



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, September 12, 2022 in the Council Chambers of the Glendel Stephenson Municipal Building located at 106 E. Washington Street.

Councilmembers Present:

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

Also Present:

Chris Rollins, City Manager
Preston Mitchell, Assistant City Manager
Lawson Brown, City Attorney
Stephanie Shaw, City Clerk
Ashley Ownbey, Interim Development Director
Daphna Schwartz, Finance Director
Terrence Caldwell, Police Chief

Mayor Hooks called the meeting to order. Pastor Stu Johnston of Grace Reformed Baptist Church gave the invocation.

Mayor Hooks commended Fire Chief Bob Louis on the outstanding event held on September 10th in honor of Mebane Fire Department's 100th Anniversary. He also took a moment to congratulate Tom Boney, Owner/Editor of Alamance News, on receiving multiple awards from the North Carolina Press Association.

During the Public Comment Period, Carl Bradley, 4610 Mebane Rogers Road, Mebane, shared his concerns with the duration of traffic light at the intersection of the new 119 bypass and Hwy 70 as well as the needed street signs along the bypass.

Also, during the Public Comment Period, Janine Zanin, 4601 Timberwood Trail, Efland, shared her concerns with Mebane's growth in the Orange County and the effects the growth is having on the Orange County schools. She expressed her desire to see the Mebane staff and the Orange County staff work together towards a solution.

Mayor Hooks gave an overview of the Consent Agenda:

- a. Approval of Minutes
 - i. July 11, 2022 Regular Meeting
 - ii. August 1, 2022 Regular Meeting
- b. Petition for Voluntary Contiguous Annexation- Eleventh Street Apartments
- c. FY22 Disposal of Assets Listing
- d. Budget Amendment- FY22 Rollovers and WRRF Expansion Land Purchase
- e. Final Plat Reapproval- Bowman Village Ph. N2
- f. Adopting Resolution seeking AIA grant for the assessment of the 5th Street Sewershed and CWSRF funding loan assistance for the WRRF sewer outfall to Holt Street

Item b.

RESOLUTION FIXING 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 at the Glendel Stephenson Municipal Building at 6:00 p.m. on October 3, 2022.

