



The Mebane City Council held its regular monthly meeting at 6:00 p.m., Monday, March 1, 2021. Due to public health concerns related to COVID-19, the meeting was held virtually via Zoom.

Council Present via Zoom:

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

City Staff Present via Zoom

Assistant City Manager Chris Rollins
City Attorney Lawson Brown
City Clerk Stephanie Shaw
IT Director Kirk Montgomery
Outgoing/Retiring Finance Dir. Jeanne Tate
Incoming Finance Director Daphna Schwartz
Development Director Cy Stober
Fire Chief Bob Louis

Mayor Hooks called the virtual meeting to order. Mr. Bradley gave the invocation.

Mayor Hooks recognized the Mebane Police Department as they recently held their First Annual Employee Appreciation Banquet. Mayor Hooks congratulated the recipients that received the following awards that were presented at the banquet:

- Employee of 1st Quarter - Officer Brice Sessoms
- Employee of 2nd Quarter - Investigator Michael Holub
- Employee of 3rd Quarter – Accreditation Manager Kristen Bowers
- Employee of 4th Quarter - Officer Russell Suitt
- Employee of the Year!! - Officer Brice Sessoms

Mayor Hooks recognized and commended Adam Powell who recently announced that he is stepping down as full-time Editor of the Mebane Enterprise. He thanked Mr. Powell for his honest, straightforward approach to journalism, always lifting up Mebane and its citizens in a positive light. Mr. Bradley stated that he is proud of the Mebane Police Department and also commended Mr. Powell for a job well done over the years in his role as Editor of the Enterprise. Ms. Philipps and Mr. Ewing added brief comments commending Mr. Powell as well.

Mayor Hooks recognized Finance Director Jeanne Tate as she will be retiring February 28, 2021. Mayor Hooks stated that Ms. Tate has been a tremendous asset to the City of Mebane. He read aloud the following resolution:

**RESOLUTION HONORING JEANNE TATE FOR HER SERVICE
AS FINANCE DIRECTOR FOR THE CITY OF MEBANE**

WHEREAS, Jeanne Tate joined the City of Mebane seven years ago as Finance Director following a successful career with various other local government finance departments in North Carolina; and

WHEREAS, Jeanne Tate has improved numerous back-office processes to assure the City's compliance with the North Carolina General Statutes, the Governmental Accounting Standards, and the Local Government Commission's requirements, as well as taking on the mammoth task of converting the City to a modern accounting system to improve process efficiencies; and

WHEREAS, Jeanne has introduced various financial policies including the Fund Balance Policy, Debt Policy and numerous others, all of which make the City of Mebane Mebane's financial practices sound and stable; and

WHEREAS, she garnered several awards and accolades over her three decades of service, including the Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting and Distinguished Budget Presentation awards; and

WHEREAS, Jeanne's progressive approach to debt management has saved taxpayers significant dollars; and

WHEREAS, under her leadership, the City of Mebane was upgraded to a bond rating of “AA+” by Standard and Poor’s Corporation in 2017 as a result of her sound management practices, strong finances, and low direct debt; and

WHEREAS, her exceptional fiscal and management influence has made a lasting positive impact in the City of Mebane;

NOW THEREFORE, BE IT RESOLVED, that the City Council expresses its sincere gratitude to Jeanne Tate for her professionalism, unparalleled commitment to the financial well-being of the City, and her steadfast public service and commitment to the community.

Adopted this 1th day of March, 2021.

Ed Hooks, Mayor

Mr. Greene said that Ms. Tate has done an outstanding job and has been a blessing, echoing the Mayor’s comment that she has been an asset to the City. He stated that she will be missed. Ms. Tate stated that it was an honor to work with everyone in Mebane and she is proud of all that was accomplished during her tenure. Mr. Rollins added that it was an absolute pleasure working with Ms. Tate. He commended her and thanked her hard work bringing the City’s policies and procedures up-to-date, as well as the great work with the financial software conversion. Mr. Ewing thanked Ms. Tate for everything she has done.

Mayor Hooks recognized Fire Captain John Schultz as he will be retiring on March 31, 2021. He read aloud the following resolution.

**A RESOLUTION HONORING JOHN SCHULTZ FOR 26 YEARS
OF SERVICE WITH THE CITY OF MEBANE FIRE DEPARTMENT**

WHEREAS, the City of Mebane is desirous of recognizing long-term employees; and

WHEREAS, John Schultz began his service with the Mebane Fire Department as a volunteer firefighter in February of 1993 and was hired as a career firefighter in December of 1994. Throughout his loyal career, he obtained numerous certifications, gaining considerable knowledge. At the date of his retirement, he will have served his last five years with the department as Captain of Fire Prevention; and

WHEREAS, John Schultz’s exemplary performance of his duties and responsibilities, and his working relationships were always characterized by outstanding diligence to his profession. Always checking in and showing genuine care for his fellow firefighters, as well as, the firefighters that came before him. Often being favorably looked upon as the department “counselor” and a booster of morale; and

WHEREAS, John Schultz has made important contributions to the department as demonstrated by his abilities, and has been very influential to new fire personnel, taking them under his wing, sharing his knowledge of firefighting, pride in equipment, along with sharing of his love for the fire service “brotherhood”; and

WHEREAS, John Schultz will retire on March 31, 2021, after serving the City of Mebane for 26 years and 3 months.

NOW, THEREFORE, BE IT RESOLVED that the City Council extends respect and appreciation on behalf of a grateful city to John Schultz for his years of service.

Adopted this 1st day of March 2021.

Ed Hooks, Mayor

Captain Schultz stated that he has a lot of fond memories over the years here in Mebane. He said it has been an honor to serve the City of Mebane and its citizens. Mr. Bradley said that he remembers when Captain Schultz came on to the department as a volunteer which is an important aspect because it shows that the individual is in the service because of their love for the community, then he transitioned into a career guy and has been a faithful, honest, hard worker and it has been an honor to work with him. Ms. Philipps said that Captain Schultz has always been "Firefighter John" and that is what he will always be remembered as. She said she fondly remembers all those trips to the fire station and to her children, Captain Schultz was the "face of Mebane". Captain Schultz expressed his gratitude to the Council for all that they have done for the department and for himself.

Mr. Rollins introduced Daphna Schwartz, stating that staff is recommending her for the position of the new Finance Director. He shared that she has worked in local government for the last 11 years, the last 3.5 years as the Town of Hillsborough Finance Director. Mr. Rollins spoke highly of Ms. Schwartz and her education, experience and training. Ms. Philipps made a motion, seconded by Mr. Ewing, to appoint Ms. Schwartz as Mebane's Finance Director. The motion carried unanimously.

Mr. Rollins introduced the new Public Works Director Chuck Smith. He spoke highly of Mr. Smith and shared his education, experience and training. Mr. Smith stated that the City staff has been very welcoming. He thanked Council and said he looks forward to working with everyone.

Mayor Hooks commented that comments made during the Public Comment Period should be held to a three-minute limit.

During the Public Comment Period, John Dempsey, 1205 Highland Loop Rd., Hillsborough, NC requested that the Mebane City Council discuss and adopt a resolution that would put the City of Mebane on record as in support of the spirit and intent of the Water and Sewer Management, Planning, and Boundary Agreement (WASMPBA). Although Mebane is not a party to this agreement, Mebane is a neighbor to some of those who are including Orange County. The WASMPBA currently provides zoning protections to some rural Orange County residents, particularly those to the south of West Ten Road as well as to the Gravely Hill Middle School, creating a kind of rural buffer by eliminating extension of water and sewer utilities into certain areas under Orange County's jurisdiction. Many residents have relied on these agreements in making important family decisions. In light of the Buckhorn Area Plan, the City of Mebane could reinforce that trust by adopting a resolution of support.

Also, during the Public Comment Period, Adam Powell, former Editor of the Mebane Enterprise, thanked Council and the City staff for being so helpful over the years. He thanked everyone for their kind remarks earlier in the meeting. He shared that he is thrilled that the Main Street Program is coming to the City and said he hopes to continue to be a part of the process. He said after much research about the Main Street Program and what it has done for other NC cities, he is excited for what it can do for downtown Mebane. Mr. Powell expressed his love for Mebane and stated that he and his wife look forward to raising their children in Mebane for years to come.

Continuing the Public Comment Period, Beth Bronson, 1221 Buckhorn Road, Mebane, commented on action taken by Council at the March 3, 2021 meeting, a rezoning approval for property at 6016 West Ten Road as submitted by Al. Neyer. She said that Mr. Bradley made a comment after the public hearing in which he stated that Orange County must condone the development because they wanted to extend water and sewer in that area and that residents should expect to see more growth because of that. She said she would like to clarify that the water and sewer agreement specifically refers to development north of West Ten and it seems that an amendment to that agreement would be required in order to service those two parcels that have already been approved, Medline South and the 6016 West Ten Road property. She added that Mr. Greene also made a statement to the effect that "the decision we make today on this parcel will have far-reaching, long-term effects" and she agrees. She said it is her belief that the decision to make a square peg fit in a round hole does not seem to work for the way that so many projects are going

on simultaneously and this parcel was strictly supposed to be used as rural residential. It was also confirmed last month that the traffic impact analysis was not performed for either Medline properties, annexation or rezoning requests, because of promised funding for roadway improvements including a road widening of two feet. She said given the long-term goals for this area, a two-foot road widening does not feel sufficient to sustain this plan. She thanked the Councilmembers that identified the Al. Neyer rezoning request as not harmonious with the surrounding area.

Clerk Shaw read aloud the following two public comments submitted via email.

Good evening all, I'm Fiona Johann, unfortunately work has pulled me away from this meeting but I have full faith in our city clerk to read my message below.

I want to start by thanking city council members for listening to public comments made about the Buckhorn Area Plan and delaying your vote on the matter until Orange County also had a chance to review the plan. I come to you and the public today to share information I have about the Buckhorn Area Plan as I believe the best plans come from groups of interested and informed parties coming together.

To our residents, The City of Mebane and Orange County are working on a plan to extend the economic development district in eastern Mebane. In order to do so they co-commissioned a study, The Buckhorn Area Plan. It recommends extending the boundaries for industrial development and discourages rural residential growth in favor of industrial manufacturing. This is a major shift from the long-standing land use plans for economic development, in place by both The City of Mebane and Orange County. I encourage you to view the 2030 Orange County Comprehensive Land Use Plan and the Mebane by Design Plan and compare it to the proposed Buckhorn Area Plan. This plan will encourage industrial growth around not only rural residential housing but also Gravely Middle School, local farms, Seven Mile Creek, and the soccer complex.

To the Council, I ask that you and the commissioners address at least the following questions during the March 9 working session:

- 1. How and when will the public be able to engage? There is currently no public comment allowed during a working session, when will Orange County Commissioners and Mebane City Council come together to hear from the public on this matter?*
- 2. If you feel you must continue with this area plan I ask you and the commissioners to consider a binding agreement on a joint area plan instead of the BAP plan as it stands now. The most important aspect of a binding agreement is that Orange County and Mebane City would need to both agree on any rezoning in the area. This means that both Orange County and Mebane City residents would have equal representation and be able to weigh in on changes made to local zoning.*

To both residents and council, I want to make clear that I do not oppose development nor do I oppose neighbor's rights to sell their land. I appreciate and respect that we are in need of jobs for our local residents and tax money for our municipalities. Industrial builds will not bring the jobs our community is looking for, it is well known that industrial companies are moving toward automation, not hiring large groups of people. Furthermore, the entire plan seems to serve up land to developers on a silver platter while not addressing those who are currently underserved in our community, helping the 1%, not the majority. I hope that our local governments and community can come together and create a plan that truly would benefit the citizens of the area and both governments. I ask our residents, council members and commissioners to think outside the industrial box and come up with a better plan that helps this area preserve its natural feel and supports its residents.

*Thank you,
Fiona Johann*

I, along with all the other residents on the west side of Fourth St. (Our back yards border properties on 3rd St. - as a matter of reference), between Roosevelt and McKinley streets wish to voice our strenuous objection to a proposed sidewalk and enhanced ditch on our side of the road. This sidewalk is not needed in the first place, and would not be used, as it would be too close to resident's front door. There is much more space on the east side of the street if you feel a sidewalk must be installed. Please consider other

options, such as no sidewalk at all, making 4th St. a one-way street, widening the road slightly to make a bike/pedestrian lane, no parking on the roadside, etc. Please put taxpayer \$ to a more beneficial cause such as enhancing the downtown area to benefit small business. Maybe do what you can to get rid of some of those unused cables strung on the hundreds of poles that are such an eyesore.

Thanks for your consideration.

Ron Coleman

506 South Fourth St.

Mayor Hooks gave an overview of the Consent Agenda.

- a. Approval of Minutes-
 - i. February 1, 2021 Virtual Regular Meeting
 - ii. February 3, 2021 Virtual Continued Public Hearings
- b. Petition for Voluntary Contiguous Annexation- BT-OH, LLC- UPS
- c. Quarterly Financial Report for period ending December 31, 2020
- d. Contract to audit accounts FY20-21

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

Item b.

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

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held virtually via Zoom at 6:00 p.m. on April 5, 2021 with a continued public hearing for Council's vote on Wednesday, April 7, 2021.

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

Annexation Area #1

BEING all that area of land containing +/- 91.04 acres located in Melville Township, Alamance County, North Carolina; being portions of tracts having been conveyed to BT-OH, LLC by deed recorded under DB 4096, Pg. 653 of the Alamance County Registry, and also a portion of that 260' public right-of-way of Interstate 40/85, and being more particularly described as follows:

COMMENCING at a rebar and cap set on the north side of Senator Ralph Scott Parkway (60' public right-of-way) said rebar having NC Grid (NAD83/2011) coordinates of Northing = 840,983.87' and Easting = 1,902,744.68', thence a tie line North 68 deg. 53 min. 02 sec. East 12.59 feet to an iron pipe found on the northern right-of-way line of Senator Ralph Scott Parkway, said iron pipe also being the POINT OF BEGINNING; thence with a northeastern line of SIP 2890 NCCP, LLC (DB 3807, Pg. 583) North 46 deg. 35 min. 17 sec. West 695.18 feet to an iron pipe found in the bed of a creek; thence with reference lines within the creek, the centerline of creek being the true property line, the following 25 calls:

- 1) North 64 deg. 45 min. 40 sec. East 13.97 feet to a computed point;
- 2) North 49 deg. 43 min. 24 sec. East 95.41 feet to a computed point;

- 3) North 86 deg. 12 min. 48 sec. East 48.45 feet to a computed point;
- 4) North 78 deg. 09 min. 41 sec. East 80.48 feet to a computed point;
- 5) North 81 deg. 21 min. 57 sec. East 168.42 feet to a computed point;
- 6) North 88 deg. 50 min. 34 sec. East 66.81 feet to a computed point;
- 7) North 37 deg. 38 min. 00 sec. East 221.38 feet to a computed point;
- 8) North 85 deg. 20 min. 20 sec. East 78.40 feet to a computed point;
- 9) North 42 deg. 36 min. 41 sec. East 188.74 feet to a computed point;
- 10) North 02 deg. 35 min. 13 sec. West 224.46 feet to a computed point;
- 11) North 23 deg. 01 min. 40 sec. East 79.08 feet to a computed point;
- 12) North 32 deg. 02 min. 10 sec. East 205.82 feet to a computed point;
- 13) North 27 deg. 48 min. 18 sec. East 87.30 feet to a computed point;
- 14) North 36 deg. 34 min. 23 sec. East 84.41 feet to a computed point;
- 15) North 23 deg. 00 min. 01 sec. East 179.86 feet to a computed point;
- 16) North 27 deg. 26 min. 40 sec. East 117.67 feet to a computed point;
- 17) North 23 deg. 48 min. 28 sec. East 74.90 feet to a computed point;
- 18) North 70 deg. 47 min. 48 sec. East 28.62 feet to a computed point;
- 19) North 05 deg. 29 min. 18 sec. West 34.06 feet to a computed point;
- 20) North 24 deg. 49 min. 52 sec. East 100.88 feet to a computed point;
- 21) North 40 deg. 39 min. 49 sec. East 25.88 feet to a computed point;
- 22) North 22 deg. 45 min. 27 sec. East 57.42 feet to a computed point;
- 23) North 56 deg. 46 min. 02 sec. East 68.02 feet to a computed point;
- 24) North 28 deg. 37 min. 29 sec. East 29.34 feet to a computed point;
- 25) North 51 deg. 34 min. 29 sec. East 86.22 feet to a computed point on the southern right-of-way line of Interstate 40/85 (260' right-of-way); thence crossing I-40/85 North 13 deg. 56 min. 45 sec. East 260.00 feet to a computed point; thence with the northern right-of-way line of Interstate 40/85 South 76 deg. 03 min. 15 sec. East 887.95 feet to a computed point; thence South 75 deg. 55 min. 00 sec. East 147.25 feet to a computed point; thence crossing I-40/85 South 14 deg. 05 min. 00 sec. West 260.00 feet to a computed point on the southern right-of-way line of I-40/85; thence South 75 deg. 55 min. 00 sec. East 165.17 feet to an iron rod set; thence with a curve to the left having a radius of 3949.72 feet and a chord bearing and distance of South 76 deg. 53 min. 11 sec. East 121.49 feet to a computed point; thence leaving the right-of-way line of Interstate 40/85 with the existing Corporate Limits (PB 76, Pg. 219) South 39 deg. 24 min. 24 sec. East 99.10 feet to a computed point; thence South 00 deg. 40 min. 20 sec. West 1103.04 feet to a computed point; thence South 03 deg. 16 min. 36 sec. West 595.57 feet a computed point on the northern right of way line of Senator Ralph Scott Parkway; thence with said right of way line a curve to the right having a radius of 770.00 feet and a chord bearing and distance of North 81 deg. 25 min. 57 sec. West 192.84 feet to an iron rod set; thence with a curve to the left having a radius of 2280.00 feet and a chord bearing and distance of North 79 deg. 39 min. 49 sec. West 431.06 feet to an iron rod set; thence continuing with a curve to the left having a radius of 2280.00 feet and a chord bearing and distance of South 77 deg. 47 min. 34 sec. West 1340.63 feet to an iron pipe found, said iron pipe being the POINT OF BEGINNING.

