



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, December 4, 2023 in the Council Chambers of the Glendel Stephenson Municipal Building located at 106 E. Washington Street.

Councilmembers Present:

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

Also Present:

Chris Rollins, City Manager  
Preston Mitchell, Assistant City Manager  
Lawson Brown, City Attorney  
Stephanie Shaw, City Clerk  
Ashley Ownbey, Development Director  
Aaron Davis, Recreation & Parks Director  
Bob Louis, Fire Chief  
Daphna Schwartz, Finance Director  
Franz Holt, City Engineer

Mayor Hooks called the meeting to order. Rev. Jeff Smith of Mebane Presbyterian Church gave the invocation.

Mayor Hooks called for an approval of the November 6, 2023, Regular Meeting minutes. Mr. Bradley made a motion, seconded by Mr. White, to approve the minutes as presented. The motion passed unanimously.

City Clerk Stephanie Shaw reported the results of the municipal election held on November 7, 2023, as certified by Alamance County and Orange County Boards of Elections, to be as follows:

For the Office of Mayor:

Alamance County:	Ed Hooks	533
	Write Ins	31
Orange County:	Ed Hooks	92
	Write Ins	3

For the Office of City Council:

Alamance County:	Sean Ewing	488
	Katie Burkholder	456
	Write Ins	44
Orange County:	Sean Ewing	92
	Katie Burkholder	82
	Write Ins	3

Therefore, pursuant to such tabulation, it has been determined that: Ed Hooks, having received 625 total votes from both counties, has been duly elected as Mayor of the City of Mebane, pursuant to law, for a term of four years. Additionally, Sean Ewing having received 580 total votes from both counties and Katie Burkholder having received 538 total votes from both counties, have been duly elected members of the City Council of the City of Mebane, pursuant to law, for a term of four years.

Clerk Shaw administered the oath of office to Ed Hooks. She then administered the oath of office to Katie Burkholder. Attorney, Pastor and Notary Keisha Bluford administered the oath of office to Sean Ewing.

Mayor Hooks called for nominations for Mayor Pro-Tem. Ms. Burkholder nominated Tim Bradley in the form of a motion, seconded by Mr. White. The motion carried unanimously.

Clerk Shaw administered the Mayor Pro-Tem oath of office to Tim Bradley.

Mayor Hooks called forward Fire Chief Bob Louis. Mayor Hooks read aloud a Resolution Honoring Fire Chief Bob Louis on the Occasion of His Retirement and presented the framed resolution to Chief Louis.

**RESOLUTION HONORING FIRE CHIEF ROBERT J. LOUIS  
ON THE OCCASION OF HIS RETIREMENT**

**WHEREAS**, the City of Mebane is proud to recognize the life, legacy, and accolades of Robert “Bob” J. Louis, Chief of the Mebane Fire Department, on the occasion of his retirement; and

**WHEREAS**, Chief Bob Louis began his career with the Mebane Fire Department as a volunteer firefighter in 1993 and was hired by the department as a full-time firefighter in 1994; and

**WHEREAS**, prior to reaching the rank of Fire chief, Chief Louis served in several roles within the department to include Firefighter, Secretary, Fire Captain, and Superintendent of Alarms; and

**WHEREAS**, Chief Louis was promoted to the rank of Fire Chief in 2000 as the city’s first career fire chief; and during his distinguished career, Chief Louis has successfully led the city’s fire department through periods of unprecedented growth, with the city’s population growing from approximately 5,000 to 20,000 and the department growing from 1 fire station to now, 3 fire stations; and

**WHEREAS**, at the time of his employment in 1994, the Mebane Fire Department operated with a career staff of 3 members and approximately 30 volunteers. Under the leadership of Chief Louis, the department now operates with a staff of 36 career employees and approximately 20 volunteers; and

**WHEREAS**, Chief Louis was integral in the construction of a fire department training facility in 2007 and fire station 3 in 2014. Chief Louis has always served the city as a community-minded leader, keeping the interests of the citizens as his top priority; and

**WHEREAS**, during his career, Chief Louis focused his attention on the department’s ISO rate, reducing it from a grade of 5 to an improved grade of 2, demonstrating a commitment to excellence for his department and community; and

**WHEREAS**, in addition to his accolades as a leader, Chief Louis was awarded the Greg Hinson Memorial Service Award in 2003 and again in 2008. Chief Louis received this award for his outstanding leadership and dedication to the department with the support of his peers and subordinates.

**WHEREAS** Chief Louis has served his community with pride, and upon the occasion of his retirement, is deserving of recognition and the highest commendation.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Mebane, hereby honor and take pride in bringing special public attention to Fire Chief Bob Louis, for his 30 years of exemplary service. His service and dedication have positively impacted many lives throughout his career. We offer our best wishes for a long, happy, and healthy retirement.

Adopted this 4<sup>th</sup> day of the month of December in the year 2023.

ATTEST:

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

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

Mayor Hooks then introduced Mayor Pro-Tem Bradley and requested that he make an additional presentation. Mr. Bradley came forward, shared kind remarks and presented Chief Louis with a gift from the City, a Mebane Logo brick sculpture, hand sculpted by NC artist Brad Spencer.

Mayor Hooks then introduced Senator Amy Galey. Senator Galey came forward and presented Chief Louis with the prestigious Order of the Long Leaf Pine, the highest award for state service granted by the Office of the Governor. Chief Louis received a standing ovation. Chief Louis acknowledged and thanked all of those that he worked with during his 30-year career and thanked the community for its support. Each Council Member and Mr. Rollins all took a moment to share their sentiments with Chief Louis, expressing admiration, gratitude, and best wishes.

Mayor Hooks recognized Omega and Brenda Wilson as they were recent recipients of the prestigious Presidential Lifetime Achievement Award. Mayor Hooks shared that Mr. and Mrs. Wilson were recognized for their decades of dedication to volunteering and serving as advocates for the West End, East End, White Level, Foust Road, Buckhorn, and Perry Hill communities in Mebane. As Co-Founders of the West End Revitalization Association (WERA) their efforts and partnerships with US, State, and local politicians brought safe drinking water and clean air standards to the people of North Carolina and across the nation, vastly improving the quality of life for so many people. The award was sponsored by Dr. Donna Corbett, Amazing Grace Etiquette/The Corbett Foundation and Rehkamp Global Enterprises and a special dinner was held in October by the same and at that dinner the Wilsons were presented with the award.

Mr. and Mrs. Wilson thanked their family, friends, the Mebane City Council, City of Mebane employees and the Mebane community. The Wilsons received a standing ovation.

Mayor Hooks recognized City of Mebane's Development Director Ashley Ownbey. He shared that in October of this year, Ms. Ownbey completed the Leading for Results course at the School of Government at the University of North Carolina at Chapel Hill. She was chosen to participate as a 2023 Local Government Federal Credit Union/Civic Fellow. Ms. Ownbey participated in the first course offered for the 2023 Fellows program, which was an outstanding cohort of leaders from across the state. Each of the Fellows committed to developing leadership knowledge and skills to help his or her organization and community. He commended Ms. Ownbey on being selected as an LGFCU/Civic Fellow and for completing the intensive program.

Mayor Hooks presented Gary and Gale Huey with a Proclamation honoring the Huey family for 66 years of service in Mebane and proclaiming December 23, 2023, as Huey's Restaurant and Oyster Bar Appreciation Day. Gary Huey thanked the Mebane community for all of the support over those 66 years.

#### **PROCLAMATION HUEY'S RESTAURANT AND OYSTER BAR**

**WHEREAS**, the Huey family first opened Huey's Restaurant and Oyster Bar in Mebane in 1957; and

**WHEREAS**, for more than 60 years, Huey's has served countless customers and friends at its location at 7601 U.S. Highway 70 in Mebane; and

**WHEREAS**, over the past six decades, the family restaurant has been an iconic and beloved fixture in the Mebane community, serving up its famous seafood, chicken, beef, barbecue and southern desserts; and

**WHEREAS**, Huey's has also made a name for itself through its successful catering business, hosting events large and small throughout North Carolina; and

**WHEREAS**, generations of the Huey family have been part of the restaurant's success through the years, along with thousands of loyal employees serving as line cooks, dishwashers and wait staff; and

**WHEREAS**, after 66 years in business, Gaye and Gary Huey have decided to close Huey's Restaurant and Oyster Bar this month to begin a well-deserved retirement; and

**WHEREAS**, the Mebane community is indebted to the Huey family for sharing their restaurant with our community and creating a welcoming gathering place for both every day and special occasions;

**NOW THEREFORE**, I, Ed Hooks, Mayor of the City of Mebane, North Carolina do proclaim Dec. 23, 2023, as Huey's Restaurant and Oyster Bar Appreciation Day, and call upon the citizens of Mebane to join with me in thanking the Huey family for 66 years of business in Mebane.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the seal of the City of Mebane, North Carolina to be affixed this 4<sup>th</sup> day of December 2023.

