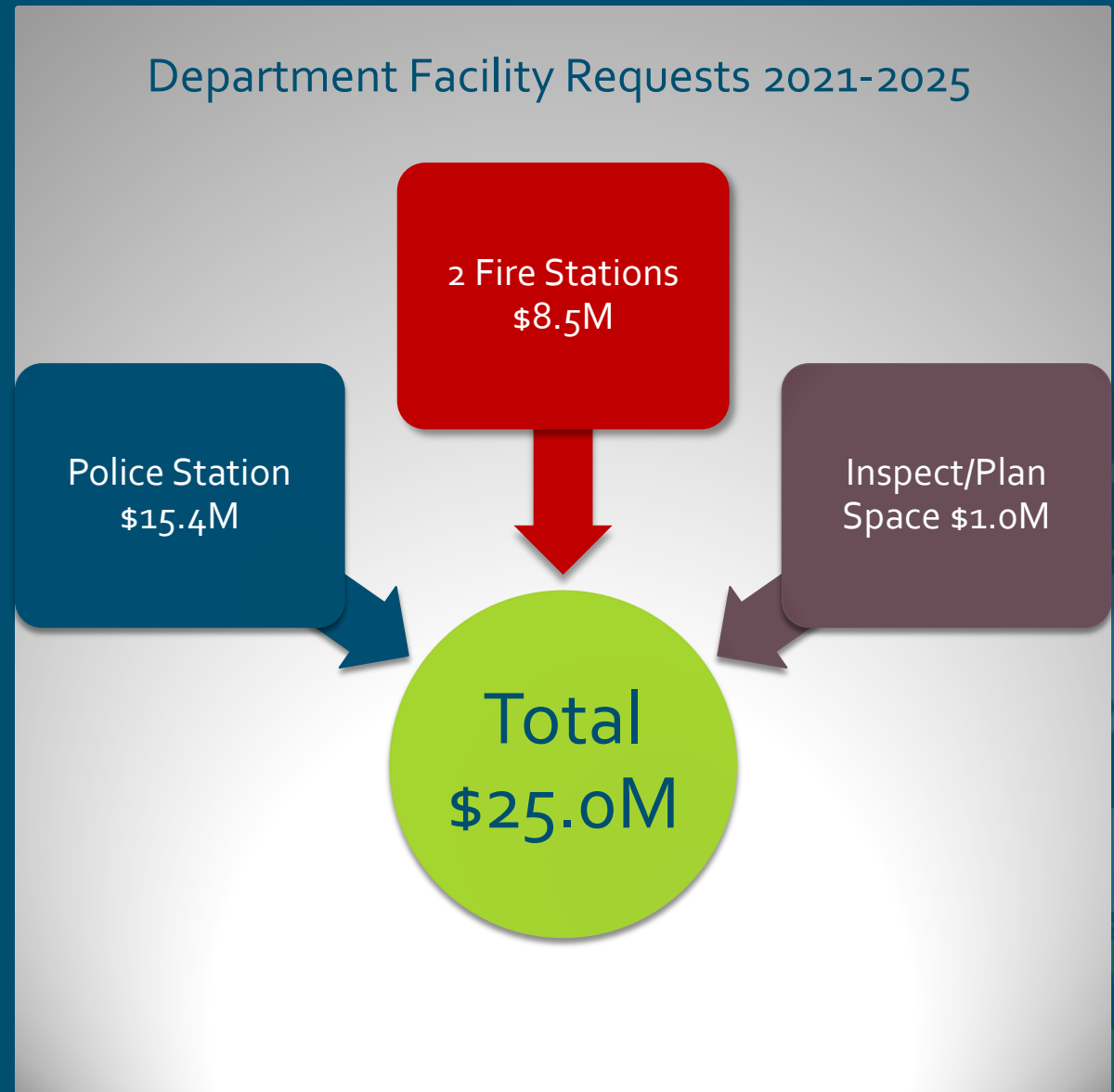
\$2.3M

2021 Projects

Jackson & S. 2nd SW  
Improve.  
Street Resurfacing  
Foust Road Widening  
Swaploader/ Leaf Truck  
Brush Truck  
Lake Michael Dam  
Repairs  
Cates Farm Park  
Grass Tractor

# Space & Personnel Study

1. Identify and assess current space
2. Current space, space needs, & deficits
3. Assess demographic projections
4. Determine workforce needs
5. Prioritize needs based on
  - a. identified space deficit
  - b. the greatest need
  - c. functionality, responsibilities, efficiency
6. Recommend 10-year plan of action
7. Estimate probable costs







# QUESTIONS

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**VOTE**  
**JUNE 3,**  
**2020,**  
**6:00 PM**

Fee Schedule  
Effective July 1, 2020  
*Schedule Subject to Change Upon Approval by City Council*

Engineering Construction Plan Review and Inspection Fees			
Public/Private Streets & Alleys		Public/Private Storm Sewer Lines	
Review/Inspection/Certifying acceptance of street - per lineal-centerline foot of street	\$2 \$3	Review/Inspect/Certify per centerline foot in public right of way/easement <del>Inspecting backfill, trench compaction per lf of sewer line</del>	<del>\$1</del> \$2
Driveway inspection within the street right-of-way per driveway	<del>\$50</del> \$100	Review/Inspection per centerline foot in private drainage easement (residential)	\$1
Sidewalks			
Sidewalk Inspection/Certifying in street right of way (when installed with driveway)	\$100	Review/Inspection/Certifying of public sidewalk/multi-usepath/in street right of way or easement per centerline foot	\$1
Water and Sewer Lines Requiring Permit		Water & Sewer Services	
Review/Inspection/Permitting/Certifying per centerline foot of water acceptance of street - per lineal-centerline foot of street	<del>\$1.50</del> \$2.50	Main line tap inspection to the right of way for single family property line	<del>\$50</del> \$100 water, \$100 sewer
Review/Inspection/Permitting/Certifying per centerline foot of sewer	<del>\$1.50</del> \$2.50	Main line tap inspection to the building for multi-family/commercial/industrial	\$500 water \$500 sewer
Sewer Pump Stations requiring Permits		Stormwater Management	
Plan Review	\$5,000	Overall plan review for compliance	\$2,500
Inspection	\$5,000	Review/inspection per device	\$1,500
Driveway Pipe Installation			
		12-inch RCP	\$15 per lf
		15-inch RCP	\$18 per lf
		18-inch RCP	\$22 per lf

# Proposed Fee Increase – Development Fees

- Engineering costs increasing
- Almost doubles the fees
- Increases revenues to offset fund balance
  - General Fund \$101,491
  - Utility Fund \$96,949
- Increases engineering budget \$70,000
- Within the norm of our peers



The Mebane City Council held a continued meeting at 6:00 p.m., Monday, June 3, 2020. The June 1, 2020 meeting was continued per G.S. 166A-19.24, which states that when a public body conducts a public hearing as a remote meeting, it must allow for written comments on the subject of the public hearing to be submitted between publication of any required notice and 24 hours after the public hearing. Due to public health concerns related to COVID-19, the meeting was held virtually via Zoom.

Council Present via Zoom:

Mayor Pro-Tem Jill Auditori  
Councilmember Everette Greene  
Councilmember Sean Ewing  
Councilmember Tim Bradley  
Councilmember Patty Philipps

Council Absent:

Mayor Ed Hooks

Board of Adjustment Present via Zoom:

Rick Smith

City Staff Present at City Hall:

Assistant City Manager Chris Rollins  
City Attorney Lawson Brown  
City Clerk Stephanie Shaw  
IT Director Kirk Montgomery  
Development Director Cy Stober

City Staff Present via Zoom:

City Manager David Cheek  
Finance Director Jeanne Tate

*Per the requirement of G.S. 166A-19.24 all votes were conducted by roll call. All votes were unanimous except for item 5a. as stated below.*

Mayor Pro-Tem Auditori called the meeting to order and asked everyone to pause for a moment of silence. She then explained the required 24-hour wait to receive public comments before Council voting. She noted that the only items being voted on at this meeting are the public hearing items continued from Monday, June 1, 2020.

Mayor Pro-Tem Auditori announced that item 5d was voted unanimously to be continued until the July 6, 2020 meeting per request of the applicant due to a death in the family, therefore that public hearing will not be considered at this meeting. Also, item 5j will be voted on directly after item 5a.

- d. Rezoning- 5 Parcels Located at and Adjacent to 1218 and 1228 S. Fifth Street from R-20 (Single Family Residential) to B-2 (General Business) from Dogwood Properties Development Corporation

Mayor Pro-Tem Auditori called for a vote to close the Public Hearing on item 5a as no additional public comments were received.

- 5a. 2020-21 Budget Ordinance & 2021-2025 Capital Improvement Plan (CIP)

Mr. Greene made a motion, seconded by Ms. Philipps, to close the Public Hearing. The motion carried unanimously. Mayor Pro-Tem Auditori then opened the floor for discussion.

Mr. Bradley said in a budget where most of the requests by department heads were not filled, we're using more fund balance and borrowing money in a time where revenues are uncertain. He said the choice of approving a more conservative budget during this time, with the option to move forward with capital expenditures or loans at a later time should the revenues prove to be more than projected, would reassure the citizens that the City is taking these uncertain times very seriously, as well as respecting the fact that many of them are out of work.