Annexation Area #2

BEING all that area of land containing +/- 92.07 acres located in Melville Township, Alamance County, North Carolina; being tracts having been conveyed to BT-OH, LLC by deeds recorded under DB 4096, Pg. 649 and DB 4096, Pg. 653 of the Alamance County Registry, and also a portion of that 260' public right-of-way of Interstate 40/85 and a portion of that 60' public right-of-way of Senator Ralph Scott Parkway, and being more particularly described as follows:

COMMENCING at a rebar and cap set on the north side of Senator Ralph Scott Parkway (60' public right-of-way); said rebar having NC Grid (NAD83/2011) coordinates of Northing = 840,983.87' and Easting = 1,902,744.68', thence a tie line North 68 deg. 53 min. 02 sec. East 12.59 feet to an iron pipe found on the northern right-of-way line of Senator Ralph Scott Parkway, thence with tie lines with the northern right-of-way line of Senator Ralph Scott Parkway with a curve to the right having a radius of 2280.00 feet and a chord bearing and distance of North 77 deg. 47 min. 34 sec. East 1340.63 feet to an iron rod set; thence with a curve to the right having a radius of 2280.00 feet and a chord bearing and distance of South 79 deg. 39 min. 49 sec. East 431.06 feet; thence with a

curve to the right having a radius of 770.00 feet and a chord bearing and distance of South 83 deg. 17 min. 50 sec. West 242.45 feet to an iron rod set at the southwestern corner of BT-OH, LLC (DB 4096, Page 649), said iron rod also being the POINT OF BEGINNING; thence leaving the northern right-of-way line of Senator Ralph Scott Parkway North 03 deg. 16 min. 36 sec. West 593.41 feet to an iron pipe found; thence with a western line of BT-OH, LLC (DB 4096, Pg. 653) North 00 deg. 40 min. 20 sec. East 1122.42 feet to an iron pipe found; thence North 39 deg. 24 min. 24 sec. West 55.46 feet to an iron pipe found on the southern right-of-way line of Interstate 40/85; thence crossing I-40/85 North 11 deg. 06 min. 24 sec. East 260.00 feet to a computed point; thence with the northern right-of-way line of I-40/85 right-of-way a curve to the left having a radius of 3689.72 feet and a chord bearing and distance of South 84 deg. 45 min. 02 sec. East 749.18 feet to a computed point; thence with a curve to the left having a radius of 3489.65 feet and a chord bearing and distance of North 85 deg. 15 min. 05 sec. East 520.35 feet to a computed point; thence crossing I-40/85 South 09 deg. 01 min. 28 sec. East 260.00 feet to an iron pipe found; thence with an eastern line of Sarah S. Bradley (DB 2859, Pg. 935) and crossing Senator Ralph Scott Parkway South 30 deg. 44 min. 14 sec. East 2485.33 feet to a computed point on the southern right-of-way line of Senator Ralph Scott Parkway; thence with said right of-way line South 57 deg. 50 min. 13 sec. West 159.42 feet to a computed point; thence with a curve to the right having a radius of 660.00 feet and a chord bearing and distance of North 85 deg. 19 min. 25 sec. West 791.47 feet to a computed point; thence North 48 deg. 27 min. 37 sec. West 582.71 feet to a computed point; thence with a curve to the left having a radius of 570.00 feet and a chord bearing and distance of North 75 deg. 07 min. 31 sec. West 512.75 feet to a computed point; thence South 78 deg. 08 min. 56 sec. West 657.30 feet to a computed point; thence with a curve to the right having a radius of 830.00 feet and a chord bearing and distance of South 83 deg. 06 min. 05 sec. West 143.28 feet to a computed point; thence leaving the southern right-of-way line of Senator Ralph Scott Parkway North 03 deg. 16 min. 36 sec. East 60.27 feet to an iron rod set; said iron rod being the POINT OF BEGINNING.

Section 3. Notice of the public hearing shall be published once in the Mebane Enterprise, a newspaper having general circulation in the City of Mebane, at least ten (10) days prior to the date of the public hearing.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk

Jennifer Turner and Rachel Nilson, CPL Team, 400 Bellemeade Street, Suite 401, Greensboro, NC, presented a PowerPoint, providing an update on the Comprehensive Facilities Plan, see attached. They gave an overview of the report, highlighting each city facility, accessing building maintenance needs, space needs and future growth needs. The presentation was concluded with an overview of the Dashboard, an accessible digital compilation of all the collected data. There was brief discussion among Council and staff.

Mayor Hooks said that the Planning and Inspections Department seems to be in urgent need of additional building space. He questioned if the City should proceed with getting an estimate on expanding that building. There was a consensus among Council to have staff get a final estimate for the expansion.

A virtual Public Hearing was held on a request from Agape Baptist Church for adoption of an Ordinance to Extend the Corporate Limits. Mr. Brown spoke concerning the request. He stated that the property is a non-contiguous satellite annexation containing approximately 5.24 acres located at 1451 Mebane Oaks Road in Alamance County. No one from the public spoke concerning. Mr. Greene made a motion, seconded by Ms. Philipps, to continue the public hearing until Wednesday, March 3, 2021 at 6:00 p.m. The motion carried unanimously per a roll call vote.

A virtual Public Hearing was held on a request from PT Greenland, LLC, to rezone +/-1.54 acres on South Fifth Street from B-2 (General Business) to B-2(CD) (General Business, Conditional) district

development standards identified in the Mebane UDO 4-7.8.I and allowing for the following four (4) otherwise restricted uses:

- Laundromat, Coin-Operated or Card
- Restaurant (drive-in or take-out window only)
- Restaurant (with drive-through)
- Physical Fitness Center, Training Center

Mr. Stober gave a brief overview of the request. He shared that the lot is cleared and vacant and it located in the *Mebane By Design* G-1 Mixed (III) Primary Growth Area "Cameron Lane". Mr. Stober said there is one waiver request, to reduce the required 15-foot streetscape to 11-foot to accommodate the existing sidewalk. The site plan as submitted meets all other UDO development standards.

Chad Huffine, Project Civil Engineer representing the applicant, 505 E. Davis Street, Burlington, NC, joined the meeting via Zoom. Mr. Huffine shared that both the TRC and Planning Board have reviewed and approved the submitted site plan for the proposed development. He stated that currently the property is zoned B-2 and because the property is proposed as a multi-tenant and small shopping center, having a criterion of more than one tenant and less than 15,000 gross square feet, the applicant is somewhat restricted as to the uses allowed on the property. The previously mentioned four uses that are otherwise restricted uses are requested to be allowed, therefore, making the request a conditional rezoning.

Mr. Greene asked for more detail regarding the restaurant with a drive-in or take out window only and the restaurant with a drive-through. Mr. Huffine explained that during the pandemic, restaurants have seen an increase in take-out business, so one of the items they would like to add to the front portion of the building is an option to have a side door or side window for order pick-ups in which an employee would take orders out or hand orders out to the customer. The second area, would be a drive-up window similar to a coffee shop or bank teller on the south end portion of the building. Mr. Huffine shared a slide depicting the traffic flow for the proposed window queues. There was considerable discussion regarding the traffic flow and parking. Mr. Huffine assured Council that there is adequate capacity for the suggested traffic flow and parking for the development. No one from the public spoke concerning the request. Mr. Greene made a motion, seconded by Mr. Ewing, to continue the public hearing until Wednesday, March 3, 2021 at 6:00 p.m. The motion carried unanimously per a roll call vote.

A virtual Public Hearing continued from last month's meeting was held on a request for adoption of the Lowes Boulevard Corridor Plan. Mr. Stober gave an overview, of the request, sharing that "Roadway Project #7" is an extension of Lowes Boulevard to connect Trollingwood-Hawfields Road with NC 119. As identified in the City's Comprehensive Transportation Plan, construction of a new roadway is expected to improve connectivity and relieve congestion, especially at the intersection of Trollingwood-Hawfields Road and NC 119, which currently has a Level Of Service (LOS) F, as rated by the NC Department of Transportation. Furthermore, both NC 119 and Trollingwood-Hawfields Road have LOS D at this location that could be addressed through congestion relief and safety improvement and are forecast to continue to have substandard LOS without new remedies to redirect traffic flows, even after both roads are widened by NCDOT with State funds. Mr. Stober spoke about two other thoroughfare plans adopted by the City which offer precedent on how the Lowes Boulevard Plan plan would function, Mebane Oaks Road Transportation Improvement Plan and Cameron Lane. The Lowes Boulevard Corridor Plan would also function in a similar manner in providing guidance for staff when private development comes to the City with great projects. These plans serve the needs of the City in providing connection, requires construction as part of private development and give the City an approved design for possible NCDOT funding. Mr. Stober made clear that this plan is not a City construction project, it is not being used by City to force land sales and it is not an absolute set alignment. He continued by overviewing the thorough public engagement efforts of the City staff. He went on to explain that at the February 1, 2021, meeting,

the City Council discussed concerns of the presented concepts and what revisions they would like to consider for adoption, including omission of a connection to the driveway for the Hawfields Elementary and Garret Middle School campus, or possibly including this connection as part of a secondary phase. Additional options were presented as Concepts 5 & 6.

Mayor Hooks shared his support for Concept 5.

Ms. Philipps shared her support for Concept 3 which would allow a direct shot out to Trollingwood-Hawfields Road for the commercial traffic but also has the piece that goes south that could possibly provide rear access to Southern States and the State Employees Credit Union. Mr. Bradley said he agrees, stating that when this discussion first started, he envisioned a road that would come behind the three primary businesses and then curving over to hit Senator Ralph Scott Parkway. He thought the intent was to alleviate traffic on NC 119 between Lowes and Hawfields and possibly provide rear access to buildings that would be impacted by the widening of NC 119 and the rest of the property would develop however it would. He said he is not in favor of Concept 5 or 6. He said he would like Concept 3 eliminating the lower section coming out below Strigos nearer to the truck stop, eliminating the round-a-bout and the section going up NC 119 and just have a simpler connector that edges as close as possible to the rear of those properties, coming out at Senator Ralph Scott Parkway.

Ms. Auditori asked if it is in the City's best interest to present an ideal road map so when development does happen, staff can show them what would work best for the City's needs as a whole. She feels it is important to have the two roads that connect down to Trollingwood-Hawfields Road. She said if left up to the developers, the City may have a less than ideal roadway connectivity in that area.

Ms. Philipps said she agrees with Mr. Bradley, she also thinks that multiple ways to get to one place to another is best so she still supports Concept 3. Mr. Ewing agreed with Ms. Philipps, supporting Concept 3. Mr. Stober said it would be necessary for Council to make the rear access to those three properties a part of their motion as a condition so that staff can implement that portion in the plan. Ms. Philipps and Mr. Ewing said they support that condition. Mr. Rollins said even though these are well made plans, there are three major property owners involved and as the properties sell, the roads could shift a bit.

After more discussion, Mr. Bradley asked if another concept could be drawn fine tuned to match what has been discussed. Mr. Rollins confirmed Mr. Bradley's request, a concept that extends Lowes Boulevard, then curves over towards the round-a-bout and to Senator Ralph Scott Parkway at the signal. Mr. Bradley said yes and close enough to the rear of those properties to connect. Mr. Rollins said so that would be Concept 3, eliminating the straight leg over to Trollingwood and also eliminate the leg over to NC 119 at the school. Mr. Stober said staff has received feedback from NCDOT, that feels there is value in the additional three-way intersection at Trollingwood. Mr. Stober also said because these roadways would more than likely be development driven, they are all likely to require a Traffic Impact Analysis. Ms. Philipps said her preference would still be Concept 3 as is but making sure that the north/south leg is close enough to those three properties on NC 119.

David Squires, 1518 Trollingwood-Hawfields Road, Mebane, said that the pathway of these roads needs to be flexible for the developers.

Clerk Shaw read aloud the following two public comments submitted via email.

I am one of the owners of the property at 1902 S, NC-119, which is currently occupied by Southern States Cooperative. We have been in conversation with the DOT, specifically engineers John Howell and Bruce Ketner regarding the future widening of 119. The current plan, which is scheduled to begin right of way acquisition in the spring of 2022, limits entry/exit to our property to right turn only. If the DOT moves forward with that plan it will devastate the value of our property as a retail site. We currently have no connectivity with the State Employees Credit Union or any other adjacent property. Options 1-3 of the proposed Lowe's Corridor all appear to allow for the

possibility of direct connection to a new roadway. This would allow traffic to flow through our property from front to back and help with the overall viability of an existing property. We would very much like to be part of any conversation that could allow for additional connectivity to our existing property. We are not a prospective future tenant, rather we have added to the growth and stability of the city. We agreed to annexation by the city of Mebane over a decade ago and would like to continue to be part of its strategic growth. It is not in anyone's interest to have another dark store front as we all try to contend with the ongoing difficulties caused by the pandemic.

*Christopher R. Clifton, Member/Manager
200 West First Street
Winston-Salem, NC 27101*

To whom it may concern,

Thank you for making Mebane a comfortable place for our students. While being a frequent consumer of the Mebane area, I am also a parent of a school-age child attending Hawfields Middle School.

I write this to let you know I am opposed of the Lowe's blvd. extension. This would not only put our children in more danger for child-trafficking, it would also put them more at risk for accidents.

I urge you to reconsider your plan of extension by asking you and the board, "at what cost are we creating the flow of traffic?"

Sincerely,

Andrea D. Cheek

Mr. Stober shared Concept 5. Mr. Rollins said he believes Concept 1A describes what Mr. Bradley is talking about, just get rid of the purple line and the extension to NC 119. Ms. Philipps said if we keep the purple line as a potential future placeholder and make the connection over to NC 119 a purple line placeholder as well instead of a fully developed line that might accomplish both things of having the flexibility of where those other roads would go but also have the core spine in place where the City wants it to be. Mayor Hooks and Mr. Greene stated that is a good point. Mr. Bradley said he does not have a problem with that.

Mr. Ewing made a motion, seconded by Ms. Philipps, to continue the public hearing until Wednesday, March 3, 2021 at 6:00 p.m. The motion carried unanimously per a roll call vote.

Fire Chief Bob Louis presented a request for approval of three (3) internal promotions from Engineer to Lieutenant. The promotions would provide the fire suppression crews a company officer in charge for strategies and tactics for suppression and rescue operations. Ms. Philipps made a motion, seconded by Mr. Greene, to approve the request as presented.

Fire Chief Louis presented a second request for reclassification of the Captain's position in Fire Prevention. This position is currently a pay grade 18 with a salary range of \$55,514.00 thru \$86,048.00. I would request this reclassification be changed to Deputy Fire Marshal with a pay grade 19 with a range of \$58,290.00 thru \$90,350.00. The Fire Chief currently serves as the fire Chief, Fire Marshal, and Emergency Management coordinator for the City. This reclassification will put us in line with other surrounding departments. Mr. Bradley made a motion, seconded by Mr. Greene, to approve the request as presented. The motion carried unanimously.

Mr. Greene requested a report of City sewer capacity after every project that has been approved comes on line. Mr. Rollins said the City Engineer Franz Holt and Utilities Director Kyle Smith have been working on that data and can provide a presentation.

Mr. Rollins shared a few announcements:

- Applications for the REAC are due March 10th.
- Virtual Joint Meeting with Orange County BOCC- March 9th at 7p.m.- to discuss the Buckhorn Area Plan

Council shared their concerns with the public not being able to provide input during the joint meeting. Mr. Brown said opportunities will be available at future meetings for public input.

Mr. Rollins asked if Council prefers to hold the upcoming Budget Work Session on March 23rd in person or virtually. Council agreed to hold the session in person, socially distanced at the MACC.

Mr. Rollins then asked if Council would like to hold the April 5th Regular Monthly Council meeting in person or virtually. Council agreed to continue holding the regular meetings virtually for now.

There being no further business, the meeting adjourned at 8:35pm.

Attest: _____
Stephanie W. Shaw, City Clerk

Ed Hooks, Mayor

DRAFT



CITY OF MEBANE

COMPREHENSIVE FACILITIES PLAN



March 1, 2021

AGENDA

- **ASSESSMENT REVIEW AND BUILDING MAINTENANCE**
- **ANALYSIS REVIEW**
- **FIRE AND POLICE STUDY AT A GLANCE**

- **COST INFORMATION CAPITAL PLANNING – DEPARTMENT DATA GATHERING/ BLOCKING DIAGRAMS**
 - **PLANNING AND INSPECTIONS**
 - **CITY HALL**
 - **PUBLIC WORKS**
 - **LAKE MICHAEL OFFICE**
 - **OLD RECREATION**
 - **MEBANE ARTS AND COMMUNITY CENTER**

- **GENERAL FUND AND UTILITY FUND PRIORITY**
- **DASHBOARD REVIEW**



BUILDING ASSESSMENT AND ANALYSIS

- 3D SCANS OF FACILITIES
- NOTES ON EXISTING BUILDING PLANS
- LIST OF DIFFICIENCIES AND MAINTENANCE ITEMS

- DEPARTMENT LOCATIONS WITHIN BUILDING
- INEFFICIENCIES IN PLAN
- GROWTH
- RELOCATIONS



ROOF

| | | | | |
|-----------|---|---|--|--|
| Roof | S | 3 | Age of roof is unknown and appears in good condition but needs to have debris removed and cleaned to avoid clogged roof drains. See photos under mechanical photos | |
| Skylights | | | N/A | |
| Parapets | S | 3 | | |
| Flashings | | 3 | If roof is under warranty have roofing representative evaluate measures to extend life of roof | |

ARCHITECTURAL -STRUCTURAL

| | | | | |
|---------------------------------------|---|---|-----|--|
| Foundation | S | 4 | | |
| Chimneys | S | | N/A | |
| Interior bearing walls and fire walls | S | 4 | | |
| Structural Floors | S | 4 | | |

ARCHITECTURAL-EXTERIOR

| | | | | |
|-----------------------------------|---|---|---|--|
| Exterior Walls/Columns | S | 3 | Efflorescence noted in numerous areas on exterior walls | |
| Exterior Doors | | 4 | Entry door near City Managers office requires constant hardware adjustment to maintain closing function | |
| Exterior Steps, Stairs, and Ramps | S | 4 | | |
| Fire Escapes | S | | N/A | |
| Windows | | 4 | | |

ARCHITECTURAL-INTERIOR

| | | | | |
|------------------------------------|---|---|--|--|
| Other Interior Walls (Non-bearing) | | 4 | | |
| Ceilings | | 4 | | |
| Lockers | | | N/A | |
| Interior Doors and Hardware | | 4 | | |
| Interior Stairs | S | 4 | Stairs at Lobby | |
| Wood | | 4 | | |
| Restroom ADA | H | 3 | Column at Urinal in one restroom near council chamber prohibits compliance | |
| Vault - Storage area | | 3 | Vault area is 1 step up making it noncompliant for ADA | |

SPACE NEEDS ASSESSMENT AND ANALYSIS

- DEPARTMENTAL SURVEY
- ANALYSIS
- COMPLETED ONE INTERVIEW WITH EACH DEPARTMENT TO DISCUSS SPACE NEEDS, DEPARTMENT NEEDS, ADJACENCIES AND GROWTH PROJECTIONS

City of Mebane

CONFERENCE Community |

DEFINITION

- Small Conference Room
- Medium Conference Room
- Large Conference Room
- Extra Large Conference

* 5. Quantify your conference needs
Ex. We need 1 large conference room

City of Mebane

City of Mebane Departmental Assessment

LOBBY SPACE

* 8. On average, what is the estimated number of public visitors per day to your departmental lobby?

