



Council Meeting Agenda
November 7, 2022
6:00PM

1. Call to Order Mayor Ed Hooks
2. Invocation..... Pastor Ken Tilley, Crosslink Community Church
3. Public Comments Mayor
4. Consent Agenda Mayor
 - a. Approval of Minutes- October 3, 2022 Regular Meeting
 - b. Final Plat Approval- Bowman Place, Ph. S-2
 - c. Final Plat Approval- Summerhaven, Ph. 2
 - d. Final Plat Approval- Buckhorn Business Centre, Ph. 1
 - e. Final Plat Reapproval- St. Barts Place
 - f. Petition for Voluntary Contiguous Annexation- Sarah S. Bradley, J. Thomas Wilson, Tammy C. Wilson, Steven S. Scott and Linda P. Scott
 - g. American Rescue Plan Resolution
 - h. Quarterly Financial Report- July 1, 2022- September 30, 2022
5. **Public Hearing**- Conditional Rezoning-
R-10 and R-20 to R-12 (CD)-Tupelo North..... Ashley Ownbey, Development Director
6. NCDOT- New 119 Bypass Speed Limit Certification Requests.....Brian Thomas, P.E.
NCDOT Regional Traffic Engineer
Transportation Mobility and Safety Division
7. Mebane TSS Rail Crossing Implementation..... Conzuela Cogdell, MSCE P.E.
NCDOT Rail Crossing Safety Engineer II
8. Clay Street and Fourth Street ImprovementsMark Reich, AWCK
Franz Holt, City Engineer
Kyle Smith, Utilities Director
Bob Louis, Fire Chief
Ms. Ownbey
9. Fourth Street Closure for Hometown
Holidays Event.....Aaron Davis, Recreation and Parks Director
10. Recreation and Parks Advocacy Commission (RPAC) 2023 Appointments Mr. Davis
11. Bicycle and Pedestrian Advisory Commission (BPAC) Appointment Ms. Ownbey
12. Adjournment Mayor



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, October 3, 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, Development Director
Daphna Schwartz, Finance Director
Aaron Davis, Recreation and Parks Director
Terrence Caldwell, Police Chief

Mayor Hooks called the meeting to order. He then called for a moment of silence.

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, Anna Freeman, UNC-G public history student, shared that she is working on a "Mebane Mills" history project with Traci Davenport, Mebane Historic Museum Director. She announced a public call for anyone that may have memories, photos or artifacts related to any of Mebane's mills. She shared her contact information and requested that the public reach out to her or Ms. Davenport to share information which they or a family member may have.

Continuing the Public Comment Period, Robin Wintringham, Housing Specialist with United Way of Alamance County, extended an invitation to the City Council and the Mebane community to attend United Way's Housing Alamance event on October 19th. She shared that the event will be an open dialogue meeting about housing in Alamance County. The goal of the event will be to have deep conversations about housing needs and how to prioritize those needs.

Also, during the Public Comment Period, Leonard Harrison, resident of Mebane and Alamance-Burlington School Board candidate, shared his concerns with the residential growth in Mebane and its effects on the school system

Closing out the Public Comment Period, Roger Halchin, Mebane resident, shared concerns with the proposed Kingsdown development. He stated that he also attended the Planning Board meeting where he shared concerns about the watershed. He said a concern he did not share at that meeting was a potential heat sink that this new development could bring. He also shared concerns with the proposed parking arrangements.

Mayor Hooks gave an overview of the Consent Agenda:

- a. Approval of Minutes- September 12, 2022 Regular Meeting
- b. Final Plat Reapproval- Cambridge Park, Ph. 2C
- c. Budget and Capital Project Ordinance Amendments- WRRF Expansion/Renovation

Item c.

BE IT ORDAINED by the Council of the City of Mebane that the Budget Ordinance for the Fiscal Year beginning July 1 2022 as duly adopted on June 6, 2022, is hereby amended as follows:

ARTICLE I

APPROPRIATIONS	Current Budget	Change	Revised Budget
Utility Fund - Non-Departmental	\$ 1,917,875	\$ 75,000	\$ 1,992,875
Utility Fund - WRRF	\$ 2,292,698	\$ (50,000)	\$ 2,242,698

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
Utility Fund - Appropriated Fund Balance	\$ 3,704,203	\$ 25,000	\$ 3,729,203

This the 3rd day of October, 2022.

**Capital Project Ordinance for the City of Mebane
Water Resource Recovery Facility Expansion
Amendment 4**

BE IT ORDAINED by the Governing Board of the City of Mebane, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance amendment 4 is hereby adopted:

Section 1: The project authorized is the design and construction of Water Resource Recovery Facility 0.5 MGD Expansion to be financed by Utility Fund reserves and a State Revolving Fund or Revenue Bonds.

Section 2: The officers of this City are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following amounts are hereby appropriated for the project:

	Project Budget
Design & Engineering	\$ 3,525,000
Land Purchase	<u>275,000</u>
	\$ 3,800,000

Section 4: The following revenues are anticipated to be available to complete the project:

	Project Budget
Transfer from Utility Fund	\$ 3,800,000

Section 5: The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the General Statutes of North Carolina.

Section 6: Funds may be advanced from the Water and Sewer Fund for the purpose of making payments as due.

Section 7: The Finance Officer is hereby directed to report, on a quarterly basis, on the financial status of each project element in Section 3.

Section 8: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this Board.

Section 9: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board and to the Budget Officer and Finance Officer for direction in carrying out this project.

This is the 3rd day of October, 2022.

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 Espitia Properties, LLC to adopt an ordinance to extend the corporate limits. Mr. Brown presented the request. He stated that this is a voluntary continuous annexation of +/- 8.948 acres located on Eleventh Street in Orange County. At last month's meeting, the Council accepted the annexation petition and the certificate of sufficiency. No one from the public concerning the request. Mr. Bradley made a motion, seconded by Mr. Ewing, to close the public hearing. Mr. White made a motion, seconded by Mr. Ewing, to adopt the ordinance to extend the corporate limits to include the 8.948 acres. The motion carried unanimously.

A Quasi-judicial Board of Adjustment Public Hearing was held on an appeal request from Patricia Tulauskas and John Cox, 105 Falcon Lane, Mebane, to allow a third accessory structure on their property. Each Council member entered into the record, a statement that none of them have had conversations with the applicants, nor have they made a decision regarding the matter. Mayor Hooks stated that he has spoken with the applicants but has not made a decision regarding the matter.

Clerk Shaw swore in the following:

- Ashley Ownbey, Mebane Development Director
- Patricia Tulauskas, Co-Applicant and resident of 105 Falcon Lane
- Carl Bradley, resident of 4610 Mebane Rogers Road, Mebane

Ms. Ownbey gave an overview of the appeal request. She explained that the subject property is +/- 6.5 acres and currently includes a +/- 1,680-square-foot, single-family residence, a +/- 360-square-foot storage building, and a +/- 240-square-foot horse shelter, which amounts to less than 1% lot coverage. The horse shelter was permitted in March 2022. The applicant is proposing to place a 1,200-square-foot metal garage on the property in compliance with setback and lot coverage requirements. She said the Mebane Unified Development Ordinance (UDO) states that an accessory structure is defined as: "A detached subordinate structure(s), the use of which is incidental to that of the principal structure and located on the same lot therewith" (Mebane UDO, Article 12, Page 12-5). Section 4-2 (B) (2) of the UDO restricts the number of detached accessory structures on residentially-zoned property to two and includes the provision that "requests for additional accessory structures may be considered by the Board of Adjustment."

Ms. Tulauskas thanked Ms. Ownbey for being great to work with and thanked Council for their consideration of her request. She shared that her and her fiancé purchased the property in December of last year. The property includes their home which sits on 6.5 acres. When they purchased the property, there were two accessory buildings. They have three (3) miniature horses and wanted a small animal shelter. Per the City's Planning staff's direction, they removed one of the accessory structures so they could build the small animal shelter. She said the garage would be the third accessory structure and would be used for her fiancé's antique cars and possibly a tractor. She said the garage would be to the side and rear part of the yard and would be at least 40 feet from the property line. She said there is also a tree buffer and her neighbors which could possibly see the garage, Mr. and Ms. Dixon, are in full support of the garage. She

said they live at the end of a dead-end road and no one else would see the garage.

No one from the public spoke. Mr. Bradley made a motion, seconded by Mr. Ewing, to close the public hearing. The motion carried unanimously. Mr. Bradley made a motion, seconded by Ms. Burkholder, to approve the appeal request as presented due to fact that the property a large acre lot and the three buildings would not seem intrusive to surrounding property owners. The motion carried unanimously.

A Public Hearing was held on a request from NC Mebane Holt, LLC for approval to conditionally rezone four (4) properties totaling +/- 5.74 acres located at 120, 122, and 126 W. Holt Street. The properties are currently split-zoned HM, R-12, and B-1. The proposed request is to rezone the properties to B-1(CD) (Central Business Conditional District) to allow for a Planned Unit Development of 217 apartment units, +/- 4,200 square feet of event space, and +/- 9,396 square feet of retail space. The properties are within the G-1 Downtown Mixed-Use Growth Area. It is a Primary Growth Strategy Area. Additionally, this property is called out in the City's Downtown Vision Plan with a conceptual sketch included in that plan. Historically, the properties have been used for manufacturing. The western portion being largely vacant. Surrounding uses include the public library, single-family residential, church and offices. Ms. Ownbey shared a PowerPoint slide of the proposed site plan which has been revised since the July Planning Board meeting. The site plan now includes a reduced number of apartment units and it is still being pursued as a planned unit development which allows for a mix of residential and non-residential uses in addition to approximately 9,396 square feet of retail space. There is 4,200 square feet of conference event space proposed in the cotton building which is an existing building proposed by the applicant for renovation. She explained that for this type of PUD the applicant is held to private Recreation and open space standards and the applicant is proposing a dog park, a swimming pool and open space via rooftop decks to meet those requirements. For parking, they are providing some on-street spaces along with internal parking. There are some garage spaces associated with one of the buildings and the applicant since planning board has revised the plan to include some electric vehicle spaces which are now allowed for a certain credit to incentivize those types of uses. Additionally, the applicant provided a letter of intent for a shared parking agreement with the Mebane United Methodist Church. The applicant is meeting the residential and retail parking requirements through the parking provided on site, however, with the event space additional parking is needed. Since the July planning board meeting the applicant has also revised the plans to address many of the waiver requests including those related to parking, lighting, and open space. Ms. Ownbey went on to say that since this is a rezoning to be one zoning, there is some discretion provided to Council as to reduction in streetscape and perimeter buffering. The applicant has proposed an alternative landscaping plan and the UDO does allow for some deviation given that this is proposed as Central Business rezoning along with free development of property. With the use of the Methodist Church parking lot, the applicant is seeking relief from certain requirements specified as to non-residential use of parking that is in a residential zoning district and the church is residentially zoned. So, that relief would primarily be that this property does not directly abut the church's property. Holt Street does run in between and additionally it would allow for non-residential parking and non-daylight hours. She concluded her overview stating that there is a non-conforming building on the site, the cotton building, that is proposed for renovation. A non-conforming structure is allowed to continue per the UDO, so long as, the non-conformity is not increased. The non-conformity with this building is that it is in a site distance triangle. A Traffic Impact Analysis (TIA) was required of the applicant and it was finalized in May of 2022. It was reviewed by staff from the North Carolina Department of Transportation, as well as, a traffic consultant hired by the City. Per that analysis, no capacity improvements to the street network are required of the developer. However, with consistency of the Bicycle and Pedestrian Transportation Plan, the developer is required to make certain multimodal improvements related to pedestrian and bicycle travel in this downtown area.

Mike Fox, attorney with Tuggle Duggins, 400 Bellemeade Street, Greensboro, NC, representing the applicant, introduced the project's development team in attendance, David Allen with Reality Link, Alan Hill site Civil Engineer with Design Group and Joshua Reinke, Traffic Engineer with Ramey Kemp. Mr. Fox stated that Ms. Ownbey did a great job summarizing the request. He said, as indicated, the plan has changed significantly since the Planning Board meeting. They took the

feedback from that meeting to make positive changes to the plan. He said the site is the former site of the Kingsdown manufacturing plant and as currently zoned manufacturing is allowed. He said downtown is probably not the best location for manufacturing anymore, due to truck traffic and employee parking traffic. He said a mixed-use project complies with the City's vision and downtown plan. He noted some of the changes, the reduced number of apartments from 267 to 217, reduced building heights from four stories to three stories on the portion across the street from the residential neighborhood on Holt Street and the significant reduction of their waiver requests. He spoke regarding the parking, stating that they have increased available parking spaces through site design and the agreement with the church and also adopted the design to increase open space. He shared that the working name for this project is The Manor on Washington. They feel it is consistent with the present and the future as it reflects and honors the past. Mr. Fox shared a rendering of the proposed project. He reiterated the same details as Ms. Ownbey related to the TIA. He said they have worked hard on the multimodal transportation elements, including sidewalk width improvements and bicycle lane markings. He shared a slide highlighting the parking requirements in which they meet the UDO requirements. The only reason they plan to lease the parking from the church is for the additional parking for the event space. He shared a rendering of the building elevations, again, sharing information regarding the reduction of height on the Holt Street side and also the four-story side which fronts on Washington Street with the bottom story serving as mixed use, street level retail and living above and also incorporates outdoor dining, event space, open-air rooftop space and recreation rooftop space.

Mr. Bradley questioned how the sidewalks can be widened in front of the cotton building since it is an existing building. Mr. Fox said they are going to be able to take down some of the overhead utility lines because a lot of them feed into the Old Mill. Some will remain to provide basic service several will be eliminated so that will help in making more room for the sidewalk.

Mr. Fox continued his presentation with slides of the current state of the property and future views of the same areas. He shared that some of the complaints have been about the overgrown and unkept nature of the property and with the new development going forward the property will be well maintained and taken care of. He also shared slides of the proposed building height comparisons to other buildings in the downtown area. He shared some information regarding the interior plans for the studio apartments. There will be a mixture of one-bedroom and two-bedroom apartments. He said typically in this type of property, you do not have a lot of families that move in, therefore there would probably be a limited number of school age children that would move in. He said empty nesters and young professionals are usually attracted to this type of downtown living property. He gave an overview of the resident amenities, dog park, pool, clubhouse, fitness center, and remote work-spaces. He then gave an overview of the community amenities, rooftop bar, conference/event space, restaurant and retail, dog park and five-foot sidewalks around the project for downtown walkability.

Mr. White asked if the dog park would be for the community and residents. Mr. Fox said there would not be a guard at the gate.

Ms. Burkholder asked if they plan to use brick on the new buildings. Mr. Hill said there will be brick and hardy plank board.

John Plageman, architect with Plageman Architecture, explained that the three-story buildings will be 35- 40% masonry and then there will be hardy siding on the Washington Street buildings which will have a heavier inlay of brick and there will be some historic detailing on that brick with some corbeling, different striations and recesses of brick.

Mr. Fox overviewed the community investment, citing the complimentary office for the Main Street Program, fencing on the Eastern boundary for additional buffering, allowance for trees on Holt Street neighbors' properties, improving bike and pedestrian accessibility around the project with five-foot sidewalks along Holt, Washington, Second and Third Streets and the 4,200 square foot public event space. These are significant investment for the company and the developer and they plan to be here a long time, so, they want to be a part of the community and to be viewed as an asset. He shared some items that would pay respect to the original buildings, such as redevelopment of the existing cotton building for residential and community purposes,

upcycling of original wood beams in strategic locations, salvaging material for special projects and repurposing of signage into the décor.

Ms. Burkholder asked if Realty Link has a history of selling off these types of projects or do they hold on to them long term. Mr. Allen said typically in situation like this, Realty Link will develop and own the property, then hire a management company to manage it. He said he cannot say they would never sell it but typically they buy and hold onto an asset like this.

Mr. White asked them to comment on why they are not preserving the Kingsdown building. Mr. Allen stated the condition of that building in particular has a lot of rotted wood and cited several reasons why the building is not structurally safe.

Mr. Plageman shared that they had Summit Engineering come in to do a structural assessment of the project and they determined that to repurpose it to a multi-family or even a commercial use the structural integrity of the building just was not there. So, it was under their recommendation that they decided that building could not be preserved. There were no issues with the cotton building. It is in great shape and the ceiling heights are good.

Mr. Ewing asked if there are any hazardous materials in the buildings. Mr. Plageman said there are minimal, if any, in the cotton building. Mr. Allen said they had a Phase 1 and Phase 2 asbestos assessments done on the project and there is some asbestos in in the buildings especially around the boiler. He explained that all of that will have to be abated before any demolition can begin. He ensured that there would be no airborne concerns for those that may be in the downtown area.

Mr. White asked if there are any other environmental issues besides asbestos on the site. Mr. Allen said the Phase 2 assessment they determined that there was a petroleum station a ways away but there had been no issues with leaking over into the site.

Ms. Burkholder asked if the 10 EV spots would be available to everyone or are they isolated to the residents only. Mr. Allen said they would have no issues with them being used by residents and others. Ms. Burkholder asked if they would be brand specific. Mr. Allen replied non-brand specific.

Mr. White questioned if the TIA summary is accurate, that no road improvements are necessary for this development. Mr. Reinke gave an overview of the TIA process and then answered Mr. White's question, stating that no improvements are associated with the project. There was discussion about the access points for the development and further discussion regarding the TIA process. There was also discussion regarding sidewalks now vs future sidewalks surrounding the development.

Mr. Ewing asked for an overview of the City's TRC process. Mr. Rollins gave that overview. This particular project began the TRC process in April 2022, with pre-submittal meetings with staff having taken place even before April.

Mr. White questioned if there is sufficient parking. Mr. Allen said yes, with the addition of the on-street parking and the church parking. Mr. White asked if the leased church parking lot which is intended for the event space, would be marked as such. Mr. Allen stated they plan to have signage but they do not plan to mark the actual spaces.

Mayor Hooks opened the hearing up for public comments.

Lorraine Werts, 113 Somerset Court, Mebane, spoke in opposition of the request. She stated that she feels this development does not fit "positively charming" Mebane. She thinks it is too grandiose and will bring too many people into the downtown. She said she does not want to see it change this much, to look like Cary. She cited concerns with the traffic impact and the parking. She requested that Council consider this request very carefully and to proceed with great caution as their decision could change the town and maybe not in a positive way.

Josh Woodard, 500 S. Third Street, Mebane, said he is excited to see the space developed in some way and he has no real concerns with the development on the Washington Street side but he does have concerns with the development on the Holt Street side. He said it really is not fitting with the surrounding single-family home character of that neighborhood. He feels bad for the home owners that will have to look out at a three-story apartment building. He said the

developers should put the additional trees on their side of the street. He stated he feels this is a missed opportunity as rental units as there are also a demand for ownership in downtown Mebane, condos for sale would be people actually investing into downtown living long term.

Debra Kaufman, 207 W. Holt Street, Mebane, spoke in opposition of the request. She stated that she and her husband have lived directly across from the proposed project site for 33 years. She said she does not like the idea of a three-story apartment building looming over them. She cited concerns with traffic, environmental impacts, on-street parking. Additionally, she shared concerns with the Mebane's high percentage of multi-family units compared to neighboring towns as well as concerns with Mebane's growth. She requested that Council consider the impact of such a large development in their neighborhood.

Tim Colton, 102 E. Jackson Street, Mebane, spoke in opposition of the request. He shared concerns with the traffic impact that this development would have on the surrounding roads and neighborhoods. He also added that the development is completely out of character with the surrounding residential area and it will impact the quality of life for their neighborhood.

Gene Jester, 209 W. Holt Street, Mebane, spoke in opposition of the request. He stated that he has lived in his home for thirty years. He shared that he attending the Planning Board meeting and while he is appreciative of the changes that Mr. Allen and his team made, he does question why the Council is hearing this request when the Planning Board unanimously denied the request. He commented that that the project will affect their quality of life. He cited concerns with the traffic and noise. He said there is no other place in town with this kind of residential concentration on less than six acres. He requested that Council give this request a lot of thought and consideration.