Signed, Sealed and Delivered  
this 4<sup>th</sup> day of December, 2023

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Mayor Ed Hooks

During the Public Comment Period, Deboarh Worth, 1407 Fieldstone Drive, Mebane, shared that she is speaking in support of Alamance Eldercare and its partnership with NC AARP and a community survey known as the "Age-Friendly" Survey. She shared demographics related to Alamance County's aging population. She spoke of the importance of meeting the needs of seniors in Alamance County. She said participation in the survey will help Alamance Eldercare and AARP of NC in determining the needs of caregivers and the aging community and will assist in fostering a community that benefits all ages. She urged everyone to participate.

Fred Masi, 208 Redberry Court, Mebane, spoke regarding the Recreation and Parks Master Plan that is to be presented at tonight's meeting. He stated that the plan should include senior program events. He suggested that the City of Mebane look at implementing similar programs to those which the City of Burlington has in place for its seniors.

Mayor Hooks gave a brief overview of the Consent Agenda.

- a. Final Plat Approval- Cambridge Park, Ph. 3A
- b. Final Plat Reapproval- Cameron Lane Right-of-Way Dedication

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

A Public Hearing was held on a request from the City of Mebane for approval to rezone two properties totaling +/- 40.69 acres and located at 635 Corregidor Street and 636 Corregidor Street from R-20 (Residential District) to LM (Light Manufacturing). Ms. Ownbey gave an overview of the request. She explained that the properties are a result of a recombination plat recently recorded with the Alamance County Register of Deeds on November 21, 2023, that created a +/- 17.34-acre lot (Public Works), a +/- 23.35-acre lot (Water Resource Recovery Facility), and a +/- 33.472-acre lot (Mebane Arts & Community Center and Soccer Fields). The Mebane Public Works Complex and the Water Resource Recovery Facility (WRRF) are nonconforming uses in the current zoning district. This amendment to the zoning map will update the zoning to be consistent with historic use of the property. Most of the site is within Mebane City Limits in Alamance County and the northwest portion is located within the Mebane Extraterritorial Jurisdiction (ETJ). Surrounding uses include residential, vacant, and recreation. The North Carolina Industrial Center is to the west across the NC 119 Bypass. The two properties are primarily located in the Secondary Growth Strategy Area and partly within the NC-119 Bypass and US 70 Mixed-Use Growth Strategy Area as identified by *Mebane By Design*, the Mebane Comprehensive Land Development Plan.

City Engineer Franz Holt presented the rezoning amendment request on behalf of the City. He gave a brief overview of the history of Public Works property. He then reiterated the same information as shared by Ms. Ownbey. He added that the City is not asking for any waivers or conditions with the Public Works R-20 to LM rezoning request. He stated that the City will meet all buffer, setback and allowed use requirements. He also stated that there are no immediate plans to expand the current footprint of Public Works. Mr. Holt then shared a brief history of the WRRF property and facility, 1915-2023. As with the Public Works property, the City is requesting a general rezoning of the R-20 to LM which is appropriate for the current use. He again stated that

the City is not asking for any waivers or conditions and will meet all buffer, setback and allowed use requirements. He stated that this action will correct a historic non-conforming uses meeting the current Unified Development Ordinance (UDO) requirements and being consistent with all other planning documents. He stated that the City does have immediate plans to expand the footprint of the WRRF and a Special Use Permit will be required for the expansion of the site.

Mr. White made a motion, seconded by Mr. Ewing, to close the public hearing. The motion carried unanimously. Mr. White made a motion, seconded by Mr. Bradley, to approve the LM zoning as presented with a 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*. Specifically, the request is for a property within the City's G-4 Secondary Growth Area and partly within the City's G-1, Mixed Use Growth Area (NC-119 Bypass and US-70) and is generally industrial in nature (Mebane CLP, p. 66;70). The motion carried unanimously.

A Quasi-judicial Public Hearing was held on a request from the City of Mebane for approval of a Special Use Permit to allow for a Water Resource Recovery Facility on a property totaling +/- 23.35 acres and located at 635 Corregidor Street.

At the onset of the hearing, the Mayor, Ms. Burkholder, Ms. Hadley, Mr. Bradley, and Mr. Ewing gave the following statement:

*As to the special use permit, I have discussed the request with city staff and have visited the site. I have formed no opinion as to the merits of the request. I will make my decision tonight based solely on the evidence presented in this quasi-judicial hearing, as required by law.*

Mr. White stated the following:

*I do not believe I have discussed the request with city staff, but I have visited the site. I have formed no opinion as to the merits of the request. I will make my decision tonight based solely on the evidence presented in this quasi-judicial hearing, as required by law.*

Also, at the onset of the hearing, Clerk Shaw swore in the following:

Franz Holt, Mebane City Engineer  
Ashley Ownbey, Mebane Development Director  
Chris Rollins, Mebane City Manager  
Dennis Hodge, Retiring WRRF Director  
John Dodson, New WRRF Director  
Chuck Smith, Mebane Public Works Director  
Kyle Smith, Mebane Utilities Director  
Cliff Ayscue, Mebane Chief Building Inspector  
Josh Johnson, AWCK Engineer  
Mitch McKinney, Mebane Police Chief  
Thomas Taylor, MAI, SRA- Taylor & Associates Appraisers, Inc.  
Joel Whitford, Senior Project Manager- McGill Associates, PA  
Doug Chapman, Vice President/Regional Manager- McGill Associates, P.A.  
Carl Bradley, Resident, 4610 Mebane Rogers Road, Mebane  
Kathy Newell, Resident, 1031 S. Third Street, Mebane

Ms. Ownbey said, for the sake of the record, some items reviewed previously will be repeated because this is a separate public hearing. She stated that based on the action that was just taken by the Council the subject property has been zoned LM light manufacturing. Per the City's UDO, a special use permit is required for a Water Resource Recovery Facility (WRRF) in either the light or heavy manufacturing zoning districts. The site totals just over 23 acres and is surrounded primarily by residential zoning. Most of the property is within the Mebane city limits. The western part of the property will need to be annexed. Currently the WRRF exists on the property closest to Corregidor Street; surrounding uses include the Public Works facility to the north and the Mebane Arts and Community Center, as well as the athletic fields to the south and then residential and vacant properties to the northwest and south. The North Carolina Industrial Center is also west of the site across from NC Hwy 119. The property is primarily located in the secondary Growth Strategy Area as identified by Mebane by Design or Comprehensive Land Development Plan. A portion is identified in a Mixed-Use Growth Strategy Area which is intended to serve as a transitional zone between industrial and residential uses in the area. As part of the special use

request a site plan has been submitted to and reviewed by the Mebane Technical Review Committee and the plan shows expansion of the plant, which will be reviewed in more detail by McGill and Associates. The site plan has also been reviewed to ensure it complies with the City's UDO and any other standards that apply. Staff found no need for any waivers or conditions as the ordinance is being met by the proposed site plan. There are no multimodal improvements required as there is an existing sidewalk on the east side of Corregidor Street and there are no improvements to the street network required for this development. Mebane's UDO does specify development standards which staff have reviewed to ensure they are being met. All structures on the WRRF site must be at least 300 feet from existing residences. The WRRF site is also required to have a specific type of security fencing which has been shown on the site plan. Any outdoor storage must be screened appropriately, and buffer requirements apply to the site in terms of landscaping. Finally, if there are any unpaved areas, those areas must be controlled in a manner to reduce any dust from going onto neighboring properties.

Mr. Holt came forward to introduce the following presenters:

Doug Chapman, Vice President/Regional Manager- McGill Associates, P.A.

Thomas Taylor, MAI, SRA- Taylor & Associates Appraisers, Inc.

Joel Whitford, Senior Project Manager- McGill Associates, PA

Mr. Chapman stated that he will be reviewing the plans for the WRRF expansion project, going from 2.5 million gallons a day to 4 million gallons a day and then ultimately to 6 million gallons per day. The need for expansion comes from the growth in Mebane, growth in industry, commercial businesses, and residential population. He explained that the City planned for a balanced growth directed by several policies and plans such as the Comprehensive Land Development Plan, Long Range Utility Plan, "paper" flow policy, and the Unified Development Ordinance (UDO). Mr. Chapman shared that several years back population and wastewater capacity projections were made which outlined what the future would hold so that a plan for expansion could be put in place to meet those future needs. He shared a map showing the existing WRRF site and spoke about the need for more capacity. He explained that the expansion requires State approval to modify the discharge permit. He explained that the State required an alternative analysis looking at other options for the expansion such as pumping wastewater flows to other neighboring systems such as Graham and Burlington. Neither system had the capacity to carry Mebane. He said that there was the idea of land application to direct the wastewater to, public access reuse, and expanding surface discharge to Moadams Creek, the stream adjacent to the WRRF. He spoke in detail explaining the proposed first phase of the project and the treatment process. He showed the expansion of the site showing the new facilities and explained that some of the old facilities would still be used since they had been recently updated. He explained the processes required to meet Jordan Lake Rules by maintaining the maximum daily load in pounds of nitrogen and phosphorus. He also provided that the new expansion would be using the existing pipe that discharges into Moadams Creek.