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

A PARCEL OF LAND LOCATED IN CHEEKS TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIPE IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, SAID IRON PIPE BEING IN THE SOUTHERN LINE OF THAT PROPERTY OWNED BY OR MEBANE LLC. (DEED BOOK 6615, PAGE 1237 ORANGE COUNTY REGISTRY) AND HAVING NC GRID COORDINATES N: 852,227.13', E: 1,923,763.88' NAD 83/11 AS DETERMINED BY AN ACTUAL GPS SURVEY (COMBINED GRID FACTOR 0.99995159); THENCE WITH THE SOUTHERN LINE OF OR MEBANE LLC. AND PROCEEDING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS THE FOLLOWING TWO (2) CALLS 1) N 89° 22' 14" W 4.40' TO A CALCULATED POINT AT THE SOUTHWEST CORNER OF OR MEBANE LLC., 2) ALONG THE WESTERN LINES OF OR MEBANE LLC., CITY OF MEBANE (DEED BOOK 3282, PAGE 166 ORANGE COUNTY REGISTRY) AND FRANK E. MAJORS (DEED BOOK 1288, PAGE 106 ORANGE COUNTY REGISTRY) N 01° 08' 03" W 533.32' MORE OR LESS TO A CALCULATED POINT AT THE NORTHWEST CORNER OF THAT PROPERTY OWNED BY FRANK E. MAJORS, THENCE, LEAVING THE EXISTING CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG FRANK E. MAJORS NORTHERN LINE N 88° 38' 07" E 12.53' TO A CALCULATED POINT, SAID POINT MARKING THE EASTERN RIGHT OF WAY OF ELEVENTH STREET THENCE CONTINUING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS AND WITH THE EASTERN RIGHT OF WAY OF ELEVENTH STREET S 01° 20' 52" E 533.82' MORE OR LESS TO A CALCULATED POINT IN THE SOUTHERN LINE OF OR MEBANE LLC. THENCE ALONG AND WITH THE SOUTHERN LINE OF OR MEBANE LLC. AND CONTINUING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS THE FOLLOWING THREE (3) CALLS 1) S 89° 25' 28" E 5.23' TO AN EXISTING IRON PIPE, 2) N 89° 34' 28" E 160.85' TO AN EXISTING IRON PIPE, 3) N 01° 05' 37" W 13.87' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHWEST CORNER OF THAT PROPERTY OWNED BY AUBREY A. & CELINE W. MEADOR (DEED BOOK 6418, PAGE 296 ORANGE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHERN LINE OF AUBREY A. & CELINE W. MEADOR S 89° 54' 18" E 406.29' TO A CALCULATED POINT AT A SOUTHWEST CORNER OF THAT PROPERTY OWNED BY MARTIN C. BEAN (DEED BOOK 4572, PAGE 3 ORANGE COUNTY REGISTRY); THENCE LEAVING THE EXISTING CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH A SOUTHERN LINE OF MARTIN C. BEAN S 89° 54' 18" E 196.79' TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHERN END OF A WESTERN LINE OF THAT PROPERTY OWNED BY MARTIN C. BEAN (DEED BOOK 4572, PAGE 3 ORANGE COUNTY REGISTRY); THENCE CONTINUING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH MARTIN C. BEAN S 00° 41' 02" W 466.67' TO AN EXISTING IRON PIPE IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, SAID IRON PIPE BEING IN THE NORTHERN LINE OF THAT PROPERTY OWNED BY ELIZABETH S. WOODY (DEED BOOK 6656, PAGE 1690 ORANGE COUNTY REGISTRY); THENCE LEAVING THE NEW CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE NORTHERN LINE OF ELIZABETH S. WOODY S 88° 41' 03" W 115.93' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE NORTHEAST CORNER OF THAT PROPERTY OWNED BY CEDAR HILL APARTMENTS LLC. (DEED BOOK 4444, PAGE 457 ORANGE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE NORTHERN LINE OF CEDAR HILL APARTMENTS LLC. S 88° 43' 24" W 630.01' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE NORTHWESTERN CORNER OF CEDAR HILL APARTMENTS LLC., THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS S 89° 03' 17" W 6.52' TO A CALCULATED POINT, SAID POINT MARKING THE EASTERN RIGHT OF WAY OF ELEVENTH STREET, THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS S 89° 03' 17" W 4.55' TO A NEW IRON PIPE SET, SAID IRON PIPE, SAID IRON PIPE BEING IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS N 02° 01' 33" W 469.92' BACK TO THE POINT AND PLACE OF BEGINNING, CONTAINING 8.498 ACRES OR 0.0133 SQUARE MILES MORE OR LESS. AS SHOWN ON PLAT ENTITLED "FINAL PLAT OF CONTIGUOUS VOLUNTARY ANNEXATION FOR CITY OF MEBANE CORPORATE LIMITS EXTENSION". PROPERTY AS DESCRIBED IN DEED BOOK 6708, PAGE 1354, ORANGE COUNTY REGISTRY, STANDING IN THE NAME OF ESPITIA PROPERTIES, LLC, BY THOMAS A. TELLUP, PLS, SUMMIT DESIGN AND ENGINEERING SERVICES PROJECT 20-0162, DATED JULY 28, 2022, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. SEE RIGHT OF WAY DOCUMENTS; DEED BOOK 211 PAGE 248, DEED BOOK 211 PAGE 249, & DEED BOOK 211 PAGE 253.

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

Item f.

Project Resolution
RESOLUTION BY GOVERNING BODY OF APPLICANT

WHEREAS, The City of Mebane has need for and intends to construct, plan for, or conduct a study in a project described as Asset Inventory and Assessment of the Sewer collection system described as condition assessment, field location, and as-built review of infrastructure within the City of Mebane to prepare an asset inventory, and a Sewer Rehabilitation Project of the Water Resource Recovery Facility gravity sewer outfall and manholes with no increase in capacity, and

WHEREAS, The City of Mebane intends to request State loan and/or grant assistance for the projects,

NOW THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF MEBANE:

That City of Mebane, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the City of Mebane to make a scheduled repayment of the loan, to withhold from the City of Mebane any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That Chris Rollins, City Manager the **Authorized Official**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the September 12th, 2022, at City of Mebane City Hall, Mebane, North Carolina.