Ms. Philipps said she feels that the budget as presented does take into consideration the hardships that many of the citizens are facing right now and there is an opportunity to decide later whether to move forward. She said removing projects for show is not productive. Ms. Philipps made a motion, seconded by Mr. Ewing, to approve the budget as presented, including the development system fees increases. The vote was split 2-2. Ms. Philipps and Mr. Ewing, ayes. Mr. Bradley and Mr. Greene, nays. Due to the tie, Mayor Pro-Tem called for another vote in which she herself voted to break the tie as allowed as she is acting as Mayor. Mr. Bradley and Mr. Greene, nays. Mr. Ewing, Ms. Philipps and Mayor Pro-Tem Auditori, ayes. The motion passed with a 3-2 vote.

Mayor Pro-Tem Auditori called for a vote on the CIP. Ms. Philipps said she thinks the CIP is an aspirational document rather than a concrete document, therefore voting in favor of the CIP is voting to improve the infrastructure and progress of our City. She does not think it means Council is committing all of the money to be spent right now as the times are uncertain and we do not know how we are going to move forward. Ms. Philipps said she would like to make a motion to approve the CIP with the understanding that moving forward we are unsure about what may happen. Mr. Cheek said the CIP is like the City's long-range development plan, it is a plan and in Mebane's case it is highly aspirational and this year's CIP especially did not have as much work put into it due to COVID-19 because budget work sessions were not held like they normally are. He said the Council's approval of the CIP is not an appropriation of money. It is an idea of what is "coming down the pipe" for Mebane regarding infrastructure and some of the bigger projects.

Ms. Philipps moved forward with her motion, seconded by Mr. Ewing, to approve the 2021-2025 CIP. Mayor Pro-Tem Auditori called for a roll call vote. Mr. Greene and Mr. Bradley, nay. Ms. Philipps, Mr. Ewing and Mayor Pro-Tem Auditori, ayes. The motion passed with a 3-2 vote.

Mayor Pro-Tem Auditori introduced item 5j, stating that a public comment was received and should be heard prior to closing the public hearing.

5j. Board of Adjustment- The Meadows, Southwick Place (6) Variances to Reduce Front Setbacks from 25' to 20' on Lots 106 – 109, 112, & 113

Board of Adjustment member Rick Smith joined the public hearing remotely via phone conference. James Parker, Owner/Developer with Bowman Road Partners, also joined the meeting remotely via Zoom conference call.

Mr. Parker read aloud the following letter and requested that it be submitted into the record.

June 3, 2020

RE: Variance Request – The Meadows

To whom it may concern:

On behalf of Bowman Road Partners, LLC as developer/applicant of the subject property and for the benefit of owner and home builder, Capitol City Homes, LLC, this variance request is made due to the financial hardship resulting and pertaining to the affected lots.

The slopes on these lots encroach significantly on the buildable area and create nearly insurmountable design and usability concerns. The reduction in the usable building envelope reduces the average size of any potential home sited so as to make such lot unmarketable.

Further, the affected lots are located in a cul-de-sac which cannot now be re-designed. With the variance, all the home fronts will align to provide uniformity.

The variance will allow the homes that are presold on the affected lots to be built allowing for flat backyards that are a premium. The variance will allow the homes to be built and designed appropriately on the affected lots in line with market desirability.

Capitol City Homes respectfully requests that you grant the requested variance. Thank you for your consideration.

Sincerely,



Jennifer D. Scott, General Counsel  
SHIPMAN & WRIGHT, LLP

Mr. Ewing made a motion, seconded by Mr. Greene, to close the public hearing. The motion carried unanimously per the roll call.

Mr. Greene said during the original approval of the project Council accepted the waiver condition of reducing the front setback from 30-feet to 25-feet and questioned Mr. Parker as to whether now another 5-foot reduction is needed because the builder cannot find a product or have another plan drawn to fit on the lots. Mr. Parker replied yes, that is what the builder said. He said this additional setback reduction will only affect 6 lots out of 320. Mr. Greene said exceptions have already been made to accommodate this subdivision and he questions the fact that the builder cannot find another product to fit the lots as originally approved.

Ms. Philipps said she has concerns with a 20-foot front setback. She feels there will be an issue with cars overhanging the sidewalk. She said she does understand that the 6 lots are in a cul-de-sac and would not impede traffic in anyway and she is not in favor of pushing the lots further back on the lots as there is a stream that runs behind the lots. She said she supports Mr. Greene's idea that there must be another product that will fit on these lots without having to reduce the front setback again.

Mr. Parker said the builder stated they do not have a product that would work. He also said that some of these are presold homes that were picked out by the buyers for these lots. He said he would like for everyone to understand that the front setback for the subdivision is 20-feet and some of the homes could be at 20-foot. He said the request here is that the garage be allowed at 20-feet on these 6 lots. He explained that the original plan was approved with a 20-foot setback with the condition that the garages could not be closer than 25-feet. In this case they are just asking for these 6 lots that the garages be allowed at 20-feet.

Ms. Philipps said it seems that these homes would be agreeable with the other homes in the subdivision and frankly she would rather not see them pushed farther back due to environmental issues. She also stated it is only a few homes that would be affected in a rather large subdivision. She asked Mr. Brown if the request meets the requirements of a variance as a hardship. Mr. Brown said the Legislature changed the rules on hardships to allow a more liberal interpretation of a hardship. Qualifying hardships can be financial, environmental, etc.

Mr. Rollins said as a reminder about this subdivision is that one of the other approved restrictions that was offered by the developer was that no more than 50% of the frontage of the homes was taken up by the garage and that restriction would still pertain. Mr. Parker confirmed.

Mr. Ewing questioned what countermeasures would be enacted so this type of situation can be avoided in the future. Mr. Parker said as he stated Monday night, this was an error on the builder's part by not looking closely at the lots and the plans that were approved before he purchased and it was an error on our part, as the developers, to not confirm with the builder that he had done those things. He said moving forward with the next phases they will try to keep the building envelopes flat as possible and the slopes, if needed, only begin at the edge of the building envelope lines. This particular location was tricky as they were trying to utilize as much of the land as they could but keep in mind that there is a lot of open space areas that are remaining natural.

Mr. Greene, seconded by Ms. Philipps, made a motion to deny the six (6) variance requests as presented. Mr. Greene's remote connection was lost so Mayor Pro-Tem Auditori called for a brief recess to allow Mr. Greene to reconnect.

Upon Mr. Greene's reconnection, Mayor Pro-Tem Auditori called the meeting back to order. The motion carried unanimously per the roll call vote.

Mayor Pro-Tem Auditori called for a vote to close the Public Hearing on item 5b as no additional public comments were received.

- b. Ordinance to Extend the Corporate Limits- Voluntary Contiguous Annexation – The White House on Washington

Mr. Ewing made a motion, seconded by Mr. Greene, to close the public hearing. The motion carried unanimously per the roll call. Ms. Philipps made a motion, seconded by Mr. Greene to adopt of an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 7.85 acres. The motion carried unanimously per the roll call vote.

Mayor Pro-Tem Auditori called for a vote to close the Public Hearings on items 5c and 5e as no additional public comments were received.

- c. Ordinance to Extend the Corporate Limits – Voluntary Contiguous Annexation- Mebane Oaks, Lot 3
- e. Rezoning- +/-1.2 Acres of +/-8.10 Acres Located South of 1311 Mebane Oaks Road from R-20 (Single Family Residential) & CU-B-2 (Conditional Use – General Business) to B-2(CD) (General Business Conditional Zoning District) from Hendon Properties, LLC.

Mr. Greene made a motion, seconded by Ms. Philipps, to close both public hearings. The motion carried unanimously per the roll call.

Mayor Pro-Tem Auditori called for a vote on item 5e, the rezoning request, first. Mr. Bradley made a motion, seconded by Ms. Philipps, approve the B-2(CD) rezoning as presented and finds that it is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The motion carried unanimously per the roll call vote.

Mayor Pro-Tem Auditori called for a vote on item 5c, the annexation request. Ms. Philipps made a motion, seconded by Mr. Ewing, to adopt of an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 1.78 acres. The motion carried unanimously per the roll call vote.

Mayor Pro-Tem Auditori called for a vote to close the Public Hearings on items 5f and 5g as no additional public comments were received.

- f. Rezoning- +/-4.90 Acres Located at 101 & 103 South Fifth Street from M-1 (Heavy Manufacturing) & B-3 (Neighborhood Business) to B-2 (CD) (General Business Conditional Zoning District) from Buffaloe Brothers Investments, LLC
- g. Special Use Permit to Allow a Planned Multiple Occupancy Group at 101 & 103 South Fifth Street from Buffaloe Brothers Investments, LLC

Mr. Greene made a motion, seconded by Mr. Bradley, to close both public hearings. The motion carried unanimously per the roll call.

Mayor Pro-Tem Auditori called for a vote on item 5f, the rezoning request. Ms. Philipps made a motion, seconded by Mr. Ewing, to approve the B-2(CD) rezoning as presented and finds that it is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request is for a property within the City's G-1 Mixed Use Primary (I) Growth Area "Downtown", which is intended to be "...support this central business district containing a mix of stores, restaurants, old industrial, institutional and residential land uses ..." (Mebane CLP, pp.17, 68, & 69). The motion carried unanimously per the roll call vote.