Bobbie French, 200 W. Crawford Street, Mebane, spoke in opposition of the request. She said if she had her way, this property would stay a green space, not a recreation green space but a green space like a mini Central Park. She shared concerns with the development being rental units only, when what Mebane really needs is a mix of affordable housing. She cited concerns with the density of the development. Ms. French read aloud an excerpt from the Mebane Downtown Vision Plan, sharing that throughout the document Kingsdown lot is referred to as historic core to be preserved. She suggested that what is needed, is a developer who has a vision, who has experience with renovating old buildings and that has the ability and the vision, if something new needs to be built, that it will be integrated into the harmony of the current buildings. She said when looking at Realty Link's website, it investment development, new development. She requested that Council not approve this project just to expand the tax base. She stated the Council's decision will have far-reaching consequences.

Mary McFarland, 307 N. Wilba Road, Mebane, spoke in opposition of the request. She shared inconsistencies of this project compared to the recommendations made by Ms. Platt in the Vision Plan. She stated that Ms. Platt recommended a project that would show an attractive transition to the adjoining neighborhood. In her opinion the transition looks like a white wall from the existing neighborhood to the downtown. Another recommendation by Ms. Platt was live work units which would involve ownership and ownership of property equals vested interest. She cited parking concerns and expressed her dislike for an "urban center", stating that she does not want to live in a Durham or a Cary. She requested that Council deny the request.

Barbara Wilkerson, 301 S. Fourth Street, Mebane, spoke in opposition of the request. She said the proposed development does not fit the surrounding neighborhood. She said a development of a more historic nature would be ideal.

Steve Krans, downtown resident and business owner and current vice president of the Downtown Mebane Development Corporation (DMDC), spoke in favor of the request. He stated that he understands concerns shared by others in attendance but he and other downtown merchants are excited for a project like this in which the developer will invest in the revitalization of this area which will in turn drive traffic and business into the downtown.

Kevin West, 414 W. Lee Street, Mebane, NC spoke in opposition of the request. He expressed his disappointment with the City for not purchasing this property when it was for sale. He feels that the proposed project will not enhance the historic downtown. He cited concerns with increased traffic and the adverse effect he feels this development will have on their home values.

Catherine Hils, 304 S. Seventh Street, Mebane, stated that she agrees with the concerns shared by previous speakers. She said she likes the idea of mixed use, restaurants and retail. She questioned who would be occupying the retail and restaurant spaces.

Dan Shannon, resident of 4681 Mebane Rogers Road, downtown business owner and current President of the DMDC, spoke in favor of the request.

Colin Cannell, 717 S. Fifth Street, Mebane, spoke to his understanding of the NC rezoning law. He spoke in favor of the request, citing reasons he feels this project is good for Mebane and this piece of property.

Mr. Boney questioned the breakdown of studio units and one-bedroom units. Mr. Allen said it is roughly a 50/50 between the studios and one bedroom.

Mr. Boney questioned if the on-site parking meets the parking requirements given the distribution of bedrooms in the apartments. Ms. Ownbey replied, it does meet the residential parking requirements our Udo requires 1.5 parking spaces per unit for one-bedroom apartments and 1.75 spaces per unit for two-bedroom apartments.

Mr. Boney asked for clarification regarding on-street parking. Staff provided clarification.

Leonard Harrison, 3161 Fieldstone Lane, Mebane, questioned if the dog park would be for residents and open to the community in perpetuity. Mr. Allen replied, yes. Mr. Harrison then asked if the event space for the community would be free or rented space. Mr. Allen stated that he does not intend to charge for it but there would be a sign-up/reservation process and users would be responsible to clean.

Ms. McFarland asked if Realty Link already owns the property. Mr. Allen replied no, they are under contract but have not closed on the property yet.

Frank Ascot, Hillsborough resident and Mebane office owner, asked the developer if he has been able to calculate the economic benefit of the project because he feels that quality rental downtown will be a huge economic benefit to the City. Mr. Allen shared some rental rate information and stated that they feel this project will be a strong asset to the business community in downtown.

Ms. French stated if the rent will be that exorbitant, she cannot imagine how much the retail space is going to be, so, that will probably push out of the market any small local businesses which could be a detriment to the downtown business owners.

Mr. Bradley made a motion, seconded Mr. White, to close the public hearing. Mr. Ewing expressed his desire to still be able to accept public input. Mr. Brown explained how Council could proceed even with the public hearing being closed. The motion to close the public hearing carried unanimously.

Mr. Bradley requested that Mr. Plageman elaborate more on the usability of the existing building from a structural stability standpoint. Mr. Plageman explained that they had a structural engineer with Summit Engineering come and do an analysis on the existing manufacturing facilities, including the cotton building, and had them look at structural Integrity of how the buildings are aging what would need to be repaired. They also did studies on ceiling heights and how to make the space as usable for the desired uses was Impractical. He added that even though the buildings are old, they are not listed on any historical registry.

Mr. White asked Mr. Fox to speak to the public comments regarding ownership vs rental. Mr. Fox said one of the most relevant recent things to consider is the interest rates that have been going up and know rental property is generally more desirable as an investment. He also spoke of the change in market, where the market now is more mixed with those wanting to rent vs own their home.

There was discussion among Council and staff regarding the percentage of apartments vs single family homes.

Mr. Ewing questioned why the request did not go back to the Planning Board after the request "changed significantly in design". Ms. Ownbey said in Planning Board's recommendation for denial, there were certain reasons listed which the developer responded to and it was a

reduction in intensity. If they had changed it all together or done something different with the layout staff probably would have recommended to go back through the TRC process and the Planning Board but given that they eliminated a story on three buildings and then also added some rooftop decks, staff did not feel it warranted review by the Planning Board again.

Mr. Mitchell said that some additional voluntary conditions were offered tonight, such as the dog park will be public and the community, as well as the no rental charge for the event space and he would like there to be some clarity regarding such. Mr. Brown said those voluntary conditions would need to be agreed to by the applicant. Mr. Allen said that some type of cleaning fee needs to be established for the event space but yes, both the public dog park and the no rental charge event space are offered conditions. Mr. Mitchell added that also to be included is the items listed in the applicant's PowerPoint presentation as well. Mr. Fox replied, ye.

Mr. Ewing requested clarification regarding trees as there was an arborist that was able to determine that trees were or were not salvageable. Charles Zevenhuizen, with Realty Link, said that he met with a local arborist and spoke to which trees can be kept and which ones will be trimmed, as identified on the site plan.

Mr. Ewing stated that he thinks this request is an extremely sensitive subject and many have come out to speak. He said on the flip side, he thinks the project has the opportunity to be a good thing for the town but due to the significant changes since the Planning Board meeting and he would like to hear this next month and he would like for the request to go through the Planning Board process again. He made a motion to send the request back to the Planning Board and to hear it again at the November Council meeting. Due to a lack of a second, the motion died.

Mr. White said while he does recognize that this is an important decision for the City of Mebane. He said that he does sympathize with some of Mr. Ewing's perspectives and he does appreciate what the Planning Board did in voting down a proposal which was really flawed in some fundamental ways and he thinks they did an excellent job in highlighting those things. He said he feels like the primary concerns that were raised in that meeting were addressed, particularly, regarding the parking. He said he is honestly really wrestling with this request and he must confess that there are some things about it that are not his favorite and there are some things about it that are very appealing. After sharing further thoughts and comments, Mr. White made a motion to approve the B-1(CD) zoning as presented and a motion to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*. Specifically, the request:

- Is for a property within the G-1 Downtown Mixed-Use Growth Area (p. 68);
- Encourages a variety of uses in Downtown and promotes a village concept that supports compact and walkable environments, consistent with Growth Management Goal 1.1 (pp. 17 & 82);
- Supports Historic Downtown Mebane's culture by addressing aesthetics, walkability, bikeability, and providing shopping, dining, and housing options, consistent with Growth Management Goal 1.2 (pp. 17 & 82)
- Provides pedestrian facilities in the Downtown area supporting Growth Management Goal 1.6 (pp. 17 & 84)
- Provides a mix of commercial and residential uses consistent with Community Appearance Goal 3.3 (pp. 17 & 86) and the *Mebane Downtown Vision Plan*.

Mr. Bradley seconded the motions. Mayor Hooks called for a vote. The motion passed with a 4-1 vote. Ayes- Ms. Hadley, Ms. Burkholder, Mr. Bradley, Mr. White and Nays- Mr. Ewing.

Mayor Hooks called for a break at 8:52 p.m. He called the meeting back to order at 9:00 p.m.

Mark Reich, Engineer with AWCK, presented a request for approval of a contract award for Cates Farm Park- Phase 1 site improvements and shelter with restrooms. The project was publicly bid. Five bids were received, with the low bidder being Central Builders, Inc. Staff recommends a

contract award to Central Builders in the amount of \$892,750. Mr. Reich gave a brief overview of the Phase 1 improvements.

Mr. Davis presented a request for approval of Beanstalk Builders as a sole source for the proposed Cates Farm Park playground improvements and an award of a contract for the materials/equipment/installation in the amount of \$316,636. Beanstalk Builders customizes unique playgrounds which can be enjoyed and used by adults and children of all ages and abilities. Mr. Davis shared slides depicting similar playground equipment that would be installed at Cates Farm Park. A four-tower all-inclusive playground is staff's recommendation for this phase with a total of nine-towers to be installed at completion.

Ms. Schwartz presented a request for approval of a Cates Farm Park Capital Project Ordinance Amendment 1 and the FY22-23 Budget Ordinance Amendment. The current capital project ordinance budget is \$680,961, including the Impact Alamance donation. The total project cost is \$1,377,809, leaving a funding gap of \$696,848. The City's fund balance policy stipulates unassigned fund balance should equal 50% of budgeted expenditures or \$15,195,066. The FY21-22 audit is incomplete; however, the estimated unassigned fund balance is \$14,271,176. Therefore, appropriating \$696,848 of the fund balance for Cates Farm Park will result in an unassigned fund balance of 44.67% of expenditures. Due to the robust nature of the City's revenue streams, having an unassigned fund balance at this level is not a cause for concern.

Mr. Holt presented a request for approve to make application for grant funds through PARTF/AFP for Phase 2 Cates Farm site and playground improvements for 5 additional play towers and amenities, a wheel chair accessible zip line, and multi-use path totaling \$450,000 (Grant Funds sought \$375,000 and Local Match to be provided if awarded \$75,000). Mr. Holt shared a map depicting the entire park site layout.

Mr. Bradley asked questions regarding the trails at Cates Farm Park. Mr. Davis answered those questions.

Mr. Cannell offered positive comments regarding the Cates Farm Park and the plan for the future playground installation.

Mr. Bradley made a motion, seconded by Ms. Burkholder, to approve the Cates Farm Park Capital Project Ordinance Amendment 1 and the FY22-23 Budget Ordinance Amendment. The motion carried unanimously.

Ms. Burkholder made a motion, seconded by Ms. Hadley, to approve awarding a contract for the site/shelter/restroom improvements to Central Builders Inc. in the amount of \$892,750. The motion carried unanimously.

Ms. Hadley made a motion, seconded by Mr. Bradley, to approve Beanstalk Builders as a sole source for the proposed playground improvements and award a contract for the materials/equipment/installation in the amount of \$316,636. The motion carried unanimously.

Mr. Ewing made a motion, seconded by Ms. Burkholder, to approve making an application for grant funds through PARTF/AFP for Phase 2 Cates Farm site and playground improvements for 5 additional play towers and amenities, a wheel chair accessible zip line, and multi-use path totaling \$450,000 (Grant Funds sought \$375,000 and Local Match to be provided if awarded \$75,000). The motion carried unanimously.

Capital Project Ordinance for the City of Mebane Cates Farm Park Amendment 1

BE IT ORDAINED by the Governing Board of the City of Mebane, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance amendment 1 is hereby adopted:

Section 1: The project authorized is the design and construction of Cates Farm Park to be financed by the City of Mebane General Fund revenue and the \$250,000 donation from Impact Alamance.

Section 2: The officers of this City are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following amounts are hereby appropriated for the project:

	Project Budget
Design & Engineering	\$ 49,800
Construction	977,573
Construction Admin	30,000
Equipment	316,636
Utilities	3,800
	\$ 1,377,809

Section 4: The following revenues are anticipated to be available to complete the project:

	Project Budget
Transfer from General Fund	\$ 1,377,809

Section 5: The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the General Statutes of North Carolina.

Section 6: Funds may be advanced from the General Fund for the purpose of making payments as due.

Section 7: The Finance Officer is hereby directed to report, on a quarterly basis, on the financial status of each project element in Section 3.

Section 8: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this Board.

Section 9: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board and to the Budget Officer and Finance Officer for direction in carrying out this project.

This is the 3rd day of October, 2022.

BE IT ORDAINED by the Council of the City of Mebane that the Budget Ordinance for the Fiscal Year beginning July 1 2022 as duly adopted on June 6, 2022, is hereby amended as follows:

ARTICLE I

APPROPRIATIONS	Current Budget	Change	Revised Budget
General Fund - Non-Departmental	\$ 3,666,380	\$ 696,848	\$ 4,363,228

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
General Fund - Appropriated Fund Balance	\$ 3,999,190	\$ 696,848	\$ 4,696,038

This the 3rd day of October, 2022.

Mr. Reich presented a request for approval to award a contract to Turner Asphalt GC, LLC in the amount of \$696,525.00 for the 2022-23 Street Repair and Resurfacing Contract. Four bids were received on September 22, 2022 to repair, resurface 3.9 miles of 40 City maintained streets (Section 1) and repair 1,025 square yards of pavement in the Public Works Department complex (Section 2). Bids ranged from \$701,835.50 to \$930,118.00 with Turner Asphalt GC, LLC of Raleigh, NC being the low bidder. Mr. Reich shared a listing of streets proposed for improvements under this contract award. Mr. Bradley made a motion, seconded by Ms. Hadley, to award a contract to Turner Asphalt GC, LLC in the amount of \$696,525.00 for the 2022-23 Street Repair and Resurfacing Contract. The motion carried unanimously.

There being no further business, the meeting adjourned at 9:30 p.m.

ATTEST:

Stephanie W. Shaw, City Clerk

Ed Hooks, Mayor

DRAFT



AGENDA ITEM #4B

SUB 22-09

Final Subdivision Plat
Bowman Place, Phase S-2

Presenter

Ashley Ownbey, Development Director

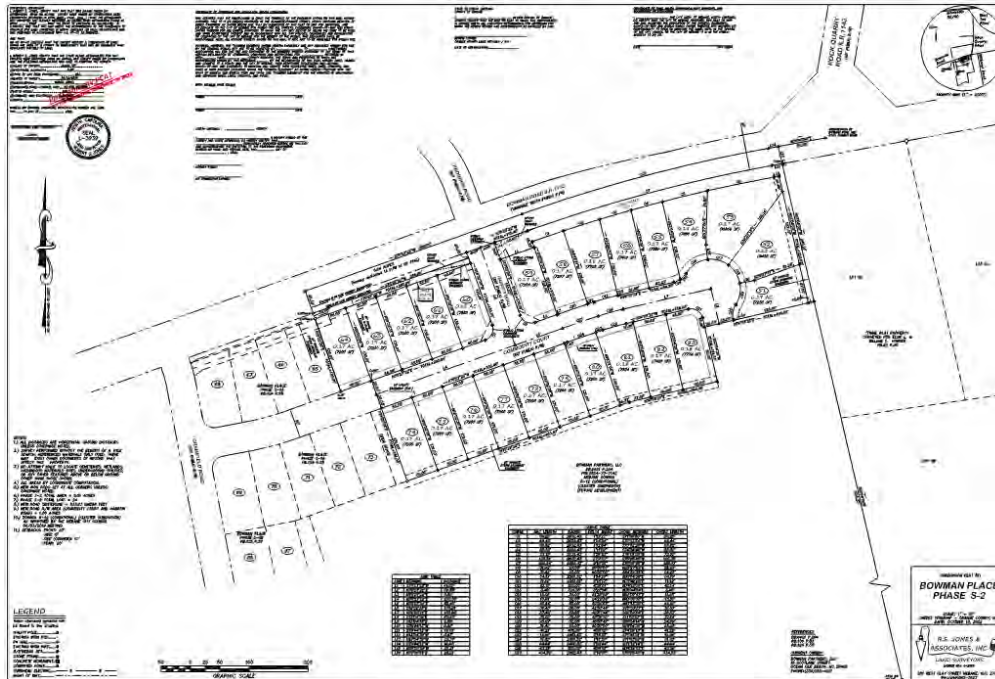
Applicant

Bowman Partners, LLC
15 Scotland Street
Ocean Isle Beach, NC 28469

Public Hearing

Yes No

Final Plat



Property

Bowman Place,
Orange County

GPIN
9824737143

Proposed Zoning

N/A

Current Zoning

R-12 (CD)

Size

+/-5.51 acres

Surrounding Zoning

R-12 (CD) &
Orange County AR

Surrounding Land Uses

Residential,
Agricultural,
Vacant

Utilities

Extended at
developer's
expense.

Floodplain

No

Watershed

No

City Limits

Yes

Summary

Bowman Partners, LLC, is requesting approval of the Final Plat for Phase S-2 of the Bowman Place Subdivision (approved for conditional rezoning as a cluster subdivision by City Council 06/03/19). The Final Plat will include a total area of +/- 5.51 acres featuring 24 single-family lots, +/- 0.30 acre of open space, and +/-1.0 acre and +/- 834 linear feet of dedicated right of way.

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plat to reflect comments. All infrastructure must be completed and approved to meet the City of Mebane specifications. All infrastructure not completed shall be bonded or a letter of credit provided prior to recordation.

Financial Impact

The developer has extended utilities at his own expense.

Recommendation

Staff recommends approval of the Final Plat.

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat

SURVEYOR'S CERTIFICATE
 I, ROBERT S. JONES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTIONS ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+ AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 N.C.A.C. 66.1600). THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

AND THAT:
 NC GS 47-30 (1)(1)(v) THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

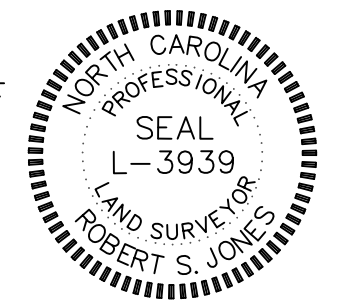
I, ROBERT S. JONES CERTIFY THAT THE STATE PLANE COORDINATES FOR THIS PROJECT WERE PROVIDED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: _____
 (2) POSITIONAL ACCURACY: _____
 (3) TYPE OF GPS FIELD PROCEDURE: _____
 (4) DATE OF SURVEY: _____
 (5) DATUM/EPOCH: _____
 (6) PUBLISHED/FIXED-CONTROL USE: _____
 (7) OS/SD MODEL: _____
 (8) COMBINED GRID FACTORS: _____
 (9) UNITS: _____

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____TH DAY OF _____, 2022.

PROFESSIONAL LAND SURVEYOR
 L-3939
 REGISTRATION NUMBER

PRELIMINARY PLAT
 FOR INFORMATION, CONFORMANCE, OR SALES



CERTIFICATE OF OWNERSHIP AND DEDICATION (MAJOR SUBDIVISION)
 THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP, HAVING ACQUIRED TITLE TO IT BY DEED(S) RECORDED IN THE ALAMANCE/ORANGE COUNTY, NORTH CAROLINA REGISTER OF DEEDS OTHERWISE AS SHOWN BELOW AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL I/WE DO DEDICATE TO THE CITY OF MEBANE FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY AND PARKS SHOWN THEREON FOR ALL LEGAL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES AND REGULATIONS OR CONDITIONS OF THE CITY OF MEBANE FOR THE BENEFIT OF THE PUBLIC, THIS DEDICATION SHALL BE IRREVOCABLE. ALSO, ALL PRIVATE STREETS SHOWN ON THIS MAP, IF ANY, ARE TO BE AVAILABLE FOR PUBLIC USE.