* 9. Describe the requirements for your lobby space (size, max number of occupants, seating, reception desk, protected receptionist, etc.)

* 10. Could your lobby be shared with other departments? If so, please list the departments.

Yes
 No

---ment(s) you could share your lobby with.

DEPARTMENT ASSESSMENT AND ANALYSIS

- DEPARTMENTAL SURVEY
- IN-DEPTH ANALYSIS OF FIRE AND POLICE BUILDING AND DEPARTMENT NEEDS IN NEXT 15 YEARS
- ONE INTERVIEW WITH EACH DEPARTMENT TO DISCUSS SPACE NEEDS, DEPARTMENT NEEDS, ADJACENCIES AND GROWTH PROJECTIONS

City of Mebane, North Carolina Fire Station Design Analysis
January, 2021

Square Footage Calculation for Fire Station 4 with Notes, Estimated Size and Additional Notes:

| Room | Area (sq ft) | Volume (cu ft) | Notes |
|-------------|--------------|----------------|-------|
| Living Area | 1,200 | 36,000 | |
| Kitchen | 400 | 12,000 | |
| Bath | 200 | 6,000 | |
| Bedroom | 800 | 24,000 | |
| Hall | 100 | 3,000 | |
| Stair | 100 | 3,000 | |
| Garage | 1,000 | 30,000 | |
| Storage | 500 | 15,000 | |
| Office | 300 | 9,000 | |
| Reception | 200 | 6,000 | |
| Break Room | 150 | 4,500 | |
| Restroom | 50 | 1,500 | |
| Entry | 100 | 3,000 | |
| Exterior | 1,000 | 30,000 | |
| Total | 6,000 | 180,000 | |

City of Mebane, North Carolina Fire Station Design Analysis
January, 2021

FIRE STATION 1

While Mebane Fire Station 1 was not part of the primary scope of this 3D model of this fire station. The use of Mebane Fire Station 1 is commended. This is a best practice model and designing the fire department enabling pride and ownership. This effort and the department is attributable to having approximately 20 volunteers, approximately 10 volunteers regularly responding on structure.

The use of historic Fire Station 1 seems to be a missed opportunity as stated to us was the lack of parking. The building in some way, keeping an apparatus bay for the station is relatively central city, and the location of the current fire district that cannot be reached from city center that should not be lost, but also a missed opportunity to properly upgrade the current facility would be a new building on this property in the future, with a fire station bay for use by the volunteer fire department.



City of Mebane, North Carolina Fire Station Design Analysis January, 2021



A Progressive North Carolina Local Government Initiative Compiled and Presented by
NC Fire Chief Consulting



www.NCFireChief.com 336-266-7998

BUILDING ASSESSMENT PRIORITIES

| Building | Condition |
|--------------------------|-----------|
| City Hall | 3.82 |
| Planning and Inspections | 3.37 |
| Police Building | 3.59 |
| Old Fire Station | 3.03 |
| Old Rec | 3.63 |
| Fire Station 2 | 3.65 |
| Fire Station 3 | 3.84 |
| Lake Michael Office | 3.03 |
| MACC | 3.51 |
| Public Works | 3.57 |



| Category | Item | Priority | Score | Notes |
|---|---|--------------------------|-------|--|
| ROOF | Roof | S | 4 | |
| | Skylights | S | 4 | N/A |
| | Parapets | S | 4 | N/A |
| ARCHITECTURAL STRUCTURAL | Foundations | S | 4 | |
| | Columns | S | 4 | N/A |
| | Increase bearing walls and fire walls | S | 4 | |
| | Structural Floors | S | 4 | |
| ARCHITECTURAL EXTERIOR | Exterior Walls/Columns | S | 4 | |
| | Exterior Doors | S | 4 | No sense of Main entry for public to approach |
| | Exterior Steps, Stairs, and Ramps | S | 4 | |
| | Fire Escapes | S | 4 | |
| | Windows | S | 4 | |
| ARCHITECTURAL INTERIOR | Office Interior Walls (Non-bearing) | S | 4 | |
| | Ceilings | S | 4 | |
| | Lockers | S | 3 | |
| | Interior Doors and Hardware | S | 4 | Wear and tear on painted surfaces |
| | Interior Stairs | S | 4 | N/A |
| | Wood | H | 3 | |
| | Restroom ADA | H | 3 | Existing BR needs WC drain wrap protection |
| | Overcrowded spaces | H | 2 | There is a need for additional office space. One employee has desk area along wall in garage bay. Other employees share office space. Anticipated growth will increase problem. Additional storage space for equipment and trucks is currently needed. |
| INTERIORS | Wall Finishes | S | 4 | |
| | Ceilings | S | 4 | N/A |
| | Resilient tile or sheet flooring | S | 4 | |
| | Hard Flooring (Concrete, Ceramic tile, stone, etc.) | S | 4 | |
| | Melchior | S | 4 | |
| | Signage ADA | S | 3 | Needs clarity |
| ELECTRICAL | Signage Directional and Other | S | 3 | needed |
| | Generators, UPS and inverters | H | 4 | N/A |
| | Interior Electrical Distribution | H | 3 | Panel's overall in good condition, there are (2) panels labeled "Panel 10", which could possibly be confusing and dangerous for a service person. |
| | Lighting Fixtures | H | 3 | Lighting in office areas converted to LED tubes. Main shop area lights are still utilizing T5 fluorescent lamps. Could upgrade shop lighting to full LED fixture for energy savings and better lighting. |
| | Communication Systems | H | 4 | |
| | Fire Alarm Systems | H | 4 | N/A |
| | Emergency/Evill Lighting Systems | H | 4 | Building is fully backed up by generator |
| | Emergency/Standby Power Systems | H | 4 | Onsite generator with 285 gallon tank |
| | Audio/Visual | H | 4 | |
| | Data/Comm/IT Infrastructure | H | 4 | N/A |
| MECHANICAL | Security | H | 4 | |
| | HVAC Systems Type | H | 4 | The office space are airconditioned by two package air conditioning unit with gas heat located next to the building. All other spaces are heated only. Gas heater or gas radiant heater serves the rest of the spaces. |
| | Heat Generating Systems | H | 3 | Package air conditioning units and gas heaters. |
| | Heating Fuel/Energy Systems | H | 3 | Package air conditioning units and gas heaters. |
| | Cooling/Air Conditioning Generating Systems | H | 3 | Package air conditioning units |
| | Air Handling and Ventilation Equipment | H | 3 | Office spaces are provided with outside air ventilators through the package air conditioning units. Main halls are provided with exhaust fans and air intake mechanical louvers. |
| | Fixed Heating and Cooling Distribution Systems | H | N/A | |
| | Ducted Heating and Cooling Distribution Systems | H | 4 | |
| | HVAC Control Systems | H | 4 | Standalone controls |
| | Smoke Detection Systems | H | N/A | No smoke detectors visible |
| | Energy Conservation | H | 4 | |
| | FIRE PROTECTION | Fire Suppression Systems | H | N/A |
| PLUMBING | Water Distribution System | H | 4 | |
| | Plumbing Drainage System | H | 4 | |
| | Hot Water Heaters | H | 3 | |
| | Plumbing Fixtures | H | 3 | |
| | Special Plumbing | H | 3 | Cy6 wash station |
| ENVIRONMENTAL CONSIDERATIONS (if known) | Asbestos or other ACM's | H | | |
| | Lead Paint | H | | |
| | Mold or Mildew | H | | |
| | Evidence of Moisture Infiltration | H | | |

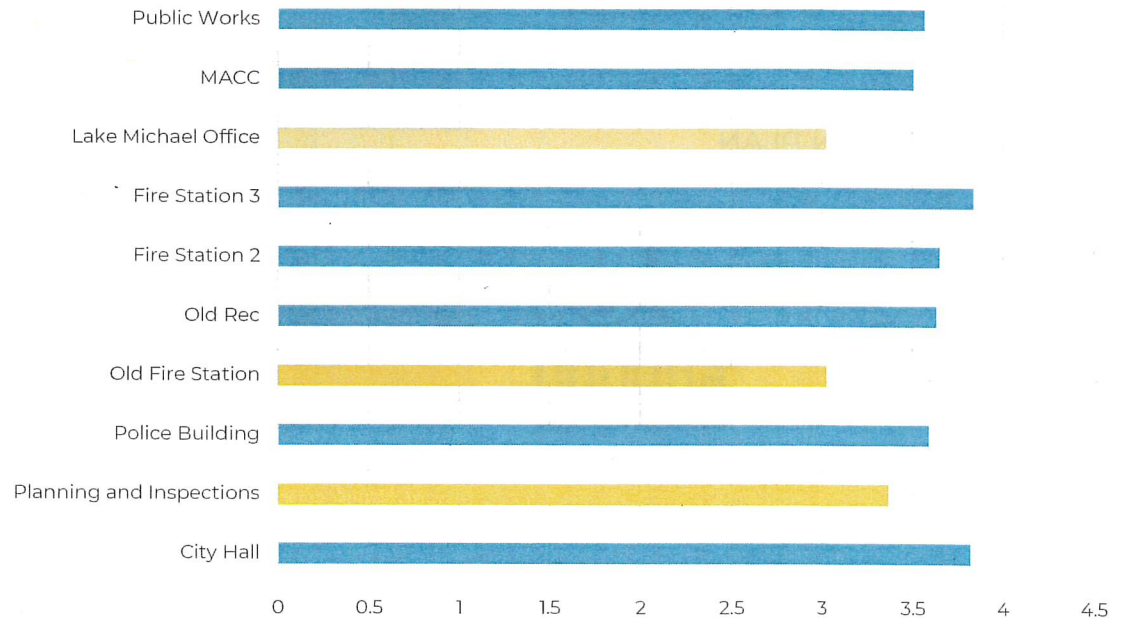
BUILDING MAINTENANCE

CONDITION ANALYSIS

- 10 buildings evaluated on a scale from 1(poor)-5(excellent)
- 3 buildings rated 3.5 or below
- Significant funding is needed over the next 15 years to improve quality of city buildings
- Deliverable: 15-year plan for upgrading facilities and moving

| Building | Condition |
|---------------------------------|-------------|
| City Hall | 3.82 |
| Planning and Inspections | 3.37 |
| Police Building | 3.59 |
| Old Fire Station | 3.03 |
| Old Rec | 3.63 |
| Fire Station 2 | 3.65 |
| Fire Station 3 | 3.84 |
| Lake Michael Office | 3.03 |
| MACC | 3.51 |
| Public Works | 3.57 |

Conditions Assessment



BUILDING ANALYSIS

The CPL team interviewed all city departments to review survey information to prepare growth data and plan inefficiencies.

- DEPARTMENT LOCATIONS WITHIN BUILDING
- INEFFICIENCIES IN PLAN
- GROWTH
- RELOCATIONS



SURVEY RESULTS

| Department | Name and Title | Q2 Address and Email | Q3 How many employees in your department work in the office full time? | Q4 Quantify your current work space types below. Ex. In our existing space we have 3 large offices (one office is shared by 2 people), 1 small office, and 15 large cubicles. | Q5 Quantify your conference space types below. Ex. We need large conference room and 2 small conference rooms | Q6 Do you have special conference room space equipment needs? (television, whiteboard, UNITE, projector, etc.) | Q7 Describe additional open meeting space/training room requirements (ie, dividable, accessibility, security, etc.) and what it will be used for? | Q8 On average, what is the estimated number of public visitors per day to your departmental lobby? | Q9 Describe the requirements for your lobby space (size, max number of occupants, seating, reception desk, protected receptionist, etc.) |
|--------------------|----------------------------------|--|--|---|---|---|---|--|---|
| Fire (Separate T) | Bob Lous Fire Chief | 106 E Washington St blous@cityofmebane.com | 5 | We have 0 offices at station 1, 2 desk sitting in bay area for volunteers. We have 3 large offices at station 2, the fire utilities and Public Works share the same building that has 6 offices. One is shared by 2 people. One is used as storage and has a workstation for water sampling. The other 3 offices are used by Public Works, one is large and the | We have 1 extra large training room at station 2, we have had a training classroom in the budget for 3 years to be completed in station 2, the fire utilities and Public Works share the same building that we use for meetings and training. | Yes, smart boards with internet capabilities as well as restrooms for families and minor fire/boilers. Television | Training classroom at training tower on | | 5 Waiting area for staff to address citizens needs, tours, inspections, and car seats. |
| Utility | Kyle Smith | 636 COPREGOODR ST 27302 ksmith@cityofmebane.com | 1 | Utilities and Public Works share the same building that has 6 offices. One is shared by 2 people. One is used as storage and has a workstation for water sampling. The other 3 offices are used by Public Works, one is large and the | We have 1 large break room that we use for meetings and training. | Television | None at this time. | | 1 The Public Works building does not have a lobby, it would be nice for our receptionist to have a window to the main shop/entrance to speak with visitors before they come in the building. |
| Finance | Jeanne Tate Finance Director | 106 E Washington St Mebane 27302 jtate@cityofmebane.com | 6 | We have two large offices, one that is mine and one that is shared by two accountants. We have one small office for AP, and we have the large reception area that is | We need access to one large conference room with a smartboard. | Smartboard like we have already | Our conference room is used frequently, and the open area at the back with the other smartboard is too open. Would be nice to have two separate conference rooms that can be private. | 20 | No |
| Human Resource | Beatrice Hunter | 106 E Washington St bhunter@cityofmebane.com | 1 | In our existing space we have 14 | We need at least a medium conference room | Yes, TV, Smartboard | A dividable training room, to be used for meetings and trainings is needed. The space should be equipped with smartboard/TV, chrome books, and desklights with | HR does not have its own lobby, unsure of numbers for City Hall. | As the City grows and if HR were to have a suite, a reception area to accommodate a protected reception desk and seating for 4 would be needed (4 chairs). The lobby would need a door to separate it from a secured HR area (other offices and conference room). A lock for employee self service could also be added (or be housed in the |
| Planning | Cy Skober | 106 E Washington St | 3 | In our existing office space we have two small offices and one small cubicle | We have no conference space. One large conference room and one small conference room are needed. | No | We need conference rooms where we can review paper and digital plans with developers, homebuilders, and contractors. We need the ability to host virtual meetings with State and County staffs. | | 25 We share a lobby space with inspections. It is a fire lobby with a locked door. The receptionist is protected from visitors by a plastic partition and sits at a large cubicle desk. There is no separate reception desk or window for Planning & Zoning customers vs. Inspections customers. |
| Public Works | Wayne Pore Director | 636 Copregood Drive wpore@cityofmebane.com | 2 | We have 1 office 12 x 16, we have 1 office 10 x 14 3 | not sure if we need a conference room, most conferences are held at City Hall. | No | NA | No Lobby | we do not receive a lot of visitors |
| Police (Q 33 (sepa | Terence Caldwell Chief of Police | 180 West Center Street tcaldwell@mebane.com | 41 | Our existing facility has 15 large cubicles, 4 small offices, and 2 large offices. | We need 2 X-Large rooms, 3 Large rooms | Yes, Smartboards "Whiteboards" UNITE Televisions | Incident Commands Center (operating within large-in-large conference rooms) | 25+ | * Protected receptionist desk * Secure space attaching to lobby * Restrooms |

ANALYSIS

| Driver | Departments Affected | Buildings Affected | Scenarios |
|--------------------------------------|--|------------------------------------|---|
| Permitting and Inspections Expansion | Permitting and Inspections | Current Permitting and Inspections | 1A 1700 SF Addition will minimize parking at current building |
| Old Recreation Center | Parks and Rec Historic Museum Train Museum | Old Recreation Center | 1A Air Condition Space and Use for recreation events Event parking |
| | | | 1B Addition to Building |
| | | | 2A Move tennis office and expand train museum space |
| Fire Departments | Volunteer Fire Department | Old Fire Station | 1A Repurpose for other departments (planning permits inspections) - parking may be an issue |
| | | | 1B Repurpose for Fire Department |
| | Fire Department | Fire Station #4 | 1A New fire station, assumed to be ~15k SF |

ANALYSIS

| | | | | |
|----------------------|---|------------------------------|--|---|
| Police Department | Police Department | Police Station | 1A 2A | Repurpose for other departments - planning permits, inspections Build new public safety/police station - closer to interstate grocery/furniture site? interstate corridor, mebane oaks rd area? |
| Parks and Recreation | Parks and Recreation | MACC MACC Field Tower | 1A 1B 1A | New Recreation/Community Facility in next 10-15 years - focus on activity/programming New Facility at Lake Michael to replace Existing Move people from MACC to field tower if needed - field tower currently not set up for announcing, would need to maintain access and visibility around tower |
| Training Needs | Fire Department Public Works Parks and Recreation Water Resources Police Department | Public Works Property | 1A | New City Training Facility adjacent to Public Works/Fire Tower Fire Training Needs Opens up rooms at MACC for programmed spaces Water Education space |
| Water Resources | Water Resources | | 1A | Large expansion project projected for 2022 |
| City Hall | City Hall Planning Permitting | | 1A 1B 1C 1D 2A 1E 2B | review inefficiencies in plan to fit more people New inspections building New combined city hall inspections building Addition/connector between inspections and city hall Multipurpose Room (20-25 people) - training, committee mtgs Move inspections to police building Multipurpose space to old bank |

FIRE STATION

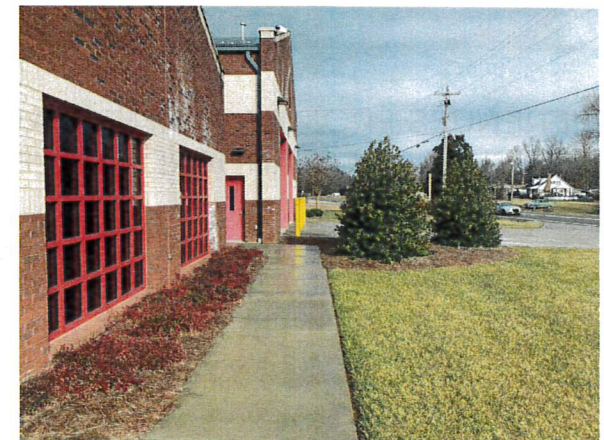
OLD FIRE STATION - DOWNTOWN



FIRE STATION 2 - VINE AND 1ST



FIRE STATION 3 - MEBANE OAKS ROAD



FIRE STATION



City of Mebane, North Carolina Fire Station Design Analysis January, 2021



DIFFERENCES FROM LAST TIME STATION WAS
BUILT – CURRENT STANDARDS HAVE CHANGED.