Mayor Pro-Tem Auditori called for a vote on item 5g, the special use permit request. Ms. Philipps made a motion, seconded by Mr. Greene, to approve the special use request for a Planned Multiple Occupancy Group as presented and finds that the request is both reasonable and in the public interest because it finds that it:

1. Will not materially endanger the public health or safety;
2. Will not substantially injure the value of adjoining or abutting property;

3. Will be in harmony with the area in which it is located; and will be in conformity with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*.
4. Will be in conformity with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*.

The motion carried unanimously per the roll call vote.

Mayor Pro-Tem Auditori called for a vote to close the Public Hearings on items 5h and 5i as no additional public comments were received.

- h. Rezoning +/-92.8 Acres Immediately North & South of 2125 Senator Ralph Scott Parkway From B-2 (General Business) to M-2 (Light Manufacturing) from Samet Corporation
- i. Rezoning +/-6.6 Acres North of 2125 Senator Ralph Scott Parkway from MHP (Mobile Home Park) to M-2 (Light Manufacturing) from the Cities of Mebane and Graham

Mr. Greene made a motion, seconded by Mr. Bradley, to close both public hearings. The motion carried unanimously per the roll call.

Mayor Pro-Tem Auditori called for a vote on item 5h, Samet's rezoning request. Ms. Philipps made a motion, seconded by Mr. Bradley, to approve the M-2 rezoning request as presented and finds that the request is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request Serves Mebane CLP Growth Management Goal 1.7 by "Continuing to support industrial development at existing industrial parks near I-40/85" (pp. 17 & 84). The motion carried unanimously per the roll call vote.

Mayor Pro-Tem Auditori called for a vote on item 5i, City of Mebane's rezoning request. Ms. Philipps made a motion, seconded by Mr. Greene, to approve the M-2 rezoning request as presented and finds that the request is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request Serves Mebane CLP Growth Management Goal 1.7 by "Continuing to support industrial development at existing industrial parks near I-40/85" (pp. 17 & 84). The motion carried unanimously per the roll call vote.

Mayor Pro-Tem Auditori called for a vote to close the Public Hearing on item 5k as no additional public comments were received.

- k. Proposed Text Amendment to the Mebane Unified Development Ordinance (UDO), Article 4 to allow Fruit & Vegetable Stands as a Temporary Use in B-1 (Central Business District) Zoning Districts

Mr. Greene made a motion, seconded by Mr. Ewing, to close the public hearing. The motion carried unanimously per the roll call. Mr. Ewing made a motion, seconded by Mr. Greene, to approve the text amendment as presented and finds that the request is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request serves Mebane CLP Growth Management Goal 1.1, Goal 1.2 and goals and objectives of the adopted *Downtown Vision Plan*. The motion carried unanimously per the roll call vote.

Council stated they have received many positive comments in regard to the Council meetings being streamed live on YouTube and requested that it continue even after the virtual meetings have ended.

Mr. Ewing added that he received a letter from a citizen thanking the Recreation and Parks Director Aaron Davis, Asst. Athletic Programs Supervisor Matt Simmons and Community Park Supervisor Cy Allmond for installing blue bird houses throughout the Community Park. He also thanked the Public Works employees for doing a great job in keeping the City clean.

Mr. Cheek announced that installation of the new fitness court has begun at the Community Park.



There being no further business, the meeting was adjourned at 6:53pm.

Attest: \_\_\_\_\_  
Stephanie W. Shaw, City Clerk

\_\_\_\_\_  
Ed Hooks, Mayor

DRAFT



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## AGENDA ITEM #5B

### Hazard Mitigation Plan Resolution

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#### Presenter

Kyle Smith, Utilities Director  
Bob Louis, Fire Chief

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#### Public Hearing

Yes  No

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#### Summary

The Eno-Haw Regional Hazard Mitigation Plan is an update to the approved Eno-Haw Regional Hazard Mitigation Plan prepared in 2015, which includes participation from Alamance, Durham, Orange and Person Counties and their incorporated jurisdictions. The plan is required to be reviewed and updated every five years and will ensure all jurisdictions remain eligible for federal disaster assistance. The North Carolina Division of Emergency Management and the Federal Emergency Management Agency will receive a draft of the Eno-Haw Regional Hazard Mitigation Plan to review and approve pending the completion of local approvals.

---

#### Background

The Eno-Haw Regional Hazard Mitigation Plan was developed to fulfill obligations of North Carolina General Statutes, Chapter 166A: North Carolina Emergency Management Act and Section 322: Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act. This plan was prepared in coordination with FEMA Region IV and the North Carolina Division of Emergency Management to ensure it meets all applicable federal and state planning requirements.

---

#### Financial Impact

N/A

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#### Recommendation

Staff recommends approval.

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#### Suggested Motion

I make a motion to adopt, by way of resolution, the "Eno-Haw Regional Hazard Mitigation Plan".

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#### Attachments

1. Resolution
2. Eno-Haw Regional Hazard Mitigation Plan (sent as additional Sharefile item due to large file size\*)  
<https://cityofmebane.sharefile.com/d-s2910ef52f1b46cda>

\* Plan can be made available in hard or digital copy upon request

**City of Mebane City Council  
RESOLUTION OF ADOPTION  
THE ENO-HAW REGIONAL HAZARD MITIGATION PLAN**

**WHEREAS**, the City of Mebane is vulnerable to an array of natural hazards that can cause loss of life and damages to public and private property; and

**WHEREAS**, the City of Mebane desires to seek ways to mitigate situations that may aggravate such circumstances; and

**WHEREAS**, the development and implementation of a hazard mitigation plan can result in actions that reduce the long-term risk to life and property from natural hazards; and

**WHEREAS**, it is the intent of the Mebane City Council to protect its citizens and property from the effects of natural hazards by preparing and maintaining a local hazard mitigation plan; and

**WHEREAS**, it is also the intent of the Mebane City Council to fulfill its obligation under North Carolina General Statutes, Chapter 166A: North Carolina Emergency Management Act and Section 322: Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act to remain eligible to receive state and federal assistance in the event of a declared disaster affecting the City of Mebane; and

**WHEREAS**, the City of Mebane, in coordination with all other participating jurisdictions of the Eno-Haw Region, has prepared a regional hazard mitigation plan with input from the appropriate local and state officials; and

**WHEREAS**, the North Carolina Division of Emergency Management and the Federal Emergency Management Agency will receive a draft of the Eno-Haw Regional Hazard Mitigation Plan to review for legislative compliance and approve pending the completion of local adoption procedures;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Mebane hereby:

1. Adopts the Eno-Haw Regional Hazard Mitigation Plan; and
2. Agrees to take such other official action as may be reasonably necessary to carry out the proposed actions of the Plan.

This the 6<sup>th</sup> day of July, 2020.

\_\_\_\_\_  
Ed Hooks, Mayor

ATTEST:

\_\_\_\_\_  
Stephanie W. Shaw, City Clerk

(SEAL)



# AGENDA ITEM #5C

## Major Subdivision Final Plat for The Townes at Oakwood Square, Phase 1

### Presenter

Cy Stober, Development Director

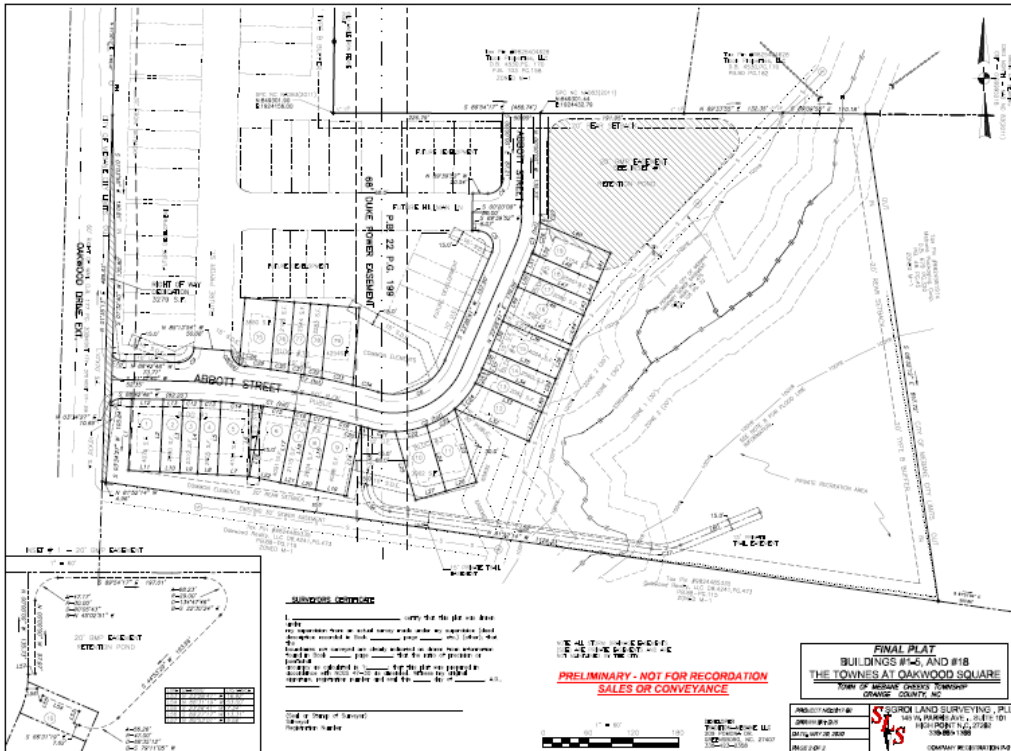
### Applicant

Tradition-Mebane, LLC  
209 Pomona Drive  
Greensboro, NC 27407

### Public Hearing

Yes  No

### Final Plat



### Property

1002 – 1020;  
1024 – 1046  
(even) Abbott Street, Mebane,  
Orange County

GPIN  
9824491111

### Proposed Zoning

N/A

### Current Zoning

R-6

### Size

+/- 10.34 acres

### Surrounding Zoning

R-20 & R-6

### Surrounding Land Uses

Residential,  
Industrial, Vacant

### Utilities

Extended at  
developer's  
expense.