PROVIDED, HOWEVER, THE "COMMON ELEMENTS" SHOWN HEREON EXPRESSLY ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE CONVEYED BY _____ TO _____ HOMEOWNERS ASSOCIATION, INC. FOR THE USE AND ENJOYMENT OF THE MEMBERS THEREOF PURSUANT TO THE TERMS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR _____ RECORDED IN BOOK _____ PAGE _____ BY THE RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO A UTILITY AND THE CITY OF MEBANE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RIGHTS-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS, AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE "COMMON ELEMENTS" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER AND UPON SAID "COMMON ELEMENTS" FOR THE PURPOSE OF MAINTAINING AND SERVICING WIRES, LINES, CONDUITS, AND PIPES.

BOOK NO. 6621 PAGE NO. 294

OWNER _____ DATE _____
 OWNER _____ DATE _____

NORTH CAROLINA _____ COUNTY _____

COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT I, A NOTARY PUBLIC OF THE _____ COUNTY AND STATE AFORESAID, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

STATE OF NORTH CAROLINA
 COUNTY OF ORANGE

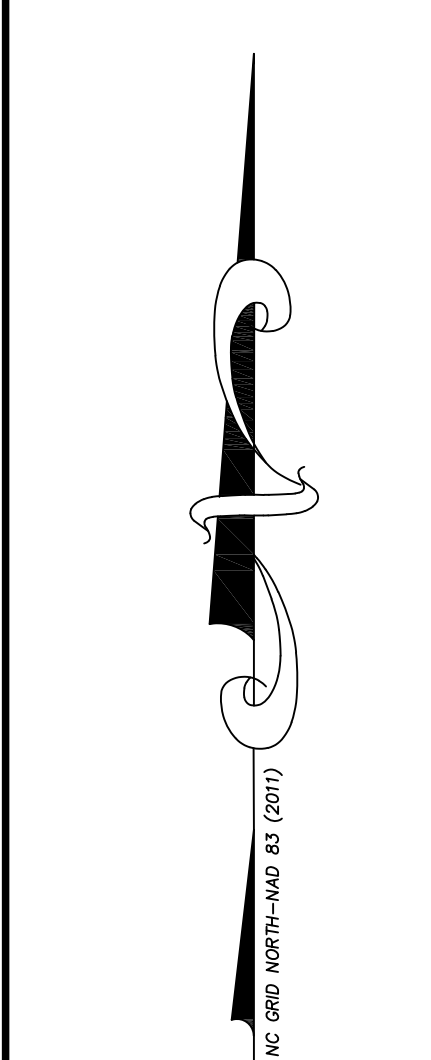
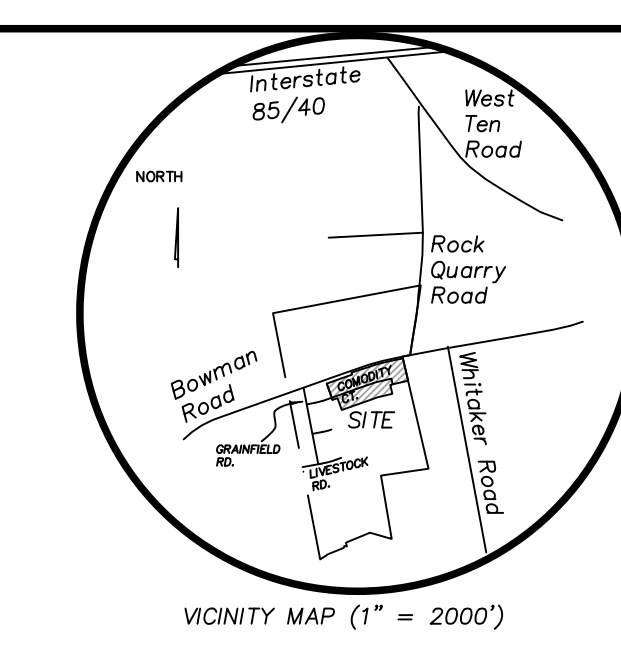
REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

REVIEW OFFICER _____
 ORANGE COUNTY LAND RECORDS / GIS
 DATE OF CERTIFICATION: _____

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL AND ACCEPTANCE OF DEDICATION

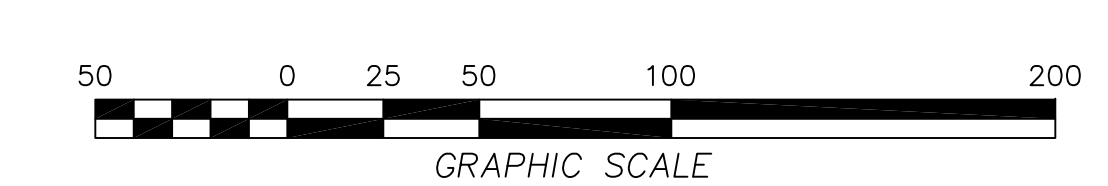
THE CITY CLERK OF MEBANE, NORTH CAROLINA, DO CERTIFY THAT THE CITY OF MEBANE APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PARKS SHOWN THEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, UNLESS IN THE OPINION OF THE CITY COUNCIL OF THE CITY OF MEBANE IT IS IN THE PUBLIC INTEREST TO DO SO.

DATE _____ CITY CLERK _____



- NOTES:**
- 1.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - 2.) SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. REFERENCED MATERIALS ONLY USED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT AFFECT THIS PROPERTY.
 - 3.) NO ATTEMPT MADE TO LOCATE CEMETERIES, WETLANDS, HAZARDOUS MATERIALS SITES, UNDERGROUND UTILITIES, OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.
 - 4.) ALL AREAS BY COORDINATE COMPUTATION.
 - 5.) NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 6.) PHASE S-2 TOTAL AREA = 5.51 ACRES
 - 7.) PHASE S-2 TOTAL LOTS = 24
 - 8.) NEW ROAD CENTERLINE = 833.93 LINEAR FEET
 - 9.) NEW ROAD R/W AREA (COMMODITY COURT AND HARROW ROAD) = 1.00 ACRES
 - 10.) ZONING: R-12 (CONDITIONAL) (CLUSTER SUBDIVISION) AS APPROVED BY THE MEBANE CITY COUNCIL 06/03/2019 MEETING
 - 11.) SETBACKS: FRONT: 20'
 SIDE: 5'
 SIDE (CORNER): 10'
 REAR: 20'

- LEGEND**
- These standard symbols will be found in the drawing.
- UTILITY POLE: ○
 - EXISTING IRON ROD: ●
 - PK NAIL: ○
 - EXISTING IRON PIPE: ○
 - 5/8" REBAR SET: ○
 - STONE FOUND: ■
 - CONCRETE MONUMENT: □
 - COMPUTED POINT: △
 - OVERHEAD ELECTRIC: ○
 - RIGHT OF WAY: ———

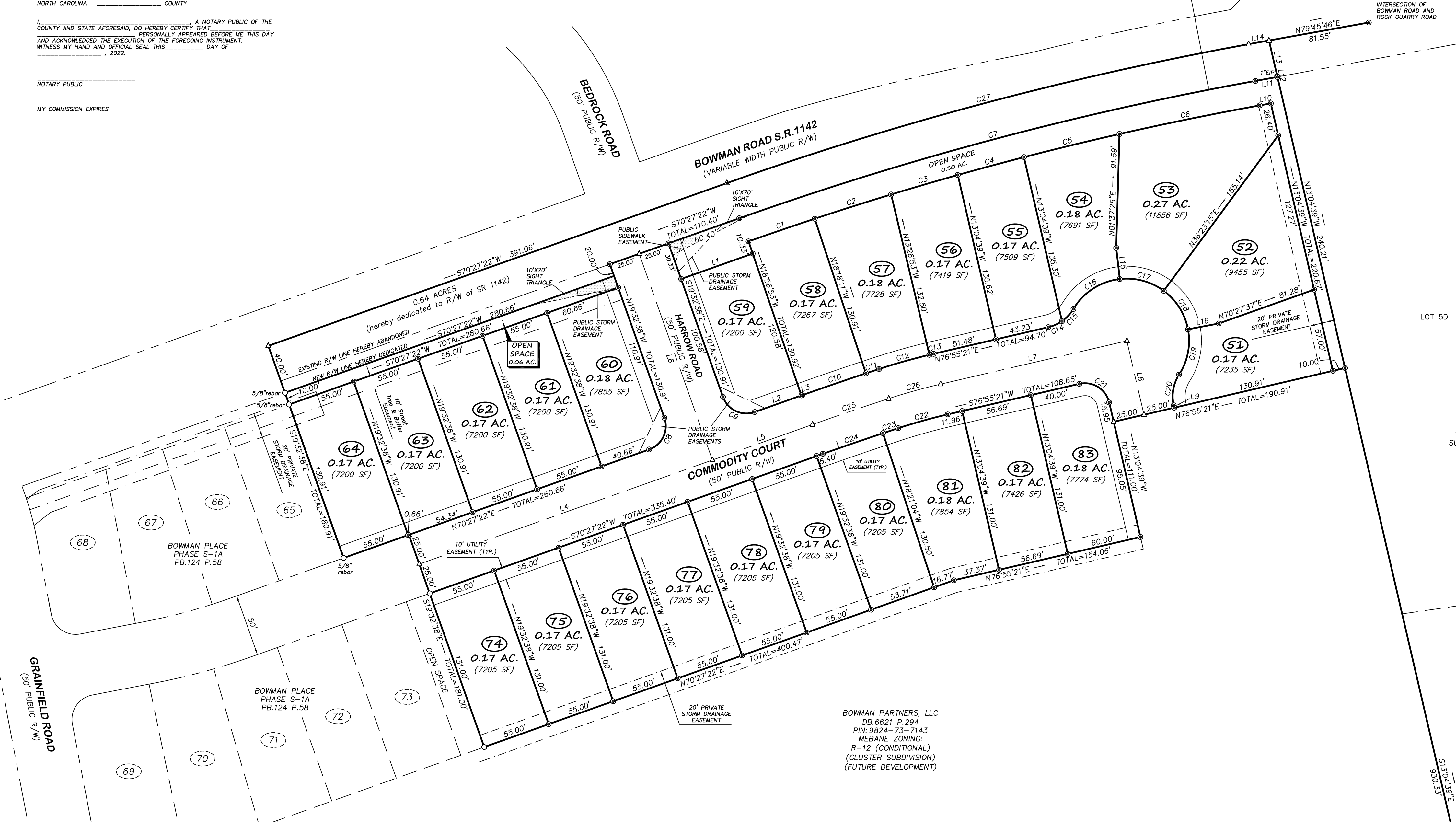


LINE TABLE

LINE	BEARING	DISTANCE
L1	S70°27'22"W	61.05'
L2	N70°27'22"E	39.80'
L3	N70°27'22"E	0.60'
L4	N70°27'22"E	250.00'
L5	N70°27'22"E	85.40'
L6	S19°32'38"E	175.91'
L7	N76°55'21"E	153.65'
L8	S13°04'39"E	60.95'
L9	S13°04'39"E	2.00'
L10	S79°44'13"W	9.05'
L11	S79°44'13"W	18.08'
L12	N13°04'39"W	0.67'
L13	N13°04'39"W	29.37'
L14	S79°44'13"W	16.60'
L15	N06°30'29"W	25.21'
L16	N79°16'58"E	25.21'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	56.25'	2632.43'	1°13'27"	S71°05'05"W	56.25'
C2	64.44'	2632.43'	1°24'09"	S72°23'54"W	64.44'
C3	55.82'	2632.43'	1°12'54"	S73°42'25"W	55.82'
C4	55.03'	2632.43'	1°11'52"	S74°54'48"W	55.03'
C5	73.79'	2632.43'	1°36'22"	S76°18'55"W	73.79'
C6	120.31'	2632.43'	2°37'07"	S78°25'40"W	120.30'
C7	429.64'	2652.43'	9°16'51"	S75°05'48"W	429.17'
C8	31.42'	20.00'	90°00'00"	N25°27'22"E	28.28'
C9	31.42'	20.00'	90°00'00"	S64°32'38"E	28.28'
C10	54.17'	2501.52'	1°14'27"	N71°04'36"E	54.17'
C11	11.12'	2501.52'	0°15'17"	N71°49'28"E	11.12'
C12	42.15'	525.00'	4°36'01"	N74°15'06"E	42.14'
C13	3.40'	525.00'	0°22'14"	N76°44'14"E	3.40'
C14	12.06'	32.00'	21°35'09"	N66°07'47"E	11.98'
C15	13.61'	32.00'	24°22'38"	N43°08'53"E	13.51'
C16	45.84'	50.00'	52°31'57"	N57°13'32"E	44.25'
C17	37.43'	50.00'	42°53'44"	S75°03'37"E	36.57'
C18	37.43'	50.00'	42°53'44"	S32°09'54"E	36.57'
C19	38.05'	50.00'	43°36'10"	S11°05'03"W	37.14'
C20	25.67'	32.00'	45°57'47"	S09°54'14"W	24.99'
C21	31.42'	20.00'	90°00'00"	N58°04'39"W	28.28'
C22	41.21'	475.00'	4°58'15"	S74°26'13"W	41.20'
C23	12.96'	2451.52'	0°18'10"	S71°48'01"W	12.96'
C24	51.03'	2451.52'	1°11'33"	S71°03'09"W	51.03'
C25	64.64'	2476.52'	1°29'44"	N71°12'14"E	64.64'
C26	43.38'	500.00'	4°58'15"	N74°26'13"E	43.36'
C27	434.50'	2682.43'	9°16'51"	S75°05'48"W	434.03'



SUBDIVISION PLAT OF:
BOWMAN PLACE PHASE S-2

SCALE: 1" = 50'
 CHECKS TOWNSHIP - ORANGE COUNTY, NC
 DATE: OCTOBER 10, 2022

R.S. JONES & ASSOCIATES, INC.
 LAND SURVEYORS
 LICENSE NO.: C-2565

201 WEST CLAY STREET MEBANE, N.C. 27302
 PH: (919)563-3623

REFERENCES
 DB 6621 P.294
 PB.106 P.83
 PB.124 P.58

CURRENT OWNER:
 BOWMAN PARTNERS, LLC
 15 SCOTLAND STREET
 OCEAN ISLE BEACH, NC 28469
 PHONE: (336)360-4121



AGENDA ITEM #4C

SUB 22-11

Final Subdivision Plat
Summerhaven, Phase 2

Presenter

Ashley Ownbey, Development Director

Applicant

Desco Summerhaven, LLC
600 Market Street
Suite 206
Chapel Hill, NC 27516

Public Hearing

Yes No

Final Plat



Property

Summerhaven,
Alamance County

GPINs
9803578217
9803557617

Proposed Zoning

N/A

Current Zoning

R-20

Size

+/- 30.32 acres

Surrounding Zoning

R-12 (CD), R-20, & not
zoned (Alamance
County)

Surrounding Land Uses

Residential, Vacant

Utilities

Served by on-site
septic and Orange-
Alamance Water, Inc.

Floodplain

No

Watershed

No

City Limits

No

Summary

Desco Summerhaven, LLC, is requesting approval of the Final Plat for Phase 2 of the Summerhaven Subdivision (approved as a preliminary subdivision plat by City Council 03/02/20). The property and proposed subdivision is in the City's Extraterritorial Jurisdiction (ETJ) and will not be annexed into the City; it will not have municipal utilities or services. The Final Plat includes a total area of +/- 30.32 acres featuring 41 single-family lots of +/- 23.76 acres, +/- 1.87 acres of private common area, and +/- 4.13 acres and +/- 2,804 linear feet of dedicated right of way.

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plat to reflect comments. Due to the presence of the property in the ETJ, roads will be maintained by the NC Department of Transportation, water infrastructure will be constructed by Orange-Alamance Water, Inc., to City of Mebane standards, and sewage disposal will be received by on-site and local septic systems, as inspected and approved by Alamance County Environmental Health. Certificates on this final major subdivision plat shall accordingly reflect the following:

- Stormwater infrastructure must be completed by the owner and approved to meet the City of Mebane specifications.
- The road infrastructure – including improvements on NC 119 South – must be completed by the owner and approved to meet NC Department of Transportation specifications.
- The Orange-Alamance Water, Inc., water infrastructure constructed by the owner must be completed and approved to meet City of Mebane specifications.
- The septic system network must be completed by the owner and approved to meet Alamance County Department of Environmental Health standards.
- All infrastructure not completed shall be bonded or a letter of credit provided prior to recordation.

Financial Impact

The developer will be required to make all improvements at his own expense.

Recommendation

The Planning Staff finds that the presented plat complies with the criteria of the City of Mebane Unified Development Ordinance for a major subdivision in a R-20 Zoning District and recommends approval.

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat

B. Certificate of Ownership and Dedication (For Use with Major Subdivision Plats Only)

This certifies that the undersigned is (are) the owner(s) of the property shown on this map, having acquired title to it by deed(s) recorded in the Alamance/Orange County, North Carolina Register of Deeds otherwise as shown below and that by submission of this map for approval, I/we do dedicate to the City of Mebane for public use all streets, easements, rights-of-way and parks shown thereon for all lawful purposes to which the City may devote or allow the same to be used and upon acceptance thereof and in accordance with all city policies, ordinances and regulations or conditions of the City of Mebane for the benefit of the public, this dedication shall be irrevocable. Also, all private streets shown on this map, if any, are to be available for public use.

Provided, however, the 'Common Elements' shown hereon expressly are not dedicated hereby for use by the general public, but are to be conveyed by Desco Mebane Partners, LLC to Summerhaven Phase 2 Homeowners Association, Inc. for the use and enjoyment of the members thereof pursuant to the terms of that certain Declaration of Covenants, Conditions and Restrictions for Summerhaven Phase 2 recorded in Book _____, Page(s) _____, ALAMANCE County Registry, the terms and provisions of which are incorporated herein by this reference.

I (OR WE) by the recordation of this Plat, hereby gives, grants and conveys to a Utility and the City of Mebane, their respective successors and assigns, rights-of-way and easements to maintain and service their respective wires, lines, conduits, and pipes in their present locations within the 'Common Elements' shown hereon together with the right of ingress and egress over and upon said 'Common Elements' for the purpose of maintaining and servicing wires, lines, conduits, and pipes

DESCO SUMMERHAVEN, LLC; ERIC DISCHINGER Date: _____

G.S. 10B-41 NOTARIAL CERTIFICATE FOR ACKNOWLEDGMENT

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Name(s) of principal(s) _____ Date: _____

(Official Seal)

Official Signature of Notary _____

Notary's printed name _____ Notary public

My commission expires: _____

REVIEW OFFICER CERTIFICATION

I, _____ Review Officer of Alamance County, certify that this map or plat to which the certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date: _____

F. Certificate of Final Major Subdivision Plat Approval and Acceptance of Dedication

I, _____ the City Clerk of Mebane, North Carolina, do certify that the City of Mebane approved this plat or map and accepted the dedication of the streets, easements, rights-of-way and public parks shown thereon, but assumes no responsibility to open or maintain the same, until in the opinion of the City Council of the City of Mebane it is in the public interest to do so.

Date _____ City Clerk _____

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____ Date _____

District Engineer _____

K. Certification of the Alamance/Orange County Health Department

I hereby certify that lots shown on this plat for Summerhaven East Phase 1 subdivision have been preliminarily determined as generally or provisionally suitable for septic tanks. Final approval of individual lots is subject to the lot size, a soils evaluation and proper drainage and filling requirements.

County Health Director or Authorized Representative _____ DATE _____

R. NCDOT Public Street Maintenance Disclosure Statement

'The maintenance of public street(s) shown on this plat is (are) intended to be the responsibility of the North Carolina Department of Transportation, provided that all requirements for acceptance are met. Until such time as the NCDOT accepts the street(s), I (We) will provide for necessary maintenance of the street(s).'