(Signature of Chief Executive Officer)

(Title)

Mr. Bradley made a motion, seconded by Mr. Ewing, to approve the consent agenda as presented. The motion carried unanimously.

A public hearing was held on a request from Summit Church to adopt an ordinance to extend the corporate limits. Mr. Brown presented the request. He stated that this is a voluntary non-continuous annexation of +/- 20.036 acres located on the corner of Old Hillsborough Road and Mebane Oaks Road in Alamance County. At last month's meeting, the Council accepted the annexation petition and the certificate of sufficiency. Mr. Bradley made a motion, seconded by Ms. Hadley, to close the public hearing. Ms. Burkholder made a motion, seconded by Ms. Hadley, to adopt the ordinance to extend the corporate limits to include the 20.036 acres. The motion carried unanimously.

Mayor Hooks called for a motion to combine the following two public hearings as they involve the

same property.

6b) Ordinance to Extend the Corporate Limits- Voluntary Non-Contiguous Annexation- Sandra Clark

6c) Conditional Rezoning- West Ten Road- Williams Development

Mr. Bradley made a motion, seconded by Mr. White, to combine the public hearings. The motion carried unanimously.

Mr. Brown presented the annexation request. He stated that this is a voluntary non-continuous annexation of +/- 73.978 acres located on West Ten Road in Orange County. He stated that the property is currently zoned Industrial and if Council votes to bring the property into the corporate limits, the request on the zoning is to zone it Industrial under the City of Mebane's Unified Development Ordinance (UDO). He stated that Council will need to vote separately on both matters, the annexation and the rezoning.

Ms. Ownbey presented the rezoning request via a PowerPoint presentation. She stated the applicant, Williams Development Group is requesting Light Manufacturing Conditional Zoning on the 74-acre property located on West Ten Rd in Orange County. The property is currently zoned EDB-2 (Economic Development Buckhorn Higher Intensity District) and R1 (Rural Residential) under the Orange County zoning. The surrounding properties are zoned R-1, AR, and EDB-2. Mebane zoning is within one mile of the subject property. The Medline Distribution Center is zoned Light Manufacturing as are tracts of property south of the Medline site. The property is located in the Watershed Overlay, Upper Eno Protected area and staff has reviewed for compliance. The property is located outside of Mebane's jurisdiction in Orange County and as noted annexation is required prior to City Council's action on this rezoning request. The subject property is currently vacant and forested. Surrounding uses include single-family residential, a middle school, athletic fields and vacant land. As previously mentioned, the Medline Distribution Center is within one mile of the subject property. The property is located within the Mebane by Design Comprehensive Land Development Plan study area, designated as secondary growth area. The property is within the Buckhorn Economic Development District in Orange County. In 1981, Orange County established three Economic Development Districts (EDDs), including the Buckhorn EDD which includes approximately 900 acres of land and is intended to "...create a district allowing a wide range of non-residential uses with limited higher density residential uses" (Orange County Unified Development Ordinance, p. 3-43). In 1994, Orange County, through a government-initiated land use and zoning change, amended most of the area's zoning to support economic development land uses. The subject property is located in the Buckhorn EDD and primarily zoned EDB-2, Economic Development Buckhorn Higher Intensity, which supports manufacturing, assembly, processing, and distribution uses. As described in Mebane by Design, the City of Mebane worked in collaboration with Orange County to invest in the water and sewer infrastructure in this area to support private sector growth. As a conditional rezoning request, it is a site-specific request. The site plan reflects the following:

- The LM CD zoning request is to allow for a light industrial development
- The site plan features two warehouse buildings with a proposed subdivision of the property so that each building and associated parking is contained on its own lot
- The applicant will provide a 5' sidewalk along West Ten Road and an internal sidewalk network to connect to buildings
- As shown on the site plan, the site features 100' type B buffer along the perimeter. The UDO requires a 20' Type C buffer between the two proposed lots. The applicant is requesting to relocate the buffer with additional plantings elsewhere on the property. No waivers are otherwise being requested for this project
- TIA exclusive eastbound left and westbound right turn lanes with 100 feet of full storage and appropriate taper at each of the proposed site entrances on West Ten Road