Mr. Chapman continued, stating that Ms. Ownbey mentioned earlier that the ordinance requires the facilities be 300 feet from existing structures. He said that the closest structure to the south of any of the treatment processes is over 500 feet and to the house to the West is about 345 feet to the nearest future structure that would be built in Phase 2 of the expansion.

Mr. Chapman spoke in detail about the recent WRRF renovations related to the residual aeration. He stated that the prior system was inefficient and was replaced with a new diffused air aeration system with blowers that are located on the site that are in sound attenuating enclosures to address both odors and any noise concerns. That was just completed last month. For future phases some of the benefits that they are trying to target during the design and development of the project is the improved treatment capabilities, so that there is an improved biological process and improved residual process.

Mr. Chapman stated that as part of a special use permit there are four findings of fact that must be addressed.

1) **The project will not materially endanger the public health or safety-**

Mr. Chapman stated that nuisance odors and nuisance noise have both been addressed during the design of the project as they have an improved treatment process to meet the

State's discharge permit limits. That discharge permit has already been issued to the City for the expansion. Also, the City will be in compliance with all the storm water requirements and the site will be secured by fencing as was mentioned in the UDO requirements.

**2) The project will not substantially injure the value of adjoining or abutting properties-**

Tom Taylor, an appraiser from Taylor and Associates, said he had researched similar situations such as properties located near landfills that may have more odor or noise and athletic fields with lights. He presented that he found that as long as the site was properly secured and buffered, in his professional opinion, the proposal would not substantially injure the value of adjoining or abutting property.

**3) The project will be in harmony with the area in which it is to be located-**

Mr. Chapman stated that the WRRF is an existing use. Immediate properties to the west are vacant. Buffers will be maintained to adjacent residential properties. There is similar zoning west of NC 119 and the City owns the properties to the north and south.

**4) The project will be in general conformity with the land use plan or other plans and policies officially adopted by the City Council-**

Mr. Chapman stated that the project would be completed in accordance with the City's UDO, Comprehensive Land Use Plan, Long Range Utility Plan, and the "paper" flow policy.

Mr. Chapman went on to say that a community meeting with the neighbors was held on November 1st at 6:00 p.m. In accordance with the UDO procedures, eighty-six property owners were invited, those that live within 300 feet of the property. Eight community members attended, and questions were presented and answered at that meeting. The project was also presented to the Planning Board at their November 13th meeting.

There was more discussion between the Council, Mr. Chapman, and Mr. Holt regarding the treatment process and the processes that have been put into place for reduction of odor. There was also brief discussion about the WRRF's current and future elevations as related to the 100-year flood plain. Mr. Holt stated that the structures are outside of the 100-year floodplain.

Ms. Newell stated that she attended the November 1<sup>st</sup> community meeting. She read aloud most of the following letter and summarized other portions:

I live on Third Street in Mebane, and was able to attend the meeting on Nov. 1, 2023 in which details about the proposed expansion of the treatment plant were presented.

I am sure that the engineering and technical features of the proposed expansion plant are excellent as per the presentation on Nov. 1. Lacking in the meeting, however, was any discussion at all about the possible impact such an expansion would have on the surrounding community other than to say that the new facility would be less noisy and have less odor. Currently I frequently smell the treatment plant.

I hope that the Planning Board and Town will consider the impact that an expanded treatment plant will have on the community, and include a plan to make sure that the future water and sewer needs of the town will be met beyond the 25 years projected.

To save time and space, I will write my concerns in paragraph form.

#### 1. Noise and Odor.

A. Even if the new plant is considered less noisy in terms of decibels, and produces less odor in terms of parts per billion, etc., if significantly more sludge is processed, it is inevitable that more noise and odor will be produced. Noise is easier to measure than odor, as odor varies with the weather, time of year, and activities at the plant.

B. The proposed new plant will be built 25 feet higher than the current plant, so the noise and odor will travel further than the current plant, even with trees surrounding it.

C. No information was provided at the meeting regarding how a catastrophic flood or hurricane would be dealt with.

#### 2. Impact on the Community.

##### A. Population growth and plant lifetime.

I have lived on Third Street since 2001. In that time many new developments have been built within a mile or so of my house including Fieldstone, Peppertree Village, Somerset, the Villas on Fifth Street, and more further away. There are 5 churches and 2 schools within walking distance of the treatment plant. The proposed plant is to have a lifetime of 25 years. The current plant has had a lifetime since the 1940's according to the previous meeting. In 25 years the surrounding area will have grown exponentially more and Mebane will need another treatment plant. Where will it be put? All the surrounding area is being built up and in that time there will be very few if any options for another expansion other than to use the current ball fields at the Community Center Park.

B. Limited green space now. Mebane has limited land now to build new parks or other facilities that attract residents, such as a senior center, expanded library, more local schools, etc. It needs to carefully consider the land at the Community Center and any other property assets and how they will be used in the next 25 years and beyond.

C. Attractiveness of the town. Mebane has a slogan of "Simply Charming". Features that attract new residents include the character of the town and other factors that Mebane now has, and has worked hard to promote and advertise, such as a quaint downtown, sidewalks, a very nice Community Center with many activities and ball fields. **A town does not advertise that it has a "state of the art sewer treatment plant" 1 mile from its downtown and in the very heart of a thriving population with surrounding schools, churches, the library, its primary sports venue, etc. This is a deterrent to growth, not an asset.** The current plant was built in the 40's when the town had a low population and in an area with few residents or other facilities.

##### D. Infrastructure needs.

At the meeting on Nov. 1 the reason given for keeping the plant at the Community Center property rather than finding a new location was that the current pump stations and infrastructure are still being used. Solutions:

1. Require builders/developers to pay impact fees to cover ALL the infrastructure needed to put in water and sewer lines. They will complain but they will do it as this area will continue to grow with the local factories, hospitals, etc.

2. Purchase adjacent property to the current property that is now for sale to be used for future expansion.

3. Consider a plan B to search for a new site for a treatment plant, and use the current site as a hub with a large pumping station that collects sludge from the current pumping stations and then sends it all to a new site. This would use the current infrastructure.

4. Use the funds available from the infrastructure bill available now to do any new work that will ensure the future water and sewer needs of the community. Despite political views, this money is being used all over Alamance County, and should be used now with the treatment plant so that we will have a viable system for more than 25 years.

Mr. Holt stated that the City does charge system development fees and those fees are being reviewed for possible presentation to Council. He also stated that with the policies that the City has put in place to try to maintain a linear growth contribution of flow to the plant, the City is looking out to at least 2070 with the capabilities that the City will be developing.

Mr. Bradley stated that Ms. Newell made excellent points and commended staff on the research and work done to get to this point as they have been working on this project for a long time. Mr. Bradley then made a motion, seconded by Mr. Ewing, to close the Public Hearing. The motion



carried unanimously. Mr. White stated that he appreciates all the engineering work that went into the presentation and made a motion, seconded by Mr. Bradley, to approve the special use permit as presented and a motion to find that the application is consistent with the objectives and policies for growth and development in the City's 2017 Comprehensive Land Development Plan Mebane By Design, Long-Range Utility Plan, or other plans officially adopted by the City Council. It is both reasonable and in the public interest because it has been found that the request:

- 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 in conformity with the land development plan or other plans officially adopted by the City Council.

The motion carried unanimously.

A Public Hearing was held on a request for a mandatory amendment of the City's Stormwater Bonding requirements. Mr. Brown presented the request. He explained that effective on August 23, 2023, the General Assembly amended the authority of local governmental units as to the bonding requirements for real estate development projects which require stormwater devices. The City has had a policy since 2015 that the stormwater control devices required for owners and/or developers of real estate projects be bonded (generally by a cash payment) at an amount equal to forty percent (40%) of the construction costs, which bond obligation would be for twenty (20) years. The General Assembly passed Session Law 2023-108 (House Bill 488) that limits the bond amount to ten percent (10%) of the final construction costs and allows an owner or developer five (5) years from the date of the final construction approval, within which to deposit the same in a segregated account, said account to be held by the owner/developer, as opposed to the City. He stated that staff recommends the adoption of the amended Unified Development Ordinance, Article 6, Section 5.4.6 and the related agreement.