2017 -2018 CHANGED USE 1.5 ROAD MILES
(CURRENT ISO RATING)

Review of Current Facilities:

In order to gain an accurate assessment of the operational aspects of the fire station operations at Mebane Fire Station 2 and 3, we physically visited each of these two fire stations to assess some of the aspects of the stations that were perceived to be working well and some of the aspects that were perceived to not be functioning well. These perceptions were contrasted with fire service industry best practices and feedback or comments provided within this report. Overall, Mebane is focusing on many of the appropriate measures and industry best practices such as cancer prevention and providing decontamination. Limitations are primarily in the areas of not having enough space to provide individual bunk rooms, particularly at Fire Station 2 due to space limitations.

Staffing Review:

The staffing analysis within this scope of work is very minimal. However, we were asked to review the current organizational chart and address how future facilities may impact the Mebane Fire Department's organizational chart.

The Mebane Fire Department is operating as a combination fire department today, meaning that the department has both career firefighters and volunteer firefighters. The department currently operates two engine companies and one ladder company that also "jump staffs" a rescue company when needed.

Typically, career fire departments require fifteen career firefighters for each response company. This number provides four firefighters on duty each day utilizing three operating shifts, typically A, B and C shifts. There are approximately eleven different shift arrangements that can be used, but all shift schedules roughly equal 212 work hours in a 28-day work period for municipal firefighters. The 20% buffer between 12 and 15 firefighters is necessary for annual leave, sick leave, training, family medical leave and other leave. Hence, to staff one company with four minimum staffing firefighters – 15 total firefighters are typically necessary. Therefore, with three companies, Mebane would need 45 career firefighters. Beyond the shift firefighters, typically, approximately 10% of shift firefighters are necessary for administrative and support personnel, or in Mebane's case 4 to 5 personnel. Furthermore, shift leadership is generally necessary when more than 3 career stations are on duty, which means a shift Battalion Chief is needed on each of the three shifts. Cumulatively, this could drive the total number of needed career firefighters for Mebane up near 53 personnel currently. An additional station with one additional company could add 17 additional positions to this number, bringing the total number of needed career Mebane firefighters to 70 personnel.

FIRE STATION



Station Location Analysis:

A key missing foundational component for the City of Mebane is the geographic location of Fire Station 4 on the west side of the City. A location for this station was previously projected. However, the community had a greater need for the site for economic development recently and the location was diverted for that purpose.

The Mebane Fire Chief has a general area of need, but a specific site is not currently identified. Furthermore, there is need for a greater master plan for identifying the site or location for Fire Station 5 on the east side of the City.

It is the recommendation of the review team that a geographical analysis be conducted to determine the general best sites for both Fire Station 4 and 5 for the City of Mebane to enable the City to responsibly select properties for both fire stations so that planning can occur to build Fire Station 4 and project Fire Station 5. This work would enable the City to secure property to build these stations on in the future.

FIRE STATION 1 EXISTING – CAPITAL PLANNING

\$116,745

| Old Fire Station (Fire Station 1) | | | | | 6,500 | sf | \$27,875 | \$31,375 | \$64,995 | \$124,245 | 19.12 \$/sf |
|-----------------------------------|---|---|---|--|-------|----|---|----------|----------|-----------|-------------|
| ARCH | https://my.matterport.com/show/?m=aEMMFHJP8sU | First floor roof is modified bitumen and appears to be in good condition | A | | | X | Replace roof @\$10/sf | \$64,995 | \$0 | \$0 | \$64,995 |
| MEP | https://my.matterport.com/models/CYadKEuKPH5 | Second floor is currently uninhabitable. Interior walls are covered with wood and paneling which is code violation. Will need to be addressed if renovated | A | | X | | Remove paneling & replace with GPDW allow | \$5,000 | \$5,000 | \$0 | \$0 |
| | | Exterior finishes appear to be in good condition | A | | | X | Paint trim | \$0 | \$0 | \$0 | \$0 |
| | | Insulated windows could be added to second floor when renovated | A | | | X | 9 windows at 500 each vinyl sh | \$4,500 | \$0 | \$4,500 | \$0 |
| | | Portions of drywall has been removed at second floor ceiling exposing wood structure; potential code violation | A | | | X | Allow \$1500 - roof leaks? | \$1,500 | \$1,500 | \$0 | \$0 |
| | | Second floor restrooms are noncompliant and will require upgrading during renovation. Time frame to be determined | A | | | X | \$10,000 Allowance | \$10,000 | \$0 | \$10,000 | \$0 |
| | | ADA signage will need to be installed when upgrades are completed | A | | | X | | \$500 | \$0 | \$500 | \$0 |
| | | Concrete topping in truck bays is delaminating. Second floor has hardwoods that require refinishing. Refurbish during renovation. | A | | | X | | \$11,375 | \$0 | \$11,375 | \$0 |
| | | Panel in apparatus bay is very old (50+ years); panel upstairs is old (40+ years). New generator and panels downstairs are in good condition and can be reused. | E | | | X | Replace 2 panels | \$5,000 | \$5,000 | \$0 | \$0 |
| | | Most electrical devices are more than 50 years old | E | | | X | Allow \$2500 | \$2,500 | \$2,500 | \$0 | \$0 |
| | | Very old lighting fixtures upstairs | E | | | X | 2,275 sf @ \$5/sf | \$11,375 | \$11,375 | \$0 | \$0 |
| | | One telephone line to the building; no IT system or data comm. | E | | | X | Allow \$2500 for wireless router | \$2,500 | \$2,500 | \$0 | \$0 |
| | | Provide air conditioning if the building is renovated | M | | | | Allow \$20/sf or \$125,000 | \$0 | \$0 | \$0 | \$0 |
| | | Replace water heaters | P | | | X | Replace water heaters | \$5,000 | \$0 | \$5,000 | \$0 |

FIRE STATION 2 EXISTING – CAPITAL PLANNING

\$201,950

| Fire Station 2 (Main Fire Station) | | | | | | 17,650 sf | | | | | | |
|------------------------------------|--|---|---|---|---|--|----------|----------|----------|-----------|-------------|--|
| | | | | | | | \$46,500 | \$87,500 | \$67,950 | \$201,950 | 11.44 \$/sf | |
| | Potential code violation with storage of materials below open stairway even with sprinkler system | A | X | | | move items | \$500 | \$500 | \$0 | \$0 | | |
| | Numerous ceiling tiles in building are stained and appears there are roof leaks. Previous repairs have been made so problems may be corrected. These areas should be observed closely in the near future to verify there are no roof leaks | A | X | | | Replace stained tiles | \$500 | \$500 | \$0 | \$0 | | |
| | Several walls have evidence of moisture infiltration. One location to be reviewed is at rear entry doors adjacent to truck bays | A | X | | | Repair gutter & Flashing then repair CMU | \$5,000 | \$5,000 | \$0 | \$0 | | |
| | Inadequate sleeping space available as staff increases. New facility or expansion of existing will be required | A | | X | | Addition? | \$50,000 | \$0 | \$50,000 | \$0 | | |
| | Interior finishes are in good condition except where leaks occur | A | | | X | Replace flooring & Paint | \$52,950 | \$0 | \$0 | \$52,950 | | |
| | Normal wear on flooring in Truck Bays | A | | X | | 7,500 sf repair flooring | \$37,500 | \$0 | \$37,500 | \$0 | | |
| | Newly created sleeping quarters upstairs is lacking smoke detection and fire alarm notification | E | X | | | Add smoke detectors | \$500 | \$500 | \$0 | \$0 | | |
| | Electrical system is in good condition | E | | | X | Maintain | 5,000 | \$0 | \$0 | \$5,000 | | |
| | Replace split system air conditioning units | M | X | | | 10,000 sf - 5 units | \$37,500 | \$37,500 | \$0 | \$0 | | |
| | Provide proper exhaust to the kitchen | M | X | | | Add exhaust fan | \$2,500 | \$2,500 | \$0 | \$0 | | |
| | Replace water heaters | P | | | X | Replace 2 water heaters | \$10,000 | \$0 | \$0 | \$10,000 | | |

FIRE STATION 3 EXISTING – CAPITAL PLANNING

\$162,610

| Fire Station 3 | | | | | | 10,672 sf | \$89,250 | \$5,000 | \$68,360 | \$162,610 | 15.24 \$/sf |
|----------------|--|---|---|---|---|----------------------------------|----------|----------|----------|-----------|-------------|
| | Metal roof appears to have leaks. Wet ceiling tiles occur in sleeping rooms and in several other areas throughout the building. Check seams of metal roofing | A | X | | | 7,500 sf overcoat | \$37,500 | \$37,500 | \$0 | \$0 | |
| | There are several areas within the building where settlement is occurring. This is transferred to some wall settlement that is causing doors to rub HM frames in areas like Storage 119 and Sleeping Room 121 at shower. Need structural eng. review | A | X | | | Investigate & allow for Ram Jack | \$15,000 | \$15,000 | \$0 | \$0 | |
| | Cracks occur in floor slab at truck bays and interior of housing area due to settlement. Needs structural engineering review. | | X | | | Patch & repair 5,000 sf | \$25,000 | \$25,000 | \$0 | \$0 | |
| | Efflorescence is noted on numerous exterior masonry surfaces | A | | X | | Repair/seal coping & CMU | \$5,000 | \$0 | \$5,000 | \$0 | |
| | Wind has bent frame at exterior storage next to north truck bay at rear of building | A | X | | | Investigate & allow for repair | \$5,000 | \$5,000 | \$0 | \$0 | |
| | Interior finishes in good condition except in areas noted with moisture infiltration | A | | | X | Paint & Replace flooring | \$53,360 | \$0 | \$0 | \$53,360 | |
| | Exception is masonry wall surfaces at exterior walls at Mezzanine where moisture/efflorescence in block is apparent on interior surfaces | A | X | | | Scrape, seal & Paint | \$5,000 | \$5,000 | \$0 | \$0 | |
| | Kitchen Sink needs drain pipe wrap to prevent burns | A | X | | | Add insulation | 500 | \$500 | \$0 | \$0 | |
| | Dimmer switch in day room/kitchen area not working properly | E | X | | | Repair switch | \$250 | \$250 | \$0 | \$0 | |
| | Lighting in kitchen is inadequate | E | X | | | Add lighting | \$1,000 | \$1,000 | \$0 | \$0 | |
| | Replace split system air conditioning units | | | | X | Replace 2 condensing units | \$10,000 | \$0 | \$0 | \$10,000 | |
| | Replace water heaters | | | | X | Replace 1 water heater | \$5,000 | \$0 | \$0 | \$5,000 | |

FIRE STATION NEW BUILDING- CAPITAL COSTS

Square Footage Calculation for Fire Station 4 with Notes, Estimated Size and Additional Notes:

| Space | Projected Needed Size | Notes | Estimated Size | Notes |
|--|---|---|----------------|--|
| CITY OF MEBANE FIRE STATION INITIAL SIZE PROJECTIONS December, 2020 | | | | |
| Vehicle Bays | 2 Bays - 2 Deep | Two Drive Thru Bays which could accommodate a grant concept in the future, requiring approximately 48-60' in length. The need for hoists from fire engine, lift ladder company and reserve engine and support or specialized equipment was noted. | 1,600 | Bay #1 - 43' Quilt + 10' UTW + 15' (total) clearances = 68' Bay #2 - 64MB Vehicle Substation @ 17'x 18' Reserve Engine + 15' (total) clearances = 71' |
| Turn Out Gear | Room to house up to 20 sets of 1/2 gear | Providing a room to keep turnout gear away from the apparatus bay area. | 250 | 2 Bays at 7'2" wide min, recommend 80' for long term flexibility so allowing 80-20 per bay. Clearances are 5' in front, behind and between vehicles. |
| Shop | | | 120 | |
| Deton Room | | Deton room with stainless steel sink/Emergency Shower/Eyewash area - OSHA compliance. | 240 | |
| Tool Air Comp / ACMA Cascade Room | | Air Compressor will be needed and should be housed in a separate room to reduce noise. Tool Room/Shop should not house the air compressor for hearing protection. | 168 | Cascade and breathing air compressor plus room for tool compressor. |
| Laundry Room | | Laundry Room should include Washer, Dryer, Extractor, Tap Sink, and Mop Sink. | 144 | |
| EMS Storage | | Station should include an EMS closet to store medical supplies. | 40 | Air conditioning would be required to protect supplies. |
| Sprinkler Room | | Sprinkler room can be placed in the apparatus bay. | 0 | |
| Hot Mat Storage | | Hot storage could be in the mezzanine area. | 0 | |
| Outside Equipment Storage | | Lawnmower and yard equipment with an outside access. | 0 | |
| Mechanical / Storage | | | 120 | Mechanical Equipment, water heaters, etc. |
| Mezzanine | | | 400 | Main Switch Gear, A/E, etc. |
| Electrical Room | | Racks in the bay are currently used. | 120 | 20' Wide bays allow for hose drying racks, showing additional sqft. for optional tower. |
| Hose Drying Tower (Optional) | | | 0 | 8x8 for hose drying only, or include stair case and landings for training. Revise to 2 or 3 story and 240 - 400 of per level. |
| Dayroom | | 5-8 People. Day room to include lockers, Wall Mounted TV and A/E Equipment, along with a display cabinet. | 300 | |
| Kitchen | | Stove, Dish Washer, Commercial Refrigerator, (3) pantry closets, Microwave | 600 | Includes Dining, 3 refrigerators, one for each shift. |
| Dining Room | | 5-8 Seated People. Dining Table could be part of the kitchen if sized appropriately. | 300 | Included in above. |
| Individual Sleep Rooms or Group Room | | Individual sleep rooms to support two companies and one Battalion Chief. | 1,200 | 3 beds w/ 3 beds each, desk, lockers @ 150 |
| | | | 150 | Single sleep rooms 1 @ 150 |
| Exercise Room | | Room designed for 10-12 workout machines. | 800 | |
| Toilet/Shower/Locker Rooms w/ Individual Toilet/Shower Rooms w/ Locker Allow | | 1 Gender flexible toilet/shower combination per two on duty firefighters and one for the Battalion Chief. | 600 | 3 Single use toilet/showers/hanging for gender flexibility 50' 120 + 480 |
| Residential Laundry | | Locker Allow Outside of Toilets | 100 | Prefer to have separate residential laundry operate from commercial / bay laundry |
| Linens Closet | | Yes | 18 | |
| Janitor Closet | | Janitor Walk-in Closet near Laundry Room | 64 | |
| Locker | | N/A | 140 | |
| Walk-in Storage/Locker | | N/A | 6 | |
| Public Restrooms | | N/A | 140 | Single toilet and single urinal for public use only. |
| Reception | | N/A | 0 | |
| Radio Report Room | | Yes. 2 work stations and network printer, radio/communications equipment | 120 | |
| IT Equip Closet | | Accommodate two desks and chairs and lockers with filing cabinets | 80 | Conditioned space. |
| Captains Office | | Battalion Chief Office w/ Desk, File Cabinet, Small Conference Table, Bookcase, Closet | 160 | Be able to meet with 6-8 personnel |
| Additional Offices | | Large Workroom for Police Officers to work out of. 2-3 Work Stations and Closet | 280 | 148 + 36 for closet with external entrance for Police to conduct interviews, not to go through fire station |
| Training Room | | Not Necessary | 204 | |
| Community Room | | Not Necessary | | |
| Total Rooms | | | | |
| Vending Area | | N/A | | |
| Work/File Room | | N/A | | |
| Conference Room | | N/A | | |
| Library | | N/A | | |
| Training Opportunities In-House & On-Site | | N/A | | |
| Separate Facility Users | | Police - needs are mentioned above | | |
| Outdoor Patio | | Yes, Covered | 100 | 300 of Undercover (indicating 1/3 size in of tally for costing) |
| Parking | | 10 Drive Spaces, 20 Circulation Spaces | | |
| Backup Generator | | Full Building, Natural Gas | | |
| Net Square Feet | | | 9,828 | |
| Grassing - Bays | | | 320 | |
| Grassing - Building | | | 2,651 | |
| | | | 12,799 | |
| Projected Costs | | | | |
| | Low @ 375 &/sf | 54,799,700 | | |
| | High @ 425 &/sf | \$5,439,660 | | |
| Total Project: 80/20 | | 5,999,625 | | |
| | | 6,799,525 | | |

| CITY OF MEBANE FIRE STATION INITIAL SIZE December, 2020 | | Estimated Size |
|--|--|----------------|
| Space | | 1,600 |
| Vehicle Bays | | 1,600 |
| Turn Out Gear | | 250 |
| Shop | | 120 |
| Deton Room | | 240 |
| Tool Air Comp / ACMA Cascade Room | | 168 |
| Laundry Room | | 144 |
| EMS Storage | | 80 |
| Sprinkler Room | | 0 |
| Hot-Mat Storage | | 0 |
| Outside Equipment Storage | | 0 |
| Mechanical / Storage | | 400 |
| Mezzanine | | 120 |
| Electrical Room | | 0 |
| Hose Drying Tower (Optional) | | 0 |
| Dayroom | | 300 |
| Kitchen | | 650 |
| Dining Room | | 300 |
| Individual Sleep Rooms or Group Room | | 1,200 |
| | | 150 |
| | | 800 |
| Fairrise Room | | 600 |
| Toilet/Shower/Locker Rooms or Individual Toilet/Shower Rooms w/ Locker Allow | | 0 |
| Residential Laundry | | 100 |
| Linens Closet | | 18 |
| Janitor Closet | | 64 |
| Locker | | 146 |
| Walk-in Storage/Locker | | 6 |
| Public Restrooms | | 140 |
| Reception | | 0 |
| Radio Report Room | | 120 |
| IT Equip Closet | | 80 |
| Captains Office | | 160 |
| Additional Offices | | 280 |
| Training Room | | 204 |
| Community Room | | |
| Toilet Rooms | | |
| Vending Area | | |
| Work/File Room | | |
| Conference Room | | |
| Library | | |
| Training Opportunities In-House & On-Site | | |
| Separate Facility Users | | |
| Outdoor Patio | | 100 |
| Parking | | |
| Backup Generator | | |
| Net Square Feet | | 9,828 |
| Grassing - Bays | | 320 |
| Grassing - Building | | 2,651 |
| | | 12,799 |



FIRE STATION NEW BUILDING– CAPITAL COSTS

Comparative Analysis for National Standards on Deployment and Staffing

NFPA 1710 – Staffing Standard for Primarily Career Fire Departments:

- First due travel times – 4 minutes or less 90% of the time.
- Full assignment assembly times – 8 minutes or less 90% of the time.
- Staffing - each company with at least four firefighters.
- Turn-out times = 80 seconds for fire calls, 60 seconds for medical calls.
- Travel time = 4 minutes or less for fire calls or medical calls.
- Effective response force
 - 17 firefighters on a typical residential structure fire
 - Arrival within 8 minutes or less

NFPA 1720 – Staffing Standard for Primarily Volunteer and Combination Fire Departments:

- Establishes first due response times based upon population density
 - Urban areas – more than 1,000 people per square mile = 9 minutes, 90% of the time.
 - Suburban areas – 500 to 1,000 people/square mile = 10 minutes, 80% of the time.
 - Rural areas – less than 500 people per square mile = 14 minutes, 80% of the time.
- Staffing – enough to operate safely and effectively.
- Turn Out Times (where staffed) – 90 seconds for fire calls, 60 seconds for medical calls.
- First arriving crew assembly times:
 - Urban areas – 7.5 minutes, 90% of the time
 - Suburban areas – 8.5 minutes, 80% of the time
 - Rural areas – 12.5 minutes, 80% of the time

Firefighting teams established:

- Urban areas – 15 firefighters, 90% of the time
 - Suburban areas – 10 firefighters, 80% of the time
 - Rural area – 6 firefighters, 80% of the time
- Initial interior attack to begin within 2 minutes of full firefighter assembly

TYPICAL RESIDENTIAL MODEL - FIRST ARRIVING FIRE APPARATUS:

For 90% of all typical residential structure fire incidents, at least one initial arriving fire apparatus and assembling at least four (4) adequately trained firefighters should arrive within ___(determined locally)___ minutes total response time and be prepared to take immediate action in accordance with department protocols.