Mike Fox, attorney with Tuggle Duggins and representative for the applicant, Williams Development, introduced those present on behalf of the request:

- Dixon Pitt – Williams Development Group, applicant
- Chase Smith – Ramey Kemp Associates, traffic consultant

- Tim Summerville – Stewart, civil engineer

Mr. Fox stated that a specific user has not been identified for this property yet. He said they had a robust community engagement and City staff were very helpful in helping them reach out to neighbors in that area. He said based on feedback from the public, there were concerns with the watershed protection and they have increased the undisturbed buffer significantly around the perimeter. Additionally, he stated there were traffic concerns. He shared that a TIA was completed and the recommended improvements will be completed as part of the project. He shared that they will be extending a sidewalk along the front of the development. There will be some additional landscaping plantings along the West Ten Road portion of the development.

There was a brief discussion regarding the 100-foot buffer around the entire project. There was also discussion regarding annexation and why it is necessary. Mr. Mitchell explained that Mebane requires annexation in order to provide general fund services. Mr. Rollins added that in 2004, the Mebane City Council and the Orange County Commissioners entered into an agreement regarding extending utilities in this area and then in 2012, as part of that agreement, Orange County provided the funds, part of which came from an Orange County sales tax increase, to extend water and sewer utilities into this Buckhorn Economic Development Zone and part of the agreement was if they did so, the City of Mebane would in turn annex and provide water and sewer service to those properties. He stated that this property is the last piece in that planning area to the East on the North side of West Ten Road.

Mr. Pitt provided information about Williams Development group and reiterated some of the same points shared by Ms. Ownbey in regards to the development and the site plan. He stated that the building sizes are speculative in nature, as mentioned before, no specific user has been identified. They would begin with the smaller building as the spec building.

Ms. Burkholder stated that the comment regarding the building sizes concerns her and questioned if the buildings changed, would the buffer be impacted. Mr. Pitt stated the buffer would remain the same. Mr. Fox added that the building(s) would be built based on the conditional rezoning requirements.

Mr. Ewing asked how many trailer spots are proposed. Mr. Summerville stated right now they are proposing 110 loading docks on building A and 138 trailer spaces and on the smaller building 48 loading docks and 58 trailer spaces. Mr. Ewing asked if there would be any opportunity for heavy duty electric vehicle charging. Mr. Fox replied it would be a user decision.

Mr. Rollins said the rezoning request is for site specific approval but he is hearing that the building may be combined to make one building, if so, the applicant will need to ask for that flexibility as part of the conditional approval with the commitment that the square footage will stay under 900,000 square feet. Mr. Fox and Mr. Pitt both said yes.

Janine Zanin, 4601 Timberwood Trail, Efland, shared her disappointment with the proposed development and shared concerns with truck traffic, citing an actual "close call" with a tractor trailer herself. She feels this development is not the best use for the property and does not want to see it become a link that then brings similar development to the South of West Ten Road. She said if Council does approve the request, she prays it will be the stopping point and that there will be no expansion to the South in the protected watershed and surrounding the school on all four sides with development that is highly inappropriate for kids that are running around on soccer fields breathing in the air around them.

Carl Bradley, 4610 Mebane Rogers Road, Mebane, questioned how tall the buildings will be. Ms. Ownbey said there is a 150-foot maximum height requirement in the UDO.

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

Mr. Bradley made a motion, seconded by Ms. Burkholder, to adopt an ordinance to extend the corporate limits to include the 73.978 acres. The motion carried unanimously.

Mr. White made a motion, seconded by Mr. Ewing, to approve the LM(CD) zoning as presented with the voluntary conditions offered and finds that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. Specifically, the request:

- Is for a property within the City's G-4 Secondary Growth Area (Mebane CLP, p.66);
- Serves Mebane CLP Growth Management Goal 1.7 through the support [of] industrial development at existing industrial parks near I-40/85 (pp.17, 59 & 82)

The motion carried unanimously.

