



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, June 6, 2022 in the Council Chambers of the Glendel Stephenson Municipal Building located at 106 East Washington Street.

Councilmembers Present:

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

Also Present:

Chris Rollins, City Manager  
Preston Mitchell, Assistant City Manager  
Lawson Brown, City Attorney  
Stephanie Shaw, City Clerk  
Cy Stober, Development Director  
Ashley Ownbey, Planner  
Daphna Schwartz, Finance Director  
Aaron Davis, Recreation and Parks Director

Mayor Hooks called the meeting to order. Bishop Aaron Powers of Breakthrough Community Church asked for a moment of silence in memory and honor of those that lost their lives in the school shooting in Uvalde, Texas. He then gave the invocation.

Ms. Burkholder shared that recently Chief Caldwell graciously took time to sit down with her to discuss the tragic events that have taken place across the nation. During their meeting she was able to share her concerns with him as a mother of elementary school age children. She requested that he come forward to share a little bit of what they discussed and what the Mebane Police Department is doing to ensure preparedness.

Chief Caldwell talked about the importance of his staff being mentally prepared on a daily basis for everyday duties but also specifically during emergency events such as the one that recently took place in Texas. He assured Council, staff and Mebane citizens that his officers and staff are prepared and ready to respond if called. He shared that they have met with the local school administrators to talk about practices for that type of incident and what the department's response would be. He also shared that ABSS School Board Chair Sandi Ellington-Graves has coordinated meetings between the area Police Chiefs and the Sheriff's Department which are set to take place over the next couple of weeks to go over response plans. He concluded by reiterating that when duty calls, the Mebane Police Department is ready to respond.

Mayor Hooks announced that the Eastern Alamance (EA) High School Softball team won the State Championship and the EA Ladies Soccer Team made it to the State Championship, coming in second. He congratulated both teams on a fantastic year.

Mayor Hooks took a moment to recognize Development Director Cy Stober as his last day with the City of Mebane will be June 13<sup>th</sup>. Mayor Hooks commended Mr. Stober on a magnificent job during his tenure as Development Director. Council and staff gave Mr. Stober a round of applause.

Mayor Hooks then recognized Ashely Ownbey as she will be stepping in as Interim Development Director upon Mr. Stober's departure. Ms. Ownbey previously held the position of Planner. He complimented Ms. Ownbey's work in the Planning Department, welcomed her to the new position and thanked her for her willingness to serve in that capacity.

Mr. Bradley stated that he and the rest of the Council feel that *Item 10- Code of Ordinance Amendment- Backyard Hens* should be continued until the July 11, 2022 meeting to allow for public comment. Mr. Bradley made a motion, seconded by Mr. Ewing, to continue that item until the July meeting. The motion carried unanimously.

During the Public Comment Period, Carl Bradley, 4610 Mebane Rogers Road, Mebane, shared concerns with the not yet installed street signs on the newly opened bypass. Additionally, he commended the Recreation and Parks Department on recent community events, stating they have been well attended.

Mayor Hooks gave an overview of the Consent Agenda:

- a. Approval of Minutes- May 2, 2022- Regular Meeting
- b. Final Dedication Plat- Cameron Lane, Mebane Towne Center
- c. Final Plat Reapproval- Bowman Village N2
- d. Final Plat Reapproval- Townes at Oakwood Square, Ph. 2
- e. Library Committee Reappointment Recommendation
- f. New Records Retention Schedules
- g. Revised Purchasing Policy
- h. Audit Contract FY21-22

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

A public hearing was held on a request for approval of an Economic Incentive Grant for a Lotus Bakeries Expansion, Morris III. Mr. Rollins introduced Reagan Gural, President of the Alamance Chamber. Ms. Gural cited the economic benefits for the County, City of Mebane and State of North Carolina, stating that the Lotus expansion will include more jobs and more capital investment. She then introduced Dries Mermuys, Operations Director with Lotus Bakeries Mebane, gave a PowerPoint presentation (attached) overviewing their company and the request for the proposed expansion incentives.

There was considerable discussion among Council and staff regarding the City's incentive investment, the Company's investment and the details of the incentive agreement specifically the incentive payout structure.

Mr. Rollins followed that discussion with a PowerPoint (attached) regarding the same.

Carl Bradley asked if any of the Councilmembers or staff have visited the Lotus plant. Several stated they have.

Tom Boney, Owner/Editor of Alamance News, went through some of the figures again, asking for clarification of the incentive monies paid out thus far to Lotus. Mr. Rollins quoted the first and second payment amounts. Mr. Boney questioned if the employment number has been reached in each phase. Mr. Rollins said he would have to look back but he thinks they have. If not, they would be the amount paid out would prorated just as the investment payments are per the incentive agreement. Mr. Boney referred to the slides depicting the building site and the construction phases from the past and the proposed future expansion, stating they look the same. Mr. Rollins stated the slides show different views/angles of the building but they are most definitely not the same. Mr. Boney said that the packet indicates another State Building Reuse Grant will be applied for and the same was applied for during last year's Lotus expansion project. Mr. Rollins said this is a State Building Reuse Grant and completely separate from last year's expansion State Building Reuse Grant. Mr. Boney asked if the County would be offering any grant money for this expansion. Mr. Rollins said it is his understanding that the County will not be offering grant money for this expansion.

Mr. Bradley made a motion, seconded by Mr. Ewing, to close the public hearing. The motion carried unanimously. Ms. Burkholder made a motion, seconded by Mr. White, to approve the performance agreement based upon findings that the company will be expanding and add \$84,769,779 to the tax base, create 62 new jobs, and generally benefit the City's taxpayers. The motion carried unanimously.

As related to the previous item, Mr. Mitchell presented a request a for adoption of a resolution for the submission of a Rural Building Reuse program grant to the State of NC for Lotus Bakeries US LLC a US and Lotus Bakeries US MFG, LLC. The building reuse program is part of the overall State and Local incentive package and requires a local match of 5%. As previously stated, the Company is considering new investment in real property and personal property investment for a total investment of \$84,769,779. The project will add 62 new jobs with a competitive average wage of \$47,837. The local match will be met by the additional local incentives within the overall incentive package. Mr. Bradley made a motion, seconded by Mr. Ewing to adopt a resolution to

apply for the State of NC Building Reuse Program grant for Lotus Bakeries US LLC.

**City of Mebane Resolution**  
**Application for NC Department of Commerce**  
**Lotus Bakeries US, LLC and Lotus Bakeries US Manufacturing, LLC**

**WHEREAS**, Mebane City Council has indicated its desire to assist in economic development efforts for business and industry within Mebane; and,

**WHEREAS**, the Council fully supports the proposed project by Lotus Bakeries US, LLC and Lotus Bakeries US Manufacturing, LLC which will result in the expansion of an existing facility located in Mebane's North Carolina Industrial Center and will create a minimum of (62) new positions for Mebane; and,

**WHEREAS**, the Council desires to pursue a formal application for Building Reuse funds in the amount of \$350,000 from the NC Department of Commerce; and,

**WHEREAS**, the Council certifies it will provide the 5% match required through Mebane's additional local incentives package and will meet all other requirements of the North Carolina Department of Commerce,

**NOW, THEREFORE BE IT RESOLVED**, by the Mebane City Council, that the City of Mebane is authorized to submit a formal application to the North Carolina Department of Commerce in order to provide assistance to benefit Lotus Bakeries US, LLC and Lotus Bakeries US Manufacturing, LLC.