Owner _____ Date _____

Owner _____ Date _____

H. Certificate of Survey Accuracy

I, Robert S. Dischinger, certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 4042 Page 807, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book see Page map; that the ratio of precision as calculated is 1/59,461; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS (GNSS if dual constellations are used) survey:

CLASS OF SURVEY: 95%
POSITIONAL ACCURACY: PEAK TO PEAK LAT=0.002(m) LON=0.028(m)
TYPE OF GPS FIELD PROCEDURE: STATIC
DATES OF SURVEY: START=2019/05/08 13:10:00 STOP=2019/05/08 17:52:00
DATUM/EPOCH: NAD 83 (2011) EPOCH=2010.0000
PUBLISHED/FIXED-CONTROL USE:
DG9328 DURH DURHAM CDDP GORS ARP.
DM3525 NCRE REIDSVILLE CORS ARP.
DF9213 NCBU BURLINGTON CORS ARP.
GEOID MODEL: 12B
COMBINED GRID FACTOR: 0.99994387 SPC (3200 NC)
UNITS: NORTHING= 836,907.9849(ft) EASTING= 1,905,178.6370(ft)

No Certificate of Purpose of Plat

That this plat meets the standards of practice for Land Surveying in North Carolina (N.C.G.S. 47-30) (11a). This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
Witness my original signature and seal this 18 day of OCTOBER, A.D. 2022.

PRELIMINARY LAND SURVEY
NOT FOR RECORDATION CONVEYANCES OR SALES
ROBERT S. DISCHINGER PLS-4521



CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-1	S47°16'35"E	75.02'	75.03'	1,470.00'
C-2	N46°10'49"W	13.42'	13.42'	1,530.00'
C-3	N48°06'27"W	89.49'	89.50'	1,530.00'
C-4	N45°33'58"W	19.38'	19.38'	1,530.00'
C-5	S45°30'27"E	15.75'	15.75'	1,470.00'
C-6	S46°58'13"E	20.35'	60.88'	330.00'
C-7	S01°49'33"E	29.21'	32.75'	200.00'
C-8	S58°03'42"W	143.70'	144.94'	320.00'
C-9	S67°27'57"W	47.34'	47.37'	380.00'
C-10	S56°05'46"W	103.12'	103.44'	380.00'
C-11	N85°25'59"W	28.90'	32.30'	20.00'
C-12	N01°21'56"E	25.99'	28.29'	20.00'
C-13	S38°52'39"E	9.69'	9.69'	970.00'
C-14	N04°51'12"E	27.51'	30.34'	20.00'
C-15	N53°56'13"E	62.89'	62.99'	320.00'
C-16	N65°18'24"E	63.91'	64.02'	320.00'
C-17	N64°57'31"E	80.48'	80.63'	380.00'
C-18	N52°32'18"E	83.95'	84.12'	380.00'
C-19	S83°33'34"E	30.75'	35.08'	20.00'
C-20	S28°09'57"E	75.41'	75.51'	420.00'
C-21	S46°58'13"E	16.65'	16.65'	270.00'
C-22	S45°49'47"E	48.70'	48.72'	480.00'
C-23	S38°05'10"E	80.93'	81.03'	480.00'
C-24	S28°07'58"E	85.63'	85.74'	480.00'
C-25	S42°15'01"E	55.52'	55.56'	435.00'
C-26	S39°20'37"E	25.84'	25.90'	113.00'
C-27	S24°03'21"E	34.27'	34.40'	113.00'
C-28	S39°38'56"E	53.53'	55.17'	65.00'
C-29	N88°36'54"E	59.87'	62.22'	65.00'
C-30	N34°21'33"E	58.68'	60.88'	65.00'
C-31	N39°16'44"W	94.77'	106.19'	65.00'
C-32	N86°33'21"W	1.07'	1.07'	65.00'
C-33	N63°33'54"W	89.99'	92.56'	113.00'
C-34	N39°46'29"W	4.27'	4.27'	375.00'
C-35	N39°01'12"W	5.61'	5.61'	375.00'
C-36	N25°43'08"E	126.79'	126.79'	13,602.63'
C-37	N25°43'08"E	126.51'	126.51'	13,572.63'
C-38	N71°09'57"E	28.13'	31.20'	20.00'
C-39	S59°20'59"E	45.13'	45.18'	270.00'
C-40	S46°51'36"E	78.92'	78.54'	270.00'
C-41	S30°37'55"W	40.96'	40.99'	289.64'
C-42	S37°12'33"W	25.49'	25.50'	289.64'
C-43	S85°11'30"W	28.51'	31.74'	20.00'
C-44	N56°44'43"W	84.98'	85.22'	330.00'
C-45	N19°04'43"W	28.32'	31.47'	20.00'

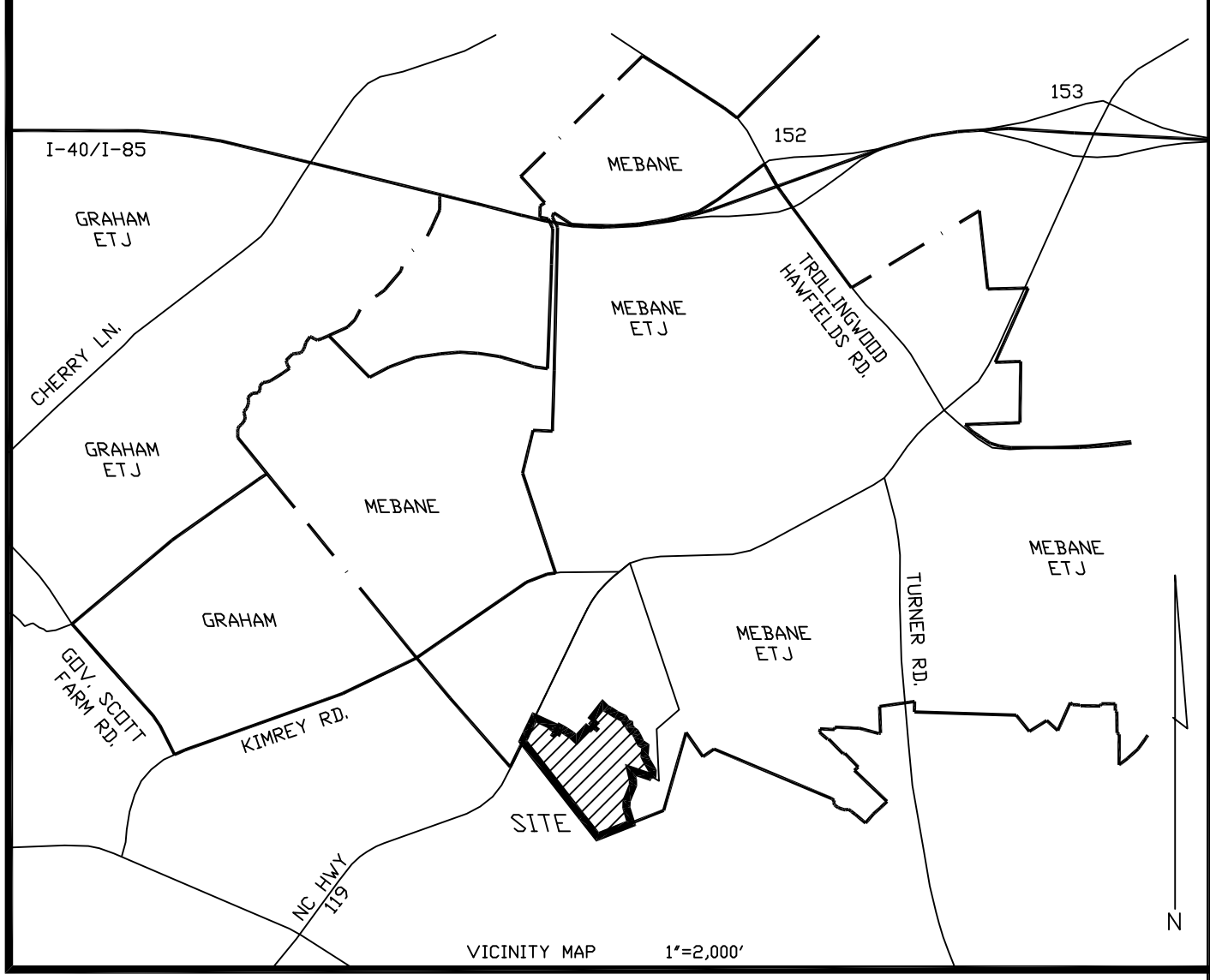
LINE	BEARING	DISTANCE
L-1	S44°54'22"E	57.61'
L-2	S61°28'13"E	51.92'
L-3	S28°52'46"E	67.43'
L-4	S70°51'59"E	35.46'
L-5	S03°44'35"E	33.27'
L-6	S38°38'29"E	56.05'
L-7	S57°32'34"E	41.34'
L-8	S31°21'12"E	46.54'
L-9	S55°56'07"E	63.90'
L-10	S13°07'23"E	85.60'
L-11	S13°07'23"E	40.38'
L-12	S01°14'38"E	6.74'
L-13	S01°14'38"E	54.45'
L-14	S41°15'40"W	60.08'
L-15	S48°44'15"E	16.23'
L-16	S35°23'10"E	51.92'
L-17	S71°02'15"W	53.95'
L-18	S48°17'53"W	114.53'
L-19	N48°17'53"E	76.20'
L-20	N48°17'53"E	43.24'
L-21	N71°02'15"E	49.43'
L-22	N71°02'15"E	4.52'
L-23	S01°14'38"E	19.03'
L-24	S01°14'38"E	32.29'
L-25	N88°45'22"E	15.00'
L-26	S48°44'15"E	13.95'
L-27	S48°44'15"E	36.34'
L-28	S23°00'56"E	57.23'
L-29	S23°00'56"E	66.36'
L-30	S35°50'53"E	88.02'
L-31	N25°26'57"E	101.79'
L-32	N25°27'07"E	116.77'
L-33	N36°32'15"E	18.97'
L-34	N26°28'32"E	144.23'
L-35	S64°08'36"E	63.67'
L-36	S64°08'36"E	39.23'
L-37	S26°34'37"W	29.19'
L-38	N64°08'36"W	109.05'

LINE	BEARING	DISTANCE
E-1	N27°02'45"E	223.93'
E-2	N32°46'39"E	27.43'
E-3	N26°24'02"E	165.33'
E-4	S10°59'13"W	19.37'
E-5	S10°48'07"E	48.70'
E-6	S16°45'28"E	51.32'

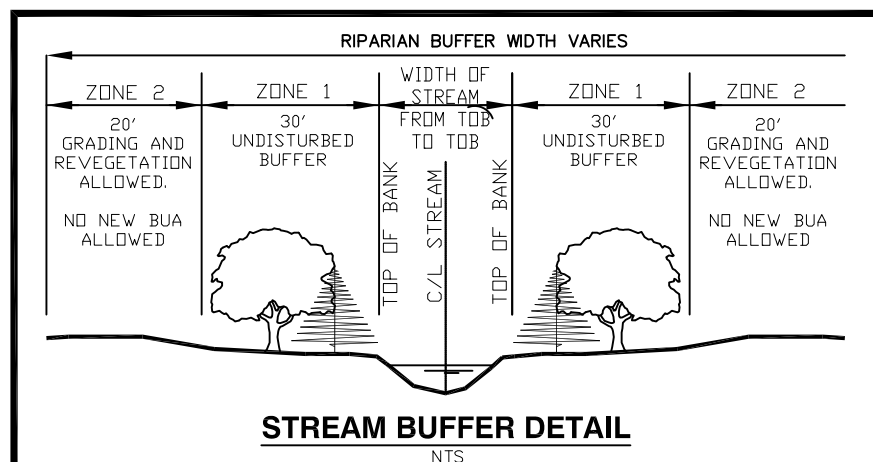
LEGEND:

- EP EDGE OF EXISTING PAVEMENT
- N.C.G.S. NORTH CAROLINA GEODETIC SURVEY
- CL CENTERLINE
- DB DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- PK SPECIAL PURPOSE NAIL
- CP COMPUTED POINT
- NIP NEW IRON PIPE
- EIP EXISTING IRON PIPE
- XXXXX DENOTES ADDRESS
- PSLAME PRIVATE SEWER LINE ACCESS & MAINTENANCE EASEMENT
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
- S.E. SIGHT EASEMENT
- U.E. UTILITY EASEMENT

OWNER:
DESCO SUMMERHAVEN, LLC
600 MARKET STREET, SUITE 206
CHAPEL HILL, NC 27516
ERIC DISCHINGER (336) 319-3395



UTILITY NOTICE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, RECORDED EASEMENTS, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.



BUFFER NOTE:
STREAM BUFFERS ARE TO REMAIN UNDISTURBED IN COMMON AREAS.

PHASE 2 SITE DATA:
GPINS 9803578217, 9803557617.
ADDRESS: HIGHWAY 119
EXISTING ZONING: R-20 CITY OF MEBANE ETJ

DEED REFERENCES:
GPIN 9803578217 D.B. 4042 PG. 807 TRACT 2
GPIN 9803557617, D.B. 4042 PG. 807 PARCEL 3

AREA TOTAL= 30.32 ACRES
NUMBER OF LOTS = 41 LOTS
AREA IN LOTS=23.76 ACRES
LF OF STREETS = 2,803.70± LF
RIGHT OF WAY AREA=4.13 ACRES
COMMON AREA=0.55 ACRES
PRIVATE COMMON AREA= 1.87 ACRES

DEVELOPMENT STANDARDS R-20
MINIMUM LOT AREA.....20,000 SQUARE FEET
MINIMUM LOT WIDTH.....85 FEET
FRONT YARD SETBACK.....30 FEET
SIDE SETBACK.....100 FEET
REAR SETBACK.....250 FEET
MAXIMUM BUILDING HEIGHT.....40 FEET
MINIMUM LOT COVERAGE.....40%

a. Corner lots add 8 feet to the street side setback.
g. Setbacks of detached accessory buildings from rear and side lot lines are governed by Section 4-2, B, 1

- NOTES:**
1. AREA DETERMINED BY LEAST SQUARES METHOD.
 2. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PER PANEL MAP 371098300K ZONE 'X' DATED NOVEMBER 17, 2017.
 3. BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
 4. DEED REFERENCES:
PARCEL #173775 D.B. 4042 PG. 807, P.B. 78 PG. 154, P.B. 76 PG. 477, D.B. 4260 PG. 852 EVANS ENGINEERING HAS NOT PERFORMED ANY TITLE SEARCH.
NO PLATS OF RECORD FOUND THAT DEDICATES RIGHT OF WAY FOR NC HIGHWAY 119.
 6. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET UNLESS SPECIFIED OTHERWISE.
 7. PROPERTY IS CURRENTLY ZONED R-20.
 8. THERE ARE NORTH CAROLINA GEODETIC SURVEY MARKERS WITHIN 2000 FEET OF SUBJECT PROPERTY AS SHOWN. MONUMENT SLAVE HAS BEEN DISTURBED AND CAP MISSING.
 9. ALL SIDEWALKS ARE FOR PUBLIC USE AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION BY MEANS OF AN ENCRDACHMENT.
 10. A PORTION OF THE EXISTING 30' PRIVATE R/W (NEREUS DRIVE) PER P.B. 76, PG. 477 TO BE ABANDONED. PERMANENT ACCESS WILL BE PROVIDED THRU PROPOSED STREET NETWORK. TEMPORARY ACCESS DURING NEW ROADWAY CONSTRUCTION WILL BE PROVIDED.
 11. ALL SIDE WALKS ARE 5 FEET IN WIDTH.

PHASE 2 IMPERVIUOUS SURFACE CALCULATIONS:
STREETS =1.96 ACRES
SIDEWALKS=0.34 ACRES
TEMPORARY GRAVEL DRIVE=0.18 ACRES
BUA ALLOCATED PER LOT=(41 LOTS)x(5.473 SQ. FT.)=5.15 ACRES
(INCLUDES ROOF, DRIVEWAYS,PATIO)
7.63 (12.3%)

SHEET 1 OF 2
FINAL PLAT
SUMMERHAVEN PHASE 2
AKA
SUMMERHAVEN EAST PHASE 2
MELVILLE TOWNSHIP~ALAMANCE COUNTY
MEBANE~NORTH CAROLINA
OCTOBER 18, 2022

EVANS ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS
4609 DUNDAS DRIVE GREENSBORO, N.C. 27407
PHONE: (336) 854-8877 FAX: (336) 854-8876
FIRM LICENSE C-0168

PRELIMINARY LAND SURVEY
NOT FOR RECORDATION CONVEYANCE OR SALES

ROBERT S. DISCHINGER PLS-4521



D.R. HORTON, INC.
DB 4304 PG 772-706
PB 82 PG 342
ZONED: R-20

DESCO SUMMERHAVEN, LLC
DB 4042 PG 807
PB 82 PG 342
PARCEL #177909
ZONED: R-20

MAX H. KERNODLE A/W
JEANIE KERNODLE
DB 3937 PG 569
PB 78 PG 313
PARCEL #159686
OLD MAP 10-16-68

AGENCY PARTNERS, LLC
DB 3672 PG 857
P.B. 78 PG 312 AND 313
PARCEL #174153
OLD MAP 10-16-214
VACANT
ZONED: B-2

JAY TUFTS A/W
MELANIE TUFTS
DB 3726 PG 979
PB 64 PG 41
PARCEL #159683
OLD MAP 10-16-69

AGENCY PARTNERS, LLC
DB 3672 PG 857
P.B. 78 PG 312 AND 313
PARCEL #174153
OLD MAP 10-16-214

3/4" PINCH TOP
GRID N=835,710.4419'
GRID E=1,906,376.3082'

PARCEL #172458
PHILLIPS NELL KIMREY
DB 3405, PG 825
PB 76, PG 477
AGRICULTURAL
ZONED: R-20

D.R. HORTON, INC.
DB 4304 PG 772-706
PB 82 PG 342
ZONED: R-20

D.R. HORTON, INC.
DB 4304 PG 772-706
PB 82 PG 342
ZONED: R-20

RALPH SCOTT
LIFESERVICES, INC.
DB 4186 PG 610
PARCEL #159656
OLD MAP 10-26-19
RESIDENTIAL
ZONED: NONE

RALPH SCOTT
LIFESERVICES, INC.
DB 4186 PG 610
PARCEL #159656
OLD MAP 10-26-19
RESIDENTIAL
ZONED: NONE

OWNER:
DESCO SUMMERHAVEN, LLC
600 MARKET STREET, SUITE 206
CHAPEL HILL, NC 27516
ERIC DISCHINGER (336) 319-3395

GRAY STONE
GRID N=835,390.5472'
GRID E=1,905,571.3940'

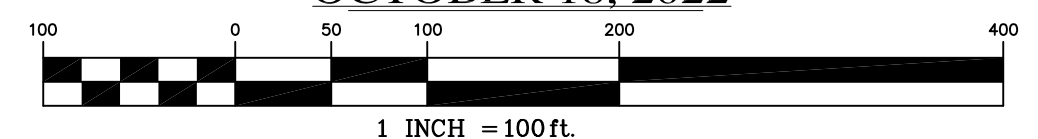
JANET L. ECKLEBARGER A/H
ELIOT D. IRWIN
DB 3411 PG 968
PARCEL #159681
OLD MAP 10-16-18

- LEGEND:**
- EP EDGE OF EXISTING PAVEMENT
 - N.C.G.S. NORTH CAROLINA GEODETIC SURVEY
 - C CENTERLINE
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - P.G. PAGE
 - PK SPECIAL PURPOSE NAIL
 - CP COMPUTED POINT
 - NIP NEW IRON PIPE
 - EIP EXISTING IRON PIPE
 - XXXX DENOTES ADDRESS
 - PSLAME PRIVATE SEWER LINE ACCESS & MAINTENANCE EASEMENT
 - PSDE PRIVATE STORM DRAINAGE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - S.E. SIGHT EASEMENT
 - U.E. UTILITY EASEMENT
 - U.&S.E. UTILITY AND SIDEWALK EASEMENT
 - SW&L.E. SIDEWALK AND LANDSCAPE EASEMENT

SHEET 2 OF 2
FINAL PLAT
SUMMERHAVEN PHASE 2
AKA

SUMMERHAVEN EAST PHASE 2
MELVILLE TOWNSHIP~ALAMANCE COUNTY
MEBANE~NORTH CAROLINA

OCTOBER 18, 2022



EVANS ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS
4609 DUNDAS DRIVE GREENSBORO, N.C. 27407
PHONE: (336) 854-8877 FAX: (336) 854-8876
FIRM LICENSE C-0168



AGENDA ITEM #4D

SUB 22-10

Final Subdivision Plat
Buckhorn Business Centre,
Phase 1

Presenter

Ashley Ownbey, Development Director

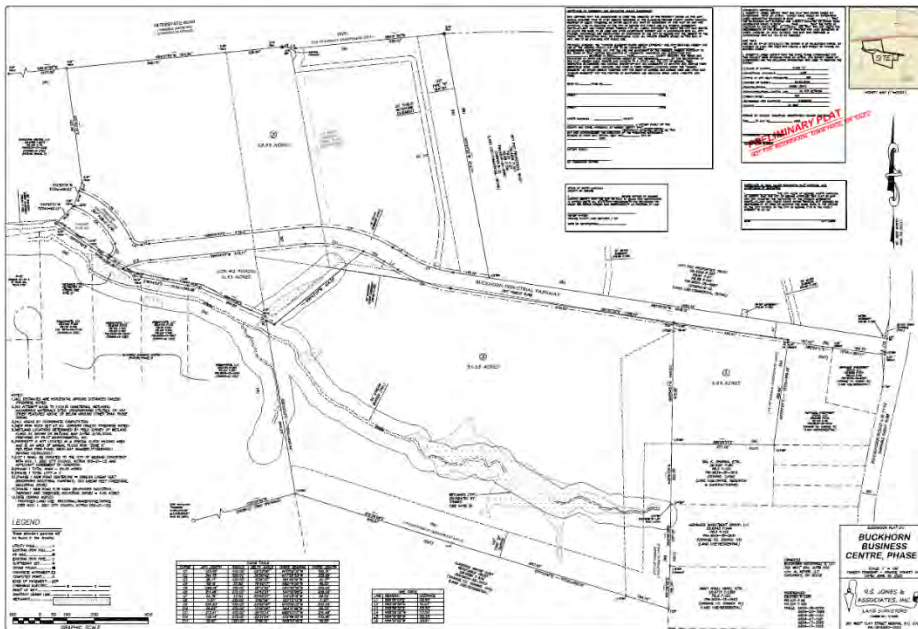
Applicant

Buckhorn Industrial II, LLC
302 W Third Street, Ste 800
c/o Al Neyer, LLC
Cincinnati, OH 45202

Public Hearing

Yes No

Final Plat



Property

Buckhorn Business Centre,
Orange County

GPINs

9834360270, 9834257896,
9834261132, 9834271021,
9834173345, 9834171005

Proposed Zoning

N/A

Current Zoning

LM (CD)

Size

+/-65.56 acres

Surrounding Zoning

B-2 & Orange County
Zoning

Surrounding Land Uses

Residential, Truck Stop,
Vacant

Utilities

Extended at developer's
expense.