### Floodplain

Yes

### Watershed

No

### City Limits

Yes

---

**Summary**

Tradition-Mebane, LLC, is requesting approval of the Final Plat for Subdivision and Right of Way and utility easement dedication at the The Townes at Oakwood Square townhomes, approved as a special use by City Council 05/07/18. This Final Plat will include 24 townhome lots in 6 buildings; +/-852 linear feet of streets; +/-1.14 ac of dedicated right of way; and +/-7.42 ac in dedicated private recreation and common area, including a pedestrian bridge.

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plan to reflect comments. All infrastructure has been completed to the City of Mebane specifications. All infrastructure not completed shall be bonded or a letter of credit provided prior to recordation.

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**Financial Impact**

The developer has extended utilities at his own expense.

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**Recommendation**

Staff recommends approval of the Final Plat.

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**Suggested Motion**

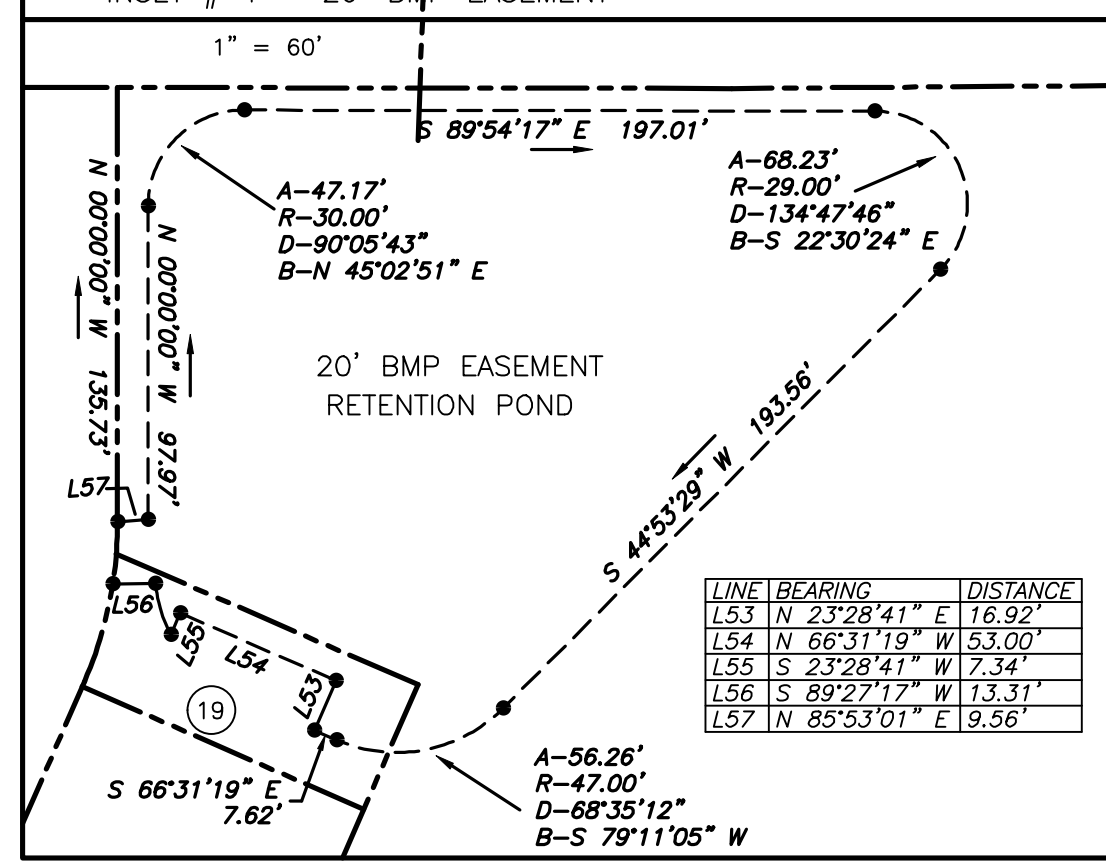
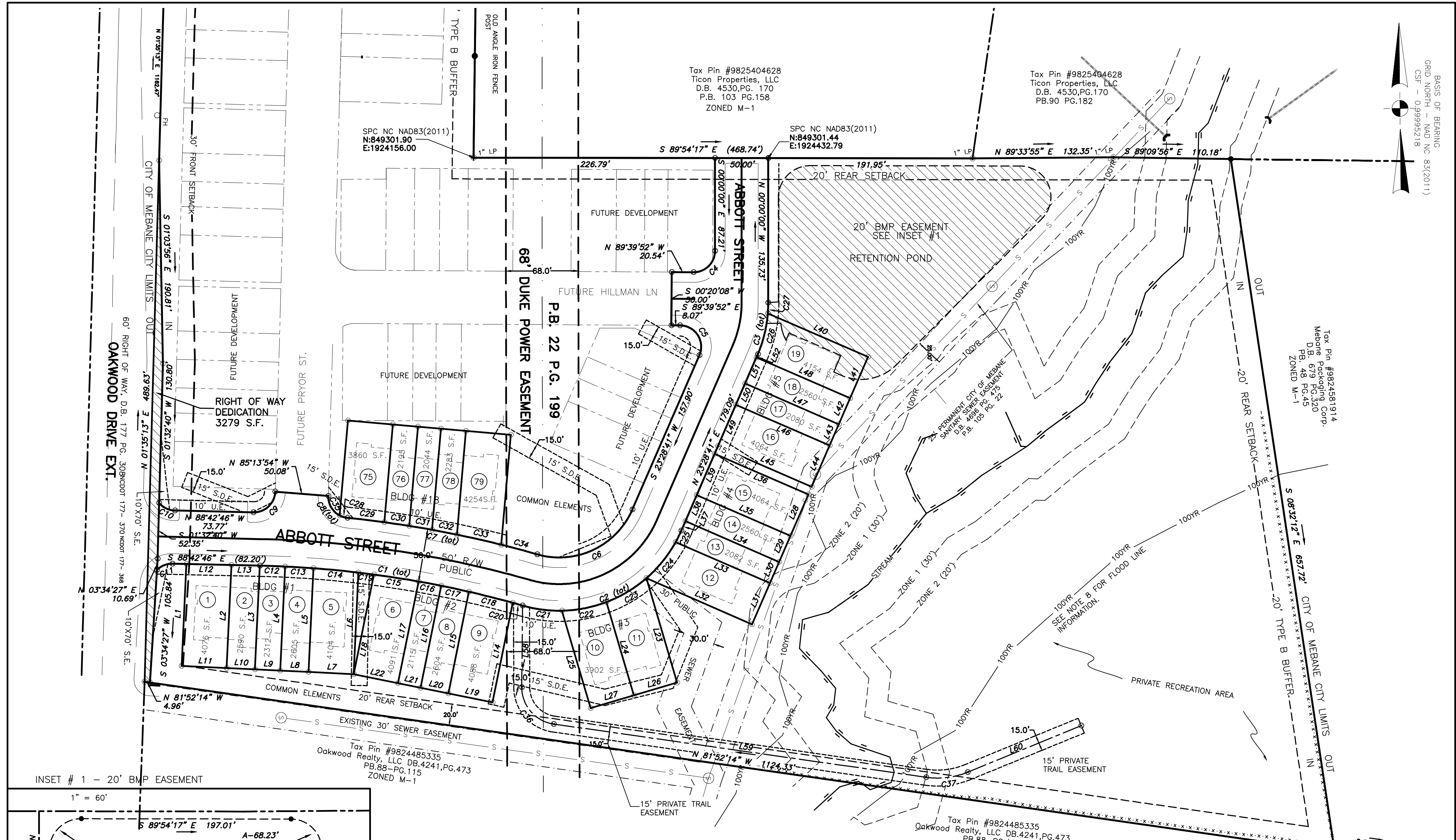
Motion to approve the final plat as presented.

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**Attachments**

1. Final Plat





**SURVEYORS CERTIFICATE**

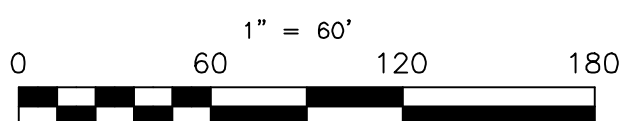
I, \_\_\_\_\_, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book \_\_\_\_\_, page \_\_\_\_\_, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book \_\_\_\_\_, page \_\_\_\_\_; that the ratio of precision or positional accuracy as calculated is 1:\_\_\_\_\_; that this plat was prepared in accordance with NCGS 47-30 as amended. Witness my original signature, registration number and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., \_\_\_\_\_.