That this Resolution shall take effect immediately upon its adoption.

Adopted this the 6th day of June, 2022 in Mebane, North Carolina.

\_\_\_\_\_  
Ed Hook, Mayor  
ATTEST:

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

Mayor Hooks called for a motion to combine the next two public hearings on the agenda, Items 5c and 5d. Mr. White made a motion, seconded by Ms. Hadley, to combine the two public hearings related to the Hawfields Landing project. The motion carried unanimously.

For the first portion of the combined public hearings, Mr. Brown presented a request from LeoTerra Mebane, LLC for adoption of an ordinance to extend the corporate limits. Mr. Brown stated that this is a voluntary non-contiguous annexation of +/- 148.960 acres located on S. NC 119 Hwy in Alamance County. He explained that Council originally set the date of public hearing for May 2, 2022, however, per the applicant's request, Council continued the public hearing until tonight's meeting. Mr. Brown explained that also for Council's consideration tonight, is the rezoning of the same property. Mr. Brown went on to explain that Council may not consider the rezoning request without first voting to annex the property.

For the second portion of the combined public hearings, Ms. Ownbey presented a request from LeoTerra Mebane, LLC for approval to conditionally rezone four (4) properties totaling +/- 148.98 acres located at S NC 119 and Farrell Road. Two of the properties are currently zoned R-20 (Residential District); one property is zoned B-2 (General Business District); and, the largest property is split-zoned R-20 (Residential District) and B-2 (General Business District), with an additional portion of this property outside of the Mebane ETJ and therefore not zoned by Mebane. Annexation of the property is required prior to action on the rezoning request. The proposed request is to rezone the properties to R-12(CD) (Residential Conditional District) to allow for a Planned Unit Development (PUD) of 184 townhomes and 252 single-family homes. As the property is currently zoned it would support single-family residential on the R-20 portions and then General Business and Retail on the B-2 portions, which would be allowed uses such as restaurants, gas

stations, hotels, office supply stores and other similar uses allowed by right in a B-2 zone. In addition to the rezoning request, the applicant is seeking a special use permit to allow for a public sewer station on a special purpose lot that would be dedicated to the City of Mebane which will also be another public hearing tonight for Council's consideration. Ms. Ownbey stated that the property was formerly used for agricultural use and has been largely vacant and forested, with stream and wetlands. Presently, there is a single-family home and small family cemetery on the property. The property lies within the City's G-2 Residential Growth Area, Jones Drive and S. Mebane Oaks Road.

Mr. Stober shared that since the May 9 Planning Board meeting, the applicant has revised the site plan, including a reduction of single-family homes from 288 to 252 with the 31 lots along Farrell Road being a minimum lot area of 15,000 square feet. The internal road and sidewalk network dedicated public 10' multi-use path and will produce internal traffic calming measures. Mr. Stober stated private amenities are included. The Traffic Impact Analysis (TIA) conducted by Ramey Kemp Associates and reviewed by the NCDOT and the City's consulting traffic engineer with VHB, the applicant will be providing the following transportation improvements:

#### NC 119 and Kimrey Road/Site Driveway

- Install a traffic signal at the intersection of NC 119 & Kimrey Road with Phase 1.
- Provide a right-turn lane on northbound NC 119 with 100' of storage and appropriate taper.
- Provide a left-turn lane on southbound NC 119 with 100' of storage and appropriate taper.
- Construct the site driveway with one ingress lane and two egress lanes, consisting of a shared left/through lane and an exclusive right-turn lane.

#### NC 119 and Trollingwood-Hawfields Road/Old Hillsborough Road

- Subject to available right-of-way and environmental/cultural constraints, provide a right-turn lane on eastbound Trollingwood-Hawfields Road with 100' of storage and appropriate taper.

#### NC 119 and Turner Road

- Upon the construction of the 215<sup>th</sup> home, contribution of \$600,000 towards a NCDOT project for intersection improvements, including a traffic signal. NCDOT is currently preparing a conceptual design and related cost estimate for signal and turn lane improvements at Turner Road/119.

Mr. Stober highlighted the revisions to the setback waivers. Applicant is also proposing a payment of \$105,530.74 *in lieu* of provision of the 13.49 acres required for public recreation, accounting for the 1.52 acres dedicated for the 10' multiuse path and 8' walking path.

Tom Terrell, Attorney with Fox Rothschild, LLP and representing the applicant, LeoTerra Development, gave a brief overview of the company and spoke highly of its work ethics and good reputation. He then introduced Christopher "Buddy" Lyons, Owner of LeoTerra Development, Inc.

Mr. Lyons gave an overview of the requests, stating that they are requesting annexation and rezoning to R-12 Conditional Use to allow for a PUD. He shared that 60% of the 149 acres is unzoned in Alamance County and a portion being zoned B-2. He stated that the site is consistent with Mebane's Comprehensive Land Development Plan as it lies in the G-2 Residential Growth Area. He gave an overview of the open area and private amenities. He shared renderings of the proposed homes to be built. Mr. Lyons shared the original site plan vs. the revised site plan, as changes were made after receiving feedback at the Planning Board meeting. He cited the results of that feedback as follows:

- Density- reduction of 514 units to 436 units
- Side setbacks- doubled from 10' to 20'

- Traffic- 700 trip per day reduction when complete
- LeoTerra to pay \$600,000 towards road improvements along Hwy 119

He gave an overview of the construction timeline.

Aden Stoltzfus, Engineer with Summit Engineering, gave an overview of the traffic impact analysis process. He said there was a recommendation for the traffic signal at Kimrey Road and the only other recommendation was a right turn coming south from Trollingwood-Hawfields Road. He explained that after the TIA was complete, there was some unsettledness about what is going on with the Hawfields Middle School traffic and how it impacts the daily commutes. Another big concern was the Turner Road intersection. That is when Mr. Lyons committed to the contribution of \$600,000 towards a NCDOT project for intersection improvements at Turner Road/S. NC 119. He stated that NCDOT has been involved in the process. Mr. Stoltzfus shared an aerial map of NCDOT's scheduled upgrades along S. NC 119, Project U6013.

Mr. Lyons concluded his presentation with the statement that should Council deny the project, it could still be developed for similar uses but if it were to be approved, the project would trigger major improvements to the S. NC 119 corridor. He said that he makes that statement with humility and he believes, given that the site is within the City's G-2 Growth Area, that it would be incorporated into Mebane's ETJ and that it would not turn into a fragmented piecemeal.

There was discussion among Council and Mr. Lyons regarding the "allowed by right" uses for the property as currently zoned/un-zoned vs the proposed project.

Mr. Lyons said he would also like to go on record to say that there are other conditions with neighboring property owners that they are currently still working on that are not a part of tonight's conditions but he wanted to mention it on the record so they would know he is committed to those conditions as well, such as easements and landscape buffers.