Floodplain

No

Watershed

No

City Limits

Yes

Summary

Buckhorn Industrial II, LLC, is requesting approval of the Final Plat for Phase 1 of Buckhorn Business Centre (approved for annexation and conditional rezoning by City Council 11/01/2021). The Final Plat will include a total area of +/- 65.56 acres featuring three buildable lots and one lot for a stormwater control measure. As a condition of Council's approval of the rezoning request and as noted on the plat, Lot 1 will be donated to the City of Mebane at the agreeable time.

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plat to reflect comments. All infrastructure must be completed and approved to meet the City of Mebane specifications. All infrastructure not completed shall be bonded or a letter of credit provided prior to recordation.

Financial Impact

The developer has extended utilities at his own expense.

Recommendation

Staff recommends approval of the Final Plat.

Suggested Motion

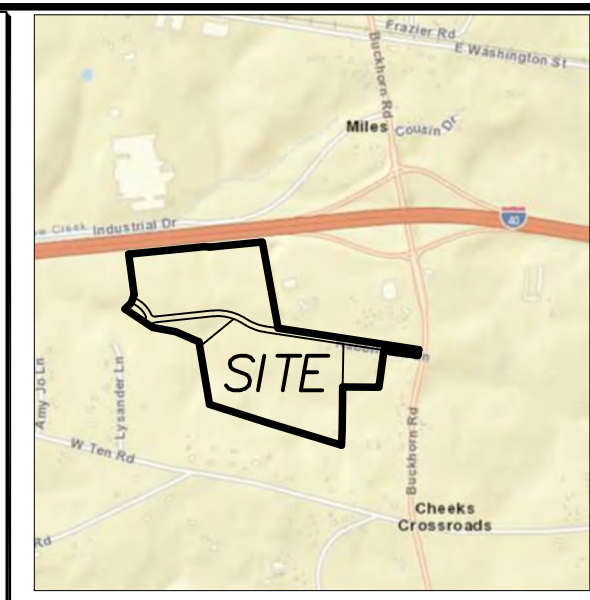
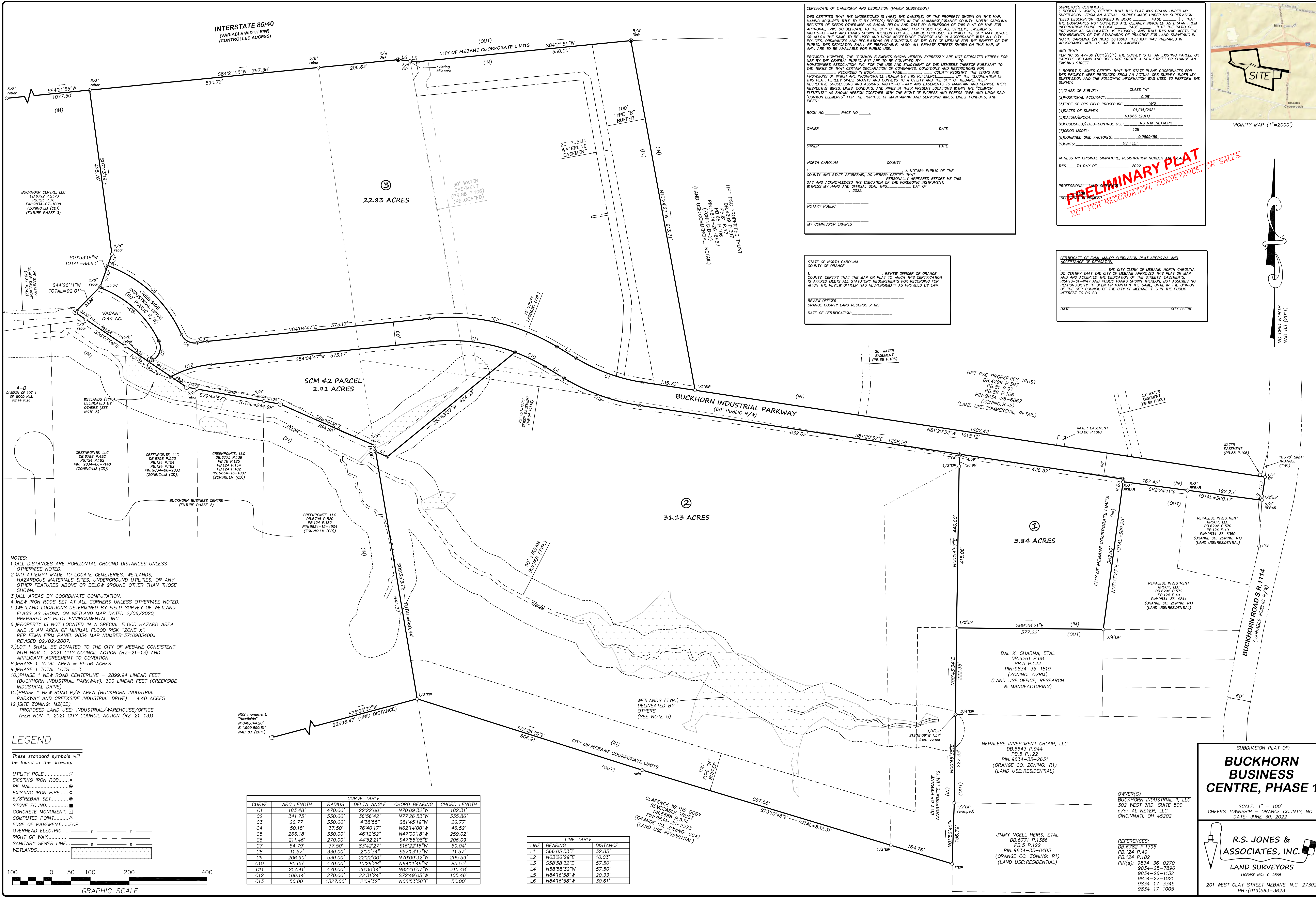
Motion to approve the final plat as presented.

Attachments

1. Final Plat

INTERSTATE 85/40
(VARIABLE WIDTH R/W)
(CONTROLLED ACCESS)

CITY OF MEBANE CORPORATE LIMITS



VICINITY MAP (1"=2000')

CERTIFICATE OF OWNERSHIP AND DEDICATION (MAJOR SUBDIVISION)

THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP, HAVING ACQUIRED TITLE TO IT BY DEED(S) RECORDED IN THE ALAMANCE/ORANGE COUNTY, NORTH CAROLINA REGISTER OF DEEDS OTHERWISE AS SHOWN BELOW AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL, I/WE DO DEDICATE TO THE CITY OF MEBANE FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY AND PARKS SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH ALL CITY POLICES, ORDINANCES AND REGULATIONS AND CONDITIONS OF THE CITY OF MEBANE FOR THE BENEFIT OF THE PUBLIC. THIS DEDICATION SHALL BE IRREVOCABLE. ALSO, ALL PRIVATE STREETS SHOWN ON THIS MAP, IF ANY, ARE TO BE AVAILABLE FOR PUBLIC USE.

PROVIDED, HOWEVER, THE "COMMON ELEMENTS" SHOWN HEREON EXPRESSLY ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE CONVEYED BY _____ TO _____ HOMEOWNERS ASSOCIATION, INC. FOR THE USE AND ENJOYMENT OF THE MEMBERS THEREOF PURSUANT TO THE TERMS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR _____ RECORDED IN BOOK _____ PAGE _____ COUNTY REGISTRY; THE TERMS AND PROVISIONS OF WHICH ARE INCORPORATED HEREBY BY THIS REFERENCE. BY THE RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO A UTILITY AND THE CITY OF MEBANE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RIGHTS-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS, AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE "COMMON ELEMENTS" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND UPON SAID "COMMON ELEMENTS" FOR THE PURPOSE OF MAINTAINING AND SERVING WIRES, LINES, CONDUITS, AND PIPES.

BOOK NO. _____ PAGE NO. _____

OWNER _____ DATE _____

OWNER _____ DATE _____

NORTH CAROLINA _____ COUNTY _____

A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS _____ DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, ROBERT S. JONES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____). I, THE SURVEYOR, HAVE PERSONALLY REVIEWED THE PLAT AND THE INFORMATION FOUND IN BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000.00 AND THAT THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (16A NCAC 56.1600). THIS MAP WAS MADE IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

AND THAT:

PER NC GS 47-30 (1)(1)(c)(1) THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, ROBERT S. JONES CERTIFY THAT THE STATE PLANE COORDINATES FOR THIS PROJECT WERE PRODUCED FROM AN ACTUAL GPS SURVEY UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: _____ CLASS "A"

(2) POSITIONAL ACCURACY: _____ 0.08"

(3) TYPE OF GPS FIELD PROCEDURE: _____ VRS

(4) DATES OF SURVEY: _____ 01/04/2021

(5) DATUM/EPOCH: _____ NAD83 (2011)

(6) PUBLISHED/FIXED-CONTROL USE: _____ NC RTK NETWORK

(7) GEOD MODEL: _____ 12B

(8) COMBINED GRID FACTOR(S): _____ 0.9999455

(9) UNITS: _____ US FEET

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ TH DAY OF _____, 2022.

PROFESSIONAL LAND SURVEYOR _____

REGISTRATION NUMBER _____

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES.

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I, _____ REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

REVIEW OFFICER
ORANGE COUNTY LAND RECORDS / GIS

DATE OF CERTIFICATION: _____

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL AND ACCEPTANCE OF DEDICATION

I, _____ THE CITY CLERK OF MEBANE, NORTH CAROLINA, DO CERTIFY THAT THE CITY OF MEBANE APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS-OF-WAY AND PARKS SHOWN HEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, UNTIL IN THE OPINION OF THE CITY COUNCIL OF THE CITY OF MEBANE IT IS IN THE PUBLIC INTEREST TO DO SO.

DATE _____ CITY CLERK _____

- NOTES:
- 1.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - 2.) NO ATTEMPT MADE TO LOCATE CEMETERIES, WETLANDS, HAZARDOUS MATERIALS SITES, UNDERGROUND UTILITIES, OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.
 - 3.) ALL AREAS BY COORDINATE COMPUTATION.
 - 4.) NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 5.) WETLAND LOCATIONS DETERMINED BY FIELD SURVEY OF WETLAND FLAGS AS SHOWN ON WETLAND MAP DATED 2/06/2020, PREPARED BY PILOT ENVIRONMENTAL, INC.
 - 6.) PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND IS AN AREA OF MINIMAL FLOOD RISK "ZONE X" PER FEMA FIRM PANEL 9834 MAP NUMBER: 3710983400J REVISED 02/02/2007.
 - 7.) LOT 1 SHALL BE DONATED TO THE CITY OF MEBANE CONSISTENT WITH NOV. 1, 2021 CITY COUNCIL ACTION (RZ-21-13) AND APPLICANT AGREEMENT TO CONDITION.
 - 8.) PHASE 1 TOTAL AREA = 65.56 ACRES
 - 9.) PHASE 1 TOTAL LOTS = 3
 - 10.) PHASE 1 NEW ROAD CENTERLINE = 2899.94 LINEAR FEET (BUCKHORN INDUSTRIAL PARKWAY), 300 LINEAR FEET (CREEKSIDE INDUSTRIAL DRIVE)
 - 11.) PHASE 1 NEW ROAD R/W AREA (BUCKHORN INDUSTRIAL PARKWAY AND CREEKSIDE INDUSTRIAL DRIVE) = 4.40 ACRES
 - 12.) SITE ZONING: MZ(CO)
- PROPOSED LAND USE: INDUSTRIAL/WAREHOUSE/OFFICE (PER NOV. 1, 2021 CITY COUNCIL ACTION (RZ-21-13))

LEGEND

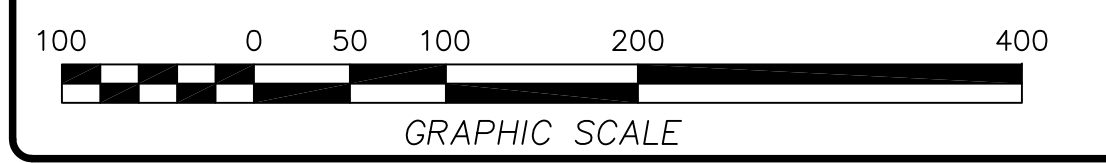
- These standard symbols will be found in the drawing.
- UTILITY POLE.....
 - EXISTING IRON ROD.....
 - PK NAIL.....
 - EXISTING IRON PIPE.....
 - 5/8" REBAR SET.....
 - STONE FOUND.....
 - CONCRETE MONUMENT.....
 - COMPUTED POINT.....
 - EDGE OF PAVEMENT.....EOP
 - OVERHEAD ELECTRIC.....
 - RIGHT OF WAY.....
 - SANITARY SEWER LINE.....
 - WETLANDS.....

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	183.48'	470.00'	22°22'00"	N70°09'32"W	182.31'
C2	341.75'	530.00'	36°56'42"	N77°26'53"W	335.86'
C3	26.77'	330.00'	4°38'55"	S81°45'19"W	26.77'
C4	50.18'	37.50'	76°40'17"	N62°14'00"W	46.52'
C5	266.18'	330.00'	46°12'52"	N47°00'18"W	259.02'
C6	211.46'	270.00'	44°52'21"	S47°55'08"E	206.09'
C7	54.79'	37.50'	83°42'27"	S16°22'16"W	50.04'
C8	11.57'	330.00'	2°00'34"	S57°13'13"W	11.57'
C9	206.90'	530.00'	22°22'00"	N70°09'32"W	205.59'
C10	85.65'	470.00'	10°26'28"	N64°11'46"W	85.53'
C11	217.41'	470.00'	26°30'14"	N82°40'07"W	215.48'
C12	106.14'	270.00'	22°31'24"	S72°49'05"W	105.46'
C13	50.00'	1327.00'	2°09'32"	N08°53'58"E	50.00'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S86°05'53"E	32.85'
L2	N03°26'29"E	10.03'
L3	S58°58'32"E	57.50'
L4	N58°58'32"W	57.50'
L5	N84°16'58"W	20.33'
L6	N84°16'58"W	30.61'



SUBDIVISION PLAT OF:

BUCKHORN BUSINESS CENTRE, PHASE 1

SCALE: 1" = 100'
CHECKS TOWNSHIP - ORANGE COUNTY, NC
DATE: JUNE 30, 2022

R.S. JONES & ASSOCIATES, INC.
LAND SURVEYORS
LICENSE NO. C-2565
201 WEST CLAY STREET MEBANE, N.C. 27302
PH: (919)563-3623

OWNER(S)
BUCKHORN INDUSTRIAL II, LLC
302 WEST 3RD, SUITE 800
c/o: AL NEYER, LLC
CINCINNATI, OH 45202

REFERENCES:
DB.6782 P.1395
PB.124 P.49
PB.124 P.182
PIN: 9834-36-0270
9834-25-7896
9834-26-1132
9834-27-1021
9834-17-3345
9834-17-1005



AGENDA ITEM #4E

SUB 22-08

Final Subdivision Plat
St. Barts Place

REAPPROVAL

Presenter

Ashley Ownbey, Development Director

Applicant

Vernon Clapp
1353 North Church Street
Burlington, NC 27217

Public Hearing

Yes No

Final Plat



Property

St. Barts Place,
Alamance County

GPIN
9813494621

Proposed Zoning

N/A

Current Zoning

R-20

Size

+/-6.9 acres

Surrounding Zoning

R-20, R-12, R-6 (CD)

Surrounding Land Uses

Residential, Church

Utilities

Extended at
developer's expense.

Floodplain

Yes

Watershed

No

City Limits

Yes

Summary

Vernon Clapp is requesting approval of the Final Plat for the St. Barts Place Subdivision (approved as a preliminary subdivision plat by City Council on 02/06/2017). The Final Plat will include a total area of +/-6.9 acres featuring 12 single-family lots, right-of-way dedication, and a 10' multi-use path.

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plat to reflect comments. All infrastructure must be completed and approved to meet the City of Mebane specifications. All infrastructure not completed shall be bonded or a letter of credit provided prior to recordation.

This major subdivision plat was originally approved by the City Council at its August 1, 2022, meeting.

Financial Impact

The developer has extended utilities at his own expense.

Recommendation

Staff recommends approval of the Final Plat.

Suggested Motion

Motion to approve the final plat as presented.

Attachments

1. Final Plat

SURVEYOR'S CERTIFICATION:

I, TOMMY W. WRIGHT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOKS 1529 PAGE 248, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AS PAGE SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 21ST DAY OF JULY, 2022 A.D.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, TOMMY W. WRIGHT, CERTIFY THAT THE CONTROL FOR THIS SURVEY FROM AN ACTUAL GPS (OR GNSS) SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- 1. CLASS OF SURVEY: CLASS A
2. POSITIONAL ACCURACY: 0.07'
3. TYPE OF GPS FIELD PROCEDURE: VRS (SOKKIA MODEL GCX-3 NETWORK ROVER)
4. DATE OF CONTROL SURVEY: 05-10-2022
5. DATUM EPOCH: NAD83(2011)/EPOCH (2010)
6. PUBLISHED/FIXED-CONTROL USE: NC CORS NETWORK
7. GEOID MODEL: 18
8. MEAN COMBINED GRID FACTOR: 0.999947943 (GROUND TO GRID)
9. UNITS: US SURVEY FEET

PROFESSIONAL LAND SURVEYOR

L-5262 LICENSE NUMBER



SANDRA A. MULLER D.B.0561 PG.0152 T.M.# 9813-3997-30

LARRY G. PARKS / BILLIE ANNE D.B.0419 PG.0396 T.M.# 9813-3982-59

REVIEW OFFICER CERTIFICATION. STATE OF NORTH CAROLINA COUNTY OF ALAMANCE

I, REVIEW OFFICER OF ALAMANCE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

GENERAL NOTES:

- 1. ERROR OF CLOSURE IS 1:10,000+.
2. AREA DETERMINED UTILIZING COMPUTER SOFTWARE.
3. THIS MAP IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS OF WAY RECORDED PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.
4. BOUNDARY SURVEY PERFORMED BY FLEMING ENGINEERING, INC.
5. THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AND ZONE AE AREA AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 3710981300K, EFFECTIVE DATE NOVEMBER 17TH, 2017.
6. THIS SURVEY IS A NORTH CAROLINA CLASS A SURVEY.
7. FIELD WORK COMPLETED 05-12-2022
8. NC GRID COORDINATES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING VRS NC CORS NETWORK.
9. ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS OTHERWISE SPECIFIED.