No one from the public spoke concerning the matter.

Mr. White made a motion, seconded by Mr. Bradley to close the Public Hearing. Mr. Bradley made a motion, seconded by Ms. Hadley, to approve the amendment to the City of Mebane Unified Development Ordinance in accordance with the presented amendment along with the corresponding referenced Stormwater Operation and Maintenance Agreement for Structural Stormwater Management Facilities. The motion carried unanimously.

Mayor Hooks called for a break at 7:58 p.m. Mayor Hooks called the meeting back to order at 8:03 p.m.

Mr. Bradley requested that the next item on the agenda, *Item 11. Planning Board Rules of Procedure*, be deferred to a future meeting. He requested that staff look at any wording that could be added to promote the decision by the planning board to be respectful of ordinances, policies and procedures that are in place and less of whether something popular with the public or not. After considerable discussion among the Council and comments from Tom Boney, Editor of Alamance News, Mr. Bradley made a motion, seconded by Ms. Burkholder, to defer the item until a future meeting. The motion carried unanimously.

Mr. Davis introduced Lisa Wolff and Art Thatcher, representatives from BerryDunn, who gave a presentation on the Recreation and Parks Comprehensive Master Plan. Ms. Wolf presented the plan via the attached PowerPoint presentation. She gave an overview of their process/path to the final plan. She stated that the Bike and Pedestrian Plan was considered when developing the plan. She highlighted key portions of the plan as outlined in the Executive Summary. There were questions from the Council and answers from the presenters during the presentation related to the plan recommendations.

Mr. Rollins recommended that the Council review the plan at length and come back with comments at the January meeting with possible adoption of the plan at the February meeting. There was considerable discussion regarding youth program fees and cost recovery. Mayor Hooks

stated the plan is a tool to help the Council and staff with capital project planning and to use during budget preparations. Mr. Davis pointed out that having an adopted plan does help when trying to obtain grant funding.

Ms. Schwartz presented a request for approval of a budget amendment for the purchase of a vacant lot on Ruffin Street. She explained that the Council approved the purchase of a vacant lot from MARISANNA, LLC, at the meeting on November 6, 2023. The City will spend \$220,000 for the land purchase and an estimated \$7,500 for due diligence (phase 1 environmental, title examination, etc.). This transaction is a one-time purchase, so the recommendation is to pay for the transaction with fund balance.

Mr. Ewing made a motion, seconded by Ms. Burkholder, to to approve the budget amendment to appropriate fund balance to purchase the vacant lot at the intersection of Ruffin Street and N. Fourth Street for \$220,000 from MARISANNA, LLC, and to fund \$7,500 in additional costs associated with the purchase. The motion carried unanimously.

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

ARTICLE I

APPROPRIATIONS	Current Budget	Change	Revised Budget
General Fund - Public Works	\$ 3,611,555	\$ 227,500	\$ 3,839,055

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
General Fund - Appropriated Fund Balance	\$ 5,388,731	\$ 227,500	\$ 5,616,231

This the 4th day of December, 2023.

There being no further business, the meeting adjourned at 9:05 p.m.

ATTEST:

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Stephanie W. Shaw, City Clerk

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Ed Hooks, Mayor



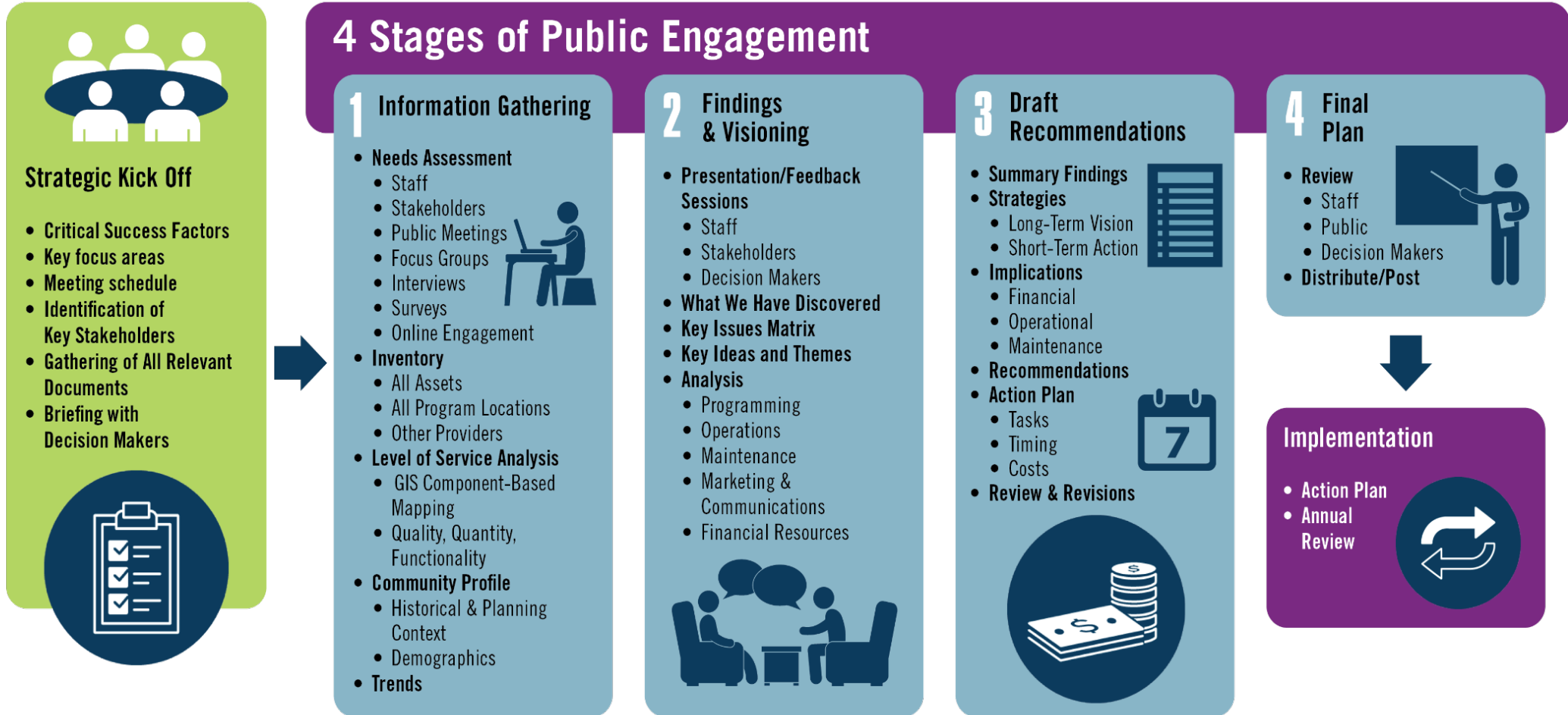
# Recreation & Parks Comprehensive Master Plan