Mr. White said just to be clear, as the property is currently, Mr. Lyons could build 220 houses on septic with no sidewalks or public hearings. Mr. Lyons replied yes.

Mr. Bradley said the more worrisome issue is he could also put in approximately 622 storage units by right.

Richard White, 2635 Jamie Baker Drive, Mebane, shared concerns with Mebane's growth due to the lack of infrastructure and heavy traffic issues. He stated he is not completely opposed to the land being developed as he is under no illusion that the land will remain a peaceful field forever but it could be developed in a way that it does not fly in the face of its surroundings. He said the City could annex the land and zone it R-20 or bring it into the ETJ at R-20 and make good on the City's Comprehensive Land Development Plan goals to "control the number and size of housing developments, to design with infrastructure in mind and to be steadfast in its zoning." He reiterated concerns with infrastructure and traffic. He shared his desire for Mebane to maintain a quality of life and to keep development in harmony with its surroundings.

Jenna White, 2635 Jamie Baker Drive, Mebane, spoke in opposition of the development, citing concerns with affordability, bifurcation and heavy traffic. She stated that development in Mebane feels like two different Mebanes and does not feel comprehensive.

Heather Merritt, Farrell Road, Mebane, shared that her main concern is traffic. She shared her frustration with the City's planning and with NCDOT regarding the much-needed traffic and road improvements.

Mayor Hooks stated that discussions are taking place regarding road widening in front of Hawfields Presbyterian Church near the intersection of Old Hillsborough Road and Trollingwood-Hawfields Road.

Janet Ecklebarger, 2872 Nereus Drive, Mebane, stated that she has attended meetings before addressing other developments in the Hawfields area. She shared her desire to see mixed-use

developments, with neighborhood coffee shops, restaurants and breweries that are walkable. She said she feels the Mebane by Design document describes a much more forward thinking, innovative and community building developments which Mebane is not getting. She stated that Mr. Lyons has been a thoughtful listener to the community and has made fairly decent changes to his original site plans based on community conversations. She said even though she would like to see a smaller development with interspersed businesses but in the end, she feels LeoTerra Development will be a good neighbor.

Chris Cole, 2200 Farrell Road, Mebane, thanked Mr. Lyons for his financial commitment for the intersection improvements but cited concerns with the serious traffic issues in the area.

Tara Cole, 2200 Farrell Road, Mebane, stated that Mr. Lyons has gone above and beyond to make changes for the neighbors and she is appreciative. She stated that she would like for there to be consideration with timing/phasing of the developments as the traffic improvements should be put in place first.

Tommy Currin, owner of 2134 Farrell Road, Mebane, spoke in opposition of the project as he does not want to see houses build on such small lots.

There was discussion regarding the development's impact on schools. Mr. Mitchell assured Council that both school systems, both Alamance and Orange, are invited to attend the City's TRC meetings. There was also discussion regarding NCDOT's process in implementing traffic/road improvements.

Council questioned the timeline for the beginning and completion of Phase 1 of the development. Mr. Lyons replied, realistically Phase 1 would begin in approximately 6 months and he would hope to have finished lots within 12-15 months.

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

Mr. Ewing made a motion, seconded by Ms. Burkholder, to adopt the Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 148.960 acres. The motion carried unanimously.

Mr. Bradley stated his reasons for his decision and made a motion, seconded by Ms. Burkholder, to approve the R-12(CD) zoning with the conditions set forth by the developer. It is consistent with the objectives and goals in the City's Comprehensive Land Development Plan *Mebane By Design*. Specifically, the request:

- Is for a property within the City's G-2 Residential Growth Area (Jones Drive and Mebane Oaks Residential) and is "...seen as an area where future residential growth is likely..." (Mebane CLP, p.78);
- Provides a greenway and open space in a developing area and promotes connections to other locations, consistent with Open Space and Natural Resource Protection Goal 4.3 (p. 17, 89, & 90).

The motion carried unanimously.

Mayor Hooks called for a break at 8:17 pm. Mayor Hooks called the meeting back to order at 8:31 pm.

A Quasi-judicial public hearing was held on a request for a Special Use Permit to allow for a special purpose lot for a public sewer pump station to support the project called "Hawfields Landing", proposed for conditional rezoning four (4) properties totaling +/- 148.98 acres located at S NC 119 and Farrell Road.

Mayor Hooks and each Council Member entered into the record statements that none of them

have had conversations beyond those with staff regarding the special use permit for a special use lot to allow for a public sewer pump station, nor have they made up their mind towards a decision.

Clerk Shaw swore in the following:

Tom Terrell, Attorney representing the applicant, LeoTerra Development  
Buddy Lyons, Applicant and Owner of LeoTerra Development  
Aden Stoltzfus, Engineer with Stoltzfus Engineering  
Chase Smith, Engineer with Ramey Kemp  
Kyle Smith, Mebane Utilities Director  
Franz Holt, Mebane Engineer  
Ashely Ownbey, Mebane Planner  
Cy Stober, Mebane Development Director  
Carl Bradley, Outside City Limits Mebane Resident  
Preston Mitchell, Mebane Assistant City Manager

Mr. Stober gave a brief overview of the request, stating that the construction of a 400-gallons per minute public sewer pump station will serve the development and the surrounding area's utility needs. The pump station shall be screened and fenced as required by the City's Unified Development Ordinance (UDO). Additionally, the Planning staff has reviewed the request for harmony with the zoning of the surrounding area and consistency with the City's adopted plans and recommends approval of the special use permit.

Mr. Terrell presented key points on the matter. He stated that the pump station will not materially endanger the public health and safety for the following reasons:

- It is designed by professional engineers and approved by the City
- No evidence of public health or safety issues in other municipal locations
- Sanitary sewer systems protect streams and water supplies more than septic systems
- Proven safe- not new or experimental technology
- No evidence to the contrary

The station will not substantially injure the value of the abutting properties for the following reasons:

- Pump stations are extremely common in or near subdivisions, and no evidence that they harm values
- Pump stations enhance the value of a home by making sanitary sewerage to adjoining properties possible
- Does not possess any of the traits that cause external obsolescence (e.g., loud noise, odor or contamination)

The station will be in harmony with the area in which it is located:

- Not visible to most properties
- Cannot be smelled or heard
- Will not generate traffic
- Sewer infrastructure is standard anywhere there is urban growth
- Homes themselves will be much more prominently seen

Carl Bradley asked about the creek near the proposed pump station. Mr. Stoltzfus said it is an existing tributary, there is a small creek that runs beside pump station and typically pump stations are placed close to low points but there are stream buffers that will be adhered to per state standards. Mr. Bradley then questioned where the station would pump to. Mr. Stoltzfus said it would pump to NC 119 then travel east to the Graham Wastewater Treatment Plant.

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

Mr. Bradley made a motion to approve the Special Use request for a Special Purpose Lot for a public sewer pump station as presented; and a motion to find that the request is both reasonable and in the public interest because it finds that it:

- a. Will not materially endanger the public health or safety;
- b. Will not substantially injure the value of adjoining or abutting property;
- c. Will be in harmony with the area in which it is located; and
- d. Will be consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*.

Mr. Ewing seconded the motions. The motions carried unanimously.

