

Questionnaire for Candidates for Mebane City Council, November 4, 2025

(Voters may vote for 3)

Questions	Tim Bradley	Montreena W. Hadley	Blair Helms	Rick Thomas	Jonathan White
Tax rate, fund balance 1. Is Mebane's tax rate too high, too low, or about right? 2. At what level (cents per \$100 valuation) should the city's tax rate be set? 3. State law requires at least 8 percent of a municipality's budget be set aside in savings, or its "fund balance"; Mebane has had about 60 percent, over half of which is not restricted for future use. Is Mebane's level too high, about right, or too low? 3a. Are Mebane's taxpayers being "overtaxed" by the city's property tax rate in order to keep a large level of savings in the "fund balance"? 3b. For what purpose(s) should the fund balance be used? [25 word limit]	1. About right. 2..037. 3. About right. 3a. No. 3b. Urgent and immediate needs, balancing the budget, emergencies, keeping our bond rating low.	1. About right. 2. Agree with current level. 3. About right. 3a. No. 3b. Budgeting for both current and future needs.	1. Refused to answer. 2. Refused to answer. 3. Refused to answer. 3a. Refused to answer. 3b. Refused to answer.	1. Refused to answer. 2. Refused to answer. 3. Refused to answer. 3a. Refused to answer. 3b. Refused to answer.	1. About right. 2. -- 3. About right 3a. No. 3b. Unrestricted fund balance should be used only in very unusual situations; somewhat like an emergency fund.
City council compensation/benefits; city employee benefits and policy 4. Mebane city councilmen now receive \$750.00 per month (\$9,000 annually), and the mayor about \$791.00 per month (roughly \$9,500 annually) as compensation for their service on the city council. Are those amounts adequate and fair? 4a. Would you vote to increase this amounts during your term or keep them the same? 4b. If raise, by how much, or to what level? 5. Some local governments have begun providing, at taxpayer expense, health insurance to members of their elected city councils. Would you support or oppose any attempt to provide such a benefit to members of Mebane's city council? [25 word limit] 6. What confidence can Mebane voters have that you will avoid any financial conflict of interest, or even the appearance of a conflict of interest, if you are serving on the council during the next four years? [50 word limit] City policies/spending priorities 7. In general, do you support or oppose using taxpayer money as an incentive to attract industry to Mebane? [50 word limit]	4. Yes. 4a. Keep the same. 4b. N.A. 5. Oppose. 6. Complete confidence. I do not even take campaign contributions.	4. Yes. 4a. Keep the same. 4b. N.A. 5. Oppose. 6. 100% confidence.	4. Refused to answer. 4a. Refused to answer. 4b. Refused to answer. 5. Refused to answer. 6. Refused to answer.	4. Refused to answer. 4a. Refused to answer. 4b. Refused to answer. 5. Refused to answer. 6. Refused to answer.	4. Yes. 4a.Keep the same. 4b.N.A. 5. Oppose. 6. High confidence, working closely with the city attorney for guidance.
7a. If support, what types of incentive(s) would you advocate? [50 words or less] 7b. In recent years, Mebane has been spending about \$1 million annually on incentives payments to various industries. At what point, if any, will Mebane reach a point of needing to curtail, or even eliminate, offering new tax-paid incentives in order to attract industry to one of the city's industrial parks/areas? [50 word limit]	7a. Cash Incentives that can be recovered in a short period of time through tax value, or more preferable, reduction on connection fees, inspections fees. 7b. Each decision is based upon available funding at the time, the return on investment in a short time to the City, good jobs, and clean good industry. If any of these do not exist, then it should be curtailed.	7a. I agree with the incentives we're currently using including the waiving of fees. 7b. This decision will be one of the most difficult challenges in the coming years for the Mebane city council and will require a great deal of study.	7a. Refused to answer. 7b. Refused to answer.	7a. Refused to answer. 7b. Refused to answer.	7a. I would support it for industry that would add unusual value to the city and for which we are in competition with other cities. 7b. This has to be evaluated on a case by case basis.
8. There has been discussion at various points about whether Mebane should encourage, or even help finance, the YMCA to locate a facility in Mebane. Are you willing to vote for city tax dollars to be used for this purpose? 8a. How do you assess the impact on privately-owned fitness companies, gyms, etc. that may provide similar services? [50 word limit]	8. Yes Only If it's a partnership that benefits the citizens and saves tax dollars for the same service. 8a. That would need to be considered in the discussion and decision, but in other cities this does not seem to be a huge effect.	8. This has been an issue for a long time, and one that we should revisit. 8a. The impact on the local fitness industry should be considered when this issue is revisited.	8. Refused to answer. 8a. Refused to answer.	8. Refused to answer. 8a. Refused to answer.	8. Depends on the details. 8a. Careful analysis of this would have to be done.