City Council Review



December 4, 2023

# The Path





## RECREATION & PARKS

# Comprehensive Master Plan



# 1

Information Gathering  
The Process

# Plan Development Tasks

## Plan Development Tasks



Document collection and review



Organizational, financial, and recreation program analysis



Demographics and trends analysis



Park, facility inventory, and level of service

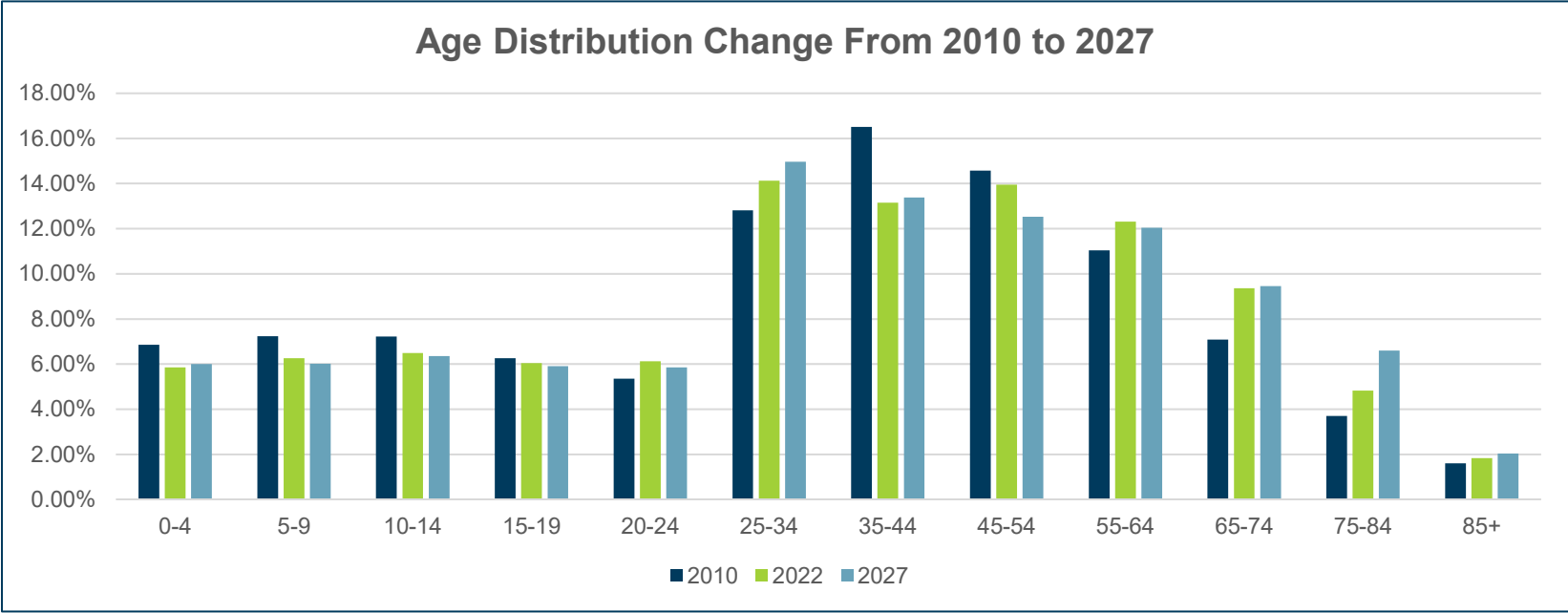
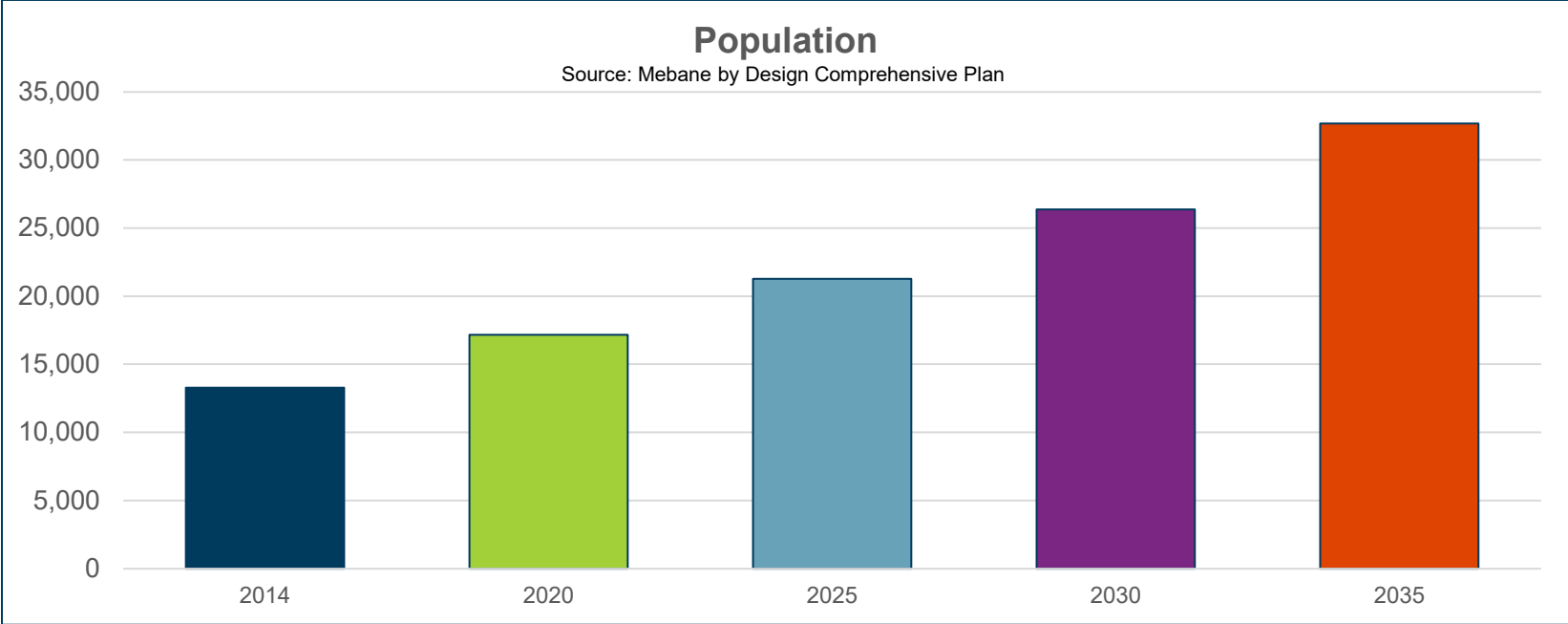