Mr. Stober presented a request for approval of Comprehensive Amendments to the Unified Development Ordinance (UDO) to amend portions of Articles 2 – 7, 10, and 12, the Official Zoning Map, and Appendices A and G of the UDO. The proposed amendments are the result of six months of collaborative discussions and work with Green Heron Consulting, LLC, and a two-month public input process to ensure that the Mebane UDO is A) responsive to local concerns and priorities, most notably the goals and objectives stated in plans adopted by the City Council; B) reflective of City staff concerns on application and interpretation of the existing language in the UDO; and C) bringing the UDO into alignment with current professional practices and standards. He referred to the Council packets which included a summary of the proposed amendments, all of which were shared with the Planning Board, Council Members and the public. Mr. Stober said staff is requesting immediate action on the following:

- All amendments that will bring the UDO into compliance with State and Federal Laws
- Official Zoning Map (Article 3)
- Accessory Structure Materials (Article 4)
- Exterior Building Materials (Article 6, clarifies use of metal)
- Definitions (Article 12)

Ms. Ownbey shared an overview of the public engagement process and feedback which included the following:

- Public Open House
- Online surveys via Facebook outreach, with approximately 150 respondents with specific interest in fences and accessory structures
- Dedicated webpage

She shared key findings from the surveys as follows:

- More than 60% of respondents agreed that aluminum, iron, steel, wood, vinyl, wood & welded wire should be permitted fence materials in all yards.
- 40% of respondents indicated that chain link fence materials should not be permitted in front yards.
- Respondents indicated a preference for more bicycle, ADA, and motor vehicle parking in Downtown areas and more electric vehicle charging stations in commercial areas.
- Respondents favored landscaping and recreation areas as "open space" but not stormwater devices.
- Respondents favored an increase in buffer requirements, particularly for industrial and high-density residential uses.
- Outside of Mebane's Downtown and commercial centers, respondents indicated a preference for larger lot developments. Walkability is preferred nearer Downtown.
- There is strong support for metal as a building material for accessory structures and commercial buildings.

As there was particular interest in the amendments to Article 4, Mr. Stober gave an overview of those proposed changes. He said probably the most significant change would be to the way Table of Permitted Uses is read, with a proposal to change M1 and M2. Currently M1 is Heavy Manufacturing and M2 is Light Manufacturing which is at odds with how the naming works in



almost every other community in the State and has been a source of confusion for developers and the general public. The proposal is to simply swap them in order to be consistent with the naming seen throughout the State, having the lower number be associated with light and the higher number associated with heavy.

Mr. Ewing questioned the naming and which communities follow the proposed naming. Mr. Stober said he surveyed 15 different communities and could provide a comprehensive list at later time.

Mr. Stober continued with an overview of other proposed changes in Article 4, including multiple changes to the Tables of Permitted Uses (“TPU”) and Dimensional Standards, as well as several new land use types, including three with development standards. He spoke to the revisions to Fence/Wall standards for clarity, listed below, which were largely informed by the public survey regarding materials and height for side yards on corner lots.

- Prohibit welded wire as a fencing material
- Restrict the use of chain link on residential lots to side and rear yards
- Reduce from 15’ to 5’ the distance a corner lot side yard is allowed to have a 6’ fence

There was considerable discussion regarding welded wire fencing. Mr. Boney questioned what the objection to welded wire fencing is. Mr. Bradley stated without framing, it is near impossible to install straight. Mr. White said the common comment that he hears is that it looks like cattle fencing. Ms. Burkholder shared comments regarding wood framed welded wire fencing. She shared that personally she does not see that type of fencing being an issue in the side and rear yards as it is a more affordable fencing option. She said it also commonly used for non-profit groups that assist homeowners that need fencing and by not allowing it, that option would be blocking those homeowners from having non-profit assistance.

Chain link fencing in the front yards was also discussed, stating the existing chain links in front yards are “grandfathered” in but should it need to be replaced, it would be prohibited.

Mr. White said he is fine with restricting chain link fencing in front yards and restricting wood framed welded wire fencing in front yards but allowing wood framed welded wire fencing in the side and back yards but should he receive more public feedback contrary to that he would be willing to reconsider. Mr. Bradley said he agrees with allowing in back yard; however, he feels there should be set installation standards for the wood framed welded wire fencing. He suggested moving forward with approval of all other proposed amendments with the exception of the welded wire fencing so that installation standards could be set to ensure structural support. Mr. Stober stated staff could draft such standards and present at next month’s meeting.

Mr. Stober continued his presentation, highlighting several more proposed amendments in Articles 4, 5, 6, 7, 10 and 12, as well as amendments in Appendixes A and G.

Mr. Ewing requested that staff look at the naming of M1 and M2 further in comparison to the naming used by other municipalities, such as Greensboro and Burlington.

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

Mr. Bradley made a motion to approve the amendments to the City of Mebane Unified Development Ordinance as presented with the exception of the M1 and M2 naming and the welded wire fencing framing. The amendments are consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan *Mebane By Design*, and are mostly required by State law. The motion carried unanimously.

A public hearing was held on a request for approval of the 2022-23 Budget Ordinance & 2023-2027 Capital Improvement Plan (CIP). Mr. Rollins gave a PowerPoint presentation, attached. No one from the public spoke. Mr. Bradley made a motion, seconded by Ms. Hadley, to close the public hearing. Mr. White made a motion, seconded by Mr. Bradley to approve the Budget Ordinance for the Fiscal Year Ending June 30, 2023, the Fee Schedule, the Position Classification

and Pay Plan, and the Capital Improvement Plan for 2023-2027 as presented.

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

**Section 1.** The following amounts are hereby appropriated in the General Fund for the operation of the city government and its activities for the fiscal year beginning July 1, 2022, and ending June 30, 2023, in accordance with the chart of accounts heretofore established for the City:

City Council	\$ 88,237
Administration	1,236,601
Finance	707,108
Information Technology	861,411
Police	5,578,640
Fire	4,717,982
Economic Development	909,569
Planning	602,596
Downtown Development	150,000
Inspections	876,982
Engineering	445,500
Public Works	2,978,468
Public Facilities	868,219
Sanitation	2,152,118
Recreation & Parks	2,390,782
Non-Departmental	3,712,113
<b>Total General Fund Appropriations</b>	<b><u>\$ 28,276,326</u></b>

**Section 2.** It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Current Year Property Tax	\$ 12,278,405
Sales Tax	5,585,356
Utility Franchise Tax	1,124,100
Other Property Tax	866,365
Fire District Tax	518,500
Powell Bill Allocation	498,000
Sanitation User Fees	533,664
Permits and Fees	1,259,760
Proceeds of Debt	2,466,006
All Other Revenues	980,785
Appropriated Fund Balance	2,165,385
<b>Total General Fund Revenues</b>	<b><u>\$ 28,276,326</u></b>

**Section 3.** There is hereby levied a tax at the rate of forty-seven cents (\$0.47) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2022, for the purpose of raising the revenue listed "Current Year's Property Taxes" in the General Fund in Section 2 of this ordinance.

This rate is based on a valuation of property for the purposes of taxation of \$2,622,918,349 and an estimated rate of collection of 99.6%. The estimated rate of collection is based on the fiscal year 2020-21 collection rate.