Mayor Hooks called for a break at 6:55 p.m. He called the meeting back to order at 7:03 p.m.

Chief Caldwell presented a request for approval of a Memorandum of Understanding (MOU) Agreement with Alamance Burlington School System (ABSS) for new School Resource Officer Positions. Chief Caldwell stated that in 2008, the City has funded an SRO position at Hawfields Middle School. In June of 2022, the Alamance County Commissioners approved funding allowing full-time School Resource Officers in all its schools. The funding will apply to Audrey Garrett, South Mebane, and E.M. Yoder for the City of Mebane. ABSS has also agreed to fund the SRO position at Hawfields Middle School. The police department, through an assessment process, has selected three sworn, experienced officers to fill the SRO openings at the elementary schools. These officers have already received the mandated training and certification required by the state. New hires will backfill their positions. The School Resource Officers' assignments shall be permanent.

Mayor Hooks commended the Police Department's efforts in keeping the schools safe.

Mr. Bradley asked if Mebane's Police Department has any input on the security measures that are put in place. Chief Caldwell said they do have some input. He stated that they meet quarterly with ABSS's liaison to discuss school changes with regard to security, infrastructure, etc.

Ms. Burkholder thanked Chief Caldwell for playing an instrumental role in getting ABSS, Alamance County Sheriff's Department and other figure heads together over the summer to create this initiative. Chief Caldwell said their response and approach is to be even more proactive when it comes to the children and those that take care of our children.

Mr. White asked if there are any outstanding requests from the Mebane Police Department regarding security in Mebane's schools in which we are waiting for a response from the school system. Chief Caldwell replied no, the school system has been very receptive and great to work with.

Mr. Ewing commented that the process from funding to hiring was expedited and finalized quickly. Chief Caldwell agreed.

Ms. Schwartz explained that ABSS will provide \$280,000 in funding per year for four SRO positions. The middle school SRO position was already budgeted, so the City will expend an additional \$272,115 on salary and benefits for the three unbudgeted positions. The salary and benefits for four SRO positions will cost the City \$354,739 per year. The City will use the remaining \$7,885 and general fund revenue to cover all other costs associated with the SRO positions.

Mr. Bradley made a motion, seconded by Ms. Burkholder, to approve the SRO MOU Agreement and Budget Ordinance Amendment as presented. The motion carried unanimously.

Mayor Hooks recognized and welcomed several students from Bradford Academy that were in attendance.

Mr. Brown presented a request for approval to accept a petition for annexation and the Annexation Agreement for the property at 225 Honeysuckle Street, per the City's Voluntary Annexation Policy. Mr. Brown explained that the owners desire to build a house on their individual property at that address which is currently served by Orange Alamance Water. He said staff does not feel general services would be necessary to this property. He said the property owners have requested to hook onto the City's sewer in which they will pay double rates. The property is in the historic West End (where fewer than fifty percent of the immediate neighborhood have requested annexation). He stated this request is a unique situation, in order to be considered for annexation, under the policy, the applicants must sign an annexation application or petition and an agreement to be annexed in the future if the City desires. The executed annexation agreement would be recorded in the register of deeds office to provide notice to all persons who may purchase the property in the future. Staff recommends that the Council accept the petition but defer annexation provided that the owners of the property sign and record the City's standard Annexation Agreement per the policy. Mr. Ewing made a motion, seconded by Ms. Hadley, that the City accept the petition for annexation and the Annexation Agreement for the property at 225

Honeysuckle Street but defer annexation until the future per the City's policy and upon recordation of the signed Annexation Agreement. He further moves that the City allow access to the City utility services per the Voluntary Annexation Policy. The motions carried unanimously.