Approximate Range of Credible Response Time Within State Rated Fire Insurance Districts Area Density per Sq. Mile Fire Station Prevalent ISO Rating Total Response Time

URBAN >2,000 people within 2 miles 1-3 5-8 minutes

NON-URBAN 500-1999 people within 4 miles 4-6 7-12 minutes

RURAL <500 people within 6 miles 6-9 12-17 minutes

FIRE STATION NEW BUILDING– CAPITAL COSTS

The needs analysis demonstrated that the net square footage for Mebane Fire Station 4 would be approximately 9,828 square feet. Grossing for the bays would add 200 square feet. Grossing for the remainder of the building for hallways and necessary open/functional space would add 2,651 square feet for a total of 12,799 square feet.

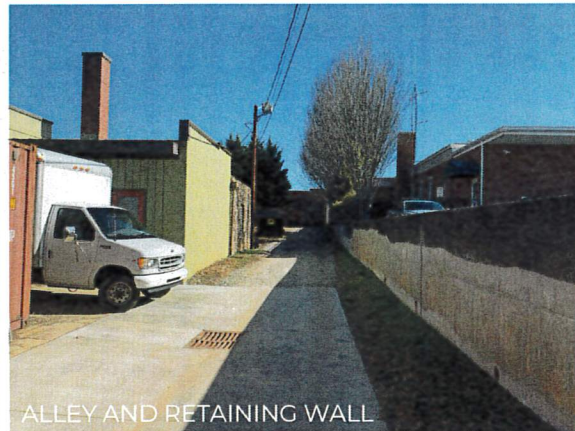
The programming review revealed that the City of Mebane would be seeking the next fire station to be approximately 13K square feet in size. Based upon this size and the current, prevailing costs of commercial construction in North Carolina, it is estimated that the next Mebane Fire Station will cost between \$6 and \$7 million for construction costs.

This cost estimate is based upon a current cost of fire station construction in North Carolina between \$375 and \$425 per square foot. Obviously, many factors can affect this cost. However, based upon the assessment team's analysis, the City of Mebane should budget approximately \$7M for the next fire station. By comparison, the City of Greensboro is currently constructing two fire stations – one is at 11K square feet for \$6M and the other is at 17K square feet (also housing EMS) at \$8M. With the specific timetable of construction not known, capital budget planning at the recommended numbers would be prudent.

- \$4.9 NEW CONSTRUCTION BUILDING BUDGET
- 13,000 SF
- \$375 COST PER SF



POLICE STATION



POLICE STATION - SITE

SITE SUMMARY

- Project Area: 0.39 acres
- PIN: 9825045285
- Owner: City of Mebane
- Address: 116 W Center St, Mebane, NC 27302
- Jurisdiction: City of Mebane
- Zoning: B-1 (Central Business District)
- Setbacks:
 - Front: 15'
 - Side: 0' - 5'
 - Rear: 20'
- Maximum Building Height: 50'

SITE UTILITIES

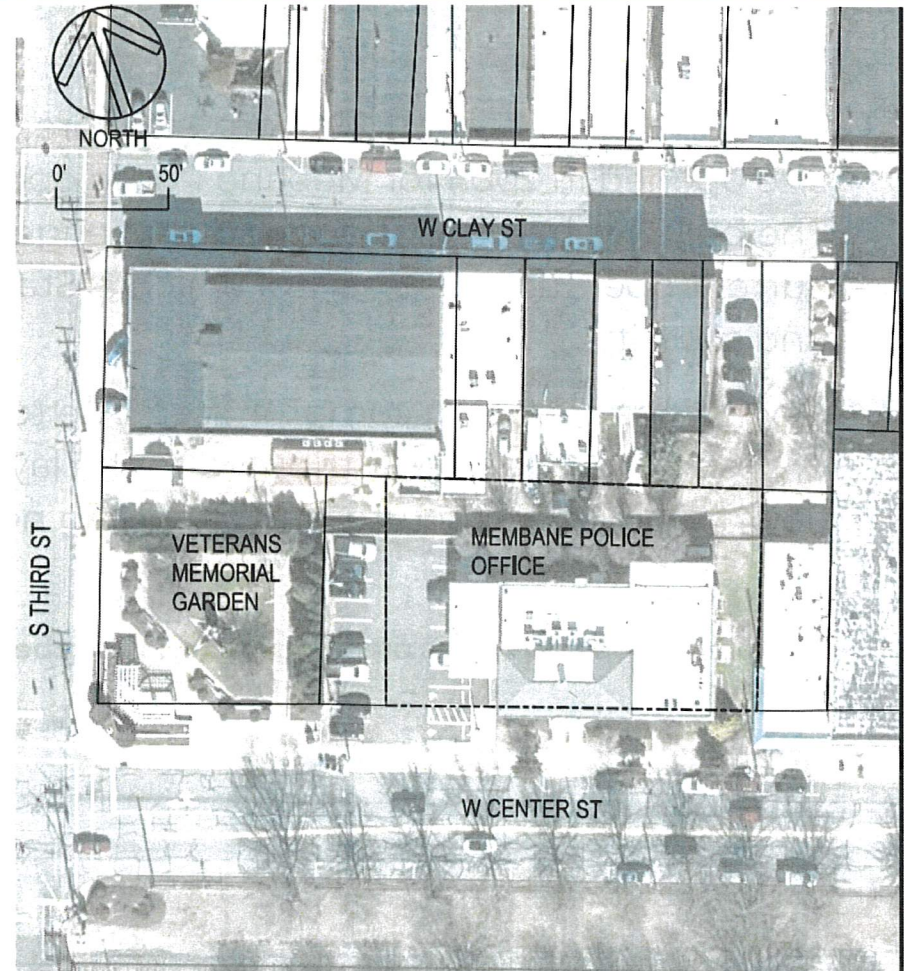
No deficiencies or maintenance concerns were observed related to utilities.

DRAINAGE AND STORMWATER MANAGEMENT

Building storm drainage is provided from the building via a combination of internal drains and through-wall scuppers to downspouts. Downspouts typically discharge to the surface with the exception of ones located on Center Street where they discharge to the street gutter via drains under the sidewalk. There is a drain located in the basement corridor landing which likely drains to the north. The parking lot and other adjacent areas leaves the site via surface flow to the public right of way.

GENERAL CONDITION/MAINTENANCE

The site is in generally good condition with no major issues observed. The pavement is in good condition with only minimal cracking. The retaining wall and parapet surrounding the parking area appear to be in good condition with no failure observed. There is one area of the parking lot that needs minor repair to what appears to be settlement in the north west corner (Photo I2). The wheel stops throughout the parking area need to be reinstalled and properly anchored. This is especially important with the presents of the parapet and building wall adjacent to parking. Wheel stops should be placed far enough from the wall to prevent damage to the structure. There were also areas needing repairs observed along the Center Street sidewalk although technically not part of the site.



POLICE STATION - SITE PLANNING CRITERIA

The current facility of **11,200** gross square feet in size opened in 2004 for Mebane Police operations. The building has limitations and challenges for current operations, primary of which is Staff safety and security.

Operations are being compromised due to the lack of space, inefficiencies attributed to the layout and flow, aging infrastructure, and changing needs.

Comprehensive review was prepared by **Don Wertzberger AIA - 720 Design**



POLICE STATION EXISTING BUILDING- CAPITAL COSTS

\$107,000

| Police Building | | 6,000 | sf | \$115,000 | \$0 | \$35,000 | \$150,000 | 25.00 \$/sf |
|-----------------|---|-------|----|----------------------|----------|----------|-----------|-------------|
| ARCH | https://my.matte-report.com/show/?m=S95yM7Qooy Fire Extinguishers all placed at one location in hallway-Assume these are being refurbished and need to be re-installed | A | X | Reinstall | \$500 | \$500 | \$0 | \$0 |
| MEP | https://my.matte-report.com/show/?m=T3pxeErHqRc Age of roof unknown but there is a lot of leaves and debris on roof surface. Stains and various areas appear to be worn Roof will need to be refurbished or replaced in near future based on limited observation as of this visit. Roofing consultant to evaluate unless City has documentation for current age of roof. Review photos | A | X | Replace roof? | \$60,000 | \$60,000 | \$0 | \$0 |
| | Exterior of building masonry is in good shape given its age. | A | | Trim paint | \$5,000 | \$0 | \$0 | \$5,000 |
| | Damaged downspout at rear of building needs repair. | A | | Repair downspout | \$500 | \$500 | \$0 | \$0 |
| | Exterior wood trim and railings need to be painted | A | X | Repaint trim | \$1,500 | \$1,500 | \$0 | \$0 |
| | Some lavatories need HC drainpipe wrap installed to prevent burns for wheelchair users on first floor. No restroom facilities exist on lower level | A | X | Install insulation | \$500 | \$500 | \$0 | \$0 |
| | Moisture infiltration to be investigated at exterior walls below grade | A | X | Allowance | \$5,000 | \$5,000 | \$0 | \$0 |
| | Interior finishes overall are in good condition | A | | Repaint and flooring | \$30,000 | \$0 | \$0 | \$30,000 |
| | Breakroom cabinetry needs minor repairs | A | X | Repair downspout | \$500 | \$500 | \$0 | \$0 |
| | No Electrical Issues to note | E | | No work | \$0 | \$0 | \$0 | \$0 |
| | Replace all air conditioning units | M | X | Replace units | \$40,000 | \$40,000 | \$0 | \$0 |
| | Review and correct lockers exhaust system | M | X | Repair exhaust | \$1,500 | \$1,500 | \$0 | \$0 |
| | Correct water leaks in the basement | P | X | Investigate & repair | \$2,500 | \$2,500 | \$0 | \$0 |
| | Replace Water heater | P | X | Replace water heater | \$2,500 | \$2,500 | \$0 | \$0 |

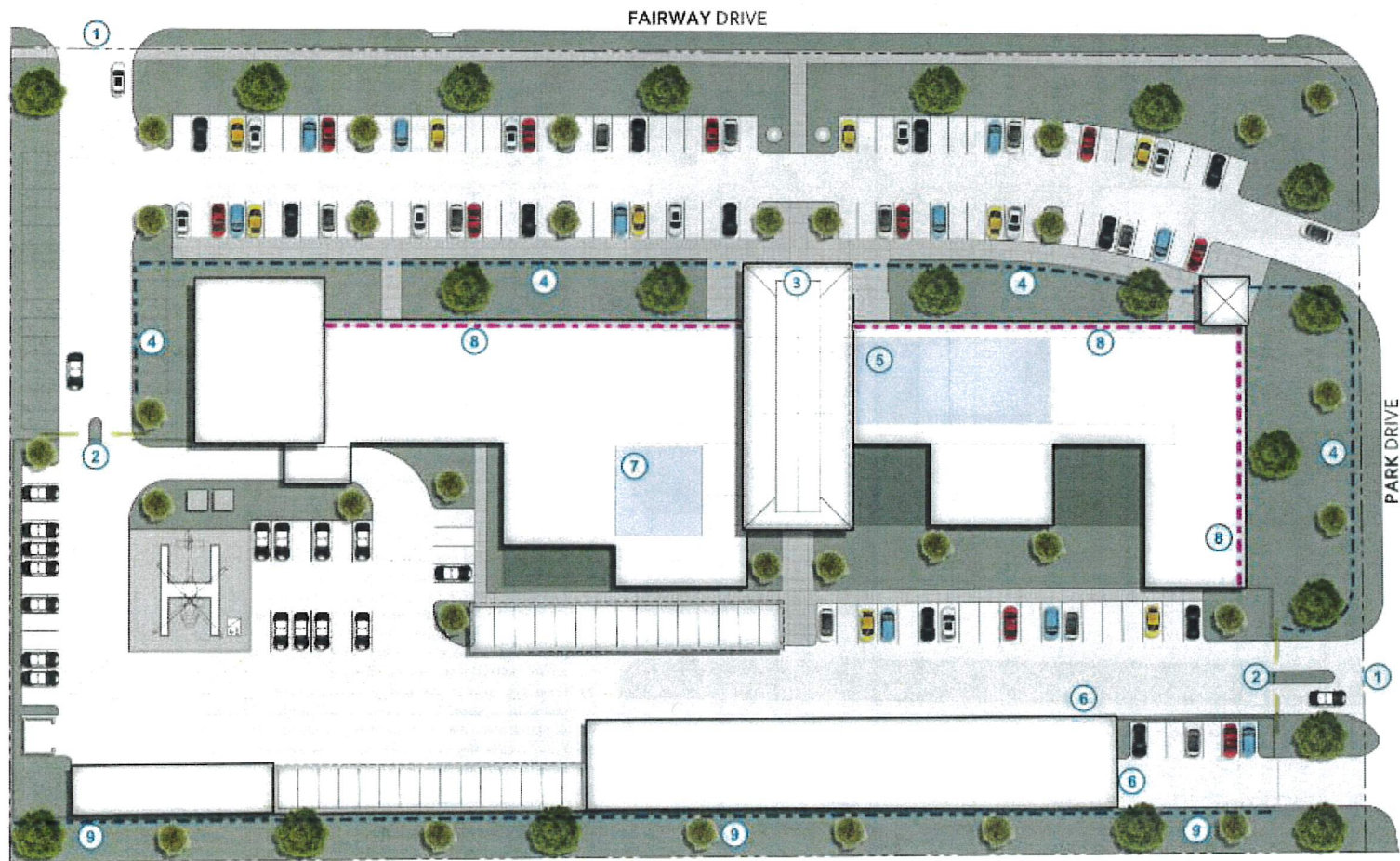
POLICE STATION - SITE PLANNING CRITERIA



2.1 Public Areas

| Component | No. of Staff Positions 2021 | No. of Staff Positions 2036 | Staff Assignments | No. of Units | Space Standard | Proposed Net Square Feet | Existing Net Square Feet | Remarks |
|---|------------------------------------|-----------------------------|-------------------|--------------|----------------|--------------------------|--------------------------|---|
| EXISTING FACILITY - 11,200 SF (2 levels) | | | | | | | | |
| CURRENT STAFF: 37-SWORN & 5-CIVILIAN | | | | | | | | |
| 2.1.1 | Public Lobby (Police) | | | 1 | 500 | 500 | | seating for 6-8 people; area for forms, open records requests, pamphlet trees |
| 2.1.2 | Historical / Memorial Display Case | | | 0 | 10 | 0 | | recessed into a wall/cove as part of the lobby |
| 2.1.3 | Family Toilet | | | 1 | 90 | 90 | | Unisex, family type Toilet w/ baby changing station |
| 2.1.4 | Public Restrooms | | | 3 | 80 | 240 | | supports Public function of Multipurpose Room; 3 Unisex RRs along / near the connecting corridor between Public Lobby & Multipurpose |
| 2.1.5 | Interview Room | | | 2 | 140 | 280 | | interview room directly off Lobby, full recording capability, Officer Reports, Public Fingerprinting process, permits, writing surface to allow Public to fill out forms away from front window, etc. - and one of the rooms could be "soft" for "Crime Victim"; monitors in each room to view video |
| 2.1.6 | Entry Vestibule | | | 1 | 140 | 140 | | extended vestibule to get down to Communications window for after-hours contact / assistance; connection to corridor to Multipurpose; create a "Safe Haven" vestibule that Communications controls |
| | | | | | | | | can be used as a community room directly off Public Lobby and Public Restrooms w/ rest of building being sealed off after-hours; can be used for Staff or Outside Agency Classroom Training w/ a private secure entry point from Staff side, can be used as Media Briefing Room; could be used as voting/polling precinct; setting: can be used for CPAAA or other groups in banquet mode; video wall, electronic podium, panel discussion table; w/ seat 100 in auditorium mode (chairs side-by-side in rows), or 40 in a classroom setting w/ tables, or 72 in a banquet table setting; could be converted to a Defensive Tactics training setting w/ mats for 10-15 people at a time. Driving Certification; larger setting for written exams <i>(this setting's primary purpose and</i> |

POLICE STATION - SITE PLANNING CRITERIA (EXAMPLE)