Engagement sessions



Recommendations—goals, strategies, and actions

# Demographic Trends







## Information Gathering Engagement & Responses

2

## Community Engagement



**70+**

Stakeholders and  
Focus Groups

**311**

Needs Assessment  
Survey

**1,632**

Social Pinpoint  
Unique Stakeholders

**323**

Social Pinpoint  
Comments

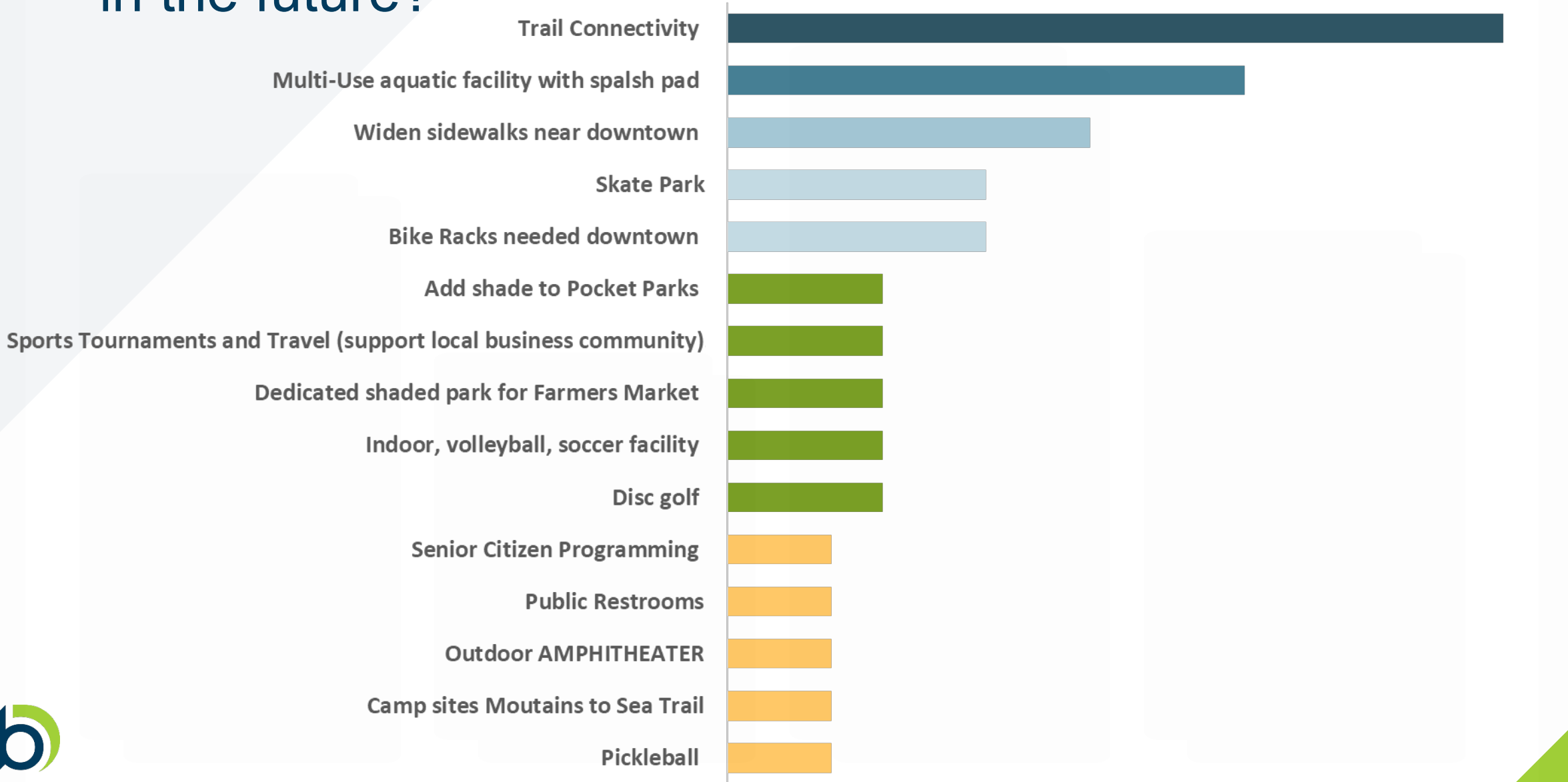
**5,106**

Social Pinpoint  
Site Visits

2

# What new recreational in the future?

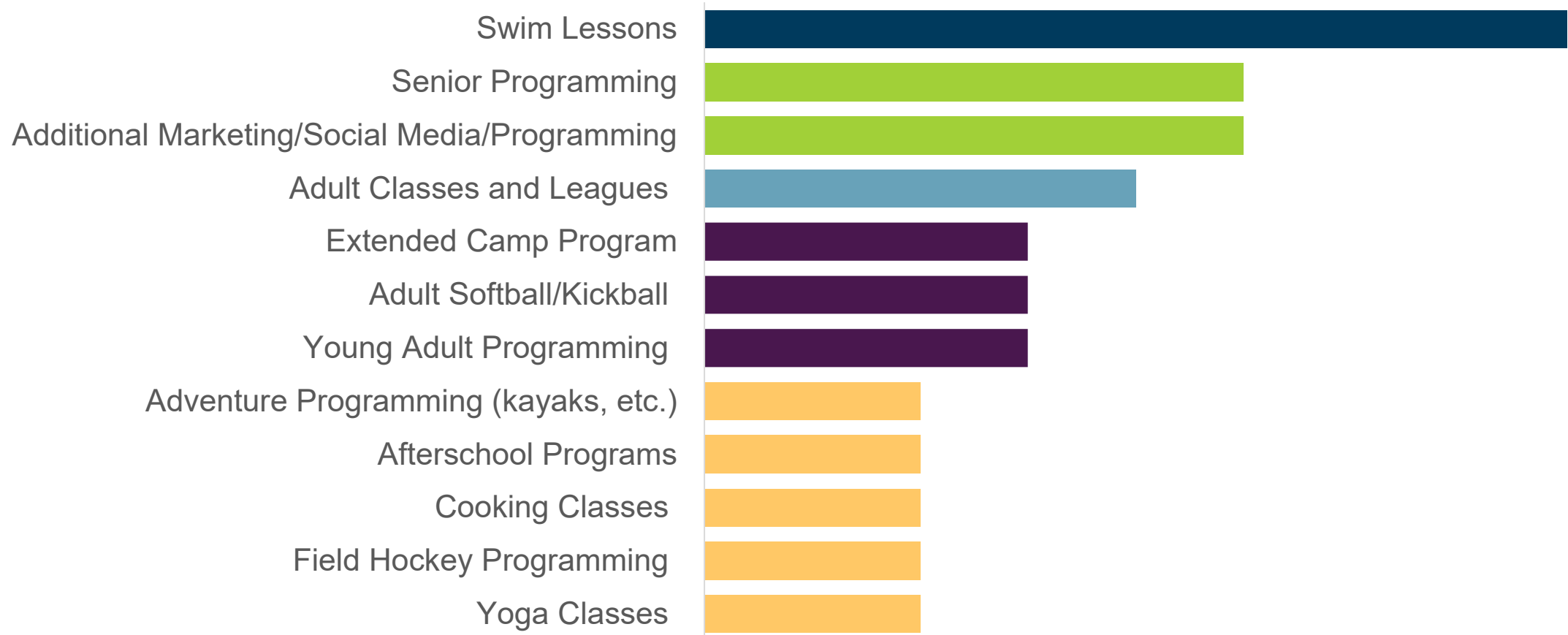
# amenities would you like to see



2

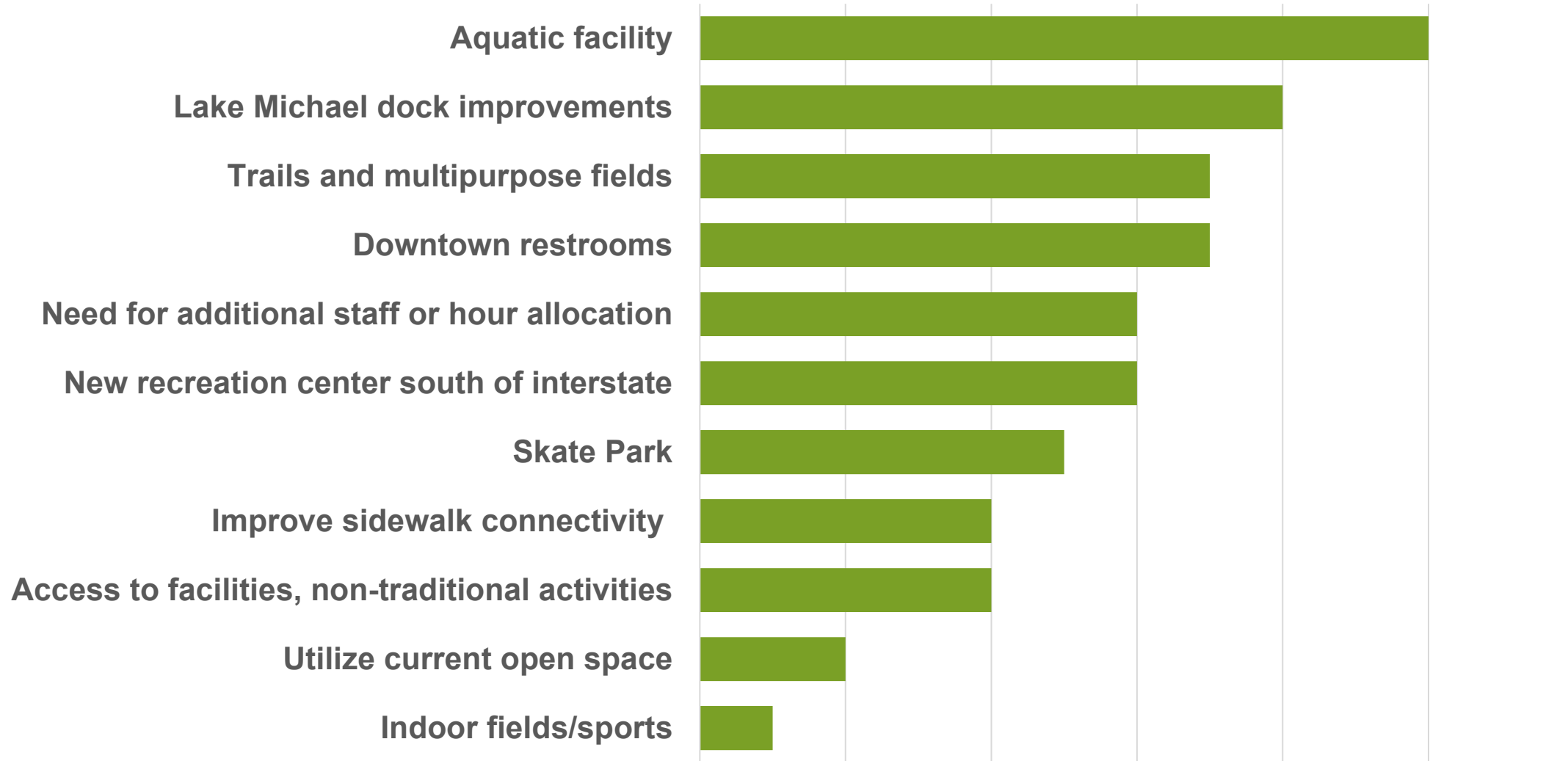
# What new recreational programs/activities like to see available?

would you



2

# What **priorities** need to be considered while developing the recreation and parks master plan?



2

## Most Important Programming Needs Over the Next 5 - 10 Years

- Fitness/Wellness/Health Programs
- Swim Lessons
- Water Fitness
- Additional Teen and Youth Programs
- Adult Programs

