



Mebane City Council- Virtual Meeting

Monday, March 1, 2021 at 6:00 p.m.

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

For those without internet service, you can listen to the meeting by calling 919-304-9210, password 158962.

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

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

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

Option #1-

- Email comment to info@cityofmebane.com. Written comments may be submitted at any time between the notice of the Public Hearing and 24 hours after the Public Hearing.
- Messages must be labeled Public Comment or Public Hearing in the subject line and must contain the commenter's name and address.
- Comments received by **4 pm on Monday, March 1st** will be read aloud by the City Clerk.

Option #2

- Email info@cityofmebane.com by **Monday, March 1st, 2:00 pm** to speak during the Public Comment Period or Public Hearing. When an email is received, an email will be sent with instructions on how to register and speak during the Public Comment Period or Public Hearing.
- Messages must be labeled Public Comment or Public Hearing in the subject line and must contain the commenter's name and address.
- Registered participants will be given an access code to speak at the meeting via Zoom, a remote conferencing service.
- Callers will be held in a queue and asked to mute their phones or speakers until they are called on to speak.
- Speakers will be called in the order in which they are registered. Should time allow after all registered speakers have had a chance to speak, you may use the "raise hand" button on the Zoom interface to be recognized and staff will unmute you to comment.
- Per authority of NCGS 143-318.17, if a person participating remotely willfully disrupts the Council meeting, then upon direction by the Mayor, such person may be removed from electronic participation, or his or her e-mail may not be read.



Council Virtual Meeting Agenda
March 1, 2021
6:00 p.m.

1. Call to Order and Invocation Mayor Ed Hooks
2. Resolution of Recognition for Jeanne Tate..... Mayor
3. Resolution of Recognition for John Schultz Mayor
4. Appointment and Oath for New Finance Director,
Daphna Schwartz.....Chris Rollins, City Manager
5. Introduction of New Public Works Director, Chuck Smith Mr. Rollins
6. Public Comments Mayor
7. Consent Agenda Mayor
 - 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
8. CPL Facility Study Update..... Jennifer Turner, CPL
9. Public Hearings- All Public Hearings will be voted upon at the CONTINUED meeting to be held on Wednesday, March 3, 2021 at 6:00pm
 - a. Ordinance to Extend the Corporate Limits-
Agape Baptist Church Lawson Brown, City Attorney
 - b. Rezoning- S. Fifth Street Shopping Center Cy Stober, Development Director
 - c. Lowes Boulevard Corridor Plan
(Continued from the February 3, 2021 meeting) Mr. Stober
10. Fire Department Internal Promotions- Engineer to Lieutenant Bob Louis, Fire Chief
11. Fire Department Reclassification- Fire Prevention Captain to
Deputy Fire Marshal Chief Louis
12. Adjournment Mayor



**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



**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



The Mebane City Council held its regular monthly meeting at 6:00 p.m., Monday, February 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 Sean Ewing
Councilmember Tim Bradley
Councilmember Patty Philipps
Councilmember Everette Greene

Board of Adjustment Members Present via Zoom

Genice Akins
David Ferraro

City Staff Present via Zoom:

City Manager Chris Rollins
Assistant City Manager Preston Mitchell
City Attorney Lawson Brown
Development Director Cy Stober
City Clerk Stephanie Shaw
Recreation and Parks Director Aaron Davis

Mayor Hooks called the meeting to order at 6:00 p.m. Mr. Bradley gave the invocation.

Mayor Hooks stated that the Council would like to take a few moments to honor retired City Manager David Cheek as he retired on January 31, 2021. Mr. Cheek joined the meeting via Zoom. Mayor Hooks read aloud a Resolution of Recognition for Mr. Cheek.

**RESOLUTION HONORING DAVID CHEEK FOR HIS SERVICE AS CITY MANAGER
OF THE CITY OF MEBANE, NORTH CAROLINA**

WHEREAS, David Cheek announced his intention to retire as City Manager of the City of Mebane effective February 1, 2021, the date of the last City Council meeting at which he will act as City Manager; and

WHEREAS, Mr. Cheek came to Mebane in 2010, serving as Assistant City Manager and Finance Director, then becoming City Manager in January of 2013; and

WHEREAS, during that period, Mr. Cheek has been an enthusiastic innovator, pushing for and achieving greater professionalism in City staff and efficiency in City operations; was a major contributor in establishing Mebane's brand of *Positively Charming*, along with its now well-known and loved color scheme, tagline and logo. Mr. Cheek has also been a huge supporter of bringing public art to the Mebane community; and

WHEREAS, His leadership and business acumen, honed after years in finance and service to the public, has contributed immensely to making Mebane a dynamic piedmont community; and

WHEREAS, during his local government career, Mr. Cheek has been a key member of Mebane's economic development team which has recruited over \$700 million in industry investment and 3,000 new jobs; and

WHEREAS, Mr. Cheek completed the City's first Comprehensive Annual Financial Statement to achieve the GFOA award for excellence, which the City has maintained every year since; and

WHEREAS, Mr. Cheek brought Mebane's financial systems into the 21st century with the introduction of credit cards and online payment systems, providing a higher level of convenience and customer service to residents; and

WHEREAS, he has been involved in many other notable City projects such as the conversion of the White Furniture Building into 157 market-rate apartments, the completion of a \$10 million, 32-acre leisure and sports park, the 54 -acre Cates Farm Park currently underway and the addition of several pocket parks located throughout the City, as well as the beginning stages of the Mebane Arts and Community Center to Holt Street Park Greenway; and

WHEREAS, Mr. Cheek has demonstrated unique dedication to the City, continuing to work despite all adversity and has also been incredibly involved in the community over the last three decades volunteering as a YMCA Board Member and Past President, as Treasurer of the Alamance Community College Foundation Board of Directors, as Board Member of the Alamance Regional Medical Center Foundation, as Treasurer of the Piedmont Chapter of the American Red Cross, and as a Board Member with the Piedmont Triad Partnership. He most recently joined the Board of Directors for the New Leaf Society.

NOW, THEREFORE, BE IT RESOLVED, on behalf of the City Council, City employees and the citizens of Mebane, that the City Council expresses to David Cheek their sincere appreciation for his loyal and distinguished service as City Manager in making Mebane a “Positively Charming” place to live, work and play over the last decade.

Adopted this first day of the month of February in the year 2021.

Ed Hooks, Mayor

Stephanie W. Shaw, City Clerk

Former Mayor Glendel Stephenson joined the meeting. Mr. Stephenson commended Mr. Cheek for his many years of public service. He then presented Mr. Cheek with the prestigious Order of the Long Leaf Pine (OLLP) award conferred by the North Carolina Governor’s Office. He stated that the OLLP is awarded to persons with exemplary service to the State of North Carolina and their communities that is above and beyond the call of duty and which has made a significant impact and strengthened North Carolina. He shared that Mr. Cheek began his career working for the State after he graduated from N.C. State University and in various capacities, for the last 31 years has been in service to various local governments in Alamance County. Mr. Stephenson continued, speaking highly of Mr. Cheek’s many achievements throughout his tenure with the City. He concluded by telling Mr. Cheek that Mebane is better off because of him and wished him well on his retirement.

Ms. Philipps shared a few comments, stating that Mr. Cheek has embodied the positivity and charm that he helped create here in Mebane. She said his positive spirit and his commitment to the best interest of the City has inspired everyone. She stated that he would be greatly missed but we will see his good works all around us every day.

Mr. Bradley said he has always believed that the best a person could do is to leave the world a better place than it was before they arrived and he feels Mr. Cheek has done that. He stated that it has been a pleasure to work with him and during the few times they have had disagreements, they were handled gentlemanly. He wished him the best in his retirement.

Mr. Greene told Mr. Cheek that he has been a good friend, a good neighbor and that he is a good person. He thanked him for all that he has done for Mebane and all that he had personally done for him.

Ms. Auditori said that tonight’s recognition of Mr. Cheek is certainly quite important and meaningful but it feels a little inadequate because it has to be done virtually. She stated she wishes that we could all celebrate together all the strides that have been made as a community during his leadership. She thanked him for his vision, calm demeanor, commitment to collaboration and most of all his friendship.

Mr. Ewing thanked Mr. Cheek for his service to the City and the community. He said, as a veteran, Mr. Cheek’s service and commitment to the community have meant so much, not only to the citizens but to the businesses. He commended Mr. Cheek on the technology strides that the City has made during his leadership. He concluded by telling Mr. Cheek that he will be missed and thanked him for the example he laid out for him as a new councilmember.

Mr. Rollins thanked Mr. Cheek for having faith in him eight years ago when he convinced him to come to Mebane to be the Assistant City Manager. Mr. Rollins said he has had two really good mentors in his career, one being Ray Fogelman and the other Mr. Cheek. He said the last eight years have been a lot of work but also a lot of fun.

Mr. Brown thanked Mr. Cheek for recruiting him seven years ago, stating that it has been a delightful seven years working with him and the others at the City. He said he hates to see Mr. Cheek go but wishes him the very best on his retirement.

Mayor Hooks stated that Mr. Cheek is very deserving of the OLLP award, joining fellow distinguished recipients, Former Mayor Glendel Stephenson and Councilman Tim Bradley. He stated that Mr. Cheek has been remarkable and the City Council has been very fortunate to have him as City Manager. The Mayor said Mr. Cheek handled having six bosses very well and always handled citizens with the utmost professionalism and care. He stated that Mr. Cheek is an outstanding person with strong moral values. He said the Council has always been pleased with how Mr. Cheek has led the City and represented the City.

Mr. Cheek gave the following comments:

I've thought about this night for going on four months now, so you'd think I'd be prepared. At 4:36 pm this afternoon, I realized that I did want to end my time here in Mebane well, so I quickly wrote this speech. I appreciate you allowing me to share it. Deciding to retire from Mebane was difficult because we do things with such intention and in the right way.

I am thankful to Robert Wilson for hiring me back in January 2010. While I was surprised by the call, I will never forget how much Robert encouraged me to apply, and frankly, how much he wanted me to come. Along with the City Council at that time, Robert welcomed me with open arms, and I have felt like Mebane was home since then. Other than Mayor Stephenson and Councilman Ewing, the rest of you have been on the Council the entire eleven years of my employment. That says something about the quality of leadership we elect in Mebane, and I am grateful to have served under each of you.

I couldn't have landed in a better place to finish my career, and I couldn't have worked with better colleagues along the way. To name a few, I recall Charles Bateman, Darrell Russell, and Jimmy Jobe taking me under their wings to show me the ropes. When you promoted me to city manager, we were fortunate to talk Chris Rollins into coming here, and then Lawson Brown, a wonderful counselor.

I quickly learned that there is a "Mebane Way" of doing things, and I quickly adapted to it, probably because I liked it so much. If I had to describe the Mebane Way in three phrases, I would describe it as:

- 1. Forward-Thinking,*
- 2. Doing Things Right, and*
- 3. Listening to the Citizens.*

With that attitude, I knew we could get a lot of things done, and we have. Mebane believes that local government can do some good for its residents, and the City is thriving because of that attitude. It's a simple thing to believe in something, but when actions follow that validate that belief, there is power for change to make the City a better place to live, work, visit and play. Mebane is changing fast because it is growing fast. Where there is growth, there is life, and where there is life, there is a need for good government. I believe we have good government in Mebane, and I am honored that you allowed me to help manage it for the past eight years.

Together, I believe we've made Mebane better since 2013, and for that, I want to thank the employees of Mebane. It has been a pleasure and an honor to serve with each of you, and I can proudly say today that we made a difference. And you will continue to make a difference by realizing that your jobs are essential, not just for you but for the 17,000 residents and numerous businesses in Mebane. I want to encourage you to find dignity in the work and calling of public service. Abe Lincoln once said, "I like to see a man proud of the place in which he lives. I like to see a man live so that his place will be proud of him." I want and hope for you to be proud of the work you do here.

As part of my responsibilities, I have had the opportunity to hear from many of Mebane's residents – your letters, emails, phone calls, City Council meetings, meetings in my office, committee meetings, and public forums. Whether coming out of the grocery store or church, walking down the street, or sitting in Reed's coffee shop, my interactions with most of you have been quite rewarding. I have gotten to know and appreciate you. You inspired me to work harder, do more, do it better, and never give up. I encourage you to continue being involved in this great government. Help the City Council and Manager to know your aspirations and vision for Mebane. Together you all can turn those aspirations into reality!

Speaking of the Manager, Council, you have a good one in Chris Rollins. Chris is a wealth of knowledge, and I don't know of a better person to navigate the waters of the eminent growth coming to Mebane. Between Chris, Lawson, and now Preston, you have an extraordinarily talented and skillful team that will help you guide Mebane through the next decade when Mebane will approach 30,000 residents. Chris and Lawson, I will greatly miss our brainstorming sessions where many decisions became clear by our open and honest communication. I wish you both great success in all you set out to do, both for Mebane and personally.

Finally, Council, I commend you for being forward-thinking, doing things right, and always having an ear to the ground on what the citizens want and need. Again, thank you for the opportunity to finish my career here. Thank you for having the vision and follow-through to create such a Positively Charming Mebane! A city that Tammy and I plan to live in for a long time, apparently with many, many others. I wish you all great success in the vital work of City government.

Mayor Hooks welcomed the new Assistant City Manager Preston Mitchell to his first Mebane City Council meeting.

Mayor Hooks opened up the Public Comment Period and asked that speakers keep their comments civil and to a three-minute time limit.

Nicole Grzyb joined the meeting via Zoom. She explained that she would like to gain the support of the Council to build a tournament worthy chess park in memory of her brother that passed. She stated that he was a talented, avid chess player and often spoke of the lack of places to play chess. She stated that she has spoken with Aaron Davis, the City's Recreation and Parks Director, and even met with him to look at potential locations. She also said that she had emailed the Council and the City's administration staff a more detailed request but she wanted to present the idea formerly tonight. Mayor Hooks thanked Ms. Grzyb and told her that she did a great job presenting this idea to the Council and giving details on the project.

Naola Fearrington joined the meeting via Zoom. She stated that she is a Trustee and the Church Clerk at New Dimensions Church of God in Christ located at 404 W. Jackson Street. She explained that they are concerned about the dilapidated building located directly behind the church and also located next to Holt Street Park. They previously used the building as a church annex however safety concerns forced them to discontinue use. They looked into the cost of repair and tearing down the building but with them being a very small congregation without a pastor at this time it neither options are feasible. She asked if the City can be of assistance in tearing the building down. Mayor Hooks requested that staff look into options in which the City may be able to assist.

Elaine Berry joined the meeting via Zoom. She stated that since the beginning of January each of the Councilmembers received emails requesting support of a local nondiscriminatory ordinance to protect the LGBTQ community within the Mebane community. She shared several statistics and reasons why such an ordinance is needed in Mebane. She said that it is her sincere hope that the Mebane City Council will pass a LGBTQ inclusive nondiscrimination ordinance that will send a real message that everyone is welcome to build a family, raise a family and do business in our town.

Beth Bronson, 1221 Buckhorn Road, Mebane, read aloud the following comments and later submitted them in writing as follows:

My setting roots in Mebane has aligned with a significant shift of future land use priorities in what is generally known as Cheeks township (over 9000 people at the time of the 2010 census). This includes extraterritorial jurisdictions of the City of Mebane and Hillsborough, and the Efland Area (which, it's worth noting - does not have a municipal government and is most impacted by economic development). I can confidently say that the City of Mebane and the County of Orange

do not have an existing agreement in place that would require either governing body to adhere to their respective Land Use Plans and Universal Development Ordinances. Since I do not know when a decision will be made before the BOCC, and subsequently Mebane CC, I would like to use this time for public comment to reiterate that The Buckhorn Area Plan, or BAP, does not solve this problem either. Nor does it include a comprehensive approach to future land use with respect to capital improvements – specifically traffic improvements, broadband/fiber, and land conservation that adequately meets the needs of a dramatically changing the rural landscape. Rather they are identifying with a high level of precision, which parcels we can expect to be commercially developed fastest, cheapest, and soonest, while making broad sweeping recommendations that remain aspirational and need of actual policy.

I would like to request that Mebane City Council, Orange County Board of Commissioners, and their respective Planning Boards reject the Buckhorn Area plan in its current form and rather use it as a foundation document to adopt a Joint Planning Area that incorporates economic and residential interests. In order to best prioritize future land use for the sake of your community members and your advisory boards, please recognize this would result in something tangible. This public comment comes after hours of pouring over publicly available information, attending hours of meetings and public hearings to provide the perspective of someone born and raised in one of these, often maligned, rural buffer zones of Orange County. The existing schedule of each municipality's respective schedule easily allows for the establishment of a Joint Planning Area.

Members of the council, and likely some of the public who are present, are familiar with the list of documents I am about to name off. For everyone else, the following are **active** documents or designations related to planning and development within the area under review, including the parcel of 6016 West Ten, which will be heard later tonight. There are two categories of documents you should be aware of: Administrative – which are regulatory documents that dictate permitting and zoning requests. Conceptual – which are non-regulatory documents meant to be used as guidance for the planning boards to make recommendations to Council and Commissioners. Best described as well-informed aspirations, without enforcement. Meaning that, when applying for commercial/industrial conditional zoning permits – there are no requirement to incorporate these plans in the execution of land use authorization.

Administrative:

- WATER AND SEWER MANAGEMENT, PLANNING AND BOUNDARY AGREEMENT (WASMPBA)
- Universal Development Ordinance for [each respective municipality] – both of which are set to undergo revision this year and should be informed by the most up to date census information.

Conceptual

- Efland Mebane [E-B-M AMP](#)
- Orange County Comprehensive Plan (OC 2030)
- Efland-Mebane Small Area Plan
- 2017 Transportation Study
- Mebane Comprehensive Land (Mebane By Design)
- Buckhorn Economic Development District
- Mebane Comprehensive Transportation Plan (2040)

A normal citizen in a normal time does not have the luxury of dedicating this much time to research the topics of local governance. We are having to dive in, wade through, and be expected to compete with commercial developers in this the bureaucratic process without any formal training, or at minimum – a law degree. From the council's discussions, public sentiment being shared, and the break-neck speed of growth, the council is at an inevitable crossroads. I believe it has been more than evidenced that the Buckhorn Area Plan should be adopted into a Joint Planning Agreement between Mebane, Orange County, and the thousands of community members seeking responsible development with an attention to quality over quantity. Long lasting capital improvements, and effective tools to guide approvals and recommendations are sorely needed.

Adoption of a joint BAP [agreement] will provide crucial guidance to the Mebane and OC Planning Board on future land use, permitting variances, and requests for annexation to corporate city limits for industrial parcels within the Mebane ETJ and OC Cheeks township. It will also prioritize much needed NCDOT improvements to anticipate and facilitate expected growth.

To change this dramatically, designated land use from rural residential (and has been relegated to such on both comprehensive development plans) there is an obvious need for both municipalities to incorporate mutually agreed upon regulation for future land use. If a Joint Planning Area is not going to be considered, this economic development district should be reflected in an update to both the OC and Mebane UDOs– I request that Mebane CC and OC commissioners halt all further rezoning and development until an agreement is reached. I urge them to continue to review and revise the BAP, with adequate public input, and subsequent adopt the plan independently.

- *Given that the UDO will be amended this year, I request that a public link be added to today's meeting minutes.*
<http://cityofmebane.hosted.civillive.com/cms/One.aspx?portalId=230755&pageId=12376581>

Incoming commercial investors and developers will pay exorbitant land prices, and promise council members the moon, all the while historically undervaluing land in subsequent assessments.

At Mayor Hooks recommendation in last month's meeting – I plan to focus my efforts and to bring these issues to my elected officials in Orange County. I have plenty of questions that are best directed at the Planning Director. In the meantime, I look forward to seeing the collaboration of both governing bodies to execute a growth strategy that is thoughtful about how and why economic development should occur, rather than simply where.

Mike Fox, Chairman of NCDOT Board of Transportation, joined the meeting via Zoom and introduced the new NCDOT Division 7 Engineer Wright Archer. He stated that Mr. Archer is very familiar with the Division 7 Area and will continue to partner with and support the City and its growth. Mr. Archer spoke briefly, stating that he would like to carry on the legacy of Mike Mills, former retired Division 7 Engineer and he looks forward to meeting everyone and to continue the partnership with Mebane. Mayor Hooks welcomed Mr. Archer and asked about a timeline for the completion of the NC 119 relocation project and the Mebane Oaks Road project. Mr. Archer stated that the NC 119 project has been a challenge and they hope to have the first phase completed by the later part of the Summer and the second phase, shortly thereafter. He said the Mebane Oaks Interchange project will be let this March. Mr. Greene questioned if the Mebane Oaks project would start before the NC 119 project is complete. Mr. Archer replied, most likely it will. Mr. Ewing questioned if the plan is still moving forward with an overpass and no divergent diamond, sticking with the original plan for the Mebane Oaks Interchange project. Mr. Archer replied there have been no changes. Mr. Ewing asked for an estimated completion date. Mr. Archer replied the later part of 2023. Mr. Rollins stated that years ago when The Meadows subdivision was being developed, the developer gave money to the City, which in turn, the City entered into a municipal agreement with NCDOT for a signal at the intersection of Mebane Oaks Road and Old Hillsborough Road. He questioned the status of that project. Mr. Archer said that project was put on hold due to budgetary constraints that came after several major storms came through. He said the design is complete and the right-of-way acquisitions are approximately 90% complete and they are beginning to start on the utility relocation. After those things get under way, that project will start. He said hopefully within the next month. Mr. Rollins said as the NC 119 project is coming to a close but an additional project has been funded from Lowes Boulevard down to Trollingwood Road. He questioned if that project is still on schedule. Mr. Archer said yes, it is set to let in December 2023. Mr. Archer shared that in the next few months they will begin a project of widening I-40 in Orange County. There was some discussion regarding the Buckhorn Area- Mattress Factory Interchange but no definite plans shared. Mr. Ewing questioned if there had been any investigations between Mebane Oaks Road and Pear Tree Road on Arrowhead Boulevard regarding the lack of turn-arounds in that area causing public safety issues. Mr. Archer said he is not familiar with any but he is happy to look into that matter. Mayor Hooks thanks Mr. Archer and Mr. Fox for the updates. Mr. Fox said the Mebane staff is so easy to work with and that is very much appreciated.

Mayor Hooks gave an overview of the Consent Agenda:

- a. Approval of Minutes-
 - i. December 7, 2020 Regular Meeting
 - ii. December 9, 2020 Continued Public Hearings
 - iii. January 4, 2021 Regular Meeting
 - iv. January 6, 2021 Continued Public Hearings
- b. Fire Protection Automatic Aid Agreement
- c. Petition for Voluntary Non-Contiguous Satellite Annexation- Agape Baptist Church
- d. Change in Late Fee Policy

Ms. Philipps made a motion, seconded by Mr. Greene, to approve the Consent Agenda as presented. The motion carried unanimously per a roll call vote.

Item 5c.

RESOLUTION FIXING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-58.2

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

WHEREAS, the Mebane City Council directed the City Clerk to investigate the sufficiency of the petition; and

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

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

Section 1. A public hearing on the question of annexation of the non-contiguous area described herein will be held at virtually via Zoom at 6:00 p.m. on March 1, 2021.

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

Beginning At A POINT IN MEBANE OAKS ROAD; Thence S 88°13'51" W A Distance Of 35.78' TO AN EIP; Thence S 88°13'51" W A Distance Of 248.62' TO AN EIP; Thence S 88°13'51" W A Distance Of 486.75' TO AN EIP; Thence N 27°59'02" W A Distance Of 200.35' TO AN EIP; Thence N 71°51'58" E A Distance Of 766.82' TO A COMPUTED POINT IN MEBANE OAKS ROAD; Thence S 19°09'02" E A Distance Of 414.73' TO A COMPUTED POINT; Which Is The Point Of Beginning, CONTAINING 5.24 ACRES, 228,292.5 S.F.

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

Mayor Hooks respectfully requested that Public Hearing commentators keep their comments at or under five minutes.

A virtual Public Hearing was held on a request 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 47.502 acres located at 6016 West Ten Road in Orange County. He said that the applicant, Al. Neyer, has also spoken with the Planning Department regarding the intentions of a rezoning, which is also the next Public Hearing item. They plan to develop two spec buildings on the property. No one from the public spoke concerning

the matter. Mayor Hooks called for a motion to continue the public hearing until Wednesday, February 3, 2021 at 6:00 p.m. Mr. Bradley made a motion, seconded by Mr. Greene, to continue the public hearing until February 3, 2021. The motion carried unanimously per a roll call vote.

A virtual Public Hearing was held on a request from Al. Neyer for approval to establish M-2(CD) (Light Manufacturing, Conditional Zoning District) on a +/-46.38-ac parcel Located at 6016 West Ten Road, outside of the City's Extra-Territorial Jurisdiction (ETJ) in Orange County and zoned by Orange County. The property is currently used for agriculture and is zoned R-1 (Rural Residential) Mr. Stober spoke concerning the request. He stated that this request involves the same property as the previous public hearing request for annexation. The Council's action in January brought this property within the boundaries of the City's Comprehensive Land Development Plan and into the Primary Industrial Growth Area 5, part of the Buckhorn Economic Development District as such it is included in an area designated for economic development into the future and does have water and sewer service along West Ten Road. The applicant proposes to develop the property as a conditional zoning district with a limited menu of uses and a master plan that shall not be exceeded in intensity. The site plan shows the extent of this intensity, which may total as much as 675,000 s.f. of warehouse space and parking and stormwater controls to support this footprint. The property lies in both the Falls Lake nutrient-sensitive watershed and the Upper Eno River water supply watershed (II) and is subject the applicable stormwater management and stream buffering rules. Al. Neyer is also requesting the City's application of the 70% built upon area allowance for this site within the water supply watershed. The applicant provided a Traffic Impact Analysis (TIA) that did not recommend any offsite improvements for the project. The applicant is offering the following conditions for the project:

- Perimeter buffers of 100';
- Fence and 3' berm provided along the southern property line;
Provision of a right-turn lane with 100' of storage on West Ten Road;
- Proposed future driveway on Buckhorn Road will be limited it to right-in/right-out, essentially diverting all freight traffic north to the I-4-/85 interchange;
- Changed the maximum height requirement to 56'

Furthermore, the applicant proposes limiting the Light Manufacturing uses on the property to the following (all development standards, including necessitating a special use, will persist):

- Accessory Uses and Structures
- Apparel and Finish Fabric Products
- Bakery Products
- Beverage Products
- Building Supplies
- Bulk Mail and Packaging
- Cabinet and Woodworking Shops
- Communication Tower Under 50' in Height
- Computer and Office Equipment
- Courier Service
- Dairy Products
- Distribution
- Drugs and Pharmaceuticals
- Equipment Leasing and Rental
- Farm Product Warehousing and Storage
- Farm Supplies and Equipment Sales
- Fence, Wall
- Food Preparation and Related Products, Miscellaneous
- Office Supplies and Equipment
- Outside Storage
- Public Works and Public Utility Facilities Essential to the Immediate Area
- Research, Development or Testing Services
- Signs

- Solar Farms
- Small Wireless Facility
- Temporary Portable Storage Containers
- Temporary Construction, Storage or Office
- Warehouse (General Storage, Enclosed)
- Warehouse (Self-Storage)
- Wholesale Trade

Justin Parker, Market Leader with Al. Neyer, spoke on behalf of the applicant. He started his presentation with an overview of the company. He then reviewed the details of the project.

Site Enhancements:

Buffers and Landscaping

- 100-foot buffers
- Minimum of 3-foot landscape design and implementation
- Significant neighbor input on landscaping and site plan
- Fencing along the south property line

Traffic

- Right in, right out onto Buckhorn
- TIA reviewed by City of Mebane and NCDOT

Other

- Voluntary restriction on height and usage
- Oversized stormwater ponds

Mr. Parker shared that the following people are all logged into the Zoom meeting and are available to answer any questions:

Josh Reinke, Traffic Engineer with Ramey Kemp and Associates

Tim Summerville, Civil Engineer with Stewart Engineering

Paul Koontz, Attorney representing the applicant

Mr. Bradley asked for what the estimated average in and out truck traffic. Mr. Parker said based on the TIA, given that this is a spec project, exact counts are not known but they did use the formulas provided by DOT which landed the trips per day at 1,100, including car and truck traffic. Mr. Reinke concurred.

Mr. Ewing questioned who determines the scope of the TIA. Mr. Reinke said City staff and NCDOT were involved all the way from scoping through the review. Mr. Ewing asked if any analysis was done east of the site. Mr. Reinke replied no, it was determined the vast majority will utilize the other direction. Including Medline and other possible future projects in the area. Mr. Ewing questioned the legality of heavy-duty vehicles traveling from the east, take exit 160, down to West Ten Road and then to facilities. Mr. Reinke said he is unaware of any areas where heavy-duty vehicles are prohibited. Mr. Ewing questioned the possibility of truckers skipping the weigh station and taking a different route. Mr. Bradley assured that DMV would put a stop to that if that became the case. Mr. Parker said based on their companies past projects, that 1,100 trips per day seems high. Mr. Ewing asked about loading docks. Mr. Parker said there is a total of 137 loading docks scoped out on the master plan but that does not mean they will all be used. Mr. Ewing asked about electric charging. Mr. Parker said they feel they can enhance the site on West Ten to include electric charging stations. Mr. Ewing asked Mr. Stober to investigate electric charging for these warehouses. Mr. Stober replied yes. Mr. Ewing asked about privacy fencing installation to lessen noise and light intrusion. Mr. Parker stated that privacy fencing will be installed on the southern portion of the site. Mr. Stober said the UDO requirements would be met regarding lighting.

Ms. Philipps asked about the buffer and the berm on the east side of the property and the effectiveness of berms for noise reduction. She thinks the noise may be more of an issue than the lighting for the neighbors. Mr. Stober said the UDO is fairly quiet on sound. Most often staff uses the Mebane Code of Ordinances when addressing noise complaints. Mr. Parker stated that

the berm and a majority of the plantings will be on the east side of the gas easement which be on the side closest to the adjoining property. He also said while they will look to retain as much of the existing vegetation, they will also enhance it and help with noise and lighting. Mr. Summerville added that the berms and landscaping will provide a buffer between the development and the offsite neighbors. A lower berm will provide sound mitigation from truck tires. The understory trees will be elevated to provide additional visual and audio buffers throughout the site.

Mr. Stober read aloud an excerpt of the City's noise ordinance to better address Ms. Philipps earlier question.

Fionna Johann, 2016 Johann Lane, Mebane, joined the Zoom meeting and read aloud the following comments.

Good evening Mebane City Council.

While I didn't sign up for public comment, I want to second everything Beth Bronson said earlier about the BAP...

On to the item at hand...

I am here today to state my opposition to the rezoning of 6016 West Ten Rd property to M-2 with the site plan as it is currently submitted. Many are familiar with the Buckhorn area as it stands now; rolling fields, farm land and rural residential lots. This vista is what has drawn and kept many residents in the area, a place we are proud to call home. As you know the site plan proposed by Al Neyer that stands before you for rezoning today calls for the creation of two warehouses. The plan proposes a north and south warehouse, their maximum square footages listed at 375,000 and 222,000 sq ft respectively. Numbers this large do not always mean much to us on their own so I offer a quick well-known comparison, the local Mebane Walmart is listed on the Alamance County GIS as being 184,419 square feet. One could fit 3.24 Walmart's inside of the 2 warehouses proposed by Al Neyer. As you can image these large warehouses will be quite out of place in a rural residential area. I ask that you do not approve the rezoning until buffers of 150' are in place to create harmony between these warehouses and the rural residential area they sit in.

While the developer has worked with the community to improve upon their initial site plan I still do not feel the accommodations made are adequate. Two warehouses covering 40+ acers of property are not in line with what the areas current aesthetic. I ask again, as I have repeatedly in the planning board meetings that the buffer area be increased from 100' to 150'. I realize in the abstract 100' sounds like a lot, I want to offer you two easy frames of reference: home plate to first base in a baseball diamond is 90' and HALF of a football field is 180', I am asking for 150. Image you are sitting on your back porch and 100' feet from your property line, there is a 56' concrete wall, this is a huge divergence from the open fields that have been our view for over 18 years. The landscaping buffers, 3' berms and the privacy fence in this site plan will help and are appreciated but the buildings will still tower above trees and fence alike. An extended buffer is the only way I can see that would provide neighbors with the continued rural feel and also accommodate growth in the area. This buffer would also provide more sound and light protection to the neighboring lots. This extended buffer could essentially mediate three problems neighbors will face, loss of the local rural esthetic, and the addition of noise and sound pollution.

The residents in the area, which is Orange County, not Mebane City, bought property here using the most readily available plans through Orange County. The 2030 Comprehensive plan and the Mebane/Efland small area plan state that the area, South of West Ten, East of Buckhorn and West of Bushy cook Rd was planned as a "rural residential" area. Putting M-2 zoning in this area is a direct contradiction of that plan. Many of us who have bought property in the area were aware that long term Orange County had planned to build industrial cites south of highway 70 and north of West Ten Rd. This property is outside those lines and therefor I ask that you extend the buffer zone to accommodate the rural lifestyle in which these warehouses will be placed. I am aware that as the Mebane City Council you are not held to Orange County plans, but I ask you to act in

good faith as I am sure you hope your elected officials would do for your property as well.

It is clear that with the Buckhorn Area Plan under review that Mebane would like to continue to grow the Buckhorn/Efland Area with more industrial sites. Despite the public opposition it seems as though we are in for more industrial growth. I am here to compromise, even if in my heart that is not what I want, I ask that you show the loyal hard working rural citizens in this area that you are concerned with their homes and land value and general wellbeing by increasing buffers. These industrial sites all around us will surely affect our property values that we have worked hard to invest in. It seems reasonable to accommodate local residents by making these sites blend in as much as possible. It is the only way I can see that these industrial sites can be harmonious with the current landscape.

On the City of Mebane website, the first words any visitor sees are "Friendly neighbors, exceptional amenities and growing global and local business some together to create a vibrant community." I ask that you take ALL of these words in true faith when looking at these site plans and considering the growth in Mebane. Let us continue to create a growing community with FRIENDLY NEIGHBORS, EXCEPTIONAL AMENITIES while also growing global and local business. Thank you.

Beth Bronson, joined the meeting via Zoom again. She said she is located within 300 feet of the proposed development at 6016 West Ten Road. She said it is not her intent to prevent her neighbors from doing what they wish with their property, however, by allowing for waivers and exceptions, and to process text amendments based on developer-initiated requests, the City is making land owners that much more vulnerable to predatory developers in the future. Not to say that this is that instance, it is about the precedent it is setting. She said this will continue to happen until appropriate regulatory documentation are adopted. She referenced the noise ordinance, saying when she was looking into this, she read a vibration requirement between certain hours. She said eighteen wheelers coming in and out, loading and unloading may fall under this Article 6-2 for compatibility standards for development. Ms. Bronson referred to a 10/70 provision. Mr. Stober stated that ordinance is at Orange County's disposal. The State issued a general statute several years ago directing municipalities that they are not permitted to have environmental regulations that supersede State or Federal law. In that case the buffers that Mebane is permitted to apply regulatorily are 50 feet under the City's ordinance, so the City is limited to that as a maximum required buffer. Orange County did establish the 100-foot buffers prior to that passage of that law being passed. Ms. Bronson said if the rezoning and annexation are approved on Wednesday, there would need to be an amendment to the Mebane By Design CLP and asked the status of that amendment. Mr. Stober said that the Council approved the amendment at the January meeting to include this property but there was no action taken on the Buckhorn Area Plan. Ms. Bronson stated she is against the rezoning and the annexation until more comprehensive plans can be adopted. She said if it is not feasible, she is requesting that Council require a 150-foot buffer on the residential adjoining property lines, limit hours of operation to 12 hours a day to better harmonize with the surrounding area, prohibit or limit delivery hours during peak commuter times and to require a 5- and 10-year comprehensive stormwater management analysis.

Mayor Hooks spoke up, stating that Ms. Bronson went over the 5-minute time limit and Council would need to move on to the next speaker.

Patty O'Connor joined the meeting via Zoom. She stated that she lives within 300-feet of the proposed development. She said she wrote to each councilmember earlier in that day and urged them to read the piece in its entirety and take it to heart. She said one of the reasons for zoning is to offer protection for those that are investing in an area and when you change the zoning on these properties, you remove protection and can negatively impact the property value and perhaps the resident's way of life. There is a big difference in living along an industrial corridor and being embedded in an industrial park. Medline when fully operational will likely have hundreds of tractor trailer visits daily and is located within a quarter mile of this proposed zoning change in which hundreds more tractor trailer visits could be added. If Medline expands to the property across the street, there could be even more tractor trailer traffic. Tractor trailer drivers

avoid the weigh scales all the time. Mr. O'Connor requested that the Council familiarize themselves with the "Connect Plan" which focuses on preservation of rural areas, decreasing impervious surfaces, maintaining water and air quality. It is very citizen driven. She said public comment is great, Council has to listen by law but it is not really involving citizens in the process of development in the community. She said the smell of diesel in the air which will negatively impact the quality of her life. She requested a breakdown of the TIA as to what traffic would belong to Medline and what traffic would belong to Neyer. Additionally, she requested that a real estate impact study be required. She asked that staff and Council to imagine the possibilities that there are other things than warehouses that can create a tax base for the City of Mebane. She concluded by stating she opposes the development.

Aimee Tattersall joined the meeting via Zoom. She stated that she lives next door to Patty O'Connor and she is crushed for neighbors who are immediately adjacent to this property. She said her property but not her house is located within 300-feet of the development. She said the noise from Medline can be overwhelming and the proposed development will be even closer. She referenced the TIA and increase of traffic during the peak hours. She questioned why they are only installing a privacy fence on the southern portion of the property and not on the eastern side. She said as to the question asked by Mr. Ewing earlier, it is her understanding that it is not legal for heavy-duty traffic to take West Ten Road from Mt. Willing Road because it is not graded or shouldered for such traffic. She said she would like staff to investigate having traffic lights at the left hand turns from the interstate on to Buckhorn Road. She questioned what Project Titanium is. Mr. Rollins said it is the ABB expansion project that has been completed.

Clerk Shaw read aloud the following letter:

Members of Counsel,

*I write today to express concern for the suggested changes in the developmental plan for my community. Specifically, I **object to the rezoning of 6016 West Ten Road.***

*I have lived in the Buckhorn road community of Mebane for the last 7 years and I am proud to call this home. I work as a critical care nurse and help run an ICU at one of our local hospitals. I have volunteered copious time to health and science education at local institutions to help better our community. My wife and I are strong supporters of small business here in Mebane and as such, we would like to see that market grow and flourish. Let me be clear- I do not oppose further development. In fact, I recognize the importance of promoting growth and bringing additional resources to our city. However, I am against development that does not align with already established development plans and is **directly harmful** to community members, as is the case being considered here.*

This 47-acre property is currently a beautiful cornfield, gently sloping downhill to its southern border, flanked on 3 sides by private residences. The property lies south of West Ten road and as such, rezoning to allow for industrial development would directly contradict both the "Mebane By Design Comprehensive Land Use Plan" and Orange County's official "2030 Comprehensive Plan" for land use. Both City and County development organizations have already suggested that this land not be used in such a manner. A decision to simply flip and say otherwise by approving this rezoning would be doing a great disservice to the people that live here, such as myself, that used the established land use plans as a guide to protect ourselves when deciding to establish our homes and invest in property here. The impact will be decreased home values across the board. It has been mentioned in previous meetings that a home impact analysis be done by the developer, which I continue to support.

As if it is not enough to rob homeowners of value in their biggest investment, let us add insult to injury. Let me speak to some of the specific concerns I have with the proposed site plan. First, the nature of the business being proposed is distribution. This means a 24/7 operation, which dictates 24/7 light spilling from the facility and 24/7 noise disturbance as trucks back up beepers and airbrakes engage relentlessly. There will be no resolve from the nuisance created by the proposed facility for neighbors- and that does not even consider the traffic issues that have been brought

up repeatedly at previous meetings. After meeting with several neighbors, the proximity of the facilities to the property line continues to be of utmost concern. The currently suggested 100 ft buffers with 10-foot trees and a fence between us are laughable accommodations when considering the egregious stature of the proposed 40+ acres of 56ft tall warehouse indicated by the site plans. We are asking that this zoning not be approved unless the developer is willing to guarantee 150ft (less than ½ football field) buffer distance between all property lines and the start of an impervious surface. Accommodating neighbors in that nature would not mitigate the damage to our home value but would help lessen the blow by decreasing the degree of nuisance that such a facility would create.

Development is a good thing for Mebane, but it needs to be done responsibly. First, the current site plan attached to this rezoning effort does not align with previously established land use. Second, in its current state, it does not offer sufficient protection to neighbors and the investments they've already made. In summary, I urge that counsel deny the rezoning completely, unless the developer is willing to guarantee meaningful accommodations that ensure it maintains a symbiotic relationship with the established community around the property. This includes guaranteeing 150ft buffers and performing a home impact analysis for properties within 300 ft.

Thank you, members of the counsel, for your consideration regarding this topic.

William Woods

Mr. Parker addressed Mr. Tattersall's earlier question regarding the privacy fence. He said the buffer along the eastern face of the property starts at approximately 150-feet at the north side and grows to about 160-feet at the center of the property and is 203-feet in the southeast corner. As discussed already, the gas main is on that side but it is a significantly larger buffer than on south and that is the reason.

Ms. Auditori said that the first page within the packet regarding this project indicates that this piece of property's current zoning is ED-B2 but on the map it says R-1. She requested clarification as to which is the correct current zoning. Mr. Stober said it is R-1, that was a staff error.

It was stated that the gravel lot on the corner of Buckhorn Road and West Ten Road is not included in this request and is zoned EC-5 (Existing Commercial).

Mr. Ewing again requested clarification regarding the legality of heavy-duty traffic on West Ten Road from Exit 160 to Mt. Willing. Mr. Rollins stated that staff had discussions with the division engineer when Medline was considering that property because NCDOT committed up to one million dollars' worth of improvements to widen and strengthen the road down to Medline. None of that was promised beyond Medline and at that point, two years ago, they said it was not approved for truck traffic and if it became an issue, they would enforce it. Another conversation staff had with the engineer was about the professional truck drivers that work for these distribution centers and how they would lose their jobs if they start getting fines for avoiding weigh stations. Mr. Ewing requested clarification before Wednesday about whether it is legal or not for heavy duty trucks to travel that portion West Ten Road.

There was more discussion regarding the 105-foot landscaping buffer. Mr. Parker stated the width of the building is 300-feet and at the lower left-hand corner of the building, we are at a 115-foot buffer and at the right-hand corner of the building, we are at a 147-foot buffer and none of the parking except for a fire turn-around is within that area. Mr. Bradley said, so for all practical purposes, other than the short section on the south side, the development is at the 150-foot buffer. Mr. Parker said they are very close.

Ms. Auditori questioned if Mr. Parker is before the Mebane City Council requesting the annexation and rezoning, instead of Orange County Commissioners simply requesting a rezoning, solely because Mebane has the water and sewer extension down West Ten Road. Mr. Parker replied, that is correct, it is for utilities. She asked if it the project is still possible without the City's

utilities. Mr. Summerville said no, there is no availability of Orange County utilities here.

Mr. Bradley made a motion, seconded by Mr. Greene, to continue the public hearing until Wednesday, February 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 Desco Mebane Partners, LLC for a Street Closing Order for a portion of Burgess Drive. Mr. Brown presented the request. He stated that Desco Mebane Partners, LLC are the developers of Cambridge Park and as part of the original preliminary plat for the subdivision. Burgess Drive was a NCDOT road and this portion is under consideration tonight. In 2018, NCDOT relinquished maintenance of this portion to the City. All of the property contiguous to this portion of Burgess Drive is owned by Desco. He stated that all notices and publication requirements have been met. Ms. Hodierna joined the meeting via Zoom and concurred with the information provided by Mr. Brown. No one spoke from the public. Mr. Greene made a motion, seconded by Ms. Philipps, to continue the public hearing until Wednesday, February 3, 2021 at 6:00 p.m. The motion carried unanimously per a roll call vote.

A virtual Board of Adjustment public hearing was held on a request from Robert & Marlo Countiss for a variance for the property at 306 N. Wilba Road from:

1. the minimum building separation, and
2. lot size requirements to allow for an accessory dwelling unit

in an existing, second-level space above a detached two-car garage on the property. The existing conditions on the lot meet all other accessory dwelling unit development standards in the Mebane Unified Development Ordinance (UDO).

Board of Adjustment members Genice Akins and David Ferraro joined the meeting via Zoom.

The following joined the meeting via Zoom and Clerk Shaw swore them in.

Rob Countiss, applicant
Marlo Countiss, applicant
Cy Stober, Development Director
Wanda Howard, resident at 300 N. Wilba Road

Mr. Stober presented the request. He explained that Section 4-7.4.A(3) of the Mebane UDO requires a minimum lot area of 18,000 square feet for R-12 lots that contain a principal dwelling and a detached accessory dwelling. The lot area of 306 N. Wilba Road is 15,754 square feet. The Mebane UDO Section 4-7.4.A(3) also requires detached accessory dwelling units to be located a minimum of 20 feet from the principal dwelling. The existing detached garage structure is located 18 feet from the principal dwelling. The City Attorney and Development Director may grant *de minimus* variances for requests that are less than a 5% deviation from a development standard set in the Mebane UDO but both requests fail to meet this threshold.

Mr. Countiss spoke on behalf of their request. He stated that they are long time Mebane residents and they understand the board's role in trying to preserve the charming aspects of Mebane in a manner that requires legal ordinance requirements. He explained that the property that they purchased was built in 1957, renovation permitted and completed in 2020. The property has an existing detached garage. He stated that he and Marlo had been looking to down-size for quite some time and desired to continue living in Mebane. The property was renovated nicely but they would like to complete an upfit of the detached garage's second floor, adding plumbing, electrical, and HVAC to allow for their daughter to live in this space. Mr. Countiss shared details regarding the neighborhood impact, along with photos of the home and proposed garage living area. He shared the highlights of the variance request as explained by Mr. Stober.

Mr. Bradley asked if there was still a garage under the second story. Mr. Countiss replied yes. There is fire rated sheetrock in the ceiling of the garage and they plan to add sheetrock around

the adjacent walls and concrete the flooring.

Ms. Auditori questioned if this would normally be grandfathered. Mr. Stober said what triggers the variance request is the change in use from a garage with an attic to a living area with plumbing and electrical wiring.

Ms. Howard stated that her home is located beside this property. She shared concerns with the fact that her bedroom is located on the end near the garage and driveway. She said if there was a privacy fence there, she would have no objection at all. Mr. Countiss shared that they just paid for a permit to have a privacy fence installed and that installation should be happening in the next day or so.

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

A virtual Board of Adjustment public hearing was held on a request from PT Greenland, LLC, for a variance to allow for four (4) uses otherwise prohibited for the proposed Mebane 5th Street Shopping Center development. Mr. Stober gave an overview of the request. The proposed shopping center is less than 15,000 square feet and is classified as a Multi-tenant Building or Neighborhood Shopping Center per the Mebane UDO. Per section 4-7.8.1 of the Mebane UDO, the development standards for Multi-tenant Buildings/Neighborhood Shopping Centers prohibit 36 building uses. The applicant is seeking allowance the four following uses due to their hardship:

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

Clerk Shaw swore in the following:

Chad Huffines, Project Civil Engineer representing the applicant
Cy Stober, Development Director

After considerable discussion, Mr. Stober stated that he is concerned and he would like to confer with Mr. Brown regarding a procedural question for the proper procedure for bringing this request to the City. He apologized to Mr. Huffine and to the Council and requested that this matter be revisited on Wednesday.

Mayor Hooks called for a five-minute break. Mayor Hooks called the meeting back to order.

Mr. Brown explained that the new chapter 160D repeats what was codified in earlier law which says no change in permitted uses may be authorized by variance. If the applicant went with a conditional use application, then Council could consider as a legislative action but it would not be a variance request. Mr. Brown stated that he, Mr. Stober and Mr. Huffine need to put their heads together and if this request takes the form of a conditional zoning use, the request would need to come back to Council in a different format. Mr. Huffine said that he was able to speak with his client, the applicant, during recess and ultimately, they want to do right by the process and if they need to withdraw the request and come back, they are happy to make that withdraw. Mr. Huffine formerly requested to withdraw the request. Mr. Greene made a motion, seconded by Mr. Ewing, to approve the withdraw request. The motion carried unanimously per a roll call vote.

A virtual Public Hearing was held on a request for adoption of the Lowes Boulevard Corridor Plan. Mr. Stober introduced the request, explaining that The *City of Mebane 2040 Comprehensive Transportation Plan (CTP)* was adopted by the City Council in May 2018 and recommends "Roadway Project #7", an extension of Lowes Boulevard to connect Trollingwood-Hawfields Road with NC 119. As identified in the CTP, 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. The Lowes Boulevard Corridor Plan proposes four concepts for extending Lowes Boulevard. The proposed extension of Lowes Boulevard is intended to decrease the number of vehicles traveling through the intersection of Trollingwood-Hawfields Road and NC 119. Three of the concepts include variations, with one variation showing standard “T” stop-controlled intersections and the other variation considering roundabouts. Additionally, the proposed concepts include a multi-use path to improve bicycle and pedestrian access in the area, particularly to Hawfields Middle School and Garrett Elementary School.

Mr. Stober stated that conducting planning studies like this one during the pandemic has been especially challenging, however, the planning staff and project consultants worked diligently to involve the public. Mr. Stober shared the following public engagement timeline.

PUBLIC ENGAGEMENT

12/07/20: project website was announced at the Mebane City Council meeting.

Posted to City’s FB page on December 8

Announced again on December 14 at PB

12/10/20: letters mailed to property owners and residents of the mobile home park. Two attachments were included with the letters:

(1) Table of Important Dates

(2) Study Area Map

12/21/20: postcards mailed to property owners, residents of the mobile home park, and tenants of the surrounding multi-tenant buildings with all key meeting dates

12/30/20: letters mailed to property owners as courtesy notice of the Mebane Planning Board meeting.

Press release sent to local media.

01/07/21: Lowes Blvd Corridor Plan meeting

01/11/21: Mebane Planning Board meeting

01/15/21: letters mailed to property owners and residents of the mobile home park notifying them of the **02/01/21** public hearing. A sheet with the four concepts showing roundabouts was included with the letter.

Since the survey closed on January 22, 2021, the website has been visited more than 1,300 times and 35 surveys have been submitted. A month after the website’s release, the City hosted a virtual public input session. Thirteen individuals attended and the YouTube video has been viewed thirty times.

Mr. Stober gave recognition to new planner Ashley Ownbey as she managed this process and the project. He commended her on a job well done and stated that the City is very fortunate to have her on board.

Devyn Lozzi, Project Manager & PE with Ramey Kemp and Associates, presented the attached PowerPoint.

Mr. Stober stated that Concept 3 was the preferred concept based on survey participant feedback. He said at the January 7th public meeting, they received feedback from two of the principal property owners that would be affected by Concept 3. Based on input received before and during that January 7th public meeting, staff requested the drafting of a fourth concept. Concept 4 was first presented to the public at the January 11th meeting of the Mebane Planning Board and was ultimately recommended by the Planning Board, with the addition of roundabouts. Since that meeting, staff has met with property owners most impacted by the extension of Lowes Boulevard to Trollingwood-Hawfields Road. Concept 4 has been further modified to reflect input received from the property owners.

Mr. Bradley said when Council began discussion of a Lowes Boulevard project, this is not what he was anticipating. He said he was anticipating a connector from Lowes Boulevard over to Trollingwood Road to bypass the congestion between Lowes Boulevard, NC 119 and Old Hillsborough Road. He said these designs certainly open a lot of developable property but he questioned exactly what do they offer for the traffic congestion between Lowes Boulevard, NC 119 and Old Hillsborough Road. He said they are just dumping the traffic back on to NC 119 at Hawfields School, which during the school peak hours, could be the worst rated or second worst rated intersection in Mebane. He thought the intent of the project was to divert traffic.

Ms. Lozzi said to address Mr. Bradley's question about what the concepts fix, the proposed alternatives will help vehicles avoid the intersection of NC 119 and Trollingwood-Hawfields Road, giving motorists the option to bypass that intersection, especially those that may be employees of the facilities in the Commerce Park. With the existing uses surrounding that intersection, specifically the historic facility, the improvements are limited.

Ms. Auditori said she sees the concept which has the intersection lined up with the school entrance as an opportunity for those arriving at or leaving the school to go another route. Ms. Auditori expressed her like for Concept 4B. Mr. Ewing agreed.

Mr. Stober stated that staff does intend to submit the plan to the State for prioritization and funding as part of "SPOT 7" which would be submitted in 2022 which a fast track 5-7 year build out timeline. Mr. Bradley questioned why the City would submit this for funding and take away funding from other priorities when what primarily occurs with this development now is the City is opening up property for development. He said opening up the land for development is not the City's job. The intent was to take away traffic congestion from a busy intersection. He questioned why would the City solicit funding which would only increase private development, when the private developers, like on Keystone property with Cameron Lane, the developer is putting in the road. Mr. Stober acknowledged Mr. Bradley's comments and said just as staff did with "SPOT 6", staff would bring all projects to the Council for recommendation before submitting. He said staff would not be acting independently of the Council. Mr. Stober said that NCDOT made it very clear that the road needed to be routed to the existing three-way intersection with Senator Ralph Scott Parkway as the primary intersection, so having that road route from where Lowes Boulevard stubs out today to that intersection was necessary. NCDOT encouraged the City to consider a second intersection on Trollingwood-Hawfields Road which surprised staff.

Mr. Rollins said he would add that NCDOT will not fund these roads just for future development. The only way they would fund portions of one of these concepts would be if they believed that even after the NC 119 improvements and the other funded project that goes from Lowes Boulevard to Trollingwood Road, that these roads are still failing and need improvement.

Ms. Auditori said that one of the things that needs to be thought about with this plan and its purpose is that by providing additional connector streets it will inevitably redistribute traffic.

Mr. Stober said that another challenge that staff and the consultant had been that they tried their best to coordinate with NCDOT's preliminary designs for the widening of NC 119 at that location. He said a stoplight is already being considered by NCDOT at that location for the widening project, so the stoplight was integrated into the City's plan in case the stoplight is installed.

Ms. Philipps said in a follow up to Ms. Auditori's comments, by having multiple ways to get from Lowes Boulevard to Trollingwood-Hawfields Road would allow for more variety of routes and would help with the congestion on NC 119. She said Concept 3 or the Phased version of Concept 4B with the roundabouts would be the best.

Ken Walker, 135 Peppertree Drive, Mebane joined the meeting via Zoom. He stated that he is one of the owners of the commercial lot that is located on NC 119 directly across from Hawfields Middle School. He said it has become apparent that all four proposals would adversely affect their property and prohibit them from being able to move forward with any development plans.

He said prior to receiving the notification of this plan proposal, they had been negotiating with a developer regarding their property along with other adjoining properties. He said all proposals would end that possibility. He said they understand the need to improve traffic flow and access to this corridor, however, he would ask that the acquisition phase of this project take place as quickly as possible because they are halted in moving forward with developing their property.

John Williams, 1436 Trollingwood-Hawfields Road, joined the meeting via Zoom. He said he has 27 acres involved and he has lived on that acreage for 58 years. He said he never thought in terms going towards NC 119 to develop this property, he always thought he as on Trollinwood Road but it looks like there are some choices that need to be made. He said he and his family favors Concept 1 or Concept 2. He said it looks like Concept 4 is in play and if that is the case, they want Concept 4 Phased. He said he lives on this property and he hopes to complete his days on this property. He said he does not want a road going right by his driveway during the few years, few months or whatever it is he has left to live. He said if the City must go with Concept 4 Phased towards Trollingwood Road, let it be phased in because he wants to complete his days on this property and he doesn't want anything coming his way during the time he has left. He thanked Council for the opportunity to speak.

Tony Squires joined the meeting via Zoom. He stated that he is the owner of the 15-acre mobile home park on Trollingwood-Hawfields Road. He thanked staff for all the hard work that has been put into this plan. He said his biggest concern is that one of the concepts in forced or chosen without the concern of what a developer would want at the time of development. He said he does not like a design to be picked out until a developer has been identified. He said he has asked for maximum flexibility whether the road would go along the edge of the property lines or if it would split the properties. Mr. Stober said staff opinion is that modifications that meet the spirit and intent of what Council approves and do not impact any new property owners, there is some flexibility to modify the alignment of the approved corridor/road. Mr. Rollins said the road can be changed but would have to go through a similar public input process and Council approval. Mayor Hooks shared his concerns with folks that want to develop their property now but this plan due to the prolonged acquisition period could postpone or cancel out their ability to do so.

Clerk Shaw read aloud the following submitted letters:

My name is Eva Albright Covington. I am a lifetime resident of the Hawfields Community. I along with my siblings currently own property within the site you have proposed for Lowes Boulevard Corridor. I wanted you to hear my thoughts as they relate to this site and the Herbert Albright family. I would like to share with you a brief history of my Albright family.

Just over 100 years ago my Grandpa Herbert Albright acquired a large portion of the land which falls within your outlined site for the proposed Lowes Boulevard Corridor. At that time, the ONLY structure in ANY direction of Grandpa's land was Hawfields Presbyterian Church. Herbert was a carpenter and in 1921 he started building his homeplace on his Hawfields property. This house is still standing at 2035 S. NC Hwy 119. It's the white house just before the crossroads at the church. Herbert and his wife, Stella, raised their family of six children there. My Daddy, James Albright, was one of the children. Over time all six children established their homes on Grandpa's land which meant all of Herbert's 16 grandchildren grew up on the very site you are discussing. After 100 years, we still have Albrights living within this site. My aunt who is 92 years old remains in her home. Also, I have cousins of 3rd, 4th and 5th generation who still have their homes at this location. We have other Herbert Albright descendants who reside nearby in the community including some 6th generation. Needless to say, our Albright family for many years has had a strong presence in the area and has offered significant support to the historical church and community of Hawfields. Actually, Grandpa Herbert gave some of his land to the church which is now used as a parking lot.

As we all know time has changed a lot in Hawfields and growth has taken over with more on the way. I have been following your plans for the proposed Lowes Boulevard Corridor. It appears the concepts to be considered include a road with an entrance off 119 just across from Hawfields Middle School. Although this project is in the early stages, I wanted to go on record as offering a

recommendation. In consideration of the Herbert Albright family which spans 100 years within this location, it seems fitting to me that the road in mention should reflect the Albright name! It is my hope when the time is right that together we can make this happen!

*Thank you,
Eva Albright Covington*

Ladies and Gentlemen of Mebane City Council:

I would like to address the proposed Lowes Boulevard Corridor plan as it concerns the road changes adjacent to my property. According to all concept drawings this project would take almost my entire parking lot and my signage. When I purchased this property in 2010, I followed the city requirements and had my hand laid stone sign and parking lot both completed as required by the City of Mebane. These requirements being: 1) sign must be the proper distance from the road based on the possibility you would employ eminent domain, so it would not need to be moved; and 2) the parking lot required me to have a specific amount of spaces based on the square footage of my business. Both of these requirements I paid to have completed to specifications prior to moving to this property. Any of the proposed plans destroys my signage and takes all of the parking spaces I was required to create based on City guidelines. Additionally, the proposed widening of NC 119, and division by concrete barriers would mean that my patients would not be able to make a left turn into or out of my office. This will further hinder my ability to serve my patients.

Mebane Family Chiropractic has been in business in Mebane since 1993. Prior to moving to my current property, I rented space on N. Fifth Street in the Food Lion Plaza. I purchased my current property in 2010 as an investment in Mebane and as a plan to take me to retirement. 2020 was a difficult year for many businesses, and by sheer will and my willingness to adapt as necessary I just busted my ass to get through 2020. Unlike a lot of small businesses, I came out of 2020 in great shape. Any of these proposed plans would essentially shut my office down.

Small businesses in Mebane, especially those that have been around for 20+ years, have helped build Mebane to what it is today. The fact that the City can just throw all concern aside for where they are and what happens to them is heartbreaking. Small business owners have poured their blood, sweat and tears into their dream business and livelihood to have people with more money than them destroy all they've achieved.

I am respectfully voicing my concern over these plans, and requesting that an option be available that will allow me to stay in the business that I have built and so love.

*Thank you,
Tara L. Corbett
1923 S NC Hwy 119
Mebane, NC 27302*

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

Mr. Stober presented a request for Bicycle and Pedestrian Advisory Commission (BPAC) Appointments. He explained that Per Article 25 of the City of Mebane Code of Ordinances, the City Council has the authority to appoint up to seven (7) community members to the BPAC. The BPAC should include one member of each of the City's two extraterritorial jurisdictions (ETJs) in its neighboring counties whenever possible. There are currently three (3) City openings on the BPAC, including one that is reserved for an Alamance County ETJ representative, should they apply. Staff recommends current BPAC member Rebecca Brouwer, who is requesting reappointment to her position. Staff also recommends the appointment of Jason Smith to

represent the Alamance County extraterritorial jurisdiction. Staff had no recommendation regarding the five qualified individuals who applied for the remaining position: Matthew Cummings, Kiah Gaskin, Hank Igoe, Katy Jones, and Davia Silberman. Ms. Philipps made a motion, seconded by Mr. Greene, to appoint Rebecca Brouwer, Jason Smith, and Katy Jones to serve on the City of Mebane Bicycle and Pedestrian Advisory Commission and provide guidance to the Mebane City Council on the implementation of the Bicycle and Pedestrian Transportation Plan and related matters. The motion carried unanimously per the roll call vote.

Mr. Davis presented a request for the Recreation and Parks Advocacy Commission Appointments. City Council approved to reinstate the Recreation and Parks Advocacy Commission in 2020. The Recreation and Parks Department held applicant registration on-line and in-person for two months and received twenty-eight applications. Staff recommends that City Council select the six most worthy candidates for a seat on the Recreation and Parks Advocacy Commission. Mr. Bradley made a motion, seconded by Ms. Philipps, to appoint the following six members to the Recreation and Parks Advocacy Commission. The motion carried unanimously per a roll call vote.

Tanner Dish
LaShonda Hester
Justin Brawley
Sherri Seagroves

Shayla Clemmons-Armas
Jesse Whitaker
Coach John Kirby

Mr. Brown presented a request for approval to purchase property near the Community Park. Mr. Brown stated that several years ago when the City was considering partnering with the YMCA, the staff looked at the property which at that time was for sale for approximately \$150,000 per acre but the YMCA discussion cooled, the property was not purchased. Since that time the family has indicated its desire to sell the balance of the property along West Center Street to the City. The gross acreage is 7.8 acres, with the net acreage outside the rights of way of NC HWY 70 and the NCR, being approximately 5.9 acres. The price for the same is \$535,000, which represents a discount from the prior asking price. Staff had the city engineer draft a couple of schematics, one with a proposed police department and one with a 40,000 square foot community building, along with a full-size soccer field. With the space needs study underway, the tentative indication is that the police department needs upsizing. If the Council agrees, then the City would have 45 days to conduct due diligence, such as title examination, environmental evaluations, survey and soil borings. An agreement with these terms has been signed by the sellers. It includes a provision for a termination if the known recorded NOTICE OF RESIDUAL PETROLEUM cannot be addressed to the City's satisfaction.

Mr. Rollins stated that the schematics represent only ideas, nothing is written in stone. Staff just wanted to show different uses that could go on the property.

Mr. Bradley questioned the cost. Mr. Rollins stated this property has been looked at since the beginning and this is the best price staff was able to get.

Mr. Greene asked when would the police station begin being built. Mr. Rollins said that Council, nor staff has seen the final report from the space needs study, however one of the things that has come up during the study is that the police building is in good shape but does not meet the standards that police departments need in today's world. He added that the national police consultant that has been working with the CPL team on the space study stated that putting a police station in an area where the City hopes to see future development in, will a lot of times trigger that growth. This property is located near the existing station and that location has worked well because you can get to the north side of town as well as to the interstate easily. He said again that nothing is written in stone. If the City started today, a police station would not be built for 3-4 years.

Mr. Greene questioned if on the other side of this property closer to the bypass, would the City not have to put in a pump station to serve any other development to the west. Mr. Rollins said if you look at the way the sewer falls, that is correct.

Mr. Bradley asked if the space needs study would recommend a location for the police department. Mr. Rollins said staff did not ask them to evaluate station sites. Mr. Bradley said it feels a little too far on one side of town and the cost of the land seems expensive.

Ms. Auditori said Council and staff has been talking about this property for months, if not over a year, and she is excited about the possibilities that it presents. She said she thinks it would be a really smart investment in the City's future as we all know that Mebane is growing and the City's need to expand is not going away. She said this would be a great location, especially with the location of the new bypass and its proximity to this site. She said she supports the purchase of this land.

Mayor Hooks said the land along the interstate, particularly south of interstate, probably cost four or five times the amount of this land. He said future development is going to happen and the City needs to be considering the purchase of land when the opportunity allows.

Mr. Bradley said those are great comments but we have no idea if this is an appropriate place to build a police department and none of us knows how we might fund a \$12 million dollar community center or if this is a good place for such. He said this purchase feels like speculation, when in three to four years the City may need to purchase land somewhere near the interstate for a police department and possibly two more fire departments.

Ms. Auditori said if this property is not the best location for a police department, then perhaps it would be a good place to expand the recreational opportunities. Ms. Philipps added that since this property is adjacent to city owned land already, it has utilities already and it will be located near the new NC 119 Bypass when it's completed, makes this a really attractive parcel for the expansion of the City's programming whether it is parks and recreation, a police department or whatever "comes down the pipe". She said the thing about land is they are not making more of it.

Mr. Ewing asked if staff has looked at any other land. Mr. Rollins replied, no. This land was only looked at because the City has already invested in the driveway, the pump station, the utilities, and it adjoins the land the City already owns. He stated that he regrets putting titles on the drawings. The drawings were simply to show what could go there.

Ms. Auditori made a motion, seconded by Ms. Philipps, to approve the purchase of the 7.8 acres, known as 627 West Center Street, for the price of \$535,000, after standard due diligence. The motion passed with a 3-2 roll call vote. Ayes- Ms. Auditori, Mr. Philipps and Mr. Ewing. Nays- Mr. Bradley and Mr. Greene. Ms. Auditori made a motion, seconded by Mr. Ewing, to approve the budget amendment be made to accommodate the purchase. The motion passed unanimously per a roll call vote.

Mr. Brown presented a request for approval of the City Manager's compensation. He explained that on August 3, 2020, the Council named Chris Rollins as the City Manager, effective upon the retirement of David Cheek, City Manager, who retired on January 31, 2021. At that time, the Council elected to defer the annual compensation of the new manager until Mr. Rollins assumed his new role. Mr. Rollins is currently receiving an annual salary of \$191,000 and benefits from the merit pay plan and the cost-of-living increases approved by Council. David Cheek was receiving an annual salary of \$199,000. Mr. Bradley made a motion, seconded by Ms. Philipps, to approve the annual compensation of Chris Rollins, City Manager, be set at \$199,000 with entitlement to future cost-of-living increases and benefits as approved by Council. The motion carried unanimously per a roll call vote. Mr. Rollins thanked the Council.

Mr. Rollins gave an update on the Racial Equity Advisory Committee. He said that Council approved the committee application at last month's meeting and the application has been added to the City's website and social media accounts. He shared that interested citizens can access the application multiple ways, electronically and manually. Applications are due by March 10th. All applications will be reviewed by Council and staff and the seven-member committee selection is set to take place at the April 5, 2021 Council meeting.

There being no further business, the meeting adjourned at 11:18pm.

Attest: _____
Stephanie W. Shaw, City Clerk

Ed Hooks, Mayor

DRAFT



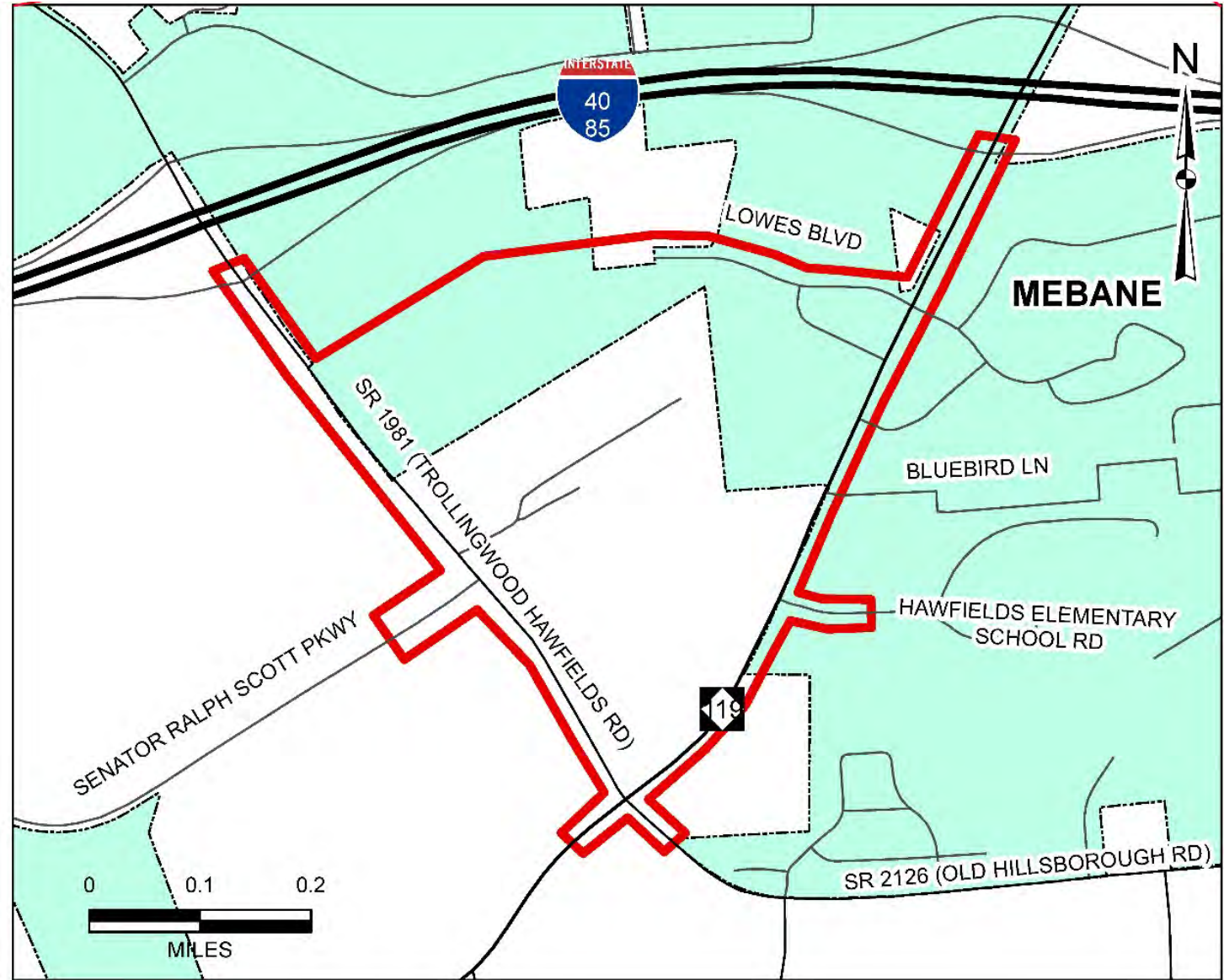
CITY OF MEBANE

LOWES BOULEVARD CORRIDOR STUDY

FEBRUARY 1, 2021 CITY COUNCIL MEETING



STUDY AREA





DESIGN CONSIDERATIONS

DESIGN CRITERIA

- Posted speed: 35 mph
- Multi-use path
- One lane per direction
- Considered land impacts of two lanes per direction (only one lane per direction is currently proposed)
- Access to Hawfields Middle School
- Connection to existing intersection of Trollingwood-Hawfields Road and Sen. Ralph Scott Parkway

CONSIDERATIONS

- Limit impacts to:
 - Existing buildings and residents
 - Known historic sites
 - Known environmental features (streams, ponds, etc)
- Consider future growth of North Carolina Commerce Park
- Known proposed development next to Lowe's Home Improvement



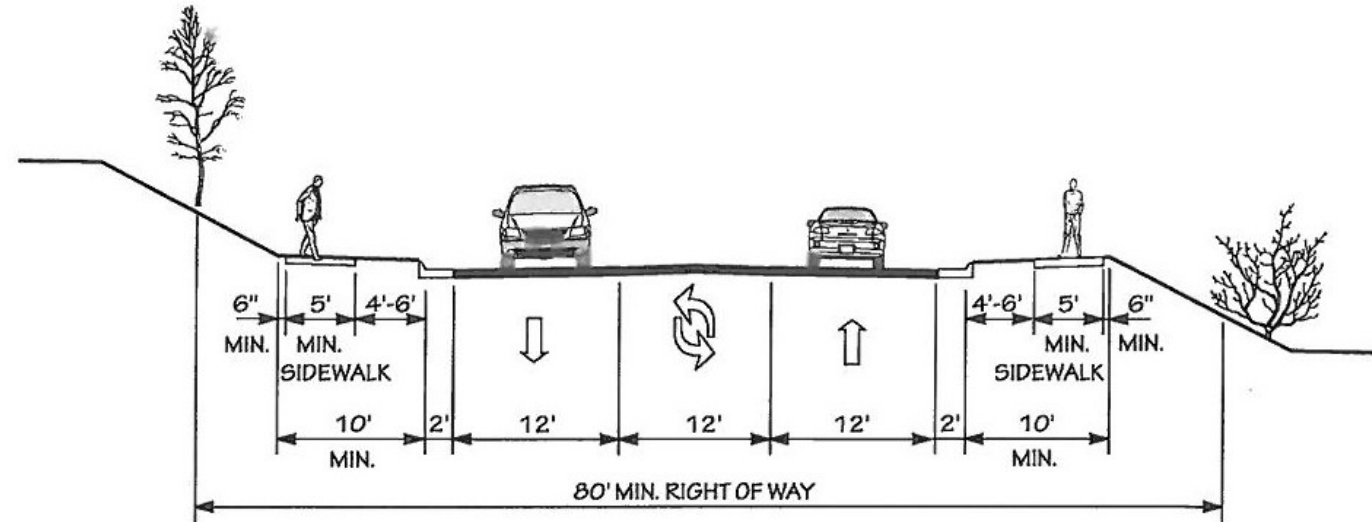
DESIGN CONSIDERATIONS CONT'D

PROPOSED CROSS SECTIONS

- Three-lane
 - One travel lane each direction
 - Center turn lane
 - Includes dedicated right-turn lanes
 - Does not limit left turns
- Two-lane divided
 - One travel lane each direction
 - Raised center median
 - Includes dedicated turn lanes
 - Limits left turns
 - Possibility for median landscaping

DESIGN CONSIDERATIONS CONT'D

THREE-LANE SECTION



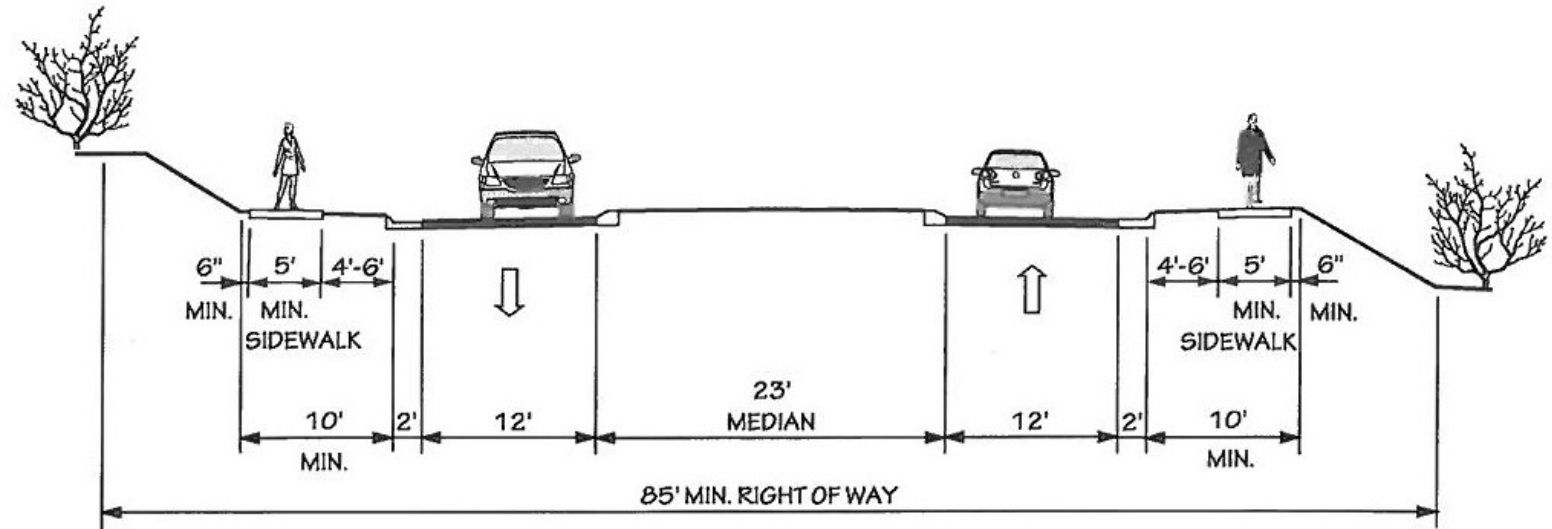
2 LANE WITH TWO WAY LEFT TURN LANE, CURB & GUTTER, AND SIDEWALKS POSTED SPEED 25-45 MPH

Source: North Carolina Department of Transportation

Note: 5-foot sidewalk on both sides shown in diagram, but proposed design would include a 10-foot multiuse path on one side.

DESIGN CONSIDERATIONS CONT'D

TWO-LANE DIVIDED SECTION



2 LANE DIVIDED (23' RAISED MEDIAN) WITH CURB & GUTTER AND SIDEWALKS

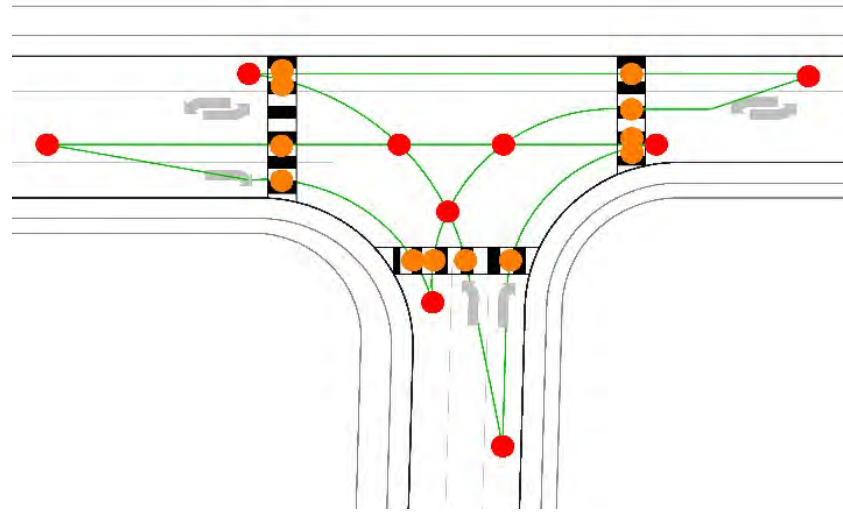
POSTED SPEED 25-45 MPH

Source: North Carolina Department of Transportation

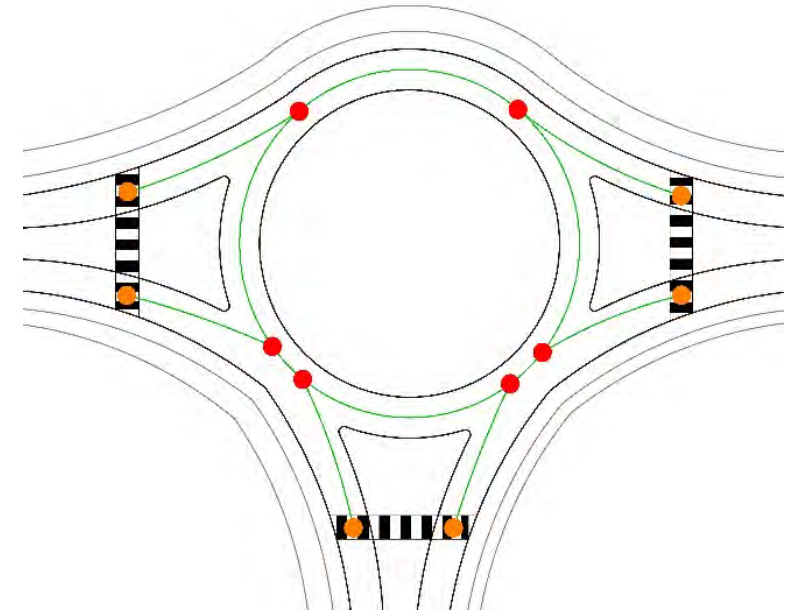
Note: 5-foot sidewalk on both sides shown in diagram, but proposed design would include a 10-foot multiuse path on one side.