Mr. Brown gave a brief introduction to the Council regarding a Main Street Memorandum of Understanding (MOU) between the City of Mebane and Downtown Mebane Development Corporation (DMDC). He explained that the City of Mebane is working to achieve full Main Street designation with the State of NC Main Street Program on July 1, 2023. This designation will be chartered to the City of Mebane and thereby under the control of the Mebane Governing Body. The current FY 22-23 is serving as a transition year towards achieving full designation. As part of the adoption of the FY 22-23 budget, the Mebane Downtown Steering Committee was to serve as a provisional board until an independent group was incorporated. The Mebane Model Main Street format has seen the Downtown Mebane Development Corporation now become incorporated and is pursuing its 501(c)3 status.

Mayor Hooks requested that Mr. Mitchell provide more detail on the Downtown Associates Community Program (DAC).

Mr. Mitchell said the DAC is the program in which the City was accepted into in 2019 and is a precursor to moving towards the full designation of a Main Street Community. He stated this year is a transition year with full designation coming in July 2023. He explained that the purpose of the MOU is so that the DMDC can begin utilizing the funding that was approved for this fiscal year. Mr. Mitchell highlighted a few details within the MOU.

Dan Shannon, President of the DMDC, introduced himself and the DMDC board members, some of which were in attendance: Teresa Dallas, Barbara Guttman, Adam Powell, Secretary Sugaree Thornton, Treasurer Katherine Mathias and Vice President Steve Krans. Mr. Shannon commended Diane Young, the contracted downtown coordinator, stating her hard work and actions have led the DMDC into a very good place. He thanked Mr. Rollins, Mr. Mitchell, Ms. Ownbey, Ms. Hunter Mr. Montgomery and Ms. Shaw for their continued strong support and help during this journey. He listed the DMDC's current accomplishments and goals as follows:

- Incorporation
- Adopted Bylaws
- Adopted Mission Statement
- Adopted Conflict of Interest to Close Reform
- Adopted Checking Account Signatories Resolution
- Conducted hiring process for an Executive Director, followed by an offer of employment
- Pursuing 501c3 status
- Working to towards utilizing the same bookkeeper as the Mebane Historical Museum
- Retained the services of Small Town Soul to create a logo, website and social media presence and downtown branding
- Continued work towards meeting requirements of the state for the Main Street Program full designation
- Set up of PO boxes for the DMDC and the Executive Director

Mr. Shannon concluded his presentation with a request for Council to approve the MOU and to agree to financial support for five years which would be so stated in the MOU.

After brief discussions, Mr. Bradley made a motion, seconded by Mr. Ewing, to adopt of the MOU between the City of Mebane and Downtown Mebane Development Corporation (DMDC) for five (5) years beginning on July 1, 2023, with the current FY 22-23 serving as the transition year to full Main Street designation with reference to the DAC Resolution adopted by Council in May 2019. The motion carried unanimously.

As an informational item, Ms. Ownbey shared that earlier this summer Orange County kicked off the US 70 Multimodal Corridor Study which spans from the NC 119 Bypass in Alamance County to US 751 in Orange County. She stated that the process will be facilitated by consultants from VHB and a Core Technical Team (CTT) that includes Planner Audrey Vogel from Mebane and representatives from Hillsborough, Orange County, DCHC MPO, BGMPO, and NCDOT Division 7. She introduced Nishith Trivedi, Orange County Transportation Planner.

Mr. Trivedi gave an overview of the scope of the project via PowerPoint presentation. The CTT will

meet monthly throughout the duration of the study. The study will include an analysis of existing conditions, public engagement with outreach to environmental justice communities, development of performance standards and implementation strategies, and drafting of a final plan. Two rounds of public workshops will occur in Mebane, Hillsborough, and Orange County. The study began in July/August 2022 and is expected to end in November/December 2023. DCHC MPO is funding the study. The study's budget is \$200,000.

Mayor Hooks announced the upcoming Mebane Fire Department's 100th Anniversary Public Celebration that will take place on Saturday, September 24th from 10 am- 2 pm at Station No. 1, 103 W. Washington Street.

Mr. Bradley asked about the Clay Street Improvement Project. Mr. Mitchell stated the project will be a much larger project than initially thought. He stated staff hopes to bring an overview and proposal next month or the following month.

There being no further business, the meeting adjourned at 7:46 p.m.

ATTEST:

Stephanie W. Shaw, City Clerk

Ed Hooks, Mayor