**Section 4.** The following amounts are hereby appropriated in the Utility Fund for the operation of the water and sewer utilities for the fiscal year beginning July 1, 2022, and ending June 30, 2023, in accordance with the chart of accounts heretofore approved for the City:

Administration and Metering	\$ 1,415,636
Utilities	4,562,330
Engineering	285,000
Waste Water Treatment Plant	2,276,146
Non-Departmental	1,515,221
<b>Total Utility Fund Appropriations</b>	<b><u>\$ 10,054,333</u></b>

**Section 5.** It is estimated that the following revenues will be available in the Utility Fund for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Water Utility Fees	\$ 4,190,765
Sewer Utility Fees	4,093,451
All Other Revenues	589,375
Appropriated Fund Balance	1,180,742
<b>Total Utility Fund Revenues</b>	<b><u>\$ 10,054,333</u></b>

**Section 6.** The following amounts are hereby appropriated in the Utility Capital Reserve Fund to preserve system development fees for appropriation to capital and infrastructure purposes for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Transfer to Utility Fund	\$	-
Reserved for Capital Projects		1,601,000
<b>Total Utility Capital Reserve Appropriations</b>	<b>\$</b>	<b>1,601,000</b>

**Section 7.** It is estimated that the following revenues will be available in the Utility Capital Reserve Fund for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

System Development Fees	\$	1,598,000
Other Revenues		3,000
<b>Total Utility Capital Reserve Fund Revenues</b>	<b>\$</b>	<b>1,601,000</b>

**Section 8.** The Budget Officer is hereby authorized to transfer appropriations as contained herein under the following conditions:

a. Except as noted for Utility Capital Reserve Fund below, he may transfer amounts between line item expenditures and departments within a fund without limitation and without a report being required.

**Section 9:** The City of Mebane Fee Schedule, herein referenced, for the fiscal year beginning July 1, 2022, and ending June 30, 2023, is hereby adopted for this fiscal year.

**Section 10.** The accompanying Position and Classification Plan, herein referenced, for the fiscal year beginning July 1, 2022, and ending June 30, 2023, is hereby adopted for this fiscal year and shall be administered in accordance with the City of Mebane Personnel Policy Principles as adopted August 4, 2014.

**Section 11:** Operating funds encumbered by the City as of June 30, 2022, or otherwise designated, are hereby re-appropriated for this fiscal year.

**Section 12:** Copies of this Budget Ordinance shall be furnished to the Clerk, the City Council, the Budget Officer, and Finance Officer for their use in directing the disbursement of funds.

Adopted this 6th day of June 2022.

Mr. Mitchell presented a request for approval of appointments of two members of the Mebane City Council as Ex Officio Appointments to the Mebane Main Street Program Board of Directors. He explained that at the last budget work session, a Main Street Program Overview of the City Manager’s proposal for the FY 22-23 plan of action was presented to City Council. Specifically, this included the recommendation of the Downtown Associate Community Steering Committee serving as one-year Provisional Board of Directors with two members of Mebane City Council serving as Ex Officio board members.

Ms. Hadley made a motion to appoint Councilmember Ewing and Councilmember Burkholder as Ex Officio Mebane Main Street Program Board members. Mr. Ewing seconded the motion.

Mr. Bradley said he has no issue with quality of either nominee, however he has an issue with Mr. Ewing serving in that capacity, to Mr. Ewing’s credit, he has approached Council in the past and has shown Council that he has been a representative or a voice for the downtown but it is counterproductive for the Council to look at a new organization that is supposed to be the voice of downtown and that the Council listens to, so those two seem to be conflicting. Mr. Bradley said he thinks it would behoove the Council to have the Mayor be one of the nominees so that it sets the level of recognition. Ms. Hadley questioned if the Mayor can be a member since the appointments called for two City Council. Mr. Bradley said the Mayor is on the Council even though he is not a Council member.

Mr. Ewing said we may want to reference Article 2- Governing Body in regards to who is defined as Council. Mayor Hooks requested Mr. Ewing read aloud what Article 2 says. Mr. Ewing read

aloud “City Council shall be compromised of five members who shall be elected by all qualified voters of the city voting at large in a manner provided....” Mayor Hooks questioned staff as to whether he could be a nominee or not. Mr. Mitchell stated he would defer to Mr. Rollins.

Mayor Hooks said there is a motion and a second on the floor to appoint Councilmember Ewing and Councilmember Burkholder as Ex Officio Mebane Main Street Program Board members. He called for a vote. Ms. Hadley voted aye. Mr. Bradley and Mr. White voted nay. Mayor Hooks stated the motion failed. There was confusion about what the vote was for. Mr. Bradley said the motion was appoint Councilmember Ewing and Councilmember Burkholder. Mr. Ewing then said aye. Mayor Hooks stated that motion failed. Mayor Hooks asked if there were any further nominations. Mr. Bradley asked if the Mayor is eligible. Mayor Hooks stated he did not ask for the nomination and does not want anyone thinking that he is pushing the issue.

Mr. Rollins said when discussions took place, he did not read the code of ordinances but during the staff discussion it was the Council including the Mayor. He said he is not prepared to make that determination tonight without further review of the ordinances and without consulting the City attorney. He said he does not think it is mission critical for Council to make a decision tonight but he is happy for the Mayor to call a break so they can look into it. Mayor Hooks said that the matter could be continued until next month.

Mr. Bradley asked if a vote could be taken on the nominee that everyone seems to be in agreement with. He then made a motion to appoint Ms. Burkholder as Ex Officio Mebane Main Street Program Board member. Ms. Hadley seconded the motion. The motion carried unanimously. Mayor Hooks stated the second appointment would be continued until next month.

Mr. Stober gave an update on the Downtown Exterior Improvements Grant. He explained with Council’s approval of the Manager’s Recommended FY23 Budget, the Council has renewed the \$50,000 for Downtown Improvements as a matching funds grant program that will reimburse an individual up to 50% of qualifying expenses for exterior improvements to a Downtown property. The funds allocated in FY22 was awarded to ten (10) projects, with only \$3,205.44 unawarded. The attached program flyer and application details the criteria for individuals wishing to improve their properties by addressing one of four categories:

- Façade improvements;
- Outdoor seating;
- Exterior artwork; and
- Preservation of historic architecture and buildings.

Conditions apply to the municipal awards, which are available on a first-come, first-served basis. The City must approve any encroachments into municipal rights of ways or easement, such as sidewalk seating. The grant is provided as a reimbursement for qualifying expenses, requiring proof of receipts. Applicants must provide a minimum of two quotes for the proposed project. Applications for this municipal award will be accepted until October 1, 2022.

Mr. Stober presented a request for approval of an appointment to the City of Mebane Planning Board which has (1) opening due to a vacancy. This vacant seat’s term will expire June 2023. He explained that the opportunity was posted on the City’s website, to social media accounts, and legally advertised in the months of April and May 2022. Four applications were received for the position, all of whom reside in the City limits and therefore are eligible residents.

Ms. Burkholder stated that she was very impressed with all four applicants. Mr. White made a motion, seconded by Mr. Ewing, to appoint Jason VanBuren to the Planning Board. The motion carried unanimously.