DESIGN CONSIDERATIONS CONT'D

STOP-CONTROL VS. ROUNDABOUT



9 Vehicle Conflicts
12 Pedestrian Conflicts



6 Vehicle Conflicts
6 Pedestrian Conflicts

- Vehicle conflict
- Pedestrian conflict
- Vehicle travel path



CONCEPT 4B

LOWES BOULEVARD TO TROLLINGWOOD-HAWFIELDS ROAD: DEVELOPMENT DRIVEN

- Shown as three-lane section
- Roundabouts on Lowes Boulevard Extension and at Hawfields Middle School Road and Sen. Ralph Scott Parkway extensions
- Lowes Boulevard extends from current end point to connect with Trollingwood-Hawfields Road, near gas station
- Existing traffic signal at Trollingwood-Hawfields Road and Sen. Ralph Scott Parkway will remain
- Proposed traffic signal at NC 119 and Hawfields Middle School Road
- Additional concept based on coordination with landowners

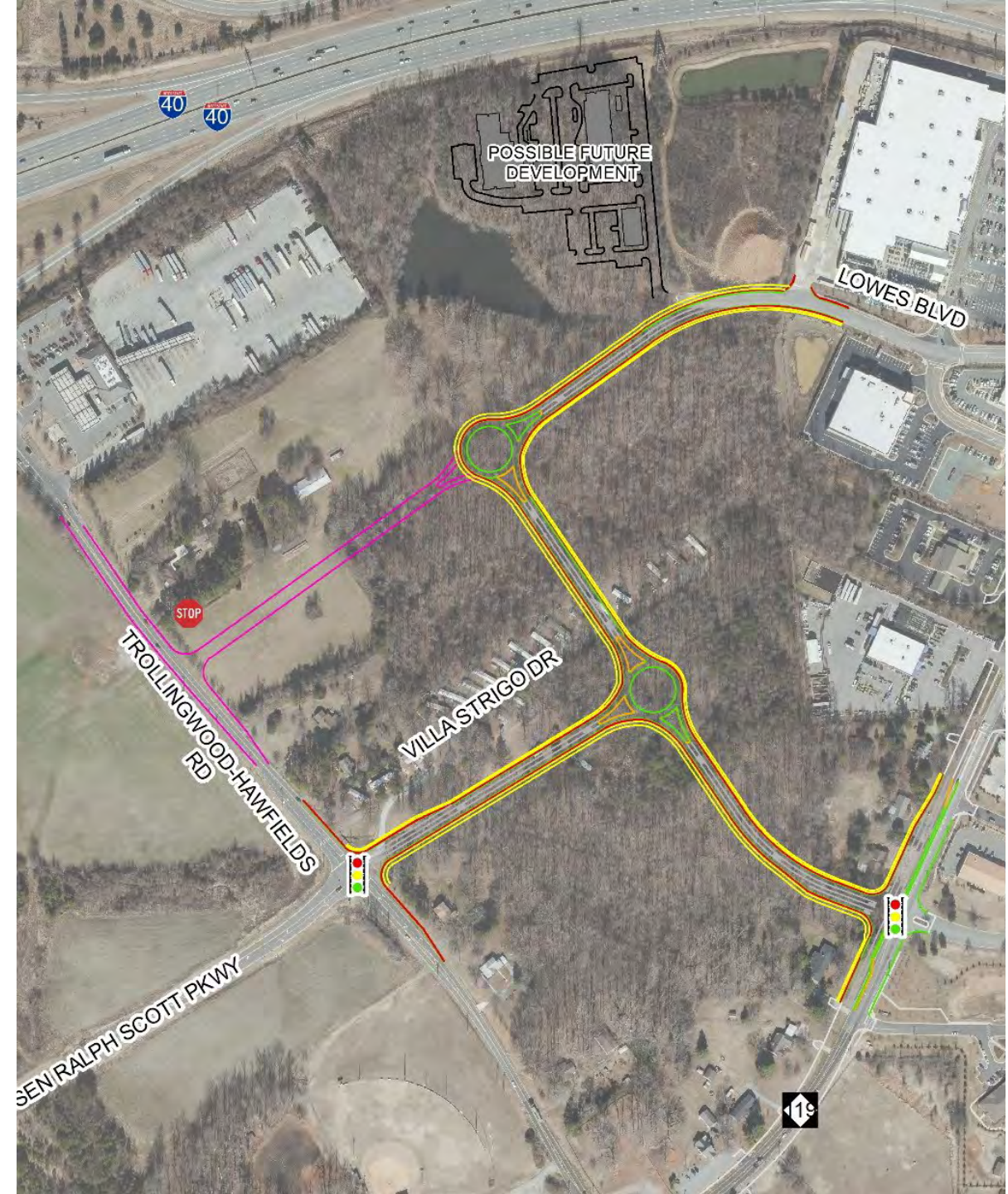
CONCEPT 4B

Lowes Boulevard Corridor Plan



CONCEPT 4B - PHASED

Lowes Boulevard Corridor Plan



LOWES BOULEVARD TO TROLLINGWOOD-HAWFIELDS ROAD: DEVELOPMENT DRIVEN

CONCEPT 4A

- Three-lane section
- Proposed stop-control “internal” intersections
- Traffic signal at Trollingwood-Hawfields Road and Sen. Ralph Scott Parkway will remain
- Proposed traffic signal at NC 119 and Hawfields Middle School Road

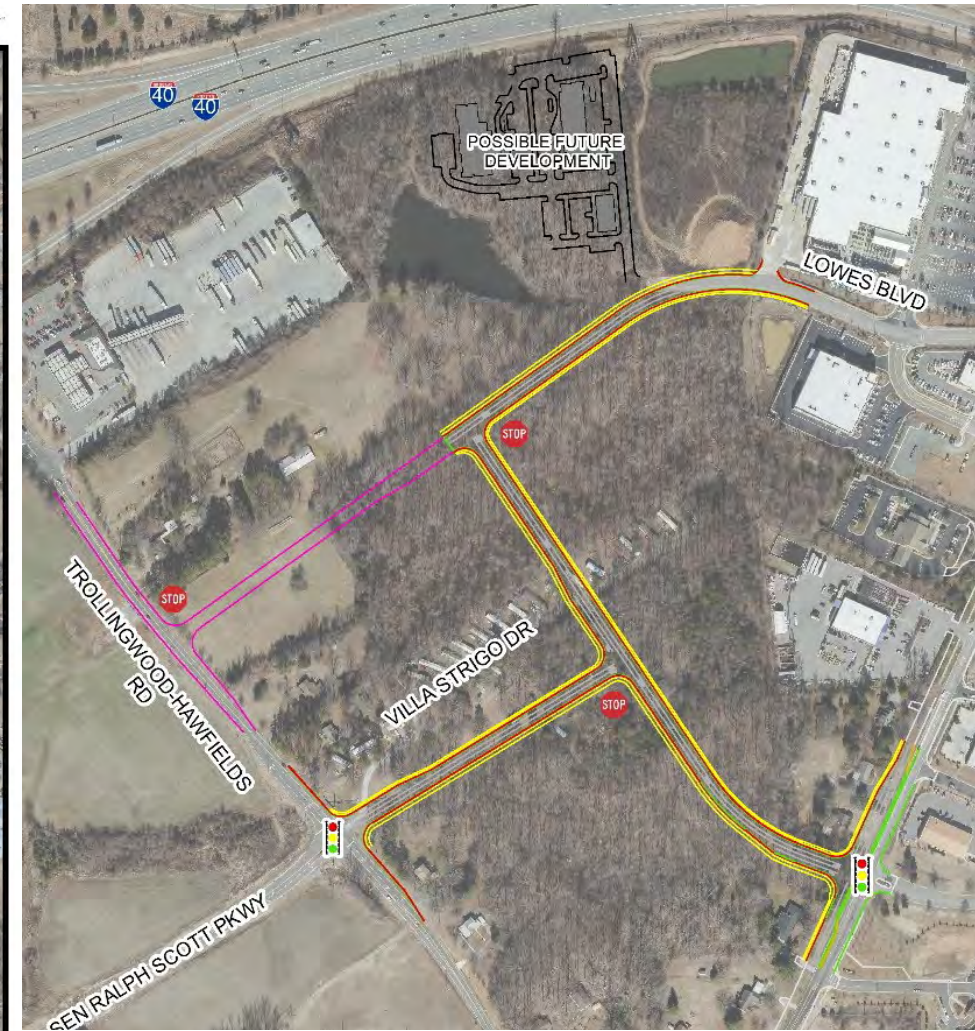


LOWES BOULEVARD TO TROLLINGWOOD-HAWFIELDS ROAD: DEVELOPMENT DRIVEN

CONCEPT 4A: PHASED

- Three-lane section
- Proposed stop-control “internal” intersections
- 2nd phase, offering additional connection to Trollingwood-Hawfields Road
- Traffic signal at Trollingwood-Hawfields Road and Sen. Ralph Scott Parkway will remain
- Proposed traffic signal at NC 119 and Hawfields Middle School Road

CONCEPT 4A - PHASED Lowes Boulevard Corridor Plan



Designs are preliminary and subject to change

LOWES BOULEVARD TO TROLLINGWOOD-HAWFIELDS ROAD

CONCEPT 3

- Three-lane section
- Mix of proposed stop-control and roundabout “internal” intersections
- Traffic signal at Trollingwood-Hawfields Road and Sen. Ralph Scott Parkway will remain
- Proposed traffic signal at NC 119 and Hawfields Middle School Road



Designs are preliminary and subject to change

LOWES BOULEVARD EXTENSION TO TROLLINGWOOD-HAWFIELDS ROAD WITH STOP-CONTROL

CONCEPT 1A

- Two-lane divided section
- Proposed stop-control “internal” intersections
- Traffic signal at Trollingwood-Hawfields Road and Sen. Ralph Scott Parkway will remain
- Proposed traffic signal at NC 119 and Hawfields Middle School Road



Designs are preliminary and subject to change

LOWES BOULEVARD EXTENSION TO TROLLINGWOOD-HAWFIELDS ROAD WITH ROUNDABOUTS

CONCEPT 1B

- Two-lane divided section
- Proposed roundabout “internal” intersections
- Traffic signal at Trollingwood-Hawfields Road and Sen. Ralph Scott Parkway will remain
- Proposed traffic signal at NC 119 and Hawfields Middle School Road

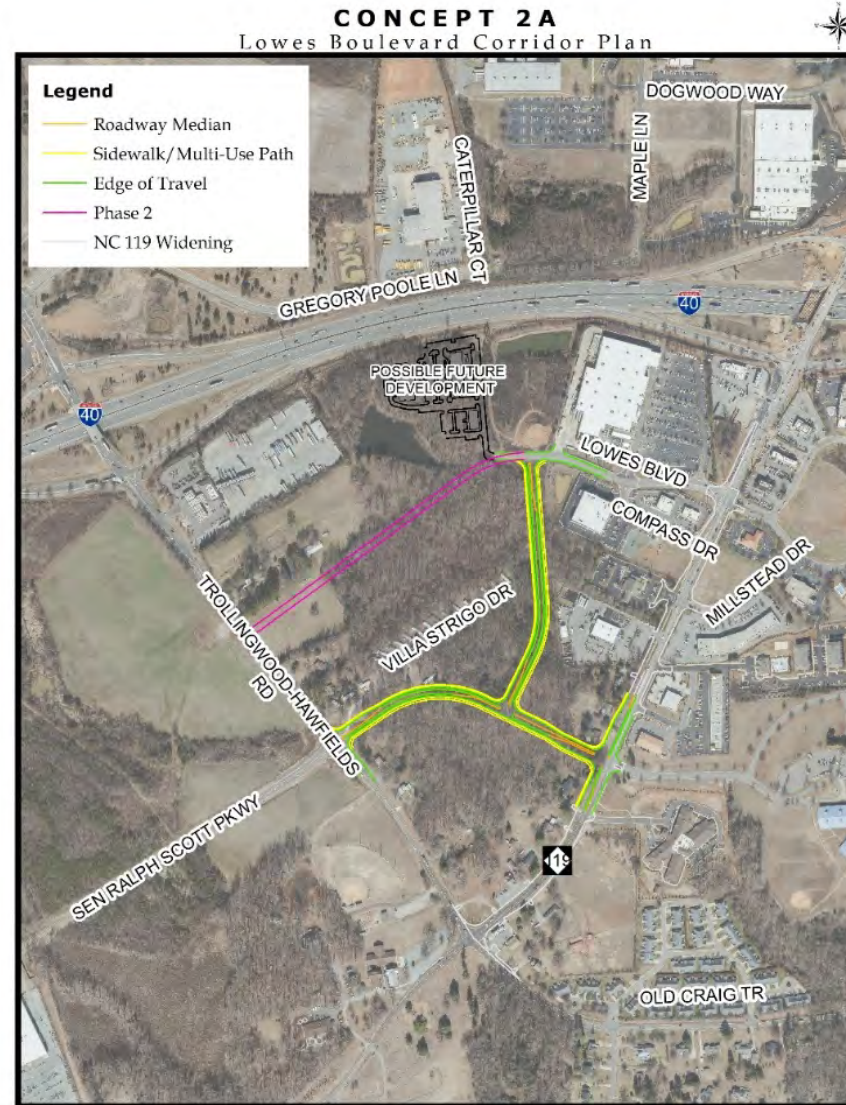


Designs are preliminary and subject to change

LOWES BOULEVARD EXTENSION TO HAWFIELDS MIDDLE SCHOOL ROAD EXTENSION WITH STOP-CONTROL

CONCEPT 2A

- Two-lane divided section
- Proposed stop-control “internal” intersections
- Traffic signal at Trollingwood-Hawfields Road and Sen. Ralph Scott Parkway will remain
- Proposed traffic signal at NC 119 and Hawfields Middle School Road

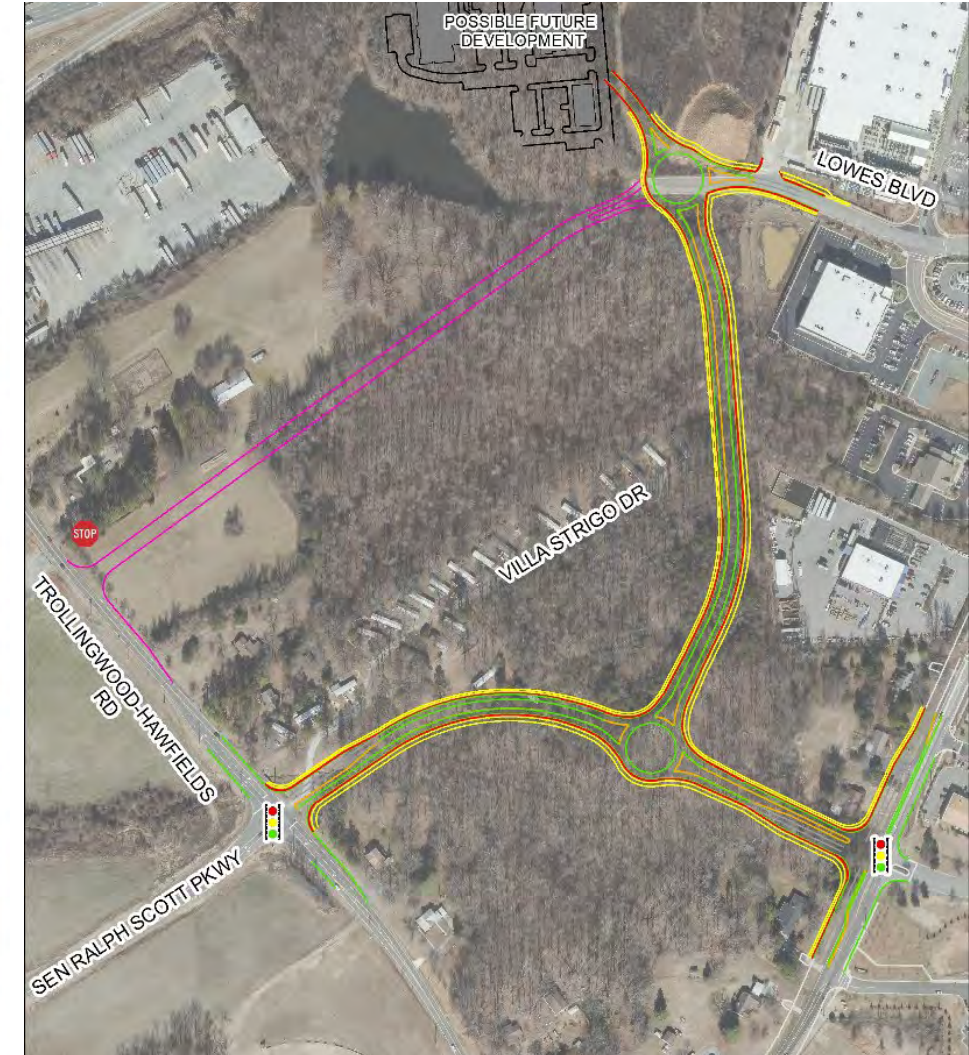


Designs are preliminary and subject to change

LOWES BOULEVARD EXTENSION TO HAWFIELDS MIDDLE SCHOOL ROAD EXTENSION WITH ROUNDABOUTS

CONCEPT 2B

- Two-lane divided section
- Proposed roundabout
“internal” intersections
- Traffic signal at Trollingwood-
Hawfields Road and Sen.
Ralph Scott Parkway will
remain
- Proposed traffic signal at NC
119 and Hawfields Middle
School Road



Designs are preliminary and subject to change

PRELIMINARY COST ESTIMATES

CONCEPT	COST ESTIMATE*
Concept 1A	\$3.4 Million (\$5.3 Million with Phase 2)
Concept 1B	\$4.5 Million (\$6.4 Million with Phase 2)
Concept 2A	\$3.5 Million (\$5.4 Million with Phase 2)
Concept 2B	\$4.6 Million (\$6.5 Million with Phase 2)
Concept 3	\$6.1 Million
Concept 4A	\$2.9 Million (\$4.7 Million with Phase 2)

*Cost estimates shown are preliminary estimates and are subject to change. These estimates do not consider land acquisitions, utility construction, signage, or traffic signals



PUBLIC ENGAGEMENT

PUBLIC ENGAGEMENT EFFORTS

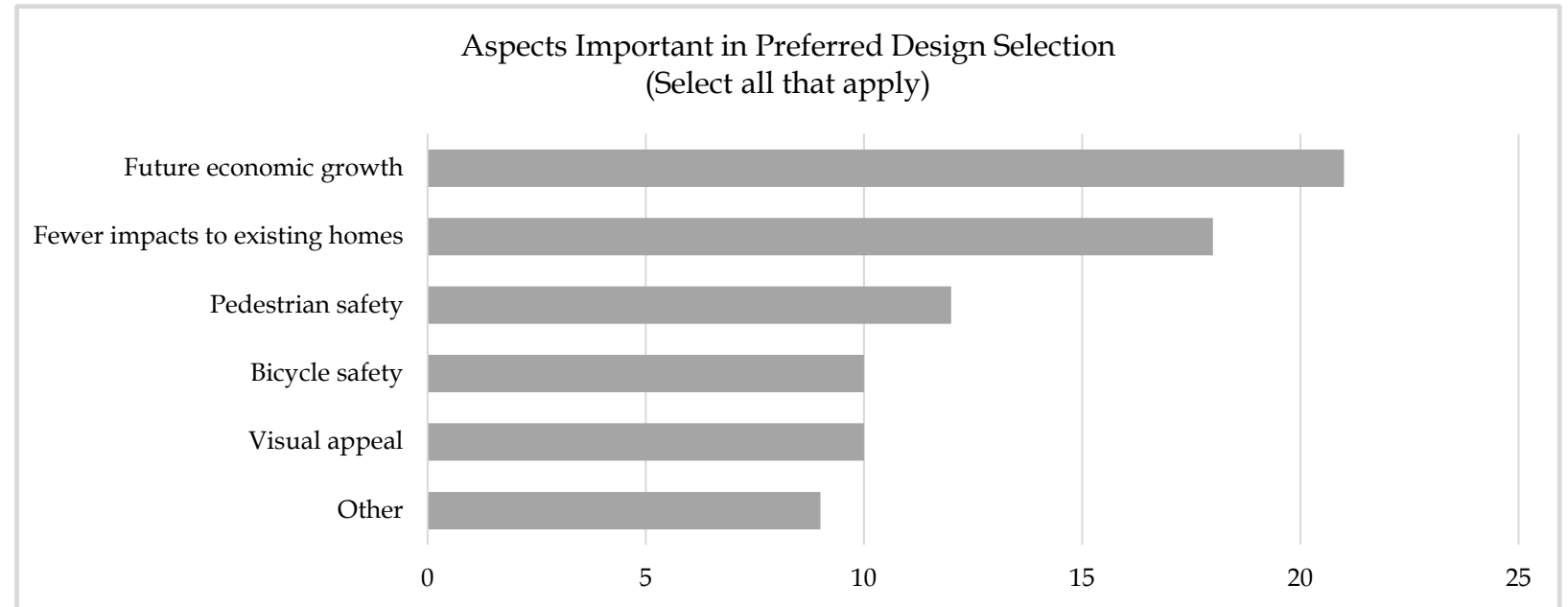
- Project website to provide information, active since December 7, 2020
- Public engagement survey available from December 7, 2020 – January 22, 2021
- Public virtual meeting on January 7, 2021

PUBLIC SURVEY RESULTS

- Summary of results is based on 35 survey participants
- Most live or travel through the study area regularly
- Major public concerns:
 - Traffic congestion on roads and at intersections
 - Safety
- Public opinion of traffic in study area is mostly negative. Some mention only bad during rush hour and school pick-up and drop-off

PUBLIC ENGAGEMENT CONT'D

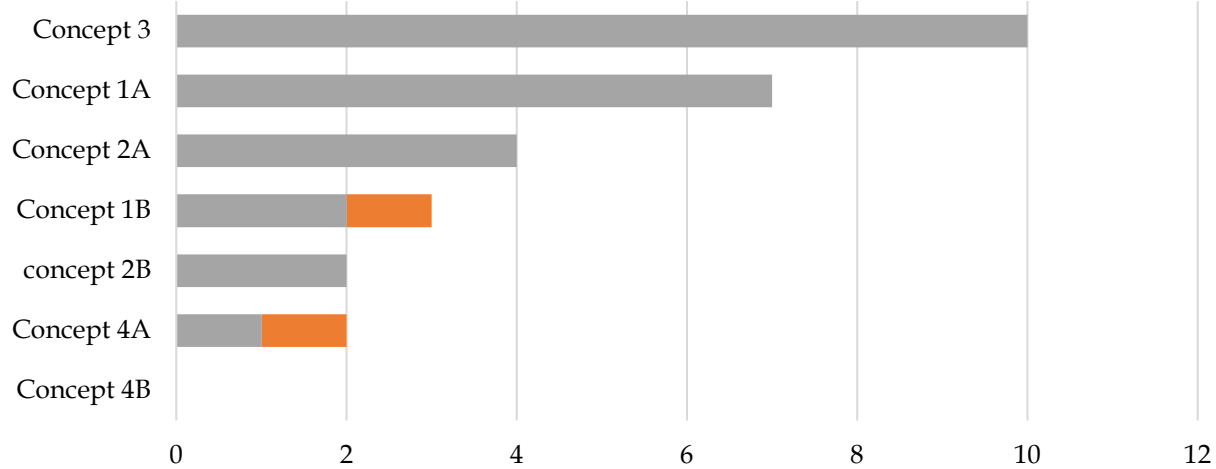
- 56% of survey participants say pedestrian access is important, while 38% disagree
- 48% of survey participants say bicycle access is important, while 29% disagree
- Survey participants valued all the design factors shown below, but future economic growth was the most important factor



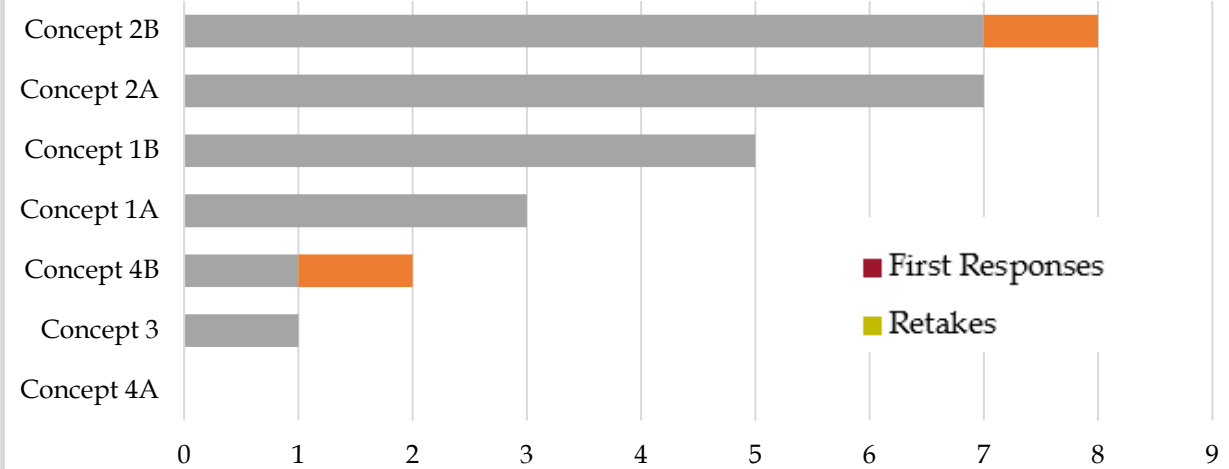
PUBLIC ENGAGEMENT CONT'D

- Concept 3 was the preferred design of survey participants
 - City of Mebane Planning Board recommended Concept 4B on January 11
- Concept 2B was the second most preferred design, followed closely by Concept 2A
- 31 survey participants took the survey without Concept 4A and 4B as an option, 2 participants had all options, 2 participants retook the survey

Participants First Concept Choice

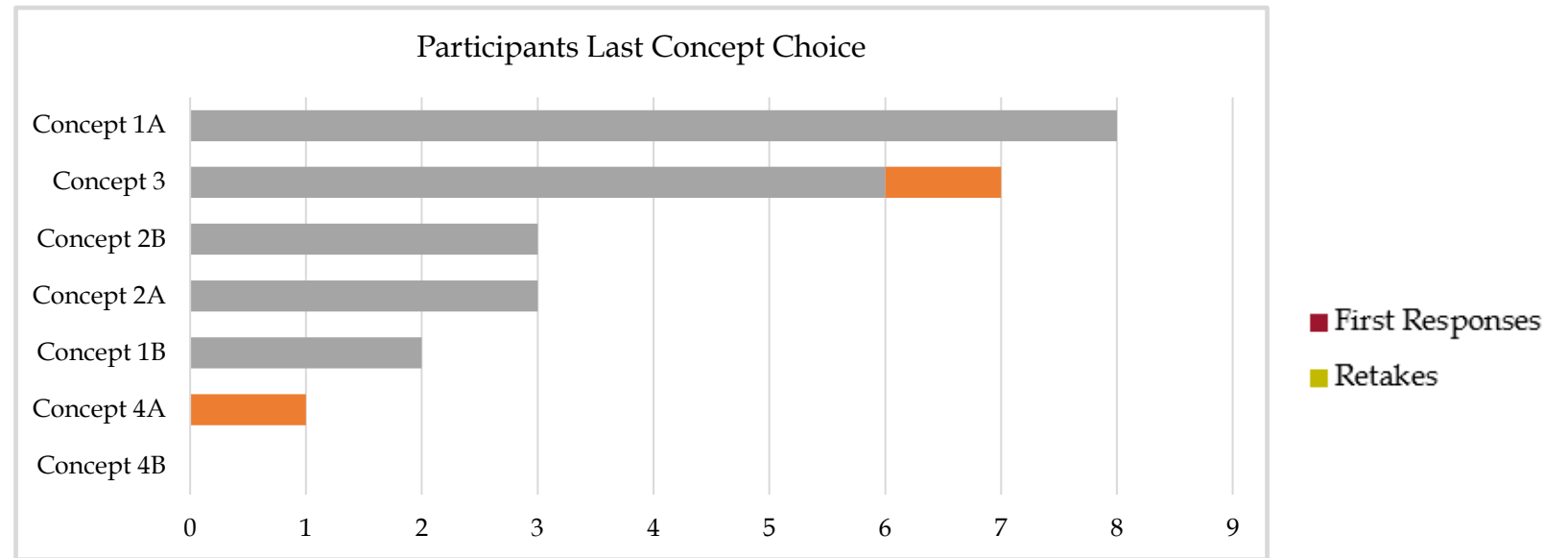


Participants Second Concept Choice



PUBLIC ENGAGEMENT CONT'D

- Concept 1A was the survey participant's least favorite design
- Survey participants were mostly split on cross section, though there was a slight preference for a three-lane section (55% vs. 45%)



QUESTIONS?

Contact Information:

City of Mebane, Planning and Zoning

Ashley Ownbey, Planner

Email: planning@cityofmebane.com

Phone: 919-563-9990



The Mebane City Council held a continued meeting at 6:00 p.m., Wednesday, February 3, 2021. The February 1, 2021 meeting was continued per G.S. 166A-19.24, which states that when a public body conducts a public hearing as a remote meeting, it must allow for written comments on the subject of the public hearing to be submitted between publication of any required notice and 24 hours after the public hearing. Due to public health concerns related to COVID-19, the meeting was held virtually via Zoom and live streamed on YouTube.

Council Present via Zoom:

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

Board of Adjustment Members

Genice Akins
David Ferraro

City Staff Present via Zoom:

City Manager Chris Rollins
Assistant City Manager Preston Mitchell
City Attorney Lawson Brown
Development Director Cy Stober
City Clerk Stephanie Shaw

Mayor Hooks called the meeting to order. He then stated that tonight's meeting is a continuation of the public hearings held on Monday, February 1, 2021. He shared that normally during the virtual continued meetings on Wednesday, Council has not allowed public comments but tonight they are making an exception and will allow folks to speak with a three-minute time limit. He requested that speakers share "new" discussion or information.

Mayor Hooks stated that the first item on the agenda is the to continued public hearing on a request from Al. Neyer to adopt an Ordinance to Extend the Corporate Limits- 6016 West Ten Road. Mr. Brown reminded Council that the upcoming continued public hearing is for the rezoning of the same property being requested for annexation. If Council votes to annex the property, they will then move onto that public hearing for the rezoning, however, if Council does not annex the property, Council has no authority to zone the property and the rezoning request would become moot because it is outside the City's ETJ.

Due to internet connectivity issues, Mayor Hooks requested that the meeting pause until Mr. Greene could join. Mr. Greene joined at 6:10pm. Mayor Hooks requested that Mr. Brown reshare the information previously explained regarding the annexation and rezoning procedures. Mr. Brown did so. There were no public comments. Mr. Bradley made a motion, seconded by Mr. Ewing, to close the public hearing. The motion carried unanimously per a roll call vote. Mr. Bradley made a motion, seconded by Mr. Greene, to adopt an Ordinance to Extend the Corporate Limits to include the 47.502 acres. Per a roll call vote, the motion passed with a 4-1 vote to adopt the ordinance extending the corporate limits. Ayes- Mr. Bradley, Mr. Greene, Ms. Philipps and Mr. Ewing. Nays- Ms. Auditori.

Mayor Hooks stated the next item is the continued public hearing on a request from Al. Neyer to establish M-2(CD) (Light Manufacturing, Conditional Zoning District) on a +/-46.38-ac parcel located at 6016 West Ten Road; property just annexed by the City. Mayor Hooks asked for public comments.

Aimee Tattersall, 1133 Squires Road, Mebane, joined the meeting via Zoom. She shared comments and concerns regarding the rezoning request. She said even though she lives 1/2 mile down the dead-end Squires Road, the construction noise is loud now and later when completed there will be diesel trucks in and out all day. Regular road noise, back up noise, acceleration noise,

deceleration noise and noise that cannot be assessed yet because she has never lived across a street from a 1.2 million square foot warehouse. She spoke of the congestion at the intersections just off the interstate. She went on to say it is true that Neyer representatives have done their best to paint the 6016 project in a positive light and they have shown the surrounding property owners plans and have taken their feedback into consideration, which she appreciates. However, this is another large warehouse project on West Ten Road and the rezoning of the land will make the area a less attractive place to live. Some neighbors who live nearby are already talking seriously about moving. One warehouse project on West Ten Road is enough. Warehouses are not what they want West Ten to be known for. At the very least, please insist Neyer conduct a real estate valuation assessment.

Patty O'Connor, 1011 Squires Road, Mebane, joined the meeting via Zoom. She stated that this matter is very emotional because the request concerns their homes and they are trying to protect their homes. With all of the build outs that are potentially going to happen on West Ten Road, she would really like the traffic issues to be considered. She said it does not feel good and they feel like they are being forced to live in a semi-rural industrial park. She said Council should make developers commit to provide real estate impact studies because their homes are at stake and potential for them to decrease in value is a real threat.

Clerk Shaw read aloud the following written comment submitted by Sharon and Holger Johann.

I would like to say on record that we agree with the residents of Buckhorn and surrounding areas comments made during the Feb 1st meeting regarding the warehouses to be built on Buckhorn and West Ten roads.

Justin Parker, representing the applicant, joined the meeting via Zoom. He thanked Council for their consideration of the request and thanked the neighbors for their input. He stated that the applicant wants to be a good neighbor, a good corporate citizen and they would like to set the tone for what developers should look like and act like when developing in this corridor. He said the company takes that responsibility extremely serious and he, personally, takes that responsibility very serious as well. He said he would not go over the site enhancements again as they were reviewed on Monday night. He said the traffic concerns were briefly touched on at Monday's meeting and those concerns are understood. He said to those concerns and to setting the tone for development in this area and to being a partner with the neighbors, Al Neyer is committing to participating in up to \$200,000.00 for future traffic upgrades and improvements in the Buckhorn-West Ten Road corridor. He said those upgrades and improvements are not known yet but they want to be a part of a comprehensive solution to help improve the traffic that will be generated by all the projects that will come to this area. He said buffers were also discussed on Monday and their site plan instituted a minimum 100-foot buffers, with the average buffer on all property sides actually being quite larger. He said they have a "pinch point" in the South where they are putting in privacy fencing and they also have a "pinch point" to the east and they will be installing very nice wood fencing along that east property line (the northern Squires property) in further effort to block noise and light. Mr. Brown asked Mr. Parker if those were additional conditions for the Council to rely upon when considering the rezoning request. Mr. Parker replied yes.

Mr. Greene made a motion, seconded by Ms. Philipps to close the public hearing.

Mr. Ewing asked Mr. Rollins if there were any updates on the legalities on West Ten Road with emphasis east of Medline. Mr. Rollins said he presumes Mr. Ewing is referencing the question from Monday night regarding whether or not trucks can drive on that road. Mr. Ewing said yes, heavy duty vehicles. Mr. Rollins said originally staff was told there is a weight restriction on the other side of West Ten Road but after speaking with NCDOT District Engineer Chuck Edwards, Mr. Edwards informed staff, very clearly, that when the school was built the weight limit restrictions were removed, so truck traffic is legal on West Ten Road. He said Mr. Edwards also advised that originally NCDOT, as an incentive for Medline, committed up to a million dollars of improvements on West Ten Road. Some widening has already begun and they will be overlaying all of West Ten Road to strengthen the road. Mr. Ewing said to him that seems like a very significant deviation

from the Traffic Impact Analysis (TIA) and as such he would expect unique routes to be used by heavy duty vehicles. Mr. Rollins said the TIA did cover the road widening and the overlay for strengthening of the pavement. He requested that Mr. Reinke to advise.

Josh Reinke, Traffic Engineer with Ramey Kemp, joined the meeting via Zoom. He said they can only include improvements that are definite and funded. At the time they were conducting this TIA, it was known that part of the reason that DOT waived the TIA requirement for Medline was because they were committing to improvements, however the improvements were unknown at that time. They did coordinate with DOT but because the roadway improvements were not definitive at that , they were unable to include them in their analysis.

Mr. Ewing said he is curious how putting M-2 zoning in a rural residential area will impact the home values, as well as, land values. Mr. Rollins said on this type of rezoning it is not required. State law triggers that type of study for Special Use Permits.

Mayor Hooks said a motion and a second are on the table to close the public hearing, the motion carried unanimously per a roll call vote. Ms. Auditori said after careful consideration for this project, she appreciates effort by the developer to make this project more palatable for this community but she does not see a compelling reason to zone this property M-2 but she has heard a lot of compelling reasons from the neighbors and community on why not to approve the rezoning and for that reason, she made a motion, seconded by Mr. Ewing, to deny M-2 Zoning due to a lack of harmony with surrounding land use.

Mr. Greene commented that in 2006 Orange County installed sewer through the area under consideration and pretty much earmarked this area for this type of development. He said regardless of the decision made by Council tonight, he thinks the City will see more requests just like this one. He said the residents from this area that have spoken in opposition stated they moved into the area in the last 7-10 years which was after it was pretty much known what was going to happen in this area. He said the vote Council makes tonight will be a long reaching decision. Mr. Bradley added, whether or not Orange County had planned this area for industrial growth, when a piece of property like this is located within a mile from the interstate on a major road and water and sewer is available, the expectation is that development will occur. He said he opposed the Buckhorn Area Plan going down West Ten Road because he thought that was overreaching. However, he is not so sure that any reasonable look at this area from a developer's perspective, that development would not be expected. He said if the area is going to develop, he thinks that this developer has done a great job in trying to develop this property in a way that is least intrusive. He said there are other uses that could be put there that would generate just as much traffic and noise.

Ms. Auditori's motion to deny failed with a 3-2 roll call vote. The votes tallied as Ayes- Ms. Auditori and Mr. Ewing. Nays- Mr. Bradley, Mr. Greene, Ms. Philipps. Mr. Greene made a motion to approve the M-2 zoning, seconded by Ms. Philipps. Per a roll call vote, the motion passed with a 3-2 vote. Ayes- Mr. Bradley, Mr. Greene and Ms. Philipps. Nays- Ms. Auditori and Mr. Ewing.

Mayor Hooks stated the next item is the continued public hearing for the Street Closing Order for Burgess Drive. No one from the public submitted comments. Mr. Greene made a motion, seconded by Ms. Philipps, to close the Public Hearing. The motion carried unanimously per a roll call vote. Ms. Philipps made a motion, seconded by Mr. Greene, to approve the Street Closing order for That Portion of Burgess Drive as shown as that certain .993 acres "Area to Be Annexed Burgess Drive" in Plat Book 79, Page 161, Alamance County. The motion carried unanimously per a roll call vote.

Mayor Hooks stated the next item is the continued Board of Adjustment quasi-judicial public hearing for a variance request from Rob and Marlo Countiss for property located at 306 Wilba Road. Board of Adjustment members, Ms. Akins and Mr. Ferraro joined the meeting via Zoom. There were no allowable public comments submitted. Mr. Greene made a motion, seconded by Mr. Ewing, to close the public hearing. The motion carried unanimously per a roll call vote. Ms. Philipps made a motion, seconded by Mr. Greene, to approve the variance request as presented

due to the hardships present on this property. The motion carried unanimously per a roll call vote. Mr. Brown said before moving forward, a consistency statement is needed in the matter of the previously voted upon continued public hearing for the conditional rezoning of 6016 W. Ten Road. Mr. Bradley restated the approval motion. He then made a motion, seconded by Mr. Greene, to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:

- Serves Mebane CLP Growth Management Goal 1.7 through the support [of] industrial development at existing industrial parks near I-40/85; and
- Is for a property within the City's G-2 Industrial Primary (V) Growth Area "Part of BEDD and North of US-70", an "...area [that] is intended for more robust growth, primarily for light industrial purposes... [with] areas immediately outside of these corridors, though, [that] are rural residential lots.

Per a roll call vote, the motion passed with a 3-2 vote. Ayes- Mr. Bradley, Mr. Greene and Ms. Philipps. Nays- Ms. Auditori and Mr. Ewing.

Mayor Hooks stated the next item is the continued public hearing for the Lowes Boulevard Corridor Plan. Mr. Greene said he is unsure how other Councilmembers feel but he would like to continue the public hearing for further understanding and consideration. Mr. Greene made a motion, seconded by Ms. Auditori, to continue the public hearing. Mr. Bradley stated he also supports the motion and requested that an additional option be included for the original idea when the study began which was an extension of Lowes Boulevard to Trollingwood-Hawfields Road without all of the internal design; just a throughfare road. Ms. Philipps said she feels like this was a lot of information to consume in a short period of time and she also felt there was a low response rate for the public input survey. She felt like that was not a fair representation of the people in that area or the City at large and she would like to see more public responses. The motion to continue the public hearing passed unanimously per a roll call vote. Mr. Stober requested clarification regarding Mr. Bradley's request for an additional option. Mr. Bradley said he would like the additional option rendering to show a diversionary throughfare road from Lowes Boulevard to Trollingwood-Hawfields Road.

Mr. Ewing stated he would like to have other Council member's support in having city staff explore the City's nondiscrimination policies as well as the legalities thereof to be discussed at a later time.

There being no further business, the meeting was adjourned at 6:50pm.

ATTEST:

Stephanie W. Shaw, City Clerk

Ed Hooks, Mayor



AGENDA ITEM #7B

Petition for Voluntary Contiguous Annexation –
BT-OH, LLC (United Parcel Services)

Meeting Date

March 1, 2021

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

Staff received a petition requesting voluntary contiguous annexation from BT-OH, LLC for United Parcel Service (UPS).

Background

The applicant is requesting the described property to be annexed into Mebane's Corporate Limits. This is a contiguous annexation containing approximately 183.11 acres located in the North Carolina Commerce Park.

Financial Impact

The property will be added to the ad valorem tax base for the City once the property is annexed.

Recommendation

Staff recommends Council's acceptance of the petition, the Clerk's Certificate of Sufficiency and adoption of a Resolution setting a date of public hearing for April 5, 2021.

Suggested Motion

I make a motion to accept the petition, the Clerk's Certificate of Sufficiency and to adopt the resolution setting a date of public hearing for April 5, 2021.

Attachments

1. Petition
2. Clerk's Certificate of Sufficiency
3. Map
4. Resolution



PETITION REQUESTING A CONTIGUOUS ANNEXATION

Annexation Process – Approximately a 2 Month Process

1st Month- Submit a Petition for Annexation to the City Council, the Clerk reports to City Council the Sufficiency of the Annexation and the City Council adopts a Resolution to set a Public Hearing

2nd Month- A Public Hearing is held and normally that same night, the City Council will adopt an Ordinance to set the effective date as the same or the Council will deny the request

Date: February 6, 2021

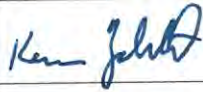
To the City Council of the City of Mebane:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Mebane.
2. The area to be annexed is contiguous to the City of Mebane and the boundaries of such territory are as follows:

Consisting of approximately 183.11 acres, more or less, located along or near Senator Ralph Scott Parkway, Mebane, North Carolina, and as more particularly described in the metes and bounds legal description of the Property attached hereto as and incorporated herein by reference.

**Please include a Description of Boundaries (Metes and Bounds) on a separate paper.*

- **3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Name	Address	Do you declare vested rights (Yes or No)	Signature
1. BT-OH, LLC	55 GLENLAKE PARKWAY, NE ATLANTA, GA 30328	Yes (see Exhibit "B" attached hereto)	
2.			
3.			

*Municipality may wish to require metes and bounds description or map. (Provide 2 paper copies, an electronic copy and 3 mylars)

**This is one possible format for zoning vested rights declaration. This language may require modification to reflect the requirements of the municipal zoning vested rights ordinance, if any

EXHIBIT "A"

(LEGAL DESCRIPTION)

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

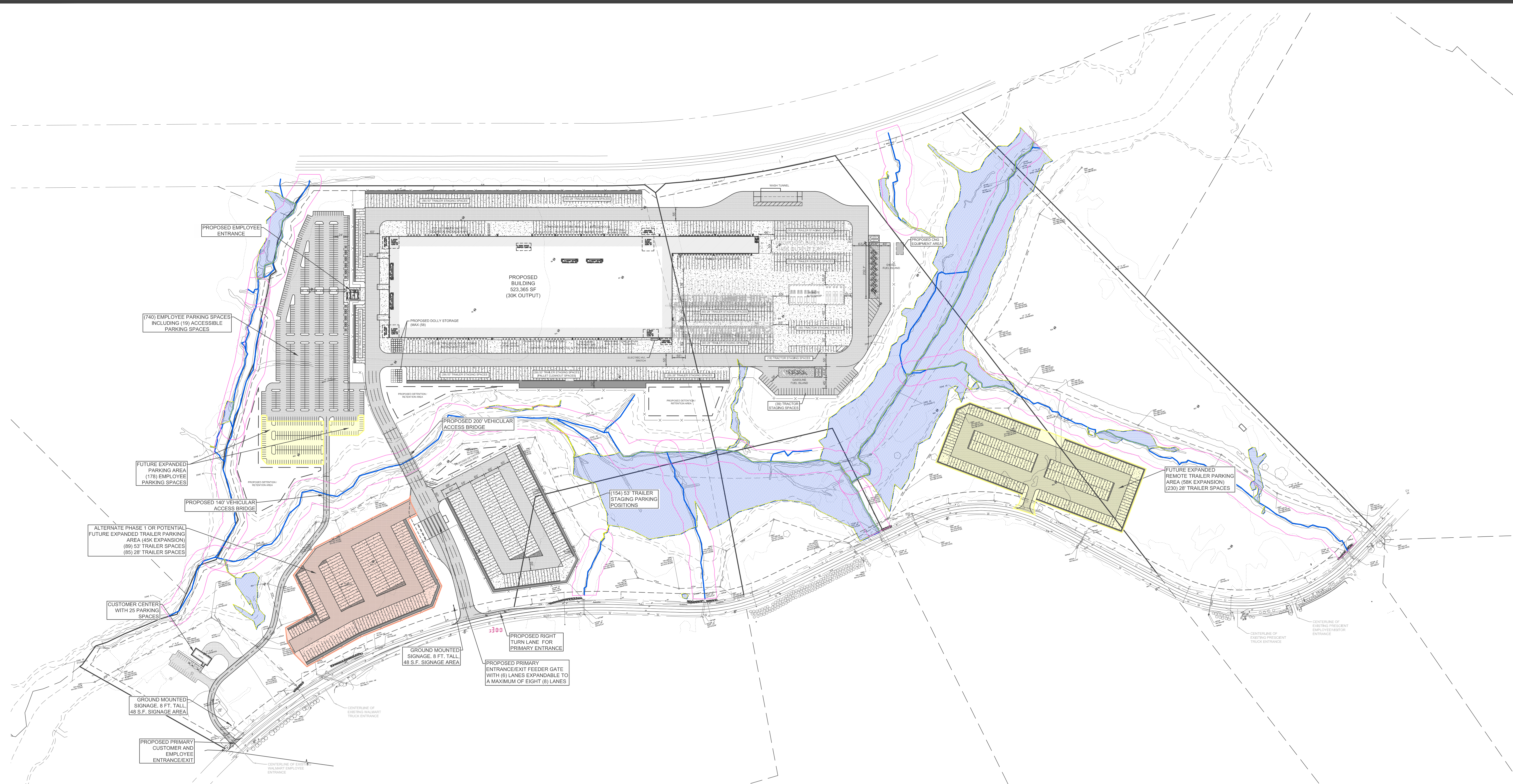
BEING all that area of land containing +/- 92.07 acres located in Melville Township, Alamance County, North Carolina; being tracts having been conveyed to BT-OH, LLC by deeds recorded under DB 4096, Pg. 649 and DB 4096, Pg. 653 of the Alamance County Registry, and also a portion of that 260' public right-of-way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

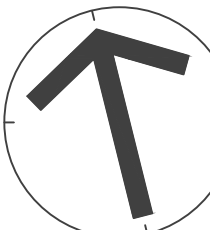
COMMENCING at a rebar and cap set on the north side of Senator Ralph Scott Parkway (60' public right-of-way); said rebar having NC Grid (NAD83/2011) coordinates of Northing = 840,983.87' and Easting = 1,902,744.68', thence a tie line North 68 deg. 53 min. 02 sec. East 12.59 feet to an iron pipe found 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.

EXHIBIT "B"

(APPROVED PRELIMINARY SCHEMATIC SITE PLAN)

Applicant hereby claims those certain vested rights which are shown on the Approved Preliminary Schematic Site Plan, attached hereto and incorporated herein by reference.






 UPS - MEBANE, NC

SCHEMATIC SITE PLAN #1

 GRAPHIC SCALE SUPERCEDES NUMERIC SCALE



 GRAPHIC SCALE

Phase 1 - Site Design Data

	Required (Max)	Provided
Employee Parking (9'x18')	690	740 (+50)
Customer Parking	24	24 (±0)
Trailer Staging		
53' Long Trailers	247	249 (+2)
28' Short Trailers	321	322 (+1)
Tractor Staging	85	105 (+20)
Dolly Staging	58	58 (±0)
Pallett Processing (Off Building)	7	39 (+32)
Feeder Gates	8	8 (±0)
Shop Bays		
Package Cars	6	8 (+2)
Tractor/Shifter	3	8 (+5)
Trailer (53')	2	5 (+3)
Fuel / Wash		
Wash Tunnels	1	2 (+1)
Fuel Islands		
Fuel Nozzles - Tractor	6	8 (+2)
Fuel Nozzles - Package Car	3	4 (+1)

Phase 2 (Full Buildout) - Site Design Data

	Required (Max)	Provided
Employee Parking (9'x18')	889	918 (+29)
Customer Parking	31	31 (±0)
Trailer Staging		
53' Long Trailers	318	356 (+38)
28' Short Trailers	414	414 (±0)
Tractor Staging	85	105 (+20)
Dolly Staging	58	58 (±0)
Pallett Processing (Off Building)	7	39 (+32)
Feeder Gates	8	8 (±0)
Shop Bays		
Package Cars	8	8 (±0)
Tractor/Shifter	7	8 (+1)
Trailer (53')	4	5 (+1)
Fuel / Wash		
Wash Tunnels	2	2 (±0)
Fuel Islands		
Fuel Nozzles - Tractor	7	8 (+1)
Fuel Nozzles - Package Car	4	4 (±0)

Friday, December 11, 2020
 H:\UPS\2020\076 - UPS - Mebane NC - Prelim Site Layout\2_Civil1_Models\2020\076-Sch1.dwg



#	Date	Description

COMM. NO.	2020.076
MADE BY:	RLC
CKD BY:	RLC
DATE	12/11/2020

SCHEMATIC SITE PLAN #1

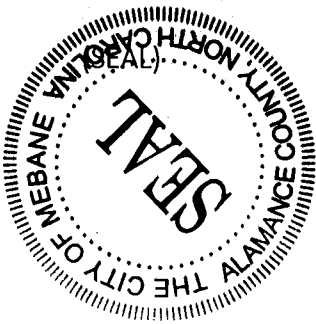
DRAWING NO. **C-001**

CERTIFICATE OF SUFFICIENCY

To the City Council of the City of Mebane, North Carolina:

I, Stephanie W. Shaw, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Mebane, this 1st day of March, 2021.



Stephanie W. Shaw
Stephanie W. Shaw, City Clerk

Line #	Direction	Length
L1	N64°45'40"E	13.97'
L2	N49°43'24"E	95.41'
L3	N86°12'48"E	48.45'
L4	N78°09'41"E	80.48'
L5	N81°21'57"E	168.42'
L6	N88°50'34"E	66.81'
L7	N37°38'00"E	221.38'
L8	N85°20'20"E	78.40'
L9	N42°36'41"E	188.74'
L10	N02°35'13"W	224.46'
L11	S23°01'40"W	79.08'
L12	N32°02'10"E	205.82'
L13	N27°48'18"E	87.30'
L14	N36°34'23"E	84.41'
L15	N23°00'01"E	179.86'

Line #	Direction	Length
L16	N27°26'40"E	117.67'
L17	N23°48'28"E	74.90'
L18	N70°47'48"E	28.62'
L19	N05°29'18"W	34.06'
L20	N24°49'52"E	100.88'
L21	N40°39'49"E	25.88'
L22	N22°45'27"E	57.42'
L23	N56°46'02"E	68.02'
L24	N28°37'29"E	29.34'
L25	N51°34'29"E	86.22'
L26	S75°55'00"E	147.25'
L27	S39°24'24"E	99.10'
L28	N39°24'24"W	55.46'
L29	S57°50'13"W	159.42'
L30	N03°16'36"E	60.27'

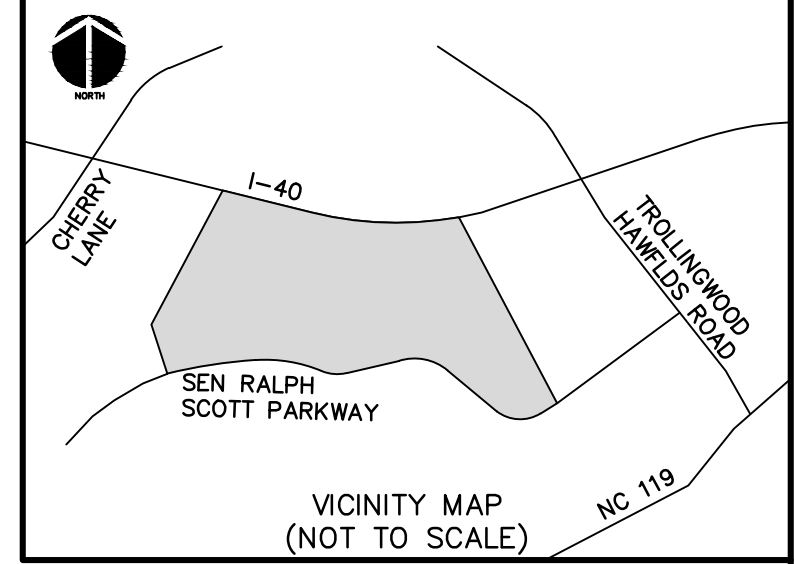
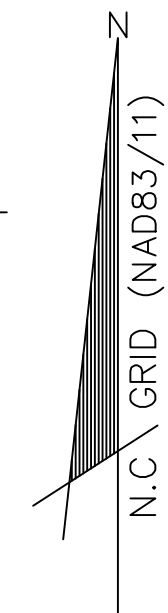
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	2280.00'	1360.73'	701.31'	S77°47'34"W	1340.63'	034°11'41"
C2	3689.72'	750.47'	376.53'	S84°45'02"E	749.18'	011°39'13"
C3	3489.65'	520.84'	260.90'	N85°15'05"E	520.35'	008°33'05"
C4	660.00'	848.76'	494.48'	N85°19'25"W	791.47'	073°40'57"
C5	570.00'	531.84'	287.05'	N75°07'31"W	512.75'	053°27'34"
C6	770.00'	193.35'	97.19'	N81°25'57"W	192.84'	014°23'14"
C7	2280.00'	431.70'	216.50'	N79°39'49"W	431.06'	010°50'55"
C8	3949.72'	121.50'	60.75'	S76°53'11"E	121.49'	001°45'45"
C9	830.00'	143.46'	71.91'	S83°06'05"W	143.28'	009°54'11"
C10	770.00'	243.47'	122.76'	S83°17'50"E	242.45'	018°06'59"

PLANNING DIRECTOR CERTIFICATION

THESE TRACTS OF LAND ARE WITHIN THE CITY OF MEBANE'S JURISDICTION. NO APPROVAL IS REQUIRED OF THE PLANNING BOARD OR CITY COUNCIL.

AUTHORIZED STAFF _____

DATE _____



PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

NOTES:

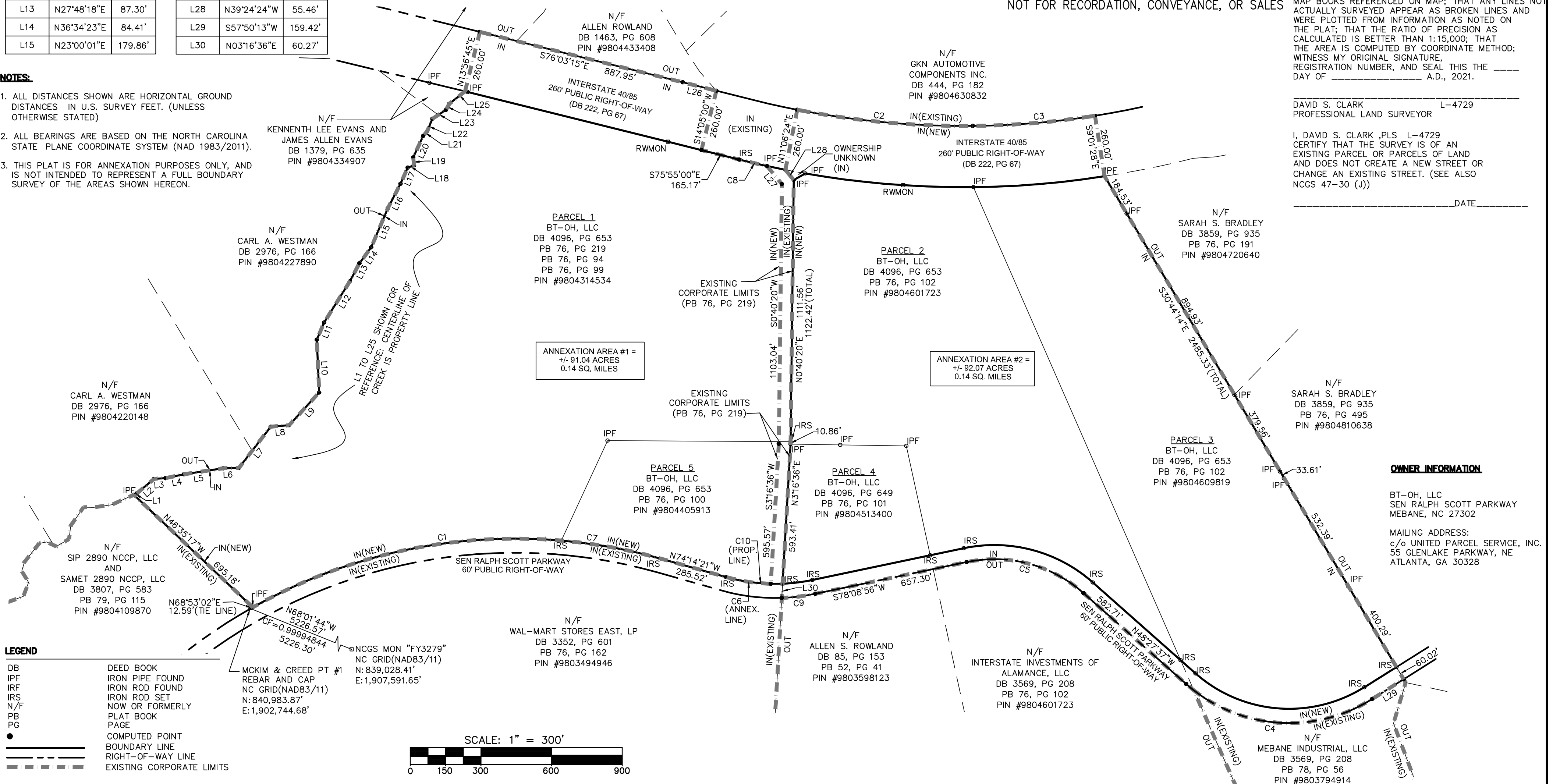
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
3. THIS PLAT IS FOR ANNEXATION PURPOSES ONLY, AND IS NOT INTENDED TO REPRESENT A FULL BOUNDARY SURVEY OF THE AREAS SHOWN HEREON.

I, DAVID S. CLARK, PLS L-4729, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON MAP; THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:15,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE ____ DAY OF _____ A.D., 2021.

DAVID S. CLARK L-4729
PROFESSIONAL LAND SURVEYOR

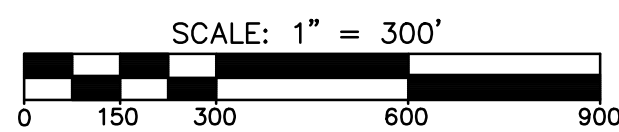
I, DAVID S. CLARK, PLS L-4729, CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. (SEE ALSO NCGS 47-30 (J))

DATE _____



LEGEND

DB	DEED BOOK
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	IRON ROD SET
N/F	NOW OR FORMERLY
PB	PLAT BOOK
PG	PAGE
●	COMPUTED POINT
—	BOUNDARY LINE
- - -	RIGHT-OF-WAY LINE
---	EXISTING CORPORATE LIMITS



OWNER INFORMATION

BT-OH, LLC
SEN RALPH SCOTT PARKWAY
MEBANE, NC 27302

MAILING ADDRESS:
c/o UNITED PARCEL SERVICE, INC.
55 GLENLAKE PARKWAY, NE
ATLANTA, GA 30328

DATE	REVISION	INITIAL

1730 Varsity Drive Suite 500
Raleigh, North Carolina 27606
Phone: (919)233-8091, Fax: (919)233-8031
NC FIRM # F-1222
Internet Site: <http://www.mckimcreed.com>

DATE: _____

CITY OF MEBANE CORPORATE LIMITS EXTENSION
A CONTIGUOUS VOLUNTARY ANNEXATION

PROPERTIES OF
BT-OH, LLC
FOR
UNITED PARCEL SERVICE

DATE: January 25, 2021 SCALE: 1" = 300'
MELVILLE TOWNSHIP ALAMANCE COUNTY NORTH CAROLINA

PROJECT # : 6763-0003
PROJ. SVYR : DSC
DRAWN BY : JRC
FIELD BK. :
COMP. FILE : VB102-067630003.dwg
SHEET # : 1 OF 1

DWG. # :

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 March 1, 2021 with a continued public hearing for Council's vote on Wednesday, March 3, 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



AGENDA ITEM #7C

Quarterly Report –
Dec 2020

Meeting Date

March 1, 2021

Presenter

Finance Director

Public Hearing

Yes No

Summary

Municipal finance officers in North Carolina are required to report financial information including encumbrances to the governing body throughout the fiscal year. The City of Mebane meets this requirement with quarterly reports.

Background

This report displays the second quarter of the fiscal year for the period that ended December 31, 2020.

Property tax collections at December 31 are in keeping with prior years, and sales tax collections have grown 5.6% over the prior 12 months, showing no negative effects of Covid-19. Expenditures and encumbrances to date are in line with budgeted amounts.

Financial Impact

None.

Recommendation

That the Council accept the report.

Suggested Motion

Motion to accept the report.

Attachments

1. December 31, 2020 Financial Report



Mebane, NC

Income Statement Account Summary

For Fiscal: 2020-2021 Period Ending: 12/31/2020

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Fund: 100 - General Fund							
Revenue							
Type: 30 - Property Taxes							
100-3011-000	2011 PROPERTY TAXES	0.00	0.00	19.83	32.38	32.38	-32.38
100-3012-000	2012 PROPERTY TAXES	0.00	0.00	0.00	77.88	77.88	-77.88
100-3015-000	2015 PROPERTY TAXES	0.00	0.00	0.00	257.94	257.94	-257.94
100-3017-000	2017 PROPERTY TAXES	0.00	0.00	0.00	34.49	34.49	-34.49
100-3018-000	2018 PROPERTY TAXES	0.00	0.00	85.71	1,042.51	1,042.51	-1,042.51
100-3019-000	2019 PROPERTY TAXES	25,000.00	25,000.00	1,667.21	9,321.87	9,321.87	15,678.13
100-3020-000	2020 PROPERTY TAXES	10,303,912.00	10,303,912.00	649,845.68	6,983,778.56	6,983,778.56	3,320,133.44
100-3069-000	MOTOR VEHICLE PROPERTY TAXES	700,000.00	700,000.00	111,436.34	340,876.59	340,876.59	359,123.41
100-3070-000	TAX DISCOUNTS	-32,000.00	-32,000.00	-13.41	-30,262.08	-30,262.08	-1,737.92
100-3071-000	TAX PENALTIES & INTEREST	40,000.00	40,000.00	1,297.91	15,194.13	15,194.13	24,805.87
100-3080-000	FIRE DISTRICT TAXES - CURRENT YR	456,000.00	456,000.00	9,021.61	320,266.04	320,266.04	135,733.96
100-3081-000	FIRE DISTRICT TAXES - PRIOR YEAR	0.00	0.00	13,183.49	15,809.13	15,809.13	-15,809.13
100-3082-000	FIRE DISTRICT TAXES - PENALTY & INT	0.00	0.00	75.59	591.76	591.76	-591.76
	Type: 30 - Property Taxes Total:	11,492,912.00	11,492,912.00	786,619.96	7,657,021.20	7,657,021.20	3,835,890.80
Type: 31 - Other Taxes and Licenses							
100-3090-000	PRIVILEGE LICENSE FEES	1,000.00	1,000.00	0.00	30.00	30.00	970.00
	Type: 31 - Other Taxes and Licenses Total:	1,000.00	1,000.00	0.00	30.00	30.00	970.00
Type: 32 - Intergovernmental							
100-3150-510	FEDERAL EQUITABLE SHARING FUNDS	0.00	0.00	2,080.14	3,715.27	3,715.27	-3,715.27
100-3161-000	CARES ACT AWARD	0.00	0.00	125,063.48	171,217.00	171,217.00	-171,217.00
100-3205-000	LOCAL OPTION SALES TAX	3,190,243.00	3,460,843.00	347,917.38	1,001,706.33	1,001,706.33	2,459,136.67
100-3210-000	UTILITY FRANCHISE TAX	1,200,000.00	1,200,000.00	318,613.18	318,613.18	318,613.18	881,386.82
100-3211-000	VIDEO PROGRAMMING SALES TAX	62,000.00	62,000.00	17,039.43	17,039.43	17,039.43	44,960.57
100-3212-000	TELECOM SALES TAX	89,000.00	89,000.00	33,484.75	33,484.75	33,484.75	55,515.25
100-3220-000	BEER AND WINE TAX	58,000.00	58,000.00	0.00	0.00	0.00	58,000.00
100-3230-000	POWELL BILL ALLOCATION	365,000.00	365,000.00	177,134.00	354,268.01	354,268.01	10,731.99
100-3252-510	CONTROLLED SUBSTANCE TAX	0.00	0.00	0.00	535.73	535.73	-535.73
100-3253-530	STATE CONTRIBUTION TO FIRE RELIEF	35,000.00	35,000.00	0.00	0.00	0.00	35,000.00
100-3254-550	NC DOT REIMB GRANT	0.00	40,000.00	0.00	0.00	0.00	40,000.00
100-3258-580	SOLID WASTE DISPOSAL TAX	10,000.00	10,000.00	0.00	2,598.63	2,598.63	7,401.37
100-3301-000	INTERGOVERNMENTAL - TAX SHARING	130,000.00	130,000.00	0.00	0.00	0.00	130,000.00
100-3320-530	EFLAND FIRE DISTRICT CONTRIBUTI	9,000.00	9,000.00	0.00	9,000.00	9,000.00	0.00
100-3321-000	ORANGE COUNTY LIBRARY CONTRIBU	700.00	700.00	0.00	700.00	700.00	0.00
100-3322-620	ORANGE COUNTY RECREATION CONTRI	5,450.00	5,450.00	0.00	5,450.00	5,450.00	0.00
100-3351-000	ABC DISTRIBUTION	99,000.00	99,000.00	39,452.00	39,452.00	39,452.00	59,548.00
100-3352-510	ABC DISTRIBUTION - LAW ENFORCEM	20,000.00	20,000.00	9,841.00	9,841.00	9,841.00	10,159.00
100-3353-000	ABC DISTRIBUTION - SURCHARGE	12,000.00	12,000.00	4,703.00	4,703.00	4,703.00	7,297.00
	Type: 32 - Intergovernmental Total:	5,285,393.00	5,595,993.00	1,075,328.36	1,972,324.33	1,972,324.33	3,623,668.67
Type: 34 - Permits and fees							
100-3440-540	PLAN REVIEW FEES	13,178.00	13,178.00	1,250.00	4,625.00	4,625.00	8,553.00
100-3440-548	ENGINEERING CONST INSP FEES	68,575.00	68,575.00	0.00	29,196.00	29,196.00	39,379.00
100-3442-540	PLANNING AND ZONING FEES	86,418.00	86,418.00	2,950.00	46,795.00	46,795.00	39,623.00
100-3445-544	BUILDING PERMIT FEES	510,956.00	510,956.00	19,910.00	240,129.00	240,129.00	270,827.00
100-3450-544	INSPECTIONS FEES	38,456.00	38,456.00	21,591.00	157,414.00	157,414.00	-118,958.00
100-3451-550	STREET & UTILITY INSPECTION FEE	51,324.00	51,324.00	1,700.00	22,956.00	22,956.00	28,368.00
100-3453-530	FIRE PERMIT & INSPECTION FEES	4,000.00	4,000.00	1,650.00	3,700.00	3,700.00	300.00
100-3455-540	STORMWATER CONTROL FEES	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-3459-544	HOMEOWNER'S RECOVERY FUND FEES	2,400.00	2,400.00	17.00	145.00	145.00	2,255.00

Income Statement

For Fiscal: 2020-2021 Period Ending: 12/31/2020

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-3460-510	COURT FEES	4,000.00	4,000.00	330.91	1,496.91	1,496.91	2,503.09
	Type: 34 - Permits and fees Total:	780,307.00	780,307.00	49,398.91	506,456.91	506,456.91	273,850.09
	Type: 35 - Sales and services						
100-3510-620	FIELD, ROOM AND SHELTER RENTALS	0.00	0.00	2,175.00	16,547.50	16,547.50	-16,547.50
100-3512-620	ATHLETIC FEES	0.00	0.00	205.00	7,390.00	7,390.00	-7,390.00
100-3515-620	RECREATION FEES OTHER	80,000.00	80,000.00	1,535.00	2,505.00	2,505.00	77,495.00
100-3558-580	SANITATION USER FEES	465,000.00	465,000.00	41,104.00	242,864.00	242,864.00	222,136.00
100-3560-550	CEMETERY PLOT SALES	20,000.00	20,000.00	2,250.00	14,750.00	14,750.00	5,250.00
100-3580-000	CELLULAR RENTS	60,000.00	60,000.00	6,644.00	33,935.00	33,935.00	26,065.00
	Type: 35 - Sales and services Total:	625,000.00	625,000.00	53,913.00	317,991.50	317,991.50	307,008.50
	Type: 37 - Investment earnings						
100-3710-000	INTEREST EARNINGS	20,000.00	20,000.00	3.53	10.56	10.56	19,989.44
	Type: 37 - Investment earnings Total:	20,000.00	20,000.00	3.53	10.56	10.56	19,989.44
	Type: 38 - Miscellaneous						
100-3810-000	MISCELLANEOUS REVENUES	15,000.00	15,000.00	240.00	7,154.10	7,154.10	7,845.90
100-3811-000	CONTRIBUTIONS & DONATIONS	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-3811-620	DONATIONS - RECREATION	0.00	0.00	0.00	275.00	275.00	-275.00
100-3840-000	SALE OF FIXED ASSETS	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00
100-3845-550	SALE OF MATERIALS	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-3850-000	RENTAL INCOME	600.00	600.00	0.00	0.00	0.00	600.00
100-3860-000	INSURANCE PROCEEDS	0.00	0.00	2,500.00	11,702.80	11,702.80	-11,702.80
100-3880-000	REVENUE IN LIEU	0.00	0.00	0.00	2,800.05	2,800.05	-2,800.05
	Type: 38 - Miscellaneous Total:	47,600.00	47,600.00	2,740.00	21,931.95	21,931.95	25,668.05
	Type: 80 - Transfers and Other Sources						
100-3980-000	PROCEEDS OF DEBT	1,939,070.00	1,939,070.00	0.00	430,500.00	430,500.00	1,508,570.00
	Type: 80 - Transfers and Other Sources Total:	1,939,070.00	1,939,070.00	0.00	430,500.00	430,500.00	1,508,570.00
	Type: 90 - Appropriated Fund Balance						
100-3990-000	APPROPRIATED FUND BALANCE	1,823,718.00	3,636,132.00	0.00	0.00	0.00	3,636,132.00
	Type: 90 - Appropriated Fund Balance Total:	1,823,718.00	3,636,132.00	0.00	0.00	0.00	3,636,132.00
	Revenue Total:	22,015,000.00	24,138,014.00	1,968,003.76	10,906,266.45	10,906,266.45	13,231,747.55
	Expense						
	Department: 4100 - City Council						
100-4100-020	SALARIES & WAGES	0.00	0.00	0.00	-4,541.67	-4,541.67	4,541.67
100-4100-030	PART-TIME SALARIES	54,500.00	54,500.00	4,541.67	27,250.02	27,250.02	27,249.98
100-4100-050	FICA	4,170.00	4,170.00	347.46	2,084.76	2,084.76	2,085.24
100-4100-060	GROUP INSURANCE CONTRIBUTION	1,575.00	1,575.00	23.51	141.06	141.06	1,433.94
100-4100-140	SCHOOLS & CONFERENCES	4,500.00	4,500.00	0.00	174.17	174.17	4,325.83
100-4100-330	DEPARTMENTAL SUPPLIES	1,350.00	1,350.00	0.00	217.00	217.00	1,133.00
100-4100-530	DUES & SUBSCRIPTIONS	17,444.00	17,444.00	0.00	4,753.82	4,753.82	12,690.18
	Department: 4100 - City Council Total:	83,539.00	83,539.00	4,912.64	30,079.16	30,079.16	53,459.84
	Department: 4200 - Administration						
100-4200-020	SALARIES & WAGES	865,864.00	865,864.00	76,798.02	330,047.19	330,047.19	535,816.81
100-4200-030	PART-TIME SALARIES	12,840.00	12,840.00	0.00	0.00	0.00	12,840.00
100-4200-039	LONGEVITY CONTRIBUTION	26,366.00	26,366.00	25,007.75	25,007.75	25,007.75	1,358.25
100-4200-046	CELL PHONE STIPEND	2,160.00	2,160.00	135.00	810.00	810.00	1,350.00
100-4200-050	FICA	60,703.00	60,703.00	3,725.40	20,255.84	20,255.84	40,447.16
100-4200-060	GROUP INSURANCE CONTRIBUTION	59,329.00	59,329.00	3,838.27	21,525.39	21,525.39	37,803.61
100-4200-070	RETIREMENT CONTRIBUTION	184,245.00	184,245.00	21,022.91	78,471.80	78,471.80	105,773.20
100-4200-071	401K CONTRIBUTION	44,612.00	44,612.00	3,839.88	17,749.98	17,749.98	26,862.02
100-4200-099	INDIRECT TO WATER (CONTRA)	-279,709.00	-279,709.00	-71,988.00	-71,988.00	-71,988.00	-207,721.00
100-4200-100	PROFESSIONAL SERVICES	146,735.00	141,735.00	13,645.00	53,321.56	111,752.16	29,982.84
100-4200-110	TELEPHONE & POSTAGE	2,400.00	2,400.00	177.64	594.20	1,127.43	1,272.57
100-4200-140	SCHOOLS & CONFERENCES	6,501.00	6,501.00	286.15	4,693.80	5,193.80	1,307.20
100-4200-170	VEHICLE MAINTENANCE & REPAIRS	0.00	0.00	30.49	55.98	55.98	-55.98
100-4200-260	ADVERTISING	2,000.00	2,000.00	1,235.00	2,385.97	2,385.97	-385.97
100-4200-310	VEHICLE FUEL	0.00	0.00	21.85	35.61	175.00	-175.00
100-4200-330	DEPARTMENTAL SUPPLIES	12,450.00	12,450.00	416.46	3,316.97	10,766.01	1,683.99

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-4200-340	TECHNOLOGY SERVICES & SUPPLIES	4,604.00	4,604.00	1,364.96	2,428.32	3,456.32	1,147.68
100-4200-450	MISC CONTRACTED SERVICES	7,700.00	7,700.00	143.00	3,613.71	3,613.71	4,086.29
100-4200-530	DUES & SUBSCRIPTIONS	4,900.00	4,900.00	219.00	15,694.00	15,694.00	-10,794.00
Department: 4200 - Administration Total:		1,163,700.00	1,158,700.00	79,918.78	508,020.07	576,100.33	582,599.67
Department: 4400 - Finance							
100-4400-020	SALARIES & WAGES	323,451.00	323,451.00	34,898.34	151,193.39	151,193.39	172,257.61
100-4400-030	PART-TIME SALARIES	11,460.00	11,460.00	0.00	0.00	0.00	11,460.00
100-4400-039	LONGEVITY CONTRIBUTION	9,068.00	9,068.00	8,934.14	8,934.14	8,934.14	133.86
100-4400-046	CELL PHONE STIPEND	540.00	540.00	45.00	270.00	270.00	270.00
100-4400-050	FICA	26,356.00	26,356.00	3,286.37	12,742.12	12,742.12	13,613.88
100-4400-060	GROUP INSURANCE CONTRIBUTION	57,173.00	57,173.00	3,488.30	20,929.80	20,929.80	36,243.20
100-4400-070	RETIREMENT CONTRIBUTION	71,032.00	71,032.00	9,051.37	35,477.66	35,477.66	35,554.34
100-4400-071	401K CONTRIBUTION	16,626.00	16,626.00	1,744.92	8,143.58	8,143.58	8,482.42
100-4400-099	INDIRECT TO UTILITY (CONTRA)	-168,770.00	-168,770.00	-44,490.00	-44,490.00	-44,490.00	-124,280.00
100-4400-100	PROFESSIONAL SERVICES	67,000.00	67,000.00	17,950.00	63,392.75	63,392.75	3,607.25
100-4400-110	TELEPHONE & POSTAGE	20,000.00	20,000.00	2,946.77	10,728.55	12,282.75	7,717.25
100-4400-140	SCHOOLS & CONFERENCES	8,600.00	8,600.00	0.00	222.94	222.94	8,377.06
100-4400-160	EQUIPMENT MAINTENANCE & REPAIRS	500.00	500.00	0.00	568.75	568.75	-68.75
100-4400-260	ADVERTISING	1,000.00	1,000.00	100.00	100.00	100.00	900.00
100-4400-270	TAX COLLECTION FEE	88,390.00	88,390.00	4,930.31	40,769.79	40,769.79	47,620.21
100-4400-330	DEPARTMENTAL SUPPLIES	20,000.00	20,000.00	1,884.01	4,067.50	6,256.80	13,743.20
100-4400-340	TECHNOLOGY SERVICES & SUPPLIES	32,020.00	32,020.00	54.92	12,445.02	13,602.02	18,417.98
100-4400-390	SMALL EQUIPMENT	7,400.00	7,400.00	0.00	0.00	0.00	7,400.00
100-4400-450	MISC CONTRACTED SERVICES	10,500.00	10,500.00	2,106.55	4,686.00	4,686.00	5,814.00
100-4400-530	DUES & SUBSCRIPTIONS	2,040.00	2,040.00	190.00	686.00	686.00	1,354.00
Department: 4400 - Finance Total:		604,386.00	604,386.00	47,121.00	330,867.99	335,768.49	268,617.51
Department: 4800 - IT							
100-4800-020	SALARIES & WAGES	163,627.00	163,627.00	18,241.32	61,879.57	61,879.57	101,747.43
100-4800-030	PART-TIME SALARIES	0.00	0.00	1,537.50	4,087.50	4,087.50	-4,087.50
100-4800-039	LONGEVITY CONTRIBUTION	4,691.00	4,691.00	5,453.02	5,453.02	5,453.02	-762.02
100-4800-046	CELL PHONE STIPEND	1,080.00	1,080.00	45.00	270.00	270.00	810.00
100-4800-050	FICA	12,959.00	12,959.00	1,917.12	5,701.48	5,701.48	7,257.52
100-4800-060	GROUP INSURANCE CONTRIBUTION	21,335.00	21,335.00	1,385.19	7,032.69	7,032.69	14,302.31
100-4800-070	RETIREMENT CONTRIBUTION	34,757.00	34,757.00	4,883.58	14,766.72	14,766.72	19,990.28
100-4800-071	401K CONTRIBUTION	8,416.00	8,416.00	909.84	3,302.89	3,302.89	5,113.11
100-4800-099	INDIRECT TO UTILITY (CONTRA)	-74,004.00	-74,004.00	-15,355.00	-15,355.00	-15,355.00	-58,649.00
100-4800-100	PROFESSIONAL SERVICES	15,000.00	40,000.00	0.00	0.00	0.00	40,000.00
100-4800-110	TELEPHONE AND POSTAGE	1,000.00	1,000.00	213.05	572.85	572.85	427.15
100-4800-140	SCHOOLS & CONFERENCES	4,350.00	4,350.00	0.00	3,796.84	3,796.84	553.16
100-4800-160	EQUIPMENT MAINTENANCE & REPAIRS	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00
100-4800-330	DEPARTMENTAL SUPPLIES	1,000.00	1,000.00	2,406.28	2,985.12	2,985.12	-1,985.12
100-4800-340	TECHNOLOGY SERVICES & SUPPLIES	3,000.00	52,996.00	-5,686.90	6,951.91	7,951.91	45,044.09
100-4800-341	TWC TELECOMMUNICATIONS	54,744.00	54,744.00	10,097.28	17,001.44	38,665.06	16,078.94
100-4800-350	SOFTWARE LICENSING AND MAINT	14,100.00	14,100.00	1,570.50	1,570.50	5,570.50	8,529.50
100-4800-390	SMALL EQUIPMENT	21,300.00	21,300.00	0.00	379.46	11,067.27	10,232.73
100-4800-450	MISC CONTRACTED SERVICES	118,920.00	118,920.00	31,465.03	65,082.23	93,868.57	25,051.43
100-4800-750	CAPITAL OUTLAY - EQUIPMENT	0.00	22,000.00	0.00	0.00	0.00	22,000.00
Department: 4800 - IT Total:		409,775.00	506,771.00	59,082.81	185,479.22	251,616.99	255,154.01
Department: 4900 - Economic Development							
100-4900-100	PROFESSIONAL SERVICES	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
100-4900-455	INDUSTRIAL DEVELOPMENT	991,800.00	966,800.00	0.00	0.00	0.00	966,800.00
100-4900-684	ALAMANCE COUNTY CHAMBER OF CO...	20,000.00	20,000.00	5,000.00	10,000.00	20,000.00	0.00
Department: 4900 - Economic Development Total:		1,021,800.00	996,800.00	5,000.00	10,000.00	20,000.00	976,800.00
Department: 5100 - Police							
100-5100-020	SALARIES & WAGES	2,202,560.00	2,202,560.00	228,549.66	1,084,700.04	1,084,700.04	1,117,859.96
100-5100-030	PART-TIME SALARIES	27,000.00	27,000.00	2,700.00	12,600.00	12,600.00	14,400.00
100-5100-035	OVERTIME SALARIES	20,000.00	20,000.00	4,119.85	11,486.47	11,486.47	8,513.53
100-5100-038	TEMPORARY SALARIES	13,000.00	13,000.00	0.00	2,448.00	2,448.00	10,552.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-5100-039	LONGEVITY CONTRIBUTION	49,131.00	49,131.00	45,781.79	45,781.79	45,781.79	3,349.21
100-5100-044	LEO SEPARATION ALLOWANCE	40,000.00	40,000.00	0.00	0.00	0.00	40,000.00
100-5100-050	FICA	176,844.00	176,844.00	21,137.39	92,600.82	92,600.82	84,243.18
100-5100-060	GROUP INSURANCE CONTRIBUTION	368,024.00	368,024.00	25,979.80	162,136.13	162,136.13	205,887.87
100-5100-070	RETIREMENT CONTRIBUTION	30,473.00	30,473.00	5,229.79	19,839.21	19,839.21	10,633.79
100-5100-071	401K CONTRIBUTION	113,584.00	113,584.00	11,633.54	56,311.38	56,311.38	57,272.62
100-5100-072	LEO RETIREMENT CONTRIBUTION	447,075.00	447,075.00	54,016.90	240,807.16	240,807.16	206,267.84
100-5100-100	PROFESSIONAL SERVICES	100,523.00	100,523.00	433.74	2,168.04	2,168.04	98,354.96
100-5100-110	TELEPHONE & POSTAGE	39,269.00	39,269.00	4,055.86	13,077.41	17,594.91	21,674.09
100-5100-130	UTILITIES	12,600.00	12,600.00	596.09	4,517.19	4,517.19	8,082.81
100-5100-140	SCHOOLS & CONFERENCES	27,000.00	27,000.00	176.00	3,523.95	4,973.95	22,026.05
100-5100-150	BUILDING & GROUNDS MAINTENANCE	16,000.00	16,000.00	280.50	561.00	1,122.00	14,878.00
100-5100-170	VEHICLE MAINTENANCE & REPAIRS	76,183.00	78,051.00	3,153.94	33,800.84	58,635.10	19,415.90
100-5100-310	VEHICLE FUEL	75,000.00	75,000.00	4,786.45	24,901.58	73,000.00	2,000.00
100-5100-330	DEPARTMENTAL SUPPLIES	79,217.00	81,760.00	1,866.13	12,079.94	24,928.61	56,831.39
100-5100-340	TECHNOLOGY SERVICES & SUPPLIES	88,803.00	89,691.00	1,011.37	20,030.13	24,840.13	64,850.87
100-5100-360	UNIFORMS & ACCESSORIES	40,030.00	50,771.00	2,148.68	24,529.42	49,867.23	903.77
100-5100-370	FEDERAL EQUITABLE SHARING EXPEN	0.00	20,396.00	0.00	0.00	9,446.00	10,950.00
100-5100-450	MISC CONTRACTED SERVICES	45,695.00	45,695.00	839.68	37,194.17	42,153.95	3,541.05
100-5100-451	VICE INVESTIGATIONS	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-5100-530	DUES & SUBSCRIPTIONS	3,000.00	3,000.00	0.00	1,175.00	1,175.00	1,825.00
100-5100-683	PET ADOPTION CENTER SUBSIDY	75,870.00	75,870.00	0.00	72,259.00	72,259.00	3,611.00
100-5100-740	CAPITAL OUTLAY - VEHICLES	178,524.00	188,612.00	2,100.00	191,996.94	191,996.94	-3,384.94
100-5100-743	CAPITAL OUTLAY - ASSET FORFEITURE	0.00	37,786.00	0.00	0.00	37,786.00	0.00
Department: 5100 - Police Total:		4,350,405.00	4,434,715.00	420,597.16	2,170,525.61	2,345,175.05	2,089,539.95
Department: 5300 - Fire							
100-5300-020	SALARIES & WAGES	1,529,391.00	1,529,391.00	170,131.03	776,958.39	776,958.39	752,432.61
100-5300-030	PART-TIME SALARIES	60,000.00	60,000.00	5,751.00	22,875.75	22,875.75	37,124.25
100-5300-035	OVERTIME SALARIES	60,000.00	60,000.00	13,365.48	38,460.27	38,460.27	21,539.73
100-5300-039	LONGEVITY CONTRIBUTION	39,239.00	39,239.00	35,719.88	35,719.88	35,719.88	3,519.12
100-5300-041	VOLUNTEER REIMBURSEMENTS	25,000.00	25,000.00	9,284.00	7,499.33	7,499.33	17,500.67
100-5300-046	CELL PHONE STIPEND	3,780.00	3,780.00	225.00	1,395.00	1,395.00	2,385.00
100-5300-050	FICA	131,382.00	131,382.00	17,711.80	70,762.80	70,762.80	60,619.20
100-5300-060	GROUP INSURANCE CONTRIBUTION	260,727.00	260,727.00	20,077.81	119,036.33	119,036.33	141,690.67
100-5300-061	FRATERNAL INSURANCE CONTRIBUTIO	6,000.00	6,000.00	0.00	4,200.00	4,200.00	1,800.00
100-5300-070	RETIREMENT CONTRIBUTION	336,312.00	336,312.00	45,249.52	187,651.46	187,651.46	148,660.54
100-5300-071	401K CONTRIBUTION	81,431.00	81,431.00	9,445.86	42,646.28	42,646.28	38,784.72
100-5300-072	FIRE RETIREMENT CONTRIBUTION	4,000.00	4,000.00	0.00	4,000.00	4,000.00	0.00
100-5300-095	PENSION EXPENSE	48,000.00	48,000.00	0.00	0.00	0.00	48,000.00
100-5300-100	PROFESSIONAL SERVICES	14,735.00	14,735.00	0.00	8,000.00	8,000.00	6,735.00
100-5300-110	TELEPHONE & POSTAGE	16,080.00	16,080.00	2,246.83	7,995.76	10,534.97	5,545.03
100-5300-130	UTILITIES	30,000.00	30,000.00	2,489.82	11,645.77	11,645.77	18,354.23
100-5300-140	SCHOOLS & CONFERENCES	20,000.00	20,000.00	1,867.26	5,195.58	6,695.58	13,304.42
100-5300-150	BUILDING & GROUNDS MAINTENANCE	21,700.00	21,700.00	3,123.94	11,205.69	11,778.69	9,921.31
100-5300-160	EQUIPMENT MAINTENANCE & REPAIRS	8,000.00	8,000.00	0.00	3,659.26	3,659.26	4,340.74
100-5300-170	VEHICLE MAINTENANCE & REPAIRS	50,000.00	73,000.00	4,091.30	34,432.99	57,853.56	15,146.44
100-5300-310	VEHICLE FUEL	29,000.00	29,000.00	1,782.89	8,848.36	28,000.00	1,000.00
100-5300-330	DEPARTMENTAL SUPPLIES	40,000.00	37,220.00	1,379.08	9,091.71	13,856.36	23,363.64
100-5300-333	EMT EQUIPMENT	9,000.00	9,000.00	875.38	5,211.78	5,211.78	3,788.22
100-5300-340	TECHNOLOGY SERVICES & SUPPLIES	5,950.00	5,950.00	3,371.18	3,147.90	3,147.90	2,802.10
100-5300-360	UNIFORMS & ACCESSORIES	66,780.00	66,780.00	2,465.00	9,220.72	13,868.04	52,911.96
100-5300-390	SMALL EQUIPMENT	17,222.00	35,314.00	13,892.00	28,244.00	30,424.00	4,890.00
100-5300-450	MISC CONTRACTED SERVICES	25,580.00	25,580.00	991.00	5,213.64	12,782.72	12,797.28
100-5300-530	DUES & SUBSCRIPTIONS	10,715.00	10,715.00	3,483.00	9,946.50	9,946.50	768.50
100-5300-540	PROPERTY & LIABILITY INSURANCE	0.00	0.00	64.16	64.16	64.16	-64.16
100-5300-570	CHRISTMAS PARTY	4,200.00	0.00	0.00	0.00	0.00	0.00
Department: 5300 - Fire Total:		2,954,224.00	2,988,336.00	369,084.22	1,472,329.31	1,538,674.78	1,449,661.22
Department: 5400 - Planning							
100-5400-020	SALARIES & WAGES	236,947.00	236,947.00	20,950.68	81,696.28	81,696.28	155,250.72

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-5400-035	OVERTIME SALARIES	5,000.00	5,000.00	45.00	270.00	270.00	4,730.00
100-5400-039	LONGEVITY CONTRIBUTION	4,666.00	4,666.00	1,815.73	1,815.73	1,815.73	2,850.27
100-5400-046	CELL PHONE STIPEND	540.00	540.00	45.00	270.00	270.00	270.00
100-5400-050	FICA	18,907.00	18,907.00	1,694.32	6,501.33	6,501.33	12,405.67
100-5400-060	GROUP INSURANCE CONTRIBUTION	27,149.00	27,149.00	2,115.83	11,176.10	11,176.10	15,972.90
100-5400-070	RETIREMENT CONTRIBUTION	50,926.00	50,926.00	4,701.27	18,292.98	18,292.98	32,633.02
100-5400-071	401K CONTRIBUTION	12,331.00	12,331.00	1,047.54	4,338.52	4,338.52	7,992.48
100-5400-099	UTILITY CONTRA	0.00	0.00	-7,384.00	-7,384.00	-7,384.00	7,384.00
100-5400-100	PROFESSIONAL SERVICES	135,200.00	152,787.00	12,189.20	27,073.70	55,986.08	96,800.92
100-5400-110	TELEPHONE & POSTAGE	7,630.00	7,630.00	790.24	2,503.77	3,561.56	4,068.44
100-5400-140	SCHOOLS & CONFERENCES	7,000.00	6,000.00	0.00	606.69	1,606.69	4,393.31
100-5400-150	BUILDING & GROUNDS MAINTENANCE	850.00	1,850.00	132.49	460.19	1,020.50	829.50
100-5400-260	ADVERTISING	12,500.00	12,500.00	206.82	3,410.71	3,410.71	9,089.29
100-5400-330	DEPARTMENTAL SUPPLIES	19,800.00	19,800.00	3,009.17	4,369.82	5,102.82	14,697.18
100-5400-340	TECHNOLOGY SERVICES & SUPPLIES	9,708.00	43,154.00	5,500.00	8,594.90	12,704.88	30,449.12
100-5400-360	UNIFORMS & ACCESSORIES	500.00	500.00	0.00	0.00	0.00	500.00
100-5400-450	MISC CONTRACTED SERVICES	4,015.00	4,015.00	500.00	3,807.52	4,105.02	-90.02
100-5400-530	DUES & SUBSCRIPTIONS	7,995.00	7,995.00	0.00	1,146.00	1,146.00	6,849.00
Department: 5400 - Planning Total:		561,664.00	612,697.00	47,359.29	168,950.24	205,621.20	407,075.80
Department: 5410 - Downtown Promotion and Development							
100-5410-030	PART-TIME SALARIES	0.00	30,000.00	0.00	0.00	0.00	30,000.00
100-5410-265	SOCIAL MEDIA & MARKETING	0.00	0.00	0.00	0.00	2,000.00	-2,000.00
Department: 5410 - Downtown Promotion and Development Total:		0.00	30,000.00	0.00	0.00	2,000.00	28,000.00
Department: 5440 - Inspections							
100-5440-020	SALARIES & WAGES	366,410.00	366,410.00	33,935.88	152,303.26	152,303.26	214,106.74
100-5440-030	PART-TIME SALARIES	5,000.00	5,000.00	3,375.00	15,775.00	15,775.00	-10,775.00
100-5440-035	OVERTIME SALARIES	5,000.00	5,000.00	0.00	494.30	494.30	4,505.70
100-5440-039	LONGEVITY CONTRIBUTION	5,792.00	5,792.00	5,734.41	5,734.41	5,734.41	57.59
100-5440-046	CELL PHONE STIPEND	2,660.00	2,660.00	135.00	810.00	810.00	1,850.00
100-5440-050	FICA	29,824.00	29,824.00	3,129.54	13,302.16	13,302.16	16,521.84
100-5440-060	GROUP INSURANCE CONTRIBUTION	56,900.00	56,900.00	3,484.06	21,526.02	21,526.02	35,373.98
100-5440-070	RETIREMENT CONTRIBUTION	77,893.00	77,893.00	8,173.31	35,184.73	35,184.73	42,708.27
100-5440-071	401K CONTRIBUTION	18,860.00	18,860.00	1,692.30	7,932.64	7,932.64	10,927.36
100-5440-099	INDIRECT TO UTILITY CONTRA	-13,578.00	-13,578.00	-3,644.00	-3,644.00	-3,644.00	-9,934.00
100-5440-110	TELEPHONE AND POSTAGE	1,000.00	1,000.00	164.30	536.39	1,300.00	-300.00
100-5440-140	SCHOOLS & CONFERENCES	6,100.00	6,100.00	0.00	3,541.87	4,541.87	1,558.13
100-5440-170	VEHICLE MAINT AND REPAIRS	3,400.00	3,400.00	158.79	810.54	1,280.54	2,119.46
100-5440-310	VEHICLE FUEL	3,500.00	3,500.00	219.68	1,438.79	3,200.00	300.00
100-5440-330	DEPARTMENTAL SUPPLIES	3,000.00	3,000.00	796.92	1,377.04	1,877.04	1,122.96
100-5440-340	TECHNOLOGY SERVICES & SUPPLIES	11,400.00	11,400.00	0.00	246.92	246.92	11,153.08
100-5440-360	UNIFORMS AND ACCESSORIES	1,000.00	1,000.00	0.00	547.16	547.16	452.84
100-5440-450	MISC CONTRACTED SERVICES	22,700.00	22,700.00	604.76	2,027.56	6,147.56	16,552.44
100-5440-530	DUES & SUBSCRIPTIONS	500.00	500.00	0.00	135.00	135.00	365.00
100-5440-730	CAPITAL OUTLAY - OTHER	11,344.00	11,344.00	0.00	11,344.00	11,344.00	0.00
100-5440-740	CAPITAL OUTLAY - VEHICLES	0.00	24,999.00	0.00	0.00	23,245.36	1,753.64
Department: 5440 - Inspections Total:		618,705.00	643,704.00	57,959.95	271,423.79	303,283.97	340,420.03
Department: 5480 - Engineering							
100-5480-101	PROFESSIONAL SERVICES - POWELL BILL	75,000.00	80,000.00	1,885.60	38,740.12	75,000.00	5,000.00
100-5480-102	CITY ENGINEER	120,000.00	90,000.00	0.00	19,827.00	120,000.00	-30,000.00
100-5480-103	TECHNICAL REVIEW	41,000.00	31,000.00	0.00	6,376.75	41,000.00	-10,000.00
100-5480-104	CONSTRUCTION INSPECTION	73,000.00	108,000.00	0.00	41,067.07	73,000.00	35,000.00
100-5480-105	MISC ENGINEERING SERVICES	51,500.00	51,500.00	0.00	16,498.23	51,500.00	0.00
100-5480-106	STORMWATER ENGINEERING	70,000.00	70,000.00	0.00	23,873.50	70,000.00	0.00
Department: 5480 - Engineering Total:		430,500.00	430,500.00	1,885.60	146,382.67	430,500.00	0.00
Department: 5500 - Public Works							
100-5500-020	SALARIES & WAGES	574,748.00	564,148.00	52,562.42	230,952.71	230,952.71	333,195.29
100-5500-030	PART-TIME SALARIES	28,920.00	28,920.00	3,210.95	5,870.60	5,870.60	23,049.40
100-5500-035	OVERTIME SALARIES	20,000.00	20,000.00	1,519.69	8,002.15	8,002.15	11,997.85