CERTIFICATE OF OWNERSHIP AND DEDICATION. I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK, PAGE, AND THAT I (WE) HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE MY (OUR) FREE ACT AND DEED AND HEREBY ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE TO PUBLIC USE AS STREETS, ALLEYS, CROSSWALKS, EASEMENTS, PARKS AND OTHER SPACES FOREVER AS SHOWN OR INDICATED. FURTHER, I (WE) CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF ALAMANCE COUNTY.

OWNER DATE
OWNER DATE
ATTEST DATE

WILLIAM & PEARL HOLMES D.B.0265 PG.0027 T.M.# 9814-4065-88

JOYCE H. GRAVES D.B.0710 PG.0550 T.M.# 9813-4979-49

OLD HILLSBOROUGH RD SR 2126

60' PUBLIC R/W P.B. 61 PG. 96

ST BARTS PLACE 50' PUBLIC R/W

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists line segments L1 through L34 with their respective bearings and distances.

CURVE TABLE

Table with columns: CURVE, CHORD BEARING, CHORD LENGTH, RADIUS. Lists curves C1 through C29 with their respective chord bearings, lengths, and radii.

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL AND ACCEPTANCE OF DEDICATION

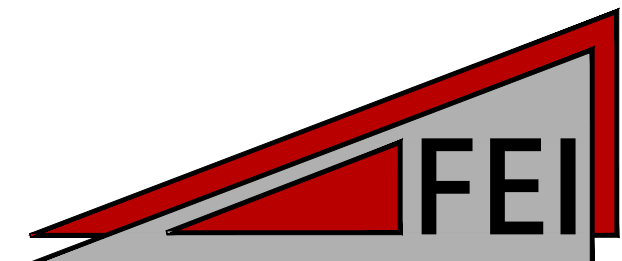
I, THE CITY CLERK OF MEBANE, NORTH CAROLINA, DO CERTIFY THAT THE CITY OF MEBANE APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE STREETS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PARKS SHOWN HEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, UNTIL IN THE OPINION OF THE CITY COUNCIL OF THE CITY OF MEBANE IT IS IN THE PUBLIC INTEREST TO DO SO.

DATE CITY CLERK

FINAL PLAT FOR ST. BARTS PLACE SUBDIVISION

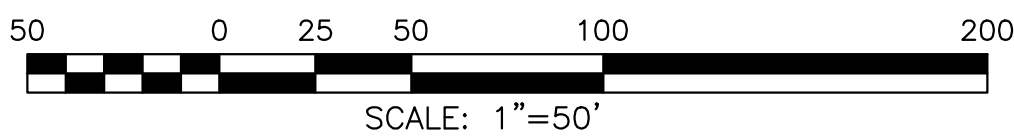
OWNER INFORMATION: VERNON CLAPP 1353 NORTH CHURCH ST. BURLINGTON, NC 27217 (336) 228-6461

PROJECT LOCATION: CITY: MEBANE TOWNSHIP: MELVILLE COUNTY: ALAMANCE STATE: NORTH CAROLINA DATE: 07/21/2022 SCALE: 1" = 50'



Civil Engineers and Land Surveyors 8518 Triad Drive, Colfax, NC 27235 www.feiconsulting.com (336) 852-9797 License No. C-0950

DRAWN BY: JDB PROJ. NO.: 03030.001 DRAWING FILE: E:\DRAWINGS & PROJECTS\PROJ03030.001 ST. BARTS PLACE CHECKED BY: TWVV





AGENDA ITEM #4F

Petition for Voluntary Contiguous Annexation –
Sarah S. Bradley, J. Thomas Wilson, Tammy C.
Wilson, Steven S. Scott and Linda P. Scott

Meeting Date

November 7, 2022

Presenter

Lawson Brown, City Attorney

Public Hearing

Yes No

Summary

Staff received a petition requesting voluntary contiguous annexation from various property owners, Sarah S. Bradley, J. Thomas Wilson, Tammy C. Wilson, Steven S. Scott and Linda P. Scott.

Background

The applicants are requesting the described property to be annexed into Mebane's Corporate Limits. This is a contiguous annexation of two properties with frontage on Trollingwood-Hawfields Road and Senator Ralph Scott Parkway totaling 93.851 acres for Crow Industrial, a light industrial development/shell building which is currently under review by City staff.

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 December 5, 2022.

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 December 5, 2022.

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: 21 Oct 2022

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:

**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 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. J. Thomas Wilson	3503 Mt Zion Church Rd Mebane NC 27302	N/A	J. Thomas Wilson
2. Tammy C. Wilson	3503 Mt Zion Church Rd. Mebane NC 27302	N/A	Tammy C. Wilson
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.



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Name	Address	Do you declare vested rights (Yes or No)	Signature
1. Steven S. Scott	603 South Fifth Street Mebane NC 27302	N/A	
2. Linda P. Scott	603 South Fifth Street Mebane NC 27302	N/A	
3.			

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

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Name	Address	Do you declare vested rights (Yes or No)	Signature
1. Sarah S. Bradley	917 Arrowhead Lane Mebane NC 27302	N/A	<i>Sarah S. Bradley</i>
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.

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 7th day of November, 2022.



Stephanie W. Shaw
Stephanie W. Shaw, City Clerk

SITE DATA TABLE

PARCEL	EXISTING AREA	TOTAL AREA
SARAH BRADLEY, ET AL GPN# 9804810638 DB 3859, PG 935 PB 71, PG 495	3,109,466 SQ FT 71.383 AC	4,124,746 SQ FT 94.691 AC
SARAH BRADLEY, ET AL GPN# 9804720640 DB 3859, PG 935 PB 76, PG 191	843,468 SQ FT 19.363 AC	
PUBLIC RIGHT OF WAYS	171,812 SQ FT 3.945 AC	

REFERENCES

- | | | |
|-----------------|-----------------|-----------------|
| DB 998, PG 745 | DB 2597, PG 330 | DB 3331, PG 348 |
| DB 3603, PG 741 | DB 3859, PG 935 | DB 3859, PG 941 |
| DB 3898, PG 409 | | |
| PB 64, PG 487 | PB 71, PG 495 | PB 73, PG 102 |
| PB 75, PG 460 | PB 76, PG 104 | PB 76, PG 191 |
| PB 78, PG 121 | PB 82, PG 91 | |

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN ANNEXATION PLAT.
- BEARINGS ARE BASED ON NC GRID NAD 83 FROM VRS DATA UTILIZING REAL TIME KINEMATICS SOLUTIONS.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- AREAS COMPUTED USING COORDINATE GEOMETRY.
- SITE ADDRESS: 1447 TROLLINGWOOD-HAWFIELDS RD, MEBANE, NC 27302
- FLOOD NOTE: A PORTION OF THIS SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON: FIRM PANEL: 3710980400 K EFFECTIVE DATE: 11/17/2017
- ADJOINER INFORMATION SHOWN FROM ALAMANCE COUNTY GIS AS OF AUGUST 5, 2022, AT 4:00 PM.

INTERSTATE 40-85
VARIABLE WIDTH PUBLIC R/W

OUTSIDE CITY LIMITS

NEW CITY LIMITS

EXISTING CITY LIMITS

VICINITY MAP
SCALE: 1" = 2000'



THIS TRACT OF LAND IS WITHIN THE CITY OF MEBANE'S JURISDICTION. NO APPROVAL IS REQUIRED OF THE PLANNING BOARD OR CITY COUNCIL.

PLANNING DIRECTOR _____ DATE _____

LEGEND

- EXISTING IRON PIPE
- EXISTING NCDOT MONUMENT
- ▲ CALCULATED PROPERTY CORNER
- ⊙ NGS MONUMENT
- ⊙ CONTROLLED ACCESS
- ANNEXATION AREA LINE
- SUBJECT PROPERTY LINE
- UNSURVEYED PROPERTY LINE
- R/W— RIGHT OF WAY

CONTIGUOUS ANNEXATION AREA TO BE ANNEXED
94.691 ACRES

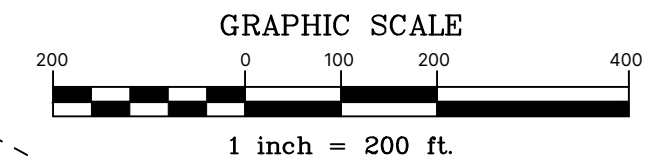
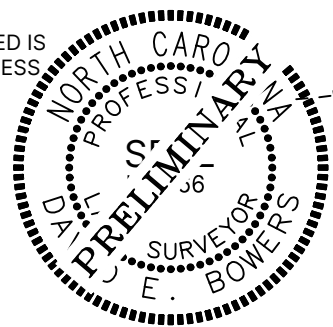
CONTIGUOUS ANNEXATION MAP NOT FOR CONVEYANCES OR SALES

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(1)(i)(c)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, DAVID E. BOWERS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS

DAY OF _____, A.D. 2022.

DAVID E. BOWERS PLS L-4966



Ballentine Associates, PA
221 Providence Road
Chapel Hill, NC 27514
919.929.0481
ballentineassociates.com

CORPORATE SEAL C328
NORTH CAROLINA
Chapel Hill

OWNER INFORMATION:
SARAH S. BRADLEY, ET AL
917 ARROWHEAD LN
MEBANE, NC 27302

OWNERS REPRESENTATIVE:
CROW HOLDINGS
CHRISTOPHER URQUHART
PH: 704.236.2440
EMAIL: curquhart@crowholdings.com

DATE	ISSUED
05 AUG 22	TO CITY OF MEBANE
25 OCT 22	TO CITY OF MEBANE

FINAL PLAT:
CITY OF MEBANE CORPORATE LIMITS EXTENSION
VOLUNTARY CONTIGUOUS ANNEXATION
1447 TROLLINGWOODS-HAWFIELDS ROAD
MEBANE, NC 27302
MELVILLE TOWNSHIP, ALAMANCE COUNTY, NORTH CAROLINA
ANNEXATION PLAT

JOB NUMBER: 122007.02
DATE: 05 AUG 22
SCALE: 1" = 200'
DRAWN BY: EJS
REVIEWED BY: DEB

SHEET
1 OF 1

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

Annexation No. 157

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 Mebane Municipal Building at 6:00 p.m. on December 5, 2022.

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

Being all of the Sarah Bradley, et al Tracts as recorded in Deed Book 3859, Page 935, and depicted
in Plat Book 71, Page 495 & Plat Book 76, Page 191, of the Alamance County Registry, the full width of
Senator Ralph Scott Parkway for the length of frontage of the described tracts, and a portion of
Trollingwood-Hawfields Road.

Melville Township, Alamance County, North Carolina.

Being all that certain land more particularly described as follows:

COMMENCING at NGS Monument "Hawfields", having NCSPCS Coordinates of Northing: 840,044.17'
Easting: 1,909,650.87', thence North 13°05'23" West a distance of 1,447.31 feet to an existing iron pipe on
the northern corner of Hawfields Presbyterian Church [1] (GPIN# 9804901755 / Deed Book 998, Page 745
(also see Deed Book 2597, Page 330, and Plat Book 71, Page 495), the point of BEGINNING; thence along
the line of Hawfields Presbyterian Church [1] the following three (3) calls: South 55°38'37" West a distance
of 640.15 feet to an existing iron pipe; thence South 44°05'04" West a distance of 256.98 feet to an existing
iron pipe; thence South 40°47'00" West a distance of 499.10 feet to an existing iron pipe on the northern
line of Hawfields Presbyterian Church [2] (GPIN# 9804802087 / Deed Book 998, Page 745); thence with the
line of Hawfields Presbyterian Church North 77°51'02" West a distance of 653.47 feet to an existing iron
pipe on the eastern line of Exeter 2125 Senator Ralph Scott LP (GPIN# 9803794914 / Deed Book 3706, Page
292 (also see Plat Book 78, Page 56); thence with the line of Exeter 2125 Senator Ralph Scott LP North
30°42'00" West a distance of 16.70 feet to a set iron pipe on the southern Right of Way of Senator Ralph
Scott Parkway (a public 60' R/W); thence continuing North 30°42'00" West a distance of 60.02 feet to a set
iron pipe on the northern R/W of Senator Ralph Scott Parkway, and the southeastern corner of BT-OH LLC
(GPIN# 9804314534 / Deed Book 4096, Page 653 (also see Plat Book 82, Page 91); thence continuing along
the line of BT-OH LLC the following two (2) calls: North 30°42'00" West a distance of 1,345.68 feet to an
existing iron pipe; thence North 30°42'00" West a distance of 1,077.13 feet to a set iron pipe on the
southern R/W of Interstate 40-85 (a variable width public R/W; thence along the southern R/W of Interstate
40-85, and Trollingwood-Hawfields Road (a variable width public R/W) the following ten (10) calls: with a
curve turning to the left with an arc length of 384.59', with a radius of 3,949.72', with a chord bearing of

North 78°33'35" East, with a chord length of 384.44' to a NCDOT R/W disc; thence North 86°16'15" East a distance of 98.09 feet to a NCDOT R/W disc; thence North 79°00'44" East a distance of 195.74 feet to a NCDOT R/W disc; thence with a curve turning to the right with an arc length of 204.08', with a radius of 1,829.86', with a chord bearing of North 84°13'55" East, with a chord length of 203.98' to a NCDOT R/W disc; thence North 89°27'20" East a distance of 195.78 feet to a NCDOT R/W disc; thence North 88°51'22" East a distance of 206.74 feet to a point; thence with a curve turning to the left with an arc length of 125.25', with a radius of 1,225.92', with a chord bearing of North 82°19'31" East, with a chord length of 125.20' to a NCDOT R/W disc; thence North 76°15'53" East a distance of 177.16 feet to a NCDOT R/W disc; thence South 64°11'31" East a distance of 131.35 feet to a set iron pipe, and passing an existing iron pipe at 63.14 feet; thence South 39°46'26" East a distance of 107.18 feet to a NCDOT R/W disc; thence crossing the R/W of Trollingwood-Hawfields Road North 49°23'29" East a distance of 130.59 feet to a NCDOT R/W disc on the eastern R/W of Trollingwood-Hawfields Road and the line of PFJ Southeast LLC (GPIN# 9804836168 / Deed Book 3603, Page 741); thence continuing with the line of PFJ Southeast LLC the following two (2) calls: South 41°02'06" East a distance of 62.79 feet to a point; thence South 37°42'26" East a distance of 251.62 feet to an existing iron pipe on the corner of Trollingwood-Hawfields LLC (GPIN# 9804922987 / Deed Book 2835, Page 293 (also see Plat Book 73, Page 102); thence with the line of Trollingwood-Hawfields LLC the following three (3) calls: with a curve turning to the left with an arc length of 45.27', with a radius of 1,819.86', with a chord bearing of South 33°37'37" East, with a chord length of 45.27 feet to a point; thence South 07°50'12" East a distance of 70.70 feet to a point; thence South 32°33'41" East a distance of 126.24 feet to an existing iron pipe on the corner of John A. Williams (GPIN# 9804922954 / Deed Book 3915, Page 293 (also see Plat Book 73, Page 102); thence with the line of John A. Williams, and Trollingwood-Hawfields LLC the following two (2) calls: South 36°41'39" East a distance of 254.39 feet to a point; thence South 41°08'05" East a distance of 170.92 feet to a point; thence crossing the R/W of Trollingwood-Hawfields Road South 48°51'55" West a distance of 60.00 feet to the western R/W of Trollingwood-Hawfields Road; thence with the western R/W of Trollingwood-Hawfields Road the following seven (7) calls: South 41°08'05" East a distance of 218.97 feet to a set iron pipe; thence South 34°46'08" East a distance of 14.34 feet to a set iron pipe; thence South 34°46'08" East a distance of 88.97 feet to a set iron pipe; thence South 41°03'45" East a distance of 99.24 feet to a set iron pipe; thence 42°18'44" East a distance of 316.75 feet to a set iron pipe; thence South 46°49'31" East a distance of 29.36 feet to a set iron pipe; thence South 41°01'06" East a distance of 126.79 feet to a set iron pipe; thence South 55°38'37" West a distance of 11.14 feet to the point of BEGINNING, containing an area of 4,124,746 square feet, or 94.691 acres, more or less.

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 #4G

American Rescue Plans Fund ARP-D-0177
for State of NC Budget Appropriation of
\$11,925,000

Meeting Date

November 7, 2022

Presenter

Franz Holt – City Engineer
Dennis Hodge – WRRF Director

Public Hearing

Yes No

Summary

The City of Mebane received a \$11,925,000 appropriation from the State of North Carolina FY 22-23 Budget to partially fund the forthcoming Mebane Water Resource Recovery Facility (WRRF) expansion. The next step in this appropriation process is the approval of the Funding Offer and Acceptance by the City of Mebane.

Background

The Division of Water Infrastructure within the Department of Environmental Quality is requiring acceptance by the City of Mebane via the attached “Resolution by Governing Body of Recipient” and requesting the appointment of an authorized representative to approve the Funding Offer and Acceptance.

This resolution is attached along with other relevant documents for reference.

Financial Impact

This item will result in revenue of \$11,925,000. American Rescue Plan procedures will have to be accounted for and followed.

Recommendation

Staff recommends approval of the resolution & appointment of City Manager Chris Rollins and successors so titled as the authorized representative.

Suggested Motion

I make the motion to approve the Resolution By Governing Body of Recipient & appointment of City Manager Chris Rollins and successors so titled as the authorized representative.

Attachments

1. Resolution By Governing Body of Recipient
2. Mebane SRP-D-ARP_1077_LOX_221011 Funding Offer and Acceptance
3. Mebane_D_ARP_0177_LOX Transmittal 221011 Offer & Acceptance for ARP Funding Project No. SRP-D-ARP-0177 Water Resource Recovery Facility Expansion Project - American Rescue Plan – Earmark Mebane, NC.

RESOLUTION BY GOVERNING BODY OF RECIPIENT

WHEREAS, the City of Mebane has qualified for the Viability Utility Reserve (VUR) designation associated with the American Rescue Plan (ARP) funded from the State Fiscal Recovery Fund established in S.L. 2021-180 to assist eligible units of government with meeting their water/wastewater infrastructure needs, and

WHEREAS, the North Carolina Department of Environmental Quality has offered American Rescue Plan (ARP) funding in the amount of \$11,925,000.00 to perform work detailed in the submitted application, and

WHEREAS, the City of Mebane intends to perform said project in accordance with the agreed scope of work,

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

That (unit of government) does hereby accept the American Rescue Plan Grant offer of \$11,925,000.00.

That the City of Mebane does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.

That Chris Rollins, City Manager and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

Adopted this the 7th day of November, 2022 at Mebane, North Carolina.