2

# Top 4 Future Needs

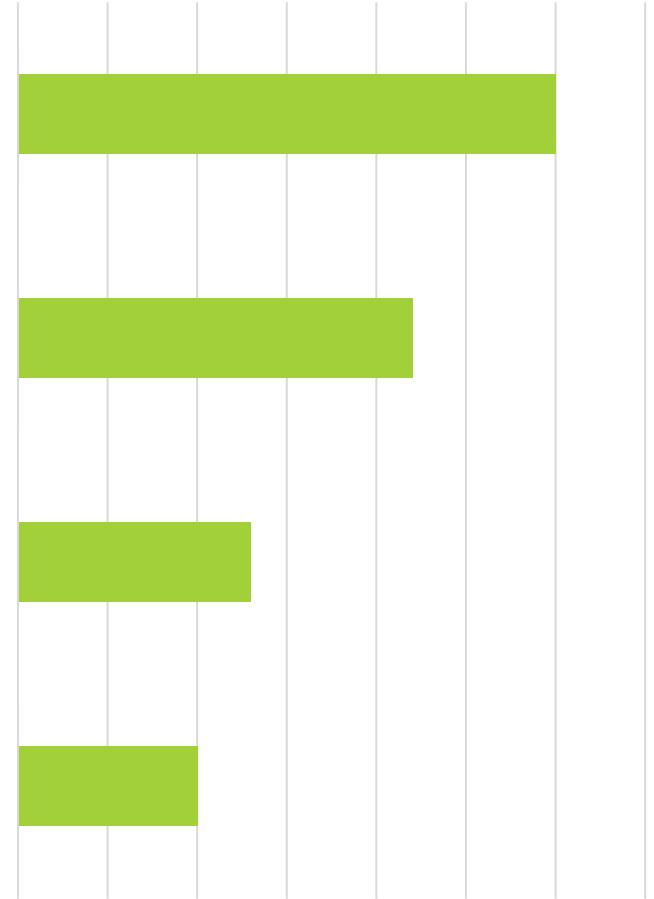


**Additional Walkways, Trails and Pathways**

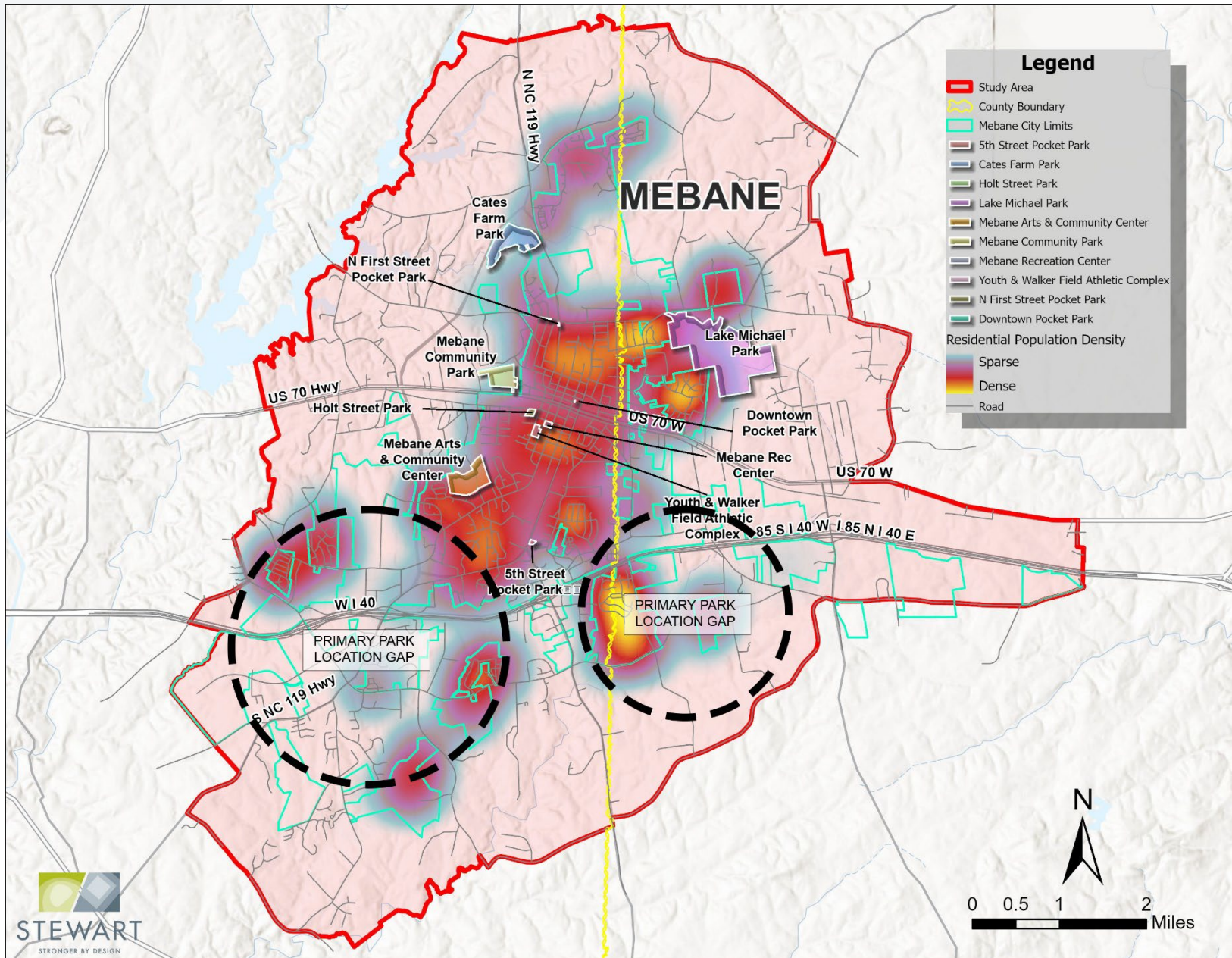
**A New Community Center to Include a Swimming Pool**

**Add More Parks**

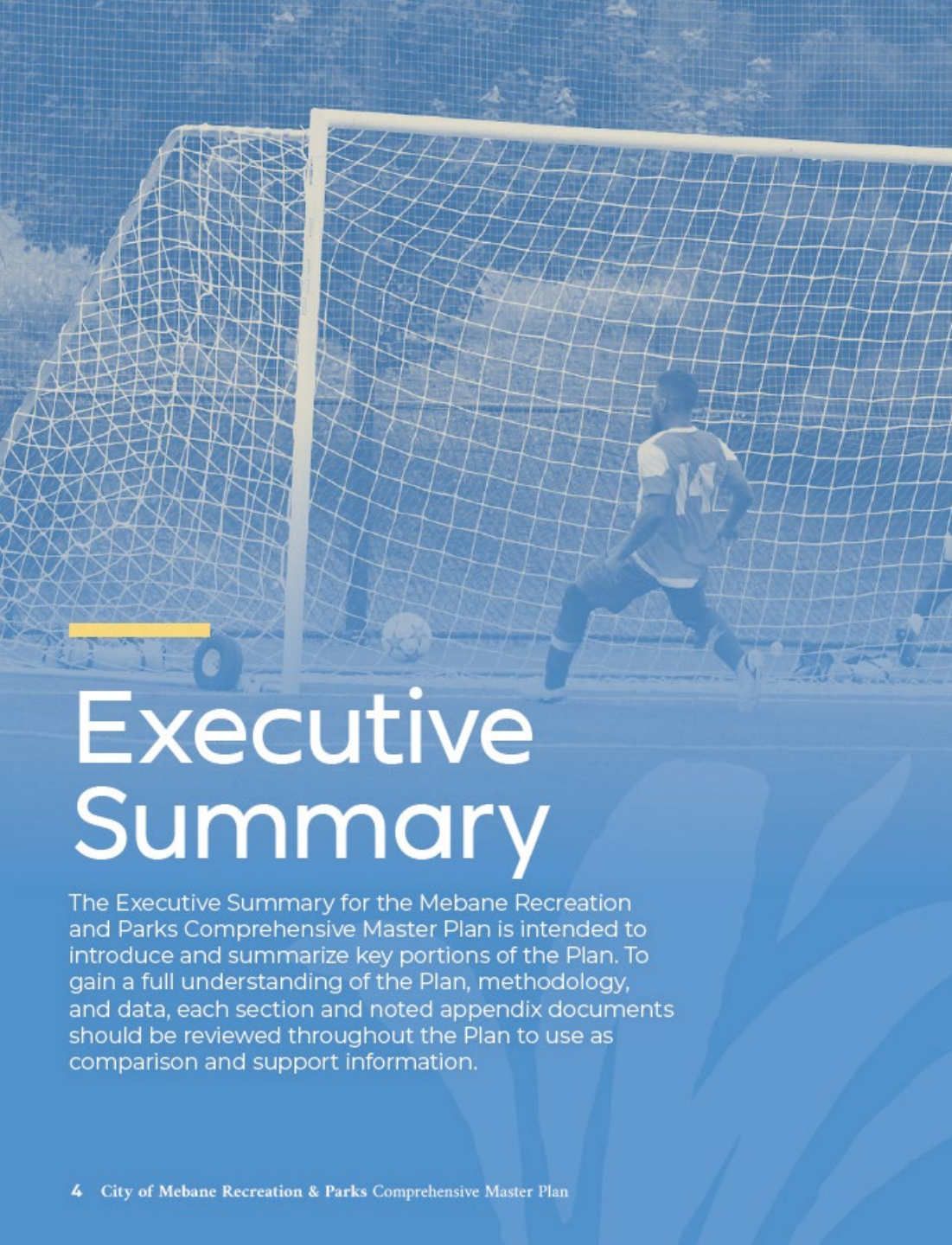
**Make Improvements to and/or Renovate Existing Parks and Facilities**



# Demographics – Potential Park Locations







# Executive Summary

The Executive Summary for the Mebane Recreation and Parks Comprehensive Master Plan is intended to introduce and summarize key portions of the Plan. To gain a full understanding of the Plan, methodology, and data, each section and noted appendix documents should be reviewed throughout the Plan to use as comparison and support information.