Income Statement

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-5500-039	LONGEVITY CONTRIBUTION	13,031.00	13,031.00	12,426.44	12,426.44	12,426.44	604.56
100-5500-046	CELL PHONE STIPEND	2,280.00	2,280.00	45.00	270.00	270.00	2,010.00
100-5500-050	FICA	48,882.00	48,882.00	5,268.78	20,721.25	20,721.25	28,160.75
100-5500-060	GROUP INSURANCE CONTRIBUTION	121,545.00	121,545.00	7,586.39	45,518.34	45,518.34	76,026.66
100-5500-070	RETIREMENT CONTRIBUTION	125,507.00	125,507.00	13,615.09	54,282.80	54,282.80	71,224.20
100-5500-071	401K CONTRIBUTION	30,389.00	30,389.00	2,675.30	12,522.22	12,522.22	17,866.78
100-5500-099	INDIRECT TO UTILITY (CONTRA)	-67,429.00	-67,429.00	-18,416.00	-18,416.00	-18,416.00	-49,013.00
100-5500-110	TELEPHONE & POSTAGE	11,850.00	11,850.00	773.51	2,612.03	3,781.57	8,068.43
100-5500-130	UTILITIES	194,320.00	194,320.00	13,163.63	56,136.64	56,136.64	138,183.36
100-5500-140	SCHOOLS & CONFERENCES	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-5500-150	BUILDING & GROUNDS MAINTENANCE	25,000.00	26,952.00	8,190.25	12,780.42	17,529.28	9,422.72
100-5500-151	SIDEWALK MAINTENANCE & REPAIR	91,500.00	91,500.00	3,496.50	3,496.50	30,796.50	60,703.50
100-5500-152	STORM SEWER & DRIVEWAY PIPE MAI	30,500.00	30,500.00	0.00	3,220.25	12,522.25	17,977.75
100-5500-153	STREET MAINTENANCE & REPAIR	76,100.00	425,458.00	550.91	16,453.39	142,748.04	282,709.96
100-5500-160	EQUIPMENT MAINTENANCE & REPAIRS	17,300.00	17,300.00	605.60	2,636.01	10,156.51	7,143.49
100-5500-170	VEHICLE MAINTENANCE & REPAIRS	29,500.00	29,500.00	961.99	8,819.88	12,497.24	17,002.76
100-5500-310	VEHICLE FUEL	35,000.00	35,000.00	1,181.98	7,417.03	24,797.90	10,202.10
100-5500-330	DEPARTMENTAL SUPPLIES	34,500.00	34,500.00	2,651.96	19,693.71	42,331.08	-7,831.08
100-5500-340	TECHNOLOGY SERVICES & SUPPLES	21,350.00	33,949.00	4,098.00	17,160.69	19,159.69	14,789.31
100-5500-360	UNIFORMS & ACCESSORIES	22,400.00	22,400.00	1,621.36	6,218.52	12,436.56	9,963.44
100-5500-450	MISC CONTRACTED SERVICES	13,250.00	53,250.00	2,091.50	6,439.67	13,512.17	39,737.83
100-5500-530	DUES & SUBSCRIPTIONS	2,170.00	2,170.00	0.00	0.00	0.00	2,170.00
100-5500-730	CAPITAL OUTLAY - OTHER	70,000.00	150,000.00	0.00	0.00	0.00	150,000.00
100-5500-740	CAPITAL OUTLAY - VEHICLES	0.00	120,000.00	0.00	0.00	119,564.92	435.08
100-5500-750	CAPITAL OUTLAY - EQUIPMENT	0.00	0.00	0.00	8,419.93	8,419.93	-8,419.93
Department: 5500 - Public Works Total:		1,574,613.00	2,167,922.00	119,881.25	543,655.18	898,540.79	1,269,381.21

Department: 5700 - Public Facilities

100-5700-020	SALARIES & WAGES	214,318.00	214,318.00	19,860.30	88,527.79	88,527.79	125,790.21
100-5700-030	PART-TIME SALARIES	30,920.00	30,920.00	1,026.00	12,987.00	12,987.00	17,933.00
100-5700-035	OVERTIME SALARIES	2,000.00	2,000.00	0.00	232.68	232.68	1,767.32
100-5700-039	LONGEVITY CONTRIBUTION	5,149.00	5,149.00	4,782.76	4,782.76	4,782.76	366.24
100-5700-046	CELL PHONE STIPEND	1,080.00	1,080.00	45.00	270.00	270.00	810.00
100-5700-050	FICA	19,390.00	19,390.00	1,962.39	8,795.88	8,795.88	10,594.12
100-5700-060	GROUP INSURANCE CONTRIBUTION	44,100.00	44,100.00	2,765.42	19,006.60	19,006.60	25,093.40
100-5700-070	RETIREMENT CONTRIBUTION	49,285.00	49,285.00	5,079.51	21,026.65	21,026.65	28,258.35
100-5700-071	401K CONTRIBUTION	11,073.00	11,073.00	990.77	4,852.05	4,852.05	6,220.95
100-5700-099	UTILITY CONTRA	-15,022.00	-15,022.00	-3,948.00	-3,948.00	-3,948.00	-11,074.00
100-5700-100	PROFESSIONAL SERVICES	110,000.00	110,000.00	5,844.00	5,844.00	105,000.00	5,000.00
100-5700-130	UTILITIES	26,000.00	26,000.00	2,314.66	8,808.83	8,808.83	17,191.17
100-5700-150	BUILDING MAINTENANCE	29,200.00	29,200.00	1,377.04	7,097.03	25,783.83	3,416.17
100-5700-154	LAKE & MARINA MAINT & OPERATION	60,000.00	60,000.00	11,730.22	25,168.73	25,168.73	34,831.27
100-5700-155	LIBRARY MAINT & REPAIRS	97,800.00	106,300.00	13,320.31	40,019.21	50,476.71	55,823.29
100-5700-156	GROUNDS MAINTENANCE	47,000.00	47,000.00	3,979.07	9,956.72	16,021.41	30,978.59
100-5700-310	VEHICLE FUEL	300.00	300.00	74.42	383.36	521.07	-221.07
100-5700-330	DEPARTMENTAL SUPPLIES	10,500.00	10,500.00	435.60	1,129.52	2,165.68	8,334.32
100-5700-335	SIGNAGE AND BRANDING	0.00	48,106.00	0.00	0.00	0.00	48,106.00
100-5700-340	TECHNOLOGY SERVICES & SUPPLIES	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-5700-360	UNIFORMS AND ACCESSORIES	200.00	200.00	0.00	200.00	200.00	0.00
100-5700-374	CORONAVIRUS RELIEF FUNDS	0.00	178,225.00	2,543.10	19,805.98	20,096.56	158,128.44
100-5700-400	FACILITY RENTAL	4,800.00	4,800.00	0.00	0.00	0.00	4,800.00
100-5700-450	MISC CONTRACTED SERVICES	56,500.00	56,500.00	2,360.00	19,970.38	43,880.38	12,619.62
Department: 5700 - Public Facilities Total:		806,593.00	1,041,424.00	76,542.57	294,917.17	454,656.61	586,767.39

Department: 5800 - Sanitation

100-5800-020	SALARIES & WAGES	328,675.00	328,675.00	32,735.66	141,514.93	141,514.93	187,160.07
100-5800-035	OVERTIME SALARIES	1,000.00	1,000.00	19.00	100.88	100.88	899.12
100-5800-039	LONGEVITY CONTRIBUTION	5,330.00	5,330.00	5,251.53	5,251.53	5,251.53	78.47
100-5800-050	FICA	25,627.00	25,627.00	2,923.04	11,998.18	11,998.18	13,628.82
100-5800-060	GROUP INSURANCE CONTRIBUTION	77,599.00	77,599.00	5,463.45	32,780.70	32,780.70	44,818.30
100-5800-070	RETIREMENT CONTRIBUTION	69,178.00	69,178.00	7,848.26	32,581.09	32,581.09	36,596.91

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-5800-071	401K CONTRIBUTION	16,750.00	16,750.00	1,637.71	7,626.23	7,626.23	9,123.77
100-5800-110	TELEPHONE AND POSTAGE	3,400.00	3,400.00	418.11	1,178.31	1,178.31	2,221.69
100-5800-160	EQUIPMENT MAINTENANCE & REPAIRS	2,000.00	2,000.00	0.00	10.48	10.48	1,989.52
100-5800-170	VEHICLE MAINTENANCE & REPAIRS	135,000.00	171,000.00	21,750.37	64,830.44	158,985.59	12,014.41
100-5800-310	VEHICLE FUEL	70,000.00	70,000.00	4,945.03	23,018.89	65,500.00	4,500.00
100-5800-330	DEPARTMENTAL SUPPLIES	11,200.00	11,200.00	789.20	1,229.29	1,229.29	9,970.71
100-5800-331	ROLL-OUT GARBAGE CANS	25,000.00	25,000.00	0.00	21,989.00	25,575.00	-575.00
100-5800-360	UNIFORMS	8,000.00	8,000.00	737.50	3,257.06	8,000.00	0.00
100-5800-420	LANDFILL TIPPING FEES	498,000.00	492,000.00	48,939.58	206,749.33	446,000.00	46,000.00
100-5800-450	MISC CONTRACTED SERVICES	10,000.00	0.00	0.00	0.00	0.00	0.00
Department: 5800 - Sanitation Total:		1,286,759.00	1,306,759.00	133,458.44	554,116.34	938,332.21	368,426.79
Department: 6200 - Recreation and Parks							
100-6200-020	SALARIES & WAGES	527,802.00	527,802.00	63,455.22	232,790.80	232,790.80	295,011.20
100-6200-030	PART-TIME SALARIES	108,000.00	108,000.00	2,015.50	34,995.75	34,995.75	73,004.25
100-6200-039	LONGEVITY CONTRIBUTION	14,511.00	14,511.00	14,499.95	14,499.95	14,499.95	11.05
100-6200-046	CELL PHONE STIPEND	540.00	540.00	45.00	270.00	270.00	270.00
100-6200-050	FICA	49,716.00	49,716.00	6,108.36	22,981.07	22,981.07	26,734.93
100-6200-060	GROUP INSURANCE CONTRIBUTION	97,932.00	97,932.00	6,242.17	35,368.29	35,368.29	62,563.71
100-6200-070	RETIREMENT CONTRIBUTION	103,548.00	103,548.00	16,097.78	54,959.56	54,959.56	48,588.44
100-6200-071	401K CONTRIBUTION	26,492.00	26,492.00	3,172.74	12,582.28	12,582.28	13,909.72
100-6200-110	TELEPHONE & POSTAGE	17,000.00	17,000.00	1,758.98	7,009.20	9,210.09	7,789.91
100-6200-130	UTILITIES	104,000.00	104,000.00	6,345.72	24,525.07	24,525.07	79,474.93
100-6200-131	BALLFIELD LIGHTS	34,250.00	34,250.00	1,711.48	9,268.66	9,268.66	24,981.34
100-6200-140	SCHOOLS & CONFERENCES	9,250.00	9,250.00	0.00	455.41	455.41	8,794.59
100-6200-150	BUILDING & GROUNDS MAINTENANCE	160,750.00	343,067.00	23,520.80	107,288.35	149,020.43	194,046.57
100-6200-160	EQUIPMENT MAINTENANCE & REPAIRS	17,900.00	17,900.00	145.68	2,435.72	2,435.72	15,464.28
100-6200-170	VEHICLE MAINTENANCE & REPAIRS	12,750.00	12,750.00	53.86	2,957.40	3,185.60	9,564.40
100-6200-265	SOCIAL MEDIA AND MARKETING	37,525.00	37,525.00	4,190.86	12,509.83	24,545.38	12,979.62
100-6200-310	VEHICLE FUEL	15,800.00	15,800.00	755.77	4,604.51	10,340.97	5,459.03
100-6200-330	DEPARTMENTAL SUPPLIES	46,000.00	46,000.00	13,795.12	19,783.27	39,727.91	6,272.09
100-6200-332	ATHLETIC UNIFORMS & EQUIPMENT	40,000.00	40,000.00	1,484.73	6,074.77	14,249.77	25,750.23
100-6200-340	TECHNOLOGY SERVICES & SUPPLIES	13,200.00	13,200.00	535.71	7,953.70	9,953.70	3,246.30
100-6200-360	UNIFORMS & ACCESSORIES	5,300.00	5,300.00	149.99	1,036.20	3,709.20	1,590.80
100-6200-390	SMALL EQUIPMENT	7,999.00	7,999.00	349.00	1,376.25	1,376.25	6,622.75
100-6200-450	MISC CONTRACTED SERVICES	62,500.00	62,500.00	2,226.49	11,080.58	35,757.85	26,742.15
100-6200-530	DUES & SUBSCRIPTIONS	2,000.00	2,000.00	202.98	229.95	229.95	1,770.05
100-6200-570	SPECIAL ACTIVITIES	67,700.00	40,700.00	2,022.39	15,759.03	21,992.32	18,707.68
100-6200-571	SUMMER CAMPS	9,300.00	9,300.00	0.00	0.00	0.00	9,300.00
100-6200-572	SPORTS HALL OF FAME GALA	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
100-6200-710	CAPITAL OUTLAY - LAND	0.00	535,000.00	0.00	0.00	0.00	535,000.00
100-6200-721	CAPITAL OUTLAY - MACC RENOVATIO	68,400.00	68,400.00	0.00	23,000.00	30,950.00	37,450.00
100-6200-730	CAPITAL OUTLAY - OTHER	33,000.00	176,500.00	0.00	11,500.00	130,944.00	45,556.00
100-6200-737	CAPITAL - FIRST STREET POCKET P	0.00	107,080.00	0.00	18,550.95	29,413.50	77,666.50
100-6200-739	CAPITAL OUTLAY - LAKE MICHAEL	10,500.00	10,500.00	0.00	0.00	0.00	10,500.00
100-6200-750	CAPITAL OUTLAY - EQUIPMENT	43,000.00	75,500.00	37,135.55	69,217.97	69,217.97	6,282.03
Department: 6200 - Recreation and Parks Total:		1,756,665.00	2,730,062.00	208,021.83	765,064.52	1,028,957.45	1,701,104.55
Department: 9000 - Non-Departmental							
100-9000-060	GROUP INSURANCE CONTRIBUTION	140,804.00	140,804.00	-97,669.68	60,786.87	60,786.87	80,017.13
100-9000-070	RETIREMENT CONTRIBUTION	133,965.00	133,965.00	0.00	0.00	0.00	133,965.00
100-9000-080	UNEMPLOYMENT INSURANCE CONTRIBU	20,000.00	20,000.00	1,480.43	1,480.43	1,480.43	18,519.57
100-9000-332	WEBSITE HOSTING	5,000.00	5,000.00	0.00	4,200.00	4,200.00	800.00
100-9000-334	TRAIN COLLECTION EXPENSES	0.00	10,027.00	0.00	0.00	0.00	10,027.00
100-9000-450	MISC CONTRACTED SERVICES	0.00	0.00	0.00	5,164.00	5,164.00	-5,164.00
100-9000-540	PROPERTY & GENERAL LIABILITY IN	460,000.00	460,000.00	65,682.75	272,810.66	338,493.41	121,506.59
100-9000-680	ALAMANCE COUNTY ARTS COUNCIL SU	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
100-9000-681	ACTA SUBSIDY	6,500.00	6,500.00	0.00	0.00	0.00	6,500.00
100-9000-682	MEBANE HISTORICAL MUSEUM SUBSID	38,540.00	38,540.00	0.00	19,270.00	38,540.00	0.00
100-9000-684	ALAMANCE COUNTY CHAMBER OF CO...	0.00	0.00	0.00	2,500.00	2,500.00	-2,500.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-9000-685	UNITED WAY DONATION	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
	Department: 9000 - Non-Departmental Total:	817,309.00	827,336.00	-30,506.50	366,211.96	461,164.71	366,171.29
	Department: 9001 - Debt Service						
100-9001-810	PRINCIPAL - 2008 ISSUE (REC & C	213,334.00	213,334.00	106,666.67	106,666.67	106,666.67	106,667.33
100-9001-818	PRINCIPAL - FIRE STATION BB&T	173,334.00	173,334.00	0.00	86,666.67	86,666.67	86,667.33
100-9001-819	PRINCIPAL - FIRE STATION PEMC	140,889.00	140,889.00	140,888.88	140,888.88	140,888.88	0.12
100-9001-820	PRINCIPAL - NEW PARK	388,667.00	388,667.00	0.00	194,333.33	194,333.33	194,333.67
100-9001-821	PRINCIPAL - FIRE TRUCK 2017	46,833.00	46,833.00	0.00	46,833.00	46,833.00	0.00
100-9001-822	PRINCIPAL - FIRE RADIOS	86,375.00	86,375.00	0.00	43,187.30	43,187.30	43,187.70
100-9001-823	PRINCIPAL - POLICE VEHICLES 2019	53,294.00	53,294.00	0.00	26,646.80	26,646.80	26,647.20
100-9001-824	PRINCIPAL - POLICE RADIOS 2019 Firstb...	93,800.00	93,800.00	0.00	46,900.00	46,900.00	46,900.00
100-9001-825	PRINCIPAL - TRAIL PROJECT	51,500.00	51,500.00	0.00	0.00	0.00	51,500.00
100-9001-826	PRINCIPAL - NEW PW TRUCKS	86,000.00	86,000.00	0.00	0.00	0.00	86,000.00
100-9001-827	PRINCIPAL - PARK PROJECTS	72,500.00	72,500.00	0.00	0.00	0.00	72,500.00
100-9001-850	INTEREST - 2008 ISSUE (REC & CI	20,651.00	20,651.00	11,261.94	11,261.94	11,261.94	9,389.06
100-9001-858	INTEREST - FIRE STATION BB&T	43,074.00	43,074.00	0.00	22,152.00	22,152.00	20,922.00
100-9001-859	INTEREST - NEW PARK	149,566.00	149,566.00	0.00	71,003.63	71,003.63	78,562.37
100-9001-861	INTEREST - FIRE RADIOS	3,596.00	3,596.00	0.00	1,997.41	1,997.41	1,598.59
100-9001-862	INTEREST - POLICE VEHICLES 2019	5,229.00	5,229.00	0.00	2,795.78	2,795.78	2,433.22
100-9001-863	INTEREST - POLICE RADIOS 2019	9,341.00	9,341.00	0.00	5,067.49	5,067.49	4,273.51
100-9001-864	INTEREST - TRAILS PROJECT	20,600.00	20,600.00	0.00	0.00	0.00	20,600.00
100-9001-865	INTEREST - NEW PW TRUCKS	16,340.00	16,340.00	0.00	0.00	0.00	16,340.00
100-9001-866	INTEREST - PARK PROJECTS	24,740.00	24,740.00	0.00	0.00	0.00	24,740.00
	Department: 9001 - Debt Service Total:	1,699,663.00	1,699,663.00	258,817.49	806,400.90	806,400.90	893,262.10
	Department: 9002 - Transfers and Other Uses						
100-9002-917	TRANSFER TO CAPITAL FUND	1,874,700.00	1,874,700.00	0.00	0.00	0.00	1,874,700.00
	Department: 9002 - Transfers and Other Uses Total:	1,874,700.00	1,874,700.00	0.00	0.00	0.00	1,874,700.00
	Expense Total:	22,015,000.00	24,138,014.00	1,859,136.53	8,624,424.13	10,626,872.64	13,511,141.36
	Fund: 100 - General Fund Surplus (Deficit):	0.00	0.00	108,867.23	2,281,842.32	279,393.81	-279,393.81

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	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Fund: 170 - General Capital Outlay						
Revenue						
Type: 80 - Transfers and Other Sources						
170-3910-000	TRANSFER FROM GENERAL FUND	1,874,700.00	1,874,700.00	0.00	0.00	1,874,700.00
Type: 80 - Transfers and Other Sources Total:		1,874,700.00	1,874,700.00	0.00	0.00	1,874,700.00
Type: 90 - Appropriated Fund Balance						
170-3990-000	APPROPRIATED FUND BALANCE	350,300.00	679,676.00	0.00	0.00	679,676.00
Type: 90 - Appropriated Fund Balance Total:		350,300.00	679,676.00	0.00	0.00	679,676.00
Revenue Total:		2,225,000.00	2,554,376.00	0.00	0.00	2,554,376.00
Expense						
Department: 7401 - BIKE AND PEDESTRIAN CAPITAL						
170-7401-730	HOLT ST GREENWAY	0.00	19,256.00	6,044.50	19,256.25	-0.25
Department: 7401 - BIKE AND PEDESTRIAN CAPITAL Total:		0.00	19,256.00	6,044.50	19,256.25	-0.25
Department: 7502 - STREET CAPITAL CONSTRUCTION						
170-7502-730	STREETS CAPITAL CONSTRUCTION	600,000.00	600,000.00	0.00	27,921.24	572,078.76
170-7502-771	FOUST RD WIDENING	265,000.00	265,000.00	0.00	0.00	265,000.00
Department: 7502 - STREET CAPITAL CONSTRUCTION Total:		865,000.00	865,000.00	0.00	27,921.24	837,078.76
Department: 7504 - SIDEWALK CAPITAL CONSTRUCTION						
170-7504-730	SIDEWALK CONSTRUCTION	205,000.00	209,159.00	0.00	1,118.75	140,798.74
Department: 7504 - SIDEWALK CAPITAL CONSTRUCTION Total:		205,000.00	209,159.00	0.00	1,118.75	140,798.74
Department: 7505 - PUBLIC WORKS CAPITAL EQUIPMENT						
170-7505-740	CAPITAL OUTLAY - PW VEHICLES	430,000.00	430,000.00	0.00	411,449.54	18,550.46
Department: 7505 - PUBLIC WORKS CAPITAL EQUIPMENT Total:		430,000.00	430,000.00	0.00	411,449.54	18,550.46
Department: 7806 - CATES FARM PARK						
170-7806-390	CATES FARM PK - SMALL EQUIP	0.00	0.00	0.00	2,555.00	-2,555.00
170-7806-738	CAPITAL OUTLAY - CATES FARM PARK	375,000.00	680,961.00	31,150.00	86,322.75	594,638.25
Department: 7806 - CATES FARM PARK Total:		375,000.00	680,961.00	31,150.00	88,877.75	592,083.25
Department: 7807 - LAKE MICHAEL CAPITAL OUTLAY						
170-7807-772	CAPITAL - LAKE MICHAEL DAM	350,000.00	350,000.00	0.00	28,000.00	322,000.00
Department: 7807 - LAKE MICHAEL CAPITAL OUTLAY Total:		350,000.00	350,000.00	0.00	28,000.00	322,000.00
Expense Total:		2,225,000.00	2,554,376.00	37,194.50	139,480.99	1,910,510.96
Fund: 170 - General Capital Outlay Surplus (Deficit):		0.00	0.00	-37,194.50	-139,480.99	643,865.04

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	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining	
Fund: 300 - Utility Fund							
Revenue							
Type: 34 - Permits and fees							
300-3448-820	DEVELOPMENT FEES	86,180.00	86,180.00	0.00	153,900.00	153,900.00	-67,720.00
Type: 34 - Permits and fees Total:		86,180.00	86,180.00	0.00	153,900.00	153,900.00	-67,720.00
Type: 37 - Investment earnings							
300-3710-000	INTEREST EARNINGS	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00
Type: 37 - Investment earnings Total:		30,000.00	30,000.00	0.00	0.00	0.00	30,000.00
Type: 50 - Enterprise Revenues							
300-3307-000	ALAMANCE COUNTY ECON DEV CONTRI	100,000.00	100,000.00	0.00	0.00	0.00	100,000.00
300-3391-000	REVENUE SHARING CONTRA (NCCP)	-81,000.00	-81,000.00	0.00	-20,984.08	-20,984.08	-60,015.92
300-3447-000	ENGINEERING CONST INSP FEE	267,855.00	267,855.00	0.00	58,254.50	58,254.50	209,600.50
300-3501-820	WATER SALES	3,009,000.00	3,009,000.00	255,678.61	1,740,592.15	1,740,592.15	1,268,407.85
300-3502-830	SEWER SALES	2,907,000.00	2,907,000.00	273,443.79	1,746,014.01	1,746,014.01	1,160,985.99
300-3503-820	WATER TAPS	9,600.00	9,600.00	0.00	9,200.00	9,200.00	400.00
300-3504-830	SEWER TAPS	8,000.00	8,000.00	0.00	4,000.00	4,000.00	4,000.00
300-3812-000	MISCELLANEOUS REVENUES	10,000.00	10,000.00	325.00	4,062.45	4,062.45	5,937.55
300-3820-000	LATE FEES	50,000.00	50,000.00	6,660.00	26,170.00	26,170.00	23,830.00
300-3830-820	WATER RECONNECTIONS	9,550.00	9,550.00	800.00	4,400.00	4,400.00	5,150.00
300-3832-830	ORANGE COUNTY CAPACITY RESERVATI	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00
300-3836-000	FIRE FLOW TEST FEES	8,000.00	8,000.00	1,700.00	8,950.00	8,950.00	-950.00
300-3841-000	SALE OF FIXED ASSETS	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
300-3846-000	SALE OF MATERIALS	175,000.00	175,000.00	9,140.00	90,642.40	90,642.40	84,357.60
300-3883-830	INDUSTRIAL WASTE MONITORING FEE	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00
Type: 50 - Enterprise Revenues Total:		6,529,505.00	6,529,505.00	547,747.40	3,671,301.43	3,671,301.43	2,858,203.57
Type: 90 - Appropriated Fund Balance							
300-3990-000	APPROPRIATED FUND BALANCE	1,900,315.00	2,195,768.00	0.00	0.00	0.00	2,195,768.00
Type: 90 - Appropriated Fund Balance Total:		1,900,315.00	2,195,768.00	0.00	0.00	0.00	2,195,768.00
Revenue Total:		8,546,000.00	8,841,453.00	547,747.40	3,825,201.43	3,825,201.43	5,016,251.57
Expense							
Department: 8100 - Admin, Meters and Billing							
300-8100-020	SALARIES & WAGES	173,429.00	173,429.00	4,851.93	21,025.03	21,025.03	152,403.97
300-8100-039	LONGEVITY CONTRIBUTION	1,748.00	1,748.00	420.50	420.50	420.50	1,327.50
300-8100-050	FICA	13,401.00	13,401.00	351.07	1,450.69	1,450.69	11,950.31
300-8100-060	GROUP INSURANCE CONTRIBUTION	9,364.00	9,364.00	688.19	4,129.14	4,129.14	5,234.86
300-8100-070	RETIREMENT CONTRIBUTION	36,174.00	36,174.00	1,088.74	4,762.41	4,762.41	31,411.59
300-8100-071	401K CONTRIBUTION	8,758.00	8,758.00	242.61	1,132.18	1,132.18	7,625.82
300-8100-099	INDIRECT TO UTILITY (CONTRA)	618,512.00	618,512.00	165,225.00	165,225.00	165,225.00	453,287.00
300-8100-100	PROFESSIONAL SERVICES	4,500.00	4,500.00	0.00	0.00	0.00	4,500.00
300-8100-110	TELEPHONE & POSTAGE	28,200.00	28,200.00	2,033.87	10,190.14	25,000.00	3,200.00
300-8100-120	BANK CHARGES	49,500.00	49,500.00	5,212.52	28,425.54	28,425.54	21,074.46
300-8100-160	EQUIPMENT MAINTENANCE & REPAIRS	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
300-8100-330	DEPARTMENTAL SUPPLIES & METERS	1,000.00	1,000.00	28.00	51.90	51.90	948.10
300-8100-340	TECHNOLOGY SERVICES & SUPPLIES	8,800.00	8,800.00	0.00	5,446.27	5,446.27	3,353.73
300-8100-450	MISC CONTRACTED SERVICES	78,900.00	90,773.00	3,574.95	26,862.85	93,372.50	-2,599.50
300-8100-730	CAPITAL OUTLAY - OTHER	255,370.00	255,370.00	0.00	250,385.99	256,497.99	-1,127.99
Department: 8100 - Admin, Meters and Billing Total:		1,289,656.00	1,301,529.00	183,717.38	519,507.64	606,939.15	694,589.85
Department: 8200 - Utility Maintenance							
300-8200-020	SALARIES & WAGES	570,645.00	570,645.00	66,284.14	285,611.16	285,611.16	285,033.84
300-8200-030	PART-TIME SALARIES	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
300-8200-035	OVERTIME SALARIES	40,000.00	40,000.00	4,019.22	16,725.43	16,725.43	23,274.57
300-8200-039	LONGEVITY CONTRIBUTION	12,638.00	12,638.00	12,499.10	12,499.10	12,499.10	138.90
300-8200-045	CAR ALLOWANCE	3,672.00	3,672.00	423.69	1,977.22	1,977.22	1,694.78
300-8200-046	CELL PHONE STIPEND	540.00	540.00	0.00	0.00	0.00	540.00
300-8200-050	FICA	48,385.00	48,385.00	6,279.55	25,557.57	25,557.57	22,827.43
300-8200-060	GROUP INSURANCE CONTRIBUTION	116,770.00	116,770.00	8,914.36	53,486.16	53,486.16	63,283.84
300-8200-070	RETIREMENT CONTRIBUTION	129,741.00	129,741.00	17,089.38	69,643.89	69,643.89	60,097.11

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
300-8200-071	401K CONTRIBUTION	31,414.00	31,414.00	3,512.96	16,238.06	16,238.06	15,175.94
300-8200-100	PROFESSIONAL SERVICES	130,000.00	169,280.00	975.00	4,150.00	51,349.86	117,930.14
300-8200-110	TELEPHONE & POSTAGE	20,000.00	20,000.00	1,820.57	10,117.51	10,439.43	9,560.57
300-8200-130	UTILITIES	85,600.00	85,600.00	9,671.72	40,525.40	40,525.40	45,074.60
300-8200-140	SCHOOLS & CONFERENCES	7,000.00	7,000.00	50.00	947.33	947.33	6,052.67
300-8200-150	BUILDING & GROUNDS MAINTENANCE	12,000.00	12,000.00	0.00	1,868.58	1,868.58	10,131.42
300-8200-153	STREET MAINTENANCE - UTILITY RE	25,000.00	25,000.00	0.00	3,717.58	10,000.00	15,000.00
300-8200-157	FIRE HYDRANT MAINTENANCE & REPA	43,000.00	43,000.00	0.00	9,902.48	34,902.48	8,097.52
300-8200-160	EQUIPMENT MAINTENANCE & REPAIRS	102,000.00	107,467.00	20,572.74	50,513.49	73,323.83	34,143.17
300-8200-170	VEHICLE MAINTENANCE & REPAIRS	30,000.00	30,000.00	1,798.97	12,643.01	16,354.61	13,645.39
300-8200-260	ADVERTISING	500.00	500.00	0.00	0.00	0.00	500.00
300-8200-310	VEHICLE FUEL	25,000.00	25,000.00	538.48	3,286.21	10,748.96	14,251.04
300-8200-330	DEPARTMENTAL SUPPLIES	130,000.00	130,000.00	10,245.08	41,746.89	124,606.77	5,393.23
300-8200-332	CHEMICALS	95,000.00	95,000.00	7,854.00	59,670.00	95,000.00	0.00
300-8200-340	TECHNOLOGY SERVICES & SUPPLIES	22,725.00	22,725.00	0.00	17,624.80	17,624.80	5,100.20
300-8200-360	UNIFORMS & ACCESSORIES	15,700.00	15,700.00	1,541.71	6,571.80	13,800.00	1,900.00
300-8200-390	SMALL EQUIPMENT	2,500.00	2,500.00	0.00	1,855.43	1,855.43	644.57
300-8200-430	GRAHAM SEWER SERVICES	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
300-8200-450	MISC CONTRACTED SERVICES	169,700.00	169,700.00	1,544.01	22,451.57	54,714.62	114,985.38
300-8200-480	PURCHASE OF WATER	780,000.00	780,000.00	135,900.45	305,272.14	305,272.14	474,727.86
300-8200-530	DUES & SUBSCRIPTIONS	16,325.00	16,325.00	1,085.00	10,575.32	10,575.32	5,749.68
300-8200-730	CAPITAL OUTLAY - OTHER	425,000.00	473,131.00	4,455.60	4,455.60	52,586.35	420,544.65
300-8200-736	US 119 UTILITY RELOCATION PROJE	105,000.00	155,000.00	0.00	0.00	0.00	155,000.00
300-8200-750	CAPITAL OUTLAY - EQUIPMENT	34,900.00	34,900.00	0.00	34,475.00	34,475.00	425.00
Department: 8200 - Utility Maintenance Total:		3,255,755.00	3,398,633.00	317,075.73	1,124,108.73	1,442,709.50	1,955,923.50
Department: 8280 - Engineering							
300-8280-102	CITY ENGINEER	21,500.00	47,500.00	0.00	16,605.00	21,500.00	26,000.00
300-8280-103	TECHNICAL REVIEW	27,500.00	27,500.00	0.00	5,360.00	27,500.00	0.00
300-8280-104	CONSTRUCTION INSPECTION	150,000.00	114,000.00	0.00	25,219.58	150,000.00	-36,000.00
300-8280-105	MISC ENGINEERING SERVICES	101,000.00	111,000.00	0.00	5,303.50	101,000.00	10,000.00
Department: 8280 - Engineering Total:		300,000.00	300,000.00	0.00	52,488.08	300,000.00	0.00
Department: 8300 - Water Resource Recovery Facility							
300-8300-020	SALARIES & WAGES	542,099.00	542,099.00	51,030.37	220,457.48	220,457.48	321,641.52
300-8300-030	PART-TIME SALARIES	10,000.00	10,000.00	839.04	5,520.00	5,520.00	4,480.00
300-8300-035	OVERTIME SALARIES	18,920.00	18,920.00	1,441.84	4,267.86	4,267.86	14,652.14
300-8300-039	LONGEVITY CONTRIBUTION	13,364.00	13,364.00	12,725.53	12,725.53	12,725.53	638.47
300-8300-045	CAR ALLOWANCE	3,672.00	3,672.00	423.69	1,977.22	1,977.22	1,694.78
300-8300-046	CELL PHONE STIPEND	1,080.00	1,080.00	90.00	540.00	540.00	540.00
300-8300-050	FICA	45,069.00	45,069.00	4,899.34	18,962.97	18,962.97	26,106.03
300-8300-060	GROUP INSURANCE CONTRIBUTION	76,078.00	76,078.00	4,911.91	29,471.46	29,471.46	46,606.54
300-8300-070	RETIREMENT CONTRIBUTION	118,610.00	118,610.00	13,463.33	52,676.84	52,676.84	65,933.16
300-8300-071	401K CONTRIBUTION	28,719.00	28,719.00	2,623.63	12,118.53	12,118.53	16,600.47
300-8300-100	PROFESSIONAL SERVICES	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
300-8300-110	TELEPHONE & POSTAGE	6,276.00	6,276.00	958.60	2,864.04	3,615.12	2,660.88
300-8300-130	UTILITIES	169,500.00	169,500.00	10,242.80	71,624.72	71,624.72	97,875.28
300-8300-140	SCHOOLS & CONFERENCES	3,900.00	3,900.00	275.00	510.00	510.00	3,390.00
300-8300-150	BUILDINGS & GROUNDS MAINTENANCE	4,750.00	7,750.00	3,490.43	3,660.99	3,740.99	4,009.01
300-8300-160	EQUIPMENT MAINTENANCE & REPAIRS	147,585.00	139,585.00	10,523.85	25,282.61	32,914.65	106,670.35
300-8300-170	VEHICLE MAINTENANCE & REPAIRS	975.00	975.00	108.63	371.92	871.92	103.08
300-8300-260	ADVERTISING	100.00	100.00	0.00	27.67	27.67	72.33
300-8300-310	VEHICLE FUEL	3,500.00	3,500.00	3.28	596.26	880.27	2,619.73
300-8300-330	DEPARTMENTAL SUPPLIES	42,785.00	42,785.00	2,765.73	12,825.51	29,932.64	12,852.36
300-8300-332	CHEMICALS	88,615.00	88,615.00	5,698.79	58,126.20	84,508.37	4,106.63
300-8300-340	TECHNOLOGY SERVICES & SUPPLIES	2,504.00	2,504.00	1,257.00	1,257.00	1,257.00	1,247.00
300-8300-350	SOFTWARE LICENSING	1,400.00	1,400.00	0.00	0.00	0.00	1,400.00
300-8300-360	UNIFORMS & ACCESSORIES	4,500.00	4,500.00	314.55	1,371.84	4,502.47	-2.47
300-8300-390	SMALL EQUIPMENT	4,000.00	17,150.00	0.00	927.40	927.40	16,222.60
300-8300-450	MISC CONTRACTED SERVICES	451,450.00	451,450.00	90,405.53	170,379.39	451,604.15	-154.15
300-8300-452	LABORATORY SERVICES	31,445.00	31,445.00	3,686.00	10,672.00	25,600.00	5,845.00

Income Statement

For Fiscal: 2020-2021 Period Ending: 12/31/2020

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
300-8300-454	SCADA SERVICES	15,750.00	27,750.00	2,939.25	15,353.74	15,700.00	12,050.00
300-8300-530	DUES & SUBSCRIPTIONS	12,537.00	12,537.00	381.33	11,561.33	11,561.33	975.67
300-8300-730	CAPITAL OUTLAY - OTHER	125,000.00	195,552.00	0.00	64,375.00	70,551.75	125,000.25
300-8300-750	CAPITAL OUTLAY - EQUIPMENT	105,500.00	105,500.00	0.00	5,415.00	5,415.00	100,085.00
Department: 8300 - Water Resource Recovery Facility Total:		2,089,683.00	2,180,385.00	225,499.45	815,920.51	1,174,463.34	1,005,921.66
Department: 9300 - Utility Non-Departmental							
300-9300-540	PROPERTY & LIABILITY INSURANCE	61,980.00	61,980.00	0.00	0.00	0.00	61,980.00
300-9300-833	PRINCIPAL - 2007 ISSUE (SE PUMP	133,334.00	133,334.00	0.00	66,666.67	66,666.67	66,667.33
300-9300-834	PRINCIPAL - 2009 ISSUE (9TH ST.	4,806.00	4,806.00	0.00	0.00	0.00	4,806.00
300-9300-835	PRINCIPAL - WATER UPGRADE/EXENS	293,000.00	293,000.00	0.00	293,000.00	293,000.00	0.00
300-9300-836	WATER PLANT CAPACITY PAYMENT	127,403.00	127,403.00	0.00	127,403.00	127,403.00	0.00
300-9300-837	PRINCIPAL - GRAHAM SEWER CAPACI	200,000.00	200,000.00	0.00	200,000.00	200,000.00	0.00
300-9300-838	PRINCIPAL - WRRF UPGRADE FY19	187,000.00	187,000.00	0.00	0.00	0.00	187,000.00
300-9300-881	INTEREST - WATER UPGRADE/EXPANS	82,199.00	82,199.00	0.00	43,004.00	43,004.00	39,195.00
300-9300-883	INTEREST - 2007 ISSUE (SE PUMP	8,984.00	8,984.00	0.00	5,133.33	5,133.33	3,850.67
300-9300-885	INTEREST - WRRF UPGRADE FY19	112,200.00	112,200.00	0.00	0.00	0.00	112,200.00
300-9300-912	TRANSFER TO CAPITAL PROJECT FUN	400,000.00	450,000.00	0.00	0.00	0.00	450,000.00
Department: 9300 - Utility Non-Departmental Total:		1,610,906.00	1,660,906.00	0.00	735,207.00	735,207.00	925,699.00
Expense Total:		8,546,000.00	8,841,453.00	726,292.56	3,247,231.96	4,259,318.99	4,582,134.01
Fund: 300 - Utility Fund Surplus (Deficit):		0.00	0.00	-178,545.16	577,969.47	-434,117.56	434,117.56

Income Statement

For Fiscal: 2020-2021 Period Ending: 12/31/2020

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Fund: 370 - Utility Capital Outlay						
Revenue						
Type: 80 - Transfers and Other Sources						
370-3930-300	TRANSFER FROM UTILITY FUND	400,000.00	450,000.00	0.00	0.00	450,000.00
370-3939-300	TRANSFER FROM UTIL CAP RESERVE	175,000.00	175,000.00	0.00	0.00	175,000.00
	Type: 80 - Transfers and Other Sources Total:	575,000.00	625,000.00	0.00	0.00	625,000.00
Type: 90 - Appropriated Fund Balance						
370-3990-300	APPROPRIATED FUND BALANCE	100,000.00	234,601.00	0.00	0.00	234,601.00
	Type: 90 - Appropriated Fund Balance Total:	100,000.00	234,601.00	0.00	0.00	234,601.00
	Revenue Total:	675,000.00	859,601.00	0.00	0.00	859,601.00
Expense						
Department: 8100 - Admin, Meters and Billing						
370-8100-730	CAPITAL OUTLAY - OTHER	175,000.00	309,601.00	0.00	0.00	309,601.00
	Department: 8100 - Admin, Meters and Billing Total:	175,000.00	309,601.00	0.00	0.00	309,601.00
Department: 8400 - Meter Changeout Project						
370-8400-100	PROFESSIONAL SERVICES	59,400.00	59,400.00	0.00	0.00	10,461.00
370-8400-330	DEPARTMENTAL SUPPLIES & METERS	440,600.00	440,600.00	0.00	438,951.76	1,648.24
	Department: 8400 - Meter Changeout Project Total:	500,000.00	500,000.00	0.00	438,951.76	12,109.24
Department: 8404 - ARBOR CREEK OUTFALL						
370-8404-730	CAPITAL OUTLAY - ARBOR CR OUTFALL	0.00	50,000.00	0.00	0.00	50,000.00
	Department: 8404 - ARBOR CREEK OUTFALL Total:	0.00	50,000.00	0.00	0.00	50,000.00
	Expense Total:	675,000.00	859,601.00	0.00	438,951.76	371,710.24
	Fund: 370 - Utility Capital Outlay Surplus (Deficit):	0.00	0.00	0.00	-438,951.76	487,890.76

Income Statement

For Fiscal: 2020-2021 Period Ending: 12/31/2020

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Fund: 390 - Utility Capital Reserve						
Revenue						
Type: 37 - Investment earnings						
390-3710-000	INTEREST EARNINGS	2,500.00	2,500.00	0.00	0.00	2,500.00
	Type: 37 - Investment earnings Total:	2,500.00	2,500.00	0.00	0.00	2,500.00
Type: 50 - Enterprise Revenues						
390-3401-000	System Development Fees - Water	250,000.00	250,000.00	12,978.00	121,371.00	128,629.00
390-3402-000	System Development Fees - Sewer	400,000.00	400,000.00	36,550.00	347,579.00	52,421.00
	Type: 50 - Enterprise Revenues Total:	650,000.00	650,000.00	49,528.00	468,950.00	181,050.00
	Revenue Total:	652,500.00	652,500.00	49,528.00	468,950.00	183,550.00
Expense						
Department: 8900 - UTILITY CAPITAL RESERVE						
390-8900-900	UTILITY CAPITAL RESERVE	477,500.00	477,500.00	0.00	0.00	477,500.00
	Department: 8900 - UTILITY CAPITAL RESERVE Total:	477,500.00	477,500.00	0.00	0.00	477,500.00
Department: 9302 - Transfers and Other Uses						
390-9302-937	TRANSFER TO UTILITY CAPITAL FUND	175,000.00	175,000.00	0.00	0.00	175,000.00
	Department: 9302 - Transfers and Other Uses Total:	175,000.00	175,000.00	0.00	0.00	175,000.00
	Expense Total:	652,500.00	652,500.00	0.00	0.00	652,500.00
	Fund: 390 - Utility Capital Reserve Surplus (Deficit):	0.00	0.00	49,528.00	468,950.00	-468,950.00



AGENDA ITEM #7D

Contract for 2020-21 Audit

Meeting Date

March 1, 2021

Presenter

Jeanne Tate/Daphna Schwartz

Public Hearing

Yes No

Summary

Stout, Stuart, McGowen & King, LLP has presented an engagement contract for an audit of the financial records of the City for the fiscal year ending June 30, 2021. Approval of this contract is requested, subject to approval by the Local Government Commission of the State Treasurer's Office.

Background

North Carolina General Statute §159-34 requires an annual audit of governmental units at the conclusion of each fiscal year by an independent audit firm. For the past four years, in keeping with best practice recommendations, the City has engaged with one firm, Cobb, Ezekiel Loy & Co, for assistance in preparation of the financial statements, and with another, Stout, Stuart, McGowen & King, for the audit itself. The cost for last year's audit was \$22,950. The proposed fee for FY20-21 is \$22,950. Actual cost will depend on the work required for the audit.

Financial Impact

The amount needed for the contract is included in the proposed 2021-22 budget.

Recommendation

Staff recommends approval of the contract as presented.

Suggested Motion

I make a motion to approve the contract as presented.

Attachments

1. Contract to audit accounts
2. Engagement Letter and Peer Review

The	Governing Board City Council
of	Primary Government Unit (or charter holder) City of Mebane
and	Discretely Presented Component Unit (DPCU) (if applicable)

Primary Government Unit, together with DPCU (if applicable), hereinafter referred to as Governmental Unit(s)

and	Auditor Name STOUT STUART MCGOWEN & KING, LLP
	Auditor Address P.O. Box 1440, Burlington, NC 27216-1440

Hereinafter referred to as Auditor

for	Fiscal Year Ending 06/30/21	Audit Report Due Date 10/31/21
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Must be within four months of FYE

hereby agree as follows:

1. The Auditor shall audit all statements and disclosures required by U.S. generally accepted auditing standards (GAAS) and additional required legal statements and disclosures of all funds and/or divisions of the Governmental Unit(s). The non-major combining, and individual fund statements and schedules shall be subjected to the auditing procedures applied in the audit of the basic financial statements and an opinion shall be rendered in relation to (as applicable) the governmental activities, the business- type activities, the aggregate DPCUs, each major governmental and enterprise fund, and the aggregate remaining fund information (non-major government and enterprise funds, the internal service fund type, and the fiduciary fund types).
2. At a minimum, the Auditor shall conduct his/her audit and render his/her report in accordance with GAAS. The Auditor shall perform the audit in accordance with *Government Auditing Standards* if required by the State Single Audit Implementation Act, as codified in G.S. 159-34. If required by OMB *Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and the State Single Audit Implementation Act, the Auditor shall perform a Single Audit. This audit and all associated audit documentation may be subject to review by Federal and State agencies in accordance with Federal and State laws, including the staffs of the Office of State Auditor (OSA) and the Local Government Commission (LGC). If the audit requires a federal single audit performed under the requirements found in Subpart F of the Uniform Guidance (§200.501), it is recommended that the Auditor and Governmental Unit(s) jointly agree, in advance of the execution of this contract, which party is responsible for submission of the audit and the accompanying data collection form to the Federal Audit Clearinghouse as required under the Uniform Guidance (§200.512).

If the audit and Auditor communication are found in this review to be substandard, the results of the review may be forwarded to the North Carolina State Board of CPA Examiners (NC State Board).

3. If an entity is determined to be a component of another government as defined by the group audit standards, the entity's auditor shall make a good faith effort to comply in a timely manner with the requests of the group auditor in accordance with AU-6 §600.41 - §600.42.
4. This contract contemplates an unmodified opinion being rendered. If during the process of conducting the audit, the Auditor determines that it will not be possible to render an unmodified opinion on the financial statements of the unit, the Auditor shall contact the LGC Staff to discuss the circumstances leading to that conclusion as soon as is practical and before the final report is issued. The audit shall include such tests of the accounting records and such other auditing procedures as are considered by the Auditor to be necessary in the circumstances. Any limitations or restrictions in scope which would lead to a qualification should be fully explained in an attachment to this contract.
5. If this audit engagement is subject to the standards for audit as defined in *Government Auditing Standards*, 2018 revision, issued by the Comptroller General of the United States, then by accepting this engagement, the Auditor warrants that he/she has met the requirements for a peer review and continuing education as specified in *Government Auditing Standards*. The Auditor agrees to provide a copy of the most recent peer review report to the Governmental Unit(s) and the Secretary of the LGC prior to the execution of an audit contract. Subsequent submissions of the report are required only upon report expiration or upon auditor's receipt of an updated peer review report. If the audit firm received a peer review rating other than pass, the Auditor shall not contract with the Governmental Unit(s) without first contacting the Secretary of the LGC for a peer review analysis that may result in additional contractual requirements.

If the audit engagement is not subject to *Government Accounting Standards* or if financial statements are not prepared in accordance with U.S. generally accepted accounting principles (GAAP) and fail to include all disclosures required by GAAP, the Auditor shall provide an explanation as to why in an attachment to this contract or in an amendment.
6. It is agreed that time is of the essence in this contract. All audits are to be performed and the report of audit submitted to LGC Staff within four months of fiscal year end. If it becomes necessary to amend this due date or the audit fee, an amended contract along with a written explanation of the delay shall be submitted to the Secretary of the LGC for approval.
7. It is agreed that GAAS include a review of the Governmental Unit's (Units') systems of internal control and accounting as same relate to accountability of funds and adherence to budget and law requirements applicable thereto; that the Auditor shall make a written report, which may or may not be a part of the written report of audit, to the Governing Board setting forth his/her findings, together with his recommendations for improvement. That written report shall include all matters defined as "significant deficiencies and material weaknesses" in AU-C 265 of the *AICPA Professional Standards (Clarified)*. The Auditor shall file a copy of that report with the Secretary of the LGC.
8. All local government and public authority contracts for audit or audit-related work require the approval of the Secretary of the LGC. This includes annual or special audits, agreed upon procedures related to internal controls, bookkeeping or other assistance necessary to prepare the Governmental Unit's (Units') records for audit, financial statement preparation, any finance-related investigations, or any other audit-related work in the State of North Carolina. Approval is not required on contracts and invoices for system improvements and similar services of a non-auditing nature.
9. Invoices for services rendered under these contracts shall not be paid by the Governmental Unit(s) until the invoice has been approved by the Secretary of the LGC. (This also includes any progress billings.) [G.S. 159-34 and 115C-447] All invoices for Audit work shall be submitted in PDF format to the Secretary of the LGC for approval. The invoice marked 'approved' with approval date shall be returned to

the Auditor to present to the Governmental Unit(s) for payment. This paragraph is not applicable to contracts for audits of hospitals.

10. In consideration of the satisfactory performance of the provisions of this contract, the Governmental Unit(s) shall pay to the Auditor, upon approval by the Secretary of the LGC if required, the fee, which includes any costs the Auditor may incur from work paper or peer reviews or any other quality assurance program required by third parties (federal and state grantor and oversight agencies or other organizations) as required under the Federal and State Single Audit Acts. This does not include fees for any pre-issuance reviews that may be required by the NC Association of CPAs (NCACPA) Peer Review Committee or NC State Board of CPA Examiners (see Item 13).

11. If the Governmental Unit(s) has/have outstanding revenue bonds, the Auditor shall submit to LGC Staff, either in the notes to the audited financial statements or as a separate report, a calculation demonstrating compliance with the revenue bond rate covenant. Additionally, the Auditor shall submit to LGC Staff simultaneously with the Governmental Unit's (Units') audited financial statements any other bond compliance statements or additional reports required by the authorizing bond documents, unless otherwise specified in the bond documents.

12. After completing the audit, the Auditor shall submit to the Governing Board a written report of audit. This report shall include, but not be limited to, the following information: (a) Management's Discussion and Analysis, (b) the financial statements and notes of the Governmental Unit(s) and all of its component units prepared in accordance with GAAP, (c) supplementary information requested by the Governmental Unit(s) or required for full disclosure under the law, and (d) the Auditor's opinion on the material presented. The Auditor shall furnish the required number of copies of the report of audit to the Governing Board upon completion.

13. If the audit firm is required by the NC State Board, the NCACPA Peer Review Committee, or the Secretary of the LGC to have a pre-issuance review of its audit work, there shall be a statement in the engagement letter indicating the pre-issuance review requirement. There also shall be a statement that the Governmental Unit(s) shall not be billed for the pre-issuance review. The pre-issuance review shall be performed prior to the completed audit being submitted to LGC Staff. The pre-issuance review report shall accompany the audit report upon submission to LGC Staff.

14. The Auditor shall submit the report of audit in PDF format to LGC Staff. For audits of units other than hospitals, the audit report should be submitted when (or prior to) submitting the final invoice for services rendered. The report of audit, as filed with the Secretary of the LGC, becomes a matter of public record for inspection, review and copy in the offices of the LGC by any interested parties. Any subsequent revisions to these reports shall be sent to the Secretary of the LGC along with an Audit Report Reissued Form (available on the Department of State Treasurer website). These audited financial statements, excluding the Auditors' opinion, may be used in the preparation of official statements for debt offerings by municipal bond rating services to fulfill secondary market disclosure requirements of the Securities and Exchange Commission and for other lawful purposes of the Governmental Unit(s) without requiring consent of the Auditor. If the LGC Staff determines that corrections need to be made to the Governmental Unit's (Units') financial statements, those corrections shall be provided within three business days of notification unless another deadline is agreed to by LGC Staff.

15. Should circumstances disclosed by the audit call for a more detailed investigation by the Auditor than necessary under ordinary circumstances, the Auditor shall inform the Governing Board in writing of the need for such additional investigation and the additional compensation required therefore. Upon approval by the

Secretary of the LGC, this contract may be modified or amended to include the increased time, compensation, or both as may be agreed upon by the Governing Board and the Auditor.

16. If an approved contract needs to be modified or amended for any reason, the change shall be made in writing and pre-audited if the change includes a change in audit fee (pre-audit requirement does not apply to charter schools or hospitals). This amended contract shall be completed in full, including a written explanation of the change, signed and dated by all original parties to the contract. It shall then be submitted to the Secretary of the LGC for approval. No change to the audit contract shall be effective unless approved by the Secretary of the LGC, the Governing Board, and the Auditor.

17. A copy of the engagement letter, issued by the Auditor and signed by both the Auditor and the Governmental Unit(s), shall be attached to this contract, and except for fees, work, and terms not related to audit services, shall be incorporated by reference as if fully set forth herein as part of this contract. In case of conflict between the terms of the engagement letter and the terms of this contract, the terms of this contract shall take precedence. Engagement letter terms that conflict with the contract are deemed to be void unless the conflicting terms of this contract are specifically deleted in Item 28 of this contract. Engagement letters containing indemnification clauses shall not be accepted by LGC Staff.

18. Special provisions should be limited. Please list any special provisions in an attachment.

19. A separate contract should not be made for each division to be audited or report to be submitted. If a DPCU is subject to the audit requirements detailed in the Local Government Budget and Fiscal Control Act and a separate audit report is issued, a separate audit contract is required. If a separate report is not to be issued and the DPCU is included in the primary government audit, the DPCU shall be named along with the primary government on this audit contract. DPCU Board approval date, signatures from the DPCU Board chairman and finance officer also shall be included on this contract.

20. The contract shall be executed, pre-audited (pre-audit requirement does not apply to charter schools or hospitals), and physically signed by all parties including Governmental Unit(s) and the Auditor, then submitted in PDF format to the Secretary of the LGC.

21. The contract is not valid until it is approved by the Secretary of the LGC. The staff of the LGC shall notify the Governmental Unit and Auditor of contract approval by email. The audit should not be started before the contract is approved.

22. Retention of Client Records: Auditors are subject to the NC State Board of CPA Examiners' Retention of Client Records Rule 21 NCAC 08N .0305 as it relates to the provision of audit and other attest services, as well as non-attest services. Clients and former clients should be familiar with the requirements of this rule prior to requesting the return of records.

23. This contract may be terminated at any time by mutual consent and agreement of the Governmental Unit(s) and the Auditor, provided that (a) the consent to terminate is in writing and signed by both parties, (b) the parties have agreed on the fee amount which shall be paid to the Auditor (if applicable), and (c) no termination shall be effective until approved in writing by the Secretary of the LGC.

24. The Governmental Unit's (Units') failure or forbearance to enforce, or waiver of, any right or an event of breach or default on one occasion or instance shall not constitute the waiver of such right, breach or default on any subsequent occasion or instance.

25. There are no other agreements between the parties hereto and no other agreements relative hereto that shall be enforceable unless entered into in accordance with the procedure set out herein and approved by the Secretary of the LGC.

26. E-Verify. Auditor shall comply with the requirements of NCGS Chapter 64 Article 2. Further, if Auditor utilizes any subcontractor(s), Auditor shall require such subcontractor(s) to comply with the requirements of NCGS Chapter 64, Article 2.

27. **Applicable to audits with fiscal year ends of June 30, 2020 and later.** For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct and Governmental Auditing Standards, 2018 Revision (as applicable). Financial statement preparation assistance shall be deemed a "significant threat" requiring the Auditor to apply safeguards sufficient to reduce the threat to an acceptable level. If the Auditor cannot reduce the threats to an acceptable level, the Auditor cannot complete the audit. If the Auditor is able to reduce the threats to an acceptable level, the documentation of this determination, including the safeguards applied, must be included in the audit workpapers.

All non-attest service(s) being performed by the Auditor that are necessary to perform the audit must be identified and included in this contract. The Governmental Unit shall designate an individual with the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the services and accept responsibility for the results of the services performed. If the Auditor is able to identify an individual with the appropriate SKE, s/he must document and include in the audit workpapers how he/she reached that conclusion. If the Auditor determines that an individual with the appropriate SKE cannot be identified, the Auditor cannot perform both the non-attest service(s) and the audit. See "Fees for Audit Services" page of this contract to disclose the person identified as having the appropriate SKE for the Governmental Unit.

28. **Applicable to audits with fiscal year ends of June 30, 2021 and later.** The auditor shall present the audited financial statements including any compliance reports to the government unit's governing body or audit committee in an official meeting in open session as soon as the audited financial statements are available but not later than 45 days after the submission of the audit report to the Secretary. The auditor's presentation to the government unit's governing body or audit committee shall include:

- a) the description of each finding, including all material weaknesses and significant deficiencies, as found by the auditor, and any other issues related to the internal controls or fiscal health of the government unit as disclosed in the management letter, the Single Audit or Yellow Book reports, or any other communications from the auditor regarding internal controls as required by current auditing standards set by the Accounting Standards Board or its successor;
- b) the status of the prior year audit findings;
- c) the values of Financial Performance Indicators based on information presented in the audited financial statements; and
- d) notification to the governing body that the governing body shall develop a "Response to the Auditor's Findings, Recommendations, and Fiscal Matters," if required under 20 NCAC 03 .0508.

29. Information based on the audited financial statements shall be submitted to the Secretary for the purpose of identifying Financial Performance Indicators and Financial Performance Indicators of Concern.

30. Applicable to charter school contracts only: No indebtedness of any kind incurred or created by the charter school shall constitute an indebtedness of the State or its political subdivisions, and no indebtedness of the charter school shall involve or be secured by the faith, credit, or taxing power of the State or its political subdivisions.

31. All of the above paragraphs are understood and shall apply to this contract, except the following numbered paragraphs shall be deleted (See Item 16 for clarification).

32. The process for submitting contracts, audit reports and invoices is subject to change. Auditors and units should use the submission process and instructions in effect at the time of submission. Refer to the N.C. Department of State Treasurer website at <https://www.nctreasurer.com/state-and-local-government-finance-division/local-government-commission/submitting-your-audit>

33. All communications regarding audit contract requests for modification or official approvals will be sent to the email addresses provided on the signature pages that follow.

34. Modifications to the language and terms contained in this contract form (LGC-205) are not allowed.

FEEES FOR AUDIT SERVICES

1. For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct (as applicable) and *Governmental Auditing Standards, 2018 Revision*. Refer to Item 27 of this contract for specific requirements. The following information must be provided by the Auditor; contracts presented to the LGC without this information will be not be approved.

Financial statements were prepared by: Auditor Governmental Unit Third Party

If applicable: Individual at Governmental Unit designated to have the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the non-attest services and accept responsibility for the results of these services:

Name:	Title and Unit / Company:	Email Address:
<input type="text"/>	<input type="text"/>	<input type="text"/>

OR Not Applicable (Identification of SKE Individual not applicable for GAAS-only audit or audits with FYEs prior to June 30, 2020.)

2. Fees may not be included in this contract for work performed on Annual Financial Information Reports (AFIRs), Form 990s, or other services not associated with audit fees and costs. Such fees may be included in the engagement letter but may not be included in this contract or in any invoices requiring approval of the LGC. See Items 8 and 13 for details on other allowable and excluded fees.

3. Prior to submission of the completed audited financial report, applicable compliance reports and amended contract (if required) the Auditor may submit invoices for approval for services rendered, not to exceed 75% of the billings for the last annual audit of the unit submitted to the Secretary of the LGC. Should the 75% cap provided below conflict with the cap calculated by LGC Staff based on the billings on file with the LGC, the LGC calculation prevails. All invoices for services rendered in an audit engagement as defined in 20 NCAC .0503 shall be submitted to the Commission for approval before any payment is made. Payment before approval is a violation of law. (This paragraph not applicable to contracts and invoices associated with audits of hospitals).

PRIMARY GOVERNMENT FEES

Primary Government Unit	City of Mebane
Audit Fee	\$ 23,600.00
Additional Fees Not Included in Audit Fee:	
Fee per Major Program	\$
Writing Financial Statements	\$
All Other Non-Attest Services	\$
75% Cap for Interim Invoice Approval <i>(not applicable to hospital contracts)</i>	\$ 17,700.00

DPCU FEES (if applicable)

Discretely Presented Component Unit	
Audit Fee	\$
Additional Fees Not Included in Audit Fee:	
Fee per Major Program	\$
Writing Financial Statements	\$
All Other Non-Attest Services	\$
75% Cap for Interim Invoice Approval <i>(not applicable to hospital contracts)</i>	\$

SIGNATURE PAGE

AUDIT FIRM

Audit Firm* STOUT STUART MCGOWEN & KING, LLP	
Authorized Firm Representative (typed or printed)* Patricia B. Rhodes	Signature* <i>Patricia B. Rhodes</i>
Date* 02/23/21	Email Address* pbrhodes@ssmklp.com

GOVERNMENTAL UNIT

Governmental Unit* City of Mebane	
Date Primary Government Unit Governing Board Approved Audit Contract* (G.S.159-34(a) or G.S.115C-447(a))	
Mayor/Chairperson (typed or printed)* Ed Hooks	Signature*
Date	Email Address

PLEASE

Chair of Audit Committee (typed or printed, or "NA") N/A	Signature
Date	Email Address

GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE

Required by G.S. 159-28(a1) or G.S. 115C-441(a1).
Not applicable to hospital contracts.

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Primary Governmental Unit Finance Officer* (typed or printed) Daphna Schwartz	Signature*
Date of Pre-Audit Certificate*	Email Address*

PLI

SIGNATURE PAGE – DPCU
(complete only if applicable)

DISCRETELY PRESENTED COMPONENT UNIT

DPCU*	
Date DPCU Governing Board Approved Audit Contract* (Ref: G.S. 159-34(a) or G.S. 115C-447(a))	
DPCU Chairperson (typed or printed)*	Signature*
Date*	Email Address*

Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

DPCU – PRE-AUDIT CERTIFICATE

Required by G.S. 159-28(a1) or G.S. 115C-441(a1).
Not applicable to hospital contracts.

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

DPCU Finance Officer (typed or printed)*	Signature*
Date of Pre-Audit Certificate*	Email Address*

Remember to print this form, and obtain all
required signatures prior to submission.

PRINT



**STOUT
STUART
M^cGOWEN
& KING LLP**

*Certified
Public
Accountants*

*Advisors to
Management*

*Member of PCPS,
The AICPA Alliance
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February 23, 2021

Mr. Ed Hooks, Mayor
City of Mebane
Mebane, North Carolina

Dear Mayor Hooks:

We are pleased to confirm our understanding of the services we are to provide City of Mebane for the year ended June 30, 2021. We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements, of City of Mebane as of and for the year ended June 30, 2021. Accounting standards generally accepted in the United States provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement City of Mebane's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Government Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to City of Mebane's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Law Enforcement Officers' Special Separation Allowance Schedule of Changes in Total Pension Liability
- 3) Law Enforcement Officers' Special Separation Allowance Schedule of Total Pension Liability as a Percentage of Covered Payroll
- 4) Other Postemployment Benefits Schedule of Changes in Total OPEB Liability and Related Ratios
- 5) Local Government Employees' Retirement System Schedule of Proportionate Share of Net Pension Liability
- 6) Local Government Employees' Retirement System Schedule of Contributions
- 7) Firefighters' and Rescue Squad Workers' Pension Plan Schedule of Proportionate Share of Net Pension Liability

We have also been engaged to report on supplementary information other than RSI that accompanies City of Mebane's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and we will provide an opinion on it in relation to the financial statements as a whole:

- 1) Schedule of expenditures of federal and State awards.
- 2) Combining and individual fund financial statements and schedules.

The following additional information accompanying financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and for which our auditor's report will disclaim an opinion.

- 1) Introductory information.
- 2) Statistical tables.

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements taken as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the City of Mebane and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the City of Mebane's financial statements. Our report will be addressed to the City Council of the City of Mebane. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the City of Mebane is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements or noncompliance may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors or any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements, and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Controls

Our audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of City of Mebane's compliance with provisions of applicable laws, regulations, contracts, agreements and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Management Responsibilities

Management is responsible for designing, implementing and maintaining effective internal controls, relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts and grant agreements. You are also responsible to the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud or illegal acts could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

You are also responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP;

(3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience, evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the City of Mebane; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of STOUT STUART MCGOWEN & KING LLP and constitutes confidential information. However, pursuant to authority given by law or regulation, we may be requested to make certain audit documentation available to grantor agencies or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of STOUT STUART MCGOWEN & KING LLP's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release or for any additional period requested by the grantor agencies. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit on approximately June 1, 2021 and to issue our reports no later than October 31, 2021. Patricia B. Rhodes is the engagement partner and is responsible for supervising the engagement and signing the report. Our fee for these services will be at \$23,600 in accordance with our audit contract dated February 23, 2021.

Government Auditing Standards require that we provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2020 peer review accompanies this letter.

We appreciate the opportunity to be of service to City of Mebane and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

STOUT STUART MCDONNELL & KING LLP

RESPONSE:

This letter correctly sets forth the understanding of City of Mebane.

By:

Title:

Date:

Report on the Firm's System of Quality Control

December 29, 2020

To the Partners
Stout Stuart McGowen & King, LLP
and the Peer Review Committee of the North Carolina Association of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Stout Stuart McGowen & King, LLP ("the firm") in effect for the year ended June 30, 2020. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included an engagement performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act, and an audit of an employee benefit plan.

As part of our peer review, we considered reviews by regulatory entities, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Stout Stuart McGowen & King, LLP in effect for the year ended June 30, 2020, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Stout Stuart McGowen & King, LLP has received a peer review rating of *pass*.

Duncan Ashe, P.A.

Duncan Ashe, P.A.



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**

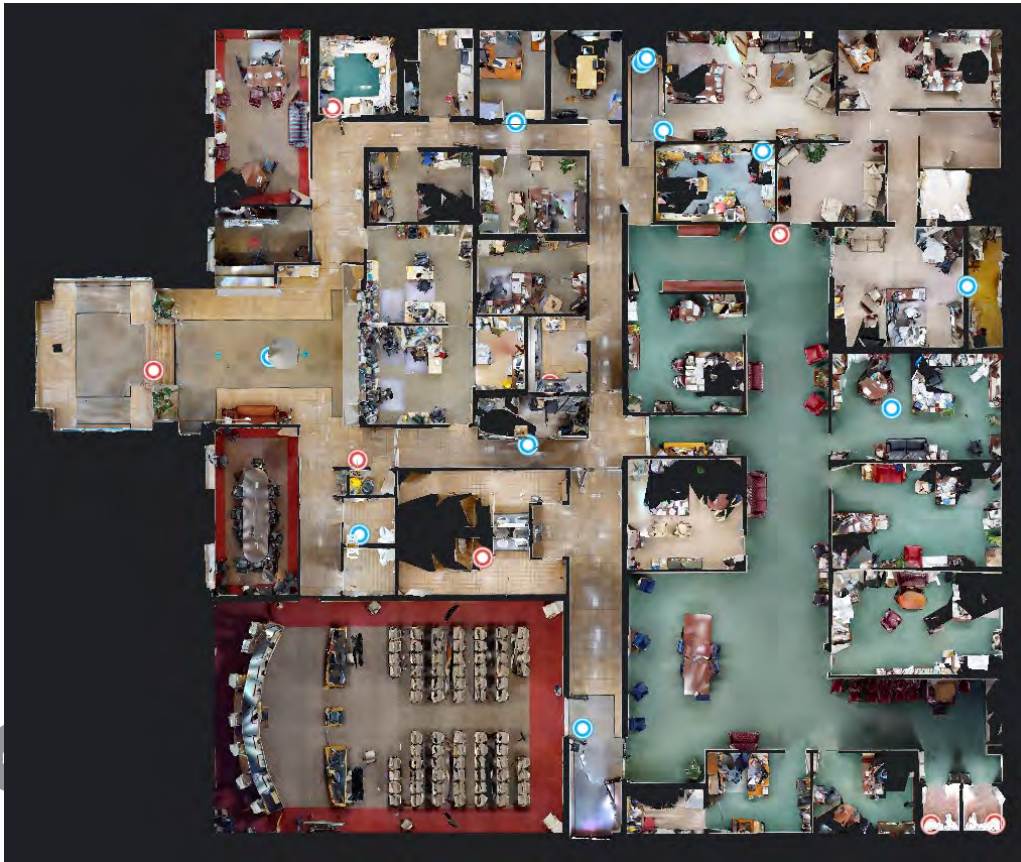
- **GENERAL FUND AND UTILITY FUND PRIORITY**
- **DASHBOARD REVIEW**



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 TWO INTERVIEWS 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

Department(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:

ITEM	DESCRIPTION	EST. SQ. FT.
1	Office	1,000
2	Training Room	2,000
3	Storage	1,500
4	Garage	3,000
5	Apparatus Bay	2,500
6	Restroom	500
7	Break Room	800
8	Reception Area	1,200
9	Conference Room	1,000
10	Storage Room	1,000
11	Equipment Room	1,500
12	Tool Room	1,000
13	Workshop	2,000
14	Storage Room	1,000
15	Storage Room	1,000
16	Storage Room	1,000
17	Storage Room	1,000
18	Storage Room	1,000
19	Storage Room	1,000
20	Storage Room	1,000
21	Storage Room	1,000
22	Storage Room	1,000
23	Storage Room	1,000
24	Storage Room	1,000
25	Storage Room	1,000
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27	Storage Room	1,000
28	Storage Room	1,000
29	Storage Room	1,000
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36	Storage Room	1,000
37	Storage Room	1,000
38	Storage Room	1,000
39	Storage Room	1,000
40	Storage Room	1,000
41	Storage Room	1,000
42	Storage Room	1,000
43	Storage Room	1,000
44	Storage Room	1,000
45	Storage Room	1,000
46	Storage Room	1,000
47	Storage Room	1,000
48	Storage Room	1,000
49	Storage Room	1,000
50	Storage Room	1,000

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 apparatus for the volunteers to operate is an excellent idea to department enabling pride and ownership. This effort and department is attributable to having approximately 20 volunteers and approximately 10 volunteers regularly responding on street.

The use of historic Fire Station 1 seems to be a missed opportunity as stated to us was the lack of parking. Since the building in some way, keeping an apparatus bay for the current fire district that cannot be reached from the location of historic Fire Station 1, and the location of historic Fire Station 1 seems to be a missed opportunity. A gem that should not be lost, but also a missed opportunity to properly upgrade the current facility would be to build 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

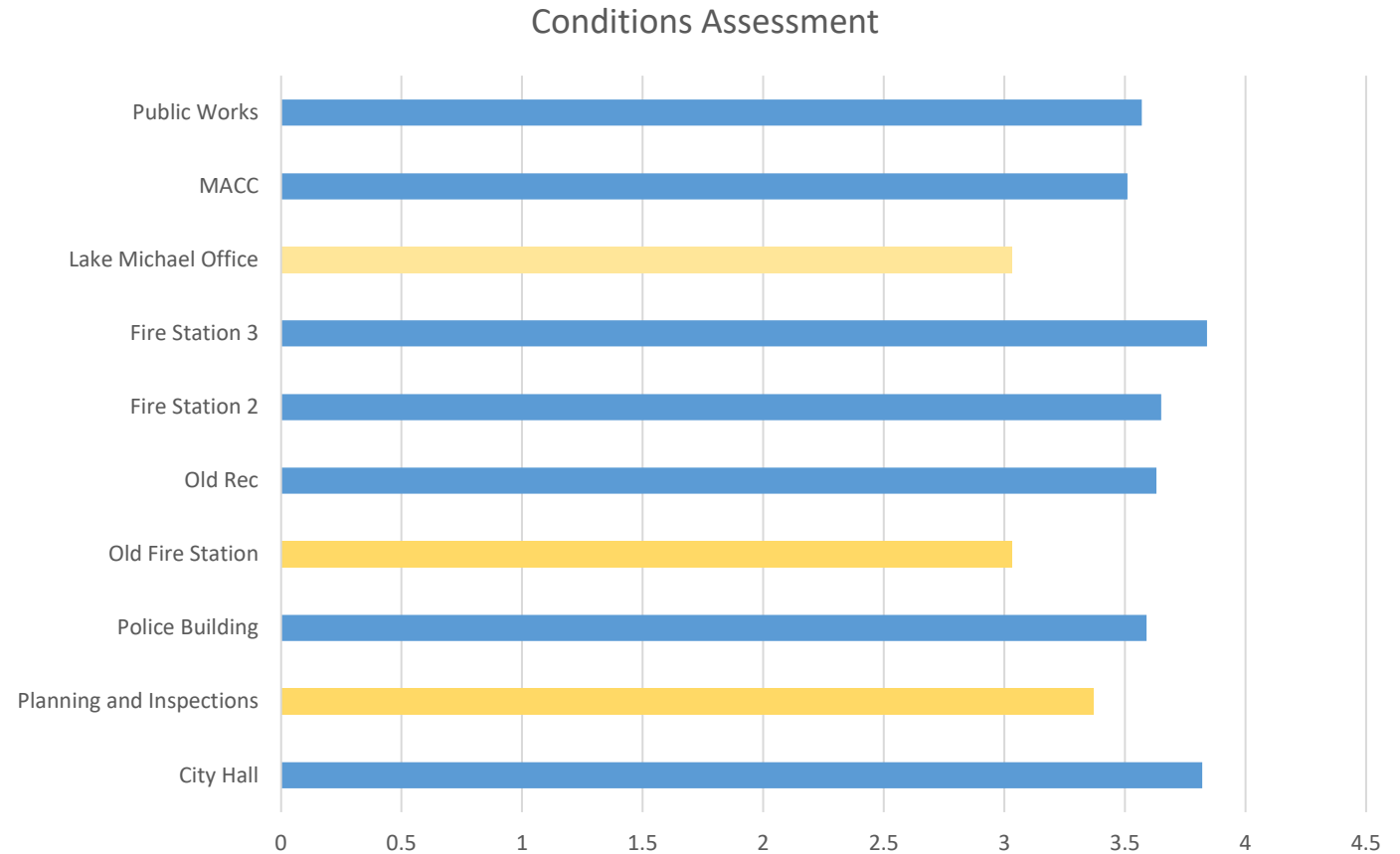
Subject	System	(H) or (S) System	Rating	Comments	Mattertag Links
SITE					
Water		H			
Site Sanitary		H			
Site Gas		H			
Site Fuel Oil		H			
Site Electrical, including Exterior Distribution		H			
Closed Drainage Pipe Stormwater Management System					
Open Drainage Stormwater Management System					
Catch Basins/Drop Inlets/Manholes					
Culverts					
Outfalls					
Infiltration basins/Chambers					
Retention basins					
Wetponds					
Manufactured stormwater proprietary units					
Pavement (Roadways and Parking Lots)					
Sidewalks:					
Parking					
Site Lighting			-4	Utility company provided flood lighting	
Outdoor structures:					
LIFE SAFETY					
Exitways and Exit compliance		H	-3	Some areas could use better definition of travel path	
Sprinkler System		H		N/A	
Fire Alarm System		H		N/A	
Fire Extinguishers		H	-3	Appears adequately distributed	
Path of Travel to Exits		H	-3		
Stairwells		H		N/A	
ROOF					
Roof		S	-4		
Skylights				N/A	
Parapets		S		N/A	
Flashings				N/A	
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	-4		
Exterior Doors			-4	No sense of Main entry for public to approach	
Exterior Steps, Stairs, and Ramps		S			
Fire Escapes		S			
Windows			-4		
ARCHITECTURAL-INTERIOR					
Other Interior Walls (Non-bearing)			-4		
Ceilings			-4		
Lockers			-3		
Interior Doors and Hardware			-4	Wear and tear on painted surfaces	
Interior Stairs		S		N/A	
Wood					
Restroom ADA		H	-3	Existing RR needs HC drain wrap protection	
Overcrowded spaces			-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			-4		
Carpet				N/A	
Resilient tiles or sheet flooring			-3		
Hard flooring (concrete, ceramic tile, stone, etc.)			-4		
Millwork					
Signage ADA			-3	Needs clarity	
Signage Directional and Other			-3	needed	
ELECTRICAL					
Elevators, lifts and escalators:		H		N/A	
				Panels overall in good condition, there are (2) panels labeled panel "B", which could possibly be confusing and dangerous	

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



BUILDING ANALYSIS

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



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 1 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 Tower)	Bob Louis Fire Chief	106 E Washington St blouis@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 first the same building that has 6 offices. Utilities occupies 3 small 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 replaced by a larger one for families and fitness facilities.	Yes, smart boards with internet capabilities as well as restrooms for families and fitness facilities. 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 CORREGIDOR ST 27302 ksmith@cityofmebane.com	1	Utilities and Public Works share the same building that has 6 offices. Utilities occupies 3 small 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 11	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 smart boards/TVs, chrome books, and desks/tables 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 kiosk for employee self service could also be added (or be housed in the
Planning	Cy Stober	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 6x8 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 Corregidor Drive wpore@cityofmebane.com	2	We have 1 office 12 x 16 we have 1 office 10 x 143	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 39 (separate building)	Terrence Caldwell Chief of Police	116 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 Television	Incident Commands Center (operating within large/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 musuem 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

ANALYSIS

City Hall	City Hall Planning Permitting	1A review inefficiencies in plan to fit more people 1B New inspections building 1C New combined city hall inspections building 1D Addition/connector between inspections and city hall 2A Multipurpose Room (20-25 people) - training, committee mtgs 1E Move inspections to police building 2B Multipurpose space to old bank
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Kingsdown 5-6 acres	500 block of center street 165657	Across from police station Community park area @ 70
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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



**DIFFERENCE 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



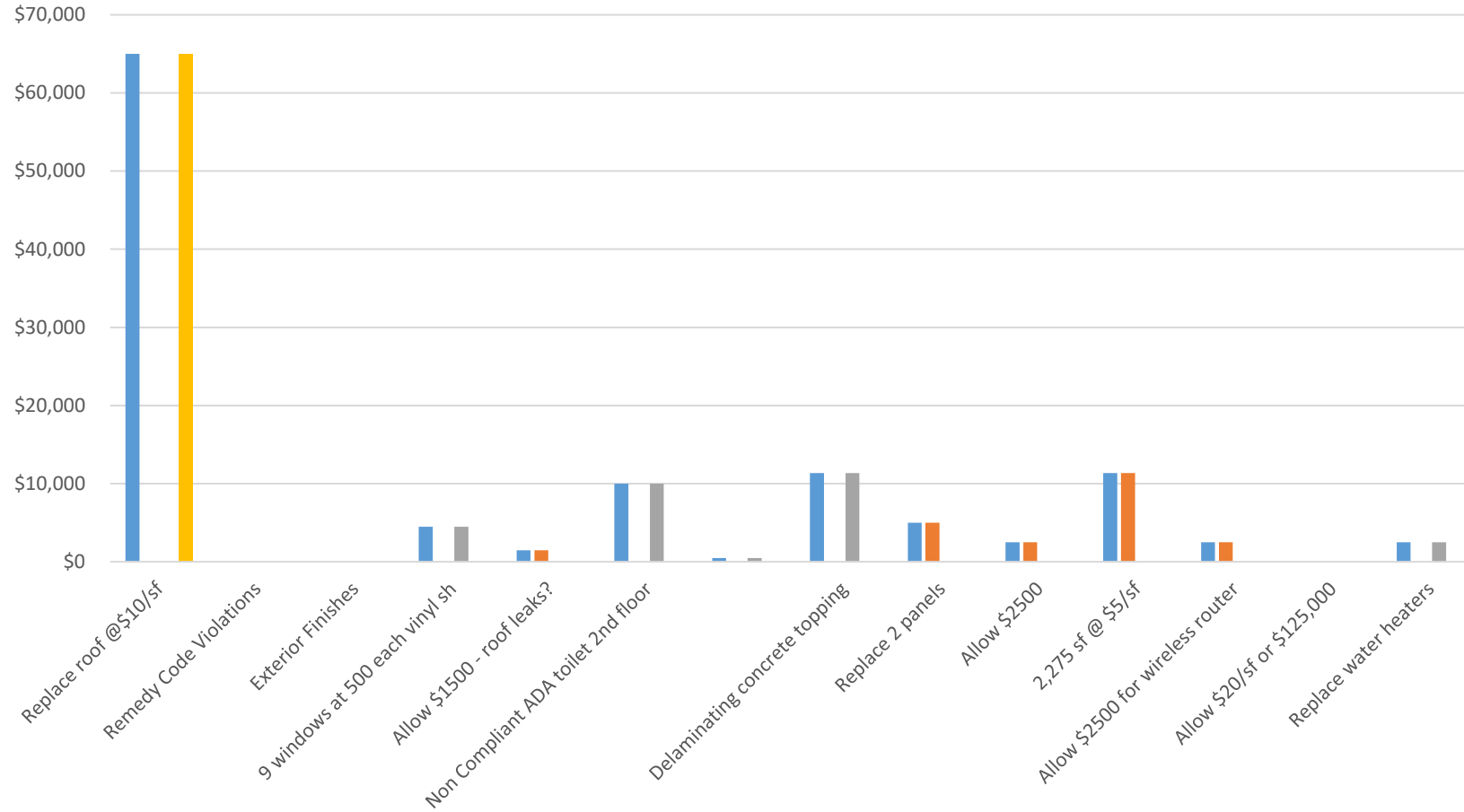
Station Location Analysis:

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

Fire Station 1

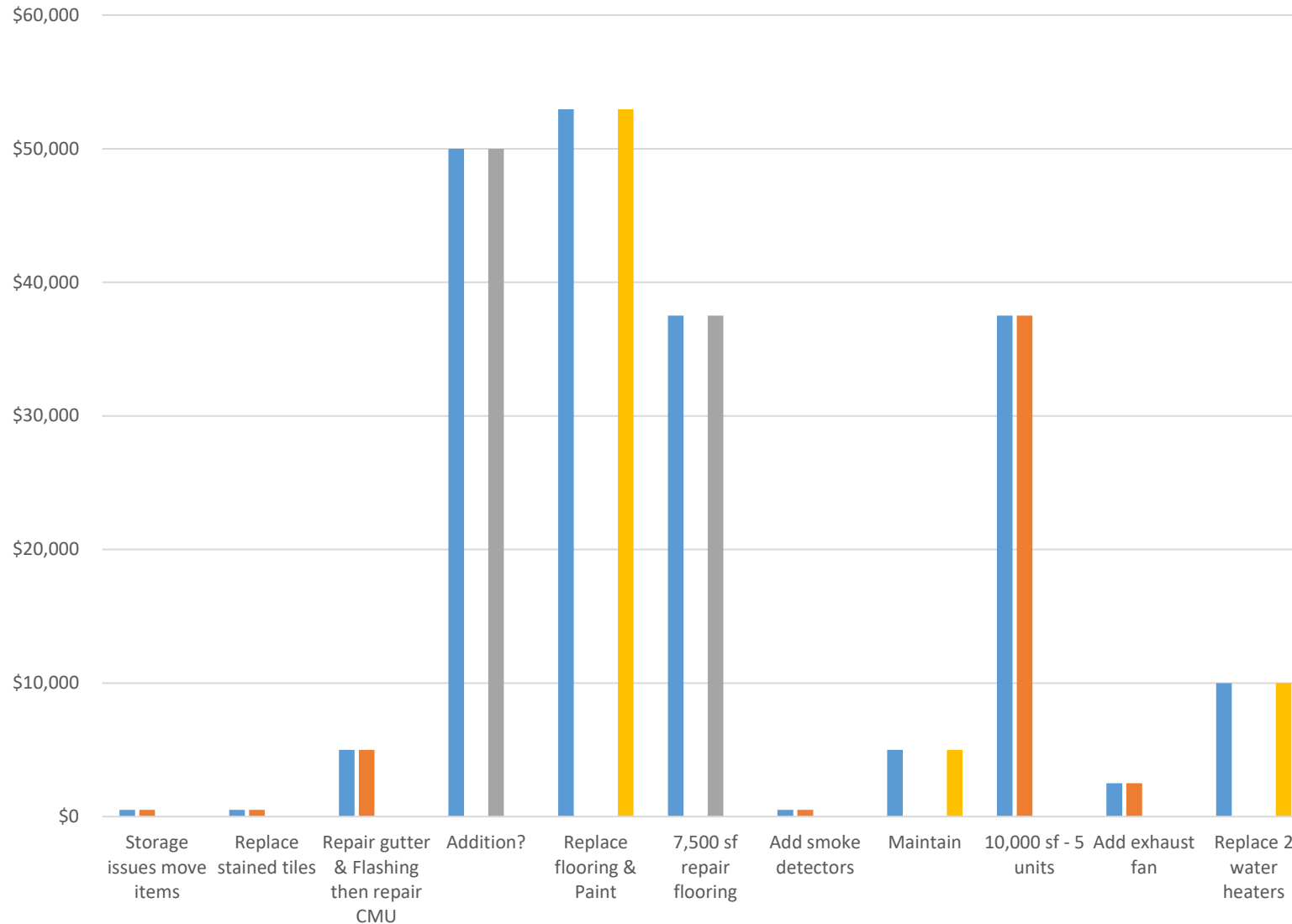
\$116,745



FIRE STATION 2 EXISTING – CAPITAL PLANNING

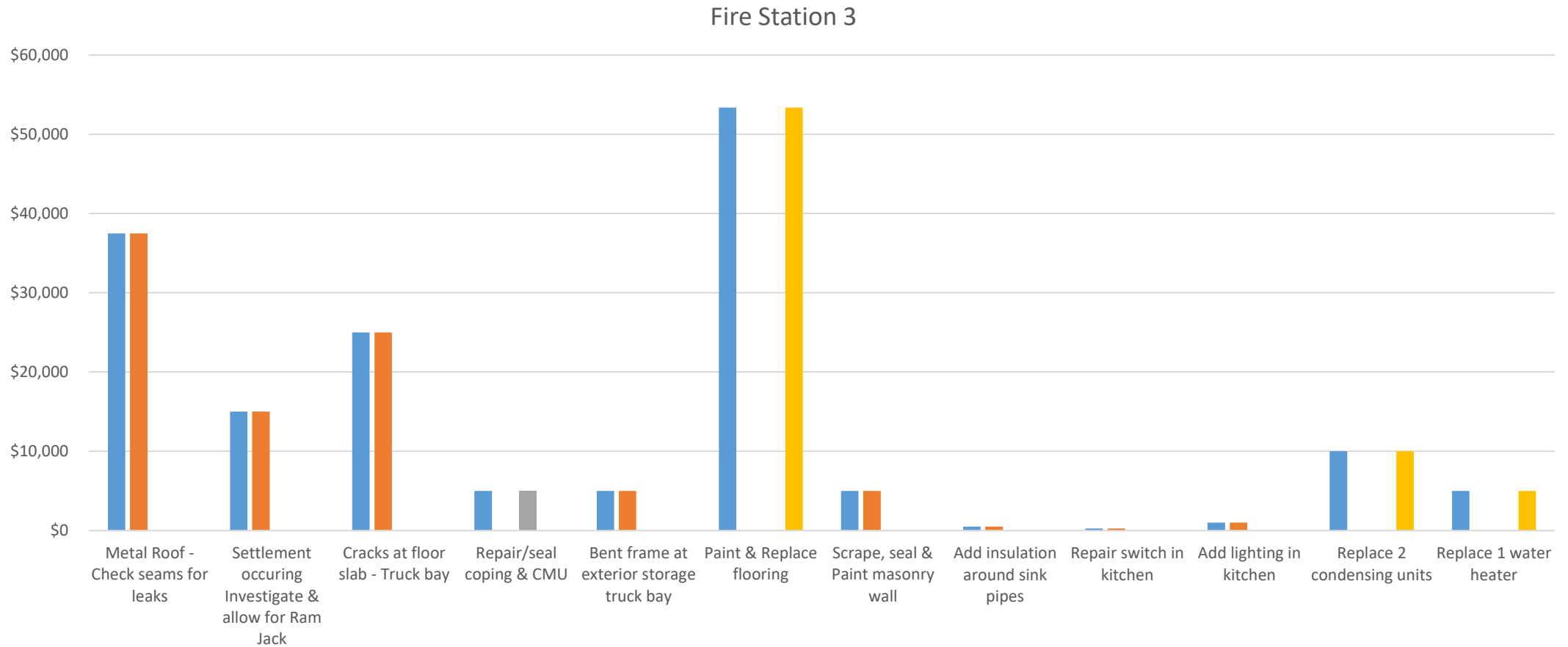
Fire Station 2

\$201,950



FIRE STATION 3 EXISTING – CAPITAL PLANNING

\$162,610



FIRE STATION NEW BUILDING– CAPITAL COSTS

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

CITY OF MEBANE FIRE STATION INITIAL SIZE December, 2020			
Space	Proposed Released Size	Notes	Estimated Size
Vehicle Bays	2 Bays - 2 doors	Two Drive Thru Bays which could accommodate a quint concept in the future, measuring approximately 44'-6" in length. The need for handle front line engine, full width company and reserve engine and support or specialized equipment was noted.	1,600
Turn Out Gear	Room to house up to 20 set of T/O gear	Providing a room to keep turnout gear away from the apparatus bay area.	250
Shop		Small tool/shop room to repair small equipment.	120
Decor Room		Decor room with stainless steel sink/Emergency Shower/eyewash area - OSHA compliance.	240
Tool Air Comp / SCBA Cascade Room		All compressors will be needed and should be housed in a separate room to reduce noise. Tool Room/Shop should not house the air compressor for training prohibition.	168
Laundry Room		Laundry room should include Washer, Dryer, Extractor, Tub Sink, and May Sink.	144
EMS Storage		Station should include an EMS closet for store medical supplies.	0
Sprinkler Room		Sprinkler room can be placed in the apparatus bay.	0
Hot-Mat Storage		Hot-Mat storage could be in the mechanical area.	0
Outside Equipment Storage		Lawnmower and yard equipment with an outside cover.	0
Mechanical / Storage			400
Mechanical		Mechanical Equipment, water heaters, etc.	120
Electrical Room		Main Switch/Gas, ATS, etc.	0
Hose Drying		20' Wide bays allow for hose drying racks, allowing additional 240' for optional tools.	0
Hose Drying Tower (Optional)		240' for hose drying only, or include stair case and landing(s) for training. Rework to 2 or 3 story and 240' x 400' if use to	0
Dayroom		5-8 People Day room to include: lockers, Wall Mounted TV and AV Equipment, along with a display cabinet.	300
Kitchen		Shower, Dish Washer, Counter and Backrest or (1) pantry cabinet, Microwave	650
Dining Room		5-8 Seated People. Dining Table could be part of the kitchen if used appropriately.	0
Individual Sleep Rooms or Group Bunk Room		Individual sleep rooms to support two companies and one Battalion Chief.	1,200
			150
			1,350
			1,200
			150
			1,350
Exercise Room		Room designed for 10-12 workout machines.	800
Toilet/Shower/Locker Rooms or Individual Toilet/Shower Rooms w/ Locker Alcove		1 Gender: Toilet stalls/shower combination per two on duty firefighters and one for the Battalion Chief.	600
Residential Laundry		Locker Alcove Outside of Toilets.	0
Locker Closet		Yes	100
Janitor Closet		Janitor Walk-in Closet near laundry room.	18
Lobby		N/A	0
Walk-in Triage/Visitor		N/A	0
Public Restrooms		N/A	140
Receptionist		N/A	0
Radio / Report Room		Yes, 2 work stations and network analyzer, radio/communications equipment.	120
IT Equip Closet			80
Captain's Office		Accommodate two computer workstations with filing cabinets.	160
Chief's Office		Battalion Chief Office w/ 5 seats, File Cabinet, Small Conference Table, Book case.	280
Additional Office		Large Workroom for Police Officers to work out of. 2.3 Work Stations and Chair.	204
Training Room		Not Necessary.	0
Community Room		Not Necessary.	0
Toilet Rooms			0
Vending Area		N/A	0
Work/File Room		N/A	0
Conference Room			0
Library		N/A	0
Training Opportunities in-House & On-Site		N/A	0
Separate Facility Users		Relief/extra space for maintenance/cover.	0
Outdoor Patio		Yes, Covered.	100
Parking		(1) Daily Spaces, 20 Occasional Spaces.	0
Backup Generator		Full building, Natural Gas.	0
Net Square Feet			9,828
Grossing - Bays			520
Grossing - Building			3,851
			12,799
	Proposed Costs		
		@ 175 \$/sq ft	\$4,739,725

CITY OF MEBANE FIRE STATION INITIAL SIZE December, 2020	
Space	Estimated Size
Vehicle Bays	1,600
	1,600
Turn Out Gear	250
Shop	120
Decor Room	240
Tool Air Comp / SCBA Cascade Room	168
Laundry Room	144
EMS Storage	0
Sprinkler Room	0
Hot-Mat Storage	0
Outside Equipment Storage	0
Mechanical / Storage	400
Mechanical	120
Electrical Room	0
Hose Drying	0
Hose Drying Tower (Optional)	0
Dayroom	300
Kitchen	650
Dining Room	0
Individual Sleep Rooms or Group Bunk Room	1,200
	150
	1,350
	1,200
	150
	1,350
Exercise Room	800
Toilet/Shower/Locker Rooms or Individual Toilet/Shower Rooms w/ Locker Alcove	600
Residential Laundry	0
Locker Closet	100
Janitor Closet	18
Lobby	140
Walk-in Triage/Visitor	0
Public Restrooms	140
Receptionist	0
Radio / Report Room	120
IT Equip Closet	80
Captain's Office	160
Chief's Office	280
Additional Offices	204
Training Room	0
Community Room	0
Toilet Rooms	0
Vending Area	0
Work/File Room	0
Conference Room	0
Library	0
Training Opportunities in-House & On-Site	0
Separate Facility Users	0
Outdoor Patio	100
Parking	0
Backup Generator	0
Net Square Feet	9,828
Grossing - Bays	520
Grossing - 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 – sufficient number 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.