Mr. Brown presented a request for approval of a Voluntary Annexation Policy. He explained that this matter came up in the context of property owners wanting to extend water and sewer to properties that were not in close proximity to the City’s water and sewer services. Primarily, this

policy would allow them to apply and for you all to make a decision owner that was seeking those water or sewer services would have to sign an agreement that for the next 20 years they would come into the City. If the City Council elected to bring them in the City, that probably would only happen if the City were running a utilities line close to the property in the near future.

Ms. Burkholder made a motion, seconded by Ms. Hadley, to approve the Voluntary Annexation Policy as presented with the correction of the typo. The motion carried unanimously.

Mr. Rollins announced that the July meeting would be held on Monday, July 11<sup>th</sup> due to the July 4<sup>th</sup> holiday. Mr. Ewing asked Mr. Davis to announce upcoming July events, including the summer concert, the Juneteenth event, Farmers Market, Sports Hall of Fame and July 4<sup>th</sup>.

There being no further business, the meeting adjourned at 10:10 pm.

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

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



Public Hearing  
Lotus Expansion  
Morris III

Economic Incentive Agreement



# Lotus's Expansion and Past Investment in Mebane

- New Employment – 62 full-time jobs; additional part-time jobs based on demand
- Average Salary – \$47,837
- Annual Payroll – \$2.9 million plus benefits

Company Investment	Original Oct. 2016	Amendment Sept. 2018	Morris II Expansion 3-May-21	Morris III Expansion	Total
Real Property	\$19,200,000	\$12,900,000	\$14,400,000	\$47,969,779	\$94,469,779
Personal Property	\$36,100,000	\$4,500,000	\$45,600,000	\$36,800,000	\$123,000,000
<b>Total</b>	<b>\$55,300,000</b>	<b>\$17,400,000</b>	<b>\$60,000,000</b>	<b>\$84,769,779</b>	<b>\$217,469,779</b>



# Morris II Expansion Under Construction



# Incentive Agreement Highlights




New capital investment \$84,769,779



62 jobs @ average annual salary \$47,837



Mebane Cash grants Maximum \$423,850




5 annual grants \$84,770 Starts one year after  
Certificate of Occupancy



Each grant not to exceed 0.05% of taxable value



Incentive adjustments if jobs/investment < 100%



Mebane max waives up to \$100,000 Permit &  
Inspection fees

# Direct Fiscal Impact Analysis

5 Years	
Property tax	\$ 1,992,089.81
Incentives	- <u>523,850</u>
Net	+ <u>\$ 1,468,239.81</u>

10 Years	
Property tax	\$ 3,984,179.61
Incentives	- <u>523,850</u>
Net	+ <u>\$ 3,460,329.61</u>

Manufactured in Mebane

Caramelized  
Biscuits





PROJECT MORRIS III  
MEBANE EXPANSION

Public Hearing June 6, 2022

# AGENDA

1. **Company Introduction**
2. Existing Operations (Morris I & II)
3. Proposed Expansion 2023 – 2025 (Morris III)
4. Investment (Capital + Jobs) + Competitive Nature
5. Value Proposition

# OUR MISSION

Create small moments of joy and happiness. We do that by offering a versatile range of branded snacks with superior taste experience. To every consumer. For every occasion. In every country.



SUPERIOR



BRANDED



OMNIPRESENT



JOYFUL

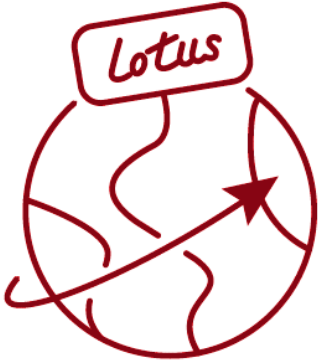


SUSTAINABLE





# OUR STRATEGIC PILLARS



## LOTUS® BISCOFF®

Globalisation of Lotus® Biscoff® products with Lotus® Biscoff® – ultimately – at the top of global brands



## LOTUS™ NATURAL FOODS

Investment in a strong healthy snacking business, both in our home market, the UK, and internationally



## LOTUS® LOCAL HEROES

Development of strong market positions in our home markets by continuous investments in our broad range



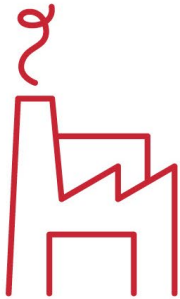
# KEY FIGURES 2021



2.398

Number of persons employed

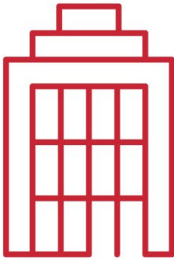
2.155 in 2020



12

Production facilities

in 6 countries



21

Sales offices

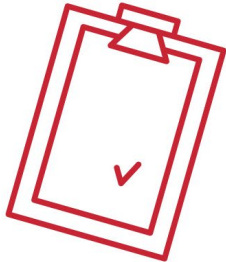
in 15 countries



50+

Countries

with commercial partners



100%

External

quality certification

# KEY FIGURES 2021

**CO<sub>2</sub> neutral label**  
obtained by our owned sites

**100%**

↑0%

100% in 2019

**Recyclability**  
of the packaging of all brands

**96.8%**

↑3.1%

93.9% in 2019

**Code of Conduct**  
signed by current employees

**99%**

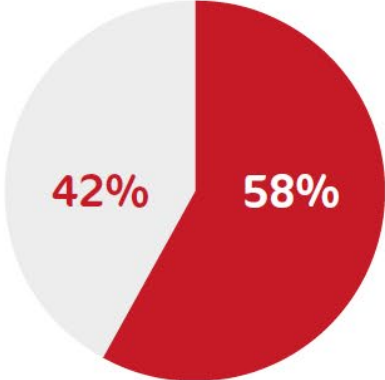
**Supplier Code of Conduct**  
signed by key suppliers