## The Key Findings Surfaced 4 Focus Areas



**Operations**



**Access and  
Connectivity**



**Park and Facility  
Maintenance and  
Improvements**



**Recreation Program  
and Facility Needs**

# Review of Recommendations



## Goal 1: Operations

**Focus Area 1.1:** Continue to operate as a resilient and flexible organization that adapts to changes in the Mebane community.

**Focus Area 1.2:** Manage the Recreation and Parks Department in a sound, responsible manner that emphasizes effective partnerships, joint ventures, stewardships, as well as staff and community involvement.

**Focus Area 1.3:** Maintain a highly functioning team that reflects the City of Mebane's community and emphasizes employee growth, retention, work/life balance, and staff involvement.

**Focus Area 1.4:** Foster and increase both existing and new financial opportunities for the department.

# Recommendations Cont.



## Goal 2: Access and Connectivity

**Focus Area 2.1:** Provide an easily accessed and connected system of walking paths and trails that support local and potentially regional efforts for walking, biking, and hiking for exercise and for pleasure. (This goal should coincide with the recommendations of the City's Bike and Pedestrian Plan.)



## Goal 3: Park and Facility Maintenance Improvements

**Focus Area 3.1:** Maintain existing facilities and provide a safe and equitable system of parks and natural areas that offer opportunities to enjoy nature and preserve the natural environment.



## Goal 4: Recreation Program and Facility Enhancements

**Focus Area 4.1:** Offer access to recreation programs and services in response to the city's needs and encourage healthy lifestyles.



## Goal 1: Operations

**Focus Area 1.1:** Continue to operate as a resilient and flexible organization that adapts to changes in the Mebane community.

### STRATEGIES

**FA 1:1.1** Prioritize programs, activities, and facilities that best meet the needs of the changing Mebane community.

**FA 1:1.2** Evaluate existing resources, including partnership for seniors, teens, and youth opportunities, and develop strategies to address the information captured from the survey and community engagement sessions.

**FA 1:1.3** Advance Mebane's Recreation and Parks support and the contributions to Mebane's quality of life and economic vibrancy through communication and ongoing engagement.

**FA 1:1.4** Review current operating agreements and how they benefit the department for maximum potential.



## Goal 1: Operations

**Focus Area 1.2:** Manage the Recreation and Parks Department in a sound, responsible manner that emphasizes effective partnerships, joint ventures, stewardships, as well as staff and community involvement.

### STRATEGIES

**FA 1:2.1** Develop a long-term funding strategy for capital improvements with new facilities and upgrades.

**FA 1:2.2** Implement the Comprehensive Plan goals.

**FA 1:2.3** Maintain optimal personnel levels, contracted services, and volunteer positions within Recreation and Parks.

**FA 1:2.4** Implement financial strategies that support the Department at various levels such as partnerships, grants, dedicated funding, and revenue opportunities.

**FA 1:2.5** Re-examine and document departmental policies, procedures, and processes.



## Goal 1: Operations

**Focus Area 1.3:** Maintain a highly functioning team that reflects the City of Mebane's community and emphasizes employee growth, retention, work/life balance, and staff involvement.

### STRATEGIES

**FA 1:3.1** Evaluate staffing levels to optimize efficiency and new programming opportunities.

**FA 1:3.2** Explore additional part-time staffing and/or partnerships to fulfill community suggestions for a high LOS.

**FA 1:3.3** Improve employee recruitment and retention.

**Focus Area 1.4:** Foster and increase both existing and new financial opportunities for the department.

### STRATEGIES

**FA 1:4.1** Explore developing and implementing a cost recovery and pricing philosophy and practice.

**FA 1:4.2** Explore additional funding through the pursuit of grants and philanthropic opportunities.



## Goal 2: Access and Connectivity

**Focus Area 2.1:** Provide an easily accessed and connected system of walking paths and trails that support local and potentially regional efforts for walking, biking, and hiking for exercise and for pleasure. (This goal should coincide with the recommendations of the City's Bike and Pedestrian Plan.)

### STRATEGIES

**FA 2:1.1** Continue with trail development and neighborhood connectivity at Cates Farm Park including Lake Michael.

**FA 2:1.2** Improve walking and biking opportunities by increasing miles of developed pathways and trails within the system in collaboration with the Bike and Pedestrian Plan.

**FA 2:1.3** Provide proactive management of trails and pathways that create safe and enjoyable user experiences for walking, biking, and access.

**FA 2:1.4** Explore the opportunity for the expansion of facilities south of the interstate corridor.

**FA 2:1.5** Offer access to recreation facilities, programs, and services that meet the City's needs, strengthen community, and encourage healthy lifestyles.

**FA 2:1.6** Develop a feasibility study to determine connector opportunities to the Haw River and Mountains to the Sea Trails from the City.



## Goal 3: Park and Facility Maintenance Improvements

**Focus Area 3.1:** Maintain existing facilities and provide a safe and equitable system of parks and natural areas that offer opportunities to enjoy nature and preserve the natural environment.

### STRATEGIES

**FA 3:1.1** Increase level of park service by expanding, repairing, upgrading, and/or replacing amenities noted on the inventory assessment.

**FA 3:1.2** Increase acres of parks at or above standard for quality experiences (components and amenities) in a fair and equitable manner across the city with a focus south of the interstate.

**FA 3:1.3** Develop an aquatic feasibility study to address the lack of water access for Mebane residents.

**FA 3:1.4** Add and/or improve sustainability initiatives aligned with best practices in the parks and recreation field.

**FA 3:1.5** Maintain parks, trails, and open spaces in a high-quality and proactive manner, providing adequate resources to help ensure parks are safe, clean, and green.

**FA 3:1.6** Maintenance projects and annual maintenance needs should be funded on a regular schedule to address aging infrastructure.





## Goal 4: Recreation Program and Facility Enhancements

**Focus Area 4.1:** Offer access to recreation programs and services in response to the city's needs and encourage healthy lifestyles.

### STRATEGIES

**FA 4:1.1** Begin the evaluation of program life cycles to provide a thorough analysis for maintaining, improving, or changing existing programming.

**FA 4:1.2** Consider additional facility hours of operation, especially evening and weekends as space is available.

**FA 4:1.3** Expand and offer a diverse array of programs that are reflective of the changing community in Mebane with a focus on diversity, equity, and inclusion.

**FA 4:1.4** Increase marketing to non-users of city parks, programs, and facilities.

**FA 4:1.5** Gather feedback and data on program participation.

**FA 4:1.6** Explore opportunities for nontraditional recreation opportunities.

**FA 4:1.7** Enhance special event programming within other areas of city facilities such as Cates Farm, Lake Michael, and other small pocket parks.

**FA 4:1.8** Explore opportunities to expand/re-purpose the Old Rec and Youth Walker Field area.

**FA 4:1.9** Expand the trail system around Lake Michael

**FA 4:1.10** Complete an internal feasibility and site plan study of the land attached to the Mebane Community Park along Route 70.

# Actions...Budget Impact...Lead Division...Completion Timeframe - Strategies

<b>Goal 1: Operations</b>			
Focus Area 1.1: Continue to operate as a resilient and flexible organization that adapts to changes in the Mebane community.			
<b>Actions</b>	<b>Budget Impact</b>	<b>Lead Division</b>	<b>Completion Timeframe</b>
<b>Strategy FA1:1.1:</b> Prioritize programs, activities, and facilities that best meet the needs of the changing Mebane community.	Staff Time	R&P Administration and Programming	Short-Term
<b>Strategy FA1:1.2:</b> Evaluate existing resources, including partnership for seniors, teens, and youth opportunities, and develop strategies to address the information captured from the survey and community engagement sessions.	Staff Time	R&P Administration	Short-Term



 **BerryDunn**



STEWART



RRC

# Thank You!

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