- \$6 - \$7M NEW BUILDING BUDGET
- 13,000 SF
- \$538.46 COST PER SF



POLICE STATION



BUILDING ENTRANCE



HC RAMP W CENTER STREET



PARKING LOT



CENTER STREET PARKING



ALLEY AND RETAINING WALL



NORTH SIDE OF BUILDING FROM ALLEY

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 12). 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

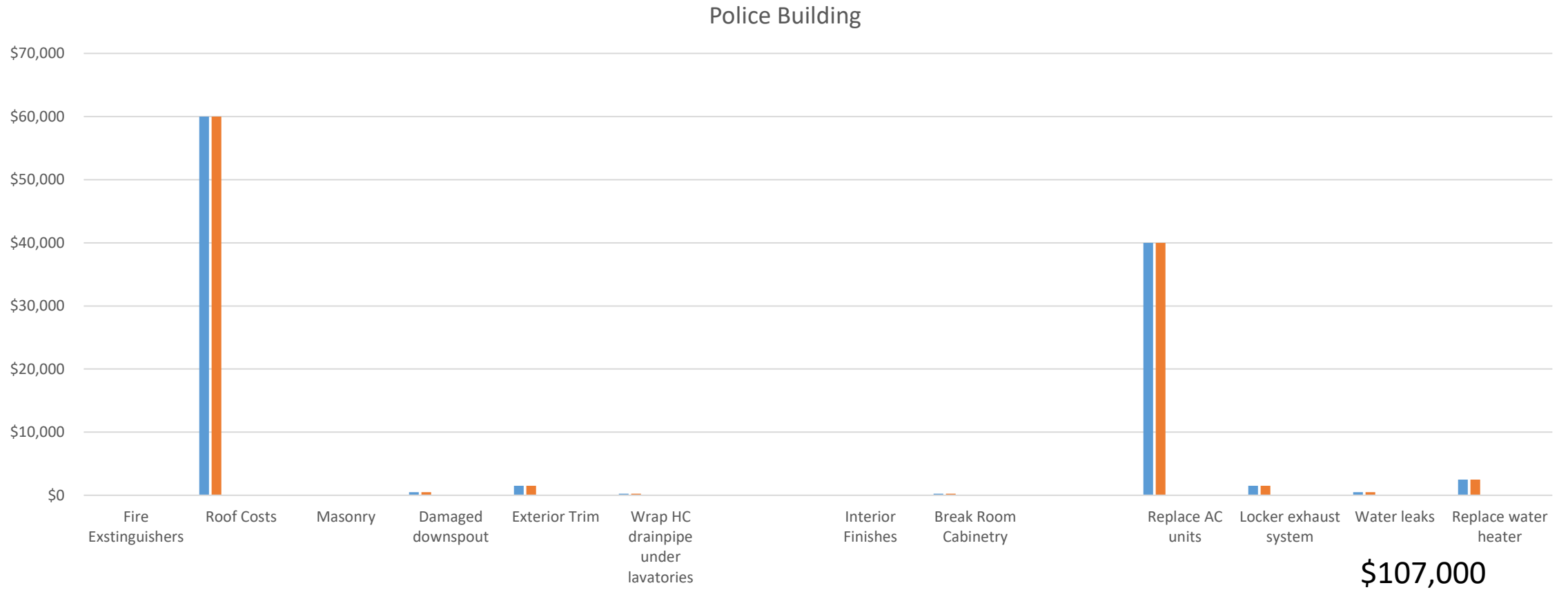
The current facility of **11,200** gross square feet in size opened in 2004 for Mebane Police operations. The building has limitations and challenges for current operations, primary of which is Staff safety and security.

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



POLICE STATION - SITE PLANNING CRITERIA



2.1 Public Areas

	Containment	No. of Staff Positions 2021	No. of Staff Positions 2036	Staff Assignments	No. of Units	Space (Square Feet)	Floored Area (Square Feet)	Existing MH (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		necessitated into a wall niche as part of the lobby
2.1.3	Family Toilet				1	30	30		Urines, family type Toilet w/ baby changing station
2.1.4	Public Restrooms				3	30	240		supports Public function of Multipurpose Room; 3 Urines RR's 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
2.1.7	Multipurpose / Community Room				0	1,300	0		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 for voting/polling precinct setting; can be used for CPAAA or other groups in banquet mode; video wall, electronic podium, panel discussion table; w/ seats 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 [this setting's primary purpose and use are to address the needs for "Training/Fitness/Professional Standards" - look under "TRAINING" category]

POLICE STATION - SITE PLANNING CRITERIA



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

POLICE STATION - SITE PLANNING CRITERIA



BEST PRACTICES / EMPLOYEE AMENITIES & WELLNESS

1. Wellness initiatives – outdoor plazas, outdoor breakroom & grille, ability of fitness activities to flow to the exterior, etc.
2. Shooting 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

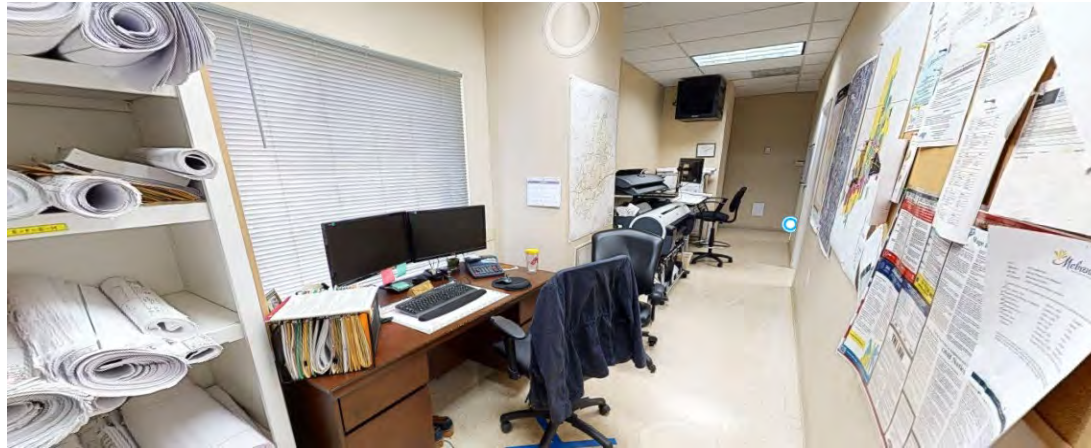
POLICE STATION NEW BUILDING– CAPITAL COSTS

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

- 14 M NEW BUILDING BUDGET
- \$432.31 COST PER SF

PLANNING AND INSPECTIONS

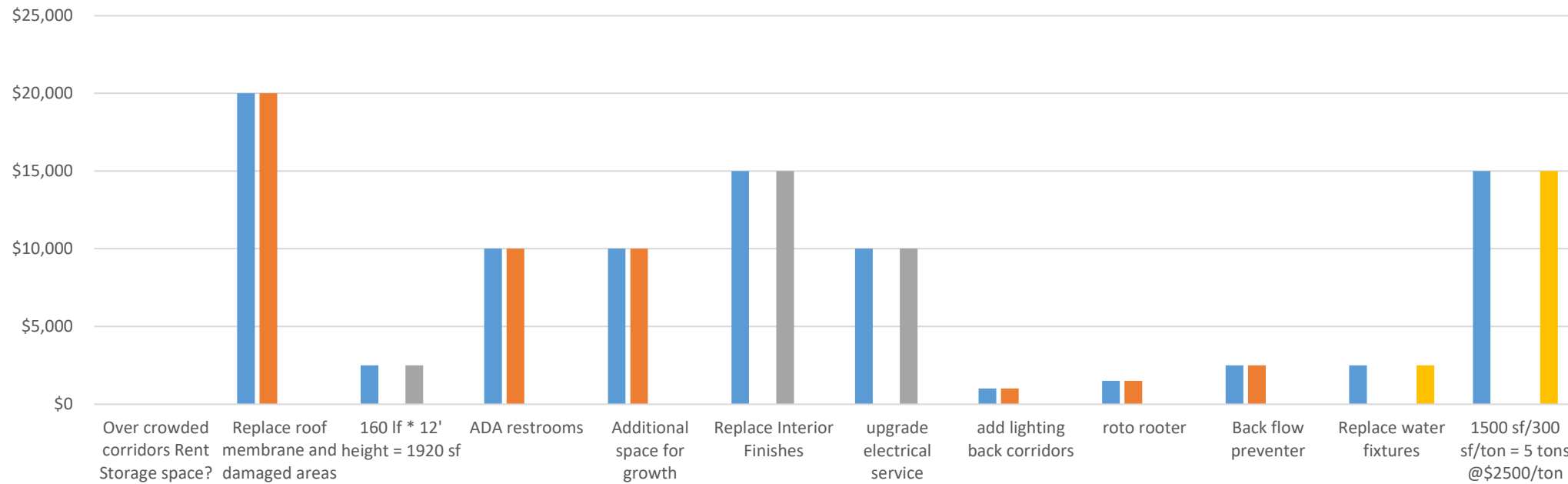


- CURRENT SPACE DOES NOT ALLOW FOR FUTURE GROWTH, SPACE IS AT CAPACITY.
- EXPECTED GROWTH 10 EMPLOYEES BY 2035.
- REQUIRE LARGER LOBBY
- CONFERENCE SPACE FOR DIGITAL PLAN REVIEW
- CORRIDORS DO NOT MEET ADA CLEARANCE
- PLAN FOR GREATER COMMUNITY GROWTH AND PROJECTS

PLANNING AND INSPECTIONS EXISTING BUILDING – CAPITAL PLANNING

\$90,000

Planning and Inspections



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.

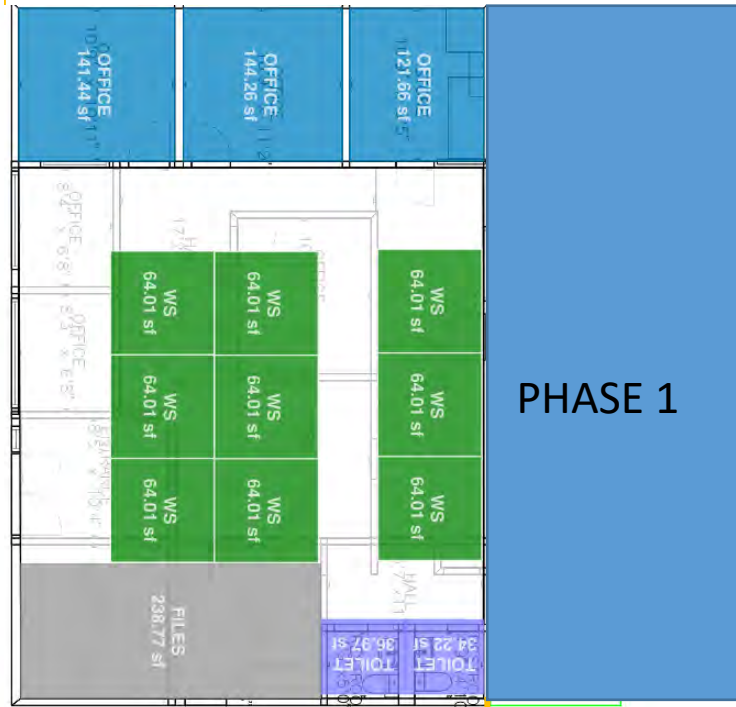
GENERAL CONDITION/MAINTENANCE

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.



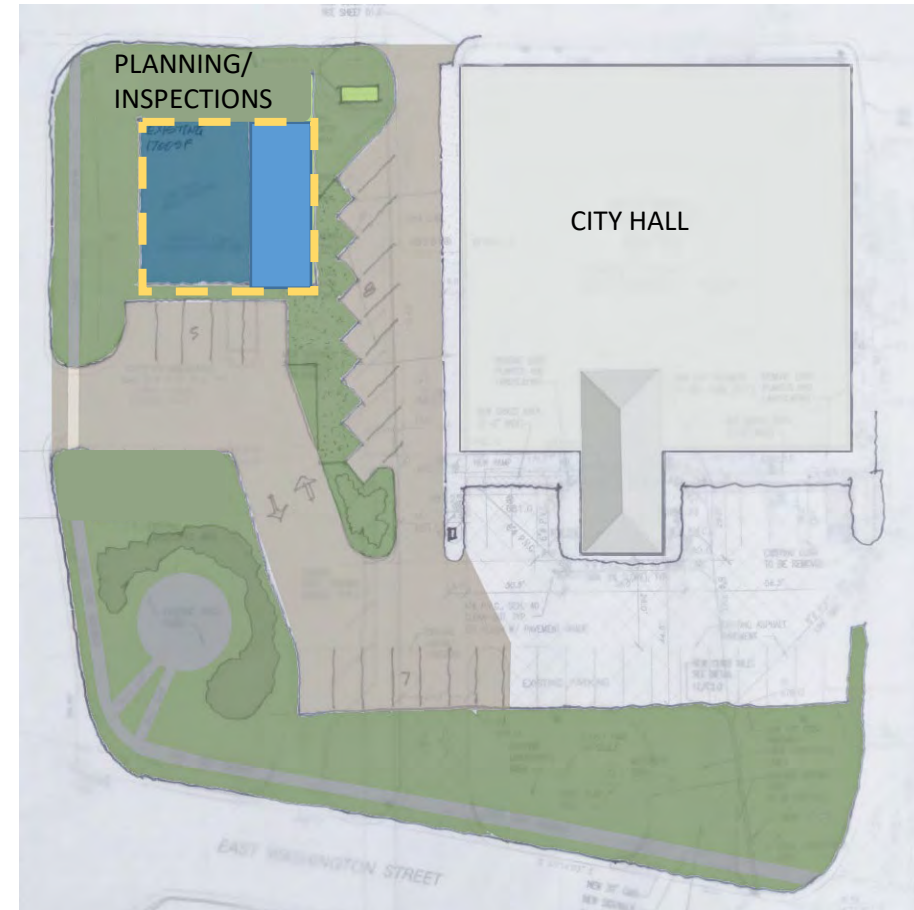
PLANNING AND INSPECTIONS – EXISTING BUILDING EXPANSION

PHASE 2 RENOVATION OF EXISTING BUILDING



PHASE 1

ADDITION

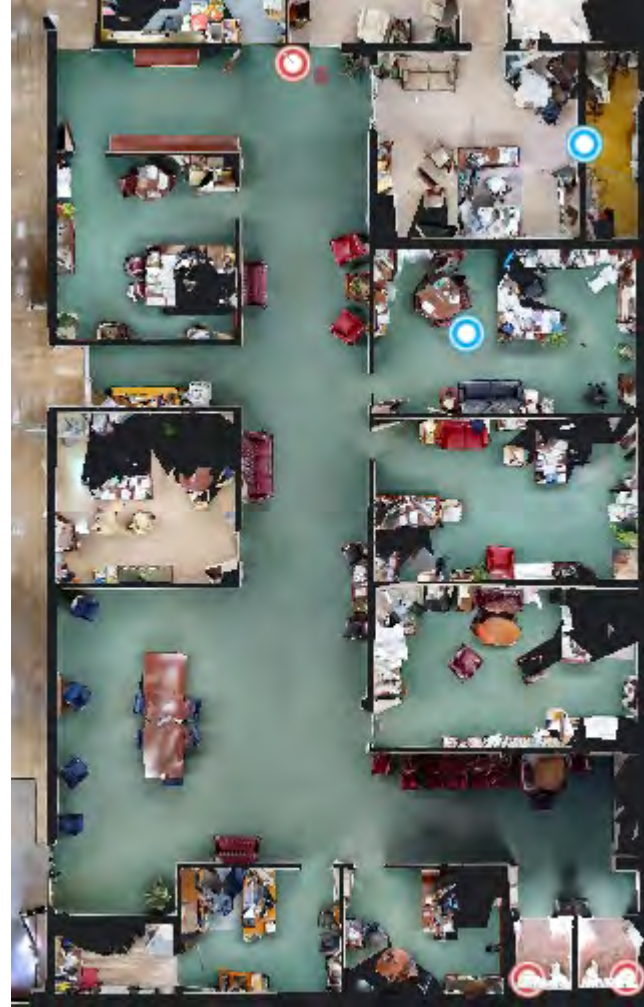


PLANNING AND INSPECTIONS – EXISTING BUILDING EXPANSION



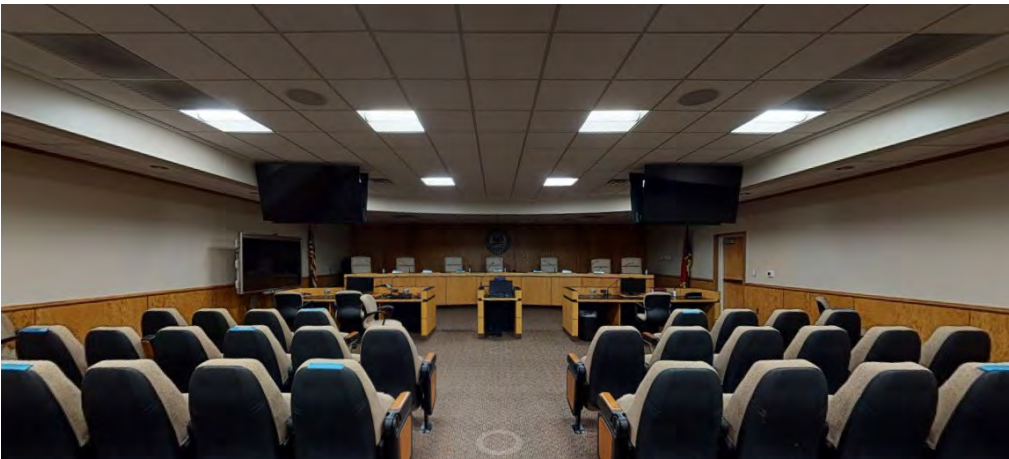
Planning & Inspection Addition						884
		Site Work - no parking no utilities				\$17,680
		Building Addition				\$176,800
		A&E				\$29,172
		FFE Allowance @ \$10/sf				\$8,840
		Contingency				\$23,249
		Total				\$255,741
		Budget				\$300,000

CITY HALL – CITY ADMINISTRATION



- FINANCE – GROWTH OF 2
- HUMAN RESOURCES – GROWTH OF 1-2
- IT – GROWTH OF 2
- CITY MANAGER GWOth – TBD

- GROWTH CAN BE ACCOMODATED 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

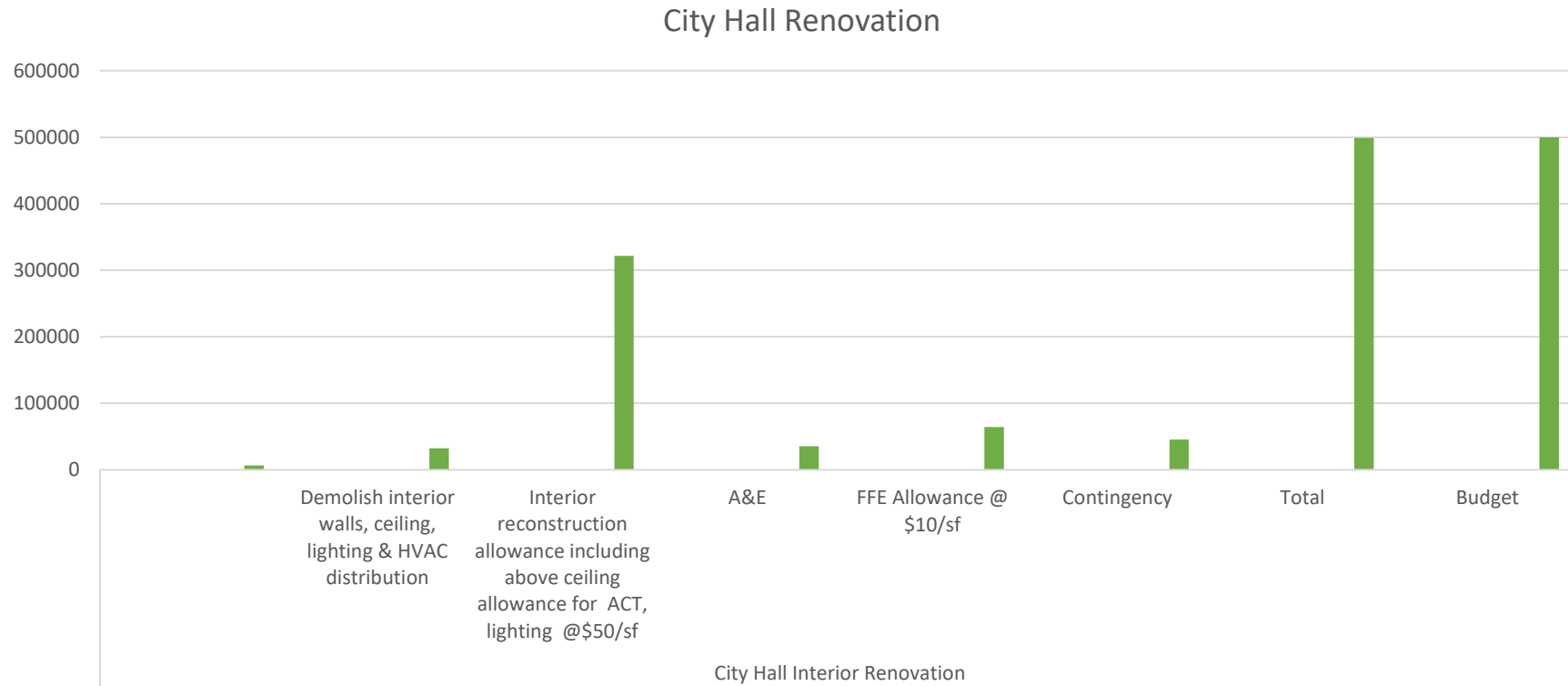
Although the accessible parking provided appears to meet the code related to striping and signage (Photo 5), the site does not meet current accessibility codes for multiple reasons.

- 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



CITY HALL RENOVATION COSTS



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

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

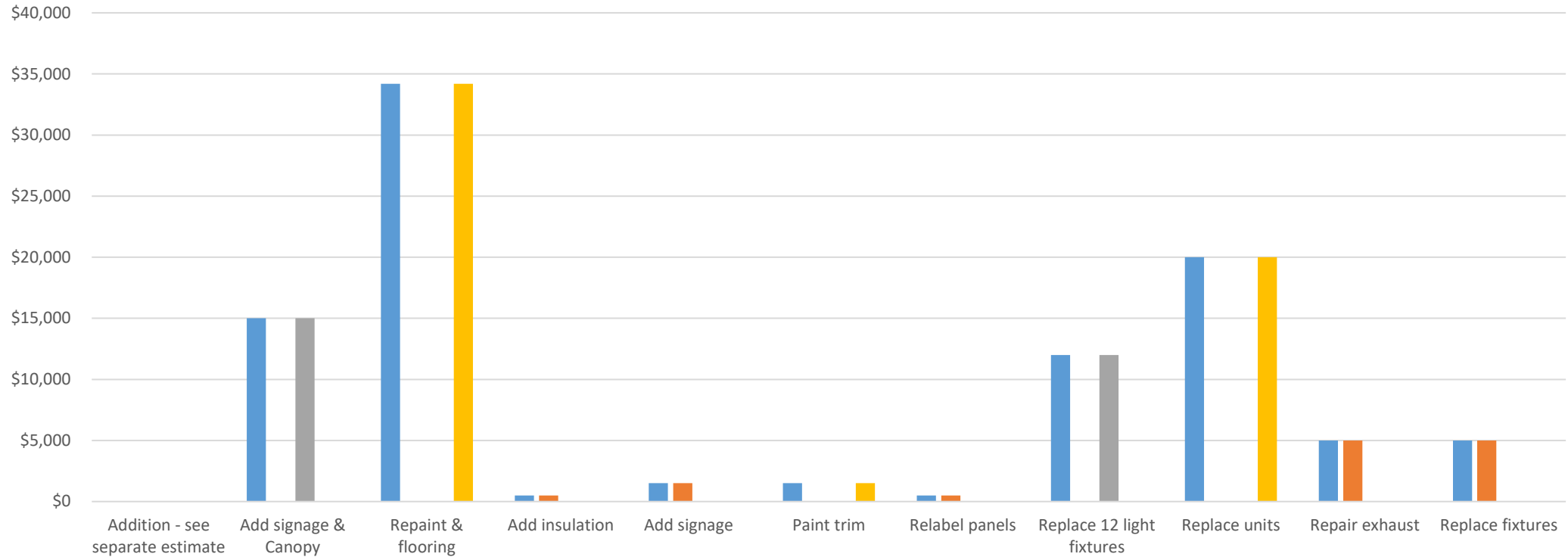
- Project Area: 73.05 acres
- PIN: 9815517346
- Owner: City of Mebane
- Address: 633 Corregidor St, Mebane, NC 27302
- Jurisdiction: City of Mebane
- Zoning: R-20 (Residential District)
- Setbacks:
 - Front: 30'
 - Side: 10'
 - Rear: 25'
- Maximum Building Height: 40'
- Addition of 6-7 new employees over the next 15 years
- Will need additional office space
- Larger break room
- Training facility needed.



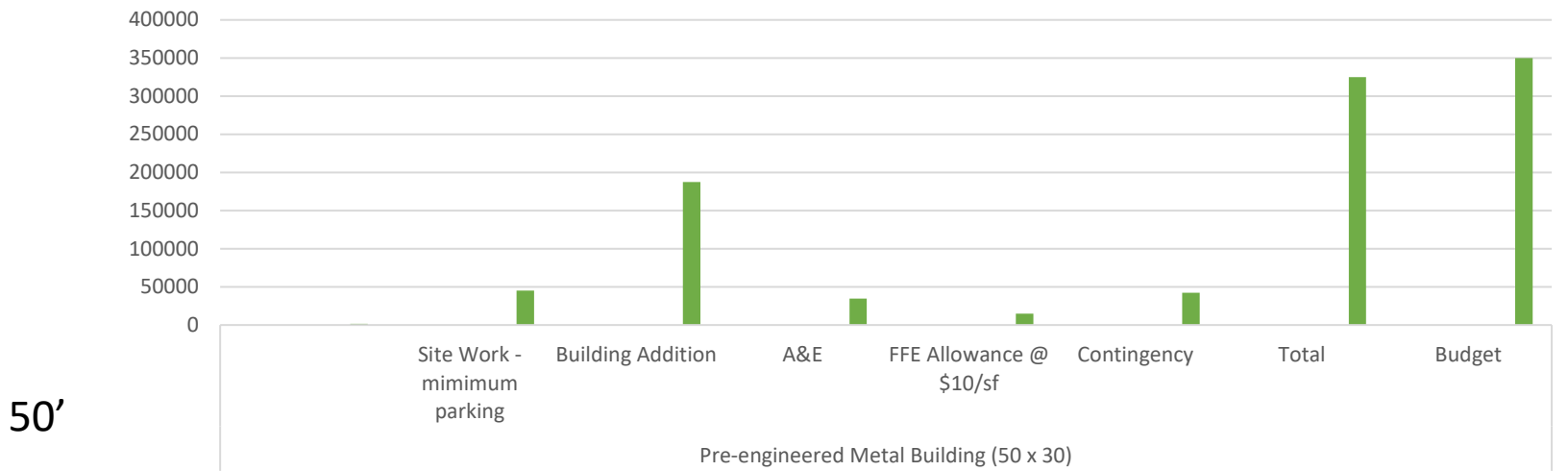
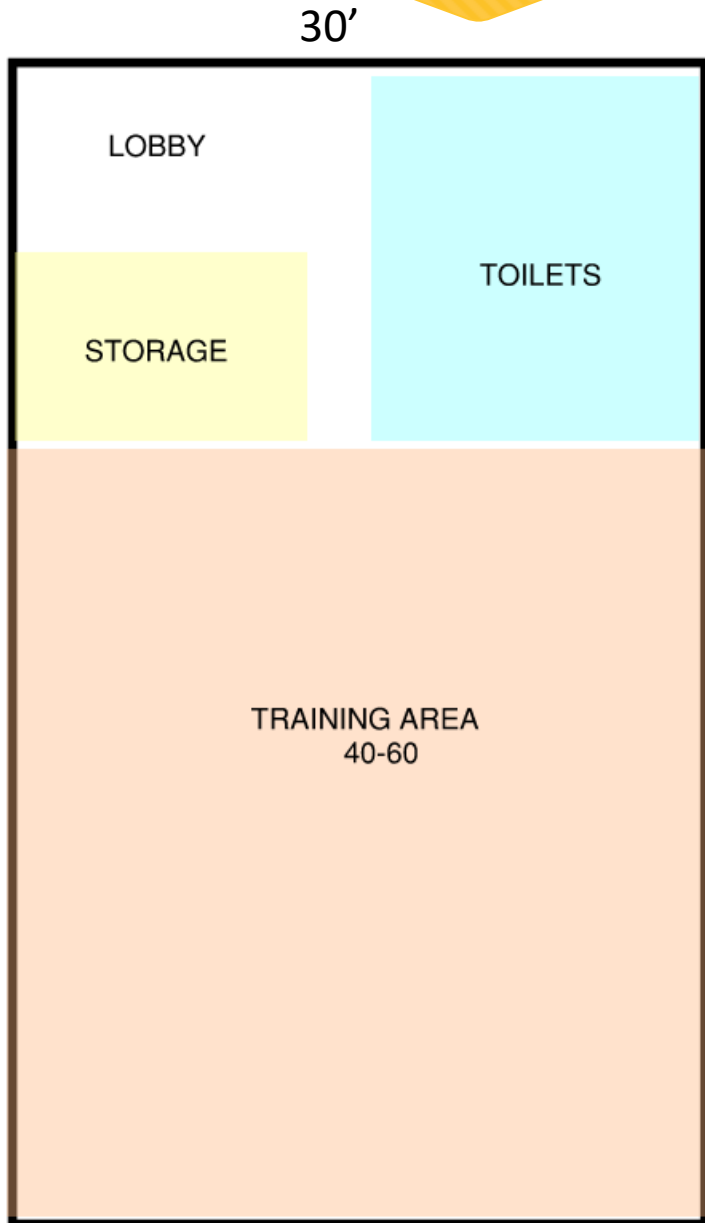
PUBLIC WORKS EXISTING – CAPITAL PLANNING

\$95,200

Public Work Office



PUBLIC WORKS - TRAINING FACILITY – JOINT VENTURE WITH FIRE



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 27302
- Jurisdiction: City of Mebane
- Zoning: R-20 (Residential District)
- Setbacks:
 - Front: 30'
 - Side: 10'
 - Rear: 25'
- Maximum Building Height: 40'



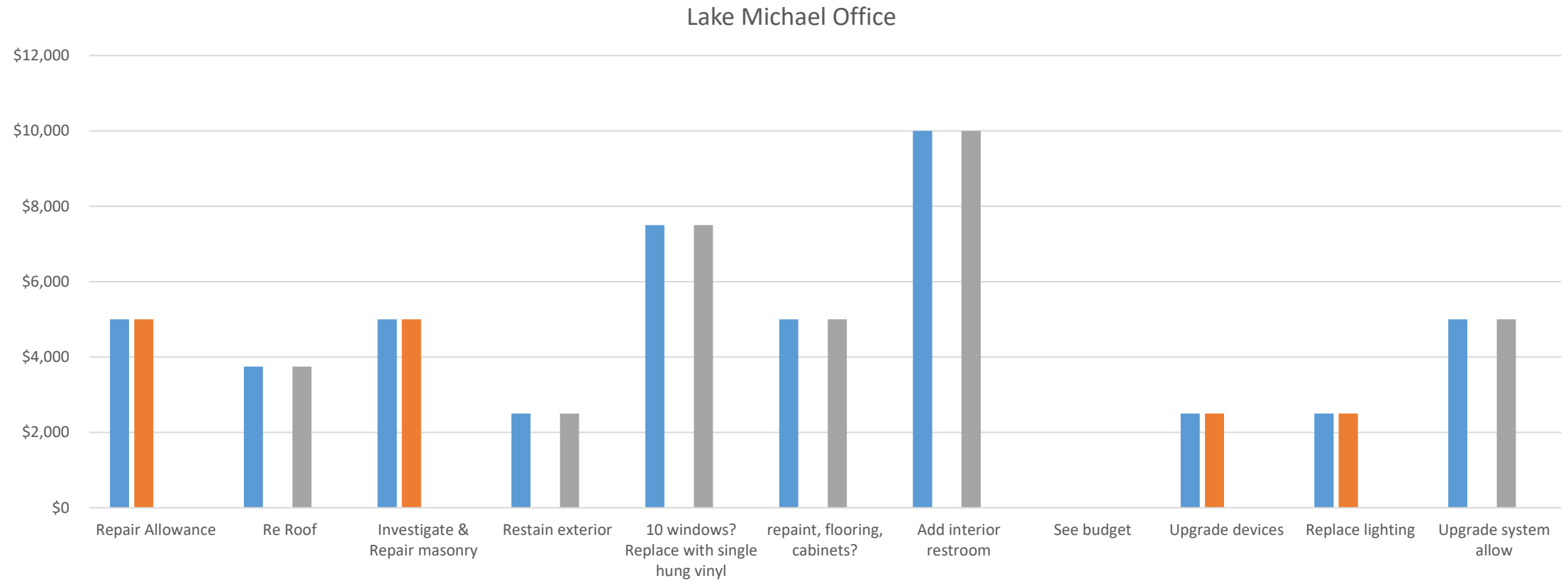
LAKE MICHAEL OFFICE – SITE ANALYSIS



- 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



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

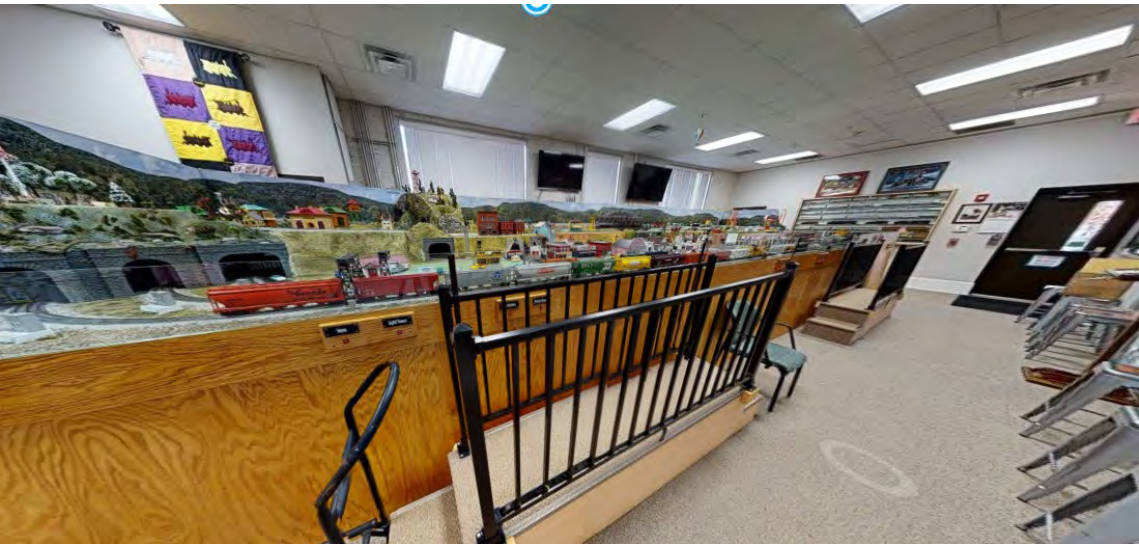
The site is in good condition with the exception of the parking lot pavement condition and landscaping issues adjacent to some walks. The parking lot pavement is nearing the end of its serviceable life. Substantial alligator cracking was observed throughout the lot (Photo 5 & 24). This parking lot will 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
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



SITE SUMMARY

- Project Area: 73.05 acres
- PIN: 9815517346
- Owner: City of Mebane
- Address: 633 Corregidor St, Mebane, NC 27302
- Jurisdiction: City of Mebane
- Zoning: R-20 (Residential District)
- Setbacks:
 - Front: 30'
 - Side: 10'
 - Rear: 25'
- Maximum Building Height: 40'

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

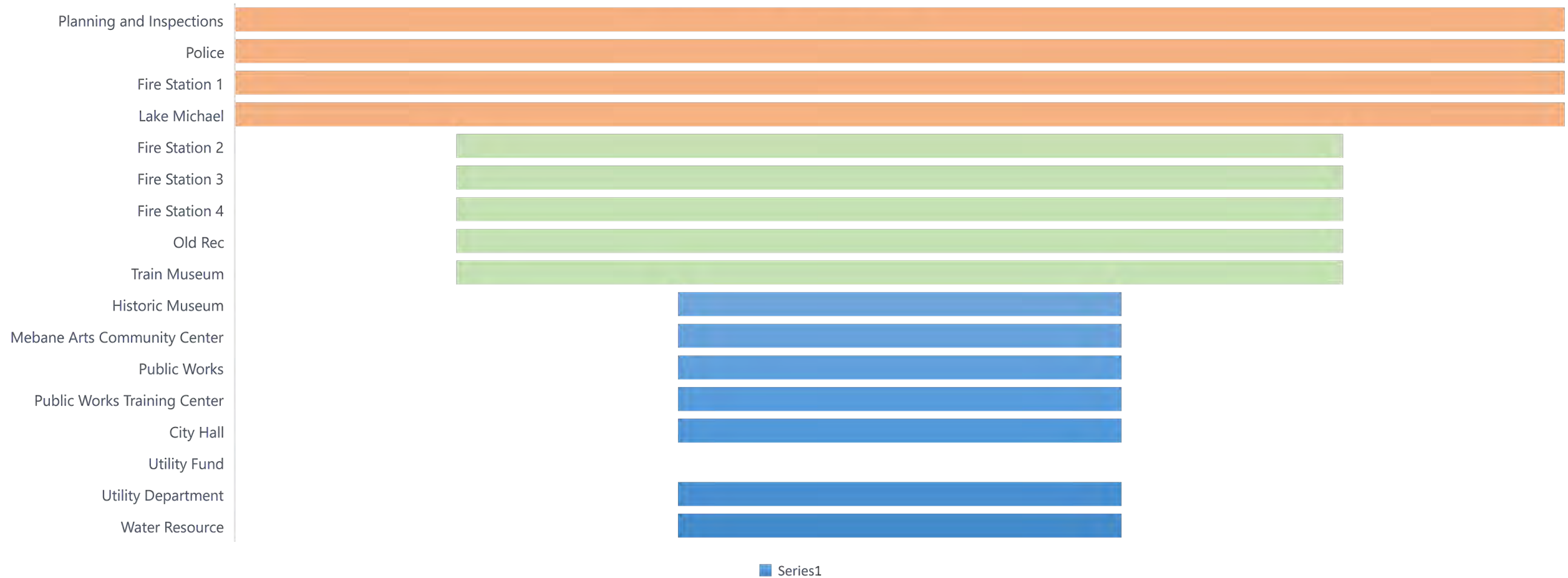
MEBANE ARTS AND COMMUNITY CENTER – CAPITAL PLANNING

\$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 the City 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
106 E Was

PLANNING AN
102 South

POLICE B
116 W C

OLD FIRE
103 W. Was

OLD RECREA
209 W. J

CITY
ADMINISTRAT

FINA

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



SEARCH BY
CITY BUILDING



SEARCH BY CITY
DEPARTMENT



CITY-WIDE ANALYSIS

AGENDA ITEM #9A

Ordinance to Extend the Corporate Limits-
Agape Baptist Church- 1451 Mebane Oaks Rd.

Meeting Date

March 1, 2021

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

The Council will consider the approval of an Ordinance to Extend the Corporate Limits as the next step in the annexation process. This is a non-contiguous satellite annexation containing approximately 5.24 acres located at 1451 Mebane Oaks Road in Alamance County.

Background

At the February 1, 2021 Council Meeting, Council accepted the petition for annexation and the Clerk's certificate of sufficiency and adopted a Resolution setting a date of Public Hearing for March 1, 2021 to consider approval of extending Mebane's corporate limits. The Public Hearing Notice was properly advertised.

Financial Impact

The property and improvements will be added to the ad valorem tax base for the City once the property is annexed as determined by the state statute.

Recommendation

Staff recommends adoption of an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina.

Suggested Motion

I make a motion to adopt of an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 5.24 acres.

Attachments

1. Ordinance
2. Map

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE CITY OF MEBANE, NORTH CAROLINA

Mail after recording to: City of Mebane, Attn: City Clerk, 106 E. Washington Street, Mebane, NC 27302

Ordinance No. 142

WHEREAS, the City Council has been petitioned under G.S. 160A-58.1 to annex the area described below; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held virtually via Zoom at 6:00 p.m. on March 1, 2021 at 6:00 p.m. per NCGS 166A-19.24 and after due notice by the Mebane Enterprise on February 17, 2021; and

WHEREAS, the City Council finds that the area described therein meets the standards of G.S. 160A-58.1 (b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the City;
- b. No point on the proposed satellite corporate limits is closer to another municipality than to the City;
- c. The area described is so situated that the City will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation;

WHEREAS, the City Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the City Council further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City and of the area proposed for annexation will be best served by annexing the area described;

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

Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous territory is hereby annexed and made part of the City of Mebane, as of March 3, 2021:

Beginning At A POINT IN MEBANE OAKS ROAD; Thence S 88°13'51" W A Distance Of 35.78' TO AN EIP; Thence S 88°13'51" W A Distance Of 248.62' TO AN EIP; Thence S 88°13'51" W A Distance Of 486.75' TO AN EIP; Thence N 27°59'02" W A Distance Of 200.35' TO AN EIP; Thence N 71°51'58" E A Distance Of 766.82' TO A COMPUTED POINT IN MEBANE OAKS ROAD; Thence S 19°09'02" E A Distance Of 414.73' TO A COMPUTED POINT; Which Is The Point Of Beginning, CONTAINING 5.24 ACRES, 228,292.5 S.F.

Section 2. Upon and after March 3, 2021 the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Mebane and shall be entitled to the same privileges and benefits as other parts of the City of Mebane. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Mebane shall cause to be recorded in the office of the Register of Deeds of Orange County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Orange County Board of Elections, as required by G.S. 163-288.1.

Adopted this 3rd day of March, 2021.

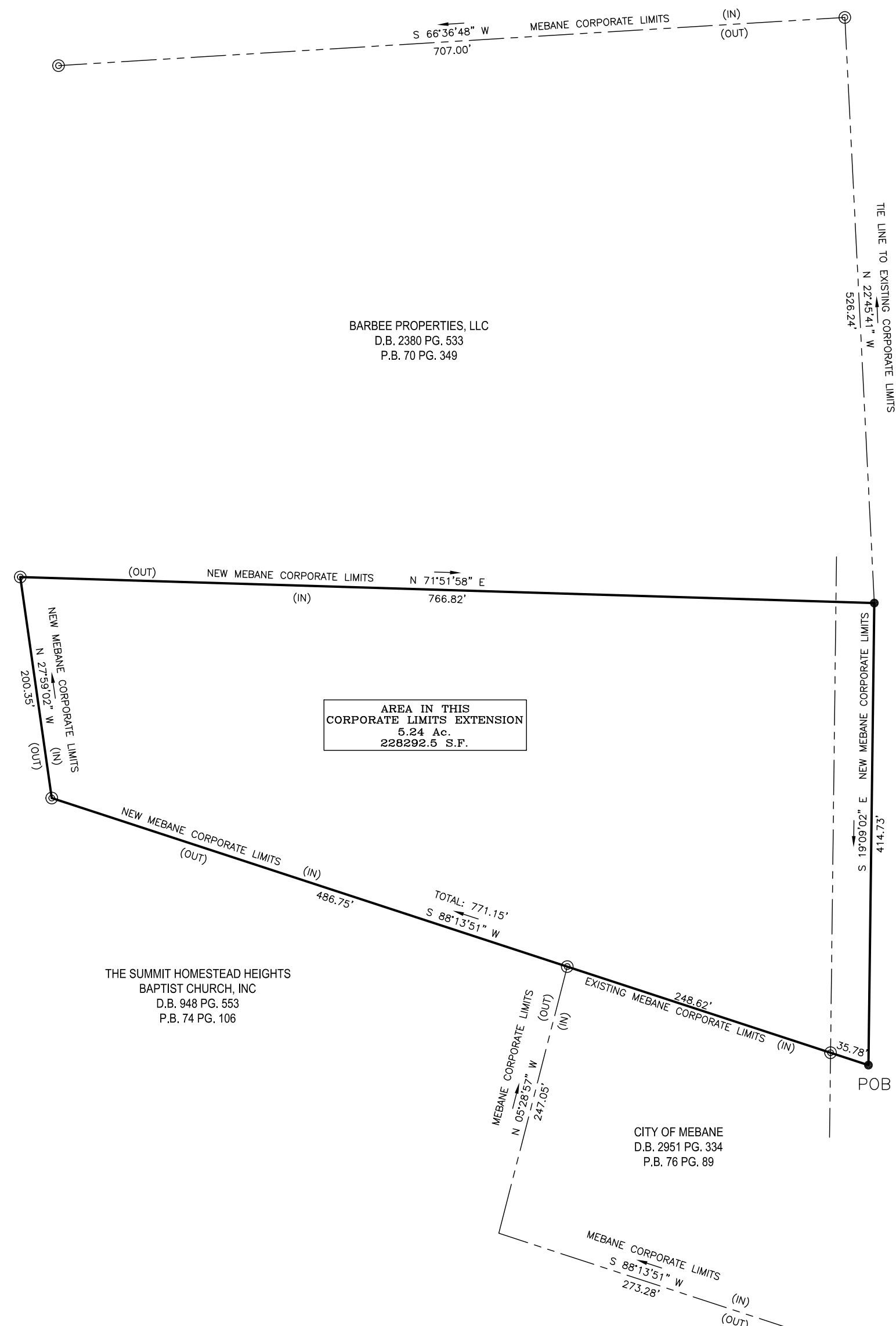
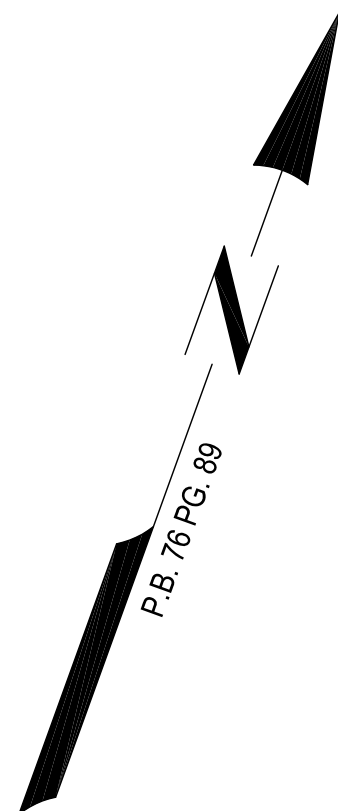
Ed Hooks, Mayor

ATTEST:

APPROVED AS TO FORM:

Stephanie W. Shaw, City Clerk

Lawson Brown, City Attorney



MEBANE OAKS ROAD ~ 60' R/W
SR. 1007

PARCEL NOTES:

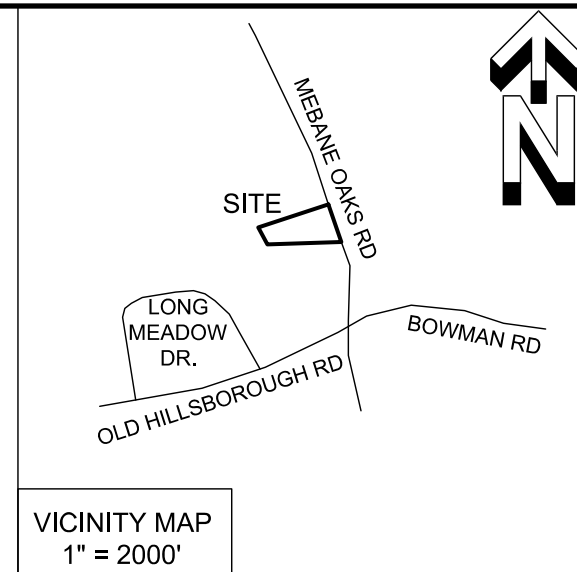
OWNER: AGAPE BAPTIST CHURCH
ADDRESS: 1451 MEBANE OAKS ROAD
PARCEL #: 167490
DEED REF.: D.B. 433 PG. 844

GENERAL NOTES:

AREA COMPUTED BY COORDINATE METHOD.
RATIO OF PRECISION IS 1:30,000+.
THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INVESTIGATION, THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS AN ACCURATE TITLE INVESTIGATION MAY DISCLOSE.
THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD BUT NOT VISIBLE OR APPARENT AT THE TIME OF INSPECTION.
NO N.C.G.S. MONUMENT RECOVERED WITHIN 2,000 FEET OF THIS PROPERTY.

LEGEND

- ⊙ = FOUND IRON PIPE
- = SET IRON PIN
- = COMPUTED POINT
- △ = STONE/ROCK
- CH = CHORD
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- PG. = PAGE



ALLRED LAND SURVEYING, PLLC
JEFF ALLRED, PLS ~ L-4500
8065 COBLE MILL ROAD
SNOW CAMP, NC 27349
PHONE: 336-684-8202

FINAL PLAT
EXISTING AND NON-CONTIGUOUS SATELLITE ANNEXATION
CITY OF MEBANE CORPORATE LIMITS EXTENSION
PROJECT LOCATION:
OWNER INFORMATION:
AGAPE BAPTIST CHURCH
1451 MEBANE OAKS ROAD
MEBANE, NC 273012
STATE: NC
COUNTY: ALAMANCE
TOWNSHIP: MELVILLE

NO.	DATE	REVISION NOTE

DRAWN BY: JTA
CHECKED BY: JTA
DATE: 20210115
PROJECT NO.: 2020-175
REF. NO.:
SCALE: 1" = 30'

CERTIFICATE OF SURVEY ACCURACY

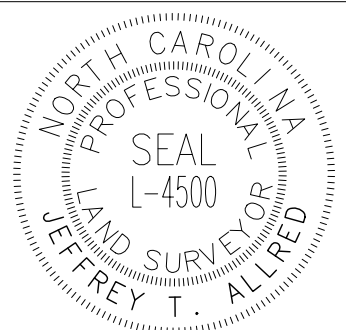
I, JEFFREY T. ALLRED, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK (AS SHOWN) PAGE (AS SHOWN), ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK (AS SHOWN) PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:30,000; THIS PLAT WAS PREPARED IN ACCORDANCE WITH N.C.G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 14th DAY OF DECEMBER, 2020 A.D.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
GS 47-30(j). The provisions of this section shall not apply to boundary plats of State lines, county lines, areas annexed by municipalities, nor to plats of municipal boundaries, whether or not required by law to be recorded.

PLANNING DIRECTOR CERTIFICATION
THIS TRACT OF LAND IS WITHIN THE CITY OF MEBANE'S JURISDICTION. NO APPROVAL IS REQUIRED OF THE PLANNING BOARD OR CITY COUNCIL UNDER SECTION 50.2(C) OF THE CODE OF ORDINANCES.

SIGNED: _____
PLANNING DIRECTOR
DATE: _____

Jeffrey T. Allred
JEFFREY T. ALLRED
PROFESSIONAL LAND SURVEYOR
L-4500
REGISTRATION NUMBER



SHEET
1 OF 1

DRAWING FILE PATH: E:\Garrison Projects\2020-175\Gwg



AGENDA ITEM #9B

RZ 21-01

Conditional Rezoning –
Mebane 5th Street Shopping
Center

Presenter

Cy Stober, Development Director

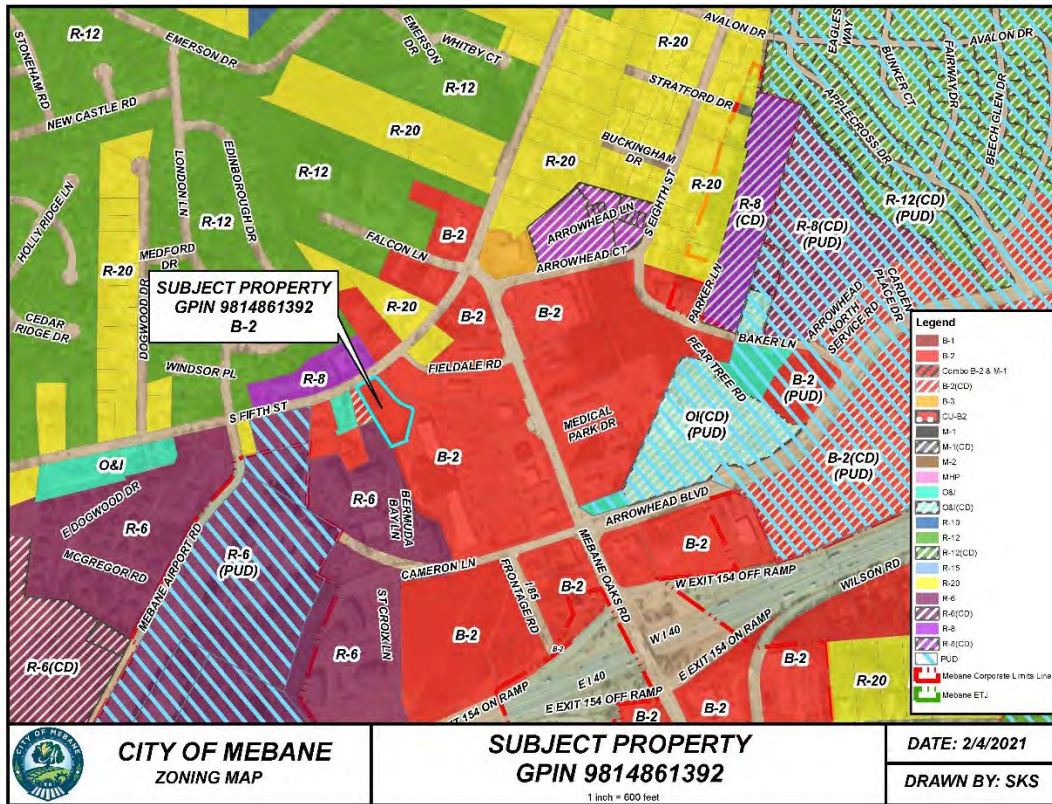
Applicant

PT Greenland LLC
1648 Memorial Drive
Burlington, NC 27215

Public Hearing

Yes No

Zoning Map



Property

S NC Hwy 119
Alamance
County GPIN
9814861392

Proposed Zoning

B-2(CD)

Current Zoning

B-2

Size

+/- 1.54 Acres

Surrounding Zoning

R-8,R-6, B-2, B-2 w/ SUP, B-2(CD)

Surrounding Land Uses

Residential,
Office,
Shopping
Center

Utilities

Present

Floodplain

No

Watershed

No

City Limits

Yes

Summary

PT Greenland, LLC, is requesting a rezoning from B-2 (General Business) to B-2(CD) (General Business, Conditional) district to allow for a Multi-tenant Building (aka “Neighborhood Shopping Center”) complying with all 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

Financial Impact

N/A, though development of the property will enhance its assessed tax value.

Recommendation

At its February 8, 2021, meeting the City of Mebane Planning Board voted unanimously (8 – 0) to recommend the conditional zoning request, as presented.

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

Suggested Motion

1. Motion to approve the B-2(CD) zoning as presented.
2. Motion to find that **the application is consistent** with the objectives and goals in the City’s 2017 Comprehensive Land Development Plan *Mebane By Design*. The request:
 - Is for a property within the City’s G-1 Mixed Use (III) Primary Growth Area and provides “...neighborhood-scale retails and commercial development and entertainment... [and provides]...internal roadways that require interconnectivity between different development projects” (Mebane CLP, p.72);
 - Satisfies Growth Management Goal 1.1: “Encourage a variety of uses in growth strategy areas and in the downtown, promote/encourage a village concept that supports compact and walkable environments.” (pp.17, 82); and
 - Satisfies Growth Management Goal 1.6: “Require that commercial development be pedestrian-friendly, supporting walking between differing land uses while also reducing parking requirements.” (pp.17, 84)
3. Motion to **deny** the B-2(CD) rezoning as presented due to a lack of

- a. Harmony with the surrounding zoning

OR

- b. Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design* or any of the City's other adopted plans.

Attachments

1. Conditional Rezoning Request Application
2. Zoning Map
3. Site Plan
4. Planning Project Report
5. Preliminary Water and Sewer System Approval Letter
6. Technical Memorandum – City Engineering Review



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: P.T. GREENLAND, LLC

Address of Applicant: 11648 MEMORIAL DRIVE DAVENPORT NC

Address and brief description of property to be rezoned: 1.54 AC. PID 1164563
AT SOUTH FIFTH STREET VACANT B-2 PROPERTY

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

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

Yes ___ Explain: _____ No

Type of re-zoning requested: CONDITIONAL BUSINESS B-2

Sketch attached: Yes No _____

Reason for the requested re-zoning: REQUEST TO ALLOW ADDITIONAL

USES AS FOLLOWS: RESTAURANT WITH DRIVE THROUGH &
TAKE OUT COFFEE OR
CARD LAUNDRY MAT
& PHYSICAL FITNESS
TRAINING CENTER

Signed: [Signature]

Date: 2/2/2021

Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

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

1. Tax Map showing the area that is to be considered for rezoning.
2. Names and addresses of all adjoining property owners within a 300' radius (Include those that are across the street).
3. \$200.00 Fee to cover administrative costs.
4. The information is due 15 working days prior to the Planning Board meeting. The Planning Board meets the 2nd Monday of each month at 6:30 p.m. Then the request goes to the City Council for a Public Hearing the following month. The City Council meets the 1st Monday of each month at 6:00 p.m.

Conditional Zoning Request February 2, 2021
South 5th Street Shopping Center 1.54 Acre Parcel
PID 164563 Mebane, North Carolina

The above referenced project is seeking a Conditional Business B-2 CD Zoning for a 10,800 sf. multi-tenant shopping center to be located within the **City of Mebane B-2** zoning district. The rezoning of this parcel is requested to extend the uses allowable under the current B-2 Zoning to include the following uses for this Multi-Tenant Shopping Center less than 15,000 sf.:

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

The zoning change of this parcel from B-2 to B-2 CD provides for the uses similar to those uses allowable in larger shopping centers and multi-tenant occupancies and;

Will not endanger the public health or safety;

The proposed project has been designed in accordance with City of Mebane requirements and has received the endorsement of the City of Mebane Technical Review committee.

Will not injure the value of adjoining or abutting property;

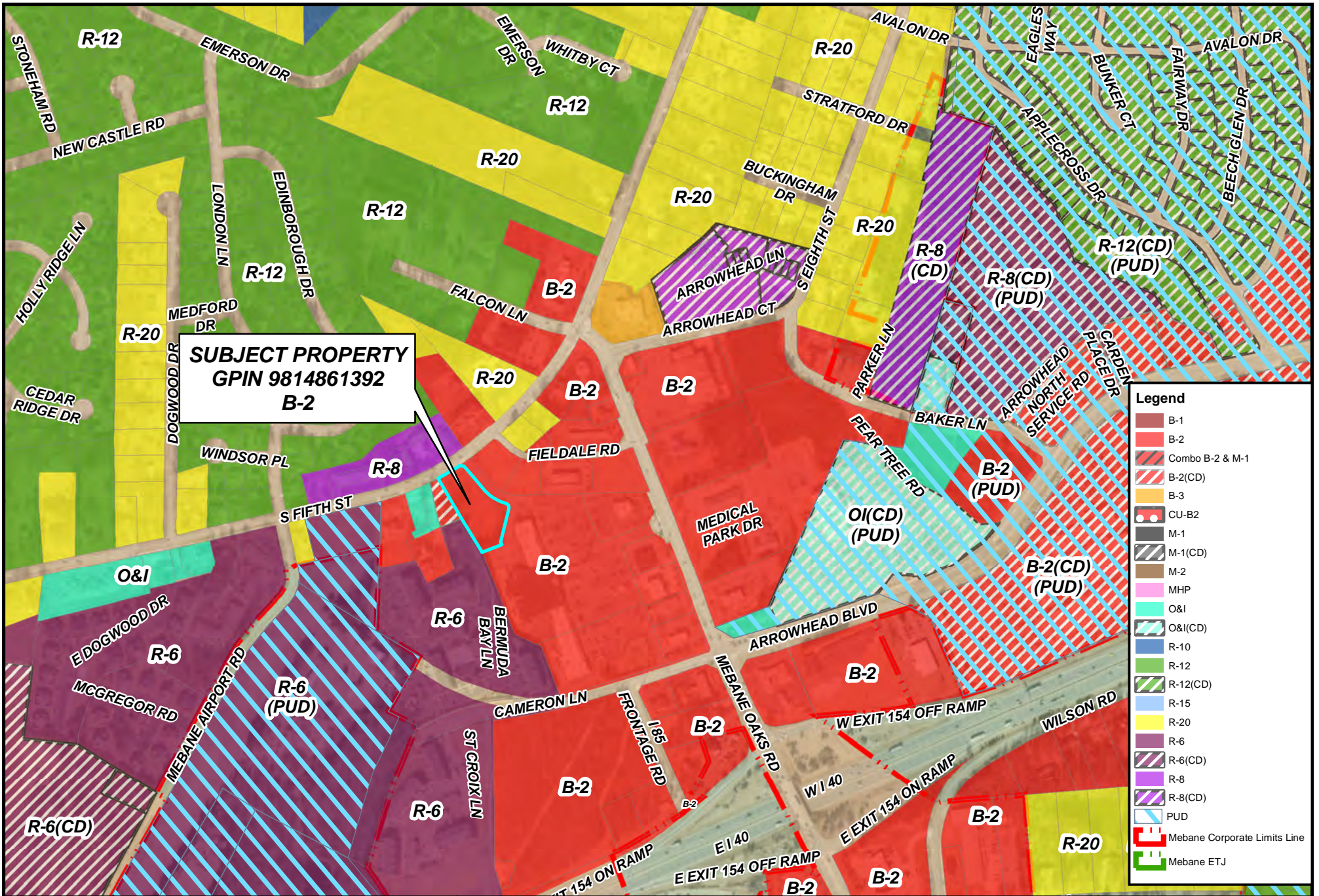
The proposed project will likely have little or no affect on adjacent property values. The project is the final fill-in project for the last remaining outparcel of the surrounding larger retail and commercial property (Lowe's Foods anchor of Mebane Oaks Village).

Will be in harmony with the area in which it is located;

The proposed development will be in harmony with the surrounding areas conforming to City of Mebane requirements, completing the development of this larger project and will be comprised of uses that are similar and complementary to those uses on adjoining properties.

and, Will be in conformity with the land development plan, thoroughfare plan, or other plan officially adopted by the City Council.

The development of this property with the proposed use is consistent with the current City of Mebane technical requirements and applicable Transportation and Long Range Plans.



CITY OF MEBANE
ZONING MAP

SUBJECT PROPERTY
GPIN 9814861392

1 inch = 600 feet

DATE: 2/4/2021

DRAWN BY: SKS

MINIMUM BUILDING SETBACKS
 Per City of Mebane UDO, Article 4:
 Front Setback - 40'
 Side Setback - 0' or 5'
 Rear Setback - 30'
 City of Mebane Zoning: B-2 General Business

PARCEL DATA
 Alamance County Tax Information
 PIN Information: 9814861392
 Parcel ID: 164563
 City of Mebane Zoning: B-2
 Parcel Address: 5 NC Hwy 119, Mebane, NC
 (Unaddressed)
 Township: Melville
 Parcel Owner: PT Greenland, LLC
 Deed Reference: Book 3174, Page 296
 Plat Reference: Book 61, Page 17

SITE DATA
 Existing Use: Vacant
 Proposed Use: Shopping Center
 Total Property Area: 1.54 Ac. ±

Disturbed Area in this project: 1.42 Ac. ± (61,932 sf)

Existing Building Area: 0 sf
 Proposed Building Area: 10,800 sf

Impervious Areas:
 Existing (to remain): 0 Ac. ± (0 sf), 0%
 Proposed Additions: 1.15 Ac. ± (50,300 sf), 74.9%
 Total Impervious Area: 1.15 Ac. ± (50,300 sf), 74.9%

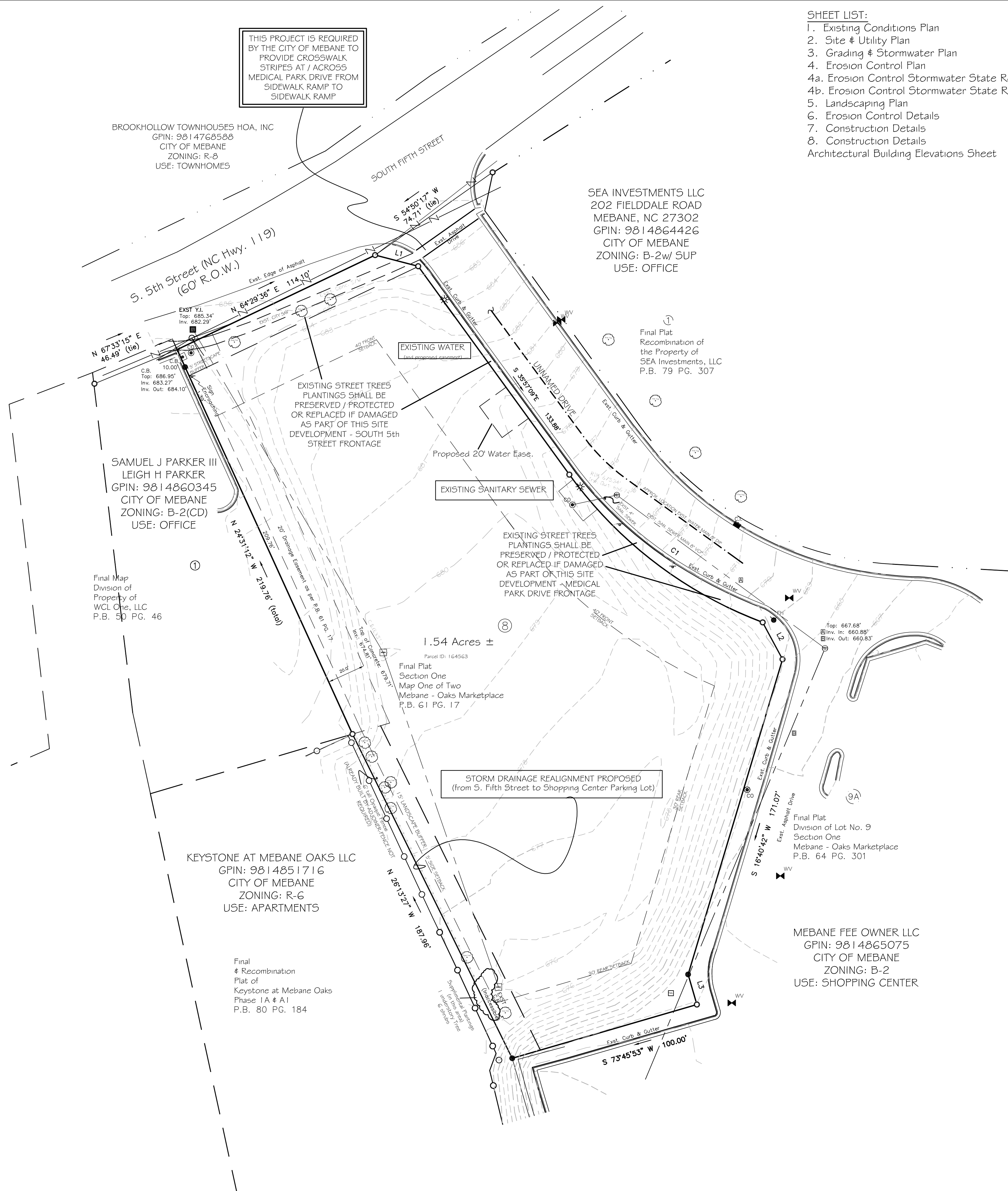
Parking Requirements: (Per City of Mebane UDO, Table G-4-1):
 Use: General Business - Retail - Restaurant
 Rate: 1 space / 200 sf.
 Total Parking Required: 54 spaces required
 Total Parking Provided: 54 spaces provided
 (Including 4 Accessible Spaces)
 which includes 4 Van HC Parking Spaces

CONTRACTORS NOTES:
 1. The contractor shall verify the location of all existing utilities prior to beginning construction. Locations of existing utilities shown on the plan are based on the best available information, but can only be considered approximate.
 2. The City of Mebane shall review and approve construction drawings prior to construction. Any conflicts should be reported to the project engineer immediately for review prior to beginning construction. It shall be the owner's responsibility to obtain all required approvals and permits from agencies governing this work prior to any construction.
 3. Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap Code or latest Accessibility Code revision or applicable PROWAG standards.
 4. Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.

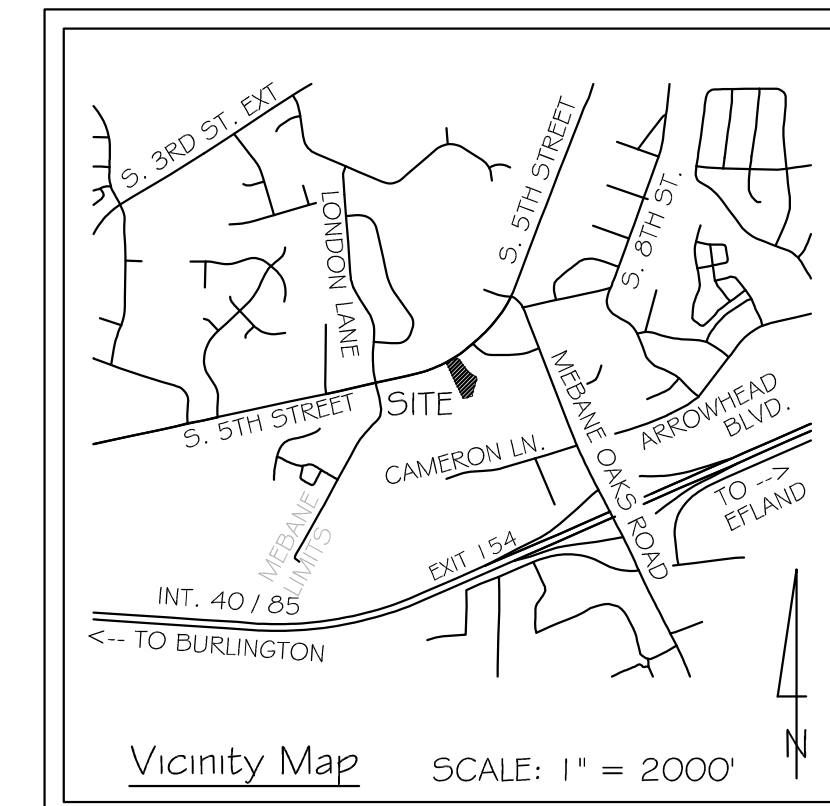
General Notes:
 1. All construction methods and materials shall conform to the NCDOT, NCDENR Erosion Control, City of Mebane Standard Specifications & Details, and the NC Plumbing Code.
 2. Boundary, topographic data, and existing feature information obtained from a survey prepared by Boswell Surveyors, Inc. Burlington, North Carolina (Job Number: 20-210-300).
 3. Water service is proposed via a 2" tie to existing water main as shown on the plan.
 4. Sanitary sewer service is proposed via a 4" tie to existing sanitary sewer sewer service stub as shown on the plan.
 5. New connections to the City water and/or City sanitary sewer system shall be done by licensed contractors with public utility licenses.
 6. The contractor shall meet with the public works department prior to making any connections to the City water and/or City sanitary sewer systems to review installation procedures.
 7. Exact size and location of all applicable utilities and easements to be field verified prior to construction.
 8. Contact the project engineer immediately with any conflicts regarding the design or construction of the project. All field adjustments shall be verified by the project engineer prior to construction.
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 11. Compaction of fill materials, approval of residual subgrade, soil proof rolls, stone placement, and/or other materials testing functions shall be in accordance with the project geotechnical engineer's guidance, specifications, recommendations, and testing standards.

Plan Prepared for:
 PT Greenland LLC
 1648 Memorial Drive
 Burlington, NC 27215

THIS PROJECT IS REQUIRED BY THE CITY OF MEBANE TO PROVIDE CROSSWALK STRIPES AT / ACROSS MEDICAL PARK DRIVE FROM SIDEWALK RAMP TO SIDEWALK RAMP



- SHEET LIST:**
 1. Existing Conditions Plan
 2. Site & Utility Plan
 3. Grading & Stormwater Plan
 4. Erosion Control Plan
 4a. Erosion Control Stormwater State Required Sheets
 4b. Erosion Control Stormwater State Required Sheets
 5. Landscaping Plan
 6. Erosion Control Details
 7. Construction Details
 8. Construction Details
 Architectural Building Elevations Sheet



SURVEYOR'S LEGEND

- NP (New Iron Pipe)
- EP (Existing Iron Pipe)
- WV Water Valve
- ⊕ Man Hole
- ⊙ Yard Inlet (Y.I.) Catch Basin (C.B.)
- ⊙ Clean Out (CO)
- ⊙ FH Fire Hydrant
- * Calculated Point

Line Table		
Line	Bearing	Distance
L1	S 75°30'20" E	23.12'
L2	S 28°13'56" E	21.80'
L3	S 16°14'03" E	16.30'

Curve Table			
Curve	Chord Bearing	Chord	Radius
C1	S 52°36'25" E	126.53'	220.00'

CITY OF MEBANE INSPECTION FEES:

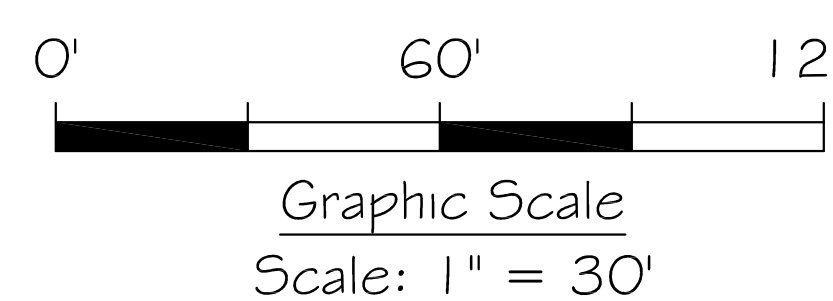
TYPE	LENGTH	FEE	AMOUNT
SAN. SEWER	0	\$2.50 /ft.	\$0
STREET	0	\$3.00 /ft.	\$0
WATER MAIN	0	\$2.50 /ft.	\$0
WATER TAP	1	\$500 ea.	\$500.00
SIDEWALK	75	\$1.00 /SW	\$100.00
DRIVEWAY	1	\$1.00 /DW	\$100.00

THE CONTRACTOR SHALL CALL FOR THE INSPECTION OF FORMWORK, STRING LINE, GRADE PINS, INLET TOPS AND GRATES, FORMS ETC. PRIOR TO THE PLACEMENT OF ANY CONCRETE, ASPHALT OR OTHER FINISHED SURFACE.

THIS SITE DEVELOPMENT REQUIRES PERMITS. READ THE PLAN READ THE PERMIT!

STORM DRAINAGE REALIGNMENT PROPOSED (from S. Fifth Street to Shopping Center Parking Lot) AT THE TIME OF THIS PLAN SUBMITTAL - PORTIONS OF THE SITE STORM DRAINAGE WERE FOUND TO BE INACCESSIBLE FOR SURVEY - CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION PRIOR TO ANY OTHER SITE DEVELOPMENT.

CALL BEFORE YOU DIG! ITS THE LAW
 ULOCO North Carolina One Call Center
 1-800-632-4949



1 / 8

8-24-20

1" = 30'

BSB/CDH

1-20-1025

Existing Conditions Plan

12-2021

MEBANE 5TH STREET SHOPPING CENTER

THE L.E.A.D.S. GROUP, P.A.

Land Engineering And Development Services

MINIMUM BUILDING SETBACKS
 Per City of Mebane UDO, Article 4:
 Front Setback - 40'
 Side Setback - 0' or 5'
 Rear Setback - 30'
 City of Mebane Zoning: B-2 General Business

PARCEL DATA
 Alamance County Tax Information
 PIN Information: 9814861392
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 Parcel Address: 5 NC Hwy 119, Mebane, NC (Unaddressed)
 Township: Melville
 Parcel Owner: PT Greenland, LLC
 Deed Reference: Book 3174, Page 296
 Plat Reference: Book 61, Page 17

PAVING SCHEDULE:
 Contractor shall coordinate with owner to determine the desired pavement section and finalize design sections prior to construction. Minimum stone, asphalt and concrete section thickness shown hereon over approved subgrade soils are provided for reference only. No pavement design was performed to establish these sections. Final pavement sections should be constructed per owner's geotechnical engineering recommendations based on the evaluation of exposed subgrade soils.

Additional Borrow / Waste Note:
 If the same person conducts the land-disturbing activity and any related borrow or waste activity, the related borrow or waste activity shall constitute part of the land-disturbing activity unless the borrow or waste activity is regulated by the Division of Solid Waste Management. If the land-disturbing activity and any related borrow or waste activity are not conducted by the same person, they shall be considered separate land disturbing activities and must be permitted either through the Sedimentation and Pollution Control Act as a one-use-borrow site or through the Mining Act.

Proposed Wastewater Flow Rates (NC 15a ncaq 02t .0114)
 7,600 sf retail / office space - 25 gpd / employee / shift - 10 employees proposed = 250gpd
 3,200 sf retail food service - 40 gpd / seat - 150 seats = 6,000gpd

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Plan Prepared for:
 PT Greenland LLC
 1648 Memorial Drive
 Burlington, NC 27215

Brookhollow Townhouses HOA, Inc
 GPIN: 9814768588
 CITY OF MEBANE
 ZONING: R-8
 USE: TOWNHOMES

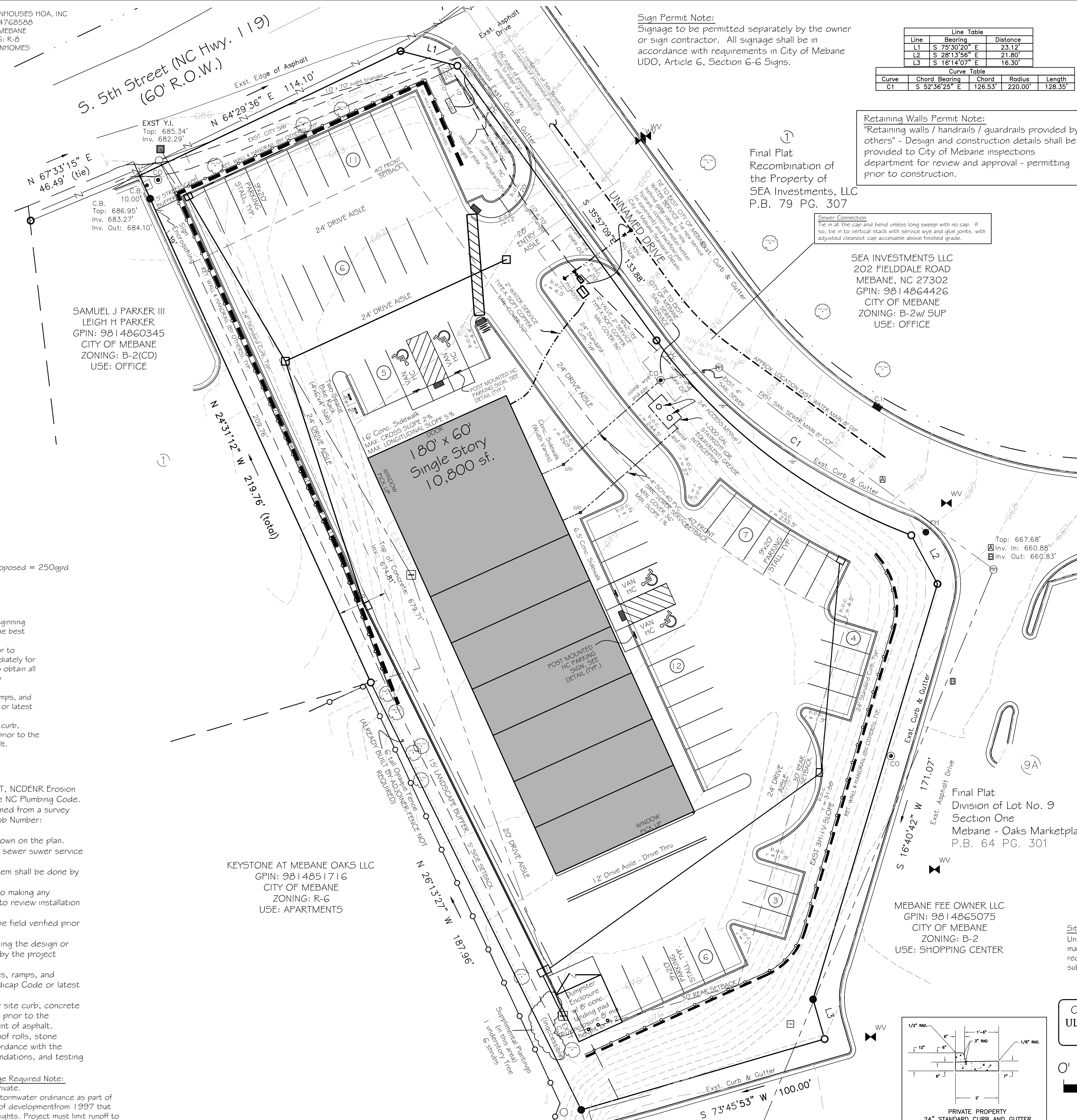
Samuel J Parker III
Leigh H Parker
 GPIN: 9814860345
 CITY OF MEBANE
 ZONING: B-2(CD)
 USE: OFFICE

Keystone at Mebane Oaks LLC
 GPIN: 9814851716
 CITY OF MEBANE
 ZONING: R-6
 USE: APARTMENTS

MEbane Fee Owner LLC
 GPIN: 9814865075
 CITY OF MEBANE
 ZONING: B-2
 USE: SHOPPING CENTER

Site Soils Classification:
 Unclassified. Classification of near surface soils shall be made per Owner's geotechnical engineering recommendations based on the evaluation of exposed subgrade soils.

Site Storm Drainage Required Note:
 Site storm drainage is private.
 Project is exempt from stormwater ordinance as part of the larger common plan of development from 1997 that has established vested rights. Project must limit runoff to the capacity of downstream storm drainage.



Sign Permit Note:
 Signage to be permitted separately by the owner or sign contractor. All signage shall be in accordance with requirements in City of Mebane UDO, Article 6, Section 6-6 Signs.