**62%**

**Palm Oil Policy**  
signed by our palm oil suppliers

**96%**

**Gender diversity**  
Leadership team F/M

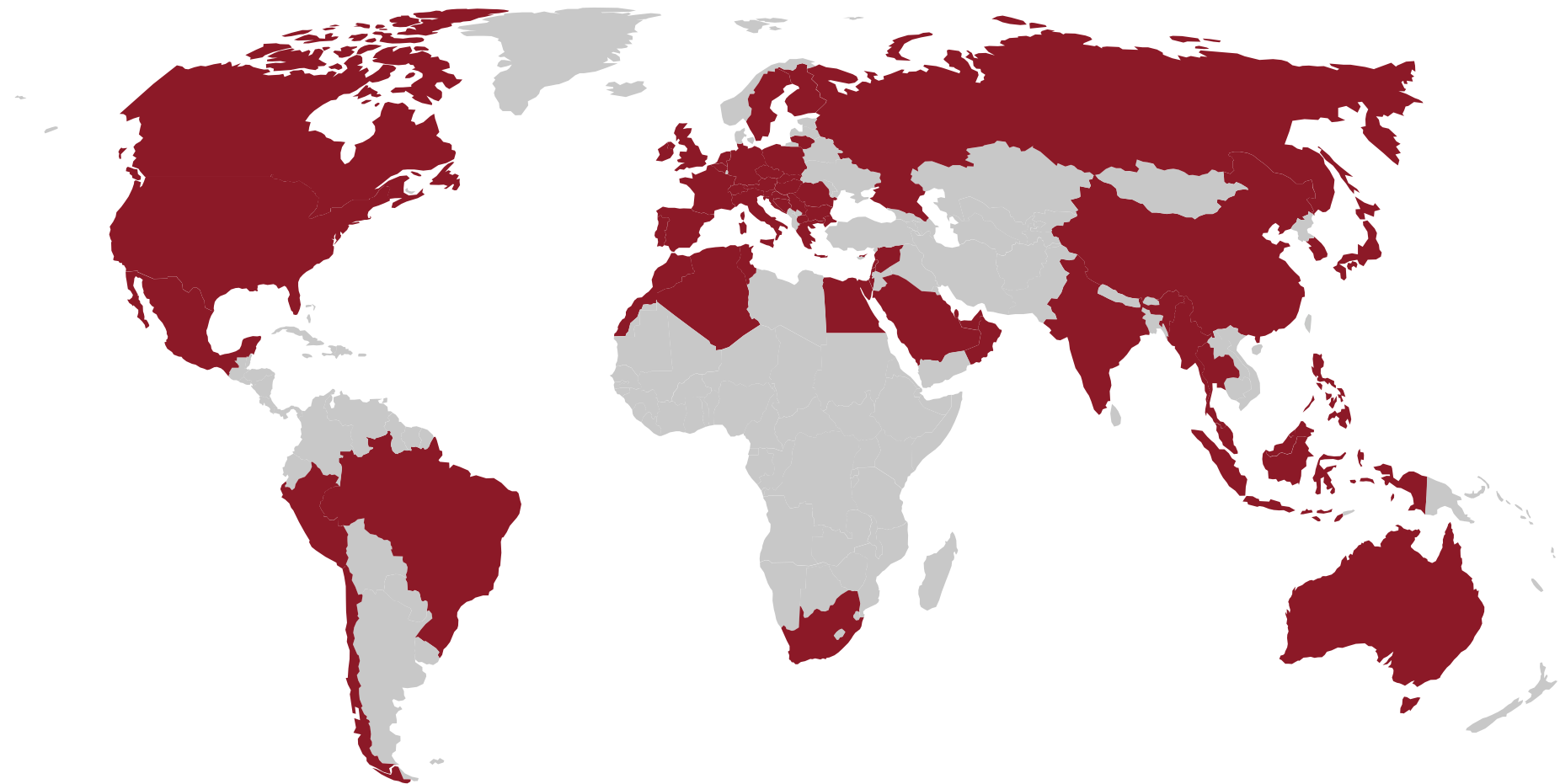


**Board of Directors**  
30% F / 70% M

**Management**  
40% F / 60% M


**All employees**  
52% F / 48% M

# GLOBAL PRESENCE



# 12 PRODUCTION PLANTS



 **Mebane**  
 Lotus Biscoff  
 BEAR packaging

 **Lembeke**  
 Lotus Biscoff  
 Sandwich cookie  
 Lotus Biscoff Spread  
 Lotus Dinosaurus

**Courcelles**  
 Lotus Waffles

**Oostakker**  
 Lotus Cakes

**Eeklo**  
 Caramelised Biscuits  
 and Spreads

 **Enkhuizen**  
 Enkhuizer Biscuits  
 Cake specialties

**Geldrop**  
 Peijnenburg gingerbread

**Sintjohannesga**  
 Peijnenburg gingerbread  
 Snelle Jelle gingerbread

 **Comines**  
 Lotus Cake Specialties  
 Lotus Filled Waffles

 **Tyresö**  
 Annas Pepparkakor Biscuits

**Briec-de-L'Odét**  
 Breton Butter Specialties

 **Wolseley**  
 BEAR

-  BISCOFF PRODUCTION SITES
-  BEAR PRODUCTION SITES
-  LOCAL HEROES PRODUCTION SITES

# OPERATIONS IN MEBANE



...





# GLOBAL EXECUTIVE TEAM

(= Key Decision Makers for our project  
**(LOCATED IN  
BELGIUM)**)



**Jan Boone**

CEO



**Isabelle Maes**

CEO Natural Foods



**Mike Cuvelier**

CFO



**Ignace Heyman**

COO



**William Du Pré**

Corporate Director  
Quality, Procurement  
and R&D

# AGENDA

1. Company Introduction
2. **Existing Operations (Morris I & II)**
3. Proposed Expansion 2023 – 2025 (Morris III)
4. Investment (Capital + Jobs) + Competitive Nature
5. Value Proposition

# MORRIS I – FIRST PROJECT IN 2019



**Land:** 37 acres

**Building:** 125,319 sq ft.

- Dough room
- Production hall with 2 Biscoff lines
- Warehousing & 4 docks
- Technical rooms
- Offices
- Personnel amenities
- Investment of \$73 Mio generating 60 new jobs



# MORRIS II – EXPANSION 2022-2023



**Building:** 111,874 sq ft.

- 2<sup>nd</sup> Production hall with installation of 3 Biscoff lines in incentive proposal over 2 years
- Additional storage space for raw materials
- Safety corridor
- Investment of \$60 Mio over 2.5 years, generating 86 new jobs

# AGENDA

1. Company Introduction
2. Existing Operations (Morris I & II)
3. **Proposed Expansion 2023 – 2025 (Morris III)**
4. Investment (Capital + Jobs) + Competitive Nature
5. Value Proposition



# MORRIS III – 3 YEAR PLAN 2023-2025



- Building of **approx. 171,000 sq ft.**
- **Production hall** (2023) with room for up to 4 Biscoff lines
- Installation of **2 Biscoff lines** by end of 2025
- Additional raw materials warehousing
- Production hall for packing activities
- Separate corridor for transport of pallets, further increasing safety of our employees
- Extra warehousing & additional docks
- Technical room
- Personnel amenities (locker rooms, break rooms, parking, etc.), closer to the work spot, increasing comfort of our employees

# AGENDA

1. Company Introduction
2. Existing Operations (Morris I & II)
3. Proposed Expansion 2023 – 2025 (Morris III)
- 4. Investment (Capital + Jobs) + Competitive Nature**
5. Value Proposition

# INVESTMENT IN CAPITAL & JOBS

- ❑ The expansion approximates a capital **investment of \$84 Mio** that will be completed over a duration of 3 years.
  