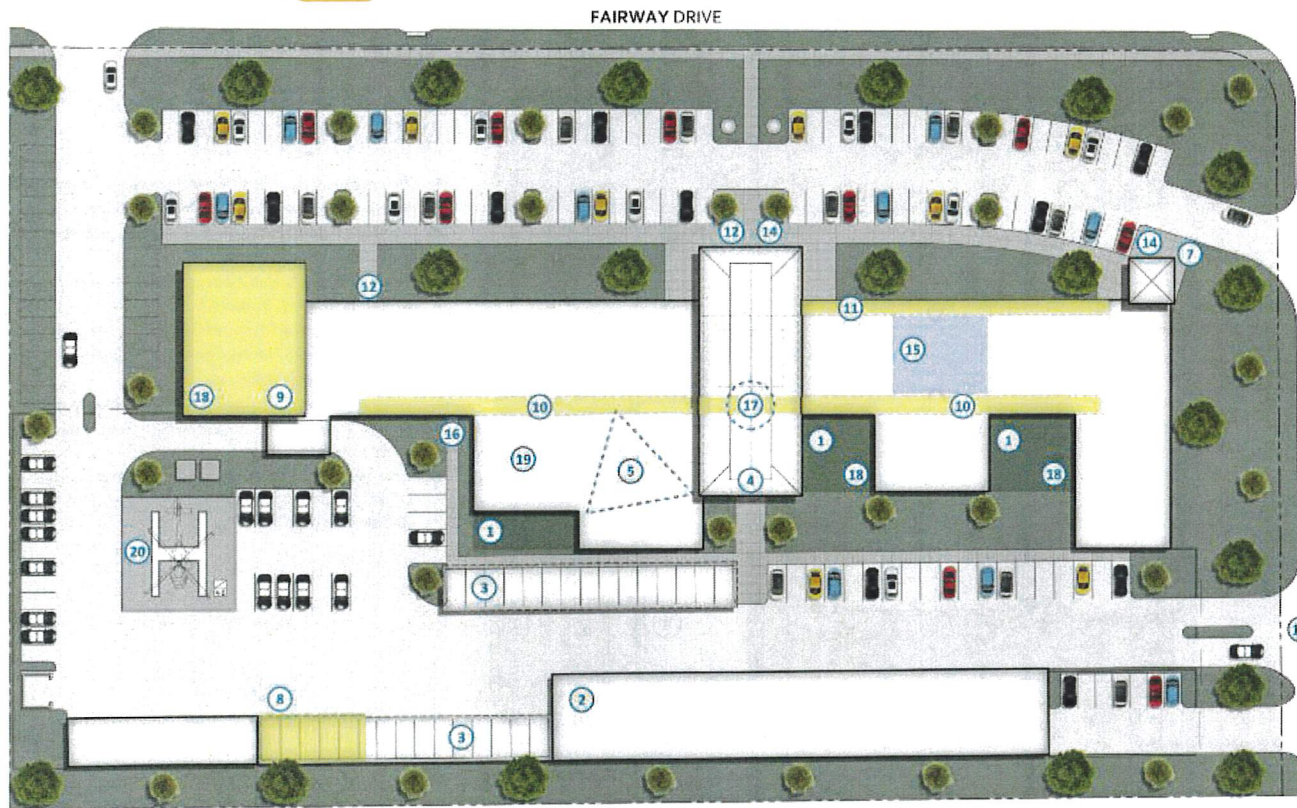


SITE SECURITY / OPERATIONAL SAFETY

1. Two paths in & out of the facility onto separate thoroughfares
2. Secure Staff parking & space for future expansion
3. Creation of a *Safe Haven* after-hours lobby providing face-to-face contact with communications
4. Public Vehicle Standoff / Advancement Measures* via distance, terrain/landscaping, boulders
5. Building Hardening Measures for Dispatch/911 and EOC
6. Secure & separate entry points into the shooting range for staff & for private / outside agencies usage.
7. 250-mph Storm Shelter for Staff as prescribed by Building Code
8. Ballistic Protection Considerations for Staff areas common to Public frontage/parking
9. Strategic positioning of the support building & range along the property line for heightened security measures & privacy in the staff secure parking lot

SITE PLAN AND BUILDING SHOWN ARE FOR EXAMPLE ONLY

POLICE STATION - SITE PLANNING CRITERIA (EXAMPLE)



BEST PRACTICES / EMPLOYEE AMENITIES & WELLNESS

1. Wellness initiatives – outdoor plazas, outdoor breakroom & grille, ability of fitness activities to flow to the exterior, etc.
2. Shopping range to promote better training & readiness with convenience on site and no limitations on usage
3. Covered parking for protection of assets in the patrol vehicles & special-use vehicles
4. Central staff entry and breakroom encourages "forced collisions" for staff to cross paths, communicate & feel a connection to all departments
5. Patrol Triangle: Briefing Room, Locker Room, Vehicle Parking
6. Daylight & views to the exterior
7. An anchor to the corner of Fairway & Park drives with the court's presence
8. Ability to expand the support building
9. Ability to infill / add a "holding pod" for a self-sufficient jail operation if necessary, in the future
10. Internal "main street" for staff circulation into all departments, as well as quick connectivity for response to a court's emergency
11. Internal connectivity between the courts & police main public lobbies – a high priority for staff
12. Two separate public lobbies / points-of-service for police
13. Alignment of entry points serving the public safety resources of police & fire
14. Sufficient separation for individual identity for Court & Police public entry points
15. Training room that can be flexed for **a)** staff training (its primary purpose), **b)** ability to open to the public corridor to serve community meetings, retirements, special events, etc. (all still outside the security demarcation internal to staff), and **c)** stand up a low to mid-level emergency operations center.
16. Remote / Dedicated Entry for Evidence/Property being brought into the building for health/safety initiatives
17. Leadership goal of pinwheeling all departments around a centralized position in the heart of the facility - Records, Communications, Administration, Patrol & Investigations
18. Future Growth Strategies - without adversely impacting ongoing Police & Court operations
19. Share Public Safety (Police & Fire) amenity
20. Provisions for a potential landing pad for drone implementation, helipad, and driverless deliveries

720 design

SITE PLAN AND BUILDING SHOWN ARE FOR EXAMPLE ONLY

POLICE STATION NEW BUILDING- CAPITAL COSTS

Space Needs Summary

| | Police Component | Current Year 2021 | | Proposed Year 2030-2036 | | | |
|------|--|----------------------|---------------------------------|-------------------------|------------------------------|--------------------|----------------------------|
| | | Staff Positions 2021 | Building Department Square Feet | Staff Positions 2036 | Department Gross Square Feet | Net to Gross Ratio | Building Gross Square Feet |
| 2.1 | Public Areas (Police) | 1 | | 0 | 2,057 | 1.10 | 2,263 |
| 2.2 | Administration | 4 | | 5 | 2,664 | 1.10 | 2,930 |
| 2.3 | Patrol | 27 | | 45 | 3,306 | 1.10 | 3,637 |
| 2.4 | Investigations | 4 | | 8 | 3,813 | 1.10 | 4,194 |
| 2.5 | Communications / Dispatch Center | 0 | | 1 | 242 | 1.12 | 271 |
| 2.6 | Information Technology | 0 | | 2 | 782 | 1.10 | 860 |
| 2.7 | Records | 2 | | 3 | 798 | 1.10 | 878 |
| 2.8 | Property and Evidence | 2 | | 2 | 2,407 | 1.15 | 2,768 |
| 2.9 | Holding / Sallyport | 0 | | 0 | 1,173 | 1.15 | 1,349 |
| 2.1 | Shared Staff Areas | 0 | | 0 | 4,224 | 1.10 | 4,646 |
| 2.11 | Training / Fitness / Professional Standard | 0 | | 0 | 3,818 | 1.10 | 4,200 |
| 2.12 | Building Support | 0 | | 0 | 1,196 | 1.12 | 1,340 |
| 2.13 | Support Building | 0 | | 0 | 2,651 | 1.15 | 3,049 |
| 2.14 | School Resource Officer | 1 | | 3 | | | |
| 2.15 | Animal Control | 1 | | 1 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | 29,131 | | |
| | STAFF Totals | 42 | | 70 | | | |
| | | | | | | | |
| | Building Gross Square Feet | | 11,200 | | | | 32,384 |

- 720 Design prepared space needs summary that aligns the addition of positions with space requirements.
- \$14 M NEW BUILDING BUDGET
- \$432.31 COST PER SF

PLANNING AND INSPECTIONS



- CURRENT SPACE DOES NOT ALLOW FOR FUTURE GROWTH, SPACE IS AT CAPACITY.
- EXPECTED GROWTH 10 EMPLOYEES BY 2035.
- REQUIRE LARGER LOBBY
- CONFERENCE SPACE FOR DIGITAL PLAN REVIEW
- CORRIDORS DO NOT MEET ADA CLEARANCE
- PLAN FOR GREATER COMMUNITY GROWTH AND PROJECTS

PLANNING AND INSPECTIONS EXISTING BUILDING – CAPITAL PLANNING

| | | | | | | \$90,000 | | | | |
|---------------------------------|---|--|---|---|---|---|----------|----------|----------|----------|
| Planning and Inspections Office | | | | | | 1,500 | sf | \$45,000 | \$27,500 | \$17,500 |
| MEP | https://my.matteport.com/model/s/3ExMx587T57 | This department needs additional space. Overcrowded corridors with equipment and workstations can possibly affect egress from the building. | A | X | | rent storage? Short term fix? | \$0 | \$0 | \$0 | \$0 |
| ARCH | https://my.matteport.com/show/?m=3ELfisP2qFM | Age of roof unknown but it appears to be nearing its expected lifespan. Membrane is not fully adhered to parapets. Copings need attention. Wooden screen needs repair /replacement. See photos under mechanical. | A | X | | 1500 sf @\$10/sf = \$15000; 160 lf parapet @ \$15/sf = \$2400; Budget \$20,000 to replace | \$20,000 | \$20,000 | \$0 | \$0 |
| | | Exterior pressure washing and painting will be required in the near future. | A | | X | 160 lf * 12' height = 1920 sf | \$2,500 | \$0 | \$2,500 | \$0 |
| | | Noncompliant issues with restrooms | A | X | | Allowance | \$10,000 | \$10,000 | \$0 | \$0 |
| | | Staff exceeds adequate space required with desks and printing equipment in corridors. Anticipated growth in the area will require additional staff in already overcrowded conditions. | A | X | | Allowance | \$10,000 | \$10,000 | \$0 | \$0 |
| | | Interior finishes including paint and floor finishes need upgrading. Wear and tear on floor tile is evident. | A | | X | 1500 sf *\$5/sf = \$7500 for flooring; \$5000 to paint need to include moving furniture in estimate | \$15,000 | \$0 | \$15,000 | \$0 |
| | | Electrical service is more than 40 years old; limited capacity. | E | | X | upgrade service | \$10,000 | \$0 | \$10,000 | \$0 |
| | | No egress lighting in two back corridors | E | X | | add lighting | \$1,000 | \$1,000 | \$0 | \$0 |
| | | Inspect and correct connection to sewer | P | X | | roto roter | \$1,500 | \$1,500 | \$0 | \$0 |
| | | Install back flow preventer on domestic water lines. | P | X | | | \$2,500 | \$2,500 | \$0 | \$0 |
| | | Replace water fixtures | P | | X | | \$2,500 | \$0 | \$0 | \$2,500 |
| | | Replace roof top unit | M | | X | 1500 sf/300 sf/ton = 5 tons @\$2500/ton | \$15,000 | \$0 | \$0 | \$15,000 |

PLANNING AND INSPECTIONS - SITE

SITE SUMMARY

- Project Area: 0.22 acres
- PIN: 9825130660
- Owner: City of Mebane
- Address: 106 E Washington St, Mebane, NC 27302
- Jurisdiction: City of Mebane
- Zoning: B-3 (Neighborhood Business District)
- Setbacks:
 - Front: 20'
 - Side: 20'
 - Rear: 20'
- Maximum Building Height: 35'

ACCESSIBILITY

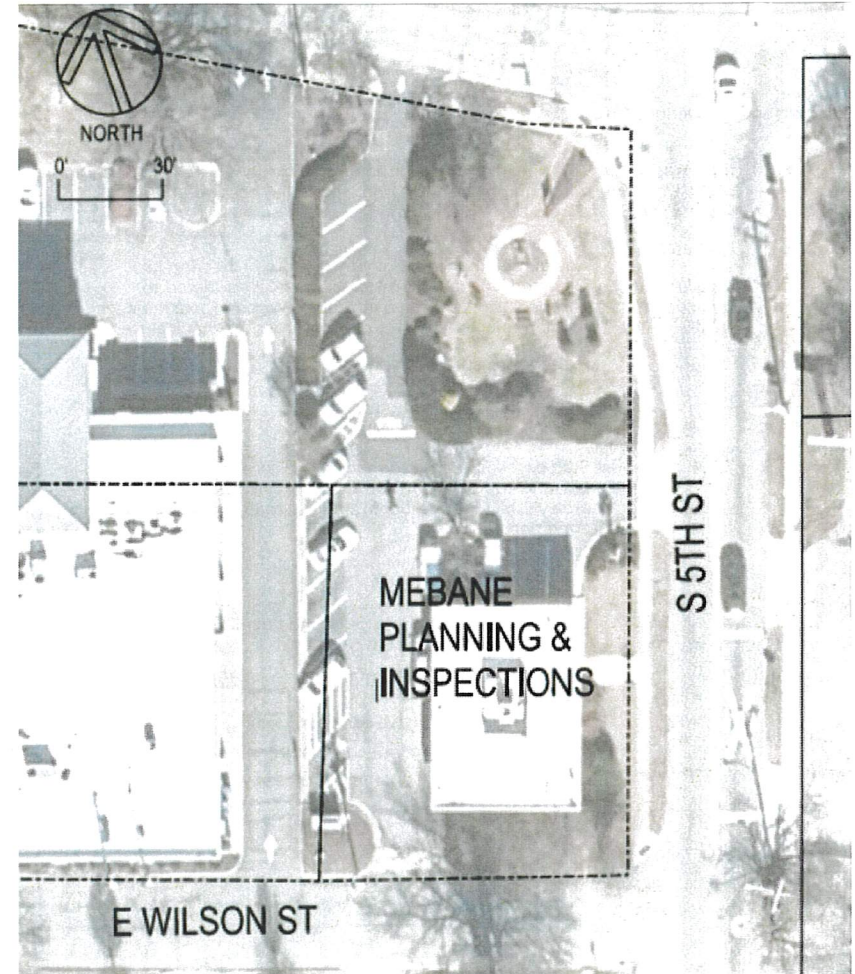
Although the accessible parking provided appears to meet the code related to striping and signage (Photo 8), the site does not meet current accessibility codes for multiple reasons.

- There is no accessible route marked from the building walk to the accessible parking as required by code.
- There is no accessible route to the public right of way.

GENERAL CONDITION/MAINTENANCE

The site is in generally good condition. Sidewalks, signage, curbs, etc. are well maintained with no major defects noted. The pavement is in fair to poor condition with substantial cracking observed especially in the areas north of the building and the drive from East Washington Street. Re-sealing of the cracks is recommended, and an overall seal coat should be considered now to extend the serviceable life of the pavement.

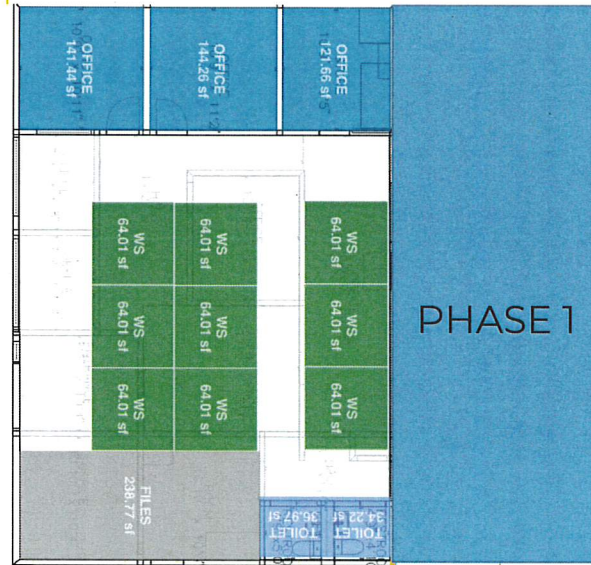
General pavement repair or replacement should be considered in the next 3 to 5 years especially in the areas experiencing more severe failure.



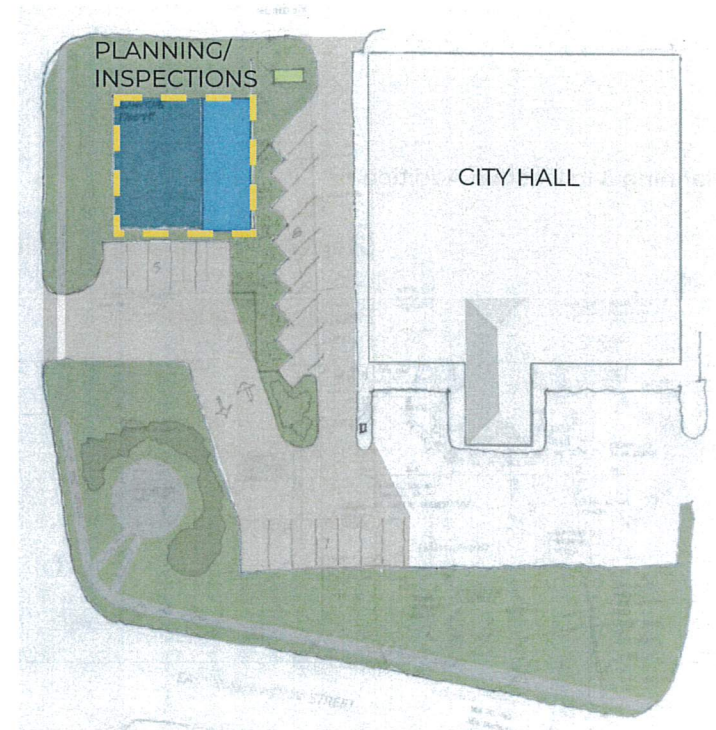
PLANNING AND INSPECTIONS – EXISTING BUILDING EXPANSION



PHASE 2
RENOVATION OF
EXISTING BUILDING



ADDITION



PLANNING AND INSPECTIONS – EXISTING BUILDING EXPANSION

| | |
|-------------------------------------|-----------|
| 884 | |
| Planning & Inspection Addition | |
| Site Work - no parking no utilities | \$17,680 |
| Building Addition | \$176,800 |
| A&E | \$29,172 |
| FFE Allowance @ \$10/sf | \$8,840 |
| Contingency | \$23,249 |
| Total | \$255,741 |
| Budget | \$300,000 |

PLANNING AND INSPECTIONS – MINOR RENOVATION



- Re-use as many existing walls as possible. Minor renovation
- (12) Private offices on the ground floor
 - (4) Private offices – basement
 - (1) Shared office that could be converted to (2) private offices on ground floor.
 - (3) Meeting rooms
 - (1) Phone room
- Existing bathrooms will need to be upgraded for Accessibility.