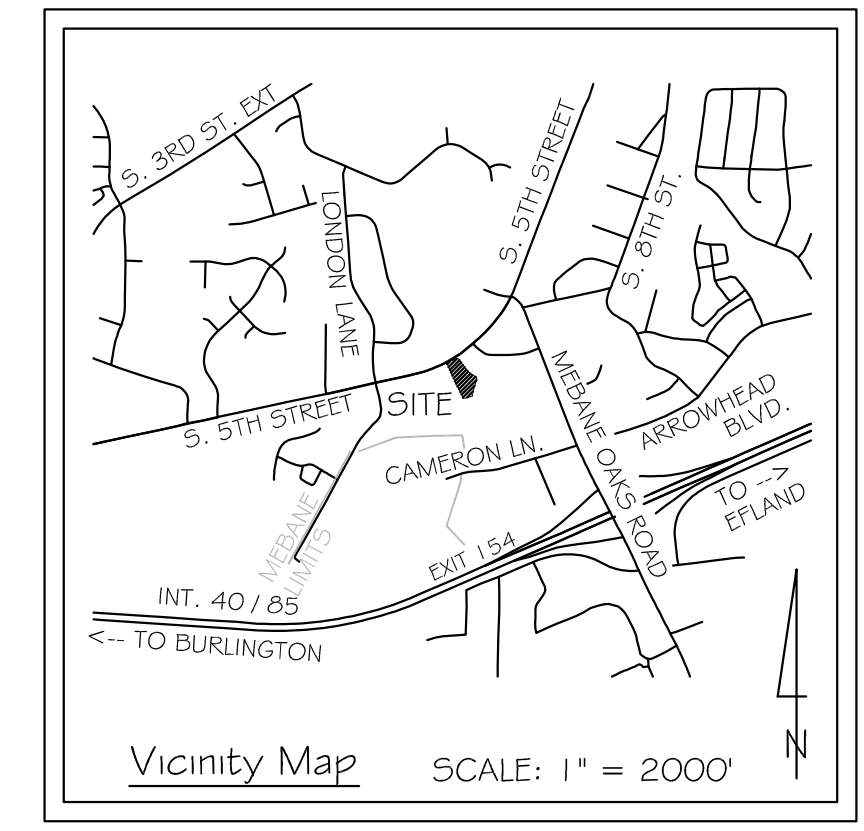
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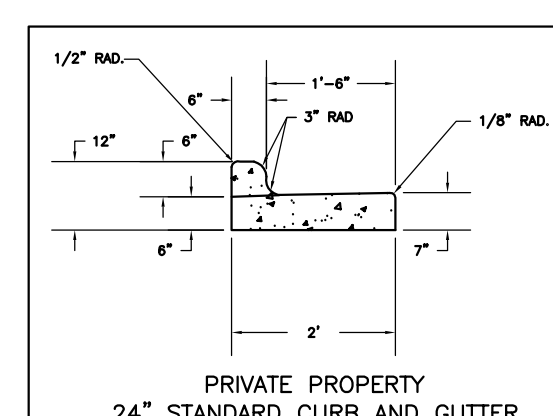
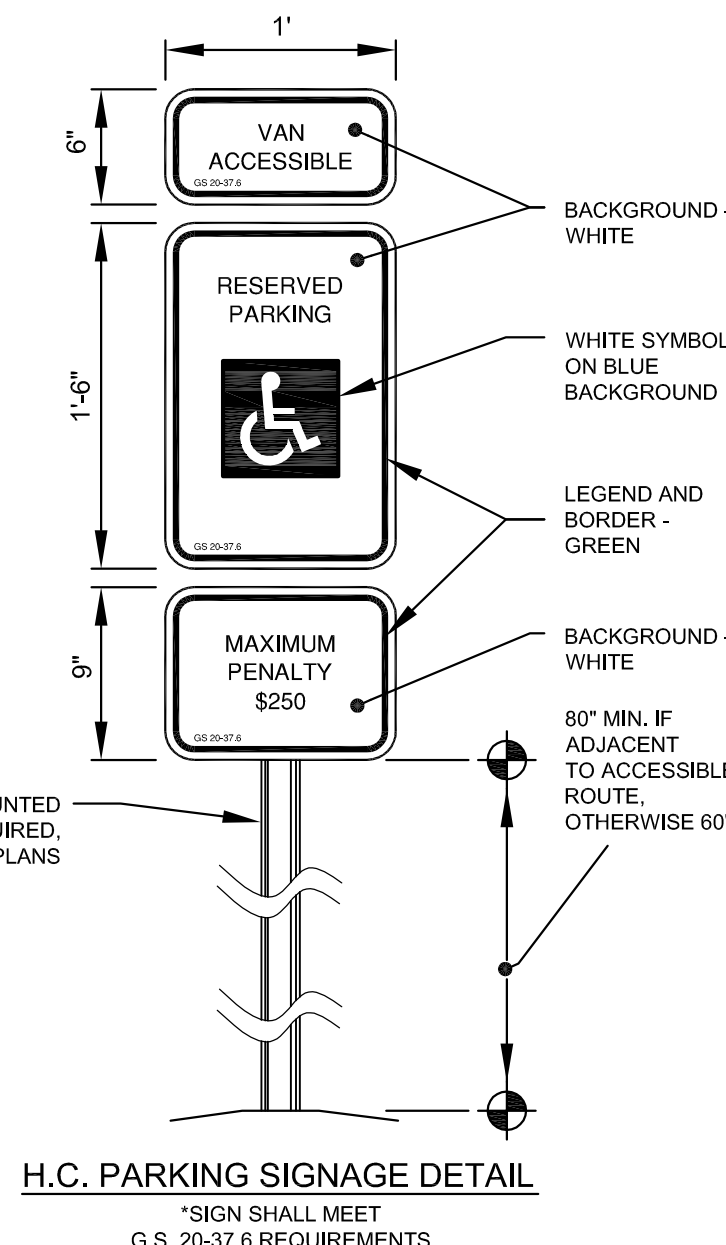
Retaining Walls Permit Note:
 Retaining walls / handrails / guardrails provided by others" - Design and construction details shall be provided to City of Mebane inspections department for review and approval - permitting prior to construction.

Sewer Connection:
 Tie in at the cap and bend unless long sweep with no cap. If so, tie in to vertical stack with service wye and glue joints, with adjusted cleanout cap accessible above finished grade.

SEA INVESTMENTS LLC
 202 FIELDDALE ROAD
 MEBANE, NC 27302
 GPIN: 9814864426
 CITY OF MEBANE
 ZONING: B-2w/ SUP
 USE: OFFICE



- SURVEYOR'S LEGEND**
- NP (New Iron Pipe)
 - EP (Existing Iron Pipe)
 - Water Valve
 - Man Hole
 - Yard Inlet (Y.I.) Catch Basin (C.B.)
 - Clean Out (CO)
 - Fire Hydrant
 - Calculated Point



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2/8

8-24-20

1" = 20'

BSE/CDH

1-20-1025

Site & Utility Plan

12-2021

MEBANE 5TH STREET SHOPPING CENTER

THE L.E.A.D.S. GROUP, P.A.

505 EAST DUNSMUIR STREET
 BURLINGTON, NC 27215
 Tel: (336) 225-9977
 Fax: (336) 225-9979
 www.leadsgroup.com

MINIMUM BUILDING SETBACKS
 Per City of Mebane UDO, Article 4:
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BROOKHOLLOW TOWNHOUSES HOA, INC
 GPIN: 9814768588
 CITY OF MEBANE
 ZONING: R-8
 USE: TOWNHOUSES

PARCEL DATA
 Alamance County Tax Information
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 Parcel Address: 5 NC Hwy 119, Mebane, NC
 (Unaddressed)
 Township: Melville
 Parcel Owner: PT Greenland, LLC
 Deed Reference: Book 3174, Page 296
 Plat Reference: Book 61, Page 17

Sidewalk Note:
 Min. sidewalk thickness = 5" (per City of Mebane)
 (sidewalk thickened through driveway section to 6")
 Max. sidewalk longitudinal slope = 5% or matching existing
 curbline where allowable.
 Max. sidewalk cross slope = 2%
 Sidewalk widths as shown on plan

Contractor shall coordinate with owner to determine the desired
 pavement section and finalize design sections prior to construction.
 Minimum stone, asphalt and concrete section thickness' shown herein
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STORM PIPE TABLE
 (10 yr sizing)

LOCATION	AREA (acre)	C	INTENSITY	Q-CIA		Q-CIA		Slope (ft./ft.)		PIPE DATA		Length (ft.)	Inv. In	Inv. Out	
				10 year	Incremental	cfs	cfs	Size (in) Ther.	Size (in) Act.	n	Material				Type
Y#2 EXIST Y1	0.25	0.20	0.80	5.00	7.22	1.46	1.46	0.0382	6.67	EXST.	0.013	RCP	20.4	682.29	681.51
Y#3 Y#2	0.00	0.00	0.90	5.00	7.22	0.00	1.46	0.0134	8.11	15.00	0.013	RCP	76.7	676.73	675.70
Y#3 Y#1	0.20	0.18	0.90	5.00	7.22	1.33	1.33	0.0052	9.36	15.00	0.013	RCP	96.0	676.20	675.70
CB#4 Y#3	0.20	0.18	0.90	5.00	7.22	1.31	4.10	0.0094	12.78	15.00	0.013	RCP	102.0	675.70	674.74
CB#5 CB#4	0.25	0.24	0.95	5.00	7.22	1.73	5.83	0.0087	14.79	15.00	0.013	RCP	180.4	674.54	673.14
CB#5 CB#5A	0.31	0.28	0.93	5.00	7.22	2.05	2.05	0.0051	11.07	15.00	0.013	RCP	82.9	674.50	674.08
CB#5 CB#5B	0.02	0.02	0.95	5.00	7.22	0.16	2.21	0.0055	10.86	15.00	0.013	RCP	132.0	674.00	673.14
EXIST CB CB#5	0.28	0.26	0.95	5.00	7.22	1.89	9.93	0.0600	12.58	15.00	0.013	RCP	20.0	672.94	671.74

Note: For Public Works review - Downloading receiving pipe capacity check:
 15" RCP @ 2.89% Q=17.9 cfs. Q=10=9.95 cfs - OK

General Notes:
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 1648 Memorial Drive
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KEYSTONE AT MEBANE OAKS LLC
 GPIN: 9814851716
 CITY OF MEBANE
 ZONING: R-6
 USE: APARTMENTS

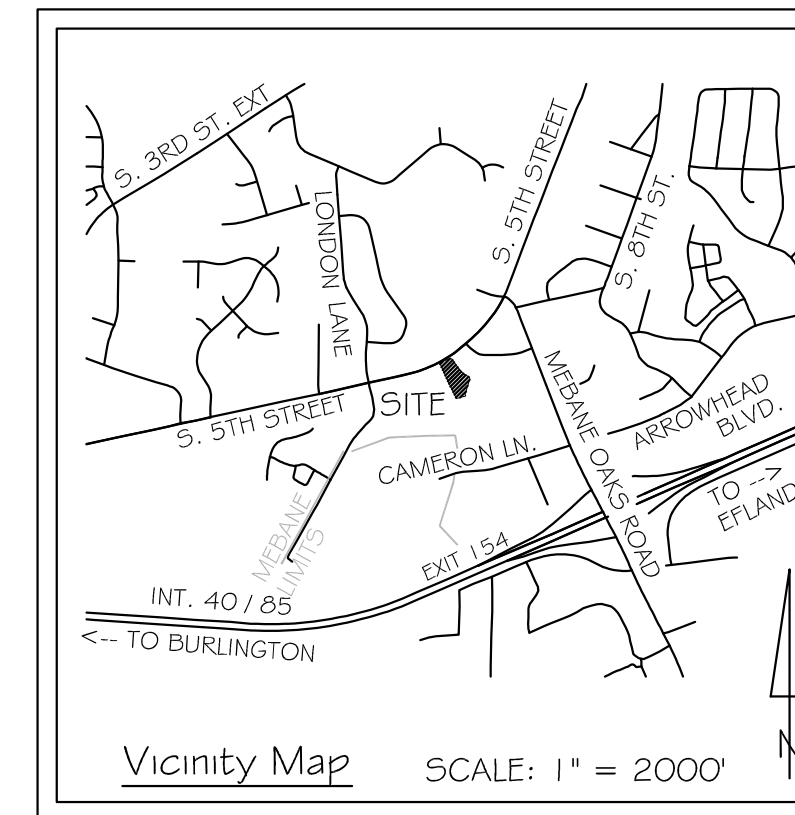
Final
 § Recombination
 Plat of
 Keystone at Mebane Oaks
 Phase 1A § A1
 P.B. 80 PG. 184

Additional Borrow / Waste Note:
 If the same person conducts the land-disturbing activity and any
 related borrow or waste activity, the related borrow or waste
 activity shall constitute part of the land-disturbing activity unless
 the borrow or waste activity is regulated by the Division of Solid
 Waste Management. If the land-disturbing activity and any related
 borrow or waste activity are not conducted by the same person,
 they shall be considered separate land disturbing activities and
 must be permitted either through the Sedimentation and Pollution
 Control Act as a one-use-borrow site or through the Mining Act.

Final Plat
 Recombination of
 the Property of
 SEA Investments, LLC
 P.B. 79 PG. 307

SEA INVESTMENTS LLC
 202 FIELDDALE ROAD
 MEBANE, NC 27302
 GPIN: 9814864426
 CITY OF MEBANE
 ZONING: B-2w/5UP
 USE: OFFICE

Above retaining walls as needed -
 ALUMINUM 4' PICKET FENCE
 AROUND -or- Approved
 equivalent fence / handrail /
 guardrail (see detail sheet for
 illustrations) (typ. nts)



SURVEYOR'S LEGEND

- NP (New Iron Pipe)
- EP (Existing Iron Pipe)
- WV Water Valve
- ⊕ Man Hole
- ⊙ Yard Inlet (Y1) Catch Basin (C.B.)
- ⊙ Clean Out (CO)
- ⊙ Fire Hydrant
- * Calculated Point

Line Table

Line	Bearing	Distance
L1	S 75°30'20" E	23.12'
L2	S 28°13'56" E	21.80'
L3	S 16°14'03" E	16.30'

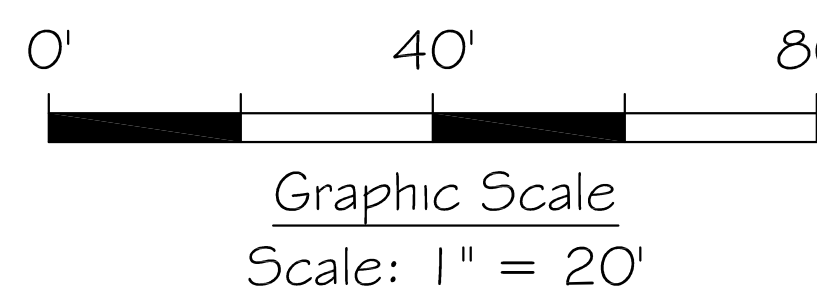
Curve Table

Curve	Chord Bearing	Chord	Radius	Length
C1	S 52°36'25" E	126.53'	220.00'	128.35'

PAVING SCHEDULE:

MINIMUM PAVING SCHEDULE:
 HEAVY DUTY PAVING:
 8" ABC STONE, 3" BINDER - 119.02', 2" SURFACE - 5F9.5A
 LIGHT DUTY PAVING:
 6" ABC STONE, 2" SURFACE - 5F9.5A
 *MINIMUM SECTIONS ARE PROVIDED FOR REFERENCE ONLY.
 NO PAVEMENT DESIGN WAS PERFORMED TO ESTABLISH
 THESE SECTIONS. FINAL PAVEMENT SECTIONS SHOULD BE
 CONSTRUCTED PER OWNER'S GEOTECHNICAL ENGINEERING
 RECOMMENDATIONS AND OVER APPROVED SUBGRADES.

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 ULOCO North Carolina One Call Center
 1-800-632-4949



3/8

8-24-20

1" = 20'

BSE/CDH

1-20-1025

Grading & Stormwater Plan

12-2021

MEBANE 5TH STREET SHOPPING CENTER

THE L.E.A.D.S. GROUP, P.A.

505 EAST DUNSTON STREET
 BURLINGTON, NC 27215
 Tel: (336) 225-9977
 Fax: (336) 225-9979
 Email: info@leadsgroup.com

MINIMUM BUILDING SETBACKS
 Per City of Mebane UDO, Article 4:
 Front Setback - 40'
 Side Setback - 0' or 5'
 Rear Setback - 30'
 City of Mebane Zoning: B-2 General Business

BROOKHOLLOW TOWNHOUSES HOA, INC
 GPIN: 9814768588
 CITY OF MEBANE
 ZONING: R-8
 USE: TOWNHOMES

PARCEL DATA
 Alamance County Tax Information
 PIN Information: 9814861392
 Parcel ID: 164563
 City of Mebane Zoning: B-2
 Parcel Address: 5 NC Hwy 119, Mebane, NC
 (Unaddressed)
 Township: Melville
 Parcel Owner: PT Greenland, LLC
 Deed Reference: Book 3174, Page 296
 Plat Reference: Book 61, Page 17

EROSION CONTROL NOTES:
 Proposed Disturbed Area = 1.42 Ac. ± (61,932 sf)

- Limits of Disturbance shall be property lines, silt fencing, temporary diversion ditches or as shown on plan.
- In areas where the property boundary, disturbance limits, and/or silt fencing are parallel and overlap, lines are offset to provide clarity.
- This site proposes to disturb greater than one acre. An erosion and sedimentation control permit is required for disturbed areas of one acre or more. Any material imported to the site or exported from the site shall originate or be disposed of at a properly permitted site.
- Additional erosion control measures will be installed during construction in order to control erosion if deemed necessary by on-site inspection.
- All erosion control measures shall be inspected once every 7 calendar days or after a rainfall event having precipitation greater than 1/2 inch in any 24 hour period. The inspection shall be documented in writing, and damaged or ineffective measures be repaired or replaced as needed.
- A self-inspection must be made of the project after each phase and documented in writing. This self-inspection will be performed in addition to the NPDES self monitoring report required by the General Permit as described above.
- All erosion and sediment control devices shall be properly maintained during all phases of construction until the completion of all construction activities and / or contributing areas have been stabilized. Existing measures may require adjustment or modification and additional control measures may be required in order to control erosion and/or off-site sedimentation if determined necessary by on site inspection.

CONTRACTORS NOTES:

- The contractor shall verify the location of all existing utilities prior to beginning construction. Locations of existing utilities shown on the plan are based on the best available information, but can only be considered approximate.
- The City of Mebane shall review and approve construction drawings prior to construction. Any conflicts should be reported to the project engineer immediately for review prior to beginning construction. It shall be the owner's responsibility to obtain all required approvals and permits from agencies governing this work prior to any construction.
- Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap Code or latest Accessibility Code revision or applicable PROWAG standards.
- Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.

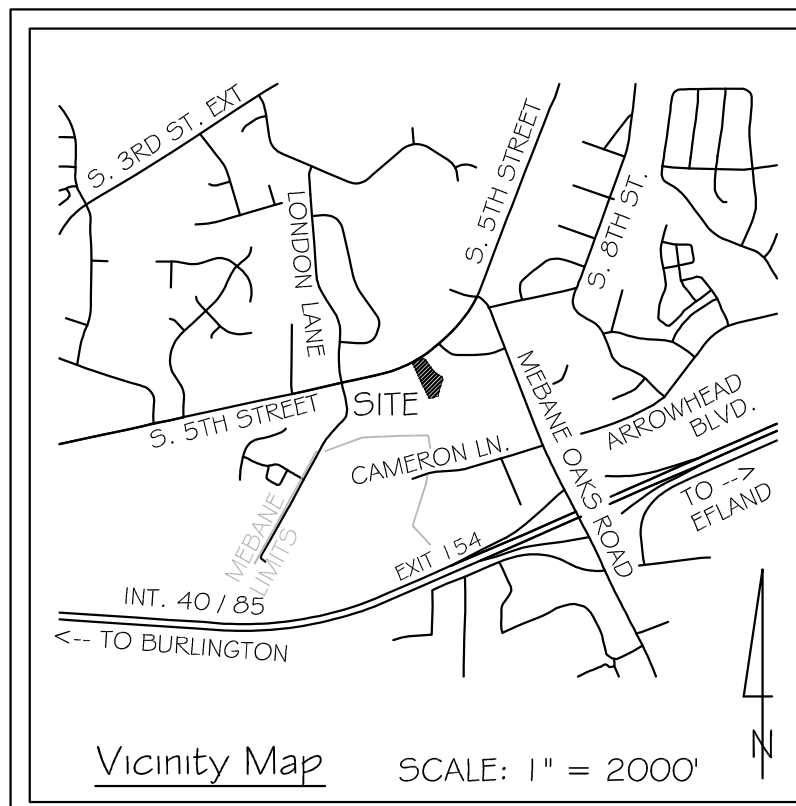
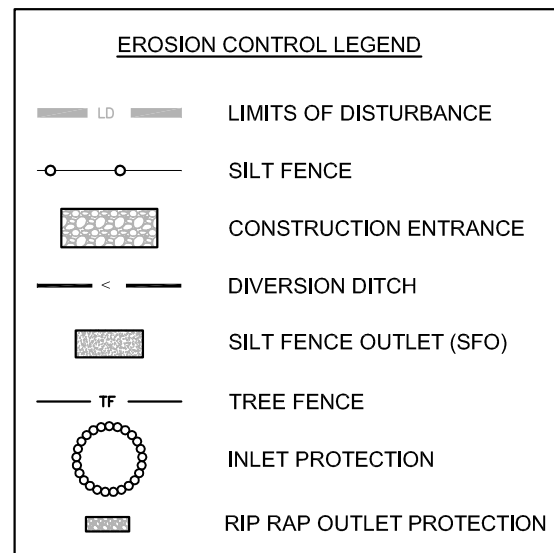
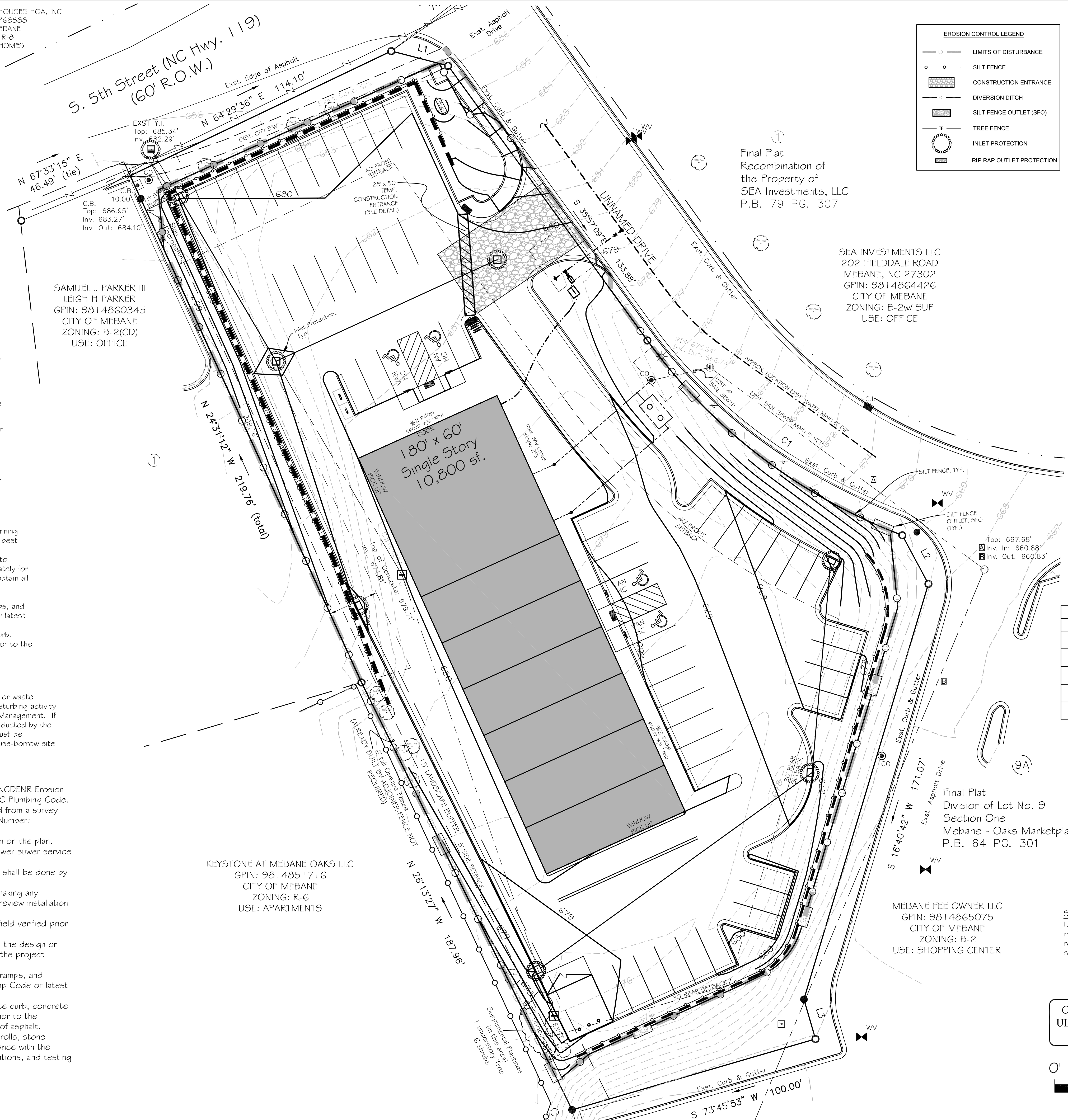
Additional Borrow / Waste Note:

If the same person conducts the land-disturbing activity and any related borrow or waste activity, the related borrow or waste activity shall constitute part of the land-disturbing activity unless the borrow or waste activity is regulated by the Division of Solid Waste Management. If the land-disturbing activity and any related borrow or waste activity are not conducted by the same person, they shall be considered separate land disturbing activities and must be permitted either through the Sedimentation and Pollution Control Act as a one-use-borrow site or through the Mining Act.

General Notes:

- All construction methods and materials shall conform to the NCDOT, NCDENR Erosion Control, City of Mebane Standard Specifications & Details, and the NC Plumbing Code.
- Boundary, topographic data, and existing feature information obtained from a survey prepared by Boswell Surveyors, Inc. Burlington, North Carolina (Job Number: 20-210-300).
- Water service is proposed via a 2" tie to existing water main as shown on the plan.
- Sanitary sewer service is proposed via a 4" tie to existing sanitary sewer suwer service stub as shown on the plan.
- New connections to the City water and/or City sanitary sewer system shall be done by licensed contractors with public utility licenses.
- The contractor shall meet with the public works department prior to making any connections to the City water and/or City sanitary sewer systems to review installation procedures.
- Exact size and location of all applicable utilities and easements to be field verified prior to construction.
- Contact the project engineer immediately with any conflicts regarding the design or construction of the project. All field adjustments shall be verified by the project engineer prior to construction.
- Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap Code or latest Accessibility Code revision or applicable PROWAG standards.
- Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.
- Compaction of fill materials, approval of residual subgrade, soil proof rolls, stone placement, and/or other materials testing functions shall be in accordance with the project geotechnical engineer's guidance, specifications, recommendations, and testing standards.

Plan Prepared for:
 PT Greenland LLC
 1648 Memorial Drive
 Burlington, NC 27215



SEA INVESTMENTS LLC
 202 FIELDDALE ROAD
 MEBANE, NC 27302
 GPIN: 9814864426
 CITY OF MEBANE
 ZONING: B-2w SUP
 USE: OFFICE

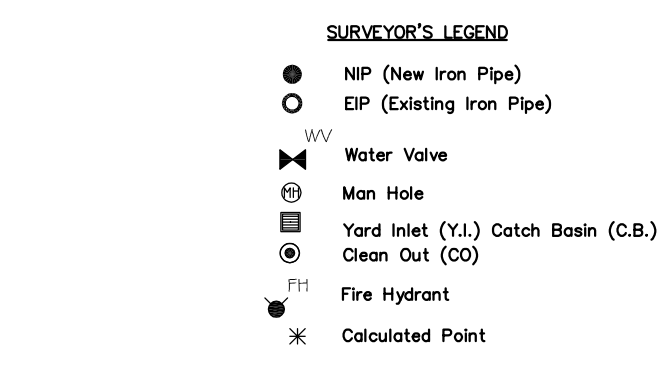
SAMUEL J PARKER III
 LEIGH H PARKER
 GPIN: 9814860345
 CITY OF MEBANE
 ZONING: B-2(CD)
 USE: OFFICE

KEYSTONE AT MEBANE OAKS LLC
 GPIN: 9814851716
 CITY OF MEBANE
 ZONING: R-6
 USE: APARTMENTS

MEBANE FEE OWNER LLC
 GPIN: 9814865075
 CITY OF MEBANE
 ZONING: B-2
 USE: SHOPPING CENTER

NEW STABILIZATION TIMEFRAMES

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES/SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HOW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 17' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPE GREATER THAN 50' IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETERS AND HOW ZONES



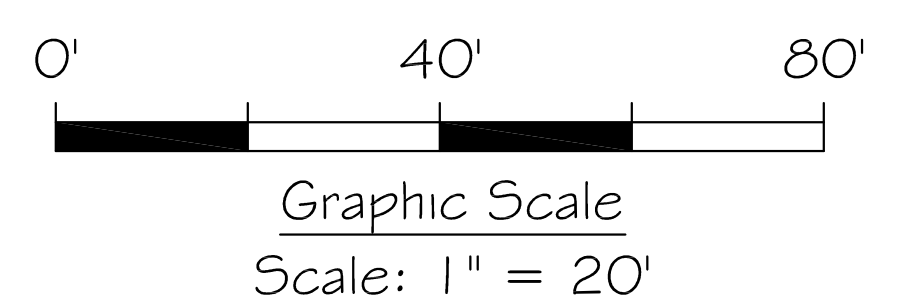
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 1-800-632-4949



SHEET
4 / 8

8-24-20
1" = 20'
BSE/CDH
REGISTERED PROFESSIONAL ENGINEER
STATE OF NORTH CAROLINA

1-20-1025

Erosion Control Plan

12-2021
NORTH CAROLINA PROFESSIONAL ENGINEERING BOARD
6314
24924
CHARLES D. HUFFINE
REGISTERED PROFESSIONAL ENGINEER
STATE OF NORTH CAROLINA

MEBANE 5TH STREET SHOPPING CENTER
PROJECT

THE L.E.A.D.S. GROUP, P.A.
505 EAST DAVENPORT STREET
BURLINGTON, NC 27215
Phone: (336) 225-9977
Fax: (336) 225-9977
P.O. Box 10000
Burlington, NC 27215

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
<ul style="list-style-type: none"> Temporary grass seed covered with straw or other mulches and tackifiers Hydroseeding Rolled erosion control products with or without temporary grass seed Appropriately applied straw or other mulch Plastic sheeting 	<ul style="list-style-type: none"> Permanent grass seed covered with straw or other mulches and tackifiers Geotextile fabrics such as permanent soil reinforcement matting Hydroseeding Shrubs or other permanent plantings covered with mulch Uniform and evenly distributed ground cover sufficient to restrain erosion Structural methods such as concrete, asphalt or retaining walls Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated Stormwater before discharging offsite.
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

- Maintain vehicles and equipment to prevent discharge of fluids.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- Never bury or burn waste. Place litter and debris in approved waste containers.
- Provide a sufficient number and size of waste containers (e.g. dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
- Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
- Anchor all lightweight items in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

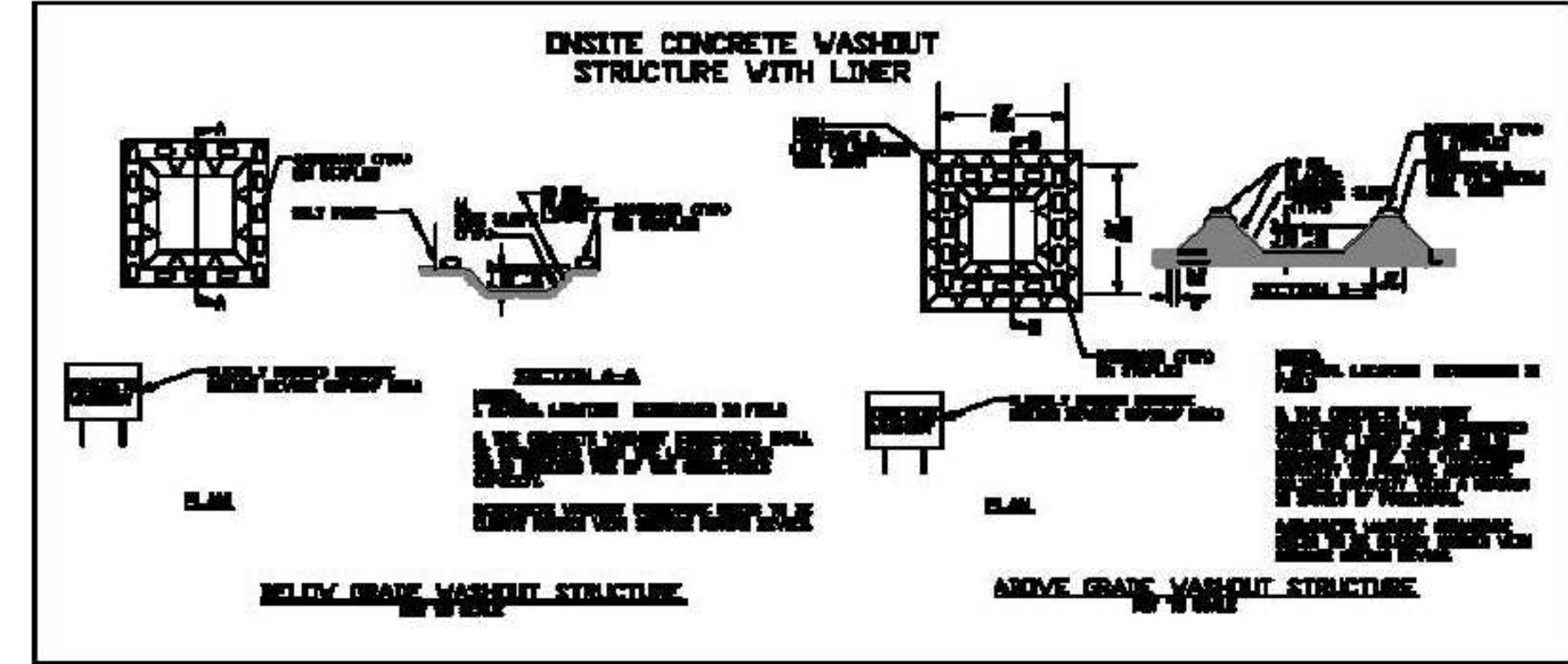
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled, sized and placed appropriately for the needs of site.
- Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
- Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
- Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
- Provide stable stone access point when feasible.
- Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

- Do not discharge concrete or cement slurry from the site.
- Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
- Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
- Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
- Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
- Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
- Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
- Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
- Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
- At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
- Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
- Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
- Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

- Create designated hazardous waste collection areas on-site.
- Place hazardous waste containers under cover or in secondary containment.
- Do not store hazardous chemicals, drums or bagged materials directly on the ground.



4a/8

6-20-2020

NTS

DEQ

DESIGNED BY THE L.E.A.D.S. GROUP, P.A.

PROFESSIONAL SEAL

24924

CHARLES D. HUFFNER

MEBANE 5TH STREET SHOPPING CENTER

THE L.E.A.D.S. GROUP, P.A.

80 EAST DAVIS STREET
Raleigh, NC 27604
Phone: (919) 222-2224
Fax: (919) 222-2224

Land Engineering And Development Services

Erosion Control Stormwater State Required Sheets

1-12-2021

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those unattended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event \geq 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater outfalls (SDCs)	At least once per 7 calendar days and within 24 hours of a rain event \geq 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event \geq 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event \geq 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(a) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

- (a) This General Permit as well as the Certificate of Coverage, after it is received.
- (b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

- (a) Visible sediment deposition in a stream or wetland.
- (b) Oil spills if:
 - They are 25 gallons or more,
 - They are less than 25 gallons but cannot be cleaned up within 24 hours,
 - They cause sheen on surface waters (regardless of volume), or
 - They are within 100 feet of surface waters (regardless of volume).
- (c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.
- (d) Anticipated bypasses and unanticipated bypasses.
- (e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	<ul style="list-style-type: none"> • Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	<ul style="list-style-type: none"> • Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	<ul style="list-style-type: none"> • A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	<ul style="list-style-type: none"> • Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment [40 CFR 122.41(l)(7)]	<ul style="list-style-type: none"> • Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. [40 CFR 122.41(l)(6). • Division staff may waive the requirement for a written report on a case-by-case basis.



NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

MINIMUM BUILDING SETBACKS
 Per City of Mebane UDO, Article 4:
 Front Setback - 40'
 Side Setback - 0' or 5'
 Rear Setback - 30'
 City of Mebane Zoning: B-2 General Business

PARCEL DATA
 Alamance County Tax Information
 PIN Information: 9814861392
 Parcel ID: 164563
 City of Mebane Zoning: B-2
 Parcel Address: 5 NC Hwy 119, Mebane, NC
 (Unaddressed)
 Township: Melville
 Parcel Owner: PT Greenland, LLC
 Deed Reference: Book 3174, Page 296
 Plat Reference: Book 61, Page 17

Landscaping Vegetation Size Notes:
 All proposed landscaping shall meet requirements in The City of Mebane UDO Section 6-3 Landscaping, Buffering, and Screening.
 Canopy Trees Minimum Size 2.5" Caliper and 10' tall at time of planting.
 Understory Trees Minimum Size 2.0" Caliper and 8' tall at time of planting.
 All Shrubs 3 gallon size and 24" height at time of planting.
 Note: Shrubs shall be evergreen.
Canopy Tree / Sidewalk Dimensional Constraint:
 Note Street Trees shall be planted not less than 5' from the back of the proposed sidewalk.

Landscaping Notes:
 Canopy trees noted as VUA (Vehicular Use Area) on plan, to be planted within 60' of parking stalls.

ON-SITE UTILITY SCREENING
 All onsite utilities will be screened

LANDSCAPING TABLE	Canopy (required/provided)	Understory (required/provided)	Shrubs (required/provided)
5. 5th Street Streetscape: Length = 110' Width = 15'	N/A	Rate: 1 per 20 LF G/G (note 3 proposed and 3 existing)	N/A
Parking Lot: 31,700 sf	Rate: 1 per 2,500 sf 13 / 13	N/A	Rate: 1 per 5 LF ** 93 provided
Perimeter Buffer: Length = 180' Width = 15'	Rate: 1 per 40 LF 5/5 (note 5 existing)	Rate: 1 per 20 LF 9/9 (note 7 proposed and 2 existing)	Rate: 1 per 6 LF 32/36
Staff Requested Fifth Street Evergreen Shrub plantings - rate 1/10' - plantings required / provided -			O / G

LANDSCAPING SPECIES SELECTION
 The contractor shall supply the City with the proposed plant list for approval prior to planting, as applicable plantings may change due to the season and time of planting.

- CONTRACTORS NOTES:**
- The contractor shall verify the location of all existing utilities prior to beginning construction. Locations of existing utilities shown on the plan are based on the best available information, but can only be considered approximate.
 - The City of Mebane shall review and approve construction drawings prior to construction. Any conflicts should be reported to the project engineer immediately for review prior to beginning construction. It shall be the owner's responsibility to obtain all required approvals and permits from agencies governing this work prior to any construction.
 - Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap Code or latest Accessibility Code revision or applicable PROWAG standards.
 - Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.

- General Notes:**
- All construction methods and materials shall conform to the NCDOT, NCDENR Erosion Control, City of Mebane Standard Specifications & Details, and the NC Plumbing Code.
 - Boundary, topographic data, and existing feature information obtained from a survey prepared by Boswell Surveyors, Inc. Burlington, North Carolina (Job Number: 20-210-300).
 - Water service is proposed via a 2" tie to existing water main as shown on the plan.
 - Sanitary sewer service is proposed via a 4" tie to existing sanitary sewer sewer service stub as shown on the plan.
 - New connections to the City water and/or City sanitary sewer system shall be done by licensed contractors with public utility licenses.
 - The contractor shall meet with the public works department prior to making any connections to the City water and/or City sanitary sewer systems to review installation procedures.
 - Exact size and location of all applicable utilities and easements to be field verified prior to construction.
 - Contact the project engineer immediately with any conflicts regarding the design or construction of the project. All field adjustments shall be verified by the project engineer prior to construction.
 - Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap Code or latest Accessibility Code revision or applicable PROWAG standards.
 - Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.
 - Compaction of fill materials, approval of residual subgrade, soil proof rolls, stone placement, and/or other materials testing functions shall be in accordance with the project geotechnical engineer's guidance, specifications, recommendations, and testing standards.

Plan Prepared for:
 PT Greenland LLC
 1648 Memorial Drive
 Burlington, NC 27215

BROOKHOLLOW TOWNHOUSES HOA, INC
 GPIN: 9814768568
 CITY OF MEBANE
 ZONING: R-8
 USE: TOWNHOMES

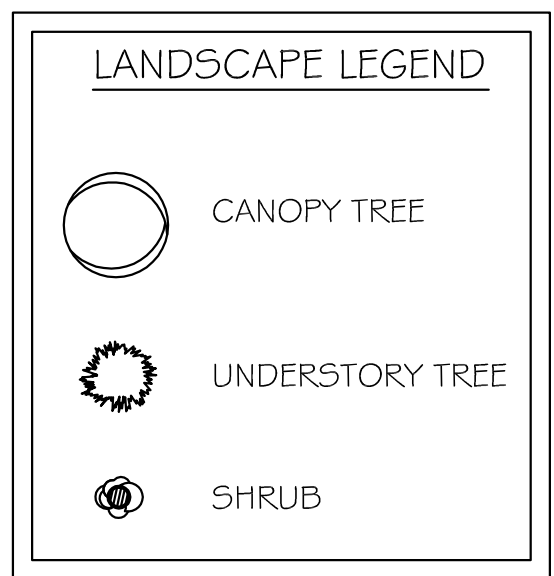
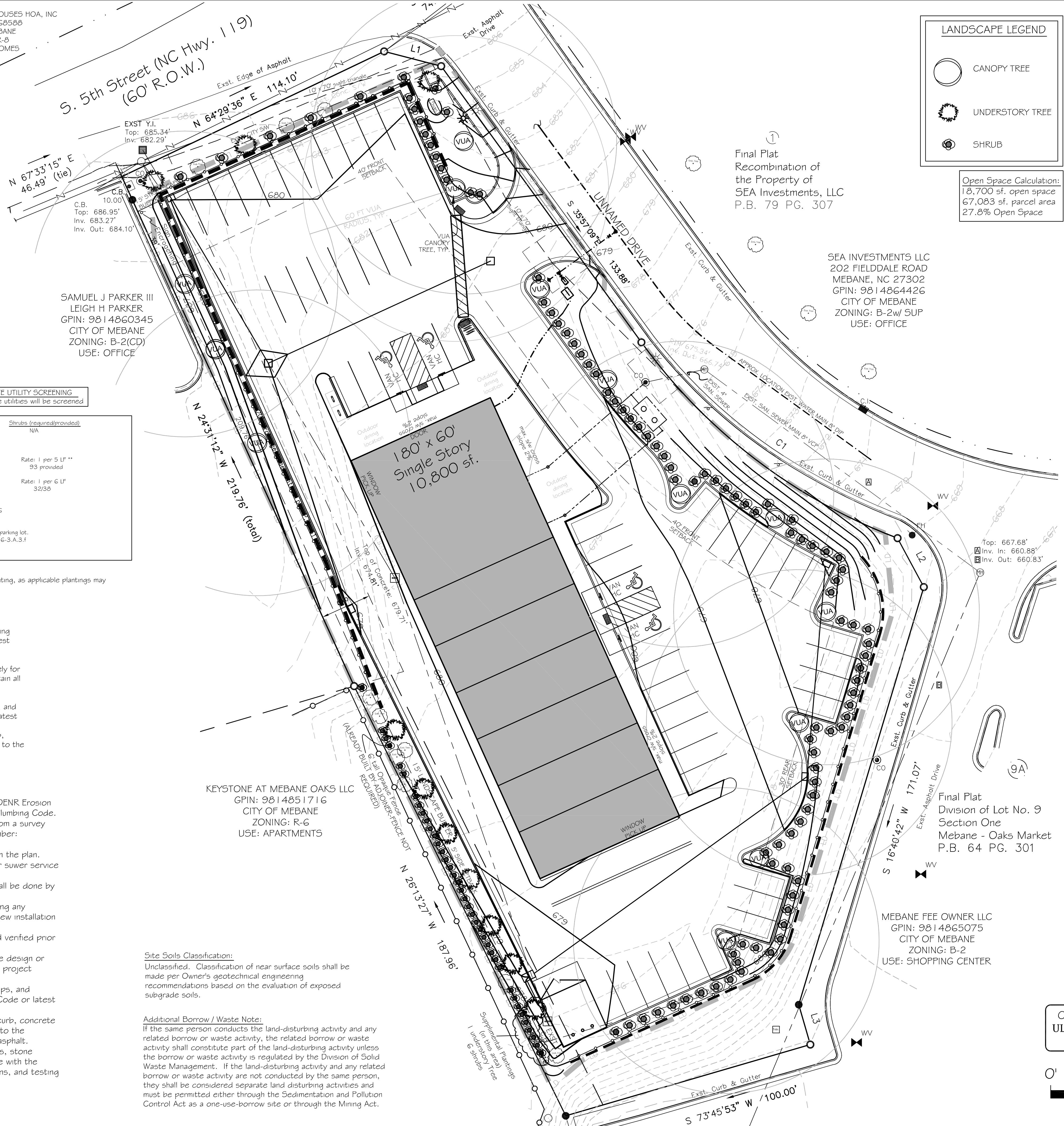
S. 5th Street (NC Hwy. 119)
 (60' R.O.W.)

SAMUEL J PARKER III
 LEIGH H PARKER
 GPIN: 9814860345
 CITY OF MEBANE
 ZONING: B-2(CD)
 USE: OFFICE

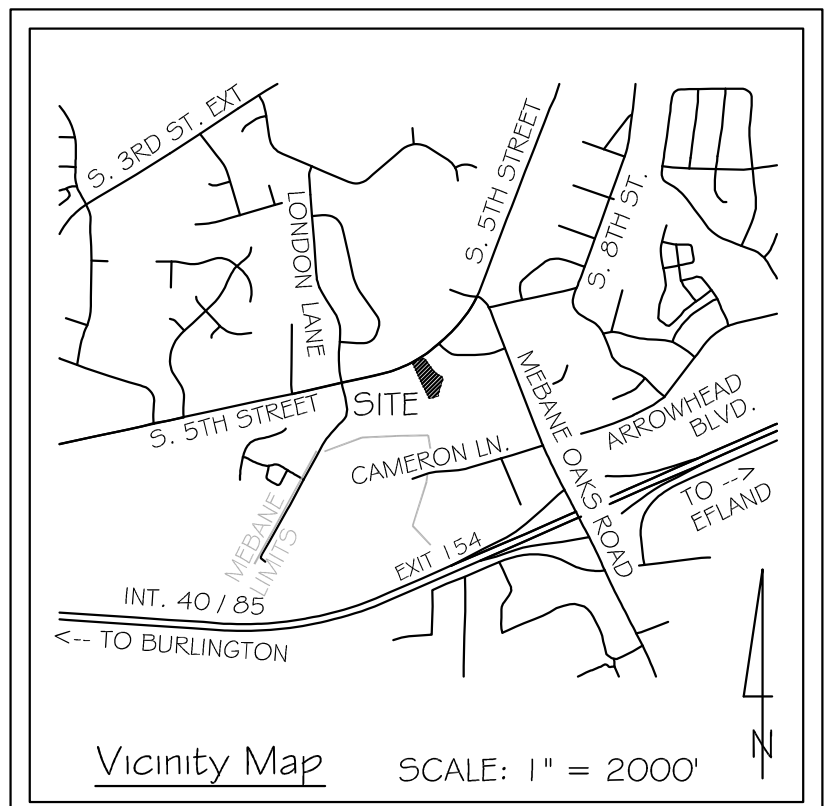
KEYSTONE AT MEBANE OAKS LLC
 GPIN: 9814851716
 CITY OF MEBANE
 ZONING: R-6
 USE: APARTMENTS

Site Soils Classification:
 Unclassified. Classification of near surface soils shall be made per Owner's geotechnical engineering recommendations based on the evaluation of exposed subgrade soils.

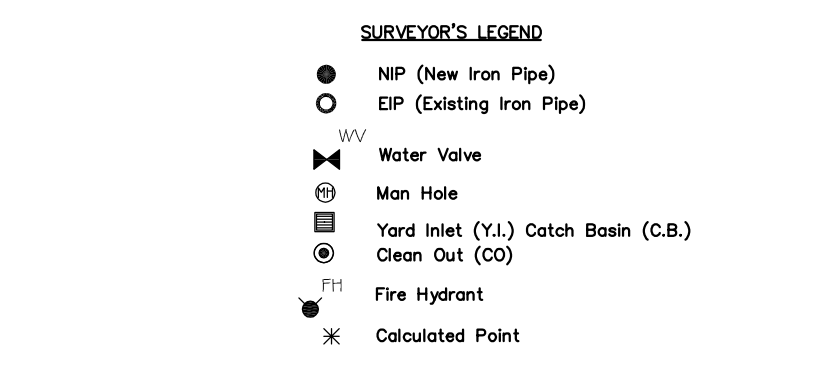
Additional Borrow / Waste Note:
 If the same person conducts the land-disturbing activity and any related borrow or waste activity, the related borrow or waste activity shall constitute part of the land-disturbing activity unless the borrow or waste activity is regulated by the Division of Solid Waste Management. If the land-disturbing activity and any related borrow or waste activity are not conducted by the same person, they shall be considered separate land disturbing activities and must be permitted either through the Sedimentation and Pollution Control Act as a one-use-borrow site or through the Mining Act.



Open Space Calculation:
 18,700 sf. open space
 67,063 sf. parcel area
 27.8% Open Space

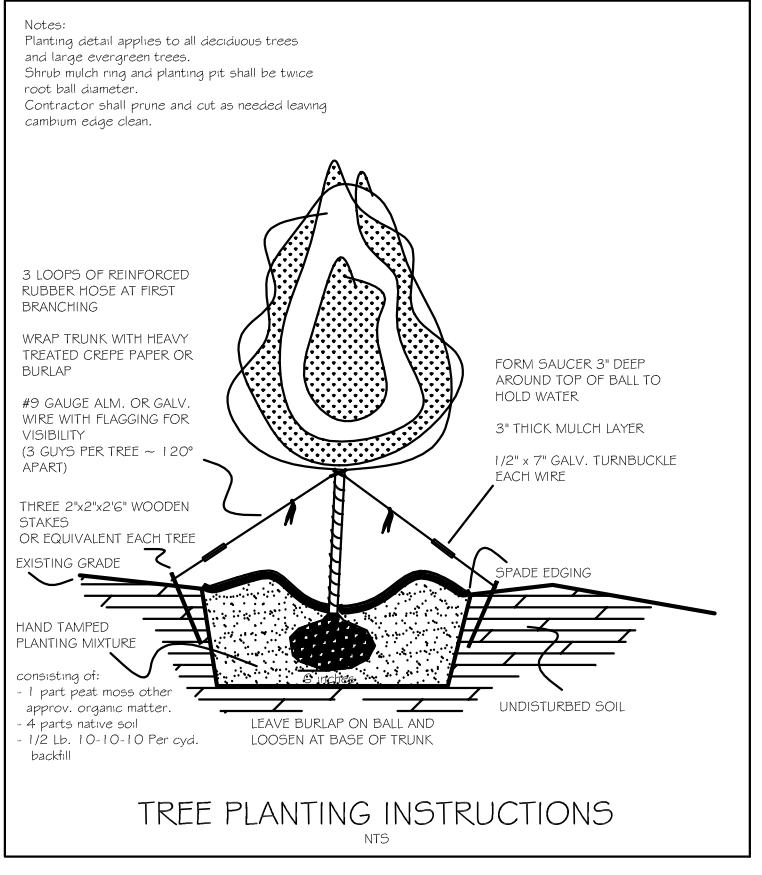
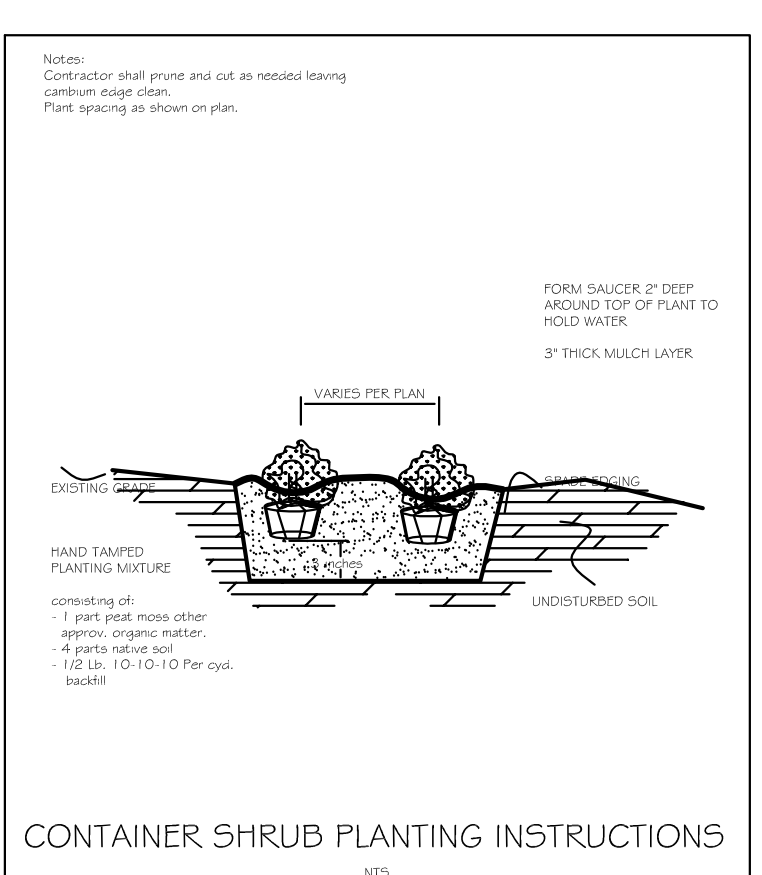


SEA INVESTMENTS LLC
 202 FIELDDALE ROAD
 MEBANE, NC 27302
 GPIN: 9814864426
 CITY OF MEBANE
 ZONING: B-2w/ SUP
 USE: OFFICE

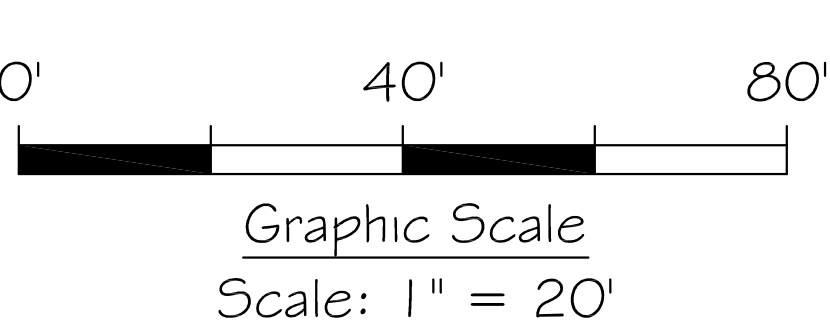


Line Table		
Line	Bearing	Distance
L1	S 75°30'20" E	23.12'
L2	S 28°13'56" E	21.80'
L3	S 16°14'07" E	16.30'

Curve Table				
Curve	Chord Bearing	Chord	Radius	Length
C1	S 52°36'25" E	126.53'	220.00'	128.35'



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 ULOCO North Carolina One Call Center
 1-800-632-4949



SHEET 5/8

8-24-20

1" = 20'

BSE/CDH

1-20-1025

Landscaping Plan

12-2021

MEBANE 5TH STREET SHOPPING CENTER

THE L.E.A.D.S. GROUP, P.A.

505 EAST DAVENPORT STREET
 BURLINGTON, NC 27215
 Tel: (336) 225-9977
 Fax: (336) 225-9977
 www.leadsgroup.com

NOTES

- All construction methods and materials shall conform to the North Carolina Sediment Control Practice Standards and Specifications and City of Mebane Standard Specifications.
- All erosion control practices shall be placed in the best location based on field conditions.
- Existing Conditions are shown based on field surveys and best available record. Any discrepancies shall be reported to the engineer immediately.

NARRATIVE

This project is located in Mebane, Alamance County, North Carolina. The subject property is currently undeveloped. The site is open grassy land, with slopes from 0 to 5%. The site is being cleared and graded to provide for a shopping center and associated parking as shown on the site plan. Drainage on the subject parcel flows towards the southeast, as shown by the existing topography. Adjacent property is owned by various individuals, shown as adjacent owners on the plan. Clearing and stripping operations beginning upon permitting. Near surface soils are composed of USCS type CL and ML. Anticipated rough grading completion date: Not Known. Management Practices to remain in place until all contributing denuded areas have been stabilized or practices can be replaced with permanent structures.

MAINTENANCE PLAN

- All erosion control measures shall be inspected once every 7 calendar days or after a rainfall event having precipitation greater than 1/2 inch in any 24 hour period. The inspection shall be documented in writing, and damaged or ineffective measures be repaired or replaced as needed.
- A self-inspection must be made of the project after each phase and documented in writing. This self inspection will be performed in addition to the NPDES self monitoring report required by the General Permit as described above.
- All erosion and sediment control devices shall be properly maintained during all phases of construction until the completion of all construction activities and / or contributing areas have been stabilized. Existing measures may require adjustment or modification and additional control measures may be required in order to control erosion and/or off-site sedimentation if determined necessary by on site inspection.
- Sediment shall be removed from traps when storage capacity has been reduced to approximately 50% design capacity.
- All seeded areas shall be fertilized, reseeded and mulched according to specifications in the vegetative plan to maintain a vigorous, dense vegetative cover.

RESPONSIBILITY

- All installation & maintenance of erosion and sediment control practices is the responsibility of the owner.
- Contractor grading site shall be responsible for maintenance of erosion control measures unless arranged otherwise by the owner.
- Vegetative stabilization on all exposed areas during construction shall be implemented in accordance with the 'NEW STABILIZATION TIMEFRAMES' as shown in the table below.
- Permanent vegetative cover shall be installed within (14) working days or (90) calendar days (whichever is shorter) following completion of construction or development.

NEW STABILIZATION TIMEFRAMES		
SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES SLOPES	7 DAYS	NONE
HIGH QUALITY WATER RUNOFF ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPE GREATER THAN 50' IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETERS AND HOW ZONES

SEEDING SCHEDULE (SEASONAL)

AREA	DESCRIPTION	SEASON	SEEDING MIXTURE	SEEDBED PREP.	SEEDING METHOD	MULCH	MAINTENANCE	NOTES
1.	Steep Slope Area	Fall (8-20 to 10-25)	Tall fescue 100lb/ac Kobbe lespedeza 10lb/ac Bahagrass 25lb/ac Rye grain 40lb/ac	SP-1	SM-1	MU-1	MA-1	
2.	Low Mt. Area	Fall (8-20 to 10-25)	Tall fescue 100lb/ac Kobbe lespedeza 10lb/ac Bahagrass 25lb/ac Rye grain 40lb/ac	SP-4	SM-2	MU-2	MA-1	
1.	Steep Slope Area	Winter (10-25 to 1-31)	Rye grain 120lb/ac	SP-4	SM-2	MU-1	MA-1	
2.	Low Mt. Area	Winter (10-25 to 1-31)	Rye grain 120lb/ac	SP-4	SM-2	MU-2	MA-1	
1.	Steep Slope Area	Spring (02-1 to 04-15)	Tall fescue 100lb/ac Kobbe lespedeza 10lb/ac Bahagrass 25lb/ac Rye grain 40lb/ac	SP-1	SM-1	MU-1	MA-1	
2.	Low Mt. Area	Spring (02-01 to 04-15)	Tall fescue 100lb/ac Kobbe lespedeza 10lb/ac Bahagrass 25lb/ac Rye grain 40lb/ac	SP-4	SM-2	MU-2	MA-1	
1.	Steep Slope Area	Summer (04-15 to 08-20)	German millet 40lb/ac	SP-2	SM-2	MU-1	MA-5	
2.	Low Mt. Area	Summer (04-15 to 08-20)	Fall fescue 100lb/ac Kobbe lespedeza 10lb/ac Bermudagrass 15lb/ac German Millet 10lb/ac	SP-4	SM-2	MU-2	MA-1	

Inspection of Erosion Control Measures Note: Perimeter measures (i.e. silt fence with outlets, construction entrances) to be installed and seeded prior to any remaining grading operation. Completed perimeter measures must be observed by erosion control representative prior to additional grading operations.

VEGETATIVE PLAN

Seedbed Preparation (SP):

- SP-1 Fill slopes 3:1 or steeper to be seeded with a hydraulic seeder (permanent seedings)
- Leave Last 4-6 inches of fill loose and uncompacted, allowing rocks, roots, large clods and other debris to remain on the slope.
 - Roughen slope faces by making grooves of 2 to 3 inches deep, perpendicular to the slope.
 - Spread lime evenly over slopes at rates recommended by soil tests.

SP-4 Gentle or flat slopes where topsoil is not used.

- Remove rocks and debris.
- Apply lime and fertilizer at rates recommended by soil test; spread evenly and incorporate into the top 6" with a disk, chisel plow, or rotary tiller.
- Break up large clods and rake into a loose, uniform seedbed.
- Rake to loosen surface just prior to applying seed.

Seeding Methods (SM):

SM-1 Fill slopes 3:1 or steeper (permanent seedings)
Use hydraulic seeding equipment to apply seed and fertilizer, a wood fiber mulch at 45lb/1,000 sf., and mulch tackifier.

SM-2 Gentle or flat slopes or temporary seedings.

- Broadcast seed at the recommended rate with cyclone seeder, drop spreader, or cultipacker seeder.
- Rake seed into the soil and lightly pack to establish good contact.

Mulch (MU):
MU-1 Slopes 3:1 or steeper
In mid-summer, late fall or winter, apply 100lb/1,000 sf. grain straw, cover with netting and staple to the slope. In spring or early fall use 45lb/1,000 sf. wood fiber in a hydroseeder slurry.
MU-2 Temporary Seedings
Apply 90lb/1,000sf. grain straw and tack with 1 1/2 gal/1,000sf. asphalt.
Maintenance (MA):
MA-1 Refertilize in late winter or early spring and mow as desired.
MA-5 Topdress with 50lb/ac nitrogen in March. If cover is needed through the following summer, overseed with 50lb/ac Kobe lespedeza.

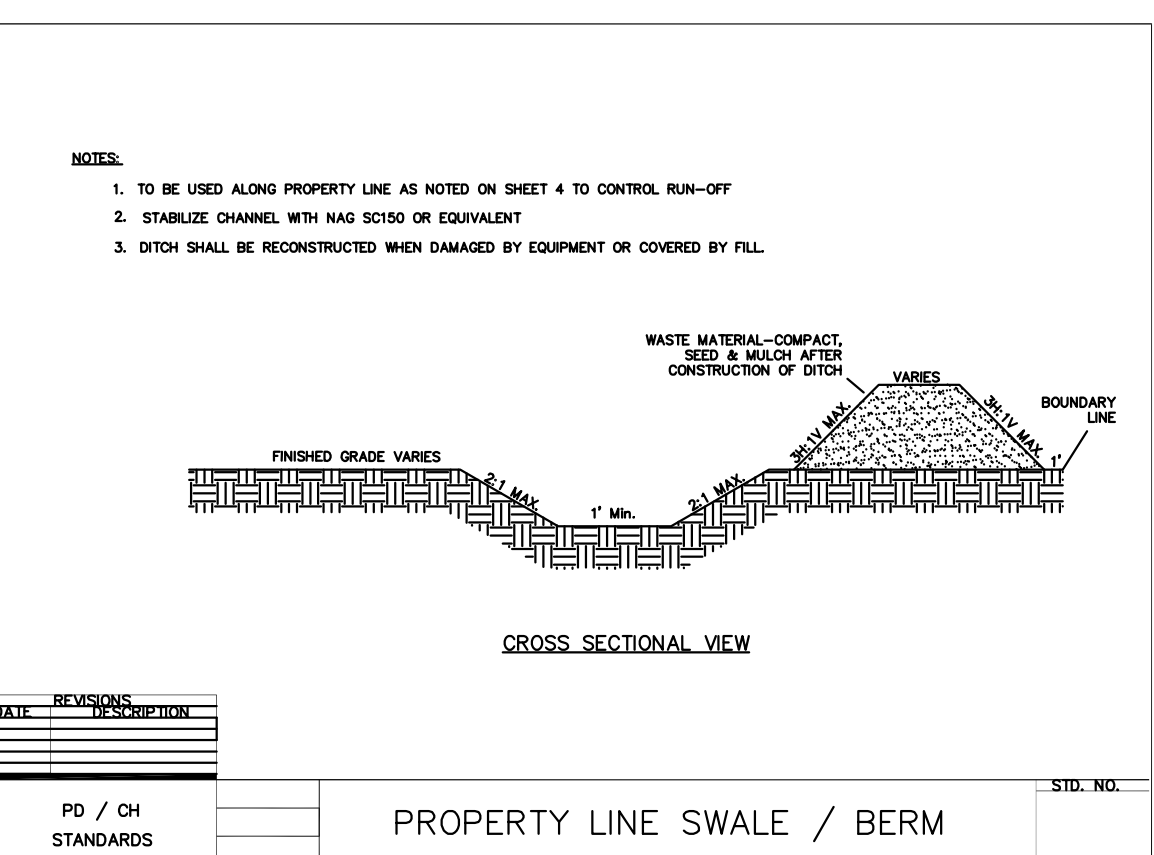
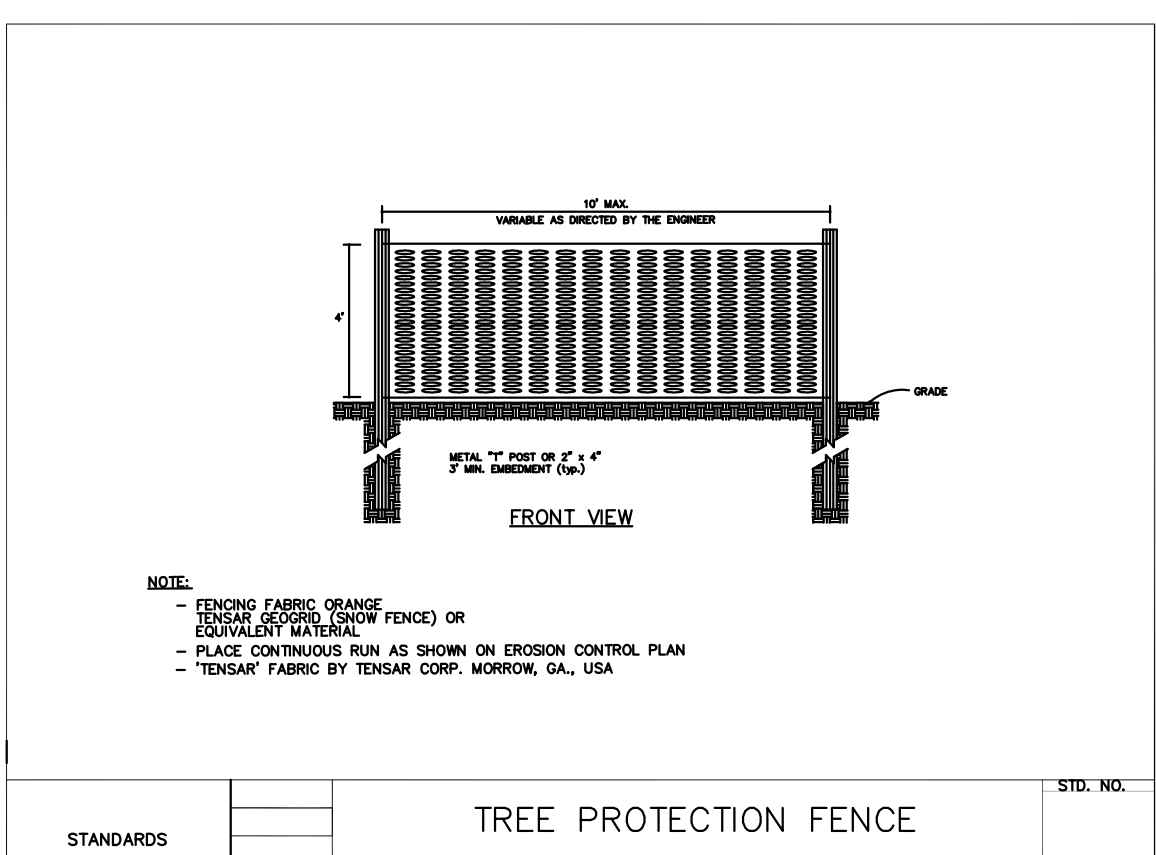
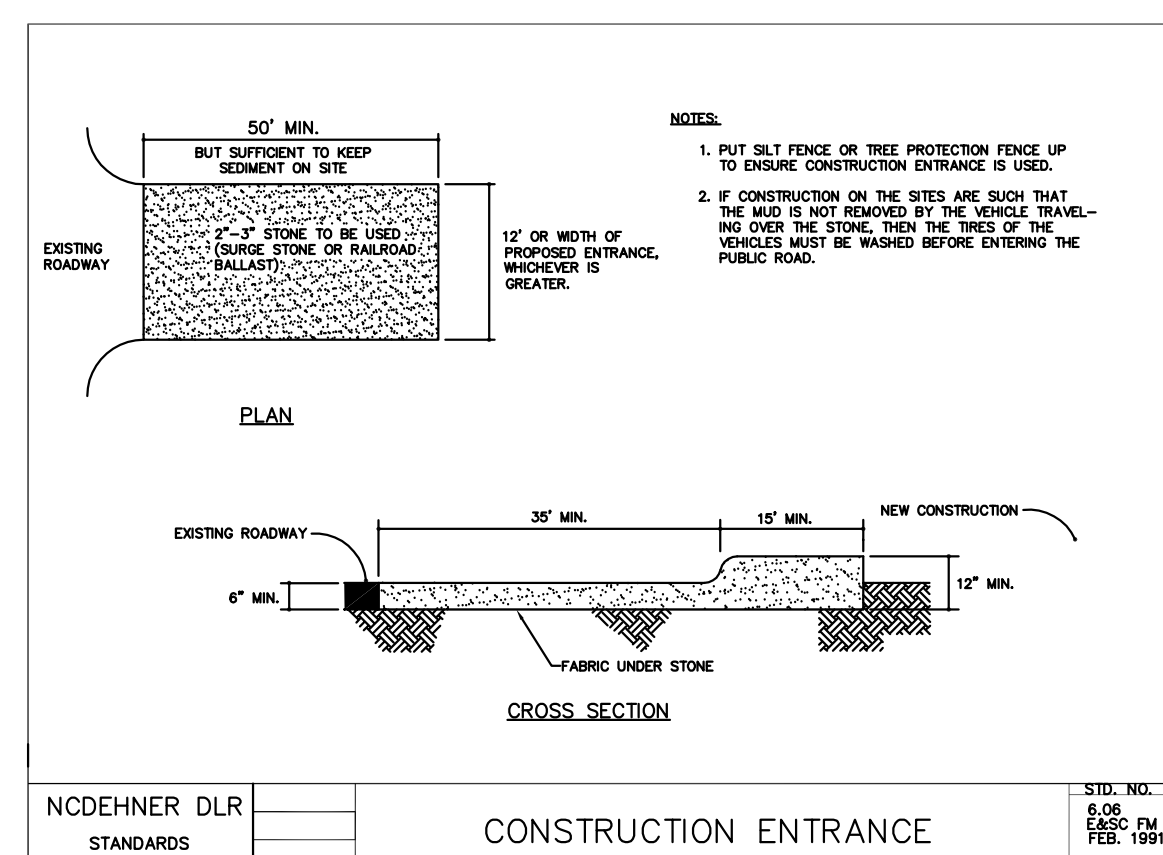
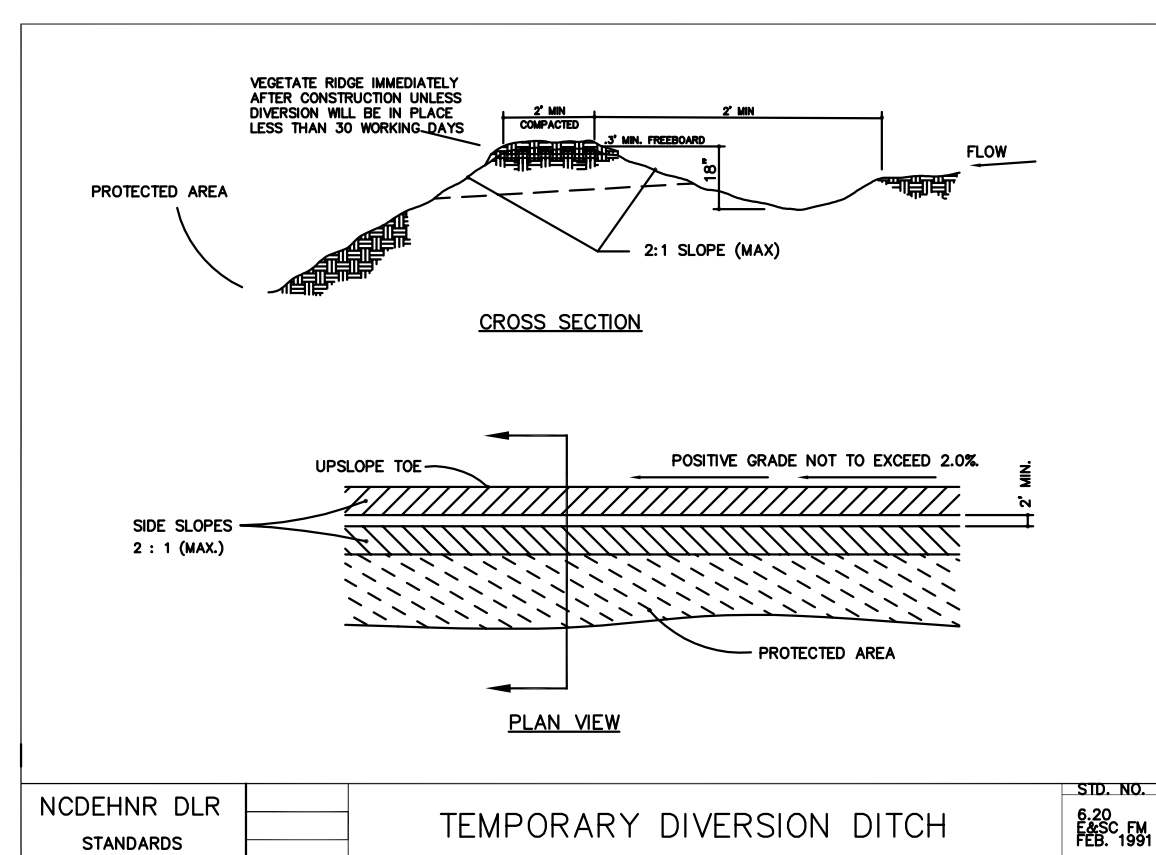
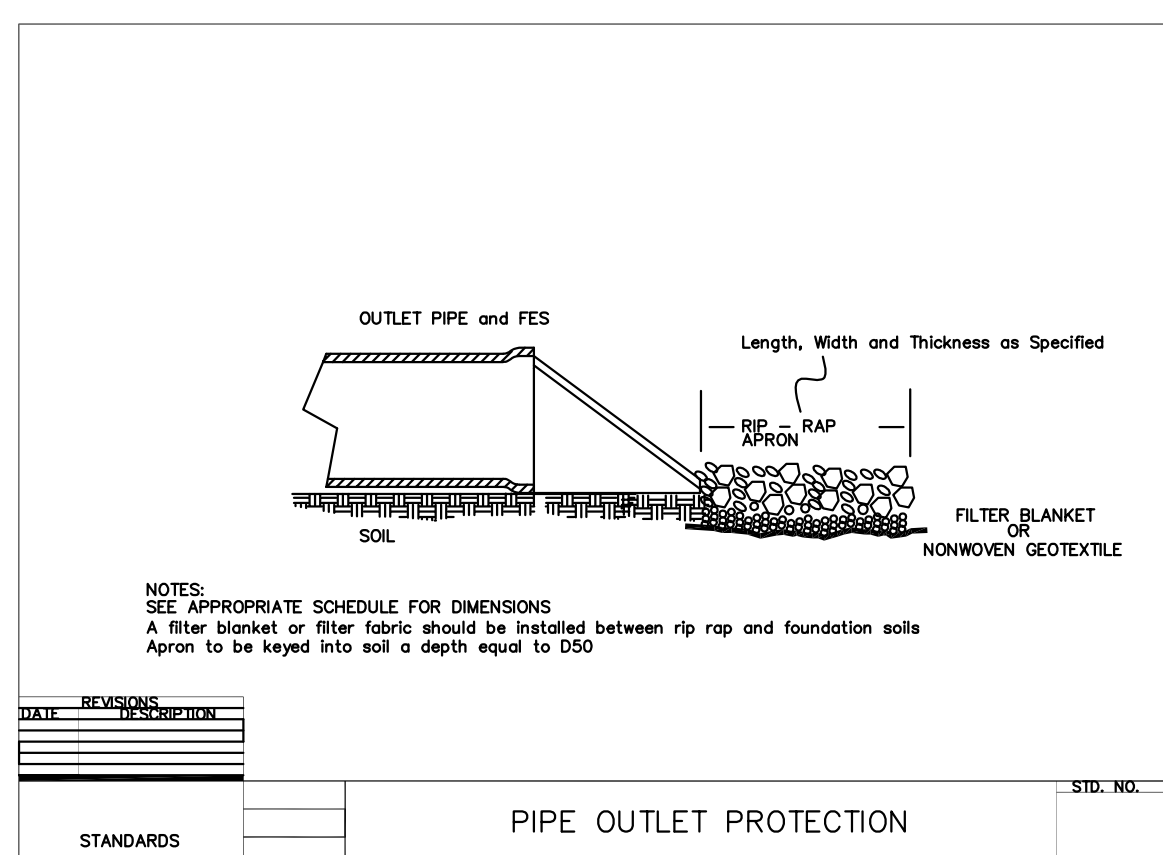
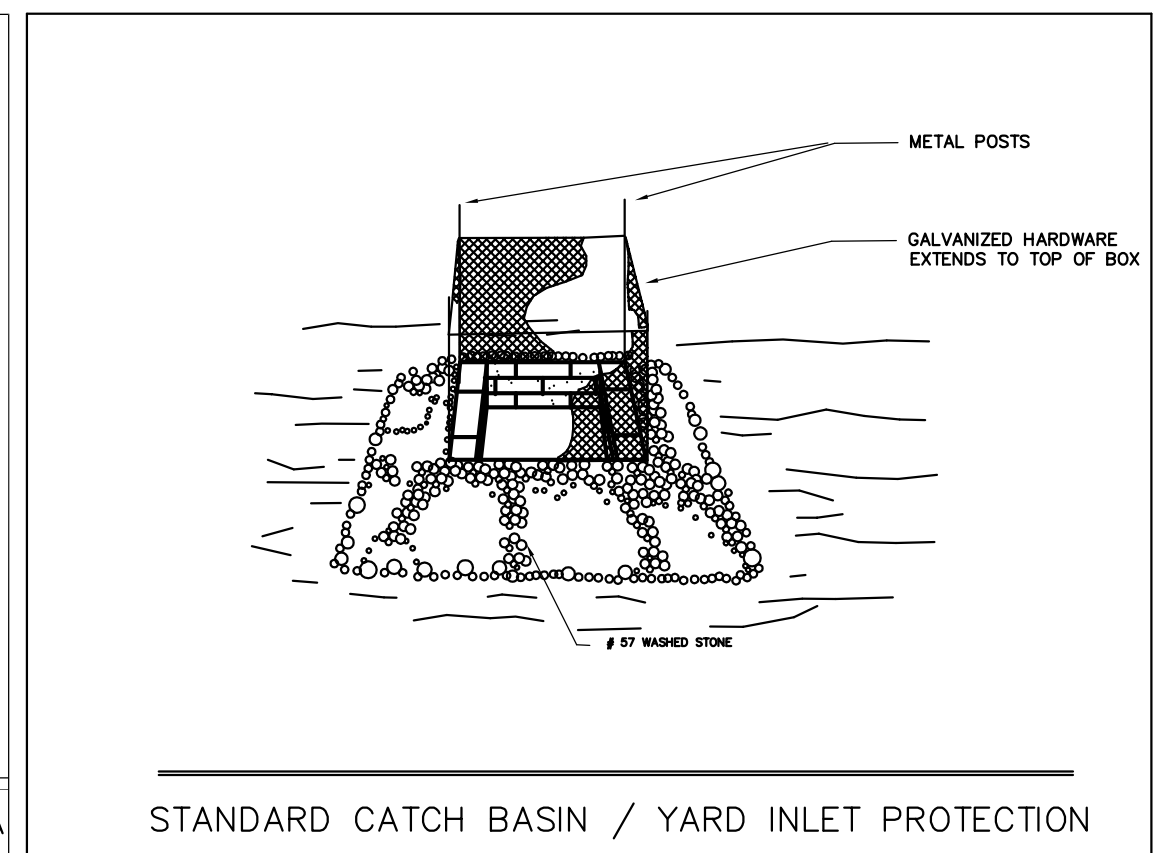
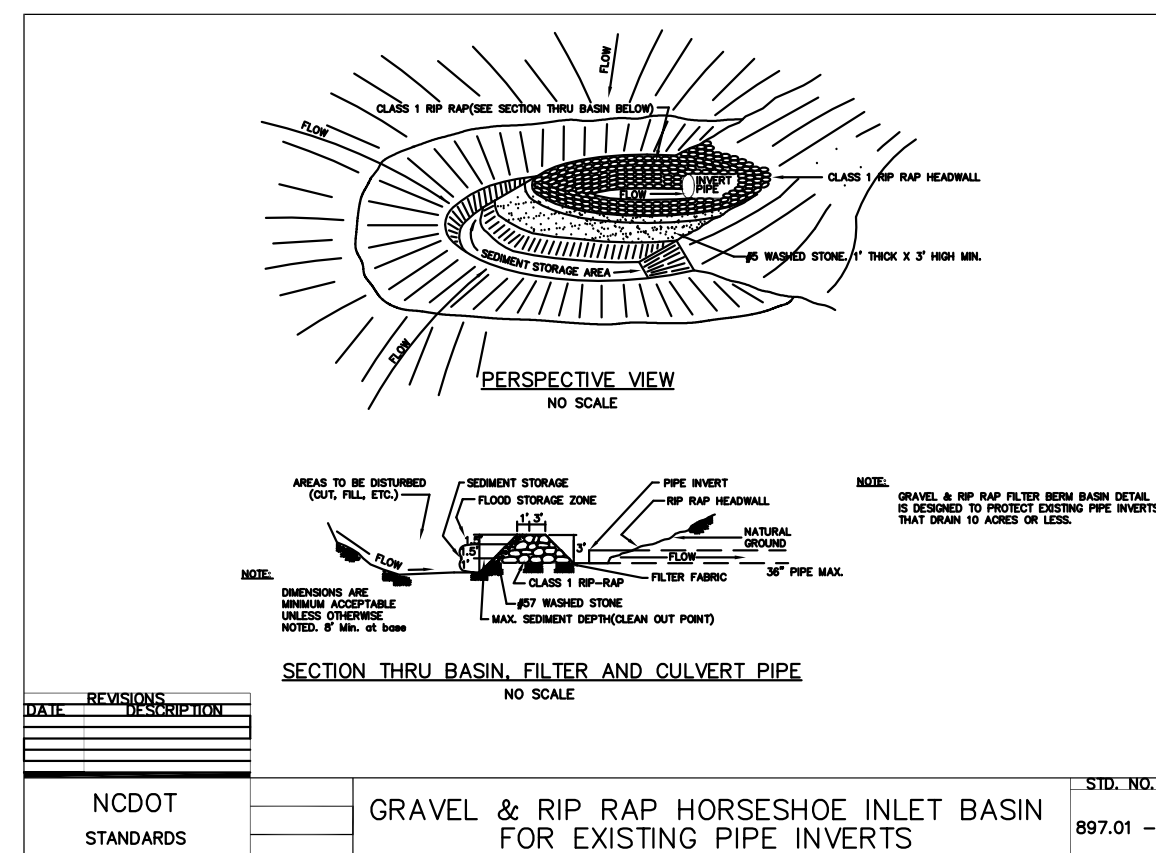
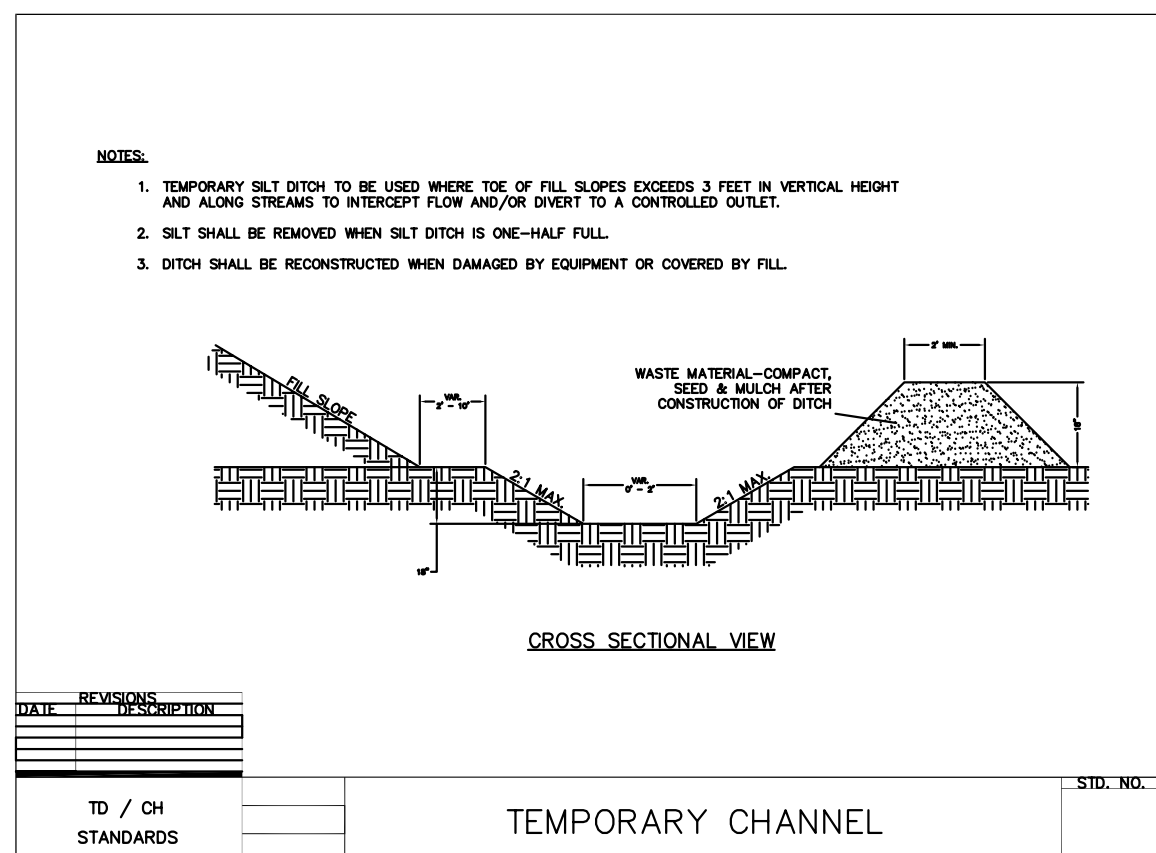
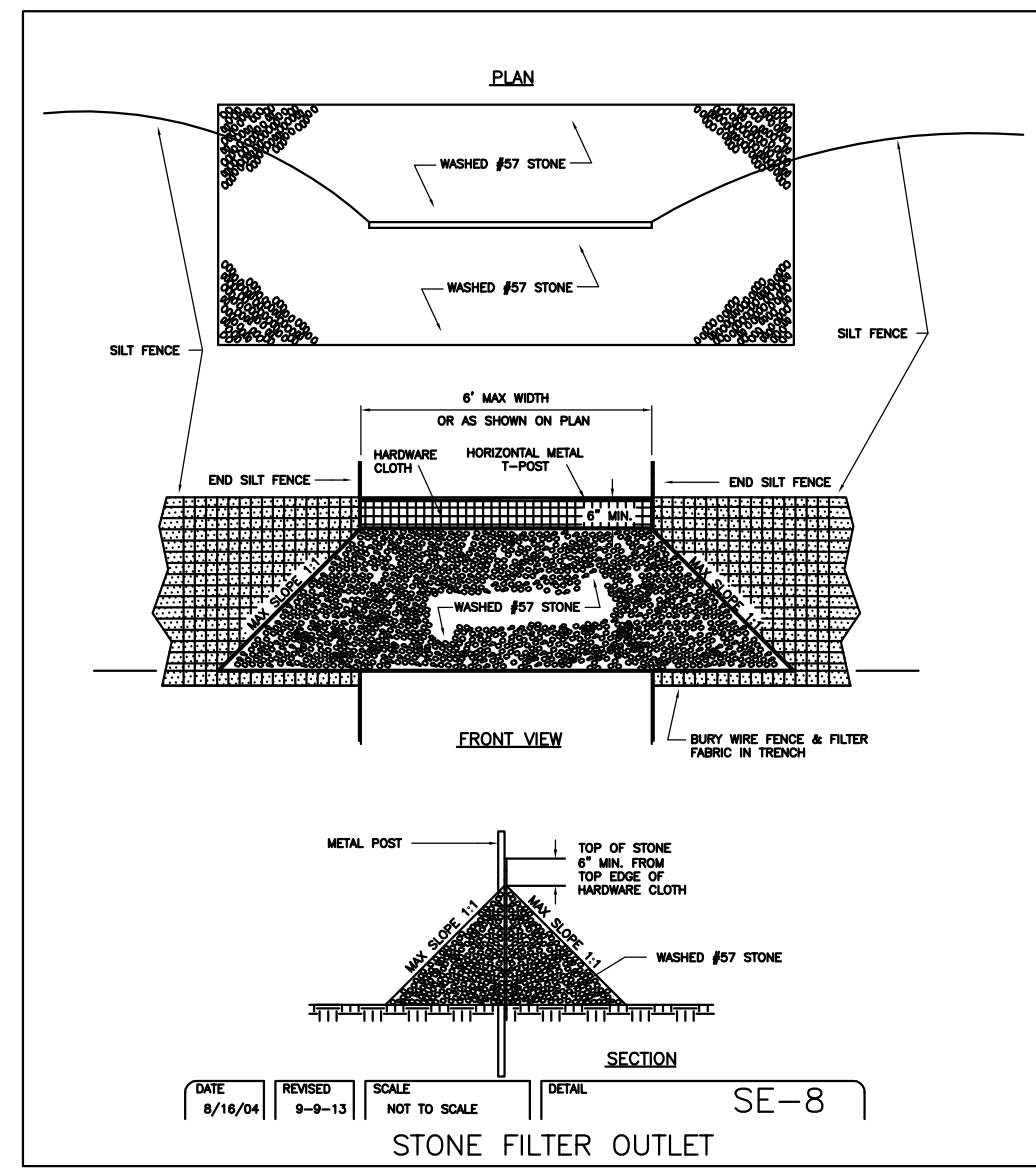
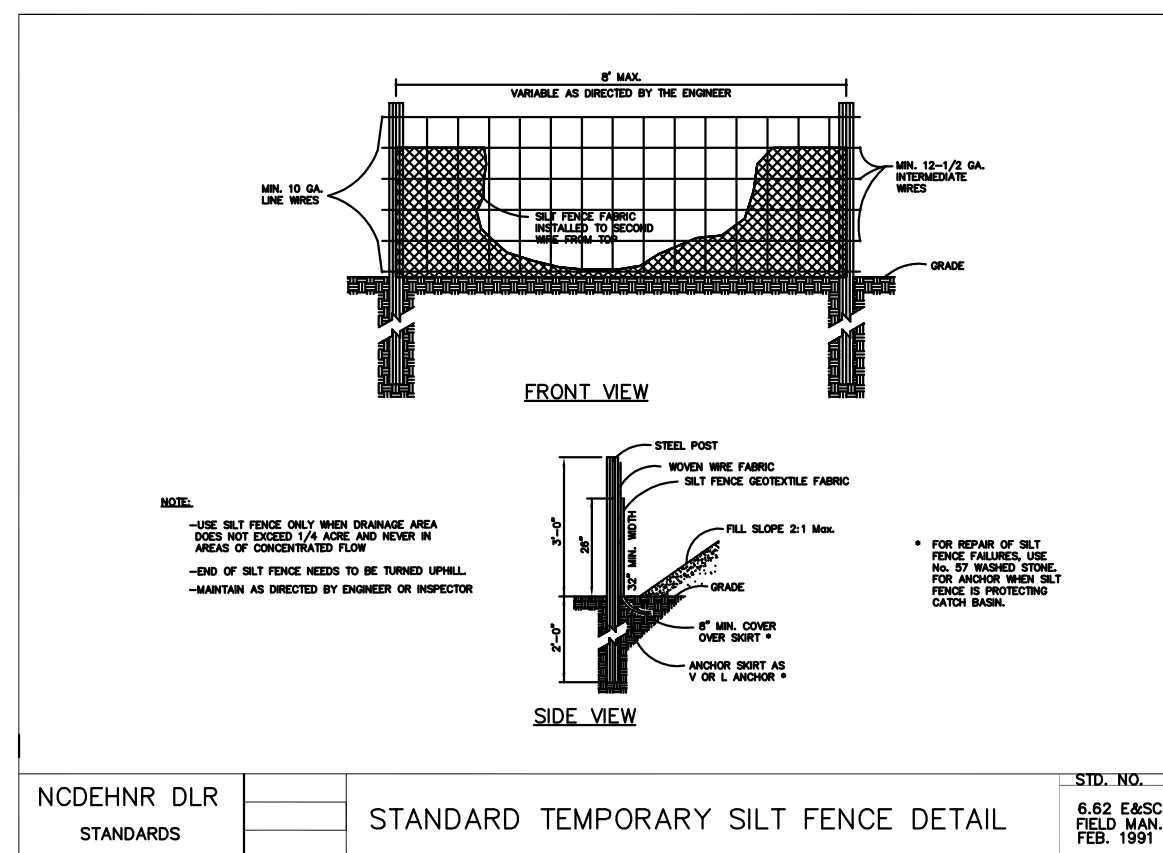
Yearly Temporary Seeding Schedule

Winter and Early Spring (December 1 to February 28):
Fertilizer: 10-10-10 at 700-1,000 lb/ac
Seed: Rye (gram) 120 lb/ac and Annual lespedeza 50 lb/ac
Mulch: 4,000 lb/ac straw
Summer (March 1 to September 5):
Fertilizer: same and add 2,000 lb/ac agricultural limestone
Seed: German Millet 40 lb/ac
Mulch: same
Fall (September 6 to November 30):
Seed: Rye (gram) 120 lb/ac
Fertilizer: same
Mulch: same

CONSTRUCTION SCHEDULE

- Obtain plan approval and other applicable permits.
- Flag clearing limits, limits of disturbance, and designate tree save areas (if any) as needed.
- Hold pre-construction meeting one week prior to initiation of any work.
- Install construction entrance as shown.
- Clear only the areas needed to install silt fencing as shown prior to the initiation of clearing, grubbing, and grading activities. Install silt fence and silt fence outlets as shown on the approved erosion control plan.
- Contact the Erosion Control Inspector for perimeter measures inspection before continuing with remainder of site clearing and grading.
- Complete site clearing and grubbing activities, and strip topsoil only in current phase or as directed by engineer.
- Rough grade, construct drives and building pad, and manure all slopes.
- Leave surface slightly roughened and vegetate and mulch immediately, or stabilize with erosion control materials per slope protection schedule.
- Complete fine grading and construct parking lot per minimum pavement sections as specified by project's geotechnical engineer.
- Install landscape berms, etc., permanently vegetate, mulch and landscape all disturbed areas. Call for inspection as needed to complete each phase or section.
- Upon approval from the erosion control inspector, remove all temporary sediment control measures, repair disturbed areas, and permanently vegetate, or rip rap and place permanent structures.
- Call project engineer for inspection.