- ❑ This investment will create **62 new jobs** with an avg. wage of \$47,873 per/year.
  - ❑ Process & Packaging Operators: 56
  - ❑ Technicians: 4
  - ❑ Material Handlers: 2

# INVESTING IN USA IS MORE EXPENSIVE THAN IN BELGIUM

- ❑ We are in competition with Belgium for capacity expansions on Biscoff
- ❑ Raw material prices and supply chain is significantly more expensive in USA
  - ❑ Sugar prices are **double** in the USA compared to Europe
  - ❑ Greater distance and consequently higher transportation costs for main raw materials in the USA (e.g. wheat from the mid-west, vs. in Belgium close to plant). Most ingredients come from out of State !
- ❑ Steel prices **doubled** in US, with different construction methodology in Europe vs US
- ❑ The local authorities in Belgium also support through rezoning land, allowing Lotus to further expand home operations

# SUGAR PRICE INDEX

Sugar is #2 ingredient in Biscoff



@ Copyright 2022 McKeany-Flavell | All Rights Reserved



# AGENDA

1. Company Introduction
2. Existing Operations (Morris I & II)
3. Proposed Expansion 2023 – 2025 (Morris III)
4. Investment (Capital + Jobs) + Competitive Nature
5. **Value Proposition**



# OUR VALUE PROPOSITION TO MEBANE

- ❑ **Biscoff is a well-known & respected brand** that generates a positive impact on the region
  - ❑ We acted as a strategic partner to influence other companies to invest here
  - ❑ Biscoff has a big visibility in the USA (on airlines & in retail stores) and brings attention to Mebane
  - ❑ Big retailers (Costco, Walmart, etc) will visit the plant & potentially be interested to invest here as well
- ❑ Lotus has been in business for 90 years; 4 years in Mebane. **Lotus is a reliable partner.**
- ❑ With the long-term employment creation/retention, based on double digit growth numbers, this will result in **increased local spending for the State and local communities.**
- ❑ The incentive proposal will **overall generate cash for the City**



THANK YOU



# Budget Hearing

FISCAL YEAR 2022-2023

JUNE 6, 2022



# FY22-23 Budget Highlights

## Expenditures

General Fund Expenditures	\$28,276,326
Utility Fund Expenditures	<u>\$10,054,333</u>
Total Expenditures	\$38,330,659
Utility Capital Fund Reserve	\$1,601,000
Cost of living increase	3%
Health Insurance increase	16.4%
Retirement Rate increase	
General	.75%
Law Enforcement	1.06%

## Revenues

Property Tax Rate - unchanged at \$0.47 cents per \$100 valuation
Garbage/Recycling - unchanged at \$8.00 per month per address
Water Rates per 1,000 gallons - 6% increase Inside City \$7.13 Outside City \$14.26
Sewer Rates per 1,000 gallons – 6% increase Inside City \$7.66 Outside City \$15.30



# GENERAL FUND EXPENDITURES

## BY TYPE

General Fund Expenditures by Type			
Type	FY 2021-2022 Current Budget	FY 2022-2023 Manager's Recommended	Percent Change
Personnel	\$11,923,290	\$13,693,241	14.8%
Operating	\$9,193,085	\$8,871,344	(3.5%)
Capital	\$4,170,678	\$3,787,383	(9.2%)
Debt Service	\$2,528,242	\$1,924,358	(23.9%)
<b>Total</b>	<b>\$27,815,295</b>	<b>\$28,276,326</b>	<b>1.7%</b>

## BY DEPARTMENT

General Fund Department Budgets				
Department	FY 2021-2022 Current Budget	FY 2022-2023 Recommended Budget	Percent Change	FY21-22 Variance
Council	\$88,127	\$88,237	0.1%	\$110
Administration	\$1,133,164	\$1,236,601	9.1%	\$103,437
Finance	\$715,712	\$707,108	(1.2%)	(\$8,604)
IT	\$788,926	\$861,411	9.2%	\$72,485
Economic Development	\$1,745,800	\$909,569	(47.9%)	(\$836,231)
Police	\$5,257,947	\$5,578,640	6.1%	\$320,693
Fire	\$3,776,790	\$4,717,982	24.9%	\$941,192
Planning	\$585,843	\$602,596	2.9%	\$16,753
Main Street Program	\$151,810	\$150,000	(1.2%)	(\$1,810)
Inspections	\$890,475	\$876,982	(1.5%)	(\$13,493)
Engineering	\$445,500	\$445,500	0.0%	\$0
Public Works	\$3,454,990	\$2,978,468	(13.8%)	(\$476,522)
Public Facilities	\$915,596	\$868,219	(5.2%)	(\$47,377)
Sanitation	\$1,768,539	\$2,152,118	21.7%	\$383,579
Recreation and Parks	\$2,640,348	\$2,390,782	(9.5%)	(\$249,566)
Non-Departmental	\$3,456,135	\$3,712,113	7.4%	\$255,978
<b>Total</b>	<b>\$27,815,702</b>	<b>\$28,276,326</b>	<b>1.7%</b>	<b>\$460,624</b>



# UTILITY FUND EXPENDITURES

## BY TYPE

Utility Fund Expenditures by Type			
Type	FY 2021-2022 Current Budget	FY 2022-2023 Manager's Recommended	Percent Change
Personnel	\$3,046,042	\$3,103,167	1.9%
Operating	\$4,883,132	\$4,843,572	(0.8%)
Capital	\$3,354,011	\$604,773	(82.0%)
Debt Service	\$7,882,164	\$1,502,821	(80.9%)
<b>Total</b>	<b>\$19,165,349</b>	<b>\$10,054,333</b>	<b>(47.5%)</b>

## BY DEPARTMENT

Utility Fund Department Budgets				
Department	FY 2021- 2022 Current Budget	FY 2022-2023 Manager's Recommended	Percent Change	FY21-22 Variance
Admin, Billing & Meters	\$1,868,739	\$1,415,636	(24.2%)	(\$453,103)
Operations & Maintenance	\$6,627,418	\$4,562,330	(31.2%)	(\$2,065,088)
Engineering	\$325,000	\$285,000	(12.3%)	(\$40,000)
Water Resource Recovery	\$2,225,098	\$2,276,146	2.3%	\$51,048
Non-Departmental	\$8,119,094	\$1,515,221	(81.3%)	(\$6,603,873)
<b>Total</b>	<b>\$19,165,349</b>	<b>\$10,054,333</b>	<b>(47.5%)</b>	<b>(\$9,111,016)</b>



# WATER AND SEWER RATES

Fiscal Year	Inside Water	Outside Water	Inside Sewer	Outside Sewer	Increase
FY21-22	\$6.72	\$13.44	\$7.22	\$14.43	10%
FY22-23	\$7.13	\$14.26	\$7.66	\$15.30	6%





# CAPITAL RESERVE FUND REVENUES AND OTHER FUNDING SOURCES

Capital Reserve Fund Revenues and Other Financing Sources					
	FY 2020- 2021 Actual	FY 2021- 2022 Current Budget	FY 2022-2023 Manager's Recommended	Percent Change	FY21-22 Variance
System Development Fees	\$902,521	\$1,107,000	\$1,598,000	44.4%	\$491,000
Interest Earnings	\$9,701	\$2,500	\$3,000	20%	\$500
<b>Total revenues</b>	<b>\$912,222</b>	<b>\$1,109,500</b>	<b>\$1,601,000</b>	<b>44.3%</b>	<b>\$491,500</b>
<b>Other financing sources</b>					
Appropriated fund balance	\$0	\$199,177	\$0	(100.0%)	\$0
<b>Total revenues &amp; other financing sources</b>	<b>\$912,222</b>	<b>\$1,308,677</b>	<b>\$1,601,000</b>	<b>22.3%</b>	<b>\$292,323</b>



Questions?