9. With regard to each of the departments below, do you believe they are adequately funded, need more funding, or need less funding? a. Police b. Fire c. Public Works d. Recreation & Parks 10. If more, would you be willing to raise property taxes, if necessary to provide additional spending for the department(s)? 10a.Police 10b Fire 10c. Public Works 10d. Recreation & Parks: No.	9. 9a. More 9b. More 9c. More 9d. More 10. 10a.Police: Yes. 10b Fire: Yes. 10c. Public Works : No. 10d. Recreation & Parks: No.	9. 9a. Adequately funded. 9b. Adequately funded. 9c. Adequately funded. 9d. Adequately funded. 10. N.A.	9. Refused to answer. 10. Refused to answer.	9. Refused to answer. 10. Refused to answer.	9a. Reassess every year. 9b. Reassess every year. 9c. Reassess every year. 9d. Reassess every year. 10. 10a. If necessary. 10b. If necessary. 10c. If necessary. 10d. If necessary.
11. Among the following programs or areas of city services (including other priorities you would include), please rank the top 5 priorities you would place on the following potential expenses: a. Implementing walking trail plan for Mebane b. Additional sidewalks c. Implementing a bike and pedestrian plan d. Paying for certain road improvements e. Increasing size of police department f. Increasing size of fire department g. Additional incentives payments to attract new industry h. Funding for expansion of Burlington's bus service to include stops in Mebane i. Other bus service within Mebane (either regional or city-funded) j. Additional park space k. Contributing money and/or city property for a YMCA l. Building a new police station m. Building a new fire station n. Other (please specify)	11. 1. e. 2. f. 3. l. 4. m. 5. j.	11. 1. d. 2. l. 3. e. 4. f. 5. m.	11. Refused to answer.	11. Refused to answer.	11. 1. j. 2. m. 3. l. 4. b. 5. d.
12.Of those top five priorities, which, if any, are you willing to vote a property tax increase for, if necessary, in order to finance?	12. 1. l. 2. m.	12. No response.	12. Refused to answer.	12. Refused to answer.	12. No response.
13. In recent years, Mebane's city council has sometimes taken action without a public hearing, or advance notice that a significant issue or item was to be on the council's meeting agenda – among them to modify the city's charter to allow more extraterritorial area than statewide guidelines provide, to consider certain land purchase(s), to approve funding for a rail spur to an industrial plant beside a residential area, and to approve earlier Sunday sales of alcohol. In your view, how can citizens be involved or voice their views/concerns when issues of significance are discussed and decided without advance notice or an opportunity for public input from Mebane's residents? [50 word limit]	13. To my knowledge Mebane has always followed the legal requirements for meetings, posted and advertised agendas, and followed NC Municipal law. Having said that, I believe we should make every effort to be transparent in any way possible.	13. When issues of significance are to be discussed or decided upon, there should be advance notice so that Mebane's residents have an opportunity for public input.	13. Refused to answer.	13. Refused to answer.	13. These instances are extremely rare (only 1 of these topics in the past 4 years). Public involvement is critically important and we should strive for it
14. How do you assess Mebane's racial climate/race relations? [50-word limit]	14. I think Mebane's racial climate and relations are good. We have good representation and few issues that exist in other locations. It can always be improved.	14. Like many cities, Mebane has some issues with race relations, for example, there are restrictions on the properties of ETJ citizens, but they cannot vote in municipal elections.	14. Refused to answer.	14. Refused to answer.	14. Reasonably good, but always room to improve.
14a. What, if any, city policies should be changed or adopted to improve the racial climate/race relations in the city? [50 word limit]	14a. We should continue to strive toward representation from all areas and locations of the City, and everyone should have an equal voice.	14a. A committee could be established consisting of ETJ representatives that could meet, discuss issues, vote on the issues, then have a representative to present to the planning board and to the city council their findings prior to the city council's final vote.	14a. Refused to answer.	14a. Refused to answer.	14a. None come to mind.