EROSION CONTROL MEASURES DETAILS (NTS.)



SHEET
6 / 8

8-24-20
NTS
BSEB/CDH
DRAWN BY: USA

REVISIONS
REV - 11-12-2020
REV - 12-23-2020

1-20-1025
PROJECT NUMBER
PROFESSOR

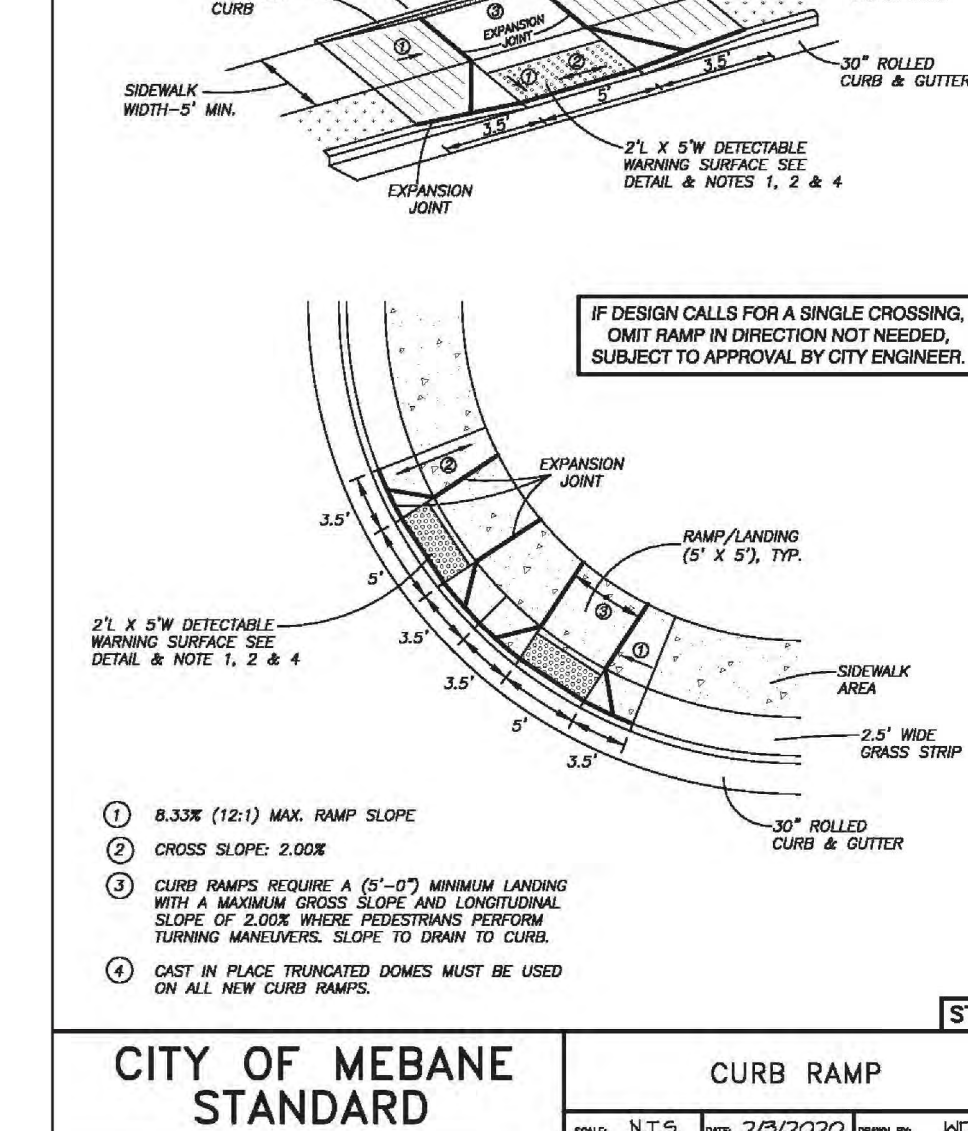
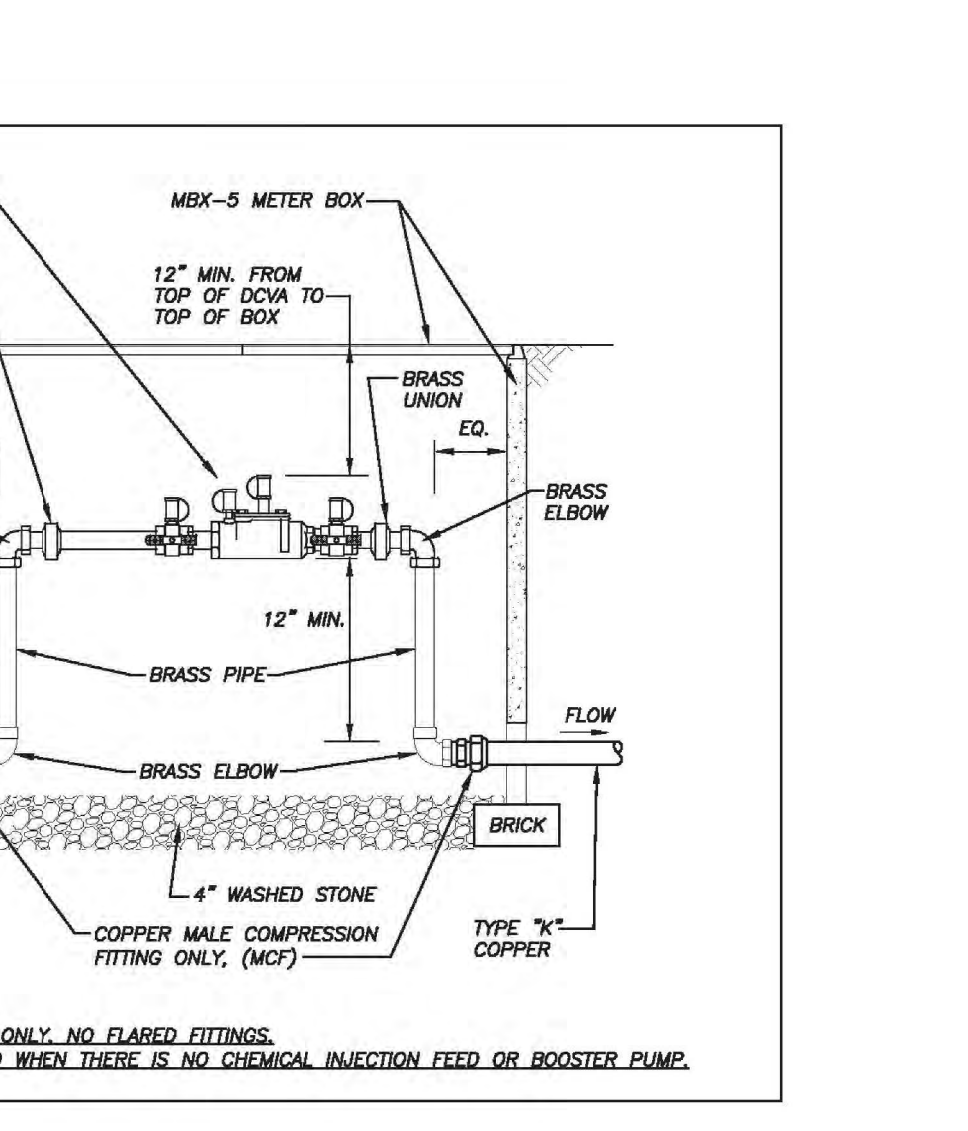
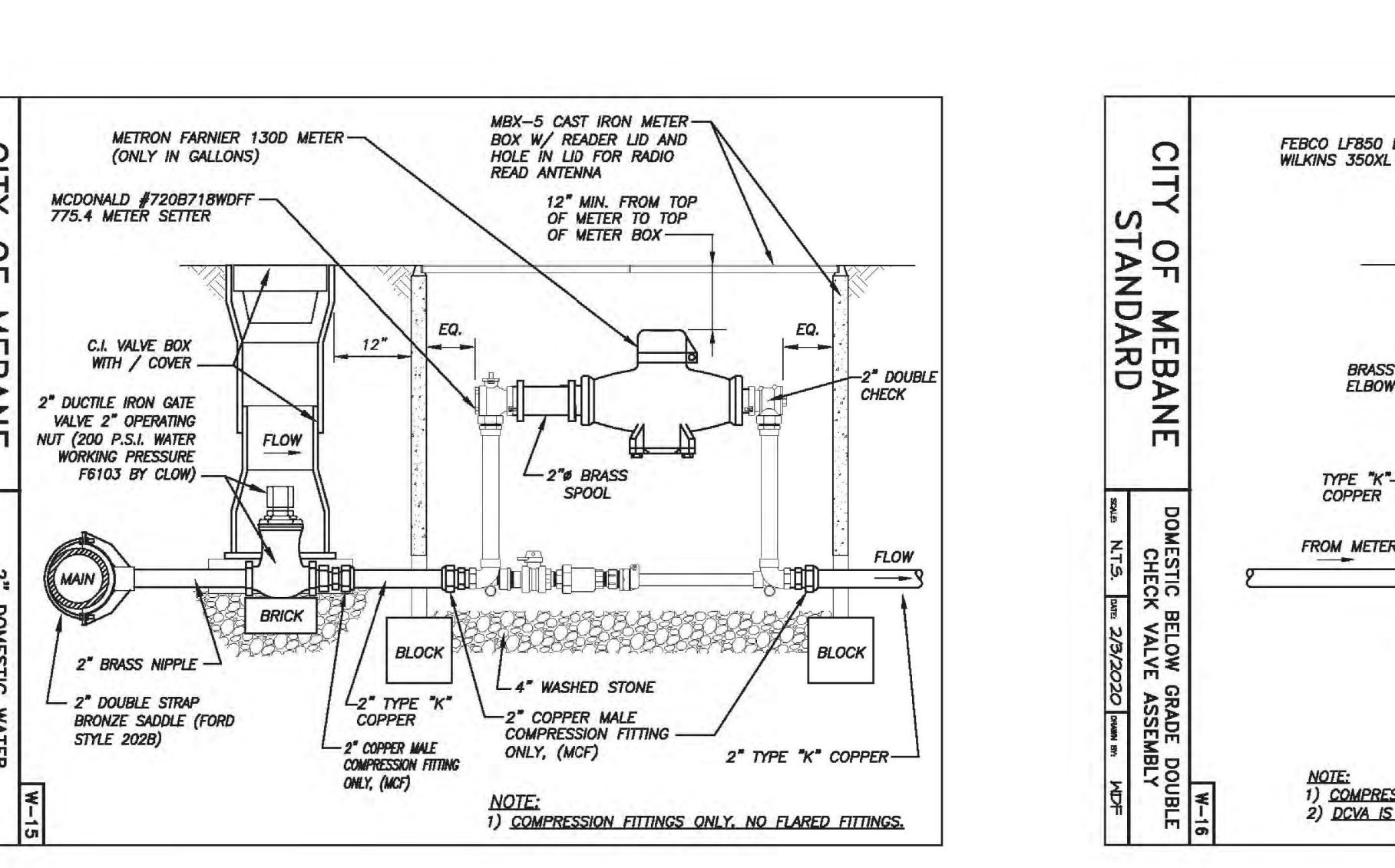
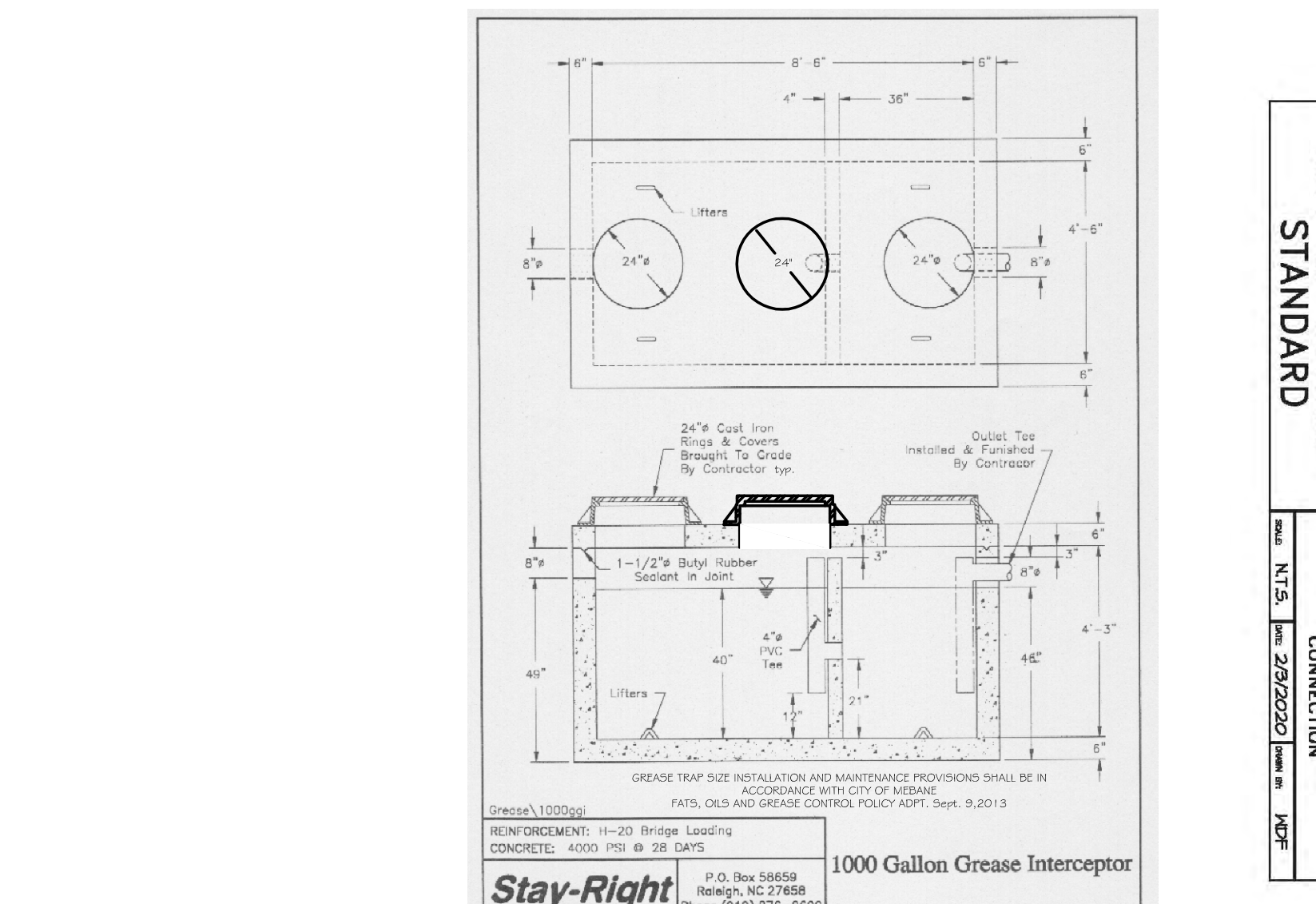
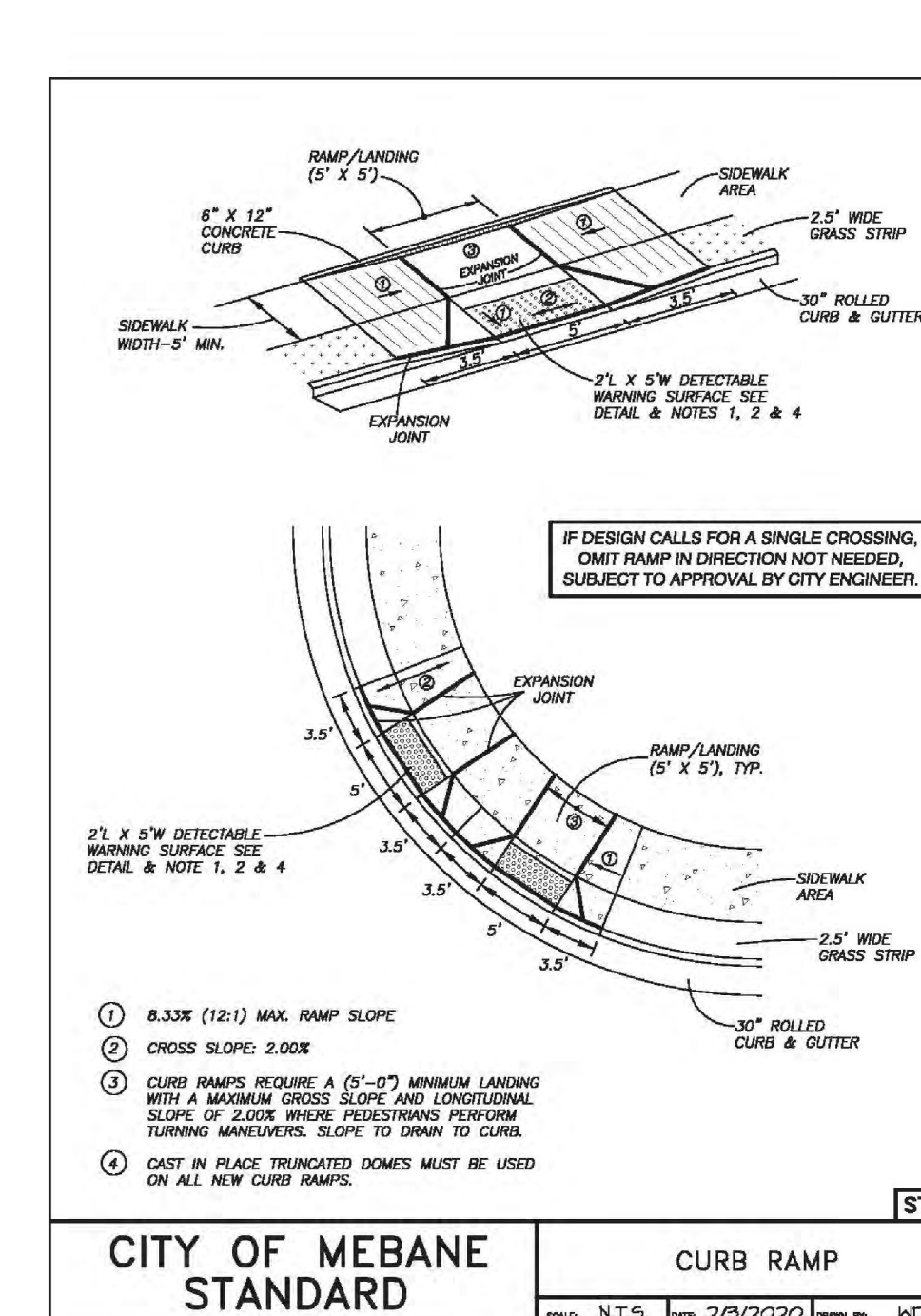
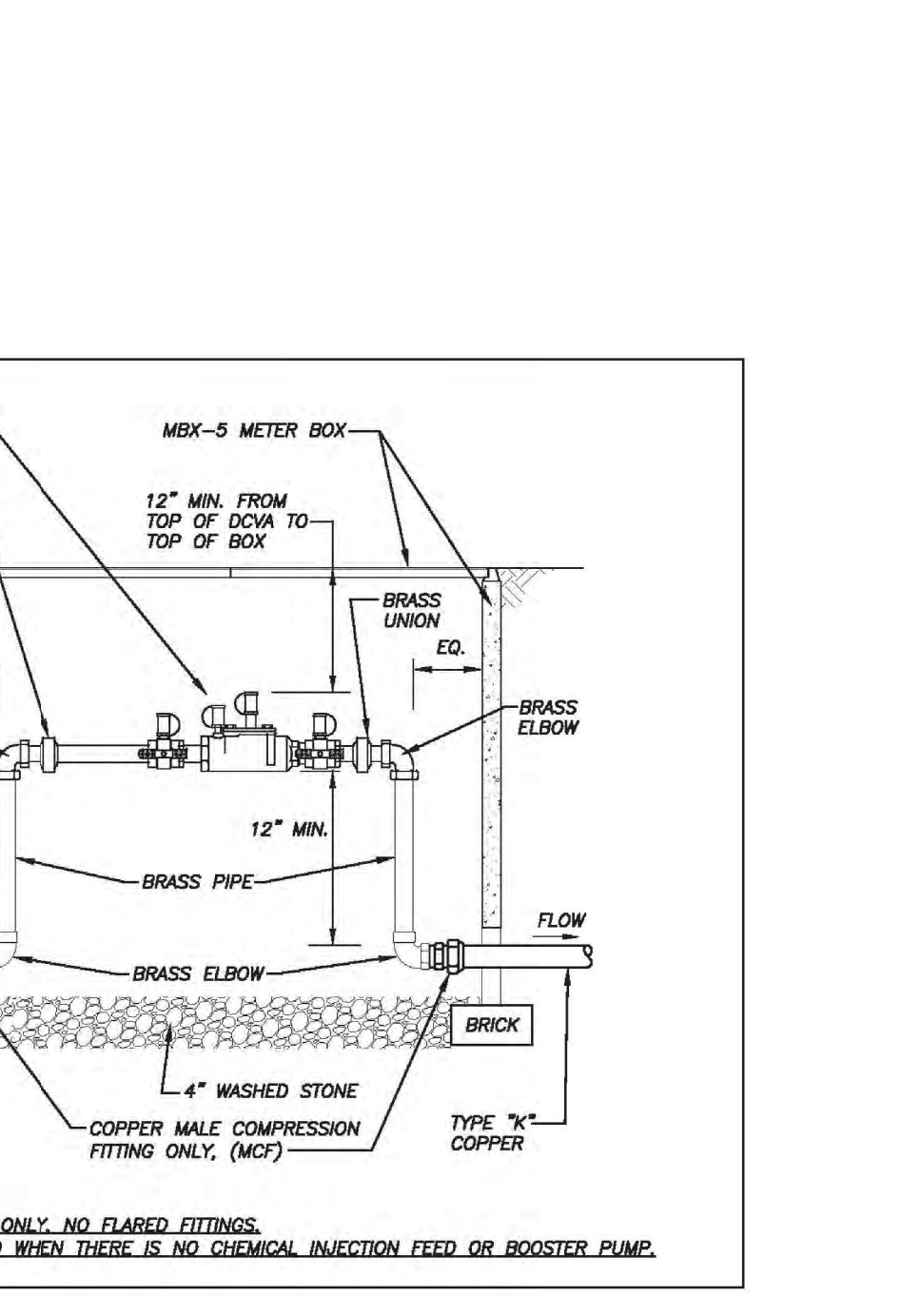
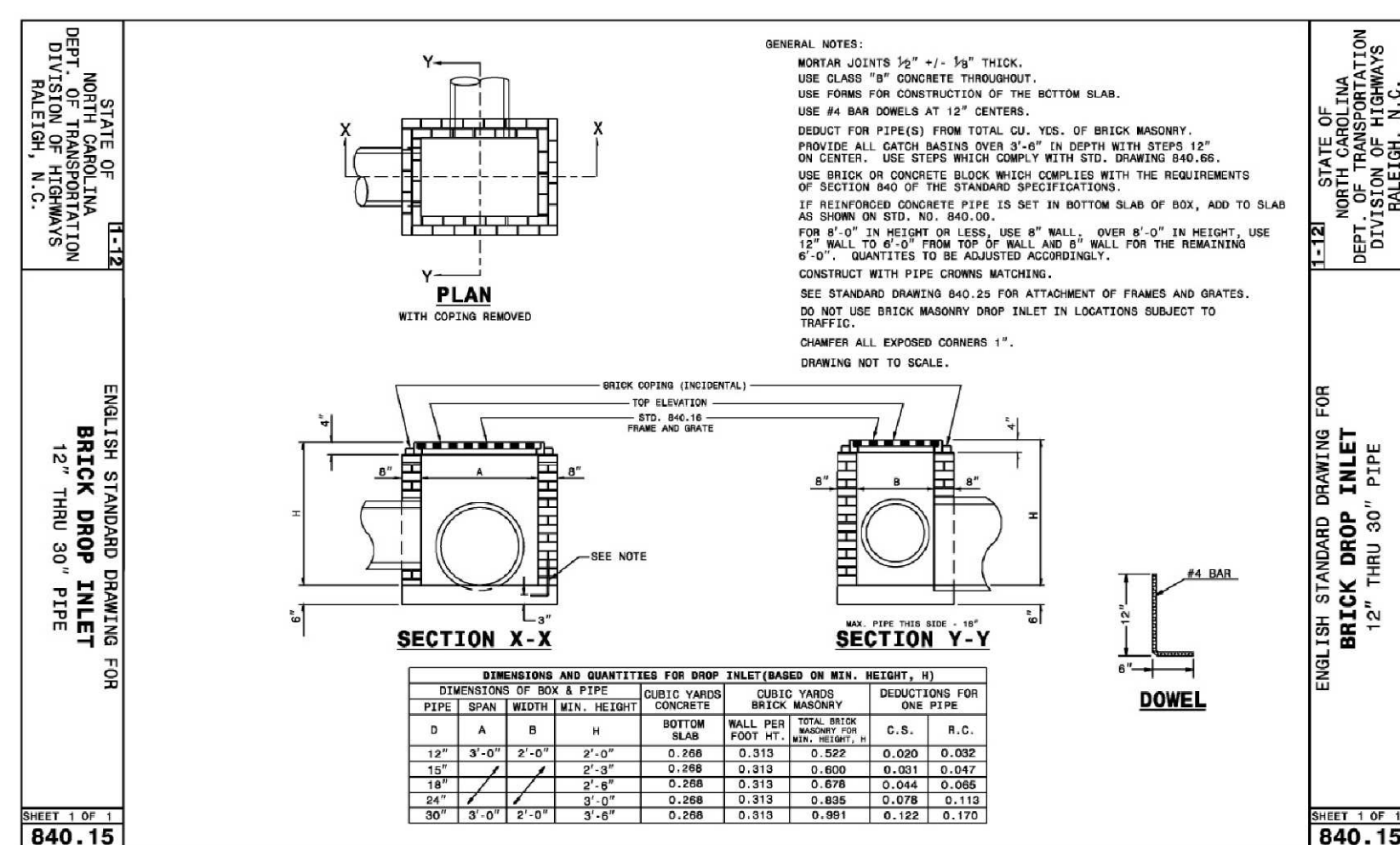
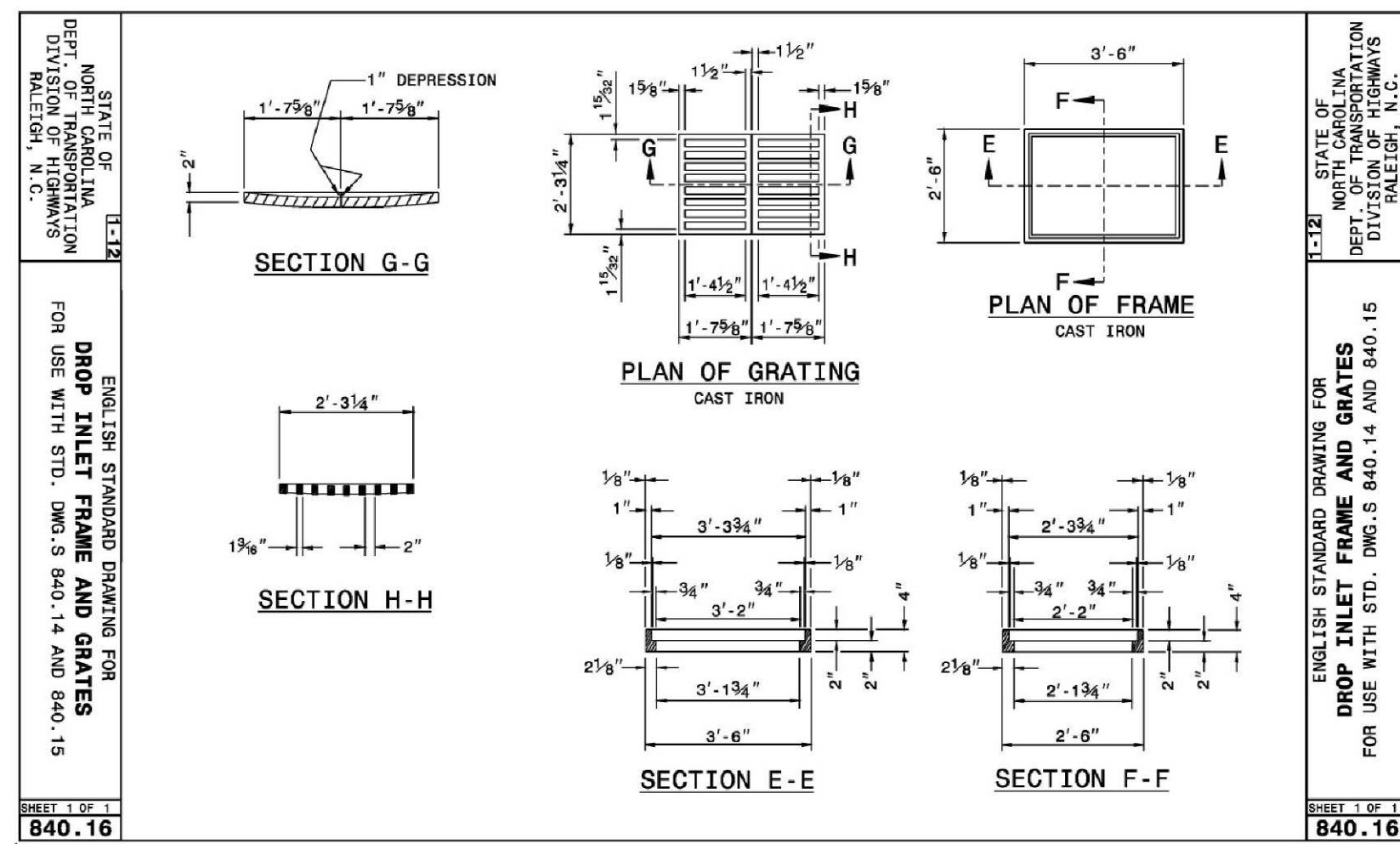
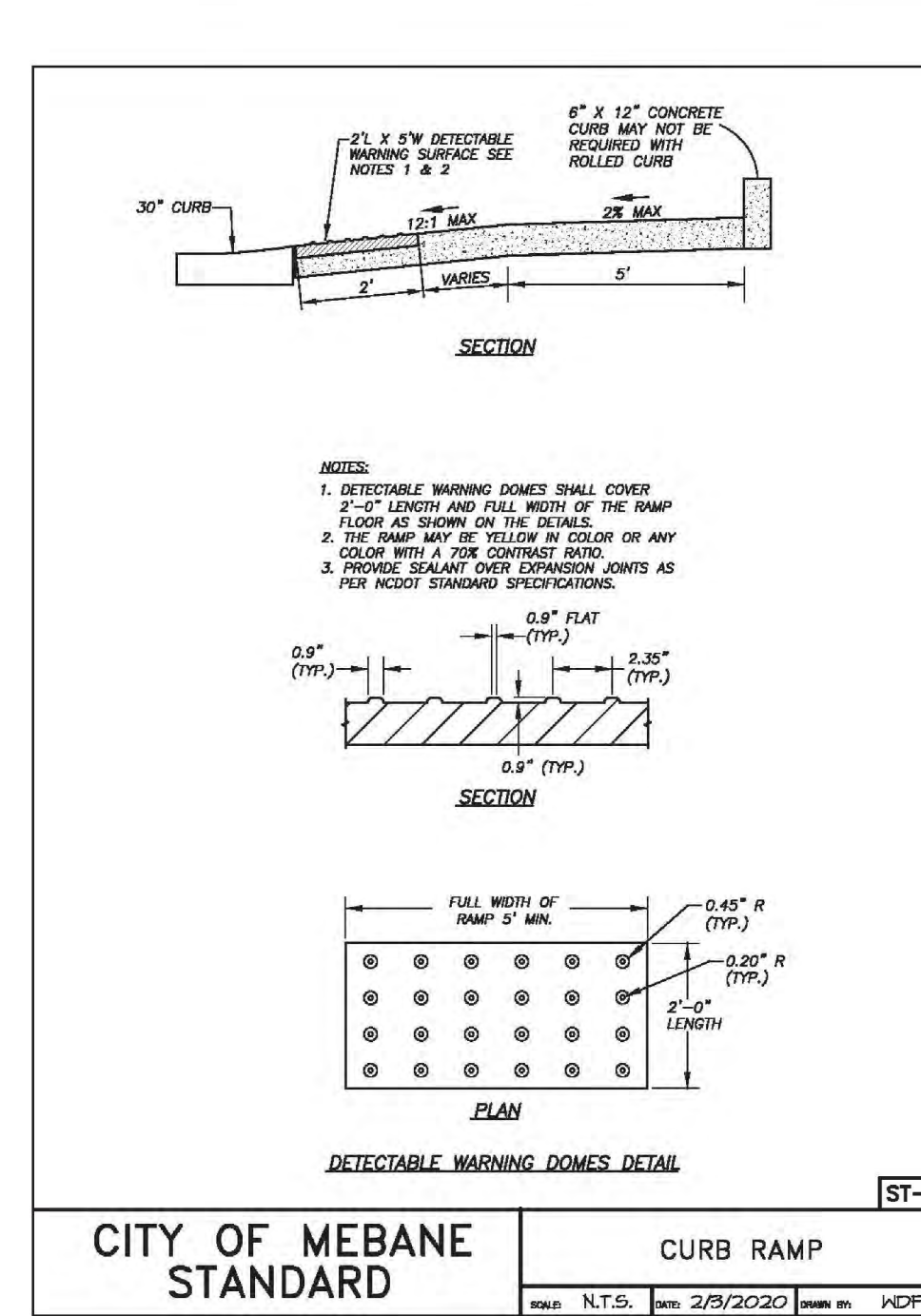
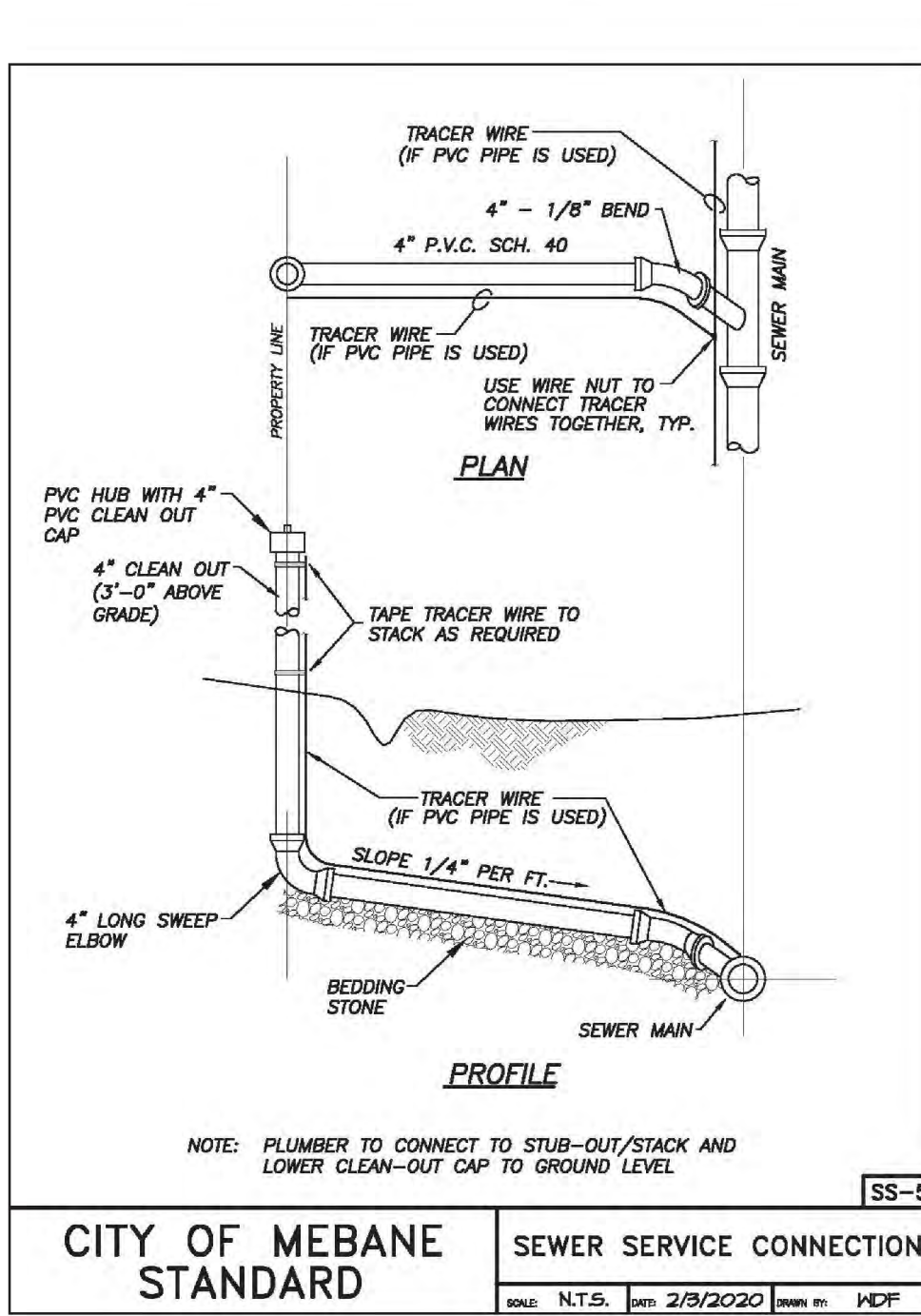
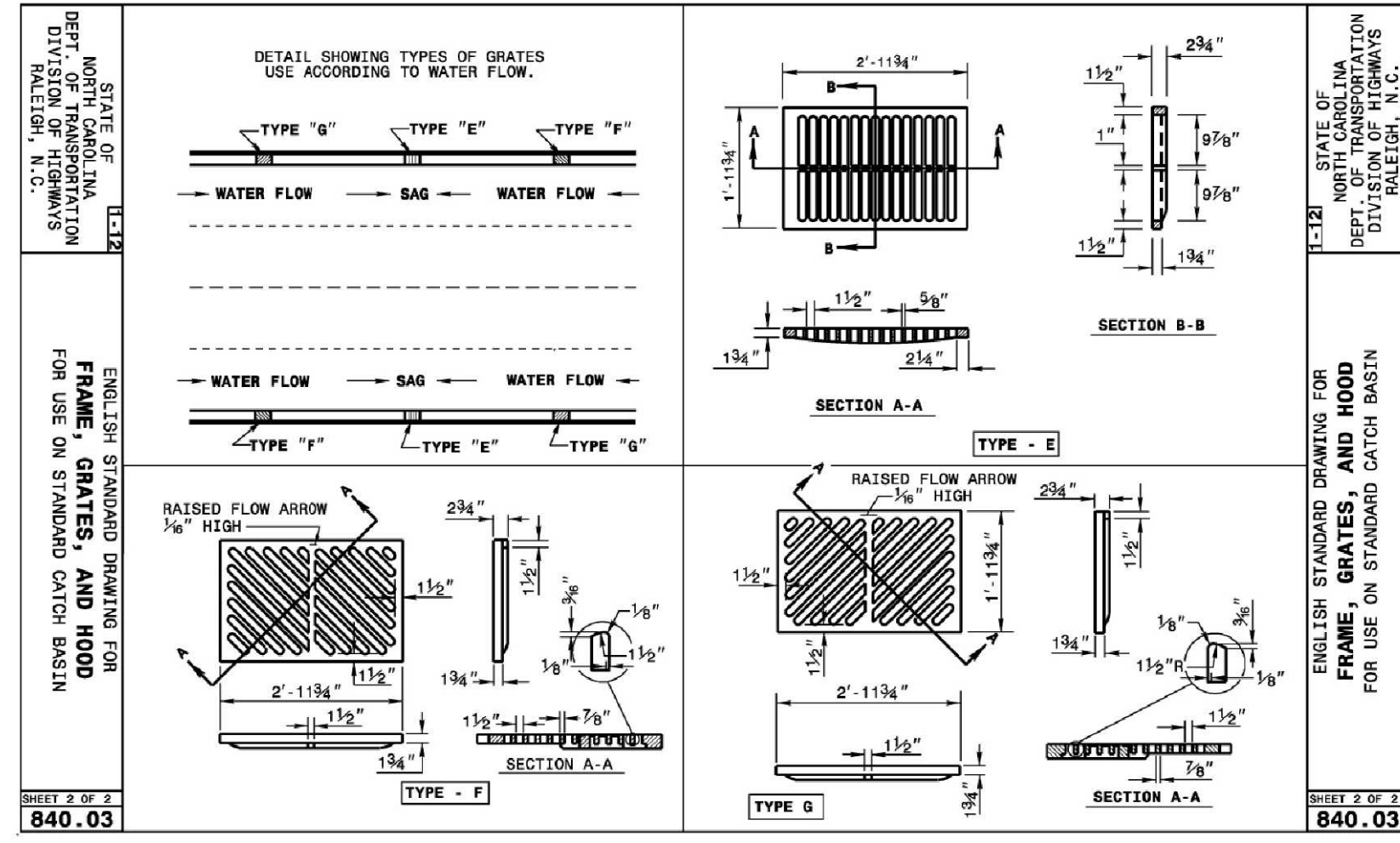
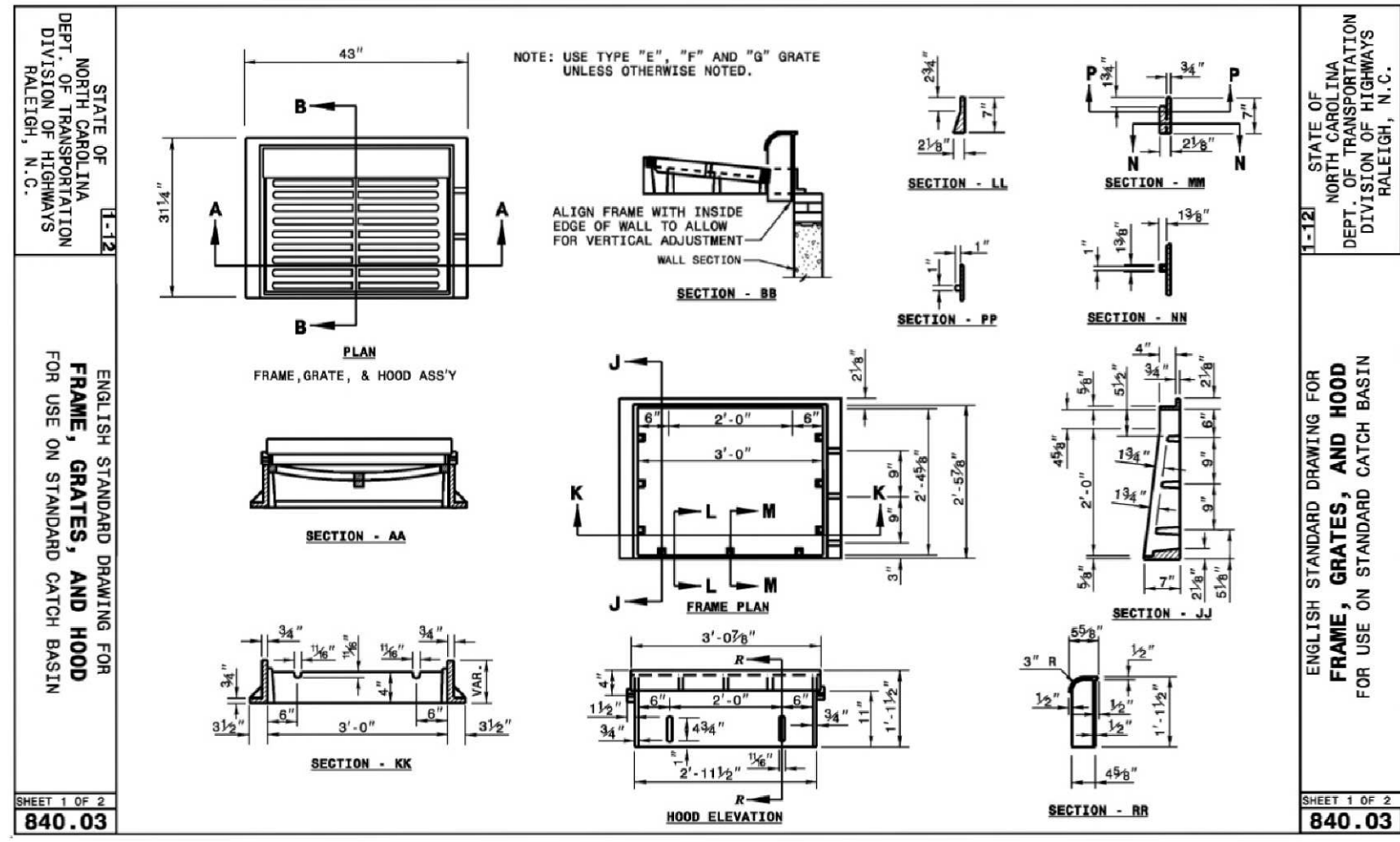
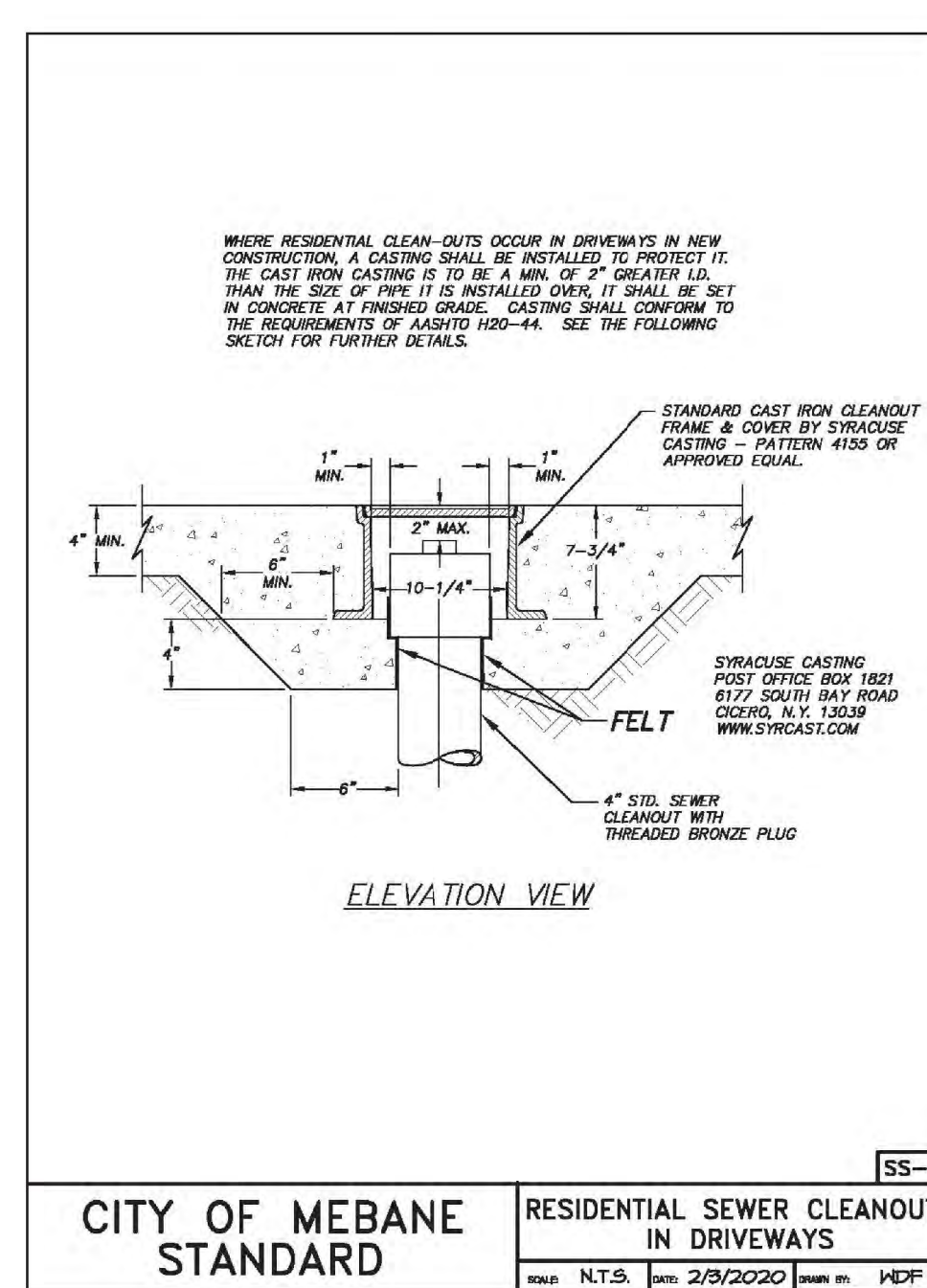
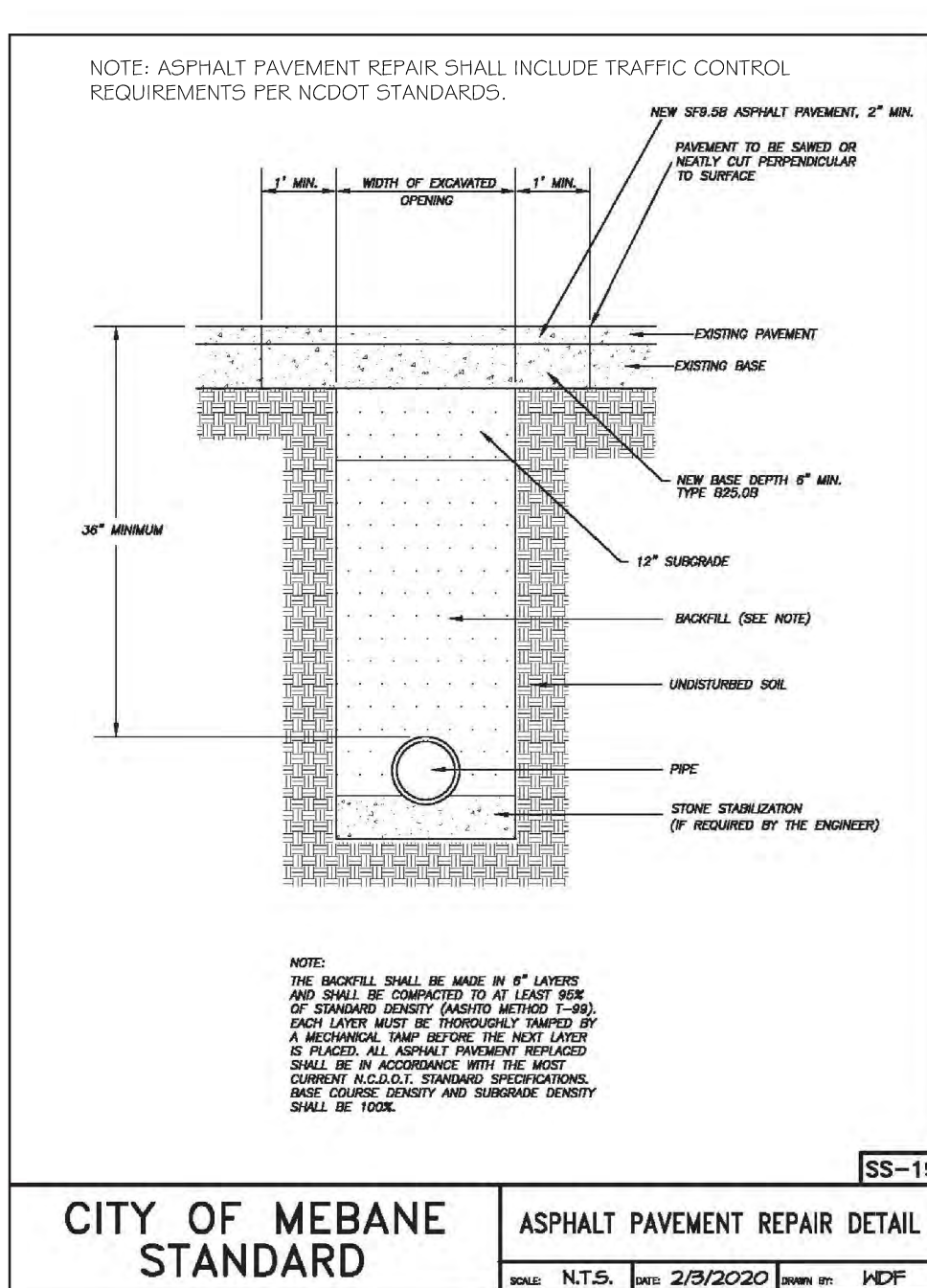
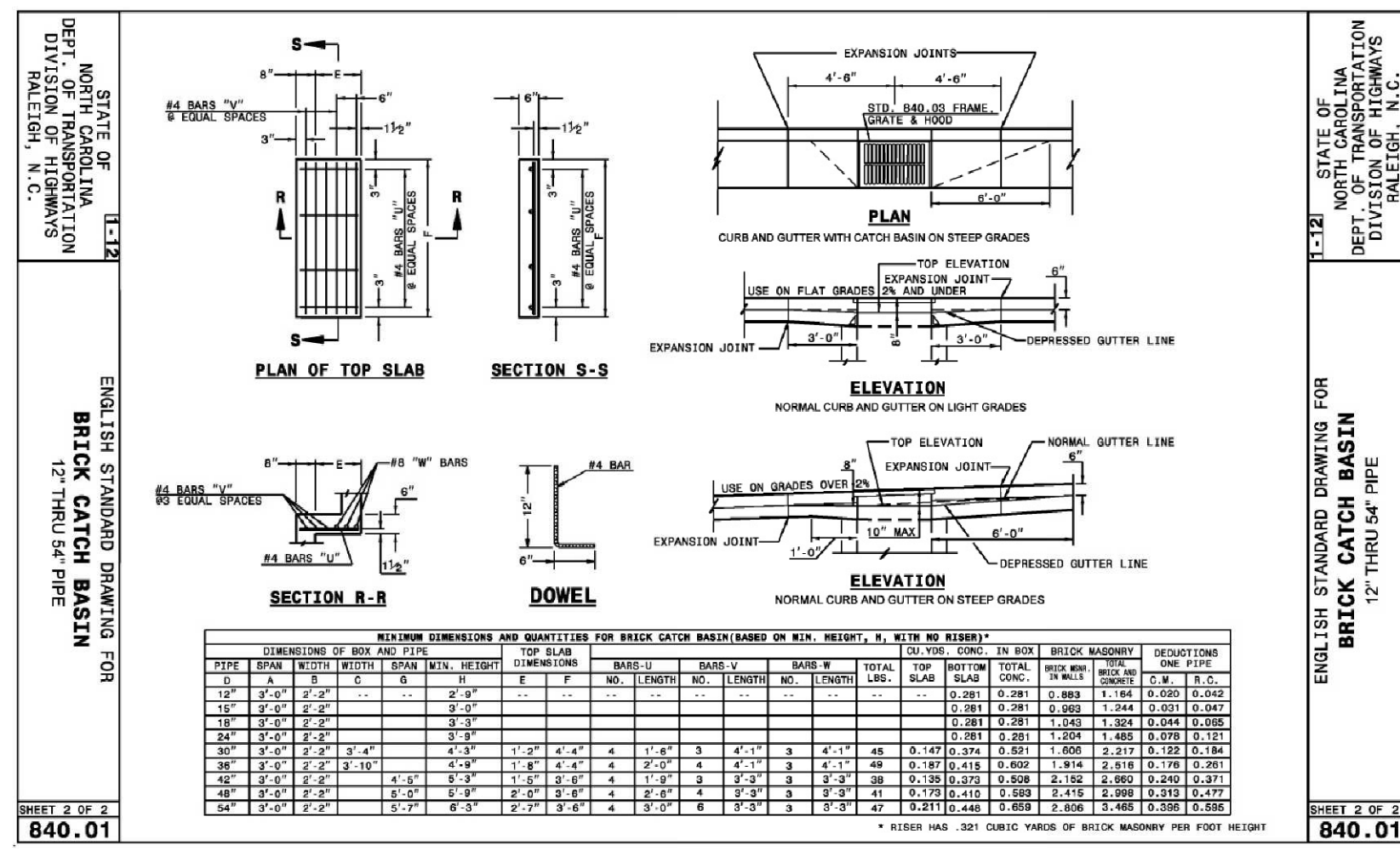
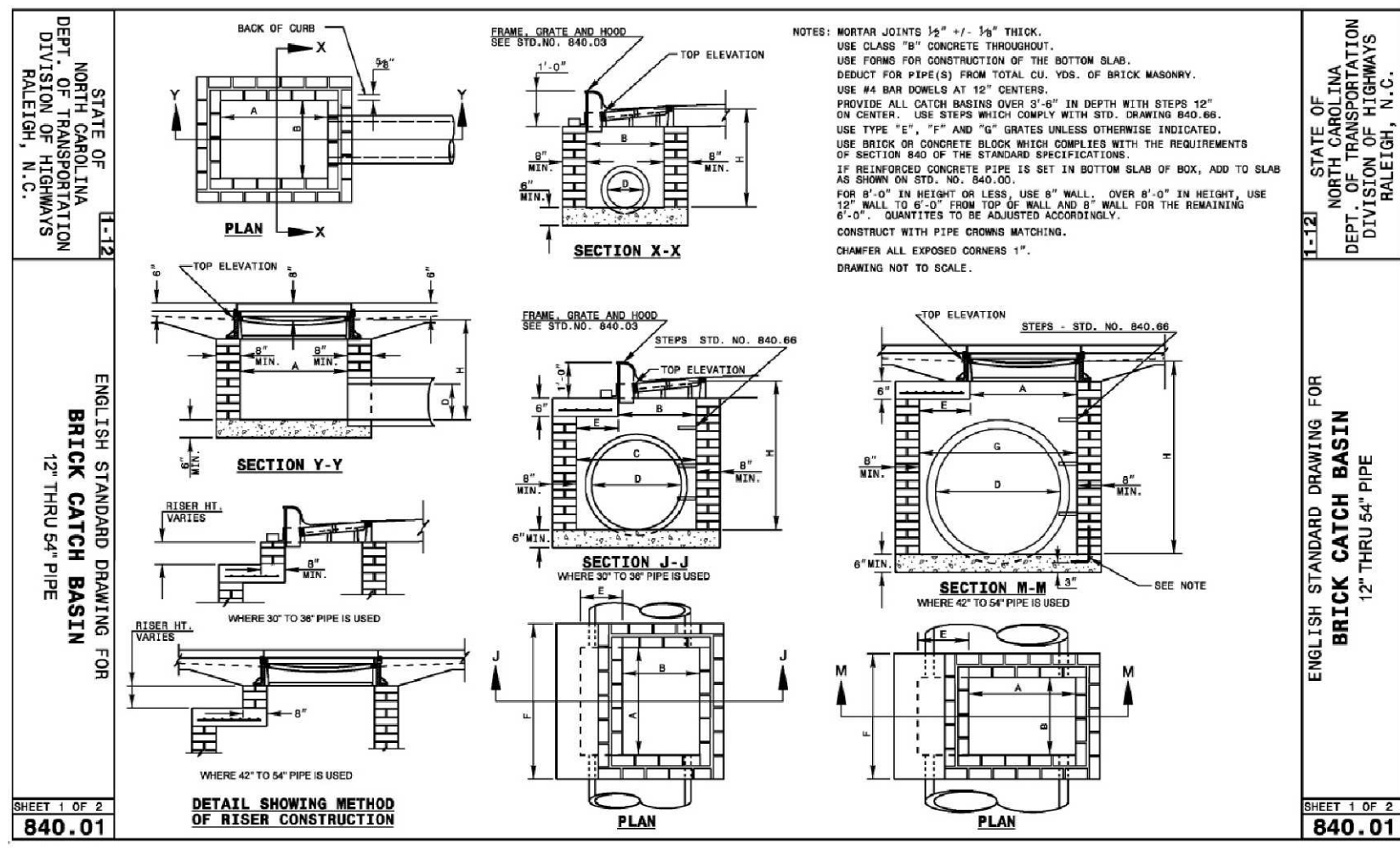
Erosion Control Details

12-2021
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
24924
CHARLES D. HUFFINE
CITY OF MEBAHE

Charles D. Huffine

MEBANE 5TH STREET SHOPPING CENTER
City of Mebane

THE L.E.A.D.S. GROUP, P.A.
505 EAST DAVIS STREET
WELLSVILLE, NC 27255
Phone: (336) 225-9977
Fax: (336) 225-9977
City of Mebane, NC 27059
Land Engineering And Development Services



7/8

8-24-20

NTS

BSP/CDH

DESIGNED BY: USA

ISSUED BY: USA

1-20-1025

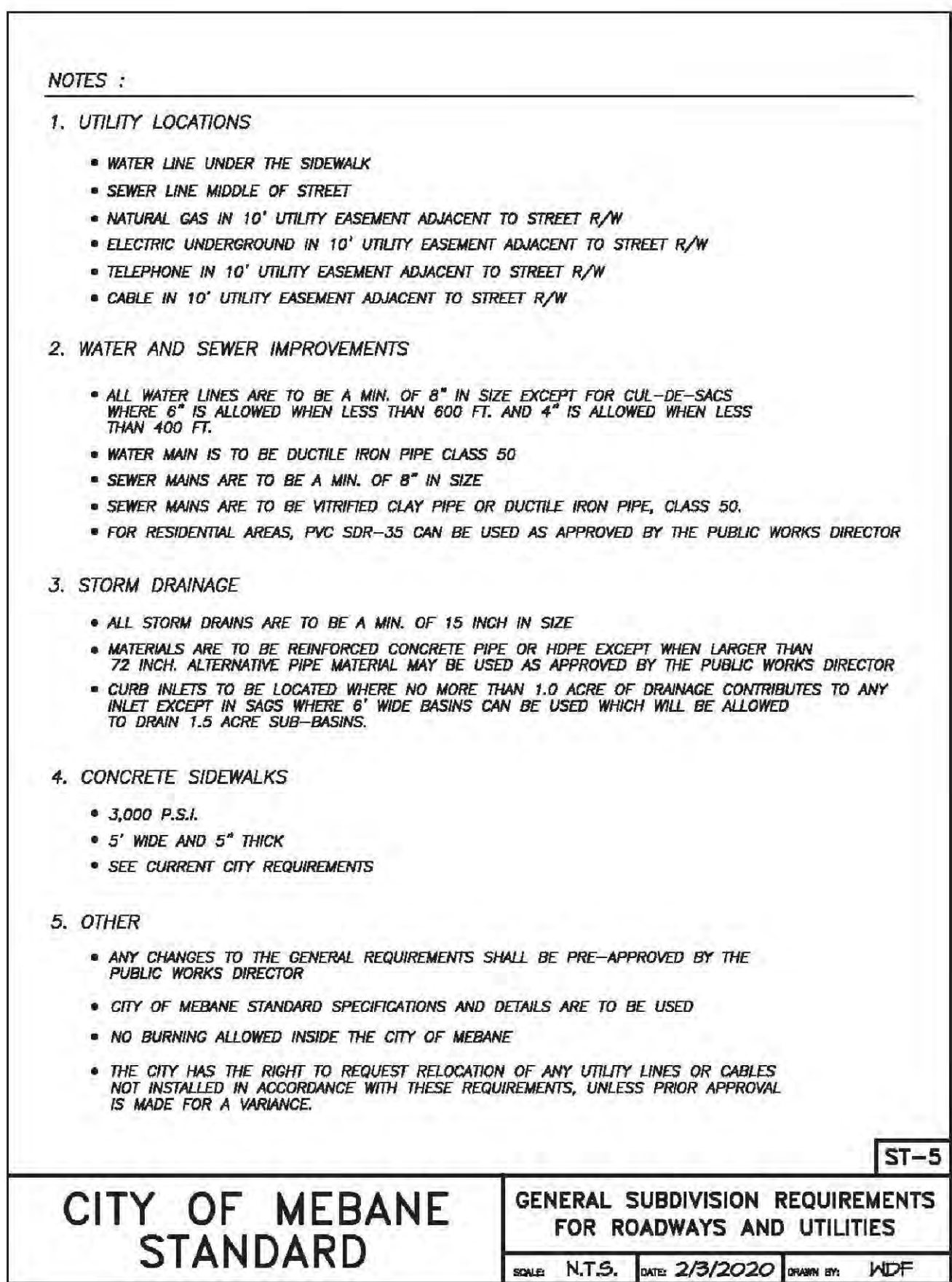
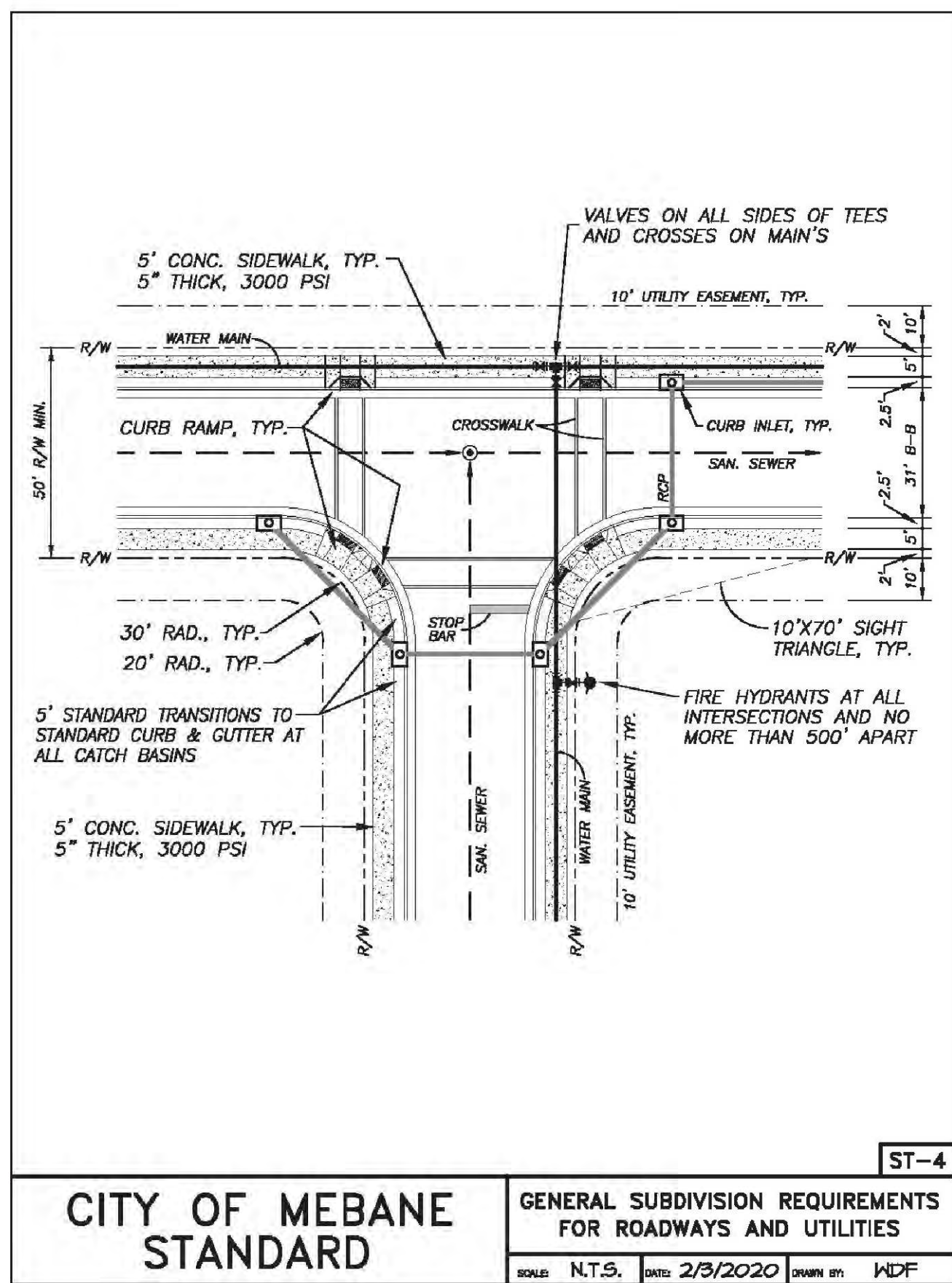
Construction Details

12-2021

MEBANE 5TH STREET SHOPPING CENTER

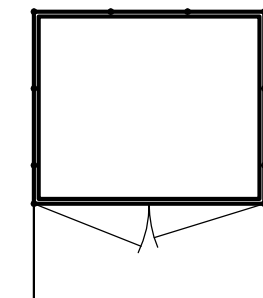
THE L.E.A.D.S. GROUP, P.A.

505 EAST DUNKER STREET
BRUNSWICK, NC 27815
Tel: (919) 225-2917
Fax: (919) 225-2917
www.leadsgroup.com

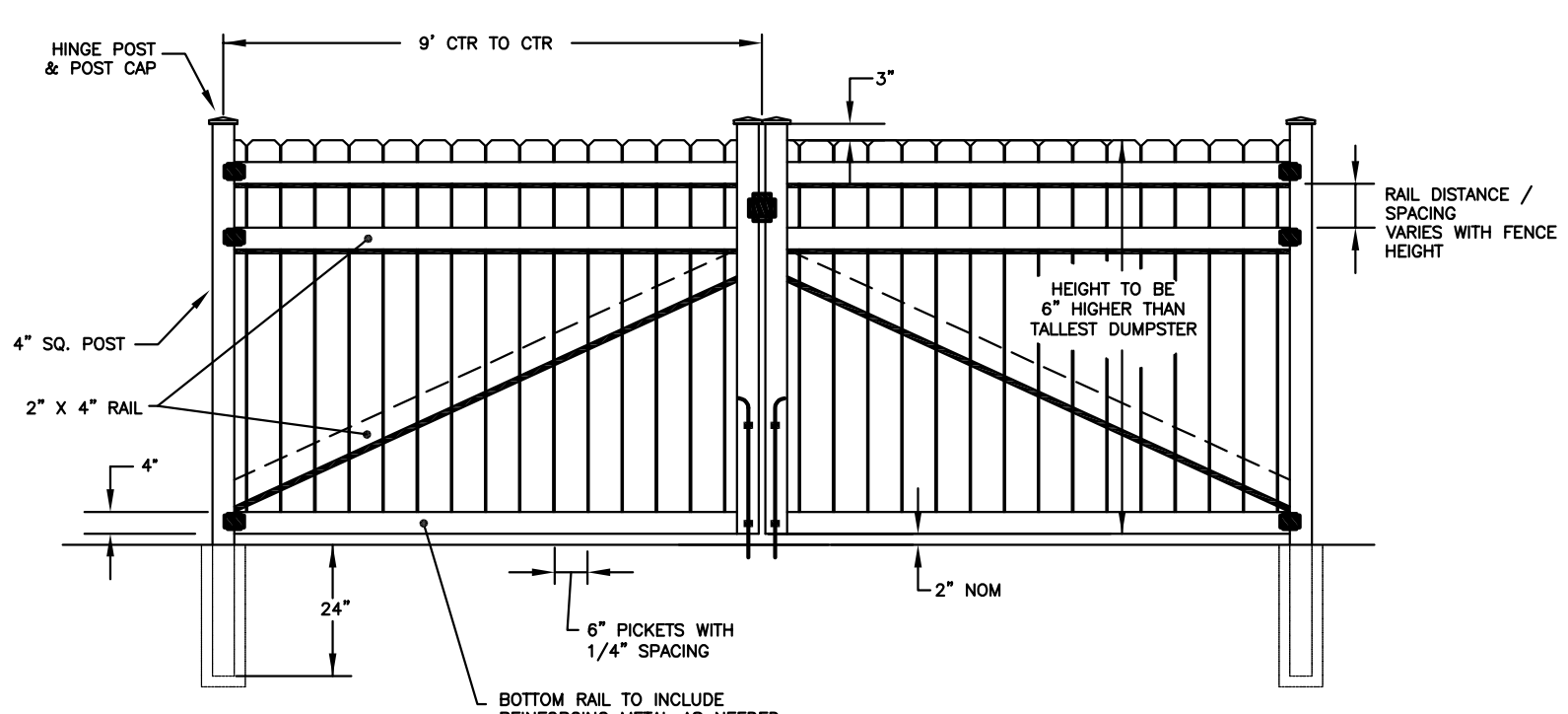


UTILITY SCREENING NOTE:
ALL ROOF MOUNTED UTILITIES SHALL BE
SCREENED FROM THE PUBLIC RIGHT OF WAY

GARBAGE ENCLOSURE PLAN VIEW (info)
See plan for dumpster pad area.
Concrete Slab Minimum 8\"/>