LINE	BEARING	DISTANCE
L53	N 23°28'41" E	16.92'
L54	N 66°31'19" W	53.00'
L55	S 23°28'41" W	7.34'
L56	S 89°27'17" E	13.31'
L57	N 85°53'01" E	9.56'

(Seal or Stamp of Surveyor)  
Surveyor  
Registration Number

NOTE: ALL STORM DRAINAGE EASEMENTS (SDE) ARE PRIVATE EASEMENTS AND ARE NOT MAINTAINED BY THE CITY.

**PRELIMINARY - NOT FOR RECORDATION  
SALES OR CONVEYANCE**



DEVELOPER  
TRADITION-MEBANE, LLC  
209 POMONA DR.  
GREENSBORO, NC. 27407  
336-423-2358

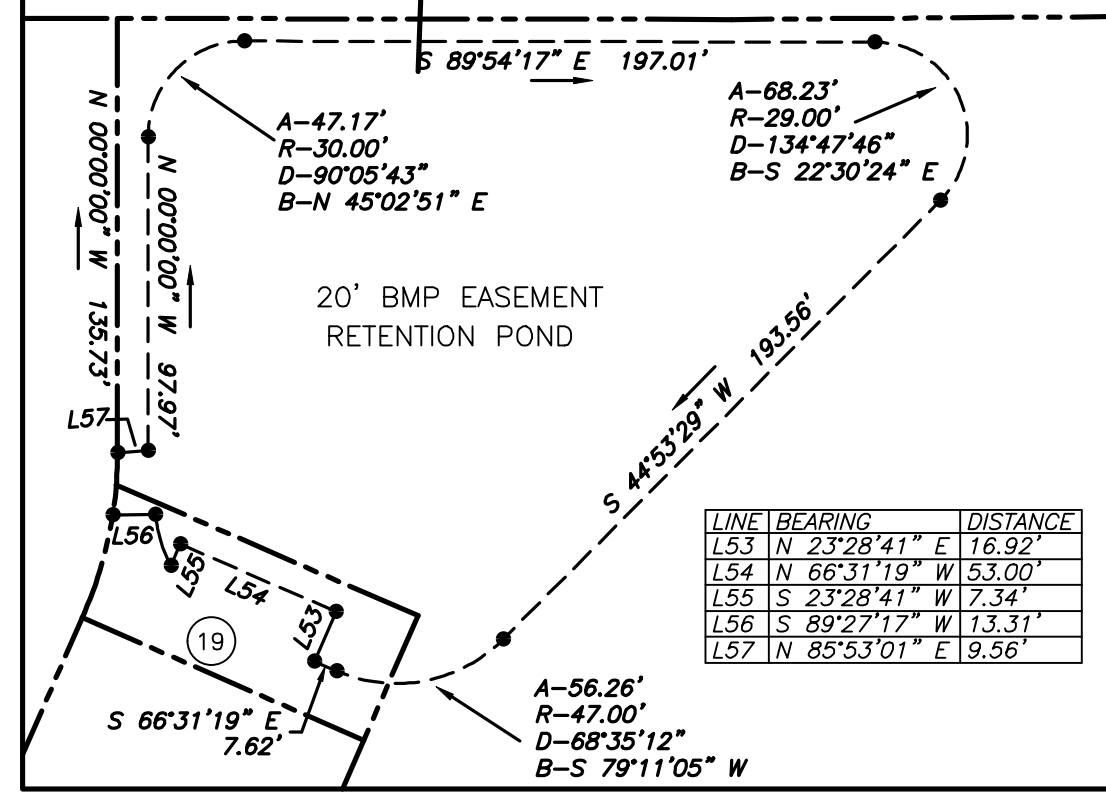
**FINAL PLAT**  
BUILDINGS #1-5, AND #18  
THE TOWNES AT OAKWOOD SQUARE  
TOWN OF MEBANE CHEEKS TOWNSHIP  
ORANGE COUNTY, NC

PROJECT NO: 2017-92  
DRAWN BY: DJS  
DATE: MAY 20, 2020  
PAGE 2 OF 2

**SLS** SGROI LAND SURVEYING, PLLC.  
145 W. PARRIS AVE., SUITE 101  
HIGH POINT N.C. 27262  
336-885-1366  
COMPANY REGISTRATION P-0136

INSET # 1 - 20' BMP EASEMENT

1" = 60'





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## AGENDA ITEM #5D

### Recommendation to the Alamance County Commissioners for Reappointment to the Alamance County Library Committee

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#### Presenter

Lawson Brown, City Attorney

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#### Public Hearing

Yes  No

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#### Summary

Courtney Doi is requesting to continue serving as one of Mebane's trustees on the Alamance County Library Committee.

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#### Background

Mebane is allowed two (2) trustees to serve on the Alamance County Library Committee. Ms. Doi has served two terms. She was first appointed in 2016 and reappointed in 2018. During her first year on the Library Committee she served as the Library Committees representative on the County's Strategic Planning Committee and during her second year she served as the Chair of the Library Committee and she still serves in that capacity.

The Alamance County Commissioners amended the Library Committee Bylaws on June 1, 2020 removing the limit of two (2) consecutive terms, therefore Ms. Doi is eligible to be recommended for reappointed if Council so chooses.

---

#### Financial Impact

N/A

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#### Recommendation

Staff recommends that Council make a recommendation for reappointment of Courtney Doi as a Mebane trustee.

---

#### Suggested Motion

I make a motion to recommend Ms. Doi for reappointment by the Alamance County Board of Commissioners to serve as a Mebane trustee on the Alamance County Library Committee.

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#### Attachments

1. Application from Courtney Doi





# City of Mebane

## Boards and Commissions Application

The Mebane City Council has adopted this application for use by individuals interested in appointment to the City's advisory boards and commissions. To ensure that your application will receive full consideration, please answer all questions completely. Return this application either in person, by mail, or by fax to the Mebane Municipal Building, 106 East Washington Street, Mebane, NC 27302, Fax (919) 563-1007.

### Personal Information

Name: Courtney Doi

Home Address: 204 Redberry Ct Mebane

Mailing Address (if different): \_\_\_\_\_

Home Phone: 919-423-9186 Business Phone: n/a

Do you live inside the Mebane City Limits? Yes  No \_\_\_\_\_

In Alamance or Orange County? Alamance

### Board Preference

Are you currently serving on a board or commission of the City of Mebane? Yes \_\_\_\_\_ No   
If so, which one(s)? \_\_\_\_\_

Please list the name(s) of the board(s) to which you are applying or seeking reappointment (you may apply to more than one):

Alamance County Library Board

Why do you wish to serve the City in this capacity? If additional space is needed please attach a separate sheet:

I have served on the library board for two terms - one as chair. I believe strongly in the work they do & enjoy advocating on their behalf.

### Education

Please list your educational background. Include name of all schools attended:

BA UNC Chapel Hill - Journalism & Pol. Science  
MA NC State University - English

**Employment**

Please list the names and address of your current employer, the title of your current position, and a brief description of your job duties.

Name of Employer: Aviso Retention

Address: 615 Grandview Ave Columbus Ohio

Title and Duties:  
Dir of Professional Services - work with colleges  
& universities to implement student services  
software

**Civic Involvement**

Please list the names of all civic organizations in which you currently hold membership:

NC Council on the Holocaust  
Speaker for Holocaust Speakers Bureau

Thank you for your interest in appointment to the City of Mebane's Advisory Boards and Commissions. Individuals selected for appointment will be notified by mail within 5 working days from the City Council meeting at which they have been appointed.



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## AGENDA ITEM #5E

### Odor Control Chemicals Bid Results and Recommendation

#### Presenter

Kyle Smith, Utilities Director

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#### Public Hearing

Yes  No

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#### Summary

The Utilities Department solicited formal bids for odor control chemicals due on June 18<sup>th</sup>, 2020 at 3:00 PM. Invitations to bid were sent out to four known vendors, posted on the City's website and advertised in the local paper on June 3, 2020. Bids were received for pump station odor control chemicals on June 18<sup>th</sup>, 2020. Three bids were received and the low bidder was Southern Environmental Systems from Rock Hill, SC in the amount of \$91,800 at a unit price of \$2.04 per gallon at an estimated 45,000 gallons per year. Contract terms are for a 6-month trial with the option to extend up to an additional 42 months at the same contract unit price. Council approval of the award is required.

---

#### Background

Odor control chemicals are utilized at 10 sewer pump stations throughout the City. The odor control chemicals are introduced at sewer pump stations to assist in the reduction of hydrogen sulfide gas at the pump stations and in the downstream sewer lines. The reduction of the hydrogen sulfide gas helps prolong life of the sewer system and reduce offensive odors downstream of the pump stations.

---

#### Financial Impact

The unit price for odor control chemicals will be reduced from \$2.09 per gallon with our existing contract to \$2.04 per gallon with our new contract. The low bid is within the previously approved budget.

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#### Recommendation

Staff recommends making a contract award to the low bidder, Southern Environmental Systems from Rock Hill, SC in the amount of \$2.04 per gallon of odor control chemical.

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#### Attachments

1. Letter of recommendation
2. Tabulation of bids



June 23, 2020

Mebane City Council  
106 E Washington Street  
Mebane, NC 27302

Subject: Odor Control Chemicals Bid Results

Honorable Mayor and City Council:

Bids for sewer pump station odor control chemicals were received on June 18<sup>th</sup>, 2020 at 3:00 PM at Mebane City Hall. There was good interest in the request for bids as three (3) vendors bid on this project. Bids ranged from \$91,800.00 to \$105,255.00. Attached is a Tabulation of Bids showing the bidders with the amounts of their bids.