CITY HALL – CITY ADMINISTRATION

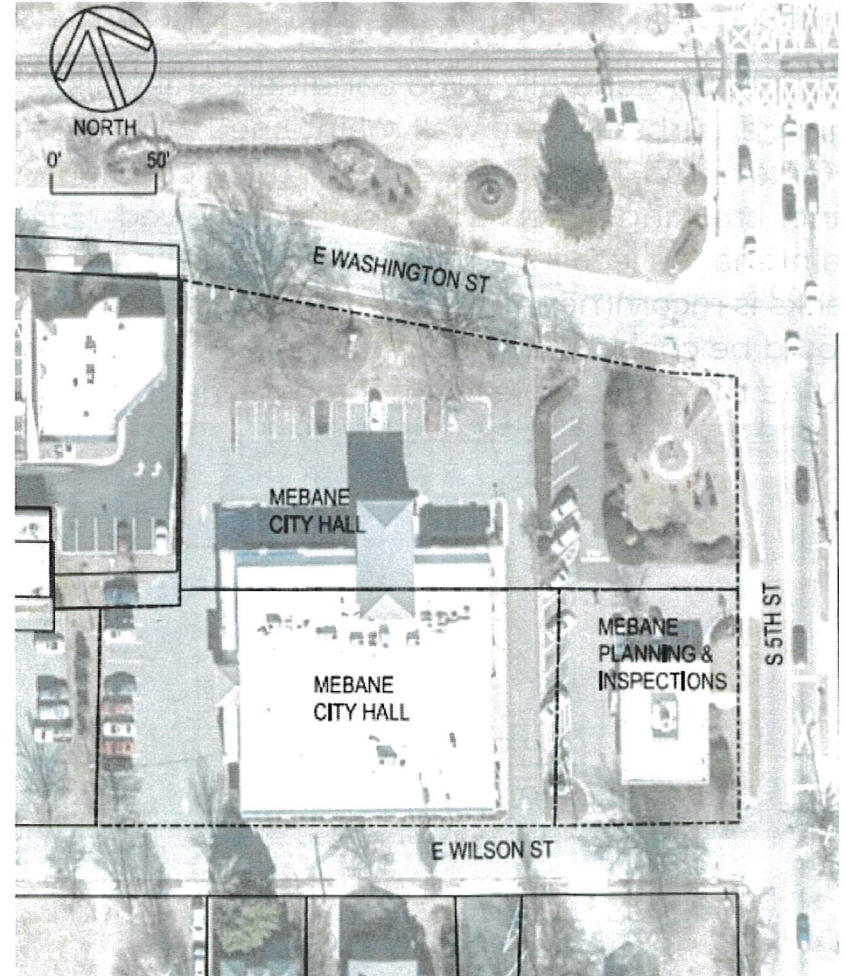


- FINANCE – GROWTH OF 2
 - HUMAN RESOURCES – GROWTH OF 1-2
 - IT – GROWTH OF 2
 - CITY MANAGER GROWTH – TBD
-
- GROWTH CAN BE ACCOMMODATED WITH MINOR RENOVATIONS TO THE REAR PORTION OF CITY HALL.

CITY HALL



- Project Area: 0.56 acres
- PIN: 9825039625
- Owner: City of Mebane
- Address: 106 E Washington St, Mebane, NC 27302
- Jurisdiction: City of Mebane
- Zoning: B-3 (Neighborhood Business District)
- Setbacks:
 - Front: 20'
 - Side: 20'
 - Rear: 20'
- Maximum Building Height: 35'



CITY HALL –SITE ASSESMENT

GENERAL CONDITION/MAINTENANCE

The site is in generally good condition. Sidewalks, signage, curbs, etc. are well maintained with no major defects noted. The pavement is in good condition with minor cracking observed which has received maintenance (sealing) in the past. Re-sealing of the cracks is recommended, and an overall seal coat should be considered within the next 3-5 years to extend the serviceable life of the pavement.



The building appears not to meet the rear setback requirements adjacent to E. Wilson Street.

Parking is located on the north and east side of the building. The north lot consists of 20 standard and one handicap spaces. The west lot consists of 12 spaces. All spaces are paved with marked spots. No on-site bicycle parking was observed.

ACCESSIBILITY

Although the accessible parking provided appears to meet the code related to striping and signage (Photo 5), the site does not meet current accessibility codes for multiple reasons.

- For the total number of spaces provided, a minimum of two ADA compliant spaces are required with only one provided.
- The pavement slope within the space is approximately 4% exceeding the maximum of 2% in any direction.
- There is no accessible route to the public right of way.

CITY HALL RENOVATION COSTS

City Hall Interior Renovation

6,435

Demolish interior walls, ceiling, lighting & HVAC distribution

\$32,175

Interior reconstruction allowance including above ceiling allowance for ACT, lighting @\$50/sf

\$321,750

A&E

\$35,393

FFE Allowance @ \$10/sf

\$64,350

Contingency

\$45,367

Total

\$499,034

Budget

\$500,000

\$500,000 RENOVATED BUDGET (16) OFFICES, (2) LARGE TRAINING ROOMS , STORAGE AND (2) MULTI-STALL TOILETS

PUBLIC WORKS



SITE SUMMARY

- Project Area: 73.05 acres
- PIN: 9815517346
- Owner: City of Mebane
- Address: 633 Corregidor St, Mebane, NC
- Jurisdiction: City of Mebane
- Zoning: R-20 (Residential District)
- Setbacks:
 - Front: 30'
 - Side: 10'
 - Rear: 25'
- Maximum Building Height: 40'
- Addition of 6-7 new employees over the next 15 years
- Will need additional office space
- Larger break room
- Training facility needed.

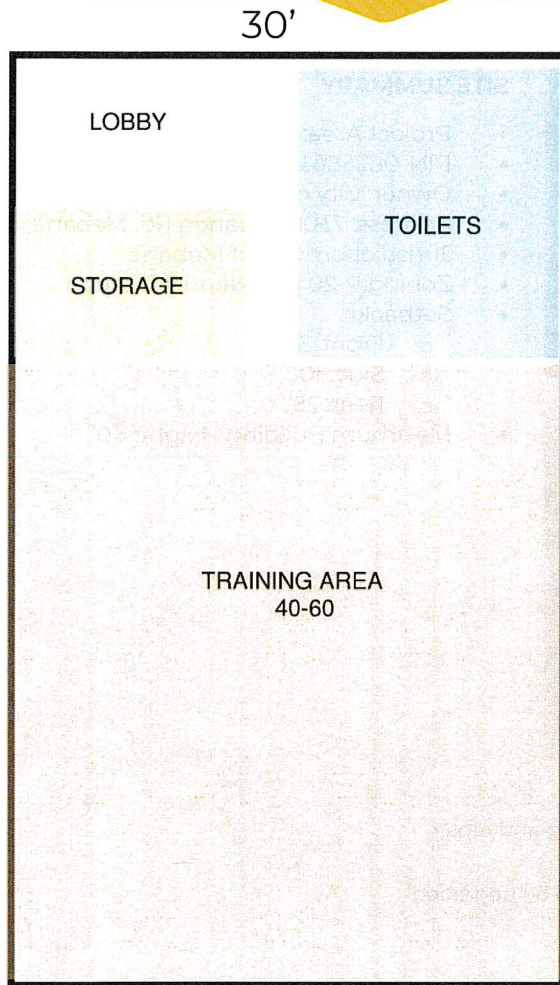


PUBLIC WORKS EXISTING – CAPITAL PLANNING

\$95,200

| Public Works Office | | | | | | 11,400 | sf | \$12,500 | \$27,000 | \$55,700 | \$95,200 | 8.35 |
|---------------------|---|---|---|---|---|--------|--------|----------|----------|----------|----------|------|
| | There is a need for additional office space. One employee has desk area along wall in garage bay. Other employee's share office space. Anticipated growth will increase problem. Additional storage space for equipment and trucks is currently needed. | A | X | | | | | \$0 | \$0 | \$0 | | |
| | No sense of Main Entry for public to approach for access to facility | A | | X | | | | \$15,000 | \$0 | \$15,000 | \$0 | |
| | Interior finishes are in good condition in most areas | A | | | X | | | \$34,200 | \$0 | \$0 | \$34,200 | |
| | Existing restroom needs drain wrap protection to comply with ADA | A | X | | | | | \$500 | \$500 | \$0 | \$0 | |
| | Directional Signage Needed | A | X | | | | | \$1,500 | \$1,500 | \$0 | \$0 | |
| | Exterior finishes upper to be in good condition | A | | | X | | | \$1,500 | \$0 | \$0 | \$1,500 | |
| | Two panels are labeled "B", this could pose a danger to maintenance. | E | X | | | | | \$500 | \$500 | \$0 | \$0 | |
| | Lighting in maintenance bays are utilizing T5 lamps, could upgrade to true LED fixtures for more light output and energy savings. | E | | X | | | 12,000 | \$0 | \$12,000 | \$0 | | |
| | Replace air conditioning units | M | | | X | | | \$20,000 | \$0 | \$0 | \$20,000 | |
| | Inspect and correct maintenance bays ventilation system | M | X | | | | | \$5,000 | \$5,000 | \$0 | \$0 | |
| | Replace water fixtures | P | X | | | | | \$5,000 | \$5,000 | \$0 | \$0 | |

PUBLIC WORKS - TRAINING FACILITY – JOINT VENTURE WITH FIRE



A new training facility will be used by public works and the fire department. The training facility could be used by other departments if needed. The facility will be a 30 ft x 50 ft metal building to save on costs. The program will include a training room for 40-60 employees, male and female toilets, storage room and lobby. New parking will be added to the site and minimal site work will need to be completed to prepare for the metal building.

| | | |
|---|-------|------------------|
| Pre-engineered Metal Building (50 x 30) | 1,500 | |
| Site Work - minimum parking | | \$45,000 |
| Building Addition | | \$187,500 |
| A&E | | \$34,875 |
| FFE Allowance @ \$10/sf | | \$15,000 |
| Contingency | | \$42,356 |
| Total | | \$324,731 |
| Budget | | \$350,000 |

LAKE MICHAEL OFFICE



SITE SUMMARY

- Project Area: 256.48 acres
- PIN: 9825863622
- Owner: City of Mebane
- Address: 7300 Lebanon Rd, Mebane, NC
- Jurisdiction: City of Mebane
- Zoning: R-20 (Residential District)
- Setbacks:
 - Front: 30'
 - Side: 10'
 - Rear: 25'
- Maximum Building Height: 40'



Architectural and Exterior

Exterior Walls/Columns

Exterior Doors

Exterior Steps, Stairs, and Ramps

Fire Escapes

Windows

S

2

Exterior siding needs staining and repair

3

S

2

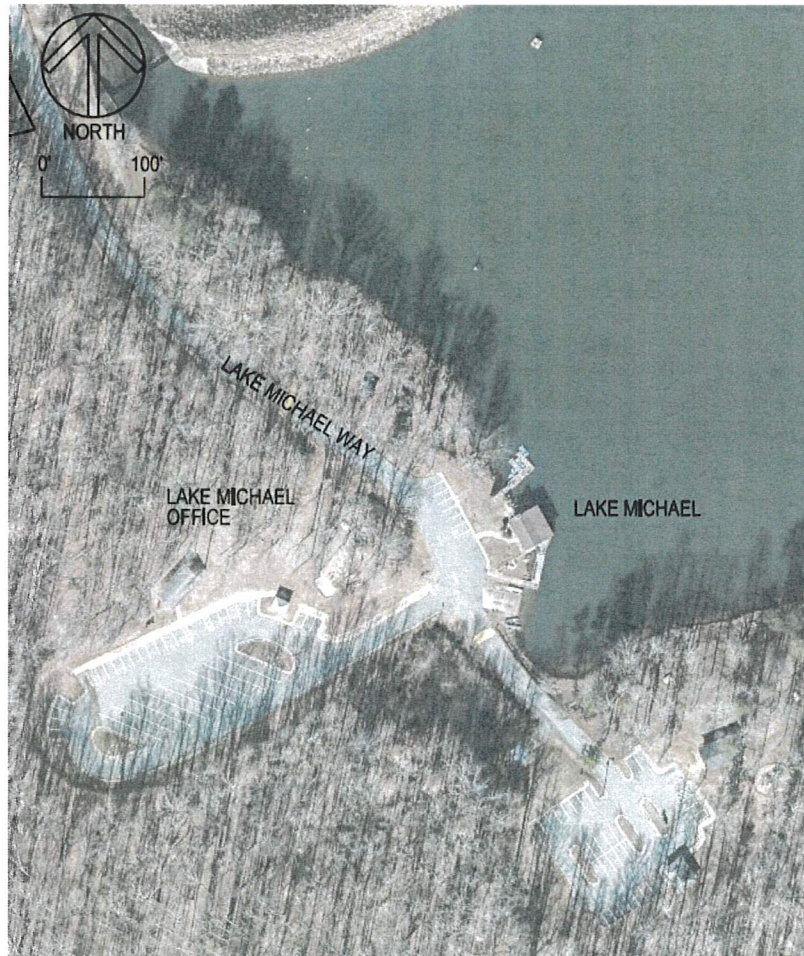
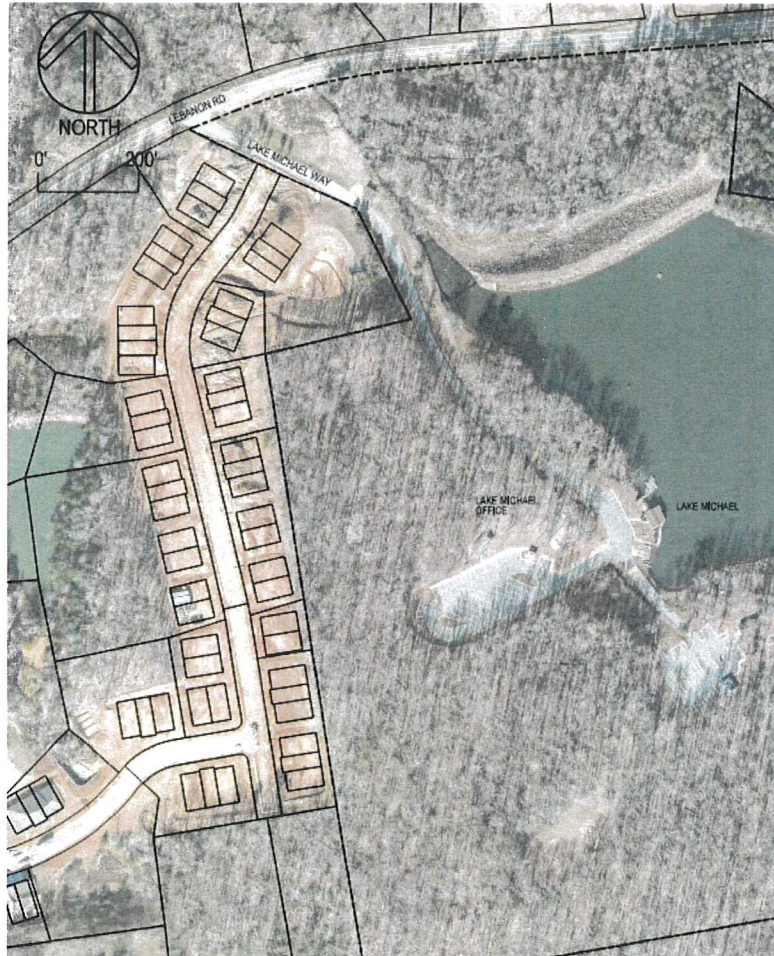
ramps to paddle boats are to be upgraded

S

2

Need some repairs

LAKE MICHAEL OFFICE – SITE ANALYSIS



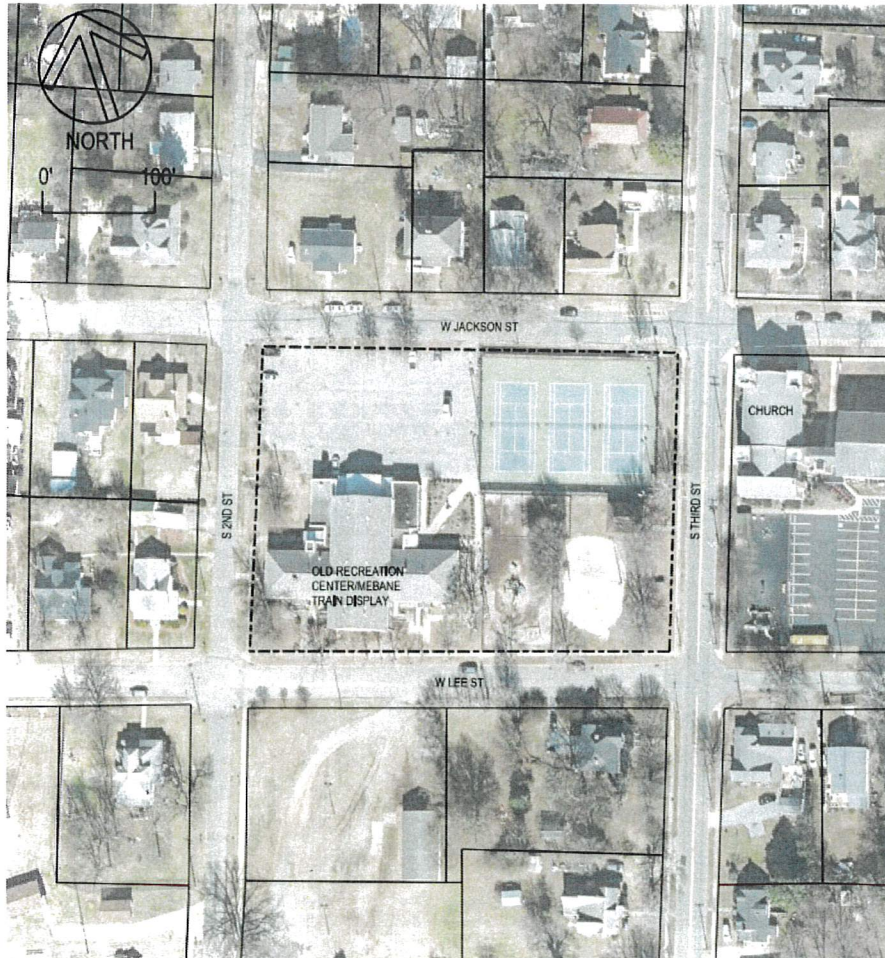
- Needs to be investigated. Some block missing at water level.
- Cracks in masonry. Uncertain about stability of piers in water supporting porch. Recommend structural engineer to investigate
- Some broken pavement and current portions of decking present potential safety hazard. Rework of access is planned.