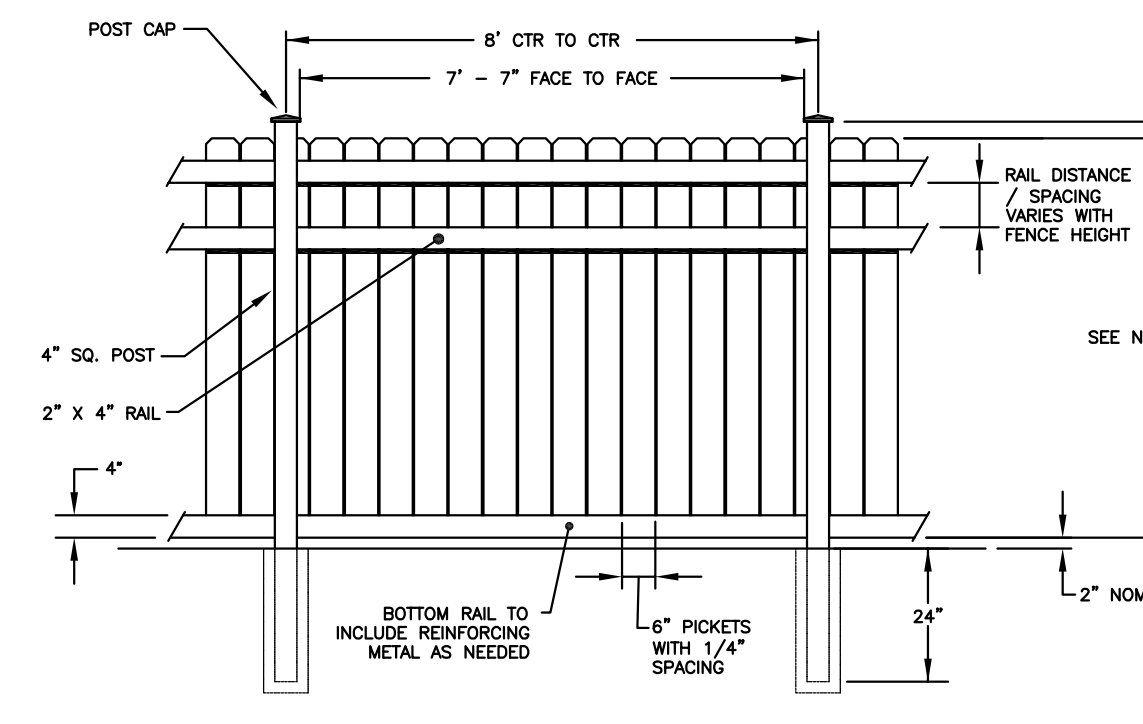


See plan for landing or approach area.
Concrete Slab Minimum 8\"/>



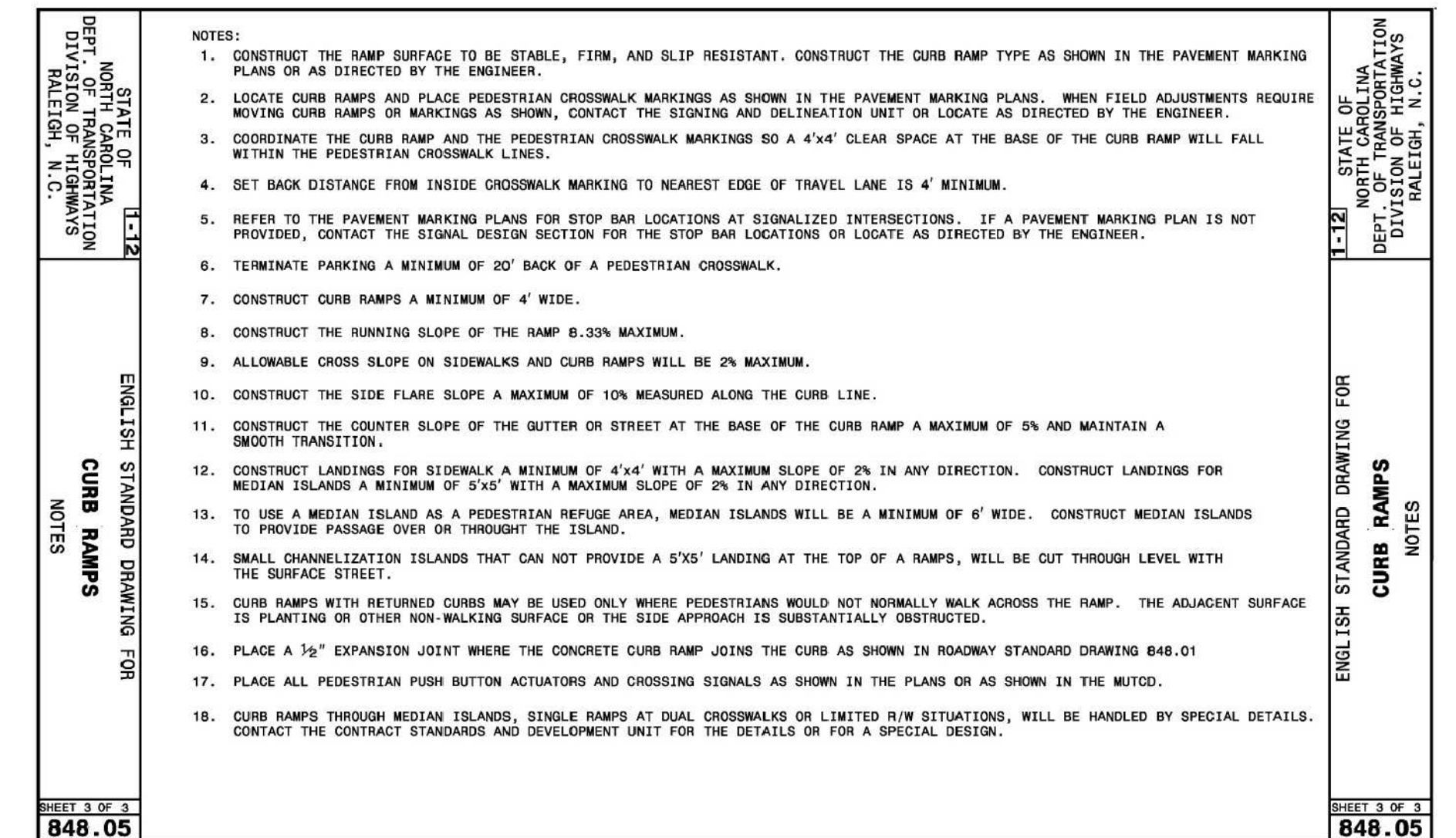
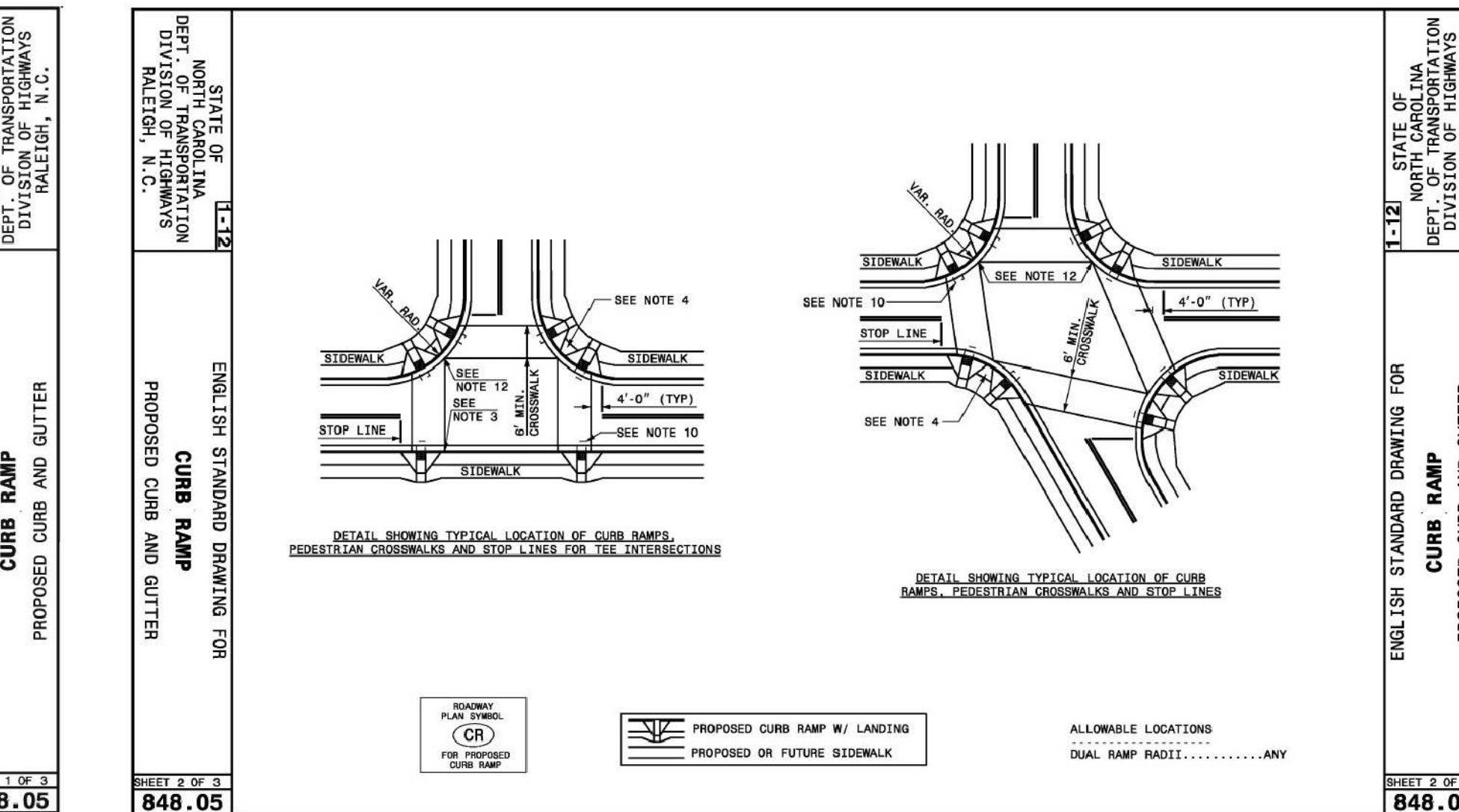
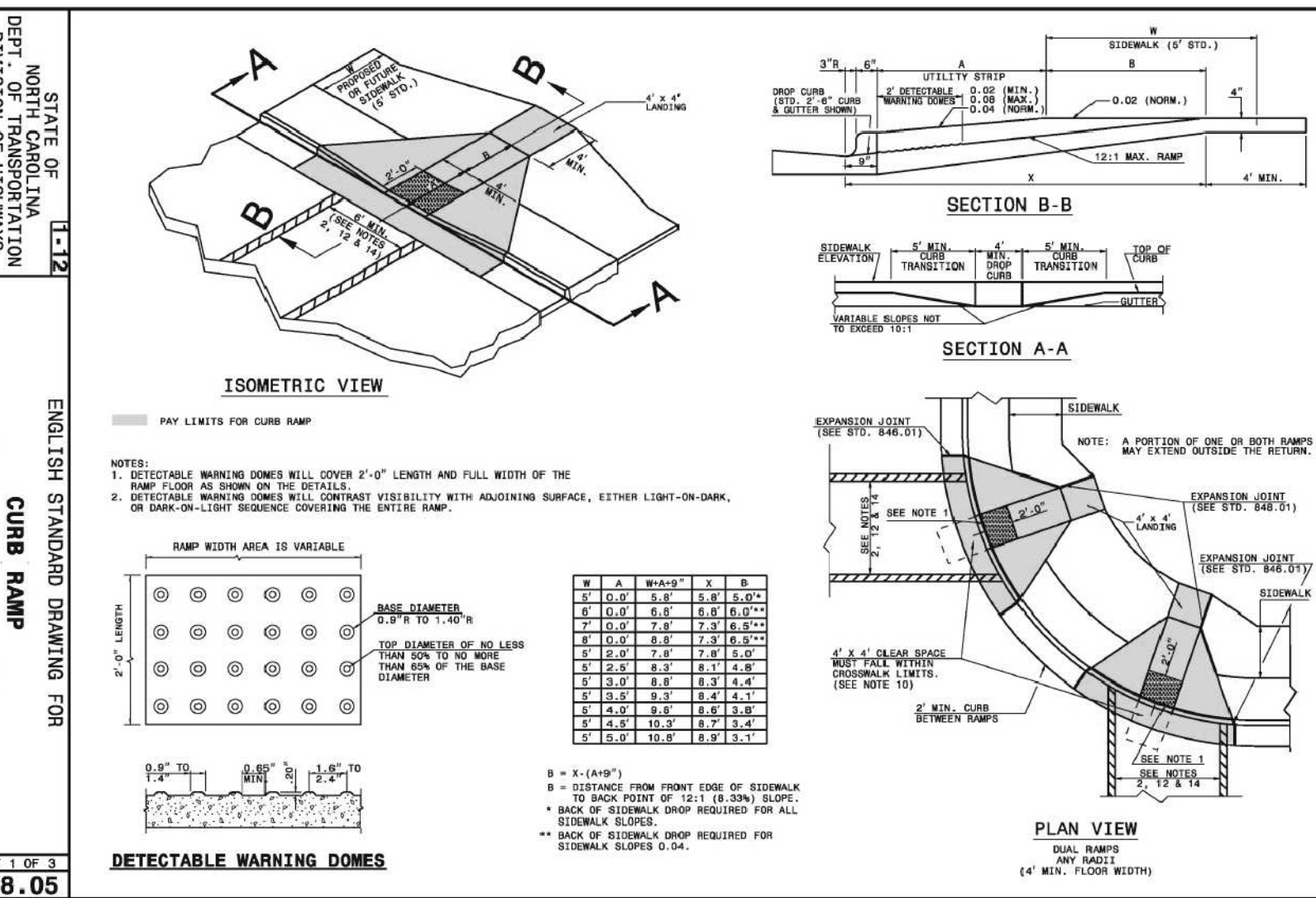
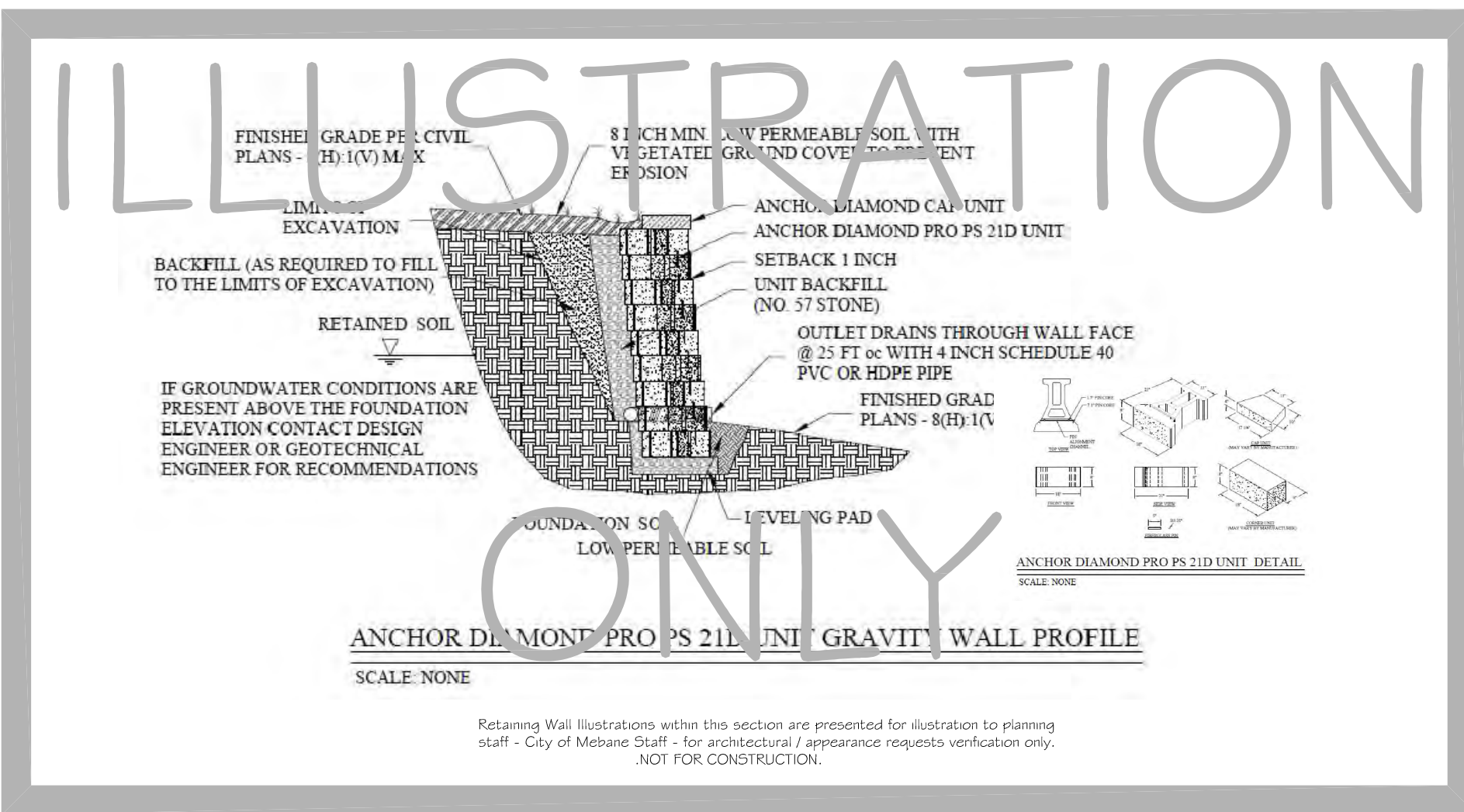
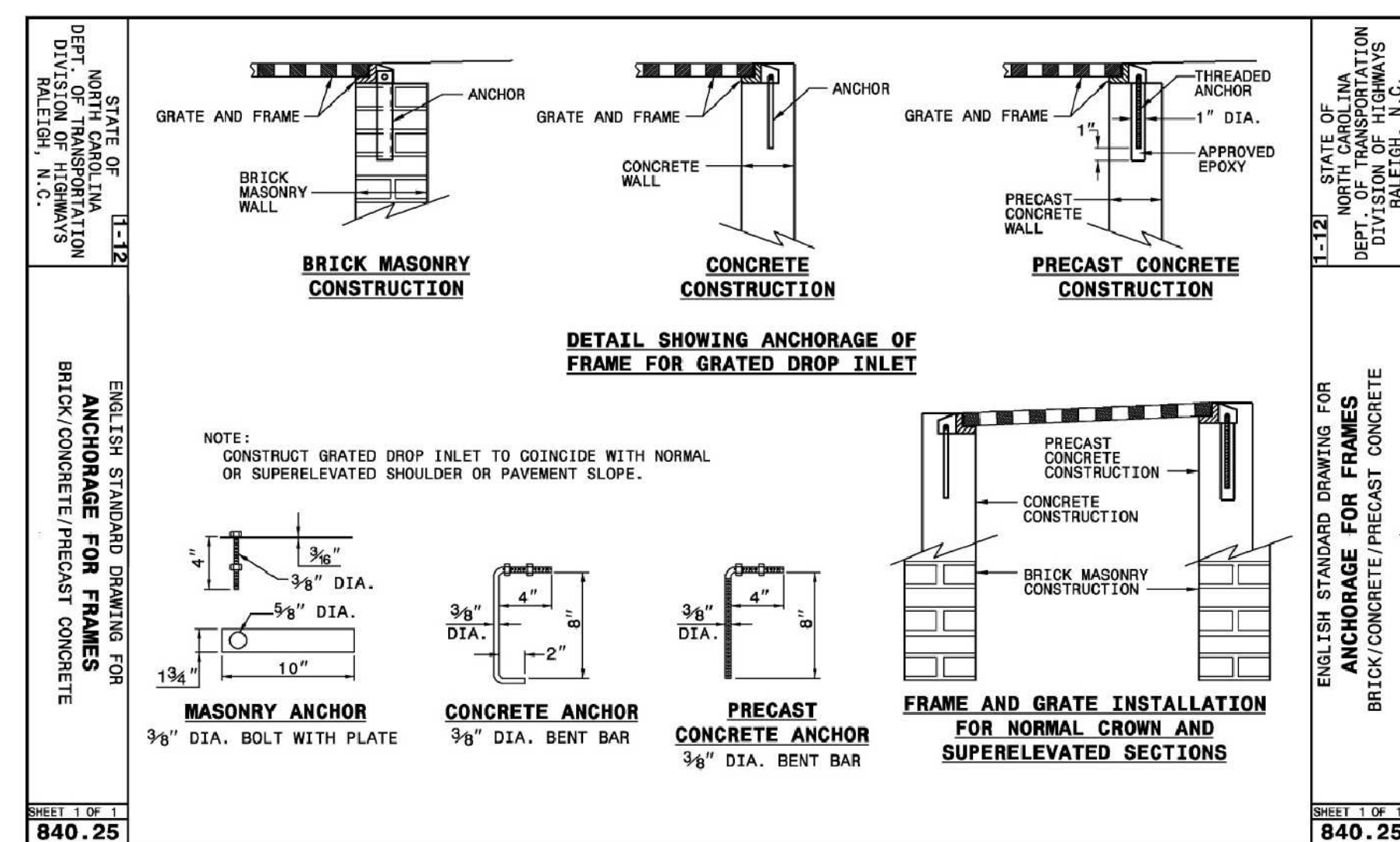
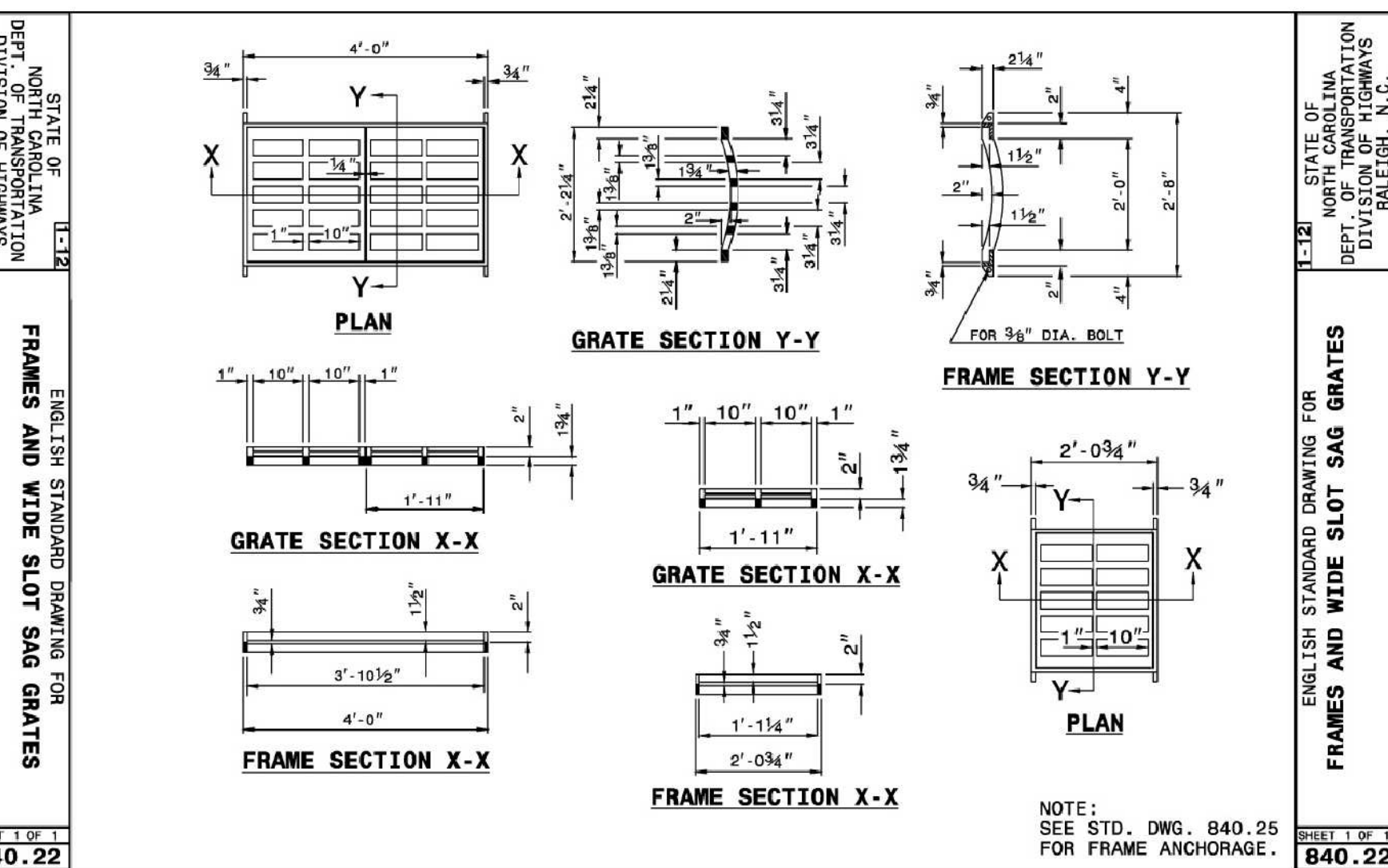
- NOTES:
1. FOOTING WIDTH TO BE (2X) POST WIDTH. MINIMUM DEPTH 24"
 2. ENCLOSURE SHALL BE OPAQUE & 24" HIGHER THAN THE DUMPSTER

Dumpster Enclosure
Gate Section Elevation (Or Approved Equivalent)
NTS



- NOTES:
1. FOOTING WIDTH TO BE (2X) POST WIDTH. MINIMUM DEPTH 24"
 2. ENCLOSURE SHALL BE OPAQUE & 24" HIGHER THAN THE DUMPSTER OR MECHANICAL EQUIPMENT

Dumpster Enclosure
Fence Section Elevation (Or Approved Equivalent)
NTS



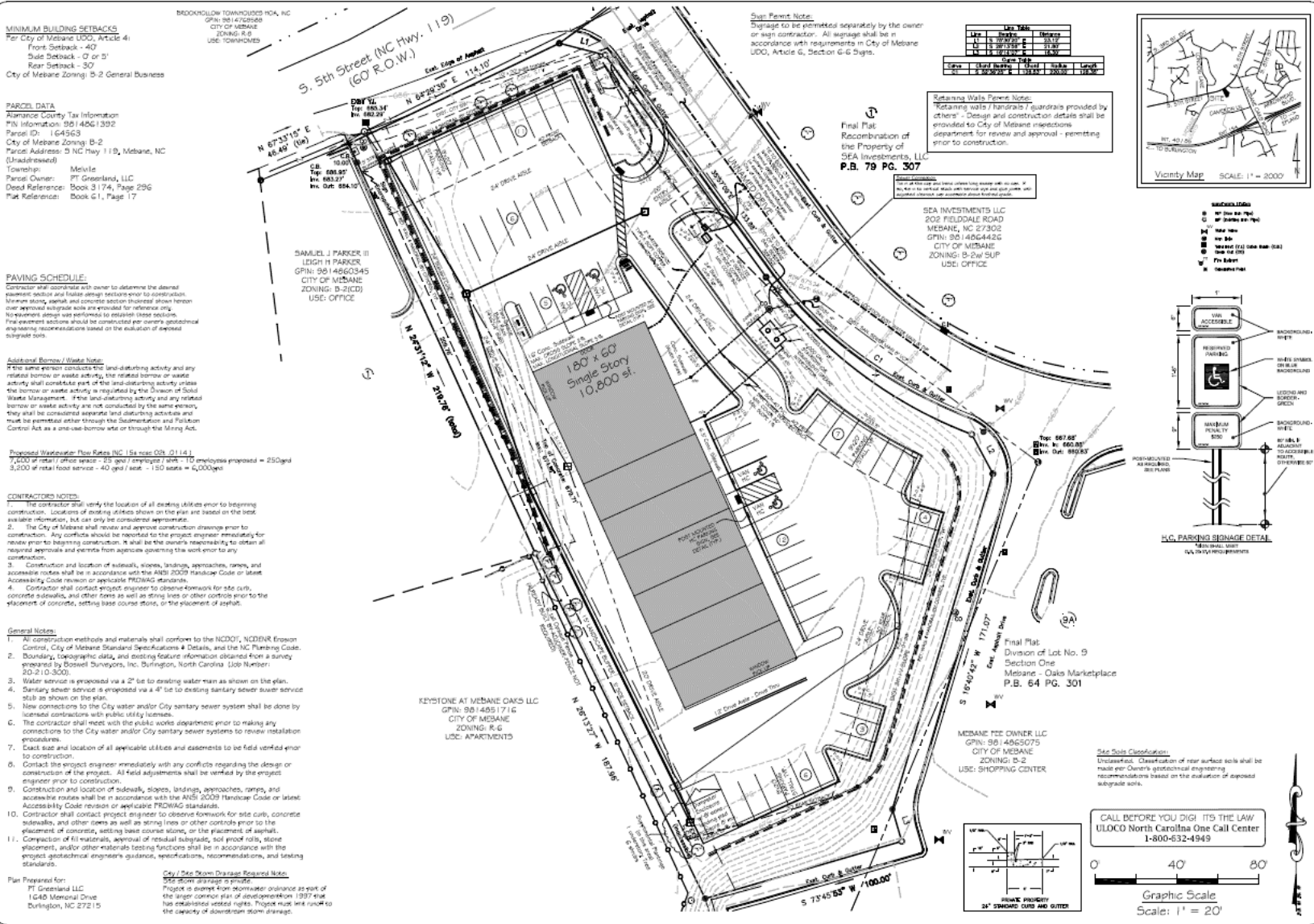


PLANNING PROJECT REPORT

DATE	01/29/21
PROJECT NAME	Mebane 5 th Street Shopping Center Rezoning Request
PROJECT NUMBER	RZ 21-01
APPLICANT	PT Greenland LLC 1648 Memorial Drive Burlington, NC 27215

CONTENTS

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ZONING REPORT	PAGE 3
LAND USE REPORT	PAGE 5
UTILITIES REPORT	PAGE 7
STAFF ZONING REQUEST RECOMMENDATION	PAGE 8



MINIMUM BUILDING SETBACKS
 Per City of Mebane UDO, Article 4:
 Front Setback - 40'
 Side Setback - 0' or 5'
 Rear Setback - 30'
 City of Mebane Zoning: B-2 General Business

PARCEL DATA
 Alamance County Tax Information
 PIN Information: 9914061392
 Parcel ID: 164563
 City of Mebane Zoning: B-2
 Parcel Address: 5 NC Hwy 119, Mebane, NC
 (Unaddressed)
 Township: Meville
 Parcel Owner: PT Greenland, LLC
 Deed Reference: Book 3174, Page 296
 Plat Reference: Book G1, Page 17

PAVING SCHEDULE:
 Contractor shall coordinate with owner to determine the desired pavement surface and final design sections prior to construction. Minimum paving schedule shall be provided to the City of Mebane for review and approval. Final paving schedule shall be provided to the City of Mebane for review and approval. Final paving schedule shall be provided to the City of Mebane for review and approval.

Additional Borrow / Waste Notes:
 If the same person conducts the land-disturbing activity and any related borrow or waste activity, the related borrow or waste activity shall constitute part of the land-disturbing activity unless the borrow or waste activity is regulated by the Division of Solid Waste Management. If the land-disturbing activity and any related borrow or waste activity are not conducted by the same person, they shall be considered separate and distinct activities and must be permitted under the Sedimentation and Pollution Control Act as a one-use borrow area or through the Mining Act.

Proposed Wastewater Flow Rates (NC 15a req. OR 1114):
 7,600 gpd of retail / office space - 25 gal / employee / shift - TD employees proposed = 250 gal
 4,500 gpd of retail food service - 40 gal / seat / seat - 150 seats = 6,000 gpd

CONTRACTOR'S NOTES:
 1. The contractor shall verify the location of all existing utilities prior to beginning construction. Locations of existing utilities shown on the plan are based on the best available information, but can only be considered approximate.
 2. The City of Mebane shall review and approve construction drawings prior to construction. Any conflicts should be reported to the project engineer immediately for review prior to beginning construction. It shall be the owner's responsibility to obtain all required approvals and permits from agencies governing this work prior to any construction.
 3. Construction and location of sidewalks, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handbook Code or latest Accessibility Code revision or applicable PDMAAG standards.
 4. Contractor shall contact project engineer to observe framework for the curbs, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.

General Notes:
 1. All construction methods and materials shall conform to the NCDOT, NCDENR Erosion Control, City of Mebane Standard Sections & Details, and the NC Planning Code.
 2. Boundary, topographic data, and existing feature information obtained from a survey prepared by Bonsett Surveyors, Inc. Burlington, North Carolina (Job Number: 90-210320).
 3. Water service is proposed via a 2" tie to existing water main as shown on the plan.
 4. Sanitary sewer service is proposed via a 4" tie to existing sanitary sewer service as shown on the plan.
 5. New connections to the City water and/or City sanitary sewer system shall be done by licensed contractors with public utility licenses.
 6. The contractor shall meet with the public works department prior to making any connections to the City water and/or City sanitary sewer systems to review installation procedures.
 7. Exact size and location of all applicable utilities and easements to be field verified prior to construction.
 8. Contact the project engineer immediately with any conflicts regarding the design or construction of the project. All field adjustments shall be verified by the project engineer prior to construction.
 9. Construction and location of sidewalks, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handbook Code or latest Accessibility Code revision or applicable PDMAAG standards.
 10. Contractor shall contact project engineer to observe framework for site curbs, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.
 11. Connection of all materials, approval of residual subsurface, soil erosion rolls, stone placement, and/or other materials testing functions shall be in accordance with the project geotechnical engineer's guidance, specifications, recommendations, and testing standards.

Plan Prepared For:
 PT Greenland LLC
 1645 Mebane Blvd
 Burlington, NC 27215

BROOKHOLLOW TOWNHOUSES HOA, INC
 GPIN: 981472598
 CITY OF MEBANE
 ZONING: R-8
 USE: TOWNHOUSES

SAMUEL J PARKER III
 LEIGH H PARKER
 CITY OF MEBANE
 ZONING: B-2(CD)
 USE: OFFICE

KEYSTONE AT MEBANE OAKS LLC
 GPIN: 9814051716
 CITY OF MEBANE
 ZONING: R-8
 USE: APARTMENTS

Sign Permit Note:
 Signage to be permitted separately by the owner or sign contractor. All signage shall be in accordance with requirements in City of Mebane UDO, Article G, Section G-6 Signage.

Lot	Area	Volume
1	1,182.84	11,828.4
2	1,182.84	11,828.4
3	1,182.84	11,828.4
4	1,182.84	11,828.4
5	1,182.84	11,828.4
6	1,182.84	11,828.4
7	1,182.84	11,828.4
8	1,182.84	11,828.4
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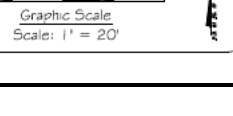
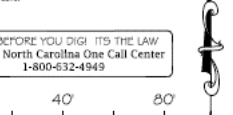
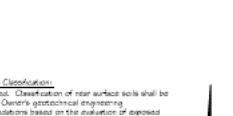
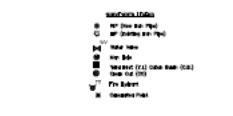
Retaining Walls Permit Note:
 Retaining walls / drainage / guardrails provided by others - Design and construction details shall be provided to City of Mebane inspections department for review and approval - permitting prior to construction.

Final Plat:
 Recombination of the Property of SEA Investments, LLC
 P.B. 79 PG. 307

SEA INVESTMENTS LLC
 202 FIELDDALE ROAD
 MEBANE, NC 27302
 GPIN: 9814864425
 CITY OF MEBANE
 ZONING: B-2w SUP
 USE: OFFICE

Final Plat:
 Division of Lot No. 9
 Section One
 Mebane - Oaks Marketplace
 P.B. 64 PG. 301

MEBANE FEE OWNER LLC
 GPIN: 9814865075
 CITY OF MEBANE
 ZONING: B-2
 USE: SHOPPING CENTER



MEBANE 5TH STREET SHOPPING CENTER

THE L.E.A.D.S. GROUP P.A.
 1500 S. 10th Street
 Mebane, NC 27302
 Phone: 336-336-1111
 Fax: 336-336-1112
 Website: www.leadsgroup.com

Site & Utility Plan

1-800-632-4949

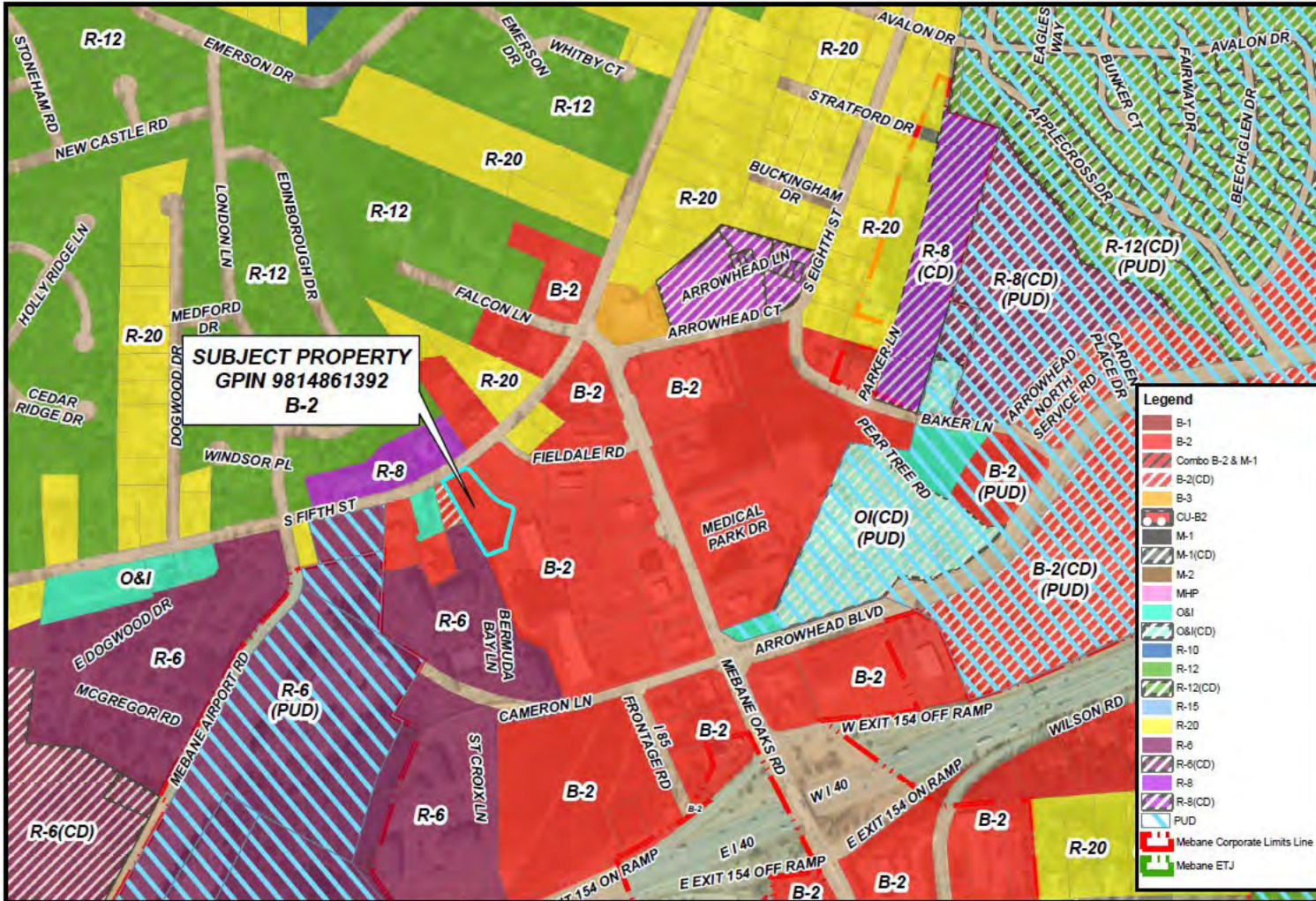
CALL BEFORE YOU DIG! IT'S THE LAW
 ULOCO North Carolina One Call Center
 1-800-632-4949

Graphic Scale
 Scale: 1" = 20'



ZONING REPORT

EXISTING ZONE	B-2 (General Business)
REQUESTED ACTION	Rezoning to B-2(CD)
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	Vacant
PARCEL SIZE	+/-1.54 ac
PROPERTY OWNERS	PT Greenland LLC 1648 Memorial Drive Burlington, NC 27215 GPIN 9814861392
LEGAL DESCRIPTION	<p>A +/-1.54-ac parcel at the southern side of the driveway to the Mebane Oaks Village Shopping Center is petitioning the City of Mebane for rezoning from B-2 (General Business) to B-2(CD) (General Business, Conditional) district to allow for a Multi-tenant Building (aka "Neighborhood Shopping Center") complying with all 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), and Physical Fitness Center, Training Center. The submitted site plan will apply to the property.</p>
AREA ZONING & DISTRICTS	<p>The property is located along NC 119 (South Fifth Street), which is predominantly Business and Office uses on the south side and residential on the north side. The property immediately to the west is a B-2(CD) district with restricted uses and a small footprint of a reappropriated residence. The properties to the northeast and east are B-2 zoning districts with Special Use Permits to allow for a two-story Planned Multiple Occupancy Group and a Regional Shopping Center, respectively. The property to the north across NC 119 is a R-8 zoning district featuring townhomes. The property to the southwest is a R-6 zoning district with a Special Use Permit to allow Keystone Apartments.</p>
SITE HISTORY	Property historically vacant or used for agriculture.
STAFF ANALYSIS	
CITY LIMITS?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED USE BY-RIGHT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SPECIAL USE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
EXISTING UTILITIES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
POTENTIAL IMPACT OF PROPOSED ZONE	<p>The property is already zoned B-2. The site-specific zoning and restriction of uses on the property is to allow for multiple uses on a single property that include four uses otherwise prohibited for a Neighborhood Shopping Center, which would be allowed by-right. The impact is not anticipated to be more significant than any one of these four uses occupying the entire property.</p>



	<p>CITY OF MEBANE ZONING MAP</p>	<p>SUBJECT PROPERTY GPIN 9814861392</p> <p>1 inch = 600 feet</p>	<p>DATE: 2/4/2021 DRAWN BY: SKS</p>
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LAND USE REPORT

EXISTING LAND USE	Vacant, Forested
PROPOSED LAND USE & REQUESTED ACTION	A +/-1.54-ac parcel at the southern side of the driveway to the Mebane Oaks Village Shopping Center is petitioning the City of Mebane for rezoning from B-2 (General Business) to B-2(CD) (General Business, Conditional) district to allow for a Multi-tenant Building (aka “Neighborhood Shopping Center”) complying with all development standards identified in the Mebane UDO 4-7.8.1 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), and Physical Fitness Center, Training Center. The other 32 uses prohibited for a Neighborhood Shopping Center would be restricted from use on this property. The submitted site plan will apply to the property.
PROPOSED ZONING	B-2(CD)
PARCEL SIZE	+/-1.54 ac
AREA LAND USE	The property sits at the entrance driveway to the Mebane Oaks Village Shopping Center and will have a driveway off this entrance driveway. The property across the entrance driveway is the Graham Dermatology two-story building that is currently partly occupied. The property to the west is a reappropriated two-story residence being used for offices and businesses. The property to the immediate north is a townhome development. The property to the southwest is Keystone Apartments.
ONSITE AMENITIES & DEDICATIONS	N/A
WAIVER REQUESTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF REQUESTED WAIVER(S)	Reduction of 15’ streetscape by 4’ to accommodate existing sidewalk.



CONSISTENCY WITH *MEBANE BY DESIGN* STRATEGY

**LAND USE GROWTH STRATEGY
DESIGNATION(S)**

G-1 Mixed Use (III) Primary Growth Area “Cameron Lane”

OTHER LAND USE CONSIDERATIONS

Reliance on use of Mebane Oaks Village entrance driveway for site access
Qualifies for Small Lot Exemption requiring 5’ minimum and 15’ average
aggregate landscape buffering along property perimeters with residentially-
zoned and -used properties, which only applies to Keystone Apartments.

***MEBANE BY DESIGN* GOALS &
OBJECTIVES SUPPORTED**

GROWTH MANAGEMENT 1.1

Encourage a variety of uses in growth strategy areas and in the downtown,
promote/encourage a village concept that supports compact and walkable
environments.

GROWTH MANAGEMENT 1.6

Require that commercial development be pedestrian-friendly, supporting
walking between differing land uses while also reducing parking
requirements.

***MEBANE BY DESIGN* GOALS &
OBJECTIVES NOT SUPPORTED**



G-1 Mixed Use (III) Primary Growth Area is
“neighborhood-scale retails and commercial development and entertainment... [and provides]...internal roadways that require interconnectivity between different development projects.”





UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	Per the memorandum from Franz Holt of AWCK, the project is estimated to require 6,000 gallons per day of water and sewer service. The water will be supplied by a 6" DIP line that connects to the 8" municipal water line. A 4" PVC pipe will provide service to connect to the City's 4" sewer line. A 1,000 gallon grease trap will intercept the site's restaurant waste.
UTILITIES PROVIDED BY APPLICANT	Applicant has pledged to provide all on-site utilities, as described in AWCK's Technical Memo.
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City has adequate water & sewer supply to meet the domestic and fire flow demands of the project.
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

TRANSPORTATION NETWORK STATUS

CURRENT CONDITIONS	NC 119 is a NCDOT State Highway that hosts 10,500 average daily trips. It has a Level Of Service LOS E and a Safety Score of 0. There have been 3 recent, non-fatal crashes along this stretch of NC 119, though the intersection with Mebane Oaks Road has had at least 65 crashes since 2015. NC 119 is projected to be relieved of traffic volume and congestion by U-3109A/B, the "NC 119 Bypass" project, set for completion in 2021. I-5711, the Mebane Oaks Road Interchange Improvements project is also estimated to improve conditions on NC 119, though it will likely route greater volumes onto NC 119 when it begins construction Summer 2021. NC 119 will also be widened immediately to the west of the project site, as required by the special use permit approved for Mebane Towne Center by the City Council.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OR RECOMMENDED IMPROVEMENTS	A driveway and vehicular use area complying with the City's UDO standards for drive-through restaurants has been provided.
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

DESCRIPTION OF MULTIMODAL IMPROVEMENTS	Applicant is providing high-visibility pedestrian crossing at the Mebane Oaks Village shopping center driveway. Applicant is extending a sidewalk from the site to the existing sidewalk network. Applicant is providing bike racks.
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STAFF RECOMMENDATION

STAFF ZONING RECOMMENDATION APPROVE DISAPPROVE

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

RATIONALE

The proposed development RZ 21-01 is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. In particular, it meets the description and goals of the G-1 Mixed Use (III) Primary Growth Area and is consistent with Growth Management Goals 1.1 and 1.6.



February 4, 2021

Mr. Charles D. Huffine, PE
The L.E.A.D.S. Group, P.A.
505 East Davis Street
Burlington, NC 27215

Subject: Mebane 5th Street Shopping Center – Water and Sewer System

Dear Mr. Huffine:

Regarding the subject project and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this letter is provided to indicate that I have reviewed the preliminary water and sewer system layout and find it acceptable and meets City standards based on the following:

1. Water system – The project is proposed to be served by tapping an existing City of Mebane 8-inch DIP water line and extending a 6-inch DIP water line on site and setting a new fire hydrant. A new 2-inch copper water service will then be connected to the hydrant leg where a 2-inch water meter and RPZ backflow device will be installed. A 2-inch copper water service will then be extended to the building with all new water line and service extension being installed to City of Mebane requirements (testing and materials). The estimated water use for this project has been estimated at 6,000 gallons per day based on anticipated uses. The City has adequate water capacity available to meet the project's daily domestic demand and fire flow requirements.
2. Sanitary Sewer system – The project is proposed to be served by connecting to an existing 4-inch sewer service. A 1,000 gallon grease trap is shown for service to the restaurant component of the proposed building. All grease trap and 4-inch PVC sewer service piping will be installed to City of Mebane requirements (testing and materials). The estimated sewer use for this project is 6,000 gallons per day based on anticipated uses. The City has adequate wastewater capacity available at the Farrar Lane Pump Station and at the WRRF to meet this demand.

Please let me know if you have any questions.

Sincerely,

Franz K. Holt, P.E. City Engineer

CC: Audrey Vogel, Planner
Cy Stober, Development Director
Kyle Smith, Utilities Director



Technical Memorandum

Date: February 4, 2021

To: Audrey Vogel, Planner

From: Franz K. Holt, P.E. *FH*

Subject: Mebane 5th Street Shopping Center – City Engineering review

City Engineering has reviewed the Site and Utility Plans and provides the following technical comments for the Mebane 5th Street Shopping Center sealed January 12, 2021 by Charles D. Huffine, P.E. with The L.E.A.D.S. Group, P.A.

A. General Summary

The proposed Mebane 5th Street Shopping Center is an approximately 10,800 square foot building located on 1.54 acres.

One access point is proposed to connect to the Mebane–Oaks Marketplace (Village) shopping center’s driveway connection with S. Fifth Street and being further connected to Mebane Oaks Road and Cameron Lane through the Mebane-Oaks Marketplace (Village).

Site storm drainage is private and exempt from the stormwater ordinance as being part of a larger common plan with established vested rights.

Water and sewer service is provided by connecting to existing water and sewer mains in the Mebane – Oaks Marketplace (Village).

B. Availability of City Water and Sewer

Water system – The project is proposed to be served by tapping an existing City of Mebane 8-inch DIP water line and extending a 6-inch DIP water line on site and setting a new fire hydrant. A new 2-inch copper water service will then be connected to the hydrant leg where a 2-inch water meter and RPZ backflow device will be installed. A 2-inch copper water service will then be extended to the building with all new water line and service extension being installed to City of Mebane requirements (testing and materials). The estimated water use for this project has been estimated at 6,000 gallons per day based on anticipated uses. The City has adequate water capacity available to meet the project’s daily domestic demand and fire flow requirements.

Sanitary Sewer system – The project is proposed to be served by connecting to an existing 4-inch sewer service. A 1,000 gallon grease trap is shown for service to the restaurant component of the proposed building. All grease trap and 4-inch PVC sewer service piping will be installed to City of Mebane requirements (testing and materials). The estimated sewer use for this project is 6,000 gallons per day



based on anticipated uses. The City has adequate wastewater capacity available at the Farrar Lane Pump Station and at the WRRF to meet this demand.

C. Watershed Overlay District and Phase II Stormwater Requirements

Watershed Overlay District requirements are provided under Sec. 5.2 of the UDO. These requirements in the UDO are for the Back-Creek Watershed, which includes the Graham-Mebane Lake. The project is tributary to the Little Haw Creek; a Class V watershed and the Watershed Overlay District requirements do not apply to this project. This type of watershed classification (Class V) does not have density restrictions or built upon restrictions as required for the Graham Mebane Lake watershed.

Phase II Stormwater Post Construction Ordinance - Sec. 5.4 in the UDO provides standards for Storm Water Management and 5.4.F requires compliance with the Mebane Post Construction Runoff Ordinance (which is a stand-alone ordinance titled the Phase II Stormwater Post Construction Ordinance (SPCO)). The standards in the UDO are general standards as the Ordinance itself provide detailed standards. The SPCO does not apply to this project as this 1.54 acre lot is part of a larger common plan with vested rights.

D. Storm Drainage System

Sec. 5-4. D. in the UDO provides requirements for storm drainage systems. The preliminary site plans include a preliminary piping layout that indicates certain pipe locations, inlets, and discharge points. Stormwater flows from these pipes will be transported to the existing storm drainage system in Mebane-Oaks Marketplace (Village) and then to the existing stormwater detention device serving this lot and the larger shopping center.

E. Street Access

This project will include one access point proposed to connect to the Mebane–Oaks Marketplace (Village) shopping center’s driveway connection with S. Fifth Street and being further connected to Mebane Oaks Road and Cameron Lane through the Mebane-Oaks Marketplace (Village).

F. Construction Plan Submittal

Sec. 7-6.7. A. in the UDO indicates that construction plans for all street facilities, including water and sewer facilities, shall be submitted following preliminary plat or site plan approval; therefore, construction plans are not required as a part of the site plan review. However, the plans as submitted meet the level of work required for construction drawings and in my opinion are in substantial compliance with the UDO.



AGENDA ITEM #9c

Lowes Boulevard Corridor Plan

Presenter

Cy Stober, Development Director

Public Hearing

Yes No

Summary

The *City of Mebane 2040 Comprehensive Transportation Plan (CTP)* was adopted by the City Council in May 2018 and recommends "Roadway Project #7" (p. 78), an extension of Lowes Boulevard to connect Trollingwood-Hawfields Road with NC 119. As identified in the CTP, 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.

The Lowes Boulevard Corridor Plan proposes four concepts for extending Lowes Boulevard. The proposed extension of Lowes Boulevard is intended to decrease the number of vehicles traveling through the intersection of Trollingwood-Hawfields Road and NC 119. Three of the concepts include variations, with one variation showing standard "T" stop-controlled intersections and the other variation considering roundabouts. Additionally, the proposed concepts include a multi-use path to improve bicycle and pedestrian access in the area, particularly to Hawfields Middle School and Garrett Elementary School.

A [virtual public engagement website](#) went live Monday, December 7, 2020. Additionally, City Planning staff sent out four (4) mailings to residents of properties directly affected by the proposed plan, as well as properties within a 300' radius of the plan area: 57 addresses total. An additional 45 residential and commercial tenants received postcards and letters informing them of the planning efforts and inviting them to take the survey either online or by paper. The project and survey were promoted on the City's website and social media accounts. Since the survey closed on January 22, 2021, the website has been visited more than 1,300 times and 35 surveys have been submitted.

A month after the website's release, the City hosted a virtual public input session. Thirteen individuals attended and the YouTube video has been viewed thirty times. Based on input received before and during the January 7 meeting, staff requested the drafting of a fourth concept. Concept 4 was first presented to the public at the January 11 meeting of the Mebane Planning Board and was ultimately recommended by the Planning Board, with the addition of roundabouts. Since the meeting, staff has met with property owners most impacted by the extension of Lowes Boulevard to Trollingwood-Hawfields Road. Concept 4 has been further modified to reflect input received from the property owners.

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. These options are included in the packet as Concepts 5 & 6, respectively.

Financial Impact

N/A

The proposed roadway is expected to be constructed by private development and/or considered for funding through the NC Department of Transportation's Strategic Transportation Prioritization (STIP) process. Staff time is required to review construction of the roadway by private development or to shepherd the highway project through the STIP process, as managed by the Burlington-Graham Metropolitan Planning Organization.

Recommendation

Staff recommends that the City Council approve one of the presented concepts.

The Mebane Planning Board voted unanimously (5-0) to support the approval of the Lowes Boulevard Corridor Plan.

In a 4-1 vote, the Mebane Planning Board recommended Concept 4 with roundabouts. The one dissenting vote was supportive of the Lowes Boulevard Corridor Plan but preferred Concept 3 with roundabouts.

Suggested Motion

1. Motion to **approve** Concept(s) _____ of the Lowes Boulevard Corridor Plan.
The plan reasonable and in the public interest, and is consistent with the goals and objectives of the City's adopted plans, specifically:
 - ❑ Roadway Project #7 of the City of Mebane 2040 Comprehensive Transportation Plan (p. 78);
 - ❑ The City's Comprehensive Land Development Plan Public Facilities and Infrastructure Goal 2.1: *"Improve safety and confidence of pedestrian access across major streets, including I-40/85, US-70, NC-119, Mebane-Oaks Road and other highly-traveled roadways."* and
 - ❑ The City's CLP Community Appearance Goal 3.2: *"Improve efforts to identify entrance corridors, streetscapes, wayfinding, and signage that consistently reflects the City's "Positively Charming" brand."*
2. Motion to **deny** all concepts of the Lowes Boulevard Corridor Plan.

Attachments

1. Concept Maps
2. Survey & Public Input Report
3. Lowes Boulevard Corridor Plan – Virtual Engagement Print Version
4. **Concept Maps 5 & 6**

CONCEPT 1A

Lowes Boulevard Corridor Plan



Legend

- Roadway Median
- Curb and Gutter
- Sidewalk/Multi-Use Path
- Edge of Travel
- Lane Line
- Phase 2
- NC 119 Widening



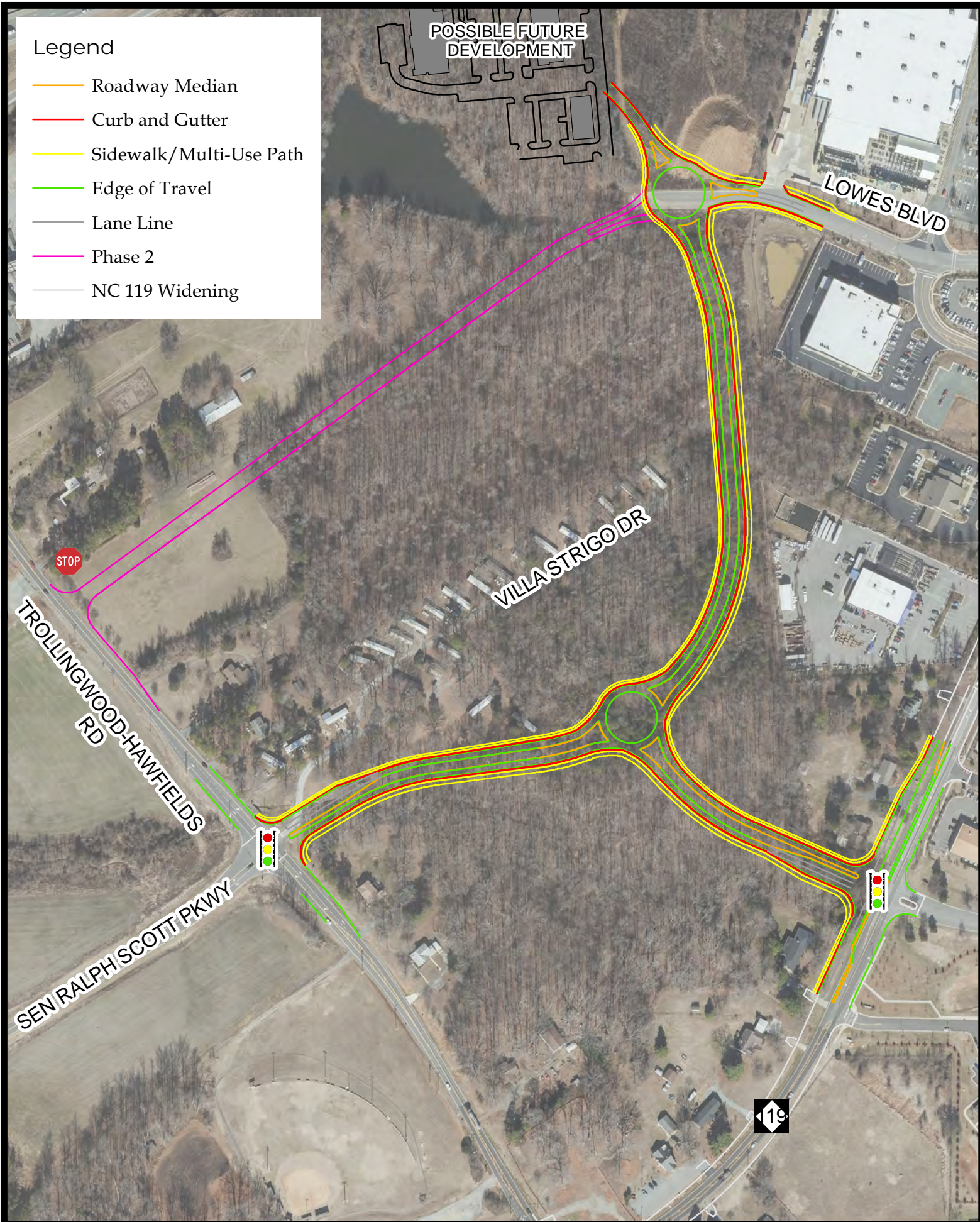
CONCEPT 1B

Lowes Boulevard Corridor Plan



Legend

- Roadway Median
- Curb and Gutter
- Sidewalk/Multi-Use Path
- Edge of Travel
- Lane Line
- Phase 2
- NC 119 Widening



CONCEPT 2A

Lowes Boulevard Corridor Plan



Legend

- Roadway Median
- Curb and Gutter
- Sidewalk/Multi-Use Path
- Edge of Travel
- Lane Line
- Phase 2
- NC 119 Widening



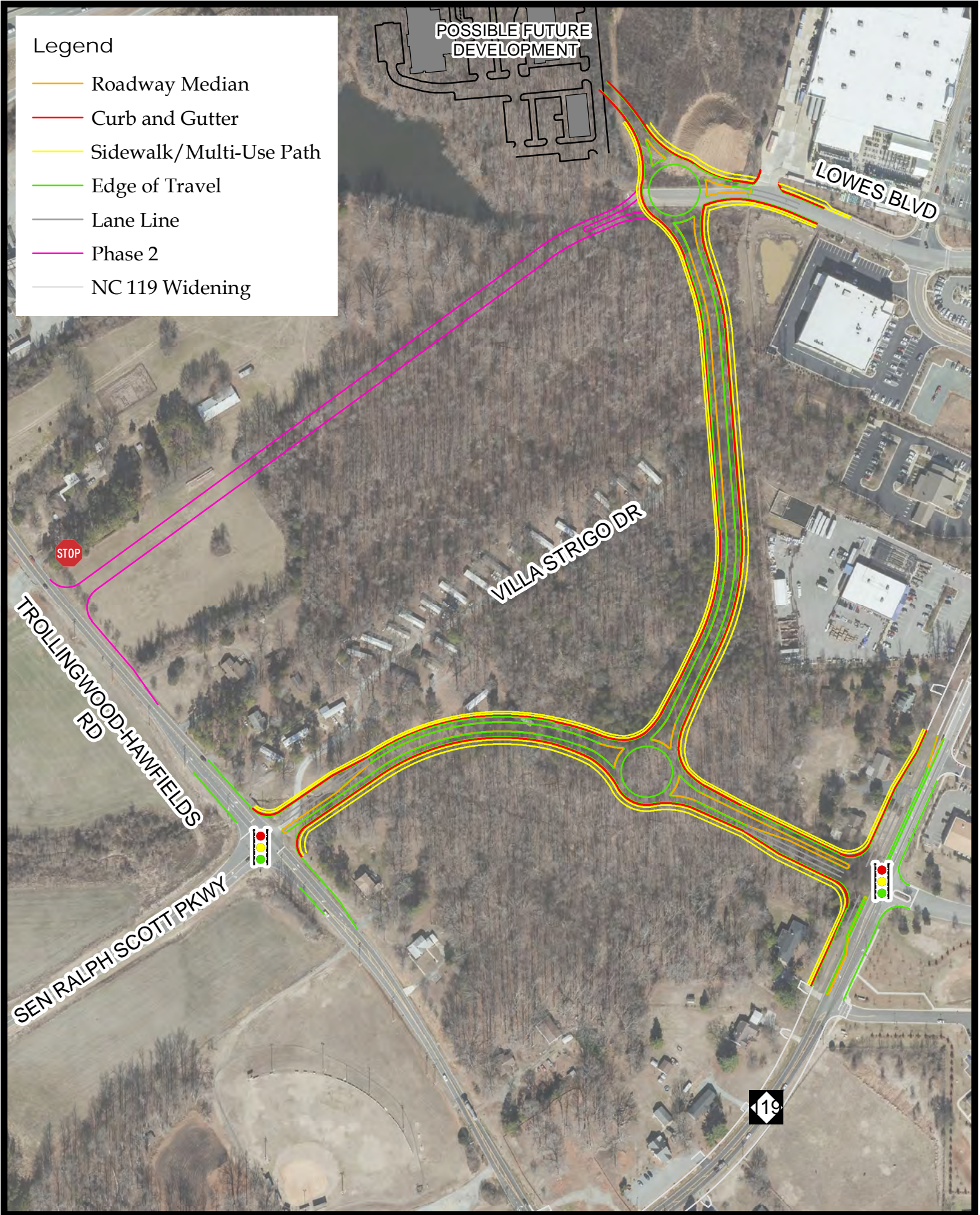
CONCEPT 2B

Lowes Boulevard Corridor Plan



Legend

- Roadway Median
- Curb and Gutter
- Sidewalk/Multi-Use Path
- Edge of Travel
- Lane Line
- Phase 2
- NC 119 Widening



CONCEPT 3

Lowes Boulevard Corridor Plan



Legend

- Roadway Median
- Curb and Gutter
- Sidewalk/Multi-Use Path
- Edge of Travel
- Lane Line
- NC 119 Widening



CONCEPT 4A

Lowes Boulevard Corridor Plan



Legend

- Roadway Median
- Curb and Gutter
- Sidewalk/Multi-Use Path
- Edge of Travel
- Lane Line
- NC 119 Widening



CONCEPT 4B

Lowes Boulevard Corridor Plan



Legend

- Roadway Median
- Curb and Gutter
- Sidewalk/Multi-Use Path
- Edge of Travel
- Lane Line
- NC 119 Widening



CONCEPT 4A - PHASED Lowes Boulevard Corridor Plan



Legend

- Roadway Median
- Curb and Gutter
- Sidewalk/Multi-Use Path
- Edge of Travel
- Lane Line
- Phase 2
- NC 119 Widening



CONCEPT 4B - PHASED Lowes Boulevard Corridor Plan




Legend

- Roadway Median
- Curb and Gutter
- Sidewalk/Multi-Use Path
- Edge of Travel
- Lane Line
- Phase 2
- NC 119 Widening



January 25, 2021

TO: Ashley Ownbey
City of Mebane

FROM: Devyn Lozzi, PE
Ramey Kemp Associates 

SUBJECT: Lowes Boulevard Corridor Plan
Recommendations

This letter provides a summary of the public engagement conducted for the Lowes Boulevard Corridor Plan. As part of the public engagement, an ESRI StoryMap was created to provide a project overview and interactive maps of the various conceptual designs. Included with the StoryMap was an online survey for participants to answer questions about the study area and their preferences for the proposed designs. The public survey was open from December 7, 2020 through January 22, 2021. At the end of the survey period, a total of 34 online responses and one paper response were received.

The City of Mebane staff marketed the project website and survey to the City residents, with a focus on residents living within and nearby the project study area. Paper copies of the project website and survey were made available to residents upon request.

In addition to the public website and survey, a virtual public meeting was held on January 7, 2021, via Zoom Meetings. The meeting included a formal presentation providing a project overview and discussions of the conceptual alternatives and how they differed from each other. The meeting also included a question and answer period, where attendees were provided an opportunity to ask any outstanding questions and voice their concerns.

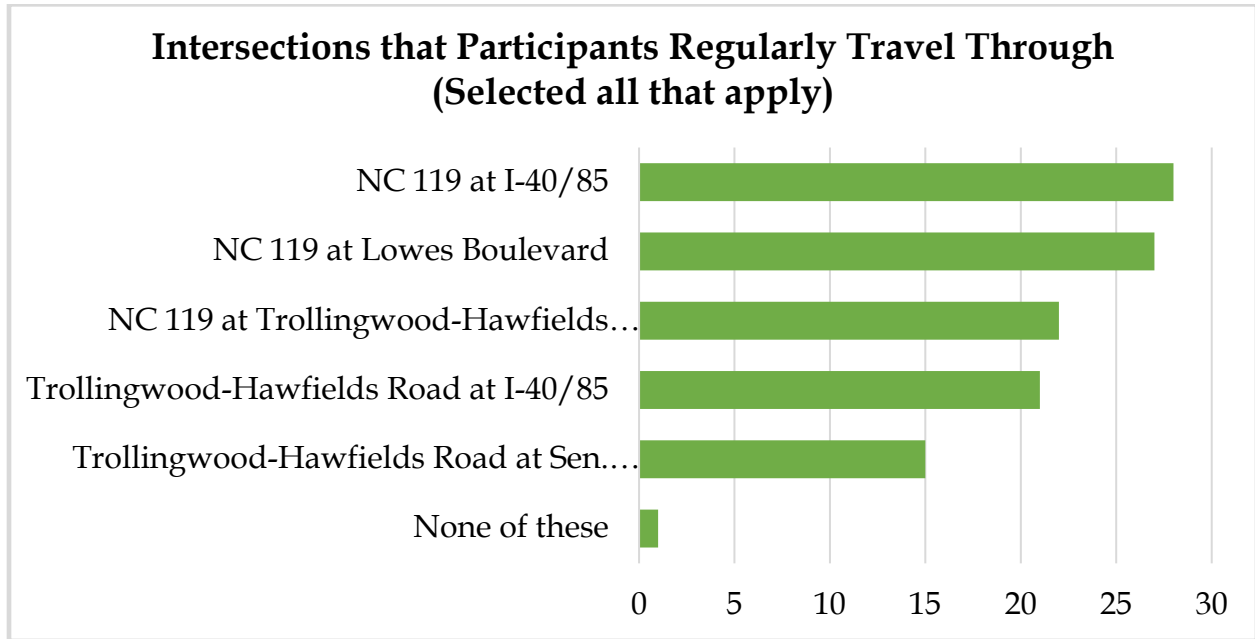
Survey results and comments received during the public engagement period are listed within this letter. For applicable questions, the results include open-ended comments from survey participants. Comments are shown in blue text and are direct quotes of the participant surveys. The following results only represent participants who completed the online survey or completed and turned in a paper copy of the survey during the public engagement period.

A few public comments were received via email and are attached to the end of this letter.

1. **What Intersections do you regularly travel through? *Select all that apply.***

Participants: 32

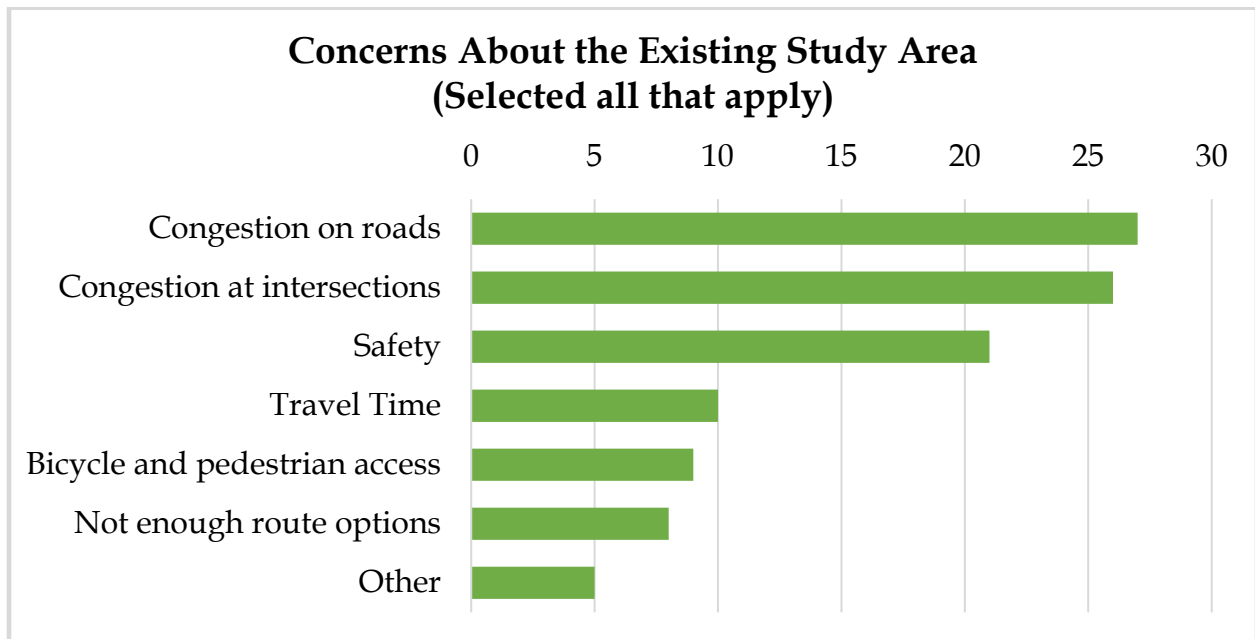
The NC 119 corridor has been noted as the more traveled corridor among survey participants, when compared to Trollingwood-Hawfields Road.



2. What concerns do you have, if any, about the existing study area surrounding Lowes Boulevard, NC 119, and Trollingwood-Hawfields Road. *Select all that apply.*

Participants: 31

The main participant concerns are the existing congestion within the study area, both on the main corridors (NC 119 and Trollingwood-Hawfields Road) and at intersections within the study area. Safety was also a highly noted participant concern with the existing conditions in the study area.



“Other” Comments:

- Driveway access, cross street placement, alignment of extensions for future dev.
- My parents currently live at 1436 Trollingwood Hawfields Road and option 3 would be on their property. I'm hoping the other 2 options would be chosen for them to live the last few years at home.
- Congestion around the elementary and middle schools
- Routing trucks into traffic @ 119 By-Pass terminus and "confusing bridges"

3. In a few words, what is your current experience traveling through the project a study area surrounding Lowes Boulevard, NC 119, and Trollingwood-Hawfields Road?

Participants: 26

Generally, participants have a negative view of traveling through the study area, with a lot of noted concerns about traveling on NC 119 and getting to/from the businesses along that corridor. Participants have noted congestion along NC 119 and difficulty making turns on this corridor into the adjacent businesses. Some participants have noted that the traffic congestion is only bad during peak hours or school drop-off and pick-up.

Comments:

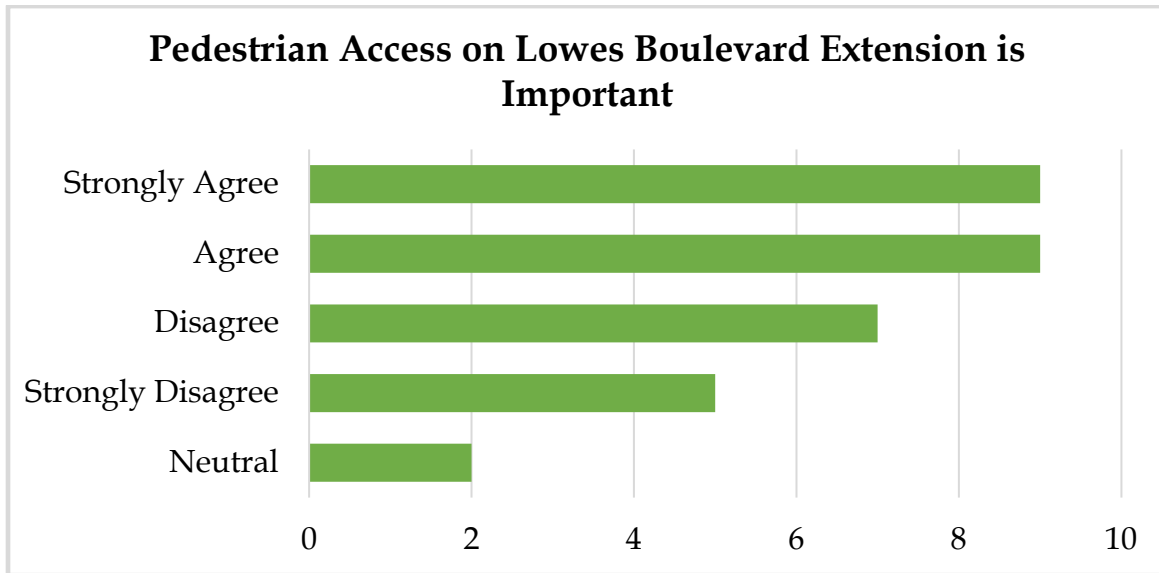
- It sucks
- 119 should be a two lane road. Also the design of 119 below and above food lion is terrible so far. There is no real need for sidewalks down Lowe's blvd.
- Unpleasant. Lowes Blvd at NC119 currently does not allow for any traffic control making it next to impossible for pedestrian traffic to safely use it. The lanes as they are allow little navigation through that intersection without using the Lowes parking lot as a turnaround. This area needs updating
- a LOT of traffic, with more to come as subdivisions are approved
- Very dangerous
- Intersection at 119 and Troll-Haw Rd is over crowded and will become more crowded when Cambridge development is complete. I think whichever option relieves the most traffic at this intersection would be best. I feel like this would be option 3.
- Congestion, noise from the unnecessary use of Tractor/Trailer Jake Brakes on T-H Rd. -- especially after 5:00PM, the lack of easy flow of traffic and need to pop on the Interstate from time to time for a short hop local back and forth between Hwy 119 and T-H.
- I find the congestion in front of my parents house pretty bad. I'm hoping that option 1 or option 2 could help with congestion. I'm also hoping that in the future the potential new roads would benefit their property (27 acres) for future development once they are not living in their home.
- At wrong time of day, can be difficult especially at 119-Lowe's blvd.
- I travel this area daily. I cant believe this area is even being looked at before Mebane Oaks. That road is a nightmare. From Tanger to Wal Mart is terrible. I will travel this area in order to avoid Mebane Oaks. This area is only bad when school is in person.
- I've heard a lot of people complain about the Lowes Blvd intersection - maybe I'm going through it at the wrong times, but at worst I just find it annoying that there's no protected left coming out of the Lowe's parking lot.
- Living south of the study area I have noticed an increase in traffic. I travel this area on a regular basis. Drivers are getting very reckless and taking unnecessary chances.

- I don't have a problem unless it's 5 - 6 pm
- I travel through this area to and from work daily and several times weekly outside of regular "business hours". I plan my travel around specific times of days, vary my route, making all stops on the same side of the road so as I don't have to cross lanes of traffic when leaving businesses.
- Busy. Concern with making turning movements safely, esp. left turns onto 119.
- All of 119 from interstate to past road. Traffic is horrible especially when school is in session. The light at Lowes is really slow to allow traffic crossing 119 to change, no turning light on opposite from each other to allow them to clear before crossing traffic.
- The standard level of congestion now in this area is fairly high, and future growth will only make it worse. More alternatives that support free-flowing traffic will help alleviate future pain.
- Congestion is only during school drop off/ pickup times (pre-COVID) and people getting off work in evenings.
- Increased congestion and lack of flow of traffic at peak times. Difficulty moving about during school hours and as people are returning from work.
- Traffic congestion on NC 119 and Lowes Boulevard is increasing and is really bad during certain days and times. Safety for any pedestrians or bicyclists is a top concern. Near accidents occur (if not actual accidents) on a regular basis at this intersection.
- There is poor visibility when exiting Lowes Home Improvement. there should be a light there or a roundabout.
- it is weird coming off the divergent diamond at 119 and having and the road suddenly narrowing. glad that it will be widened. **I could NOT see a difference between concepts 1 and 2!
- stoplight at NC 119 & Lowes Blvd is unsafe. If you are on Lowes Blvd at the stoplight to turn left on 119 or straight on Deerfield Tr. The oncoming traffic is very hard to see due to the position of the traffic lane and the median when cars are present.
- The Lowe's Blvd and 119 intersection is slow and difficult to get through, especially trying to make a left turn.
- I currently have no issues traveling through the area. And for any reason other than opening land for development behind Lowe's and Compass Pointe there is no justifiable reason for extending this road through where it is proposed.
- There are two factors that have influenced traffic in the study area 1. School has not had a lot of traffic with virtual learning and 2. I am retired and I usually avoid travel during peak times, just because of the congestion. I live close to the intersection of 119 and 54 in Autumn Trace.
- Currently there is a lot of traffic on Trollingwood-Hawfields road where I live.

4. Providing pedestrian access, via sidewalks, on the Lowes Boulevard Extension is important to me.

Participants: 32

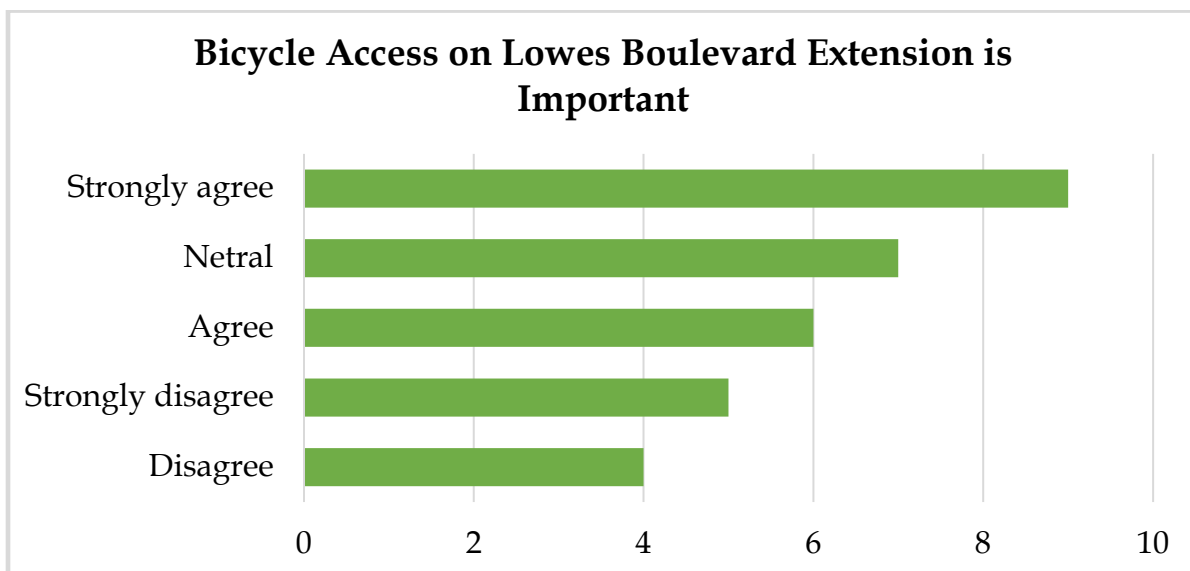
A majority of participants would agree that pedestrian access is important on Lowes Boulevard Extension. 56% of participants agree while 38% disagree.



5. Providing bicyclist access, via a shared use path or bike lanes, on the Lowes Boulevard Extension is important to me.

Participants: 31

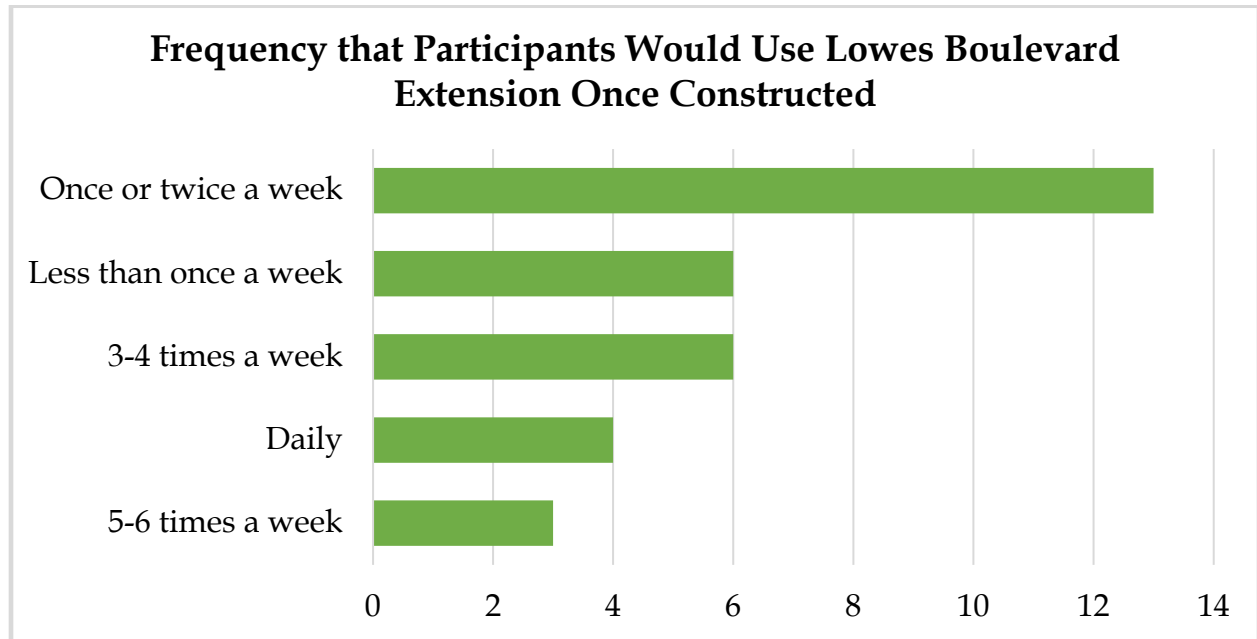
A majority of participants would agree that bicycle access is important on Lowes Boulevard Extension. 48% of participants agree while 29% disagree.



6. If the Lowes Boulevard Extension was constructed, how often would you use it?

Participants: 32

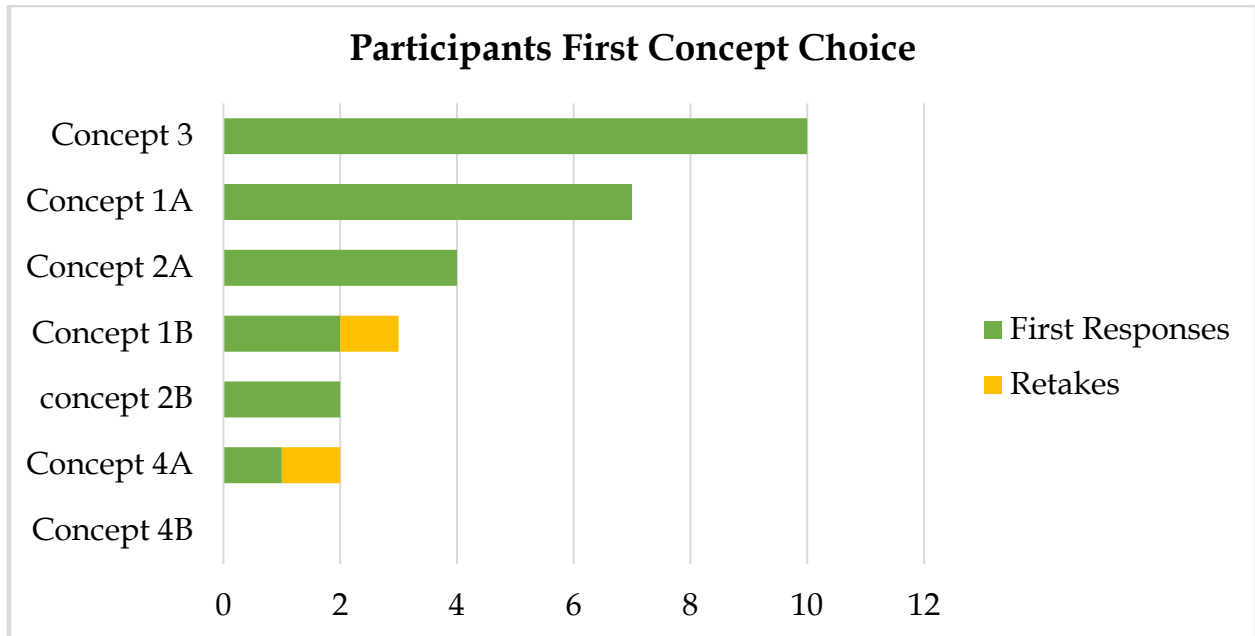
A majority of participants, approximately 41%, noted they would use Lowes Boulevard Extension once or twice a week.



7. What design option would be your first choice?

Participants: 26 first responses, 2 retakes

A majority of participants noted that Concept 3 would be their first design choice.

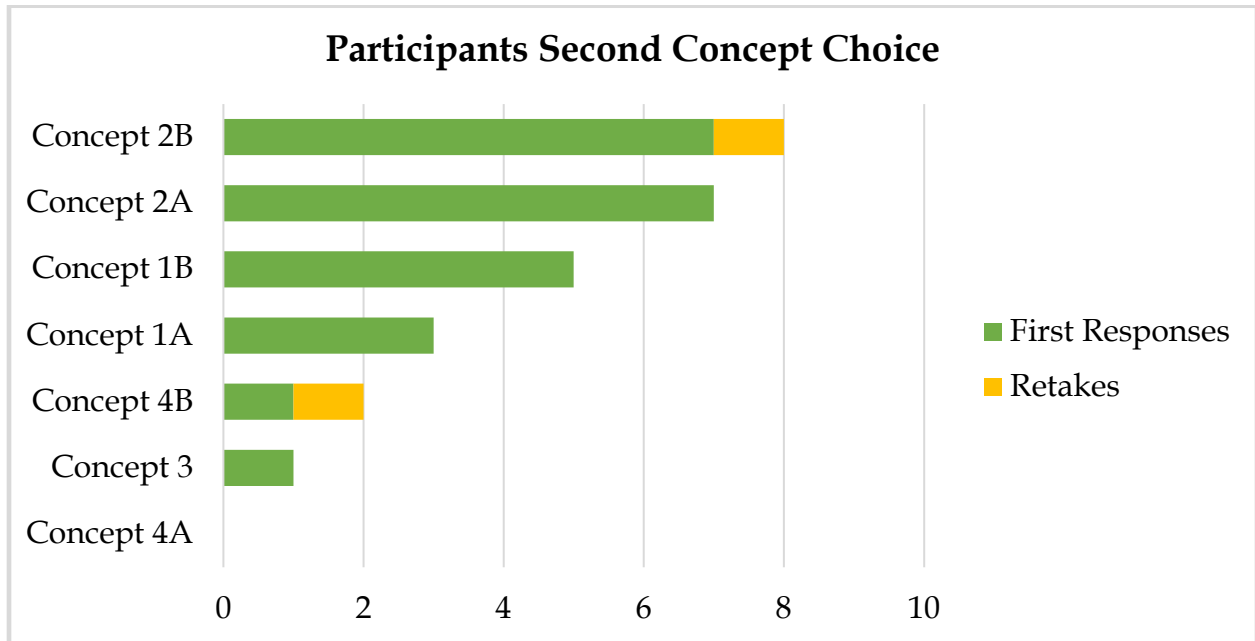


NOTE: Only two participants took this survey with Concepts 4A and 4B available as options. Concept 4A (presented as Concept 4 to the Planning Board) was included after one of the most impacted landowners provided comments on Concepts 1-3. Concept 4A was presented to the City of Mebane Planning Board, noted as a resurrected concept based on landowner input. The Planning Board voted on a preference of Concept 4A, but with roundabouts included. With the Planning Board vote, Concepts 4A (presented to the Planning Board as Concept 4) and Concept 4B (with roundabouts) were added to the public survey. Survey participants had an option to re-take the survey and only comment on the preferred design. Two survey participants did so, and their results are shown above as "Retakes".

8. What design option would be your second choice?

Participants: 24 first responses, 2 retakes

A majority of participants noted that Concept 2B would be their second design choice, although concept 2A closely followed.

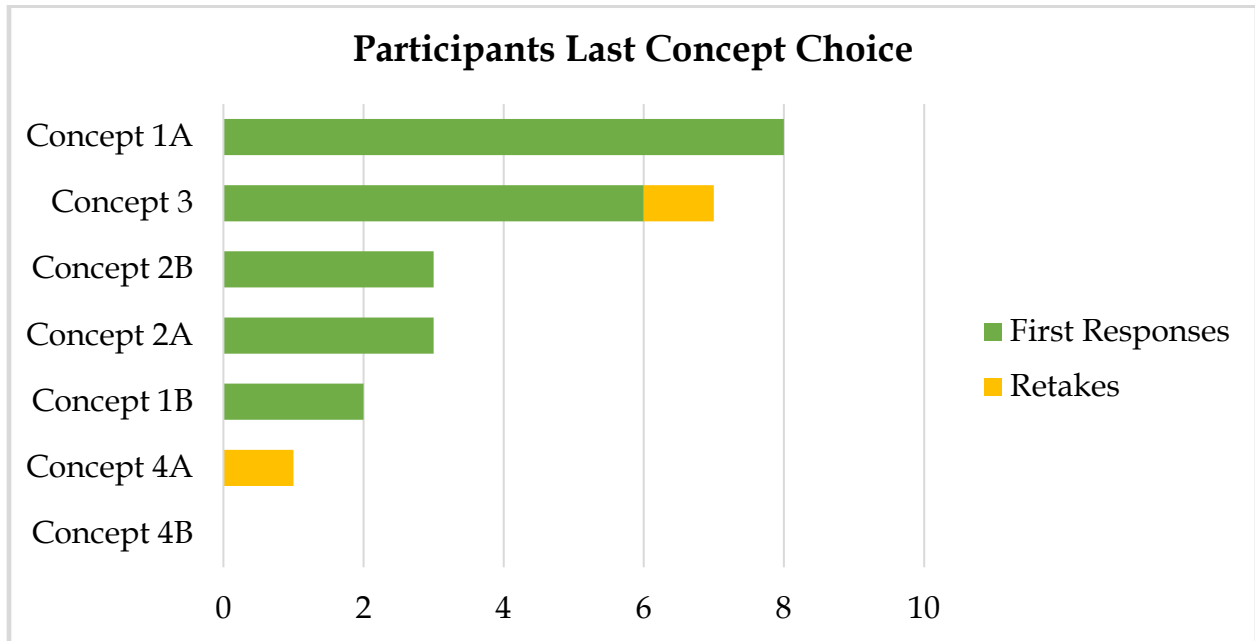


NOTE: Only two participants took this survey with Concepts 4A and 4B available as options. Concept 4A (presented as Concept 4 to the Planning Board) was included after one of the most impacted landowners provided comments on Concepts 1-3. Concept 4A was presented to the City of Mebane Planning Board, noted as a resurrected concept based on landowner input. The Planning Board voted on a preference of Concept 4A, but with roundabouts included. With the Planning Board vote, Concepts 4A (presented to the Planning Board as Concept 4) and Concept 4B (with roundabouts) were added to the public survey. Survey participants had an option to re-take the survey and only comment on the preferred design. Two survey participants did so, and their results are shown above as “Retakes”.

9. What design option would be your LAST choice?

Participants: 22 first responses, 2 retakes

A majority of participants noted that Concept 1A would be their last design choice, although concept 3 closely followed.

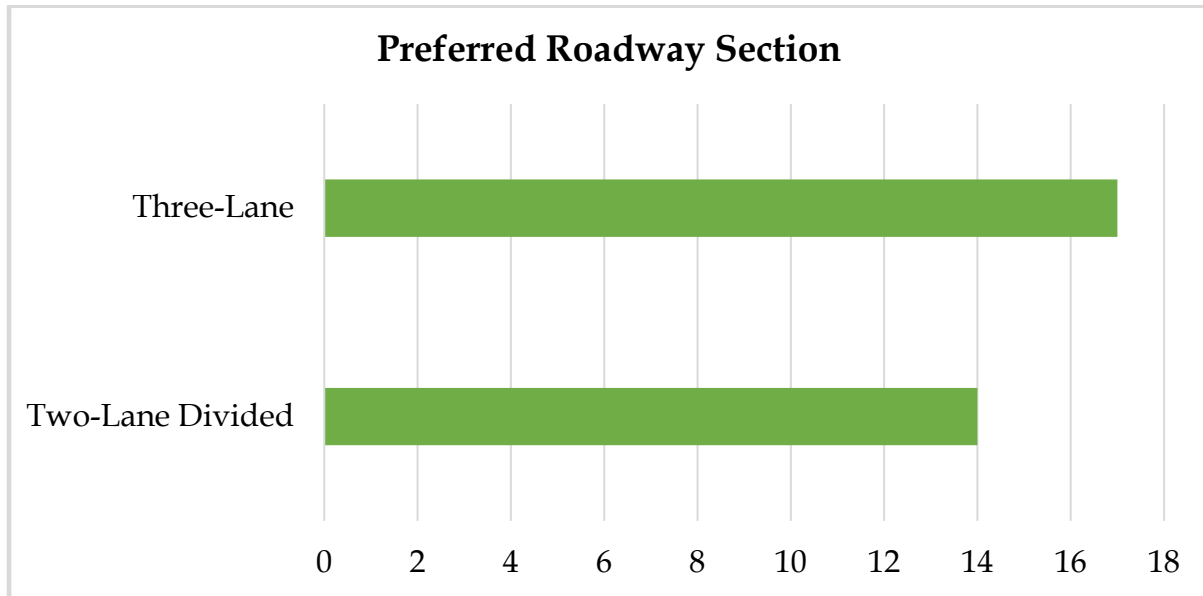


NOTE: Only two participants took this survey with Concepts 4A and 4B available as options. Concept 4A (presented as Concept 4 to the Planning Board) was included after one of the most impacted landowners provided comments on Concepts 1-3. Concept 4A was presented to the City of Mebane Planning Board, noted as a resurrected concept based on landowner input. The Planning Board voted on a preference of Concept 4A, but with roundabouts included. With the Planning Board vote, Concepts 4A (presented to the Planning Board as Concept 4) and Concept 4B (with roundabouts) were added to the public survey. Survey participants had an option to re-take the survey and only comment on the preferred design. Two survey participants did so, and their results are shown above as "Retakes".

10. Which roadway section would you prefer?

Participants: 31

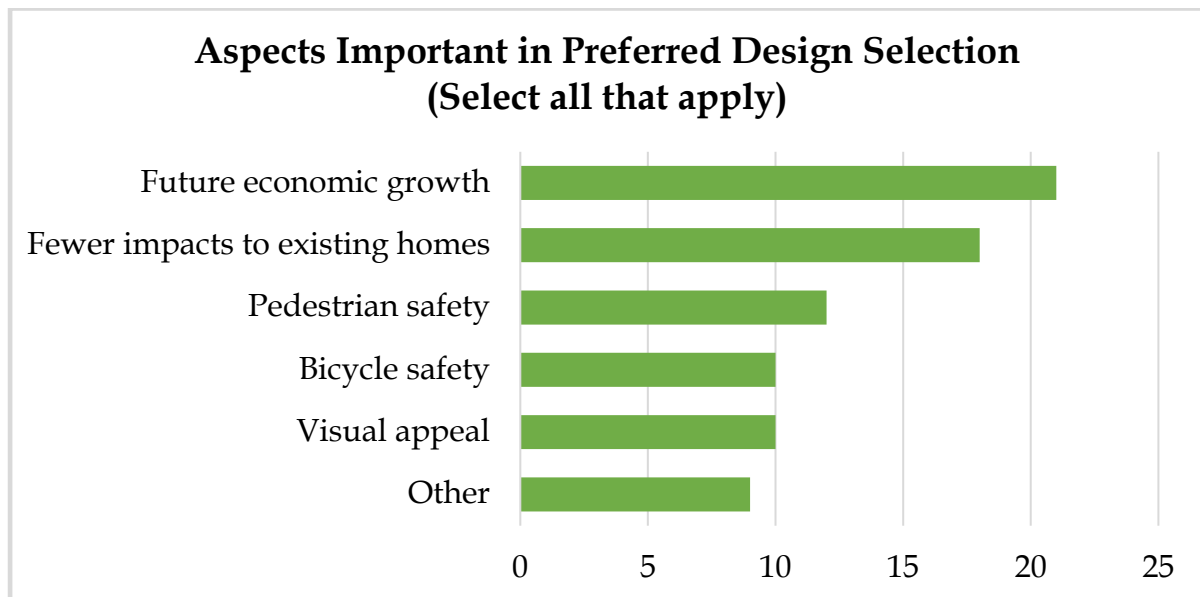
A majority of participants, approximately 55%, noted they would prefer a three-lane roadway section.



11. Which of the following are important in your preferred design selection?

Participants: 32

A majority of participants noted that future economic growth was an important aspect in the preferred design selection, with fewer impacts to existing homes following closely.



“Other” Comments:

- Traffic congestion
- I did not check use of any of the 3 plans as they do not allow for lots on east side.
- Vehicle passenger safety (in turning movements)
- My preferred design is a design chosen by the developer of the property to minimize the impact on the landholders and optimize their benefit from the land sale.
- More comprehensive solution to the problems.
- Ease of Navigation
- Historic property impact

12. Do you have any additional comments that were not covered in the questions above?

Participants: 17

One trend in the participant comments is to consider future economic growth around the proposed design, and to allow for flexibility of the future developers. Another trend in the comments is the preference to construct roundabouts for intersection control.

Many participants noted not being able to tell the difference between Concepts 1 and 2, so this was discussed in more detail at the project virtual public meeting held on January 7, 2021, via Zoom Meetings.

It should be noted that multiple comments seem to reference improvements to NC 119, which is outside of the scope of this project.