We have reviewed the bids and find that Southern Environmental Systems of Fort Mill, SC submitted the lowest responsive bid in the amount of \$91,800.00 based on a unit price of \$2.04 per gallon. We are familiar with Southern Environmental Systems as they have been our odor control chemical supplier since 2015.

This bid is based on a six-month trial of the chemical with the option to extend the contract pricing forty-two (42) additional months at the same unit price per gallon.

We recommend that council award the bid to Southern Environmental Systems in the amount of \$2.04 per gallon of Cal-X Plus odor control chemical.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kyle Smith".

Kyle Smith, P.E.  
Utilities Director



## TABULATION OF BIDS

City of Mebane

Odor Control Chemicals

Thursday, June 18, 2020 at 3:00 P.M.

106 East Washington Street  
Mebane, NC 27302

Bids Opened By: Kyle Smith, P.E.,  
Utilities Director

Bid No. 2020-03

Witnessed By: Jeanne Tate, Finance  
Director

Bidder	Product Name	Unit Price	Cost Extension
Brenntag Mid-South, Inc	Special Cal 66	\$2.07	\$93,150.00
Evoqua Water Technologies LLC	Bioxide	\$2.339	\$105,255.00
Southern Environmental Systems	Cal-X Plus	\$2.04	\$91,800.00

*THIS IS CERTIFIED TO BE A TRUE COPY OF BIDS RECEIVED*



S. Kyle Smith, P.E. – N.C. License No. 039206



# AGENDA ITEM #6

RZ 20-05

Rezoning Request

R-20 to B-2 for Five Properties –  
Dogwood Properties

### Presenter

Cy Stober, Development Director

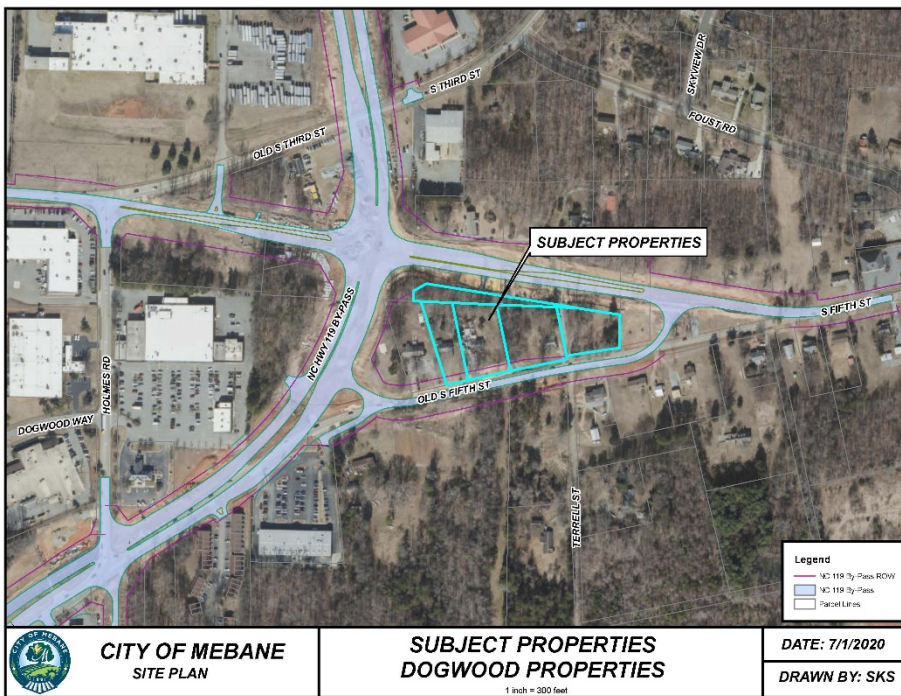
### Applicant

Dogwood Properties & Development Corporation  
1612 Aurora Place  
Wilmington, NC 28405

### Public Hearing

Yes  No

### Zoning Map



### Property

1218 S. Fifth St., 1228 S. Fifth St., Two Unaddressed Parcels on S. Fifth St. &, One Unaddressed Parcel on NC 119 Bypass, Alamance Co. GPINs  
9814451870  
9814359762  
9814357699  
9814356678  
9814358953

### Proposed Zoning

B-2

### Current Zoning

R-20

### Size

+/-3.32 acres

### Surrounding Zoning

B-2 & R-20

### Surrounding Land Uses

Vacant, Single-Family Residential, Retail

### Utilities

Onsite – no improvements proposed

### Floodplain

No

### Watershed

No

### City Limits

Yes

---

### Summary

Dogwood Properties & Development Corporation is requesting approval to rezone five (5) properties totaling +/-3.32 acres located at 1218 and 1228 South Fifth Street, as well as two (2) adjacent, unaddressed properties on South Fifth Street and one (1) unaddressed property on NC 119, from R-20 (Single-Family Residential) to B-2 (General Business). The properties are currently vacant lots, some with unoccupied dwellings on them. Their property boundaries were redefined through the right of way acquisition process to support the NC 119 Bypass transportation improvement project.

The properties are in the G-4 Secondary Growth Area but adjacent to the G-1 Mixed Use (III) Cameron Lane Primary Growth Area. They are also <1,000' from the Interstate 40/85 interchange and isolated from nearby properties by the NC 119 Bypass and widened South Third Street. Those properties are single-family residences to the north, east, and south; and commercial to the west and southwest.

---

### Financial Impact

No use or improvements to the properties are proposed at this time but the developer will be required to make any at their own expense.

---

### Recommendation

At their May 11, 2020, meeting, the City of Mebane Planning Board recommended approving the rezoning request as presented by a vote of 8-0.

The Planning staff has reviewed the request for harmony with the surrounding area and consistency with the City's adopted plans and recommends approval.

---

### Suggested Motion

This item will be voted on at the CONTINUED meeting to be held on Wednesday, July 8, 2020 at 6pm.

1. Motion to **approve** the B-2 rezoning as presented; and
2. Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
  - Is for a property within the City's G-4 Secondary Growth Area and is "...generally residential and commercial in nature..." (Mebane CLP, p.66).
3. Motion to **deny** the B-2 rezoning as presented due to a lack of
  - Harmony with the surrounding zoning or land use
  - OR**
  - Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*.

---

### Attachments

1. Zoning Amendment Application
2. Zoning Map
3. Planning Project Report



## APPLICATION FOR A ZONING AMENDMENT

Application is hereby made for an amendment to the Mebane Zoning Ordinance as follows:

Name of Applicant: Dogwood Properties Development Corporation

Address of Applicant: 1612 Aurora Place, Wilmington, NC 28403

Address and brief description of property to be rezoned: Intersection of 119 Byp. & s. Fifth  
1224, 1228, 1230, 1232, 0, 0 South Fifth Street

Applicant's interest in property: (Owned, leased or otherwise) Owner

\*Do you have any conflicts of interest with: Elected/Appointed Officials, Staff, etc.?

Yes  Explain: \_\_\_\_\_ No

Type of re-zoning requested: B-2

Sketch attached: Yes  No

Reason for the requested re-zoning: Rezone residential property to B-2 to match existing  
Commercial zone, clean up a split zoned Tract formed by NCDOT 119 Bypass improvements