LAKE MICHAEL OFFICE – CAPITAL PLANNING

\$48,750

| Lake Michael Office | | | | 500 | sf | \$15,000 | \$33,750 | \$0 | \$48,750 | 97.50 \$/sf |
|---------------------|---|---|---|------------------|--|----------|----------|----------|----------|-------------|
| | | | | Repair Allowance | | \$5,000 | \$5,000 | \$0 | \$0 | |
| | Some broken pavement and current portions of decking present potential safety hazard. Rework of access is planned | A | X | | | | | | | |
| | 3 tab shingle roof. Not sure of age but appears in fair shape | A | | X | Re Roof | \$3,750 | \$0 | \$3,750 | \$0 | |
| | Foundation needs to be investigated. Some block missing at water level. Cracks in masonry. Uncertain about stability of piers in water supporting porch. Recommend Structural engineer to review. | A | X | | Investigate & Repair masonry | \$5,000 | \$5,000 | \$0 | \$0 | |
| | Exterior siding needs staining and repair | A | | X | Restain exterior | \$2,500 | \$0 | \$2,500 | \$0 | |
| | Recommend window replacement | A | | X | 10 windows? Replace with single hung vinyl | \$7,500 | \$0 | \$7,500 | \$0 | |
| | Interior finishes are in fair condition | A | | X | repaint, flooring, cabinets? | \$5,000 | \$0 | \$5,000 | \$0 | |
| | No interior restroom is available for staff. Consider adding facility | A | | X | Add interior restroom | \$10,000 | \$0 | \$10,000 | \$0 | |
| | Floating Boat dock and ramps are currently being considered for upgrades to facility | A | | X | See budget | | \$0 | \$0 | \$0 | |
| | Electrical system has new 100A panel; electrical devices are old | E | | X | Upgrade devices | \$2,500 | \$2,500 | \$0 | \$0 | |
| | Lighting fixtures are older fluorescent | E | | X | Replace lighting | \$2,500 | \$2,500 | \$0 | \$0 | |
| | Communication system is a simpler system, using cable utility | E | | X | Upgrade system allow | \$5,000 | \$0 | \$5,000 | \$0 | |

OLD RECREATION – SITE ANALYSIS



SITE SUMMARY

- Project Area: 2.27 acres
- PIN: 9815937233
- Owner: City of Mebane
- Address: 209 W Jackson St, Mebane, NC 27302
- Jurisdiction: City of Mebane
- Zoning: R-12 (Residential District)
- Setbacks:
 - Front: 30'
 - Side: 10'
 - Rear: 25'
- Maximum Building Height: 35'

GENERAL CONDITION/MAINTENANCE

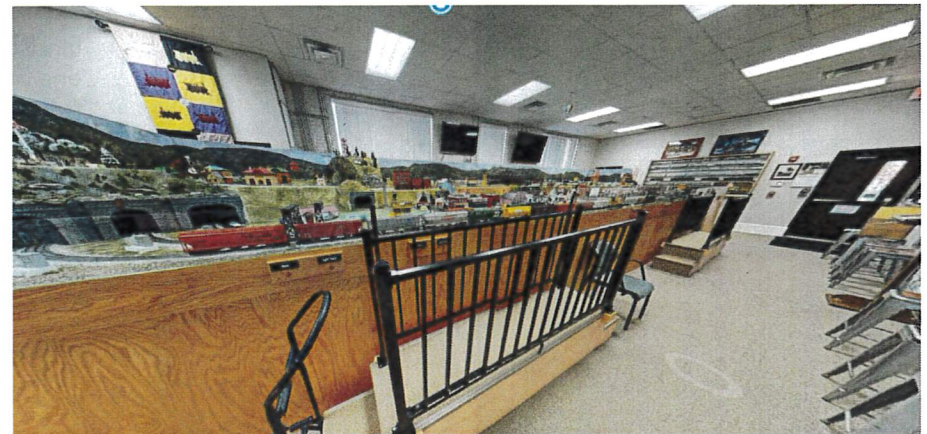
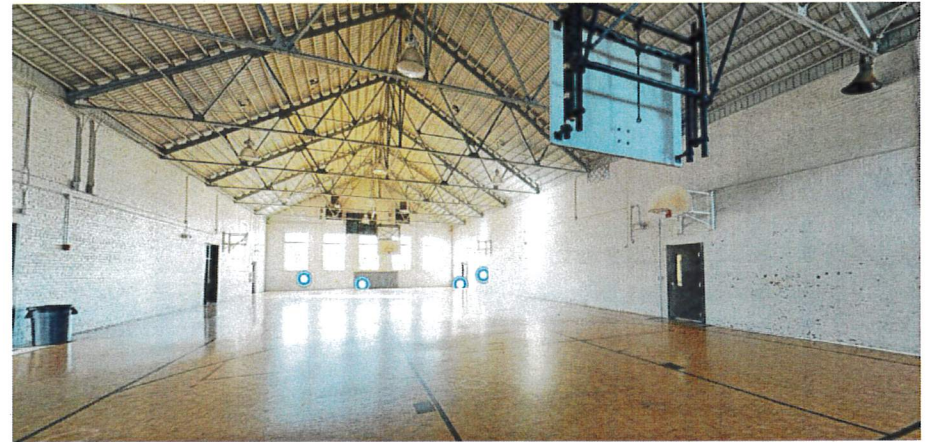
The site is in good condition except for the parking lot pavement condition and landscaping issues adjacent to some walks. The parking lot pavement is nearing the end of its serviceable life. Substantial alligator cracking was observed throughout the lot (Photo 5 & 24). This parking lot will need a repair/overlay or replacement in the next 3 to 5 years.

Several areas of the site need minor landscape and ground cover maintenance. Several walks have adjacent ground services that are too low relative to the walkway making them an injury hazard (Photo 15). The area adjacent to W. Lee Street in particular needs general ground cover improvements to prevent further degradation and erosion, and to minimize tripping hazards (Photo 16 & 17). Tree root removal and topsoil placement with seeding or sodding in limited areas should be considered.

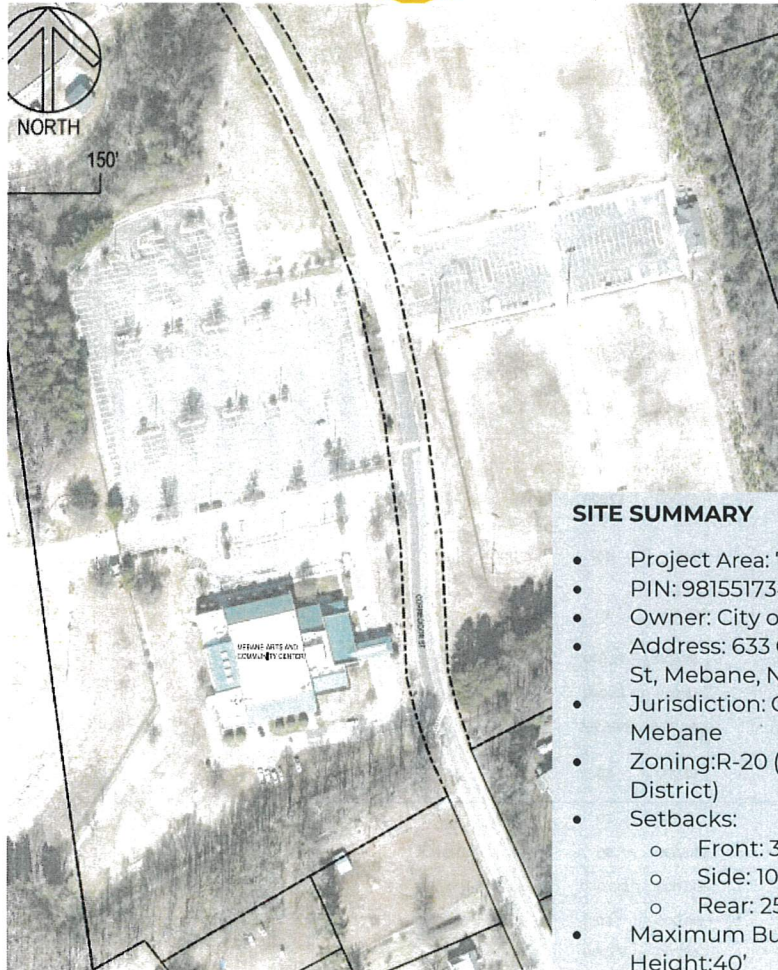
OLD RECREATION – CAPITAL PLANNING

\$266,848

| | | | | |
|--------------------------------|-----------|----------|-----------|----------|
| Roof | \$50,000 | \$0 | \$0 | \$50,000 |
| Train Museum Ceiling | \$500 | \$500 | \$0 | \$0 |
| | \$500 | \$500 | \$0 | \$0 |
| Paint trim | \$2,500 | \$0 | \$0 | \$2,500 |
| Structural Crack | \$500 | \$500 | \$0 | \$0 |
| | \$0 | \$0 | \$0 | \$0 |
| Men's restroom | \$500 | \$500 | \$0 | \$0 |
| Allow \$2/sf paint and refresh | 25,308 | \$0 | \$0 | \$25,308 |
| Repaint | \$5,000 | \$5,000 | \$0 | \$0 |
| | \$5,000 | \$5,000 | \$0 | \$0 |
| Ramjet | \$5,000 | \$5,000 | \$0 | \$0 |
| Repair Gym Flooring | \$2,500 | \$2,500 | \$0 | \$0 |
| | \$0 | \$0 | \$0 | \$0 |
| Directional Signage | \$1,500 | \$1,500 | \$0 | \$0 |
| Allow \$1500 | \$1,500 | \$1,500 | \$0 | \$0 |
| Replace Gym lighting | \$15,000 | \$15,000 | \$0 | \$0 |
| Replace units only | \$126,540 | \$0 | \$126,540 | \$0 |
| Humidity control in the gym | \$24,000 | \$24,000 | \$0 | \$0 |
| insulate outdoor refrigerant | \$1,000 | \$1,000 | \$0 | \$0 |
| | \$5,000 | \$0 | \$5,000 | \$0 |



MEBANE ARTS AND COMMUNITY CENTER – SITE ANALYSIS



The Mebane Arts and Recreation Center occupies the southern portion of the overall 73 Acre property located at the end of Corregidor Street. According to tax records, the building was constructed in 1990. The site is also accessible from the north through the Public Works facility and Tate Avenue but an aged bridge separates the two sites and is not open for general public access. A Roadway project currently under construction will connect Tate Avenue with Corregidor and provide improved access to/from the north.

The site consists of the main recreation center as well as two larger parking areas serving the surrounding recreation facilities. For discussion purposes, the parking lots are numbered as:

1. Main Parking – Parking area just north of the building including two isles.
2. Lower Parking – Just north of lot one which serves the ball fields.
3. Remote Parking – Remote from the building to the northeast serving the soccer fields.

PEDESTRIAN ACCESS

The site is connected to public sidewalk located on the east side of Corregidor via crosswalks at the southeast corner of the site as well as along Corregidor south of the building. Pedestrians are able to traverse from building to lot and to recreation facilities while staying on concrete walkways (Photo 24). The pedestrian facilities are also connected to a recreational walkway that encircles the building and lots 1 and 2.

VEHICULAR ACCESS AND PARKING

The site has two points of access to the main building and lot 1 as well as a service/loading area south of the building. The two drives (Photo 2 & 18) are connected by an onsite drive and drop-off area covered by a canopy (Photo 1 & 5). The onsite connection is marked one-way and serves as an exit only. The service area is a dead end with all traffic entering and leaving via the southern drive. There are multiple building accesses for the service drive and adequate space to turn around for single unit delivery vehicles but not for tractor trailer size vehicles. Parking lot 2 is accessible through the northern entrance to lot one as well as an additional drive to the north (Photo 25). Lot 3 is connected to Corregidor with separate entrance and exit drives. The striped parking for each lot is as follows:

1. Lot 1 – 53 Standard and 4 Accessible
2. Lot 2 – 324 Standard and 8 Accessible
3. Lot 3 – 131 Standard and 6 Accessible
Total – 508 Standard and 18 Accessible

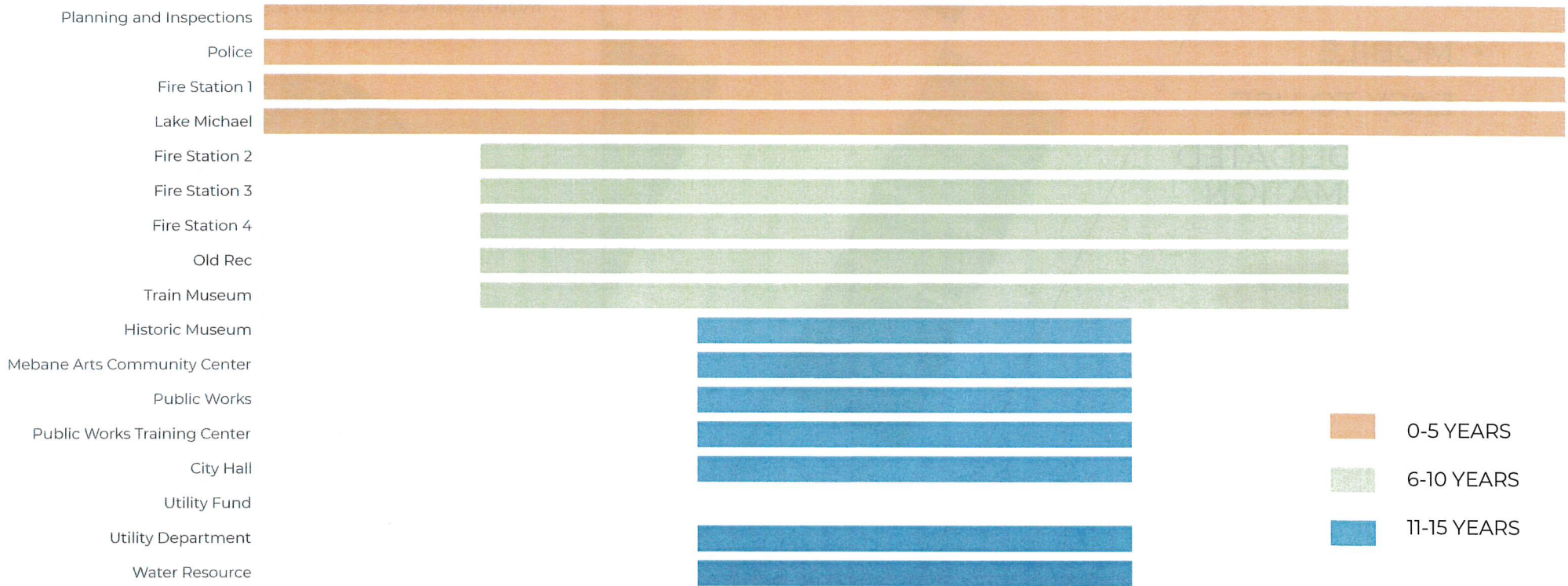
MEBANE ARTS AND COMMUNITY CENTER – CAPITAL PLANNING

\$766,180

| Mebane Arts and Community Center | | | | | | 31,359 | sf | \$194,295 | \$91,500 | \$480,385 | |
|----------------------------------|--|---|---|---|--|--------|----|-----------|-----------|-----------|-----------|
| | | Review storage of materials below stair to second level. Typically it is Code violation to store materials below open stairs. Copier is also located in the stair area. Second level originally designated as storage is now an office space with only one means of egress which limits # of occupants. | A | X | | | | \$500 | \$500 | \$0 | \$0 |
| | | If roof is under warranty have rep review existing conditions and make recommendations for roof life extension and review loose membrane on vertical surfaces | A | X | | | | \$1,500 | \$1,500 | \$0 | \$0 |
| | | Review structural cracks at new rear loading dock walls and floor slab and structural crack at wall corner behind dressing room toilet | A | X | | | | \$5,000 | \$5,000 | \$0 | \$0 |
| | | HC drain pipe protection wrap needed on lavatories in a couple areas | A | X | | | | \$500 | \$500 | \$0 | \$0 |
| | | Interior finishes throughout most of the building are in good condition | A | | | X | | \$156,795 | \$0 | \$0 | \$156,795 |
| | | Stage area finishes have not been upgraded as recently as other building finishes | A | | | X | | \$10,000 | \$0 | \$10,000 | \$0 |
| | | Adhesive appears to be oozing between tiles in a couple of areas. An example is in Meeting rooms at front of building | A | X | | | | \$7,500 | \$7,500 | \$0 | \$0 |
| | | Exterior finishes on building are in good condition with exception of efflorescence and some stains which could be pressure washed. | A | | | X | | 25,000 | \$0 | \$25,000 | \$0 |
| | | Currently facility is lacking adequate office space for employees and as town grows more space will be needed. | A | | | X | | \$50,000 | \$0 | \$50,000 | \$0 |
| | | Emergency egress lights have dead batteries in several places throughout building. | E | X | | | | \$2,500 | \$2,500 | \$0 | \$0 |
| | | Server rack is located in stairwell, needs its own location | E | X | | | | \$5,000 | \$5,000 | \$0 | \$0 |
| | | Lighting fixtures (except in lobby) are 30 years old; fixtures in gymnasium are still utilizing fluorescent lamps. | E | X | | | | \$156,795 | \$156,795 | \$0 | \$0 |
| | | Phone system working, telephone board in main electrical room is untidy. | E | | | X | | \$5,000 | \$0 | \$5,000 | \$0 |
| | | Fire alarm system has been upgraded; smoke detectors need to be tested and/or replaced. | E | | | X | | \$1,500 | \$0 | \$1,500 | \$0 |
| | | Replace roof top units | M | | | X | | \$313,590 | \$0 | \$0 | \$313,590 |
| | | Remove old PTAC unit from office in second floor and provide a minisplit heat pump system for this space | M | X | | | | \$10,000 | \$10,000 | \$0 | \$0 |
| | | Replace water heaters | | | | X | | \$10,000 | \$0 | \$0 | \$10,000 |
| | | Review water distribution system to improve water pressure | P | X | | | | \$5,000 | \$5,000 | \$0 | \$0 |

General Fund and Utility Priority

General and Utility Fund



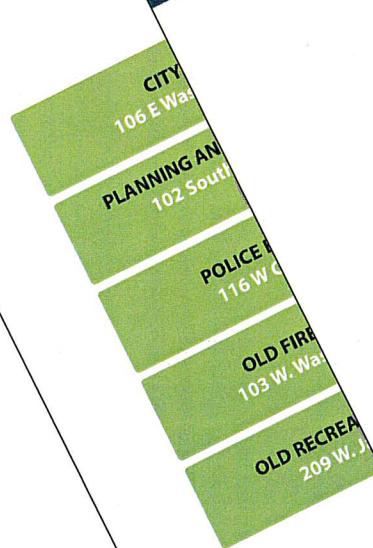
DASHBOARD

BUILDINGS

DEPARTMENTS

- MOBILE
- EASY TO USE
- CONSOLIDATED INFORMATION

DASHBOARD
DEMO LINK



CITY OF MEBANE, NC
FACILITIES RATING ASSESSMENT & SPACE NEEDS DASHBOARD