Ed Hooks, Mayor

SEAL

**STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF WATER INFRASTRUCTURE**

Funding Offer and Acceptance

Legal Name and Address of Award Recipient

City of Mebane
106 East Washington Street
Mebane, North Carolina 27302

Project Number: SRP-D-ARP-0177

ALN: 21.027

Funding Program

Drinking Water	<input checked="" type="checkbox"/>	Additional Amount for	Previous Total	Total Offered
Wastewater	<input type="checkbox"/>	Funding Increases		
State Revolving Fund (SRF)	<input type="checkbox"/>			
State Reserve Loan (SRP)	<input type="checkbox"/>			
State Reserve Grant (SRP)	<input type="checkbox"/>			
State Grant Appropriation (SAP)	<input type="checkbox"/>			
American Rescue Plan Act (ARPA)	<input checked="" type="checkbox"/>			\$11,925,000

Project Description:

Water Resource Recovery Facility Expansion Project

Total Financial Assistance Offer:	\$11,925,000
Total Project Cost:	\$11,925,000
Estimated Closing Fee*:	na
<i>For Loans</i>	
Principal Forgiveness:	\$0
Interest Rate:	0.0% Per Annum
Maximum Loan Term:	0 Years

**Estimated closing fee calculated based on grant and loan amount.*

Pursuant to North Carolina General Statute 159G:

- The applicant is eligible under Federal and State law,
- The project is eligible under Federal and State law, and
- The project has been approved by the Department of Environmental Quality as having sufficient priority to receive financial assistance,

The Department of Environmental Quality, acting on behalf of the State of North Carolina, hereby offers the financial assistance described in this document.

For The State of North Carolina: **Shadi Eskaf, Director, Division of Water Infrastructure
North Carolina Department of Environmental Quality**

	10/18/2022
Signature <small>Jon Risgaard for Shadi Eskaf</small>	Date

On Behalf of: City of Mebane
Name of Representative in Resolution: _____
Title (Type or Print): _____

I, the undersigned, being duly authorized to take such action, as evidenced by the attached CERTIFIED COPY OF AUTHORIZATION BY THE APPLICANT'S GOVERNING BODY, do hereby accept this Financial Award Offer and will comply with the Assurances and the Standard Conditions.

Signature	Date
-----------	------

STANDARD CONDITIONS

1. Acceptance of this Funding Offer does not exempt the Recipient from complying with requirements stated in the U.S. Treasury's [Final Rule](#) for the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) and the [SLFRF Compliance and Reporting Guidance](#) not explicitly referred to in this document and any future requirements implemented by the U.S Treasury.
2. Acquisition of Real Property must comply with all applicable provisions of the Uniform Relocation and Real Property Acquisition Policies Act of 1970 (PL 92-646), as amended. The applicant shall certify that it has or will have a fee simple or such other estate or interest in the site of the project, including necessary easements and rights-of-way, to assure undisturbed use and possession for the purpose of construction and operation for the estimated life of the project using a certification form provided by DEQ.
3. Specific MBE/WBE (DBE) forms and instructions are provided that are to be included in the contract specifications. These forms will assist with documenting positive efforts made by recipients, their consultants and contractors to utilize disadvantaged businesses enterprises. Such efforts should allow DBEs the maximum feasible opportunity to compete for subagreements and subcontracts to be performed. Documentation of efforts made to utilize DBE firms must be maintained by all recipients, and construction contractors, and made available upon request.
4. Subrecipients shall fully comply with Subpart C of 2 CFR Part 180 entitled, "Responsibilities of Participants Regarding Transactions Doing Business with Other Persons," as implemented and supplemented by 2 CFR Part 1532. Recipient is responsible for ensuring that any lower tier covered transaction, as described in Subpart B of 2 CFR Part 180, entitled "Covered Transactions," includes a term or condition requiring compliance with Subpart C. Recipient is responsible for further requiring the inclusion of a similar term or condition in any subsequent lower tier covered transactions. Subrecipients may access suspension and debarment information at: <http://www.sam.gov>. This system allows subrecipients to perform searches determining whether an entity or individual is excluded from receiving Federal assistance.
5. Projects with a total cost of \$10,000,000 or more must meet U.S. Treasury requirements for prevailing wage rates, project labor agreements, and related requirements. Recipients can either certify meeting the requirements or provide plans and reports as the [SLFRF Compliance and Reporting Guidance](#) specifies.
6. The Uniform Guidance 2 CFR 200.317 through 2 CFR 200.327 gives minimum requirements for procurement, with 2 CFR 200.319(b) addressing engineering services procurement guidelines. ARPA-funded projects must also adhere to North Carolina State law, specifically NC General Statute 143-64.31, Article 3D Procurement of Architectural, Engineering, and Surveying (A/E) Services. NCGS 143-64.32 cannot be used to exempt funding recipients from a qualification-based selection for A/E. The State provides applicable certification forms that must be completed prior to receiving funds for any engineering services covered under this funding offer.
7. Local government units designated as distressed must complete associated requirements of statute §159G-45(b).
8. Funds made available by the ARPA that are not disbursed to the entity accepting the funds in this document by December 31st, 2026, will no longer be available for the project. Unused Federal funds will revert from the State of North Carolina to the U.S. Treasury.

ASSURANCES

1. The Applicant intends to construct the project or cause it to be constructed to final completion in accordance with the Application approved for financial assistance by the Division.
2. The Applicant is responsible for paying for the costs ineligible for ARPA funding.
3. The construction of the project, including the letting of contracts in connection therewith, conforms to the applicable requirements of State and local laws and ordinances.
4. The Applicant will provide and maintain adequate engineering supervision and inspection.
5. The recipient agrees to establish and maintain a financial management system that adequately accounts for revenues and expenditures. Adequate accounting and fiscal records will be maintained during the construction of the project and these records will be retained and made available for a period of at least three years following completion of the project.
6. All ARPA funds shall be expended solely for carrying out the approved project, and an audit shall be performed in accordance with G.S. 159-34. Partial disbursements on this loan will be made promptly upon request, subject to adequate documentation of incurred eligible costs, and subject to the recipient's compliance with the Standard Conditions of this Award. The Applicant agrees to make prompt payment to its contractor, and to retain only such amount as allowed by North Carolina General Statute.
7. The applicant will expend all of the requisitioned funds for the purpose of paying the costs of the project within three (3) banking days following the receipt of the funds from the State. Please note that the State is not a party to the construction contract(s) and the Applicant is expected to uphold its contract obligations regarding timely payment.
8. Funds must be fully spent (i.e., fully reimbursed to the recipient) by December 31, 2026.

Acknowledgement of Standard Conditions and Assurances

The Applicant hereby gives assurance to the Department of Environmental Quality that the declarations, assurances, representations, and statements made by the Applicant in the Application; and all documents, amendments, and communications filed with the Department of Environmental Quality by the Applicant in support of its request for financial assistance will be fulfilled.

.....
Signature

.....
Date

ROY COOPER
Governor
ELIZABETH S. BISER
Secretary
SHADI ESKAF
Director



October 11, 2022

Mr. Chris Rollins, Manager
City of Mebane
106 East Washington Street
Mebane, North Carolina 27302

SUBJECT: Offer & Acceptance for ARP Funding
Project No. SRP-D-ARP-0177
Water Resource Recovery Facility
Expansion Project
American Rescue Plan – Earmark
Mebane, NC

Dear Mr. Rollins:

The City of Mebane has been approved for an American Rescue Plan (ARP) funding from the State Fiscal Recovery Fund in the amount of **\$11,925,000**. Projects funded from the State Fiscal Recovery Funds established in S.L. 2021-180 must meet applicable federal law and guidance for the ARP funds. Accordingly, enclosed is a copy of an offer-and-acceptance document, extending ARP funding in the amount of \$11,925,000. This offer is made by the Division of Water Infrastructure (DWI), subject to the assurances and conditions set forth in the enclosed offer-and-acceptance document. Funds will not be disbursed unless this offer is accepted.

Upon your acceptance, please submit the following items to Mark Hubbard, Division of Water Infrastructure (DWI), 1633 Mail Service Center, Raleigh, North Carolina 27699-1633:

1. A resolution (sample copy attached), adopted by the governing body, accepting the offer, and making the applicable assurances contained therein;
2. One (1) copy of the original offer-and-acceptance document, executed by the Authorized Representative for the project, along with the signed "Standard Conditions and Assurances" for ARP Projects. **Please retain a second copy for your files.**
3. Federal Identification Number and Unique Entity ID # of the Recipient (Memo attached)
4. Sales Tax Certification (attached)



North Carolina Department of Environmental Quality | Division of Water Infrastructure
512 N. Salisbury Street | 1633 Mail Service Center | Raleigh, North Carolina 27699-1633
919.707.9160

Once construction of the subject project has commenced, the enclosed “reimbursement request form” must be completed and submitted with all reimbursement requests. You are free to reproduce this form should additional copies be needed.

In addition, a memorandum requesting your federal identification number has been included with this offer of funding. You must complete and submit this form no later than the time when you choose to submit your first request for reimbursement.

On behalf of the Department of Environmental Quality, I am pleased to extend this offer of ARP funds, made available by the North Carolina Fiscal Recovery Fund. Should you have any questions concerning this offer of funding, or any of the stipulations outlined in this letter, please contact Mark Hubbard, DWI’s Grant Management Unit Supervisor, at 919.707.9162.

Sincerely,



Jon Risgaard for Shadi Eskaf

Shadi Eskaf., Director

Division of Water Infrastructure, NCDEQ

Enclosures: Offer-and-Acceptance Document
Resolution by Applicant’s Governing Body to Accept an Offer of Funding
Fed ID/ Unique Entity ID # Request Memo
Sales-Tax Certification Form
Reimbursement Request Form

CC: Joel Whitford, McGill Associates, Hickory, NC
Jennifer House
Jackie Moore
Pam Whitley
FILE: ARP Project File (**COM_LOX**)



AGENDA ITEM #4h

QUARTERLY REPORT –

JULY 1, 2022 TO SEPTEMBER 30, 2022

Meeting Date

November 7, 2022

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 first quarter of the fiscal year for the period that ended September 30, 2022.

General Fund: Property tax collections on September 30, 2022, are \$1.1 million over last year's 1st quarter collections. In addition, expenditures and encumbrances to date are in line with budgeted amounts.

Utility Fund: Revenues are \$200,000 higher than at the same time last year. Expenditures are lower this year; however, they are still higher than revenues due to the timing of expenditures.

Utility Reserve Fund: Revenues are \$287,000 higher than at the same time last year.

Financial Impact

None.

Recommendation

That the Council accepts the report.

Suggested Motion

Motion to accept the Fiscal Year 2022-2023 1st Quarter Financial Report.

Attachments

1. The fiscal Year 2022-2023 1st Quarter Financial Report



Mebane, NC

Income Statement Account Summary

For Fiscal: 2022-2023 Period Ending: 09/30/2022

	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining	
Fund: 100 - General Fund							
Revenue							
GovType: 3000 - Property Taxes							
100-3005-000	2005 PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	
100-3006-000	2006 PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	
100-3007-000	2007 PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	
100-3008-000	2008 PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	
100-3009-000	2009 PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	
100-3010-000	2010 PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	
100-3011-000	2011 PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	
100-3012-000	2012 PROPERTY TAXES	0.00	0.00	0.00	51.84	-51.84	
100-3013-000	2013 PROPERTY TAXES	0.00	0.00	192.24	367.49	-367.49	
100-3014-000	2014 PROPERTY TAXES	0.00	0.00	106.92	289.63	-289.63	
100-3015-000	2015 PROPERTY TAXES	0.00	0.00	106.92	289.63	-289.63	
100-3016-000	2016 PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00	
100-3017-000	2017 PROPERTY TAXES	0.00	0.00	25.59	25.59	-25.59	
100-3018-000	2018 PROPERTY TAXES	0.00	0.00	103.46	142.55	-142.55	
100-3019-000	2019 PROPERTY TAXES	0.00	0.00	5.46	370.01	-370.01	
100-3020-000	2020 PROPERTY TAXES	0.00	0.00	97.86	169.04	-169.04	
100-3021-000	2021 PROPERTY TAXES	35,000.00	35,000.00	1,704.38	3,794.26	31,205.74	
100-3022-000	2022 PROPERTY TAXES	12,278,405.00	12,278,405.00	6,284,268.73	6,514,401.64	5,764,003.36	
100-3069-000	MOTOR VEHICLE PROPERTY TAXES	827,365.00	827,365.00	90,529.93	171,493.43	655,871.57	
100-3070-000	TAX DISCOUNTS	-36,000.00	-36,000.00	-31,494.19	-32,738.34	-3,261.66	
100-3071-000	TAX PENALTIES & INTEREST	40,000.00	40,000.00	10,993.57	12,634.14	27,365.86	
100-3072-000	TAX PENALTIES	0.00	0.00	0.00	0.00	0.00	
100-3073-000	TAX INTEREST	0.00	0.00	0.00	0.00	0.00	
100-3080-000	FIRE DISTRICT TAXES - CURRENT YR	511,000.00	511,000.00	270,507.52	296,825.22	214,174.78	
100-3081-000	FIRE DISTRICT TAXES - PRIOR YEAR	6,000.00	6,000.00	211.73	573.15	5,426.85	
100-3082-000	FIRE DISTRICT TAXES - PENALTY & INT	1,500.00	1,500.00	192.78	262.59	1,237.41	
	GovType: 3000 - Property Taxes Total:	13,663,270.00	13,663,270.00	6,627,552.90	6,968,951.87	6,968,951.87	6,694,318.13
GovType: 3100 - Other Taxes and Licenses							
100-3090-000	PRIVILEGE LICENSE FEES	1,000.00	1,000.00	0.00	30.00	970.00	
	GovType: 3100 - Other Taxes and Licenses Total:	1,000.00	1,000.00	0.00	30.00	970.00	
GovType: 3215 - Restricted Federal Intergov							
100-3150-510	FEDERAL EQUITABLE SHARING FUNDS	0.00	0.00	41,778.75	64,587.43	-64,587.43	
100-3151-510	BULLETPROOF VEST GRANT	0.00	0.00	0.00	0.00	0.00	
100-3154-540	FEDERAL PLANNING GRANT	0.00	0.00	0.00	0.00	0.00	
100-3160-550	FEMA AWARD	0.00	0.00	0.00	0.00	0.00	
100-3161-000	CARES ACT AWARD	0.00	0.00	0.00	0.00	0.00	
100-3254-540	NCDOT PLANNING GRANT	0.00	0.00	0.00	0.00	0.00	
100-3254-550	NC DOT REIMB GRANT	0.00	0.00	0.00	0.00	0.00	
	GovType: 3215 - Restricted Federal Intergov Total:	0.00	0.00	41,778.75	64,587.43	-64,587.43	
GovType: 3220 - Unrestricted State Intergov							
100-3205-000	LOCAL OPTION SALES TAX	5,585,356.00	5,585,356.00	0.00	0.00	5,585,356.00	
100-3210-000	UTILITY FRANCHISE TAX	1,124,100.00	1,124,100.00	0.00	0.00	1,124,100.00	
100-3211-000	VIDEO PROGRAMMING SALES TAX	62,000.00	62,000.00	0.00	0.00	62,000.00	
100-3212-000	TELECOM SALES TAX	75,000.00	75,000.00	0.00	0.00	75,000.00	
100-3220-000	BEER AND WINE TAX	60,000.00	60,000.00	0.00	0.00	60,000.00	
100-3258-580	SOLID WASTE DISPOSAL TAX	11,000.00	11,000.00	0.00	0.00	11,000.00	
	GovType: 3220 - Unrestricted State Intergov Total:	6,917,456.00	6,917,456.00	0.00	0.00	6,917,456.00	
GovType: 3225 - Restricted State Intergov							
100-3230-000	POWELL BILL ALLOCATION	498,000.00	498,000.00	251,366.30	251,366.30	246,633.70	

Income Statement

For Fiscal: 2022-2023 Period Ending: 09/30/2022

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-3252-510	CONTROLLED SUBSTANCE TAX	1,300.00	1,300.00	273.39	544.87	544.87	755.13
100-3253-530	STATE CONTRIBUTION TO FIRE RELIEF	48,000.00	48,000.00	0.00	0.00	0.00	48,000.00
100-3256-510	GOVERNOR'S CRIME COMMISSION GR...	0.00	0.00	0.00	0.00	0.00	0.00
100-3290-490	ONE NC GRANT FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 3225 - Restricted State Intergov Total:		547,300.00	547,300.00	251,639.69	251,911.17	251,911.17	295,388.83
GovType: 3230 - Unrestricted Local Intergov							
100-3301-000	INTERGOVERNMENTAL - TAX SHARING	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
100-3351-000	ABC DISTRIBUTION	99,000.00	99,000.00	0.00	0.00	0.00	99,000.00
100-3353-000	ABC DISTRIBUTION - SURCHARGE	18,905.00	18,905.00	0.00	0.00	0.00	18,905.00
GovType: 3230 - Unrestricted Local Intergov Total:		417,905.00	417,905.00	0.00	0.00	0.00	417,905.00
GovType: 3235 - Restricted Local Intergov							
100-3305-490	ALAMANCE CO ECON DEV FOUNDATION	0.00	0.00	0.00	0.00	0.00	0.00
100-3306-490	ALAMANCE COUNTY ECONOMIC DEV CO	0.00	0.00	0.00	0.00	0.00	0.00
100-3308-000	ABSS SCHOOL RESOURCE OFFICER FUND..	0.00	280,000.00	0.00	0.00	0.00	280,000.00
100-3320-530	EFLAND FIRE DISTRICT CONTRIBUTI	9,000.00	9,000.00	-496.14	8,503.86	8,503.86	496.14
100-3321-000	ORANGE COUNTY LIBRARY CONTRIBUT	700.00	700.00	0.00	0.00	0.00	700.00
100-3322-620	ORANGE COUNTY RECREATION CONTRI	5,450.00	5,450.00	0.00	0.00	0.00	5,450.00
100-3323-000	ORANGE CO ECON DEV GRANT	0.00	0.00	0.00	0.00	0.00	0.00
100-3352-510	ABC DISTRIBUTION - LAW ENFORCEM	28,000.00	28,000.00	0.00	0.00	0.00	28,000.00
GovType: 3235 - Restricted Local Intergov Total:		43,150.00	323,150.00	-496.14	8,503.86	8,503.86	314,646.14
GovType: 3335 - Restricted Local Intergov							
100-3199-000	RESTRICTED LOCAL INTERGOV	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 3335 - Restricted Local Intergov Total:		0.00	0.00	0.00	0.00	0.00	0.00
GovType: 3400 - Permits and Fees							
100-3392-544	REVENUE CONTRA ED WAIVERS	0.00	0.00	0.00	0.00	0.00	0.00
100-3440-540	PLAN REVIEW FEES	19,310.00	19,310.00	200.00	1,900.00	1,900.00	17,410.00
100-3440-548	ENGINEERING CONST INSP FEES	260,400.00	260,400.00	6,830.00	69,256.65	69,256.65	191,143.35
100-3442-540	PLANNING AND ZONING FEES	70,700.00	70,700.00	6,125.00	41,150.00	41,150.00	29,550.00
100-3445-544	BUILDING PERMIT FEES	500,000.00	500,000.00	61,481.00	246,339.00	246,339.00	253,661.00
100-3448-540	DEVELOPMENT FEES	0.00	0.00	0.00	0.00	0.00	0.00
100-3450-544	INSPECTIONS FEES	300,000.00	300,000.00	43,991.00	138,146.00	138,146.00	161,854.00
100-3451-550	STREET & UTILITY INSPECTION FEE	64,000.00	64,000.00	4,600.00	35,972.00	35,972.00	28,028.00
100-3452-540	TRANSITIONAL HOLD HARMLESS SALE	0.00	0.00	0.00	0.00	0.00	0.00
100-3453-530	FIRE PERMIT & INSPECTION FEES	40,000.00	40,000.00	2,400.00	8,600.00	8,600.00	31,400.00
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	350.00	350.00	46.00	142.00	142.00	208.00
100-3460-510	COURT FEES	4,000.00	4,000.00	325.50	615.00	615.00	3,385.00
GovType: 3400 - Permits and Fees Total:		1,259,760.00	1,259,760.00	125,998.50	542,120.65	542,120.65	717,639.35
GovType: 3500 - Sales and Services							
100-3510-620	FIELD, ROOM AND SHELTER RENTALS	70,000.00	70,000.00	6,800.00	24,897.50	24,897.50	45,102.50
100-3511-620	EVENT FEES	7,000.00	7,000.00	0.00	200.00	200.00	6,800.00
100-3512-620	ATHLETIC FEES	21,000.00	21,000.00	2,575.00	11,090.00	11,090.00	9,910.00
100-3513-620	CAMP FEES	13,000.00	13,000.00	0.00	770.00	770.00	12,230.00
100-3514-620	LAKE MICHAEL FEES	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-3515-620	RECREATION FEES OTHER	2,000.00	2,000.00	60.00	420.00	420.00	1,580.00
100-3558-580	SANITATION USER FEES	533,664.00	533,664.00	45,584.00	136,048.00	136,048.00	397,616.00
100-3560-550	CEMETERY PLOT SALES	25,000.00	25,000.00	6,000.00	16,250.00	16,250.00	8,750.00
100-3580-000	CELLULAR RENTS	45,430.00	45,430.00	3,740.00	14,124.00	14,124.00	31,306.00
GovType: 3500 - Sales and Services Total:		722,094.00	722,094.00	64,759.00	203,799.50	203,799.50	518,294.50
GovType: 3700 - Investment earnings							
100-3710-000	INTEREST EARNINGS	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
GovType: 3700 - Investment earnings Total:		20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
GovType: 3800 - Miscellaneous Revenues							
100-3801-000	NCLM WELLNESS GRANT	0.00	0.00	0.00	0.00	0.00	0.00
100-3802-000	MISCELLANEOUS GRANTS	5,000.00	5,000.00	2,600,000.00	2,600,000.00	2,600,000.00	-2,595,000.00
100-3810-000	MISCELLANEOUS REVENUES	15,000.00	15,000.00	8,943.50	111,951.91	111,951.91	-96,951.91
100-3811-000	CONTRIBUTIONS & DONATIONS	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00