Comments:

- Hawfuekds neda a bike and ied oath frim 119 to Mebane oaks-all those new homes go to the schools and there is zero bike/ped connectivity and the traffic is awful when schools are in session-the schools also need much longer turning lanes
- Plans show the street adjacent to the rear east property line adjacent to CubeSmart Self Storage property and doesn't allow for any he 3 property owners on T-H to develop lots with 200' depth on the east side of new road on their property. This should not be not be done this way unless the City uses eminent domain and buys the right of way and builds as was done for the Sen. Ralph Scott PwK. and then allow for design, build and zoning by owners within reason for what is marketable.
- I am hoping that you will reach out more to people that currently live in the study area.
- As an affected property owner, build option 3. This way you don't have to go back again in five years and mess the area up again. Zoning will likely move ever more to commercial much as Mebane Oaks did 30+ years ago. Put in the roads and utilities, including sewer and be done.

- My first concern is how many people will use these changes. I don't see parents with children at Garrett Elementary using them. What about the truck traffic coming in from the south and there more than you can imagine. What is the possibility of extending the by pass to NC119 coming back in near Kimery Rd.
- Why add another housing subdivision behind Lowes..that will just increase traffic. For those of us living on this side of 40 Mebane is just adding and adding congestion...add Bucces to this and we won't be able to go anywhere! Please no more roundabouts! Other cities are doing away with them!
- Difficult to tell the differences between options 1 and 2.
- Question 10 does not make sense. Its already 3 lane section with a shared center lane. It should be 5 lanes. 2 each direction and center turning lane. Whoever decided to allow another apartment complex to be build with single entrance and exit off 119 should never be allowed to decide traffic patterns ever again.
- I'm not completely clear on what the differences are between 1B and 2B, likewise 1A vs. 2A. The default position for this project, and all future growth in Mebane should be roundabouts as opposed to bottleneck and collision-inducing all-way stops and/or traffic signals. We should put in roundabouts for every future project, and work to retrofit as many existing intersections as possible, as finances allow. Bike/ped overpasses and underpasses should also become the norm. Future-proof Mebane!
- Have you considered rain runoff?
- Please consider leaving the layout of the roadway to the developer with considerations given for minimizing cost, minimizing environmental impact, and optimizing outparcels as needed to make development feasible. Need maximum flexibility to ensure best and highest use of land. Prefer not to have medians that limit left turns into outparcels.
- what is the difference between concept 1 and 2? they look exactly the same to me on the webpage. I would like concept 3 that builds the pink road from the beginning, but I like to have the roundabout at each intersection. is there a light at the elementary school? not clear in the maps.
- I think a stoplight intersection just past Lowes and Compass Dr could make backups happen in rush hour times that would block the entrance to Lowes or the Compass Point shopping center.
- I was unable to detect any difference in concepts 1 and 2 in the maps. I wish some text had been provided to help me distinguish between the two. Also, I do like roundabouts, as in my experience they allow traffic to flow much more freely than traditional intersections with traffic lights or stop signs.
- I feel that any impact to the "historic Hawfield's Church" should not happen. The Lowe's Blvd could and should be used as a "By-Pass" so any interference with the church or cemetery would not be impacted. And the road completely go around without changing current set-up.

- I didn't study all options because I wanted to concentrate on the Planning Board approval. My idea is to re-route Hwy 119 South similar to the way 119 North has been re-routed - away from the "old 119." I suggest that 119 be routed to the Scott Parkway. It was designed primarily for heavy trucks that need less congestion and better interstate access. The congestion around the Middle School is going to happen at the new high school to be built on 119 South very close to my home.
- I would prefer a concept that would benefit more the landowners but would also help with economic growth development.

Retake Comments:

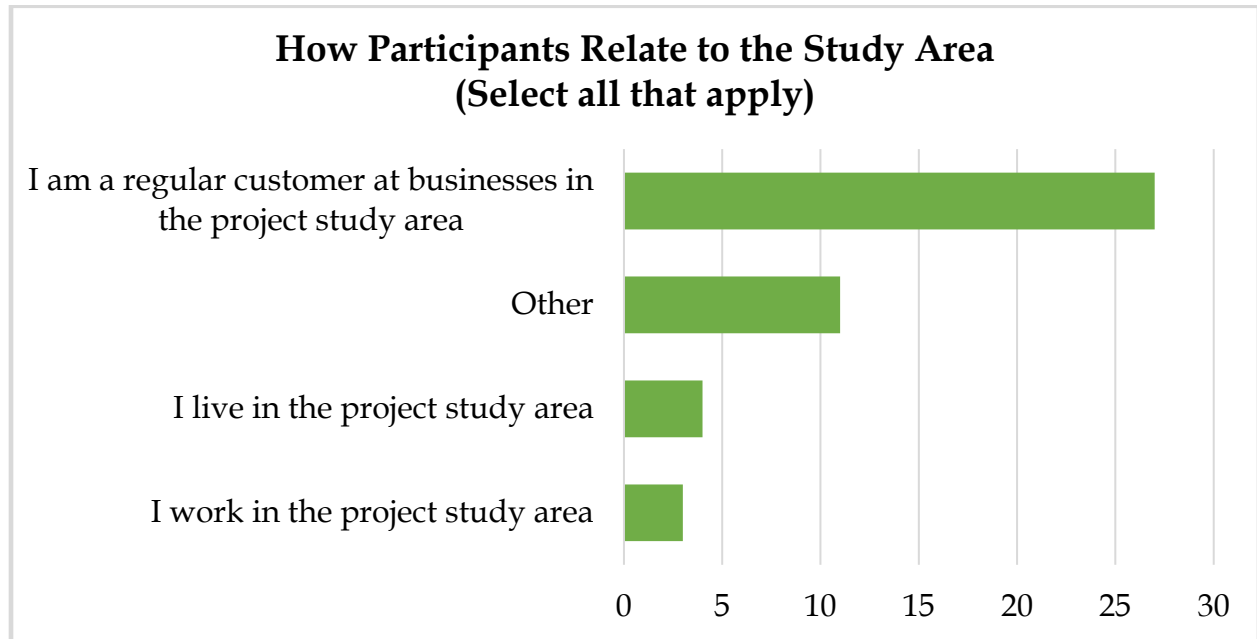
- We were very disappointed in the way the Mebane City Planning committee voted for Concept 4B before the 1/22nd deadline for the survey. My parents have lived on the proposed site for 58 years and held onto the land hoping to pass it to their heirs. The pandemic coupled with the City of Mebane not communicating their intent on using most of their property has been stressful. We believe more input from other owners who do not currently live on their property were given more weight.

Demographics:

The following section provides a summary of the demographics of participants who chose to answer the questions in this section. This information was submitted anonymously.

13. Please select how you relate to the project study area.

Participants: 32



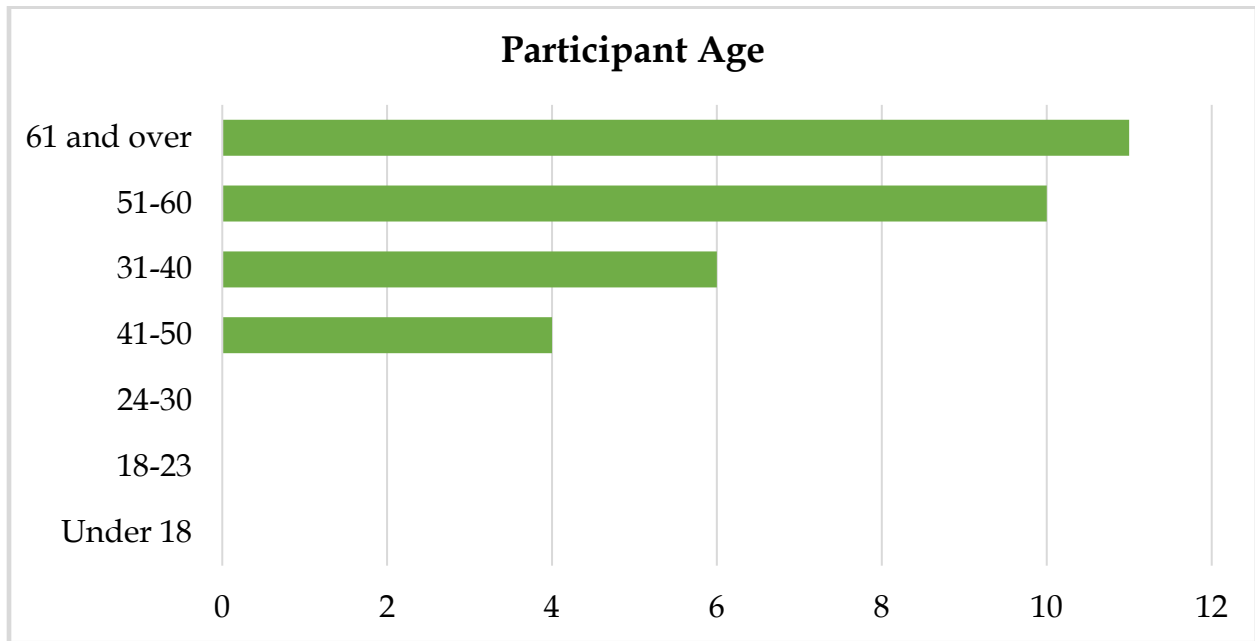
Some of the responses noted as “other” could be used to identify survey participants. Any open-ended responses typed into the “other” box that identify the participant have been removed from the comments below. Please note that the chart above reflects the total number of participants who marked “other”.

“Other” Comments:

- I live very close to project study area and travel through there daily.
- Live south of the study area.

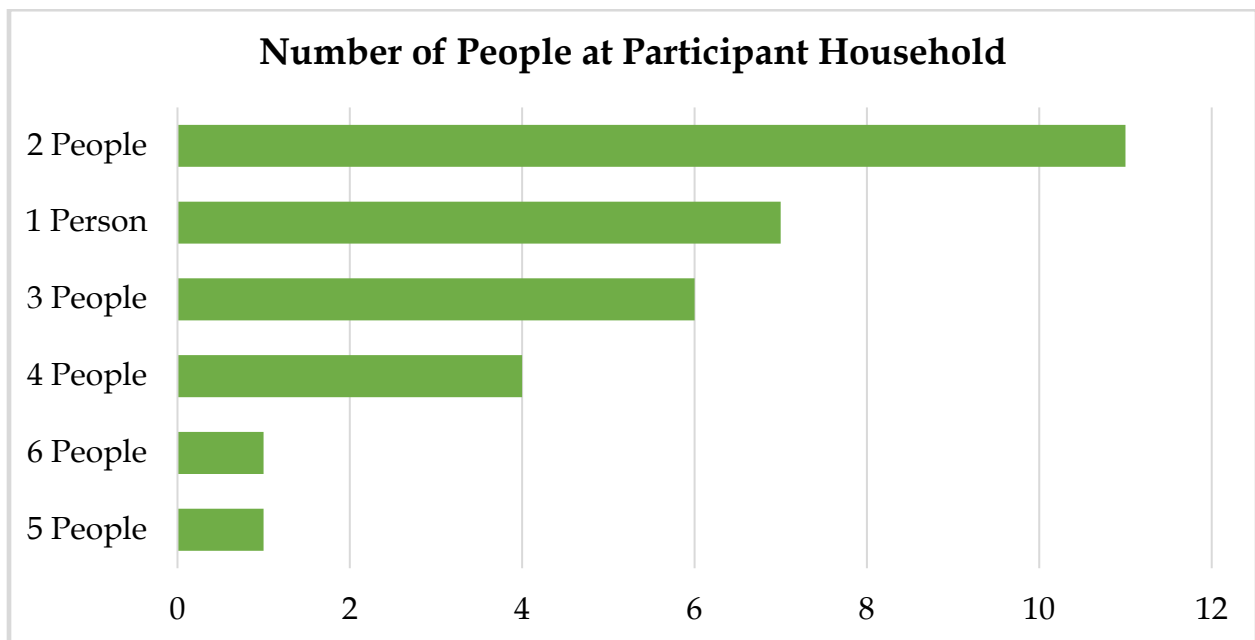
14. What is your age range?

Participants: 31



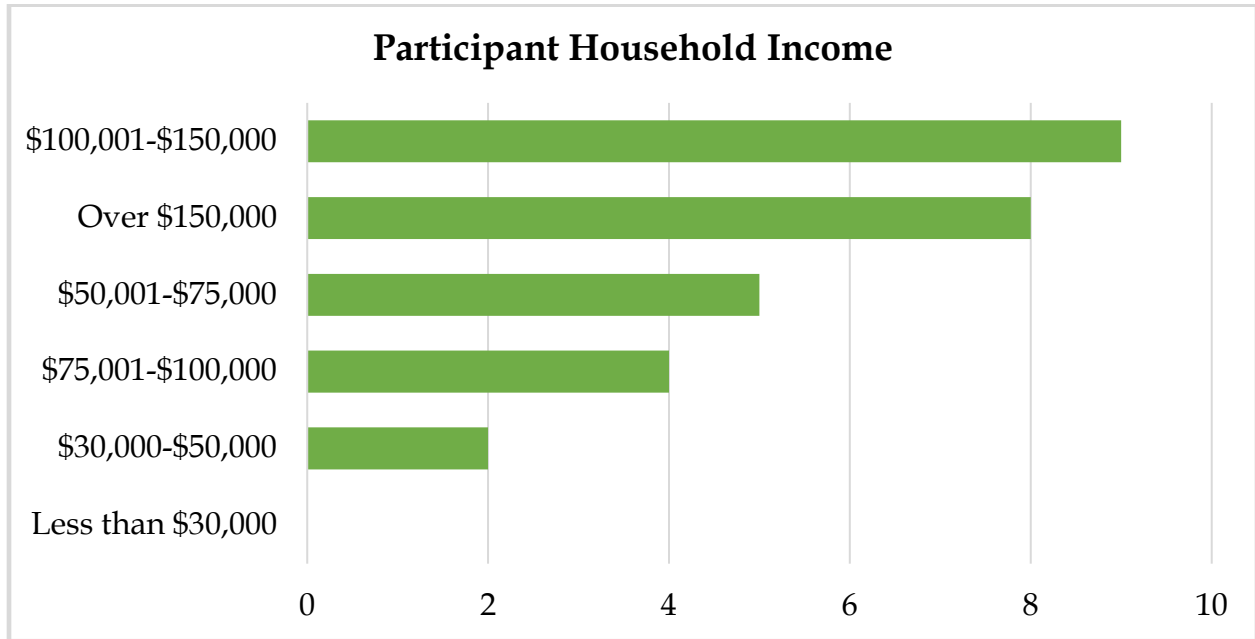
15. How many people live at your primary residence (including yourself)?

Participants: 30



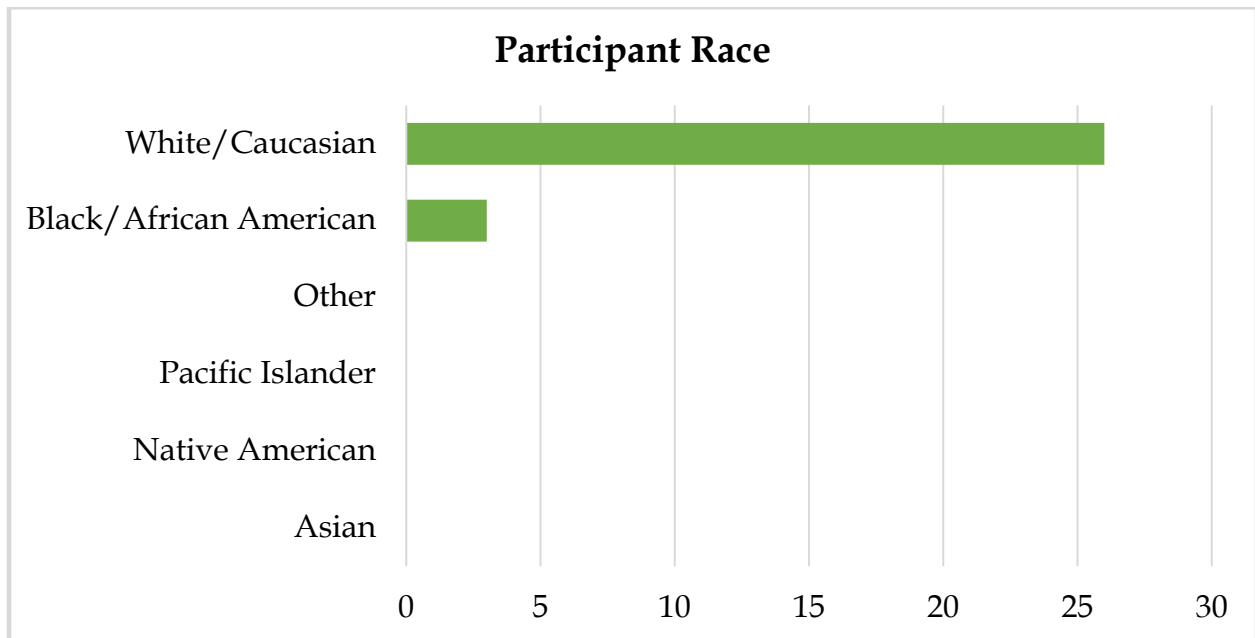
16. What is your household income?

Participants: 28



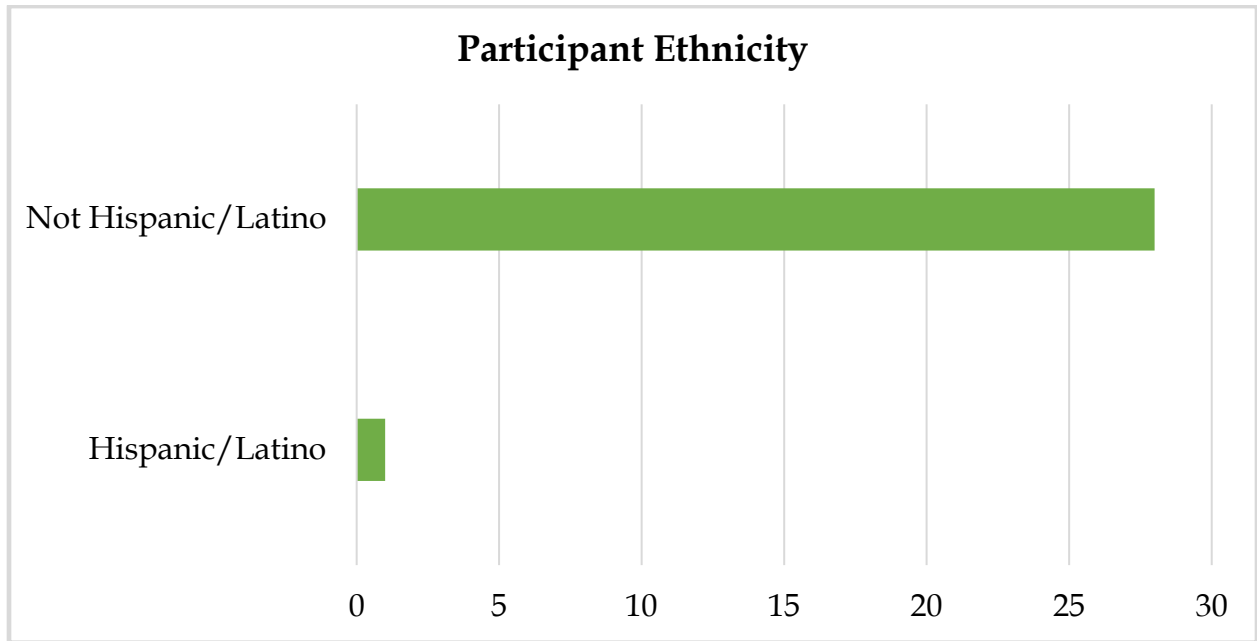
17. What is your race?

Participants: 29



18. What is your ethnicity?

Participants: 29



Attachments: [Email Comments](#)

Ashley Ownbey

From: alamanceproperties@gmail.com
Sent: Wednesday, January 6, 2021 11:31 AM
To: Ashley Ownbey
Subject: RE: Lowes Blvd Corridor Plan - Squires & Shambley Meeting

Ashley,

Per out meeting this morning, Morris and I would like to reiterate a couple of the key points of our discussion.

-With the likely use of this land moving away from industrial and towards Commercial/Restaurants/ or Residential we would like for the future developers to have as much flexibility with the placement of the road as possible to best utility the tract. This includes positioning the road to optimizing the number of outparcels, minimizing road cost, and in general making the development financially feasible for a developer.

-We also prefer a roadway that does not limit left turns into outparcels as the proposed "median" design would likely force. A simple 2-way roadway or a 3-lane with a center turn lane consumes less cost and land. (Again flexibility to Developer)

Thanks for the opportunity to discuss. I would like an invite to tonight's meeting with an opportunity to speak if I see the need. Thanks

David "Tony" Squires
Owner, Alamance Properties Inc.

Cell: 336-260-4250
Office: 919-270-5046
E-mail: alamanceproperties@gmail.com

From: Ashley Ownbey <aownbey@cityofmebane.com>
Sent: Tuesday, January 5, 2021 1:44 PM
To: Cy Stober <cstober@cityofmebane.com>; Chris Rollins <crollins@cityofmebane.com>;
alamanceproperties@gmail.com
Cc: shambleyfarm@mebtel.net
Subject: RE: Lowes Blvd Corridor Plan - Squires & Shambley Meeting

Tomorrow morning's meeting will be Zoom only. Please follow the information below to join.

Ashley Ownbey is inviting you to a scheduled Zoom meeting.

Topic: Lowes Blvd Corridor Plan Meeting
Time: Jan 6, 2021 09:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89977436217?pwd=blllQV2RVUWV0ZkRmZXVtNG1NV1g1dz09>

Meeting ID: 899 7743 6217

Passcode: 751498

One tap mobile

+13017158592,,89977436217#,,,,*751498# US (Washington D.C)

+13126266799,,89977436217#,,,,*751498# US (Chicago)

Devyn Lozzi

From: Cy Stober <cstober@cityofmebane.com>
Sent: Wednesday, January 13, 2021 8:47 AM
To: Ashley Ownbey; Devyn Lozzi
Subject: FW: Lowe's Blvd project

From: Cy Stober
Sent: Tuesday, January 12, 2021 2:08 PM
To: Mike Blankenship <mike@blankenshipdentalcare.com>
Subject: RE: Lowe's Blvd project

Thank you very much, Dr. Blankenship,

Thank you so much for your thoughtful comments. We will add your comments to those submitted on the website and share their content with Council when we recommend a design at their February 1 public hearing. You will be invited to that meeting on Zoom as well so please look for your letter in the mail.

If you have any further comments or concerns, please be sure to share them with the project manager, City Planner Ashley Ownbey, cc'd here.

Thank you,

Cy Stober, AICP
Development Director



106 East Washington Street
Mebane, NC 27302
P 919 563-9990
www.cityofmebane.com

From: Mike Blankenship <mike@blankenshipdentalcare.com>
Sent: Tuesday, January 12, 2021 10:17 AM
To: Cy Stober <cstober@cityofmebane.com>
Subject: Lowe's Blvd project

Morning Cy,

Sorry I crashed the party last night. My bad. If I'd read for detail it would help me a lot! Regarding the project and the newish option 4. To me, 25 yrs from now, the trailer park won't be viable, will be gone, and the land developed in some fashion. It is still my opinion that I would not compromise the Option3 for that property, then have to live with it in the years to come. I think we should build Option 3 and be done with it. I know traffic circles are quaint and very

European, but just as DOT people can tell you, many times they are removed later and replaced with traffic lights. I especially agreed with Kevin's remarks about the intersection with the school drive. With a circle, there's no legitimate way to cross 119 E to W as traffic never stops. If the town wants pedestrian and bike access, that just won't work to me.

One other thing. If Trollingwood-Hawfields is reworked someday, I do not support a divided highway. I would rather see a nice, 3 lane, with two flow lanes and a turn lane. The divided road would look nice, but limits access from businesses that will arise on the E side especially, forcing U turns where you can do so.

Thanks for your work,

Mike Blankenship

Notice: The information contained in this message (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, is confidential and may be legally protected from disclosure. If you are not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any retention, dissemination, distribution or copying of this communication is strictly prohibited. Any statements made in emails are not to be considered as guarantees of any kind. Our company accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided, unless that information is subsequently confirmed in writing. Any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company. Computer viruses can be transmitted via email. The recipient should check this email and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this email. If you have received this communication in error, please notify the Sender immediately by replying to the message and deleting it from your computer.

Devyn Lozzi

From: Ashley Ownbey <AOwnbey@cityofmebane.com>
Sent: Monday, January 11, 2021 4:21 PM
To: Devyn Lozzi
Cc: Jay McInnis; Cy Stober
Subject: FW: Lowes Blvd Corridor Plan - Mebane Planning Board Meeting Info
Attachments: Alternative Path for Lowes Blvd and Hawf School extensions (2) (2).pdf

Devyn,

I wanted to make you aware of this comment and drawing.

Ashley Ownbey

Planner



106 East Washington Street
Mebane, NC 27302

919 563-9990

www.cityofmebane.com

From: Martin Shoffner <martin.shoffner@gmail.com>
Sent: Monday, January 11, 2021 4:03 PM
To: Ashley Ownbey <AOwnbey@cityofmebane.com>
Cc: Cy Stober <cstober@cityofmebane.com>; Audrey Vogel <AVogel@cityofmebane.com>; Chris Rollins <crollins@cityofmebane.com>
Subject: Re: Lowes Blvd Corridor Plan - Mebane Planning Board Meeting Info

Cy

It is my hope that you will make copies and pass on an alternative version attached below for open discussion with the Planning Board meeting this evening. It is not professionally done, but it is an example of what I would be looking for if I were to develop my property and I would also ask for input from the adjacent property owners. I would of course hire an engineering firm to develop a proposed plan for this area and submit it to the City of Mebane with my application for subdivision approval if I should I decide to move forward.

Thank you,
Martin

On Mon, Jan 11, 2021 at 3:15 PM Ashley Ownbey <AOwnbey@cityofmebane.com> wrote:

Martin,

I have attached a fourth concept that will be presented at tonight's Planning Board meeting. The inclusion of this concept comes after consideration of the input we have received thus far from property owners in the study area and individuals who have completed the online survey.

Please let us know if you have any questions.

Thank you,

Ashley

Ashley Ownbey

Planner



106 East Washington Street

Mebane, NC 27302

 919 563-9990

www.cityofmebane.com

From: Martin Shoffner <martin.shoffner@gmail.com>

Sent: Saturday, January 9, 2021 2:09 PM

To: Cy Stober <cstober@cityofmebane.com>

Cc: Audrey Vogel <AVogel@cityofmebane.com>; Ashley Ownbey <AOwnbey@cityofmebane.com>

Subject: Re: Lowes Blvd Corridor Plan - Mebane Planning Board Meeting Info

Cy,

I am hoping you can share any other preliminary proposals you have for the Lowes Blvd. extension. I would like to work with Mebane on getting something that is viable for the City

and the property owners that this directly impacts. The Blvd. extension will impact the adjacent properties and the community as a whole, but it is the people with property that this Blvd transverses across that will be most affected. I believe what has been presented will adversely impact several owners unless it can be modified.

Thank you,

Martin

On Fri, Jan 8, 2021 at 9:05 AM Ashley Ownbey <aownbey@cityofmebane.com> wrote:

Good morning,

Thank you for attending last night's meeting to discuss the Lowes Boulevard Corridor Plan. As mentioned during the meeting, this item will be presented to the Mebane Planning Board on Monday. The meeting begins at 6:30 p.m. and the Lowes Boulevard Corridor Plan is Agenda Item #5. The meeting's agenda and virtual guidelines are attached.

As described in the virtual guidelines, two options exist for participating during the meeting:

1. Email written comments to avogel@cityofmebane.com by 4:00 p.m. on Monday. Written comments will be read aloud by staff.
2. Register at the following link to participate during the meeting:
https://us02web.zoom.us/webinar/register/WN_xo0POdDnQseXXEi4KPSZFA

If you only wish to view the meeting, the meeting will be livestreamed on the [City's YouTube Channel](#).

Please let us know of any questions.

Thank you,

Ashley

Ashley Ownbey



106 East Washington Street

Mebane, NC 27302

 919 563-9990

www.cityofmebane.com



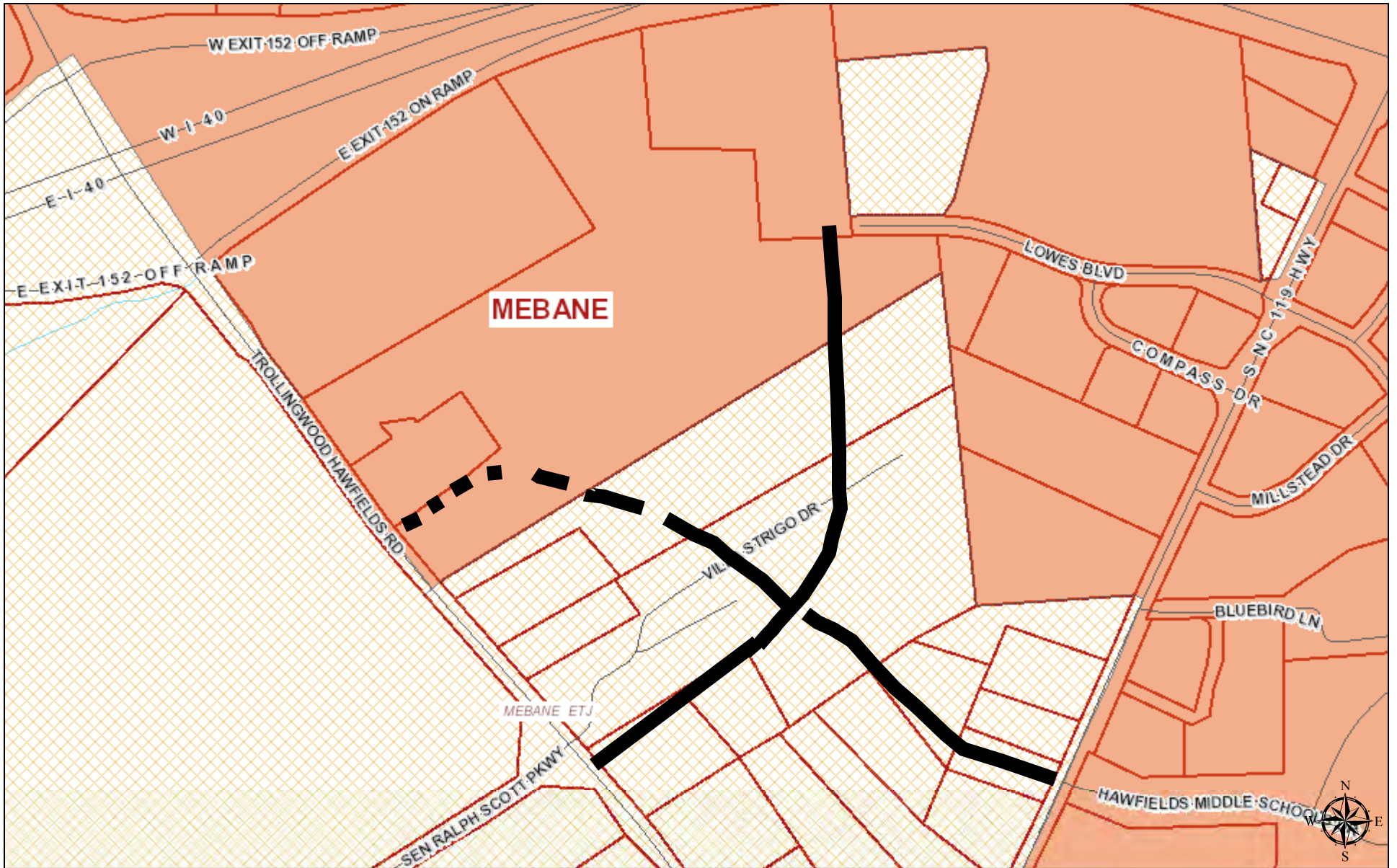
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Martin L Shoffner

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Martin L Shoffner

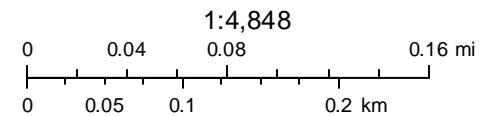
Alamance County



January 11, 2021

Streets

- | | | |
|---------------------|---------------|---------------|
| — Private Roads | — 392 - TRAIL | — 395 - TRAIL |
| — Roads | — 390 - TRAIL | — 393 - TRAIL |
| — Preliminary Roads | — 391 - TRAIL | — 394 - TRAIL |
| | | — County Line |



Alamance County GIS
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Ashley Ownbey

From: Patty Dischinger <pattydischinger@hotmail.com>
Sent: Thursday, January 14, 2021 3:56 PM
To: Ashley Ownbey; dad
Cc: Cy Stober; Dean Williams
Subject: Re: Meeting to discuss Lowes Boulevard Corridor Plan
Attachments: LowesBlvd_Concept4A_PropertyLines.pdf; LowesBlvd_Concept4B_PropertyLines.pdf

Hello Ashley,

Next Friday Jan. 22nd at 9:00 am will work for us at my parents' home. As you can imagine, if either you or Cy owned this land you would not be thrilled with option 4. I am hoping we can work out something that is more advantageous for my parents. When we filled out the survey, we listed option 1 or 2 as preferences. Option 3 which is like option 4 was our least favorite. We are disappointed that our survey was not taken into consideration when you developed option 4. We filled out a paper copy with our names on it. Unless there is a very high price for the use of their land, we believe option 4 would depreciate their land. Thank you for your quick response. I have copied my brother Dean as well in case it works out for him to attend.

Sincerely,
Patty

From: Ashley Ownbey <AOwnbey@cityofmebane.com>
Sent: Thursday, January 14, 2021 2:19 PM
To: Patty Dischinger <pattydischinger@hotmail.com>; dad <johnammedwilliams@yahoo.com>
Cc: Cy Stober <cstober@cityofmebane.com>
Subject: Meeting to discuss Lowes Boulevard Corridor Plan

Patty,

Are you all available for a meeting next Friday, January 22 at 9:00 a.m.? As we discussed on the phone, we are happy to meet at your parents' home.

I have attached two variations of Concept 4. The [website](#) has also been updated to include this concept and letters will be mailed by the end of this week.

Thank you,
Ashley

Ashley Ownbey

Planner



106 East Washington Street
Mebane, NC 27302

Planning Department

From: Tom Gamble <rtgamble122@aol.com>
Sent: Sunday, January 24, 2021 10:29 PM
To: Planning Department
Subject: INPUT: Lowe's Boulevard Extension Plans

For Ashley Ownby:

Hi Ashley: Thank you so much for giving me an extension beyond what the survey required for completion of the Survey.

I did get it submitted on Friday, I hope, so what I owe you is an extension of my comments. The following doesn't really add, or maybe complete what my recent experience has been in the study area. If you need me to answer that I will be glad to by the Council meeting. I am out of time now so I am sending what follows.

Please let me first, introduce myself to you and the Council of Mebane, who may not know me. I am Tom Gamble, actually of Swepsonville, even though the Post Office considers my mailing address as Haw River. I moved at least 5 miles from North of the Interstate to South of the Interstate but I am still in Haw River. (I currently live in the Autumn Trace subdivision, of course, very close to the Honda plant at the end of Hwy 119.) At least I am closer to many relatives that I have in South Carolina!

I moved to Alamance County, now 32 years ago, after my family and I moved around the country in chase of the American Corporate dream/career. That career took me from Georgia, back to SC and eventually to Indiana. We moved to NC for me to join Alamance Community College as the founding director of the Small Business Center. Yes, I had learned from my corporate experience that given my desire to live in the Carolinas but not work in textiles, since it was no longer thriving, I needed to shift my focus from manufacturing, or "pant."

I decided to shift to government support of entrepreneurship. I searched for and found a job opening at ACC for Director of the SBC. Needless to say, the rest is history and in late 1988 my family and I found ourselves in Alamance County. As residents of the Mebane area, my kids all graduated from Eastern Alamance High School. We also became members of Hawfields Presbyterian Church and remain so today.

So, as I remained an advocate for entrepreneurship and small business development, I attended a hearing held by NCDOT at Hawfields Church for a proposed widening of Highway 119 from Lowe's Boulevard to the existing intersection at the church. I pointed out that the widening and limited access to left turns back onto 119 would severely limit customers to the businesses in the commercial developments and might cause some business failures. I pointed out that the residential developments that were occurring in the area are what had attracted first commercial developers, and then the customers to the businesses that had moved into those sites. I do not now know the status of that proposal at the current time, sorry to say.

I soon became aware that NCDOT had developed another proposal for expansion of 119 to Turner Road which would require the removal of graves from Hawfields Cemetery and the traffic being approximately 20 feet from the doorway of the church. I hope that we can all agree that removal of graves, regardless of the decedent, should be considered only as the very last alternative to any other need. At the same time as this later proposal, I learned that NCDOT was considering the need to widen 119 all the way to Hwy 54. As a result, and as an Elder of Hawfields, I began to think about what alternatives might there be to this latter proposal to widen 119.

I realized that the church had used a "No, But" strategy with the City of Mebane in regards to a sewer line project from Turner Road to the back of the Hawfields property. The initial proposal of the city was directly across the church property in a "straight line," I think. The church said "We would be open to taking the line along the 119 right of way and then along our property line." And that is what has been accomplished. And so, I began to think of "No, But" in relation to the 119 increased level of traffic, that has obviously materialized, and the Hawfields Church property.

It was also known in the area that a proposal had existed to extend Lowe's Blvd to intersect with Hawfields-Trollingwood Rd. My recollection of the exact sequence of events are fuzzy, but a development of two hotels along that route was also announced. (I also heard that residents of the Strigo Trailer Park had been told that they were going to have to move for the extension of Lowe's Blvd. to Sen. Ralph Scott Parkway.)

Anyway, I began thinking that alternatives existed for 119 to be routed, either along H-T Rd or along the Lowe's Blvd extension to H-T intersection. In any event I do not want 119 to be widened in front of the historic property that is Hawfields Church and certainly not to have graves removed from the cemetery. But, again, I do think that at least some alternative exists to avoid the current area along the existing 119 but connect to the Scott Parkway and eventually to Hwy 54 either using Jim Minor Rd or somewhere between the current Jim Minor connection or the 119 connection.

I hope that the City of Mebane (and NCDOT) can consider other alternatives for routing of Hwy 119 South, maybe eventually to connect to Hwy 54.

Lowes Boulevard Corridor Plan

Public Engagement

About

This virtual public engagement has been created with the intent to provide the City of Mebane residents with a safe way to provide input and comments on the Lowes Boulevard Corridor Plan.

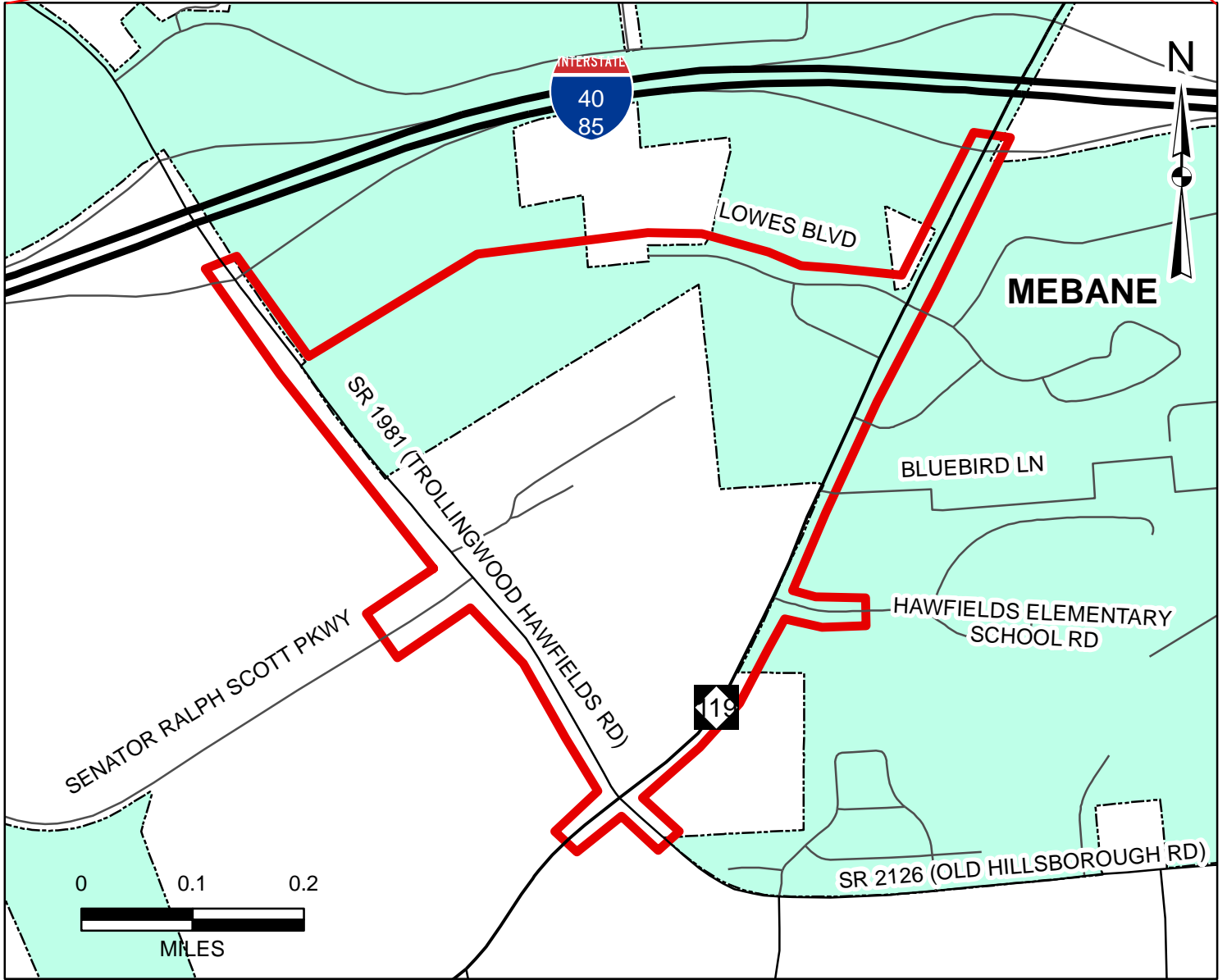
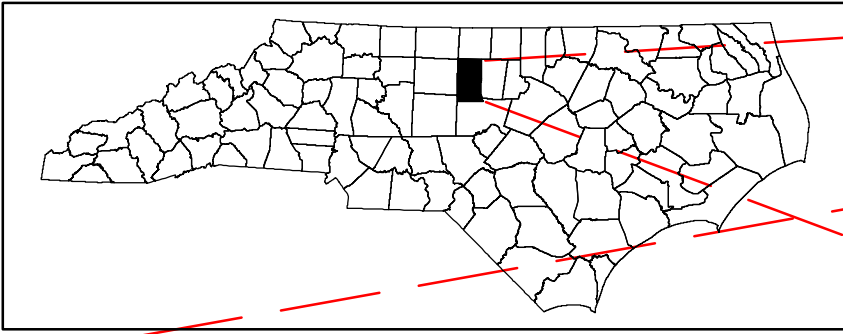
The project website provides general information on the project, design details, and maps of the conceptual alternatives of the Lowes Boulevard Extension. At the bottom of the project webpage, under the "Public Survey" section is a link to a public survey. Your participation is crucial to the success of the project and any comments or insights would be appreciated.

The public survey is open for comment from December 7, 2020 through January 22, 2021.


ACCESS TO INFORMATION: ALL DOCUMENTS AND DATA CAN BE PROVIDED IN ALTERNATIVE FORMAT UPON REQUEST PLEASE CONTACT FOR ADDITIONAL ASSISTANCE AND INFORMATION 336-513-5418

ACCESO A INFORMACION TODOS LOS DOCUMENTOS Y DATOS DE MPO SE PUEDEN PROPORCIONAR EN FORMATOS ALTERNOS A PETICION POR FAVOR COMUNIQUESE CON LA OFICINA DE MPO PARA INFORMACION E ASISTENCIA ADICIONAL 336-513-5418

No person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity as provided by Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and any other related non-discrimination Civil Rights laws and authorities with use of federal funds.



 STUDY AREA

	CITY OF MEBANE
	RAMEY KEMP ASSOCIATES
PROPOSED LOWES BOULEVARD EXTENSION FROM LOWES BOULEVARD TO SR 1981 (TROLLINGWOOD-HAWFIELDS ROAD) ALAMANCE COUNTY	
VICINITY MAP	

Project Overview

The purpose of the proposed extension of Lowes Boulevard is to address existing and future congestion at the intersection of NC 119 and Trollingwood-Hawfields Road (SR 1981) as well as establish multi-modal connectivity within the study area. The project study area is shown, outlined in red, with the Mebane city limits highlighted in green.

The Lowes Boulevard Corridor Plan addresses existing concerns, which include traffic congestion within the study area and absence of bicycle and pedestrian accommodations. Currently, the intersection of NC 119 and Trollingwood-Hawfields Road operates at failing levels of service during peak hours, which cause significant queuing and delay, ultimately increasing travel times throughout the study area. The Lowes Boulevard extension provides an alternative route that will likely decrease the number of vehicles traveling through the intersection of NC 119 and Trollingwood-Hawfields Road. Future transit connectivity along the extension will further aid in reducing the number of vehicles on study area roadways.

Additionally, Hawfields Middle School and Garrett Elementary School are located within the study area and currently lack bicycle and pedestrian access. The improvements included with the Lowes Boulevard extension provide dedicated bicycle and pedestrian access to the two schools via a multi-use path.

The Lowes Boulevard Extension and bicycle and pedestrian facilities have been included in the following transportation plans adopted by the City of Mebane:

The City of Mebane's 2040 Comprehensive Transportation Plan (CTP) is multi-modal, covering roadway, public transportation, and bicycle and pedestrian travel. The CTP serves as an official guide to providing a well-coordinated, efficient, and economical transportation system for the future of Mebane.

The City of Mebane's Bicycle and Pedestrian Transportation Plan communicates the blueprint for making bicycling and walking an integral part of daily life in Mebane. The purpose of this plan is to expand the existing network, complete network gaps, provide greater connectivity, educate and encourage the public, and maximize funding sources.

In December 2018, the Mebane City Council adopted a Complete Streets Resolution. Complete Streets are designed and implemented to enable safe access for all users of all ages and abilities. The Mebane City Council and City staff assess street standards, transportation plans, policies, and programs using principles of the Complete Streets concept.

Alternative Designs

Four alternatives were developed for the Lowes Boulevard Extension. Below, you will find Concepts 1, 2, 3, and 4. Concepts 1, 2, and 4 have two variations (Concept 1a and 1b, Concept 2a and 2b, Concept 4a and 4b). Concepts 1a, 2a, and 4a include standard "T" stop-controlled intersections, and concepts 1b, 2b, and 4b include roundabouts.

Each alternative design considers:

1. NC 119 widened to a four-lane roadway, per a funded NCDOT project. The lines shown on the map is the proposed edge of pavement.
2. A known proposed development, next to the Lowe's Home Improvement, that is expected to be approved by the City of Mebane in the near future, and would be constructed prior to the Lowes Boulevard Extension.
3. Sidewalk on one side of the roadway and a multi-use path on the other.

The following maps show the proposed alternative designs:

Concept 1: Lowes Boulevard Extension to Trollingwood-Hawfields Road

1a: Stop-control intersections

1b: Roundabouts

Concept 2: Lowes Boulevard Extension to Hawfields Middle School Road Extension

2a: Stop-control intersections

2b: Roundabouts

Concept 3: Lowes Boulevard to Trollingwood-Hawfields Road

Concept 4: Lowes Boulevard Extension to Trollingwood-Hawfields Road through

Villa Strigo Drive

4a: Stop-control intersections

4b: Roundabouts

CONCEPT 1A

Lowes Boulevard Corridor Plan



Legend

- Roadway Median
- Sidewalk/Multi-Use Path
- Edge of Travel
- Lane Line
- Phase 2
- NC 119 Widening

POSSIBLE FUTURE DEVELOPMENT

LOWES BLVD

VILLA STRIGO DR

TROLLINGWOOD-HAWFIELDS RD

SEN RALPH SCOTT PKWY



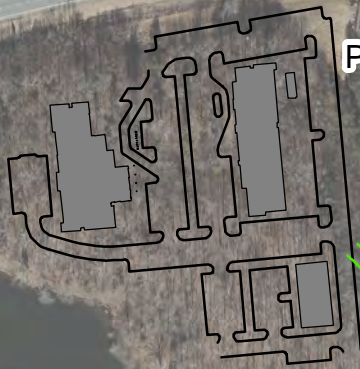
CONCEPT 1B

Lowes Boulevard Corridor Plan



Legend

- Roadway Median
- Sidewalk/Multi-Use Path
- Edge of Travel
- Lane Line
- Phase 2
- NC 119 Widening



POSSIBLE FUTURE DEVELOPMENT

LOWES BLVD

VILLA STRIGO DR

TROLLINGWOOD-HAWFIELDS RD

SEN RALPH SCOTT PKWY



CONCEPT 2A

Lowes Boulevard Corridor Plan



Legend

- Roadway Median
- Sidewalk/Multi-Use Path
- Edge of Travel
- Lane Line
- Phase 2
- NC 119 Widening



CONCEPT 2B

Lowes Boulevard Corridor Plan



Legend

- Roadway Median
- Sidewalk/Multi-Use Path
- Edge of Travel
- Lane Line
- Phase 2
- NC 119 Widening



POSSIBLE FUTURE DEVELOPMENT

LOWES BLVD

VILLA STRIGO DR

TROLLINGWOOD-HAWFIELDS RD

SEN RALPH SCOTT PKWY



CONCEPT 3

Lowes Boulevard Corridor Plan



Legend

- Roadway Median
- Sidewalk/Multi-Use Path
- Edge of Travel
- Lane Line
- NC 119 Widening



CONCEPT 4A

Lowes Boulevard Corridor Plan



Legend

- Roadway Median
- Curb and Gutter
- Sidewalk/Multi-Use Path
- Edge of Travel
- Lane Line
- NC 119 Widening



CONCEPT 4B

Lowes Boulevard Corridor Plan



Legend

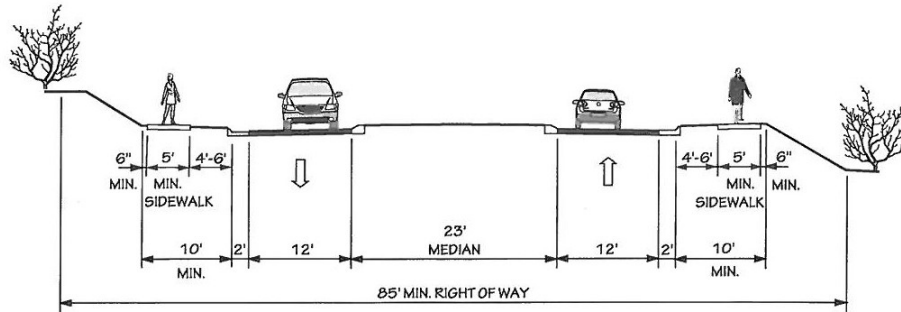
- Roadway Median
- Curb and Gutter
- Sidewalk/Multi-Use Path
- Edge of Travel
- Lane Line
- NC 119 Widening



Design Considerations

The following items were taken into consideration when developing alternatives:

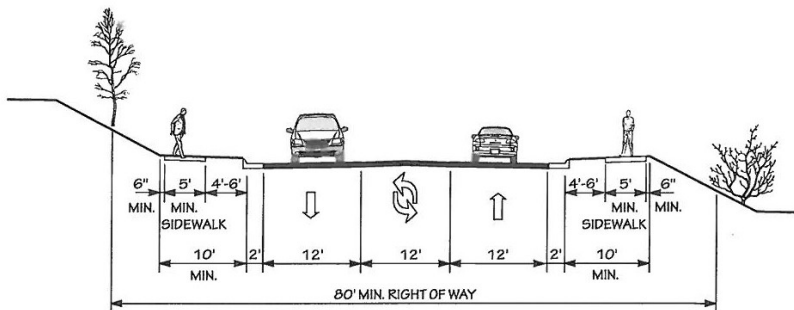
- Posted speed limit of 35 miles per hour (MPH)
- Provide direct access to Hawfields Elementary School Road
- Reduce impacts to existing buildings
- Reduce impacts to known historic sites
- Reduce impacts to known water features (streams, ponds, etc)
- Consider future development and growth of the North Carolina Commerce Park



**2 LANE DIVIDED (23' RAISED MEDIAN)
WITH CURB & GUTTER AND SIDEWALKS**
POSTED SPEED 25-45 MPH

Source: North Carolina Department of Transportation

Both a two-lane median divided roadway and a three-lane roadway with a center turn lane are being considered for the proposed Lowes Boulevard Extension.



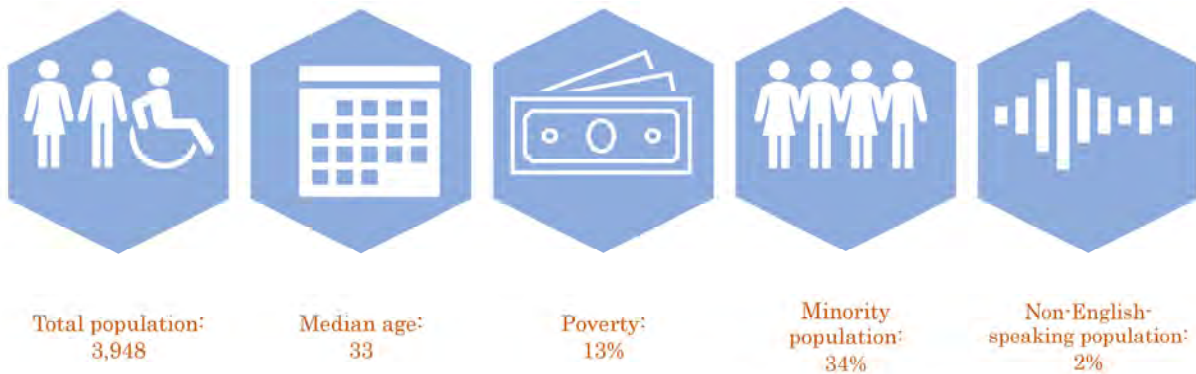
**2 LANE WITH TWO WAY LEFT TURN LANE, CURB & GUTTER,
AND SIDEWALKS**
POSTED SPEED 25-45 MPH

Source: North Carolina Department of Transportation

Study Area

The study area was set to include the major roadways that would provide access to the future Lowes Boulevard Extension, as well as the major nearby intersections. This included NC 119 from Trollingwood-Hawfields Road to I-40/85 and Trollingwood-Hawfields Road from NC 119 to I-40/85. Conceptual alternatives for the proposed Lowes Boulevard Extension have been developed within this area.

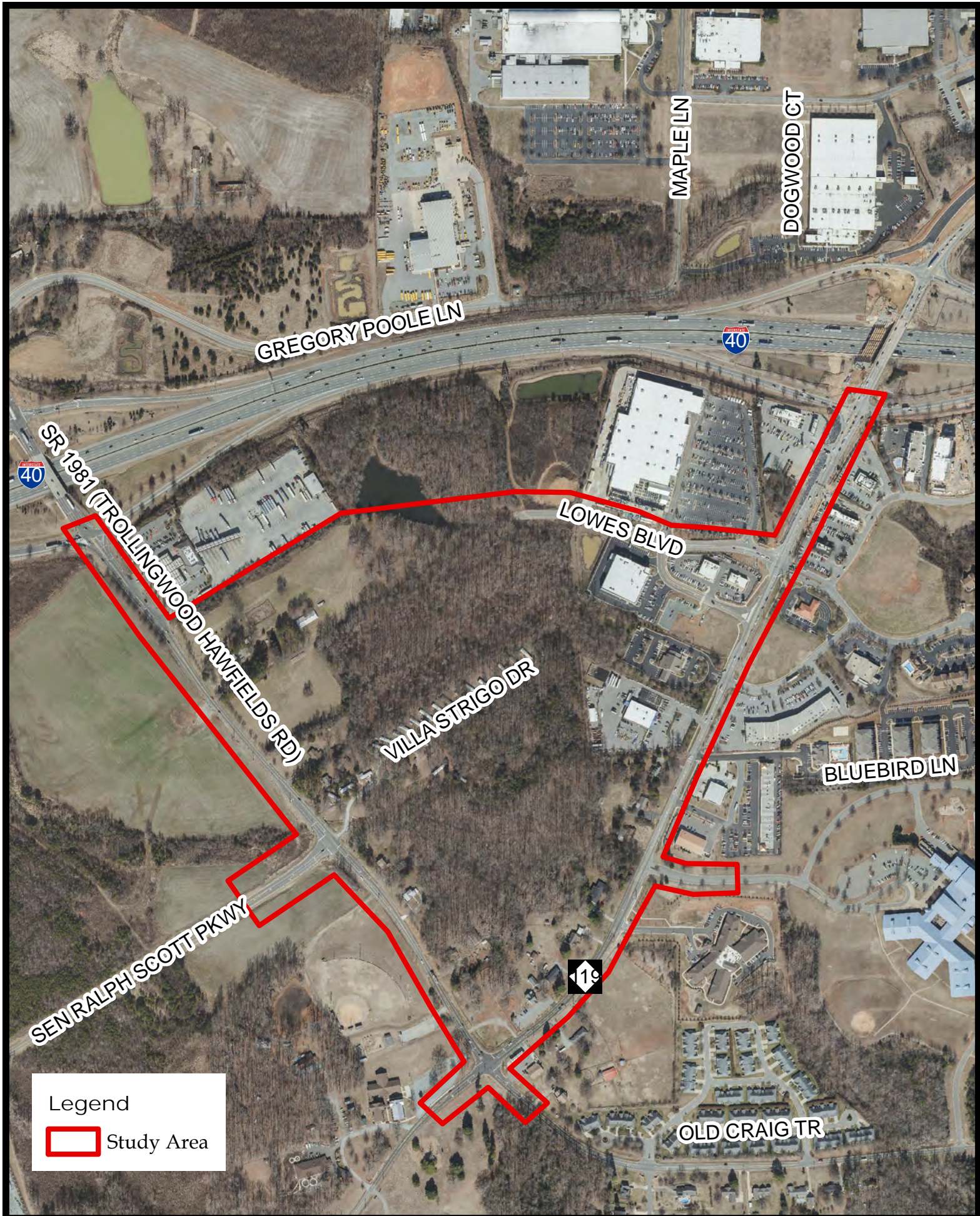
The information below provides a summary of the demographics within the study area. Note that the demographics below were gathered based on the 2010 Census Block Group that the study area is located in. The Block Group is larger than the study area, as shown in the map below. Although the infographic provides information about the entire Block Group, this data may not be fully representative of the smaller study area.




Source: 2018 American Community Survey 5-year Estimates. North Carolina, Alamance County Census Block 212.05, Block Group 3

STUDY AREA

Lowes Boulevard Corridor Plan



Legend

 Study Area

Existing Conditions

Lowes Boulevard

Lowes Boulevard is a three-lane road with no control of access within the study area, with a traffic signal at its terminal with NC 119. Currently, Lowes Boulevard ends just after the truck entrance for Lowe's Home Improvement. The existing roadway is a three-lane section with curb and gutter and sidewalk on the north side.

NC 119

NC 119 is a two-lane road with no control of access and two traffic signals within the study area. Signals are located at Lowes Boulevard and Trollingwood-Hawfields Road. Gaps in the sidewalk network exist along NC 119.

The 2020-2029 State Transportation Improvement Program (STIP) includes a funded project (STIP Project U-6013) to widen NC 119 in the study area from Trollingwood-Hawfields Road/Old Hillsborough Road to Lowes Boulevard. Right of way acquisition is scheduled for 2021 and construction is scheduled for 2023. If you are interested in finding out more information regarding the NC 119 widening project, please go to the web address below to be directed to the NCDOT project page.

<https://www.ncdot.gov/news/public-meetings/Pages/U-6013-2019-04-04.aspx>

Trollingwood-Hawfields Road

Trollingwood-Hawfields Road is a two-lane road with no control of access and two traffic signals within the study area. Signals are located at NC 119 and Senator Ralph Scott Parkway. No sidewalks exist along Trollingwood-Hawfields Road within the study area. Trollingwood-Hawfields Road provides access to the North Carolina Commerce Park, which generates automobile and truck traffic.

The 2020-2029 STIP includes a funded project (STIP Project I-6059) to improve the I-40/85 interchange with Trollingwood-Hawfields Road. Improvements include widening Trollingwood-Hawfields Road, improving the interchange, and providing bicycle and pedestrian accessibility. Right of way acquisition is scheduled for 2027 with construction scheduled beyond 2029.

Public Survey

The City of Mebane staff would like to obtain input from the public regarding the Lowes Boulevard Corridor Plan. Your input is very important and will help with further concept development and the selection of a preferred alternative. Please fill out the attached survey and return to the City of Mebane Planning & Zoning Department to provide your thoughts.

The survey will be open from December 7, 2020 to January 22, 2021.

Contact

City of Mebane Planning & Zoning Department

Ashley Ownbey, Planner

Phone: 919-563-9990

Email: planning@cityofmebane.com

Glossary of Terms

"On a new location" - The roadway will be constructed in an area with no existing roadway; this will be a brand new road.

"Bicycle facility" - A dedicated area for bicyclist. Examples include a paved shoulder, a dedicated bike lane, or a separated bike lane.

"Pedestrian facility" - A dedicated area for pedestrians (foot traffic). Examples include sidewalks or paved trails.

"Control of access" - The term used to describe whether NCDOT will allow private driveways to connect to the roadway. For example, interstates, like I-40, have control of access because there are no intersections, only interchanges. NC 119, for example, has no control of access because businesses and private properties are able to have driveways connect to the road.

"Gaps in sidewalk" - The sidewalk is not continuous in a certain area.

"Stop-control" - An intersection with stop signs.

"Multi-use path" - A paved trail that is wider than a sidewalk, typically 10 feet wide, that allows for both pedestrians and bicyclists to comfortably use the path at the same time.

Lowes Boulevard Corridor Plan

Public Engagement Survey

This public engagement survey is for the design considerations and alternative development of the Lowes Boulevard Extension. Please fill out the survey and return your completed form to the City of Mebane Planning & Zoning Department no later than January 22, 2021.

City of Mebane Planning & Zoning Department

ATTN: Ashley Ownbey

106 E. Washington St.

Mebane, NC 27302

ACCESS TO INFORMATION: ALL DOCUMENTS AND DATA CAN BE PROVIDED IN ALTERNATIVE FORMAT UPON REQUEST PLEASE CONTACT FOR ADDITIONAL ASSISTANCE AND INFORMATION 336-513-5418

ACCESO A INFORMACION TODOS LOS DOCUMENTOS Y DATOS DE MPO SE PUEDEN PROPORCIONAR EN FORMATOS ALTERNOS A PETICION POR FAVOR COMUNIQUESE CON LA OFICINA DE MPO PARA INFORMACION E ASISTENCIA ADICIONAL 336-513-5418

No person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity as provided by Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and any other related non-discrimination Civil Rights laws and authorities with use of federal funds.

Existing Conditions

1. What intersections do you regularly travel through? *Select all that apply.*
 - NC 119 at Lowes Boulevard
 - NC 119 at I-40/85
 - NC 119 at Trollingwood-Hawfields Road
 - Trollingwood-Hawfields Road at Sen. Ralph Scott Pkwy
 - Trollingwood-Hawfields Road at I-40/85
 - None of these

2. What concerns do you have, if any, about the existing study area surrounding Lowes Boulevard, NC 119, and Trollingwood-Hawfields Road. *Select all that apply.*

- Congestion on roads
- Safety
- Bicycle and pedestrian access
- Congestion at intersections
- Not enough route options
- Travel time
- Other: _____

3. In a few words, what is your current experience traveling through the project study area surrounding Lowes Boulevard, NC 119, and Trollingwood-Hawfields Road?

Future Use

4. Providing pedestrian access, via sidewalks, on the Lowes Boulevard Extension is important to me.

Please tell us if you agree or disagree with this statement.

- Strongly disagree
- Disagree
- Neutral
- Agree
- Strongly Agree

5. Providing bicyclist access, via a shared use path or bike lanes, on the Lowes Boulevard Extension is important to me.

Please tell us if you agree or disagree with this statement.

- Strongly disagree
- Disagree
- Neutral
- Agree
- Strongly Agree

6. If the Lowes Boulevard Extension was constructed, how often would you use it?
- Daily
 - 5-6 times a week
 - 3-4 times a week
 - Once or twice a week
 - Less than once a week

Preferred Alternatives

7. What design option would be your first choice? *Please select your **favorite** design.*

- Concept 1a
- Concept 1b
- Concept 2a
- Concept 2b
- Concept 3

This portion of the survey was updated after the Mebane Planning Board meeting to include Concept 4.

8. What design option would be your second choice? *Please select your **second favorite** design.*

- Concept 1a
- Concept 1b
- Concept 2a
- Concept 2b
- Concept 3

9. What design option would be your LAST choice? *Please select your **least favorite** design.*

- Concept 1a
- Concept 1b
- Concept 2a
- Concept 2b
- Concept 3

10. Which roadway section would you prefer?

A two-lane divided section would have a center median that would limit when drivers can turn left. A three-lane section will allow for drivers to turn left from a shared center lane anywhere along the roadway.

- Two-Lane Divided
- Three-Lane

11. Which of the following are important in your preferred design selection? *Select all that apply.*

- Fewer impacts to existing homes
- Visual appeal
- Future economic growth
- Bicycle safety
- Pedestrian safety
- Other: _____

12. Do you have any additional comments that were not covered in the questions above?

Demographics

Please note that this section is voluntary and will remain private.

13. Please select how you relate to the project study area. *Check all that apply. See the Project Study Area, included in the public information packet, for reference.*

- I live in the project study area
- I work in the project study area
- I am a regular customer at businesses in the project study area
- Other: _____

14. What is your age range?

- Under 18
- 18-23
- 24-30
- 31-40
- 41-50
- 51-60
- 61 and over

15. How many people live at your primary residence (include yourself)? _____

16. What is your household income?

- Less than \$30,000
- \$30,000-\$50,000
- \$50,001-\$75,000
- \$75,001-\$100,000
- \$100,001-\$150,000
- Over \$150,000

17. What is your race?

- White/Caucasian
- Black/African American
- Asian
- Native American
- Pacific Islander
- Other: _____

18. What is your ethnicity?

- Not Hispanic/Latino
- Hispanic/Latino

CONCEPT 5

Lowes Boulevard Corridor Plan



Legend

- Roadway Median
- Curb and Gutter
- Sidewalk/Multi-Use Path
- Edge of Travel
- Lane Line



LOWES BLVD

POSSIBLE FUTURE DEVELOPMENT

TROLLINGWOOD-HAWFIELDS RD

SEN RALPH SCOTT PKWY



Note: Lowes Boulevard will be constructed with development of subject properties.

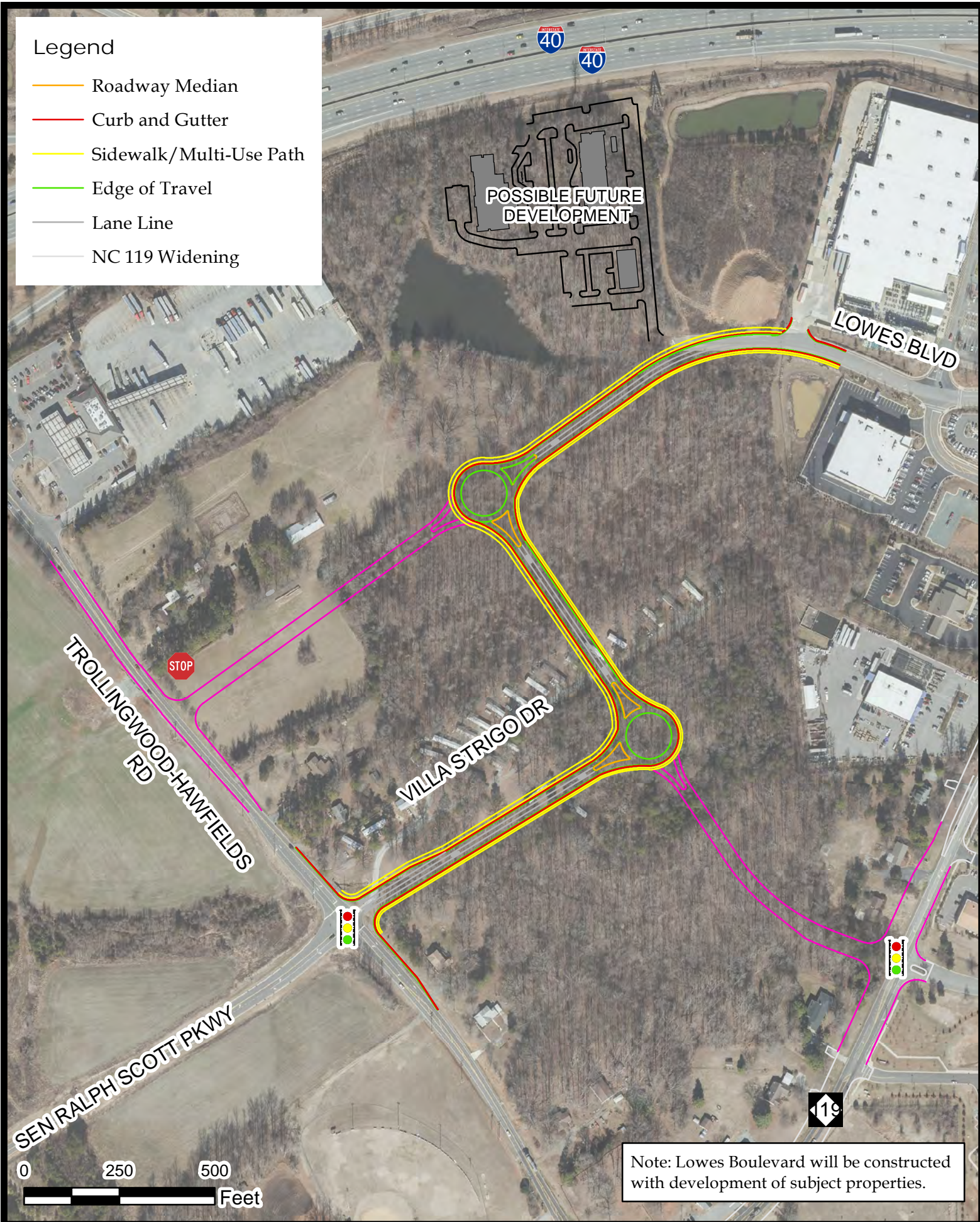
CONCEPT 6

Lowes Boulevard Corridor Plan



Legend

- Roadway Median
- Curb and Gutter
- Sidewalk/Multi-Use Path
- Edge of Travel
- Lane Line
- NC 119 Widening



Note: Lowes Boulevard will be constructed with development of subject properties.



AGENDA ITEM #10

Internal Promotions at Fire Department- Engineer to Lieutenant

Meeting Date

March 1, 2021

Presenter

Fire Chief Bob Louis

Public Hearing

Yes No

Summary

This request is for three (3) internal promotions from Engineer to Lieutenant. These promotions will provide the fire suppression crews a company officer in charge for strategies and tactics for suppression and rescue operations.

Background

We have two (2) engineers that have completed the Lieutenant's process from the previous promotion and meet the job description requirements. We will open up the process internally for the third Lieutenant's promotion.

Financial Impact

The financial impact for the promotions will be four months \$4,000 -\$6,000 through June 30, 2021. A full year will impact the budget \$16,000 -\$18,000.

Recommendation

Staff recommends approval.

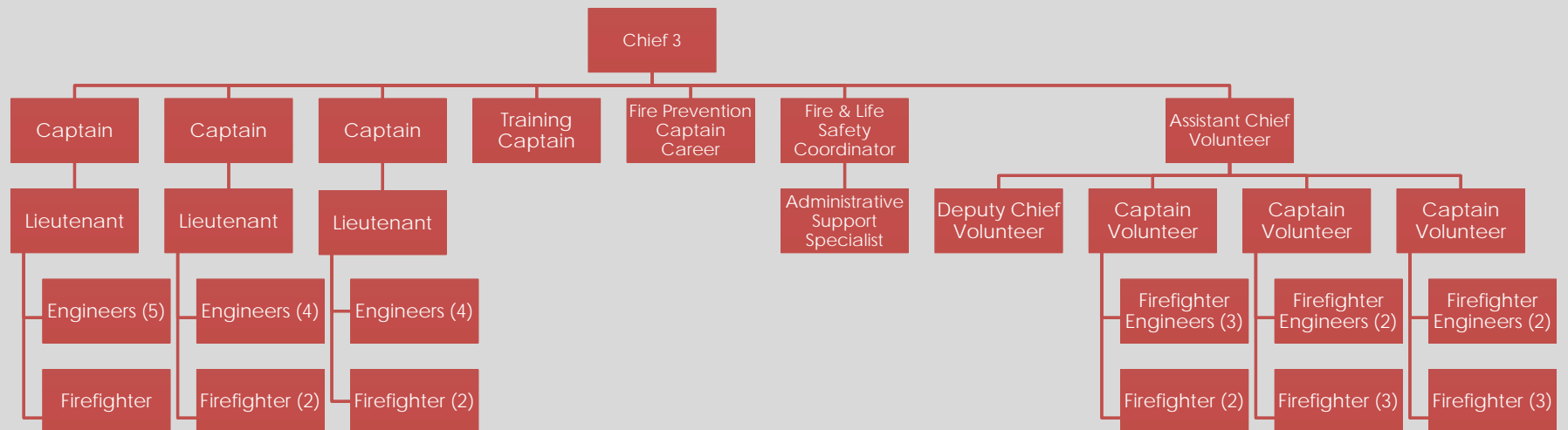
Suggested Motion

I make a motion to approve the three (3) Lieutenant promotions for the fire department.

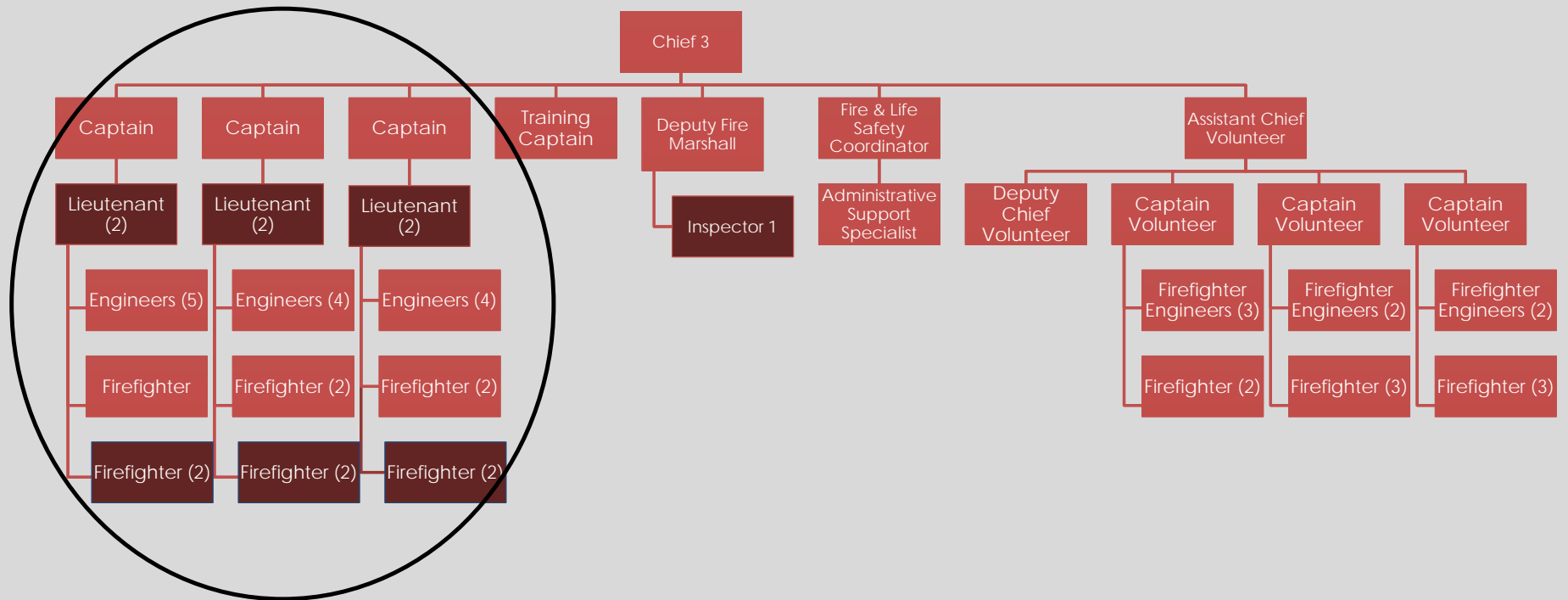
Attachments


1. Current Organizational Chart
2. Proposed Organizational Chart with Lieutenant promotions

2020-2021 Organizational Chart



2021-2022 Organizational Chart with Requested Positions



 *Dark red boxes indicate requested positions



AGENDA ITEM #11

Fire Department
Reclassification- Fire Prevention
Captain to Deputy Fire Marshal

Meeting Date

March 1, 2021

Presenter

Fire Chief Bob Louis

Public Hearing

Yes No

Summary

This is a request for reclassification for the Captain's position in Fire Prevention. This position is currently a pay grade 18 with a salary range of 55,514 thru 86,048. I would request this reclassification be changed to Deputy Fire Marshal with a pay grade 19 with a range of 58,290 thru 90,350. 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.

Background

The special requirements for this position are very detailed. We will need someone with plans review experience, Level III standard fire inspector certification, as well as a NCFIT, and or CFI for determining Cause and origin on all fires in the primary response district.

Financial Impact

Not to exceed \$13,209 which would be the difference between the current salary and the midpoint of the new classification.

Recommendation

Staff recommends approval of the reclassification.

Suggested Motion

I make a motion to approve the reclassification from Captain in Fire Prevention to Deputy Fire Marshal.

Attachments

1. Deputy Fire Marshal Job Description

Deputy Fire Marshall

General Statement of Duties

To perform highly responsible fire inspection and prevention duties including fire education; inspection of various structures, incident investigation and interpretation of federal, state and local fire codes, laws and regulations; and to provide responsible staff support to the Fire Department.

Distinguishing Features of the Class

An employee in this classification is responsible for performing commercial and industrial fire inspections and investigations as required by the NC Fire Code. Emphasis of the work is on identifying fire violations and hazards, seeking compliance with applicable fire laws, codes, and ordinances, and determining the cause of fires. A majority of the work is performed independently with considerable latitude and judgment in interpreting the NC Fire Code. Employee establishes priorities to ensure efficiency and effective use of duty day. Employees in this class are responsible for coordinating and delivery of fire and life safety training to citizens and other requests. Assignments may include coordination of special projects, events or public functions requiring the coordination of work with firefighting personnel for equipment displays and demonstrations. Work is reviewed by a senior fire officer and is evaluated on the basis of compliance with established policies and procedures and attainment of individual performance objectives. This employee is also assigned fire suppression duties as needed and would be responsible for serving as commanding officer of an assigned crew and of emergency situations.

Illustrative Examples of Work and Principal Responsibilities

- Conducts routine inspections of businesses, educational institutions, and commercial and industrial facilities and determines compliance with NC Fire Code; determines quantity compliance with NC Fire Code and NC Building Code for businesses storing hazardous chemicals or other hazardous products including height of stored product, cubic footage of product and whether current fire protection system is sufficient; makes special inspections in response to citizen complaints such as overcrowding at special events, exceeding maximum capacity, and other fire code violations
- Conducts fire investigations and prepares reports of findings; conducts interviews with the public and suspects in arson cases; takes photographs and sample analysis of evidence for origin and cause of fires; provides technical assistance to local, state, and federal law enforcement agencies involved in investigations; appears in court to give testimony related to the nature of the work performed
- Serves in the capacity of a firefighter or officer in charge on fire calls or as required for emergency incidents or manpower shortages
- Conducts training for firefighting personnel and fire officers to enhance their understanding and application of the NC Fire Code and to provide information needed to retain certifications
- Conducts fire safety and prevention education programs for schools, churches, businesses, and community groups and applies varied teaching methods to groups served
- Makes recommendations for planning and implementing occupancy emergency evacuations

- Establishes and maintains an effective working relationship with other department personnel, other employees in the Town, the public and other public officials; exercises discretion and judgment when interacting with inebriated and/or confrontational individuals
- Performs preventative basic care and maintenance of all fire prevention equipment and vehicles
- Makes accurate and prompt reports of inspections, investigations, and other duties as required by procedure and as directed by supervisor; makes reports of daily productivity and false alarm activity

Knowledge, Skills, and Abilities

- Thorough knowledge of the inspection resources such as the NC State Building Code and NC State Fire Prevention Code, National Fire Protection Association (NFPA) Codes, and NC General Statues
- Thorough knowledge of NFPA and OSHA codes and Town codes and ordinances
- Thorough knowledge of investigation resources such as NFPA 92 & Kirk's Fire Investigation Textbook
- Knowledge of fire behavior, building construction, and fire suppression and alarm systems
- Knowledge of firefighting tactics sufficient to assume command at fire incidents
- Knowledge of public education resources such as the Life Safety Code Textbook and NC Fire and Life Safety Educator materials
- Knowledge of computer programs necessary to maintain fire inspection, productivity and other necessary records
- Ability to conduct fire inspections and investigations and apply the NC Fire Code, NC Building Code, and other codes and compliance regulations to the work performed
- Ability to utilizes various legal, technical, and education resources in the performance of work
- Ability to respond to and manage stressful situations
- Ability to communicate effectively with other officials and the public, both in verbally and in writing; ability to draft technical, narrative, and statistical reports
- Ability to plan and teach inspection and investigation techniques to firefighting personnel

Physical Requirements

Work in this position is characteristically administrative and technical in nature. However, depending upon the circumstances of any fire related call the employee may be exposed to some of the same physical requirements of other fire employees which is heavy work requiring exertion of in excess of 100 pounds of force occasionally, and/or in excess of 50 pounds of force frequently, and/or in excess of 20 pounds of force constantly to move objects.

Education and Experience

An Associate's Degree in Fire Science or other related field of study and a minimum of seven (7) years' of firefighting, inspections, and investigations experience.

Special Requirements

- NC Class B Non-Commercial Drivers' license (CDL-B)
- NC Level II Firefighter preferred
- EMT-B
- Certification as a Fire Inspector III
- CFI Investigator by the North Carolina Department of Insurance
- Employee required to successfully complete the NIMS course work applicable to the position within one year
- Fire and Life Safety Educator Level III
- 3 years minimum plans review experience

FLSA Status: Exempt

Disclaimer

This classification specification has been designed to indicate the general nature and level of work performed by employees within this classification. It is not designed to contain or be interpreted as a comprehensive inventory of all duties, responsibilities, and qualifications required of employees to perform the job. The Physical Requirements and Working Conditions section of this classification may vary from position to position and a more thorough description of these elements can be found in the employee's Position Analysis Questionnaire (PAQ). The City of Mebane reserves the right to assign or otherwise modify the duties assigned to this classification.

January 2021

Mebane Fire Dept. Monthly Report

	January	Year to Date	% Change from 2020
Structural Response			
Totals	37	37	54%
Average Personnel Per Response	11	11	
Average Volunteer Response	3	3	
Non Structural Responses			
Totals	54	54	17%
Total Fire Response	91	91	30%
Location (Year to Date)	North	South	
Total Number/Percentage	51/56%	40/44%	
	North	South	
Average Fire Response Time	4:58	5:34	
Percentage of Calls Inside City	56%	56%	
Percentage of Calls Outside City	30%	30%	
Percentage of Calls for Mutual Aid	14%	14%	
EMT Response	130	130	-5%
Location (Year to Date)	North	South	
Total Number/ Percentage	74/57%	56/43%	
CPS Seats Checked	6	6	
Views on Fire Safety Facebook Posts	0	0	
Smoke Alarms Checked/Installed	1	1	
Station Tours/Programs	0	0	
# of Participants	0	0	
Events Conducted/Attended	1	1	



**Planning Board
Minutes to the Meeting**

February 8, 2021
6:30 p.m.

The Planning Board meeting was held virtually and livestreamed via YouTube. The video can be accessed through the following link: <https://www.youtube.com/watch?v=bJiSo5Lck2Q>

Members Present Via Zoom: Keith Hoover, Lori Oakley, Kurt Pearson, Vice Chairman Judy Taylor, Gale Pettiford, Larry Teague, Kevin Brouwer, and Chairman Edward Tulauskas

Also Present: Ashley Ownbey, Planner; Audrey Vogel, Planner; Cy Stober, Development Director; Kirk Montgomery, IT Director

1. Call to Order

At 6:30 p.m. Chairman Edward Tulauskas called the meeting to order.

2. Approval of Jan 11, 2021 Minutes

Lori Oakley made a motion to approve the minutes from the January 11, 2021 meeting. Judy Taylor seconded the motion, which passed unanimously.

3. City Council Actions Update

Cy Stober, Development Director, provided an update on the City Council's recent action to regarding the rezoning request at 6016 West Ten Road by Al Neyer. He also provided an update on the Lowes Blvd Corridor plan that was presented to City Council but no action was taken.

4. Request to rezone the property located at S NC Hwy 119 (GPIN 9814861392) from B-2 to B-2(CD) to allow for a multi-tenant shopping center with a drive-through restaurant on +/- 1.54 acres by PT Greenland, LLC

Staff presented an application from PT Greenland, LLC to rezone +/- 1.54 acres from B-2 (General Business) to B-2(CD) (General Business, Conditional) district to allow for a 10,800 sf Multi-tenant Building (aka "Neighborhood Shopping Center") complying with all development standards identified in the Mebane (UDO 4-7.8.I) and allowing for four (4) otherwise restricted uses: Laundromat, Coin-Operated or Card, Restaurant (drive-in or take-out window only), Restaurant (with drive-through), and Physical Fitness Center, Training Center. The other 32 prohibited uses would be restricted from use on this property. The site qualifies as a small lot for landscaping requirements. As a small lot, the UDO requires 5' minimum and 15' average aggregate buffering along property perimeters with properties. The applicant has requested a waiver to reduce the 15' streetscape to 11 feet to accommodate the existing sidewalk on 119. The Technical Review Committee (TRC) has reviewed the site plan and the applicant has revised the plan to reflect any comments.



Audrey Vogel provided a brief overview and PowerPoint of the request.

Chad Huffine, Engineer at the L.E.A.D.S. Group, PA, 505 E Davis Street, Burlington, NC, 27215, presented on the behalf of the applicant and answered questions from the Planning Board. Mr. Huffine elaborated on the rezoning request and shopping center site plan.

Kurt Pearson asked about the location of the drive-through components, including windows, and ordering kiosks, on the site plan. Chad Huffine noted the locations of two drive through windows on the plan. He elaborated on the intent of the northern drive-through window clarifying that an ordering menu is not required for the intended use. Mr. Huffine indicated that the tenant to occupy the space with the southern drive through window has not yet been identified and a menu/ordering board may or may not be required, but the construction plans will include underground wire conduits to allow for a menu/ordering board if necessary. He also noted that the design of the site features 11 vehicle queuing spaces, which exceeds DOT requirements, for each window, and appropriate striping will be provided when necessary.

Larry Teague asked about the site's vehicular circulation and any anticipated traffic. Mr. Huffine described the counterclockwise entrance and exit pattern on the site. In addition, Mr. Huffine indicated that the drive isle at the south east corner of the property was designed as 36 to 44 feet wide which is double the typical 2 lane isle parking lot design.

Lori Oakley asked about the site's access point on the unnamed driveway, expressing concerns that the point on the driveway is the relatively close to the 5th Street / 119 intersection. Chad Huffine responded that the driveway is 80-100 feet from 5th Street. He explained the site presents a north to south topographic challenge and they designed the site so that the entrance was as far south as possible. Ms. Oakley also noted that she would like to see more accessibility through the site but understood that the steep grade and retaining walls pose a challenge.

Cy Stober responded to Kurt Pearson's previous comment about menu boards on the site. Mr. Stober noted that a menu board is not reflected on the approved plans. He explained that they are allowed by right but are not allowed to be positioned to face a public right of way, so in the event that a menu board is installed it would not face NC 119 and would require appropriate screening.

Kurt Pearson asked Chad Huffine if he was able to provide information about the tenant expected to occupy the northern space with the drive-through window. Mr. Huffine declined to answer at this time.

Lori Oakley made a motion to approve the B-2(CD) zoning as presented as that the application is consistent with the objective goals of the Mebane CLP and that the request is for a property within the City's G-1 Mixed Use (III) Primary Growth Area and satisfies growth management goals



1.1 and 1.6. Judy Taylor seconded the motion. The motion passed unanimously per a roll call vote. Chairman Tulauskas indicated that the request will go before the Mebane City Council on Monday, March 1st.

5. Overview and Discussion of UDO Revisions

Cy Stober provided a presentation on the City's effort to update and revise the Mebane Unified Development Ordinance. In his presentation, Mr. Stober described the 160D statutory amendments as required by state law, as well as separate environmental amendments required to reflect state environmental regulations for the Falls Lake Nutrient Management Strategy and Upper Eno Water Supply (II) Watershed, and he highlighted the timeline for presenting them to Planning Board and City Council. In addition, Cy presented on a second phase of updates to include revisions that are not required by NC General Statutes but have been identified by staff as needed to meet the growing demand for development in Mebane, including Dimensional Standards, Signs, Open Space & Rec Area, Buffers and Landscaping.

6. New Business

Cy Stober informed the Board about the creation of the Racial Equity Advisory Committee. He indicated that information and application materials will be available on the City's website and has been posted on Facebook.

7. Adjournment

There being no further business, the meeting was adjourned at 7:20 p.m.