Questionnaire for Candidates for Mebane City Council,
General Election, November 4, 2025

Questions	Tim Bradley	Montreena W. Hadley	Blair Helms	Rick Thomas	Jonathan White
15. What, if anything, do you hope to see accomplished by the Racial Equity Advisory Committee established by the city council? [50 word limit]	15. To provide guidance to the City leadership and Council on how to involve more citizens and how to insure all citizens are given guidance on city decisions and policies.	15. I would like to see their recommendations move from words to actions.	15. Refused to answer.	15. Refused to answer.	15. Open dialog so we can all work together effectively.
Development 16. In your opinion, is Mebane's rate of growth too slow, too fast, or about right? Commercial: Residential: Industrial:	16. About right. Too high. About right.	16. About right. About right. About right.	16. Refused to answer.	16. Refused to answer.	16. About right. About right. About right.
17. According to Mebane's planning department, there are about 2,000 single-family houses that have been approved (or rezoned) for construction, but that are not yet built in the city. Should Mebane adopt a moratorium, or any other kind of slowdown, in its approval of new subdivisions? [50 word limit]	17. No. That would create a confidence issue with developers. To an extent, Mebane's policy of only counting development that has initiated construction toward our water and sewer quotas have accomplished this.	17. Mebane should not have a moratorium on building. We should concentrate on providing adequate infrastructure to support the growth.	17. Refused to answer.	17. Refused to answer.	17. Each case should be evaluated on its own merits
17a. What about a moratorium, or any other kind of slowdown, for apartment complex construction? [25 word limit]	17a. That would be nice but that kind of moratorium may be illegal. I think the council looks hard at apartments currently before approval currently.	17a. Mebane should not have a moratorium on building. We should concentrate on providing adequate infrastructure to support the growth.	17a. Refused to answer.	17a. Refused to answer.	17a. Each case should be evaluated on its own merits
18. Are there any particular projects – commercial, residential, or industrial – to which you particularly object, or question the wisdom of the city council having granted approval? [50 word limit]	18. Yes. I think in a few areas we have established residential developments with too much density. I've voted against a few in new areas for this reason. It makes it harder to refuse additional ones of similar size in the future.	18. No. I agree with the city council's decisions in those areas.	18. Refused to answer.	18. Refused to answer.	18. Nothing to highlight in this forum.
19. Mebane provides notification to property owners within 300 feet of a proposed rezoning. Some other jurisdictions, both locally and across the state, have provided notifications to a wider radius of property owners. For instance, Burlington provides notices to those within 400 feet. Should Mebane's notification radius be expanded? 19a. If yes, to what radius?	19. Yes. 19a. 400 to 500.	19. No, but I'm open to discussion with council, staff, and the citizens of Mebane. 19a. N.A.	19. Refused to answer.	19. Refused to answer.	19. Yes. 19a. Worth evaluating; maybe distance is not the right metric.
General comments 20. What is your area of strongest disagreement with action(s) taken by the city council in the past 2-5 years? [50 word limit]	20 I believe in new areas we've approved residential densities that are too dense, creating problems for the future, such as off Oakwood Street.	20. I have not strongly disagreed with the actions taken by the city council over the past five years.	20. Refused to answer.	20. Refused to answer.	20. Nothing to highlight in this forum.
21. In your view, what are the three main issues facing Mebane during the next five years? [50 word limit]	21 Managing growth. Getting DOT to improve roads quicker to handle traffic. Maintaining infrastructure such as police, fire, streets, and public works in terms of personnel still keeping tax rates low.	21. Smart growth, improving infrastructure, and affordable housing.	21. Refused to answer.	21. Refused to answer.	21. 1. Rising costs of all municipal services 2. Evaluating the pros and cons of growth 3. Establishing an even stronger downtown.