Signed: *Janet Hays*

Date: 3/24/2020

Action by Planning Board: \_\_\_\_\_

Public Hearing Date: \_\_\_\_\_ Action: \_\_\_\_\_

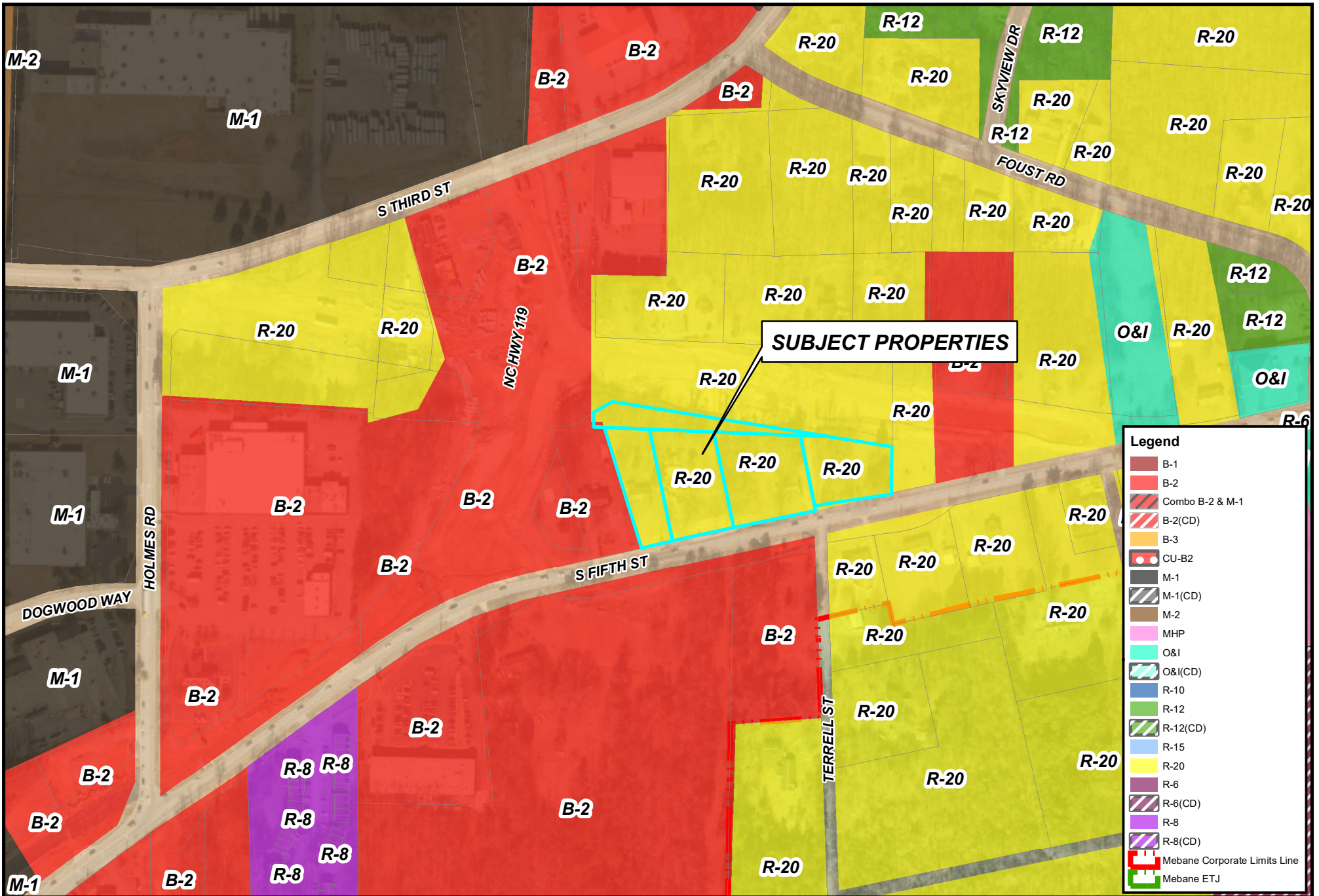
Zoning Map Corrected: \_\_\_\_\_

The following items should be included with the application for rezoning when it is returned:

1. Tax Map showing the area that is to be considered for rezoning.
2. Names and addresses of all adjoining property owners within a 300' radius (Include those that are across the street).
3. \$300.00 Fee to cover administrative costs.
4. The information is due 15 working days prior to the Planning Board meeting. The Planning Board meets the 2<sup>nd</sup> Monday of each month at 6:30 p.m. Then the request goes to the City Council for a Public Hearing the following month. The City Council meets the 1<sup>st</sup> Monday of each month at 6:00 p.m.







**CITY OF MEBANE**  
ZONING MAP

**SUBJECT PROPERTIES**  
**DOGWOOD PROPERTIES**

1 inch = 300 feet

DATE: 5/4/2020

DRAWN BY: SKS

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# PLANNING PROJECT REPORT

DATE	04/30/20
PROJECT NUMBER	RZ 20-05
PROJECT NAME	Dogwood Properties Rezoning
APPLICANT	Dogwood Properties & Development Corporation 1612 Aurora Place Wilmington, NC 28405

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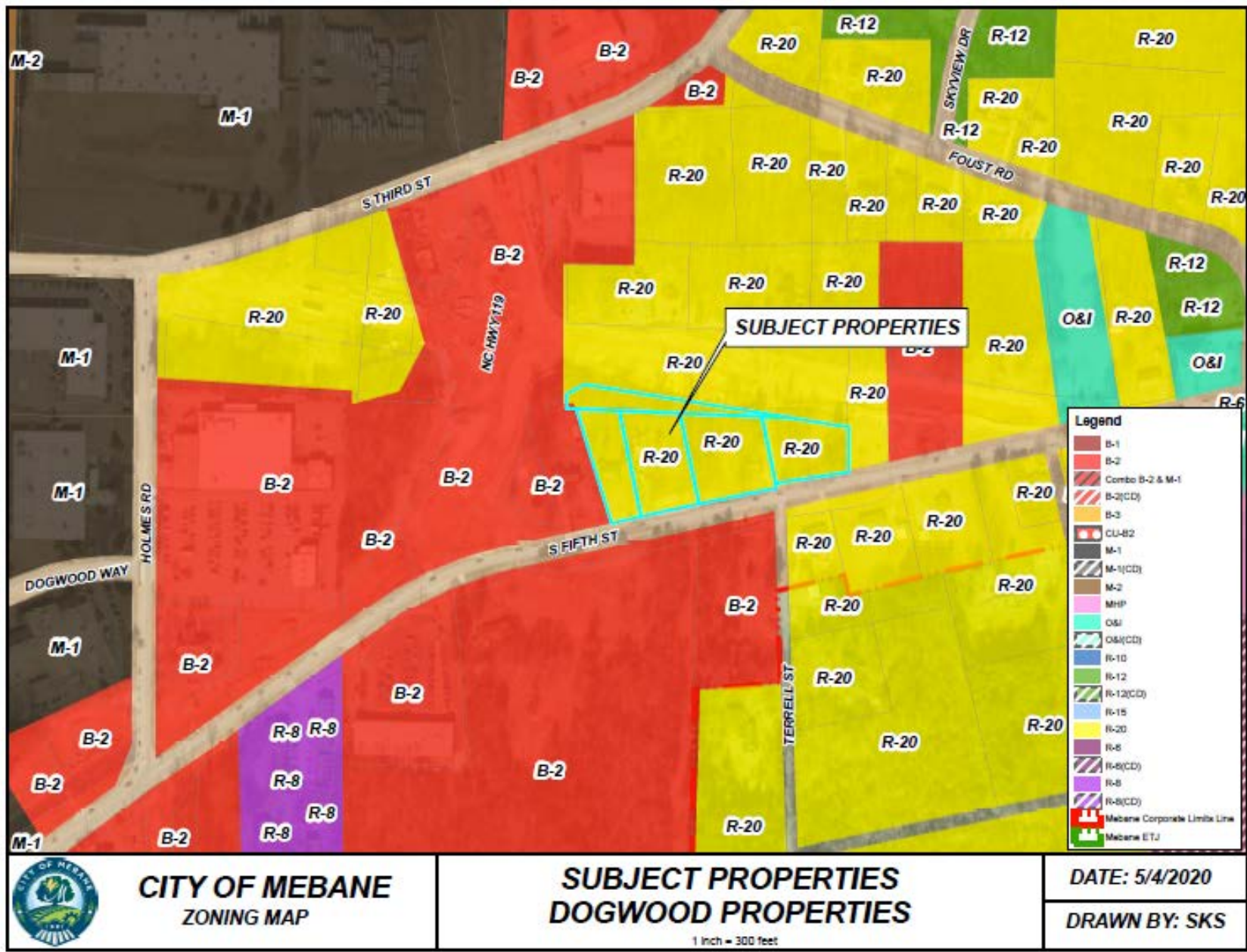
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## ZONING REPORT

EXISTING ZONE	R-20 (Single-Family Residential)
REQUESTED ACTION	Rezoning to B-2 (General Business)
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CURRENT LAND USE	Vacant
PARCEL SIZE	+/-3.32 acres.
PROPERTY OWNERS	Dogwood Properties & Development Corporation 1612 Aurora Place Wilmington, NC 28405 GPINs 9814451870, 9814359762, 9814357699, 9814356678, 9814358953
LEGAL DESCRIPTION	Five (5) properties totaling +/-3.32 acres located at 1218 and 1228 South Fifth Street, as well as two (2) adjacent, unaddressed properties on South Fifth Street and one (1) unaddressed property on NC 119, are proposed for rezoning from R-20 (Single-Family Residential) to B-2 (General Business). These properties' boundaries were redefined through the right of way acquisition process for the NC-119 Bypass project.
AREA ZONING & DISTRICTS	All properties to the south and west are zoned B-2 (General Business); all properties to the north and east are zoned R-20 (Single-Family Residential). There are B-2 zoning districts within 100 feet to the east of the subject properties.
SITE HISTORY	The properties served as large-lot single-family residences until the NC 119 Bypass began construction.

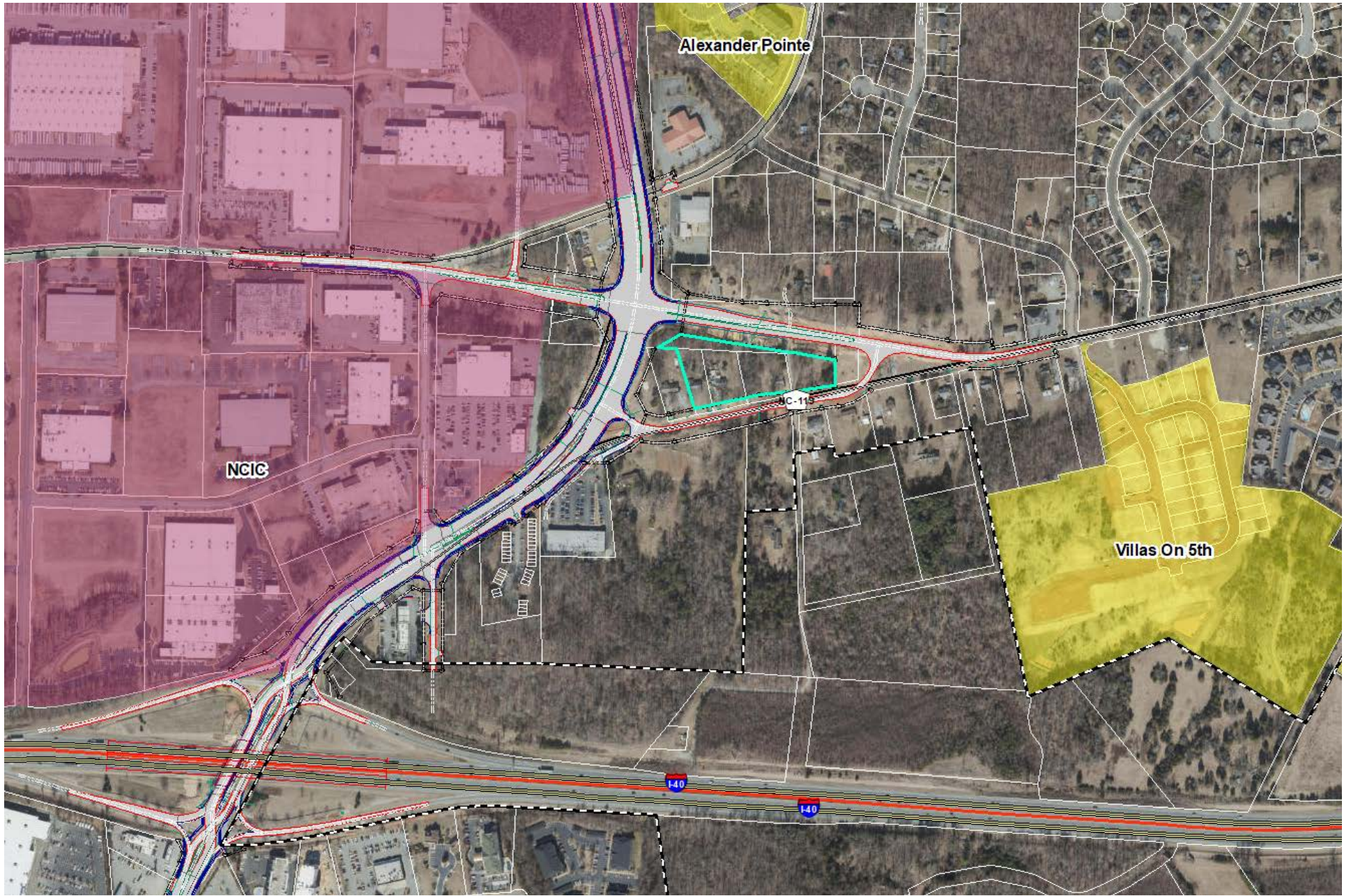
### STAFF ANALYSIS

CITY LIMITS?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED USE BY-RIGHT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SPECIAL USE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
EXISTING UTILITIES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
POTENTIAL IMPACT OF PROPOSED ZONE	The proposed zoning district will be a continuance of the business district that is focused around the interchange of NC 119 and Interstate 40/85. It will introduce business districts in an area that was historically residential but will be changed due to the presence of NC 119 Bypass and its intersection with the South Third Street Extension. The new intersection of South Third Street and NC 119 Bypass creates a high-traffic opportunity for business development on these properties, which are highly visible and accessible to traffic on these thoroughfares. Said thoroughfares also significantly separate the proposed B-2 zoning districts from neighboring residential zoning districts.



## LAND USE REPORT

EXISTING LAND USE	Vacant
PROPOSED LAND USE & REQUESTED ACTION	Five (5) R-20-zoned properties totaling +/-3.32 ac are proposed for rezoning to B-2 (General Business).
PROPOSED ZONING	B-2 (General Business)
PARCEL SIZE	+/-3.32 acres
AREA LAND USE	All properties to the north, east, and south are used for single-family residences. The properties to the west and southwest are used for general business retail centers. The properties immediately to the west are vacant, zoned B-2, and owned by the applicant. The Interstate 40/85 interchange is <1,000' from this property, which has a frontage on NC 119 and NC 119 Bypass. The South Third Street/NC 119 Bypass is introducing new traffic patterns and land use environments to this area.
ONSITE AMENITIES & DEDICATIONS	None at this time.
WAIVER REQUESTED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	
<b>CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY</b>	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-4 Secondary Growth Area
OTHER LAND USE CONSIDERATIONS	Property is adjacent to the G-1 Mixed-Use (III) "Cameron Lane Area" Primary Growth Area.
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	N/A
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	



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## UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	The onsite utilities currently served the single-family uses of the properties. Any change to this use and/or the onsite utilities will be resolved by the City's Utilities and Engineering Departments, who serve on the Technical Review Committee (TRC).
UTILITIES PROVIDED BY APPLICANT	None at this time
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City is able to continue to serve the properties at similar volumes as the single-family homes historically demanded. Significant changes to this onsite demand will require further evaluation by the City Utilities Director and Engineer.
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>TRANSPORTATION NETWORK STATUS</b>	
CURRENT CONDITIONS	The road network for this area is actively being redefined as the NC 119 Bypass is opened for use. This is redirecting traffic from South Fifth Street and relieving its intersection with Holmes Lane. Historically, South Fifth Street (NC 119) is a North Carolina route with an average daily traffic volume of 10,000 trips per day at this location. It has a current Level Of Service (LOS) D and is projected to have a LOS D in 2040. It has a Safety Score of 88.9, which reflects a high number of traffic incidents on this road section since 2014, including 25 injuries, two of which resulted in serious injuries.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	None at this time. Will be determined with either a Zoning Permit for a specific use that will be reviewed by the City's TRC.
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input type="checkbox"/> YES <input type="checkbox"/> NO N/A
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	N/A



**STAFF RECOMMENDATION**

**STAFF ZONING RECOMMENDATION**       APPROVE    DISAPPROVE

**STAFF SPECIAL USE FINDING**       CONSISTENT    NOT CONSISTENT.....WITH *MEBANE BY DESIGN*

**RATIONALE**

The proposed development “Dogwood Properties Rezoning” is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. It is adjacent to a Mixed Use Primary Growth Area, in close proximity to the interstate interchange, and is isolated from other properties by the presence of heavily-used state-maintained thoroughfares. Any development of the properties will require a site plan to be reviewed by the City of Mebane Technical Review Committee.

**PUBLIC INTEREST CONFORMANCE?**

- ENDANGER PUBLIC HEALTH OR SAFETY?**       YES    NO
- SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?**       YES    NO
- HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED?**       YES    NO

**CONSISTENT WITH *MEBANE BY DESIGN*, THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?**

- The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for approval.
- The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies.
- The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, *Mebane By Design*, and, as such, has been recommended for denial.

## Mebane Fire Dept. Monthly Report

	May	Year to Date	% Change from 2019
<b>Structural Response</b>			
<b>Totals</b>	<b>17</b>	<b>87</b>	<b>-5%</b>
<b>Average Personnel Per Response</b>	<b>13</b>	<b>13</b>	
<b>Average Volunteer Response</b>	<b>4</b>	<b>4</b>	
<b>Non Structural Responses</b>			
<b>Totals</b>	<b>49</b>	<b>267</b>	<b>-6%</b>
<b>Total Fire Response</b>	<b>66</b>	<b>354</b>	<b>-6%</b>
<b>Location (Year to Date)</b>	<b>North</b>	<b>South</b>	
<b>Total Number/Percentage</b>	<b>183/52%</b>	<b>171/48%</b>	
<b>Average Fire Response Time</b>	<b>5:21</b>	<b>6:08</b>	
<b>Percentage of Calls Inside City</b>	<b>49%</b>	<b>50%</b>	
<b>Percentage of Calls Outside City</b>	<b>33%</b>	<b>34%</b>	
<b>Percentage of Calls for Mutual Aid</b>	<b>18%</b>	<b>16%</b>	
<b>EMT Response</b>	<b>133</b>	<b>683</b>	<b>-17%</b>
<b>Location (Year to Date)</b>	<b>North</b>	<b>South</b>	
<b>Total Number/ Percentage</b>	<b>380/56%</b>	<b>303/44%</b>	
<b>CPS Seats Checked</b>	<b>2</b>	<b>69</b>	
<b>Seats Distributed</b>	<b>0</b>	<b>0</b>	
<b>Smoke Alarms Checked/Installed</b>	<b>0</b>	<b>11</b>	
<b>Station Tours/Programs</b>	<b>0</b>	<b>4</b>	
<b># of Participants</b>	<b>0</b>	<b>80</b>	
<b>Events Conducted/Attended</b>	<b>6</b>	<b>10</b>	

On Wed, Jun 17, 2020 at 2:32 PM Cy Stober <[cstober@cityofmebane.com](mailto:cstober@cityofmebane.com)> wrote:

Hi Rick,

I hope you are doing well in these trying times. I am writing regarding your four-year term on the City's Board of Adjustment representing the Alamance County Extraterritorial Jurisdiction, which expires at the end of the month. Would you like to request reappointment by the Alamance County Board of Commissioners? If so, we prefer that the City Council recommend you for the position, which just requires your filling out the simple application found here.

Please let me know if you have any questions or concerns.

Regards,

Cy Stober

**From:** Rick Smith

**Sent:** Thursday, June 25, 2020 3:48 PM

**To:** Cy Stober <[cstober@cityofmebane.com](mailto:cstober@cityofmebane.com)>

**Subject:** Re: BOA Term

Hey Cy,

Sorry we're playing phone tag. I am retiring this year and may be spending a lot of time at the coast, so I would not be able to accept another term.

Thanks

Rick