Income Statement

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-3811-620	DONATIONS - RECREATION	0.00	0.00	535.00	1,670.52	1,670.52	-1,670.52
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	477.56	1,094.08	1,094.08	3,905.92
100-3850-000	RENTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00
100-3860-000	INSURANCE PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00
100-3880-000	REVENUE IN LIEU	0.00	0.00	0.00	0.00	0.00	0.00
100-3888-000	CASH OVER & UNDER	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 3800 - Miscellaneous Revenues Total:		53,000.00	53,000.00	2,609,956.06	2,714,716.51	2,714,716.51	-2,661,716.51
GovType: 8100 - Transfers from Governmental Funds							
100-3953-000	TRANSFER FROM FIRE STA CAP PROJ	0.00	0.00	0.00	0.00	0.00	0.00
100-3976-000	TRANSFER FROM WHITE FURNITURE PR	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8100 - Transfers from Governmental Funds Total:		0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8150 - Transfers from Proprietary Funds							
100-3930-000	TRANSFER FROM UTILITY FUND	0.00	0.00	0.00	0.00	0.00	0.00
100-3930-770	TRANSFER FROM CITY PARK PROJECT	0.00	0.00	0.00	0.00	0.00	0.00
100-3971-000	TRANSFER FROM FOREST RIDGE CAP	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8150 - Transfers from Proprietary Funds Total:		0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8500 - Proceeds of Debt							
100-3980-000	PROCEEDS OF DEBT	2,466,006.00	2,466,006.00	0.00	916,006.00	916,006.00	1,550,000.00
GovType: 8500 - Proceeds of Debt Total:		2,466,006.00	2,466,006.00	0.00	916,006.00	916,006.00	1,550,000.00
GovType: 9000 - Appropriated Fund Balance							
100-3990-000	APPROPRIATED FUND BALANCE	2,165,385.00	4,696,038.07	0.00	0.00	0.00	4,696,038.07
GovType: 9000 - Appropriated Fund Balance Total:		2,165,385.00	4,696,038.07	0.00	0.00	0.00	4,696,038.07
Revenue Total:		28,276,326.00	31,086,979.07	9,721,188.76	11,670,626.99	11,670,626.99	19,416,352.08

Expense

Department: 4100 - City Council							
100-4100-020	SALARIES & WAGES	0.00	0.00	0.00	0.00	0.00	0.00
100-4100-030	PART-TIME SALARIES	55,612.00	55,612.00	4,541.67	13,625.01	13,625.01	41,986.99
100-4100-050	FICA	4,250.00	4,250.00	347.46	1,042.38	1,042.38	3,207.62
100-4100-060	GROUP INSURANCE CONTRIBUTION	300.00	300.00	0.00	0.00	0.00	300.00
100-4100-110	TELEPHONE & POSTAGE	2,736.00	2,736.00	0.00	228.06	2,736.00	0.00
100-4100-140	SCHOOLS & CONFERENCES	4,500.00	4,500.00	311.68	365.79	365.79	4,134.21
100-4100-330	DEPARTMENTAL SUPPLIES	1,350.00	1,350.00	0.00	0.00	0.00	1,350.00
100-4100-340	TECHNOLOGY SERVICES & SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00
100-4100-342	TECHNOLOGY LICENSES	0.00	0.00	0.00	0.00	0.00	0.00
100-4100-376	BOARDS AND COMMISSIONS	0.00	0.00	0.00	0.00	0.00	0.00
100-4100-530	DUES & SUBSCRIPTIONS	19,489.00	19,489.00	0.00	3,737.00	3,737.00	15,752.00
Department: 4100 - City Council Total:		88,237.00	88,237.00	5,200.81	18,998.24	21,506.18	66,730.82
Department: 4200 - Administration							
100-4200-020	SALARIES & WAGES	854,598.00	854,598.00	57,696.57	201,056.57	201,056.57	653,541.43
100-4200-030	PART-TIME SALARIES	7,200.00	7,200.00	0.00	0.00	0.00	7,200.00
100-4200-039	LONGEVITY CONTRIBUTION	21,103.00	21,103.00	0.00	0.00	0.00	21,103.00
100-4200-045	CAR ALLOWANCE	3,692.00	3,692.00	282.46	988.61	988.61	2,703.39
100-4200-046	CELL PHONE STIPEND	1,620.00	1,620.00	90.00	270.00	270.00	1,350.00
100-4200-050	FICA	67,542.00	67,542.00	3,904.11	14,688.84	14,688.84	52,853.16
100-4200-060	GROUP INSURANCE CONTRIBUTION	64,759.00	64,759.00	4,661.20	13,943.36	13,943.36	50,815.64
100-4200-070	RETIREMENT CONTRIBUTION	197,909.00	197,909.00	13,039.42	45,438.77	45,438.77	152,470.23
100-4200-071	401K CONTRIBUTION	43,785.00	43,785.00	2,884.84	10,052.86	10,052.86	33,732.14
100-4200-095	PENSION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
100-4200-099	INDIRECT TO WATER (CONTRA)	-314,941.00	-314,941.00	0.00	0.00	0.00	-314,941.00
100-4200-100	PROFESSIONAL SERVICES	180,688.00	180,688.00	11,379.70	26,178.50	113,786.50	66,901.50
100-4200-110	TELEPHONE & POSTAGE	5,820.00	5,820.00	460.01	1,203.88	4,541.53	1,278.47
100-4200-140	SCHOOLS & CONFERENCES	24,371.00	24,371.00	1,602.95	4,708.75	5,208.75	19,162.25
100-4200-170	VEHICLE MAINTENANCE & REPAIRS	0.00	0.00	0.00	0.00	0.00	0.00
100-4200-260	ADVERTISING	7,500.00	7,500.00	981.10	981.10	981.10	6,518.90
100-4200-310	FUEL	350.00	350.00	0.00	0.00	350.00	0.00
100-4200-330	DEPARTMENTAL SUPPLIES	16,650.00	16,014.00	1,028.83	1,442.82	11,291.82	4,722.18

Income Statement

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-4200-334	TRAIN COLLECTION EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
100-4200-340	TECHNOLOGY SERVICES & SUPPLIES	19,973.00	19,973.00	0.00	0.00	0.00	19,973.00
100-4200-342	TECHNOLOGY LICENSES	350.00	350.00	0.00	0.00	0.00	350.00
100-4200-344	VARIED SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
100-4200-350	WELLNESS PROGRAM EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
100-4200-376	BOARDS AND COMMISSIONS	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00
100-4200-390	SMALL EQUIPMENT	0.00	695.00	0.00	30.80	725.80	-30.80
100-4200-450	MISCELLANEOUS	3,132.00	3,132.00	281.00	549.00	3,681.00	-549.00
100-4200-530	DUES & SUBSCRIPTIONS	5,500.00	21,597.00	0.00	16,187.00	16,187.00	5,410.00
100-4200-730	CAPITAL OUTLAY - OTHER	0.00	0.00	0.00	0.00	0.00	0.00
100-4200-740	CAPITAL OUTLAY - VEHICLES	0.00	0.00	0.00	0.00	0.00	0.00
100-4200-750	CAPITAL OUTLAY - EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
Department: 4200 - Administration Total:		1,236,601.00	1,252,757.00	98,292.19	337,720.86	443,192.51	809,564.49
Department: 4400 - Finance							
100-4400-020	SALARIES & WAGES	425,101.00	425,101.00	31,769.58	110,352.23	110,352.23	314,748.77
100-4400-030	PART-TIME SALARIES	12,208.00	12,208.00	0.00	4,046.40	4,046.40	8,161.60
100-4400-035	OVERTIME SALARIES	0.00	0.00	0.00	0.00	0.00	0.00
100-4400-039	LONGEVITY CONTRIBUTION	7,495.00	7,495.00	0.00	0.00	0.00	7,495.00
100-4400-046	CELL PHONE STIPEND	2,160.00	2,160.00	180.00	450.00	450.00	1,710.00
100-4400-050	FICA	33,454.00	33,454.00	2,326.95	8,506.47	8,506.47	24,947.53
100-4400-060	GROUP INSURANCE CONTRIBUTION	64,193.00	64,193.00	4,620.96	13,092.72	13,092.72	51,100.28
100-4400-070	RETIREMENT CONTRIBUTION	57,209.00	57,209.00	7,179.92	24,939.60	24,939.60	32,269.40
100-4400-071	401K CONTRIBUTION	21,540.00	21,540.00	1,359.18	5,288.29	5,288.29	16,251.71
100-4400-099	INDIRECT TO UTILITY (CONTRA)	-205,821.00	-205,821.00	0.00	0.00	0.00	-205,821.00
100-4400-100	PROFESSIONAL SERVICES	88,750.00	88,750.00	5,901.00	6,753.65	85,753.65	2,996.35
100-4400-110	TELEPHONE & POSTAGE	13,733.00	13,733.00	1,331.38	3,251.75	9,663.37	4,069.63
100-4400-120	BANK CHARGES	0.00	0.00	-370.10	-57.47	-57.47	57.47
100-4400-140	SCHOOLS & CONFERENCES	14,525.00	14,525.00	475.00	4,129.60	4,129.60	10,395.40
100-4400-160	EQUIPMENT MAINTENANCE & REPAIRS	0.00	0.00	0.00	0.00	0.00	0.00
100-4400-170	VEHICLE MAINTENANCE & REPAIRS	0.00	0.00	0.00	0.00	0.00	0.00
100-4400-260	ADVERTISING	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-4400-270	TAX COLLECTION FEE	100,000.00	100,000.00	28,279.56	32,191.21	32,191.21	67,808.79
100-4400-310	FUEL	0.00	0.00	0.00	0.00	0.00	0.00
100-4400-330	DEPARTMENTAL SUPPLIES	10,600.00	9,704.01	244.28	1,036.01	7,292.14	2,411.87
100-4400-340	TECHNOLOGY SERVICES & SUPPLIES	31,921.00	31,921.00	0.00	20,102.94	28,142.94	3,778.06
100-4400-342	TECHNOLOGY LICENSES	21,000.00	21,000.00	0.00	0.00	20,000.00	1,000.00
100-4400-390	SMALL EQUIPMENT	0.00	258.99	0.00	258.99	258.99	0.00
100-4400-391	SMALL EQUIPMENT MAINTENANCE & R...	4,900.00	4,900.00	0.00	0.00	0.00	4,900.00
100-4400-450	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
100-4400-530	DUES & SUBSCRIPTIONS	3,140.00	3,140.00	289.00	604.00	604.00	2,536.00
100-4400-730	CAPITAL OUTLAY - OTHER	0.00	0.00	0.00	0.00	0.00	0.00
100-4400-750	CAPITAL OUTLAY - EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
Department: 4400 - Finance Total:		707,108.00	706,471.00	83,586.71	234,946.39	354,654.14	351,816.86
Department: 4800 - IT							
100-4800-020	SALARIES & WAGES	187,349.00	187,349.00	13,851.84	48,279.69	48,279.69	139,069.31
100-4800-030	PART-TIME SALARIES	5,434.00	5,434.00	562.50	2,062.50	2,062.50	3,371.50
100-4800-039	LONGEVITY CONTRIBUTION	6,452.00	6,452.00	0.00	0.00	0.00	6,452.00
100-4800-046	CELL PHONE STIPEND	1,080.00	1,080.00	90.00	270.00	270.00	810.00
100-4800-050	FICA	15,242.00	15,242.00	1,075.48	3,769.54	3,769.54	11,472.46
100-4800-060	GROUP INSURANCE CONTRIBUTION	18,503.00	18,503.00	1,540.32	4,620.96	4,620.96	13,882.04
100-4800-070	RETIREMENT CONTRIBUTION	43,800.00	43,800.00	3,130.50	10,911.16	10,911.16	32,888.84
100-4800-071	401K CONTRIBUTION	9,690.00	9,690.00	692.58	2,413.95	2,413.95	7,276.05
100-4800-099	INDIRECT TO UTILITY (CONTRA)	-90,844.00	-90,844.00	0.00	0.00	0.00	-90,844.00
100-4800-100	PROFESSIONAL SERVICES	149,000.00	139,680.00	6,450.00	20,472.74	118,994.74	20,685.26
100-4800-110	TELEPHONE & POSTAGE	3,000.00	3,000.00	0.00	152.04	3,000.00	0.00
100-4800-140	SCHOOLS & CONFERENCES	8,200.00	8,200.00	0.00	0.00	0.00	8,200.00
100-4800-160	EQUIPMENT MAINTENANCE & REPAIRS	10,500.00	10,500.00	0.00	0.00	0.00	10,500.00
100-4800-170	VEHICLE MAINTENANCE & REPAIRS	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-4800-310	FUEL	500.00	500.00	0.00	7.48	7.48	492.52

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-4800-330	DEPARTMENTAL SUPPLIES	5,090.00	5,560.01	109.39	2,101.17	2,106.15	3,453.86
100-4800-340	TECHNOLOGY SERVICES & SUPPLIES	103,150.00	120,200.00	6,356.88	24,091.37	106,505.99	13,694.01
100-4800-341	TELECOMMUNICATIONS	71,125.00	71,125.00	3,336.40	10,628.41	60,625.00	10,500.00
100-4800-342	TECHNOLOGY LICENSES	24,141.00	28,141.00	0.00	21,097.80	26,011.45	2,129.55
100-4800-344	VARIED SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
100-4800-350	SOFTWARE LICENSING AND MAINT	125,909.00	125,909.00	5,546.25	42,302.50	101,890.90	24,018.10
100-4800-390	SMALL EQUIPMENT	65,090.00	74,605.00	2,165.75	12,167.39	37,557.07	37,047.93
100-4800-391	SMALL EQUIPMENT MAINTENANCE	30,000.00	31,352.99	7,200.00	7,499.00	23,799.00	7,553.99
100-4800-450	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
100-4800-530	DUES & SUBSCRIPTIONS	700.00	700.00	5.33	243.99	243.99	456.01
100-4800-730	CAPITAL OUTLAY - OTHER	30,000.00	28,500.00	0.00	0.00	0.00	28,500.00
100-4800-750	CAPITAL OUTLAY - EQUIPMENT	37,300.00	112,243.70	1,691.00	18,856.00	102,065.77	10,177.93
Department: 4800 - IT Total:		861,411.00	957,922.70	53,804.22	231,947.69	655,135.34	302,787.36
Department: 4900 - Economic Development							
100-4900-100	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
100-4900-455	INDUSTRIAL DEVELOPMENT	889,569.00	1,208,569.00	0.00	0.00	379,556.00	829,013.00
100-4900-457	ECONOMIC DEVELOPMENT WAIVERS	0.00	0.00	0.00	0.00	0.00	0.00
100-4900-684	ALAMANCE COUNTY CHAMBER OF CO...	20,000.00	20,000.00	0.00	5,000.00	20,000.00	0.00
100-4900-730	CAPITAL OUTLAY - OTHER	0.00	0.00	0.00	0.00	0.00	0.00
Department: 4900 - Economic Development Total:		909,569.00	1,228,569.00	0.00	5,000.00	399,556.00	829,013.00
Department: 5100 - Police							
100-5100-020	SALARIES & WAGES	2,659,749.00	2,851,619.28	183,454.08	669,475.44	669,475.44	2,182,143.84
100-5100-030	PART-TIME SALARIES	29,858.00	29,858.00	1,986.76	6,924.73	6,924.73	22,933.27
100-5100-035	OVERTIME SALARIES	20,100.00	20,100.00	2,187.80	10,755.18	10,755.18	9,344.82
100-5100-036	ON-CALL	0.00	4,000.00	168.00	660.00	660.00	3,340.00
100-5100-038	TEMPORARY SALARIES	71,678.00	71,678.00	2,622.40	10,500.03	10,500.03	61,177.97
100-5100-039	LONGEVITY CONTRIBUTION	62,173.00	62,173.00	0.00	0.00	0.00	62,173.00
100-5100-044	LEO SEPARATION ALLOWANCE	48,000.00	48,000.00	1,395.02	4,882.57	4,882.57	43,117.43
100-5100-046	CELL PHONE STIPEND	0.00	0.00	0.00	0.00	0.00	0.00
100-5100-050	FICA	221,205.00	236,189.08	14,349.11	52,807.41	52,807.41	183,381.67
100-5100-060	GROUP INSURANCE CONTRIBUTION	397,802.00	411,046.27	30,805.20	94,340.42	94,340.42	316,705.85
100-5100-070	RETIREMENT CONTRIBUTION	38,089.00	38,089.00	3,435.34	11,973.66	11,973.66	26,115.34
100-5100-071	401K CONTRIBUTION	137,101.00	146,894.51	9,490.23	34,980.01	34,980.01	111,914.50
100-5100-072	LEO RETIREMENT CONTRIBUTION	647,118.00	693,225.86	40,161.40	148,749.62	148,749.62	544,476.24
100-5100-095	PENSION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
100-5100-100	PROFESSIONAL SERVICES	127,578.00	127,578.00	0.00	0.00	6,000.00	121,578.00
100-5100-110	TELEPHONE & POSTAGE	67,188.00	67,188.00	1,109.48	6,764.91	60,982.20	6,205.80
100-5100-130	UTILITIES	13,230.00	13,230.00	1,049.46	2,176.84	2,176.84	11,053.16
100-5100-140	SCHOOLS & CONFERENCES	28,000.00	27,035.00	1,971.52	5,259.06	5,259.06	21,775.94
100-5100-150	BUILDING & GROUNDS MAINTENANCE	31,135.00	31,135.00	1,352.07	7,224.66	19,797.58	11,337.42
100-5100-160	EQUIPMENT MAINTENANCE & REPAIRS	0.00	0.00	0.00	0.00	0.00	0.00
100-5100-170	VEHICLE MAINTENANCE & REPAIRS	81,566.00	81,566.00	2,644.59	11,688.46	52,477.73	29,088.27
100-5100-310	FUEL	130,000.00	130,000.00	13,008.00	27,361.40	130,000.00	0.00
100-5100-330	DEPARTMENTAL SUPPLIES	78,660.00	78,585.00	814.73	15,099.98	38,207.87	40,377.13
100-5100-331	HEPATITIS B VACCINES	0.00	0.00	0.00	0.00	0.00	0.00
100-5100-337	CAD SYSTEM	0.00	0.00	0.00	0.00	0.00	0.00
100-5100-340	TECHNOLOGY SERVICES & SUPPLIES	85,973.00	85,973.00	0.00	300.00	9,931.50	76,041.50
100-5100-342	TECHNOLOGY LICENSES	59,399.00	59,399.00	2,800.00	29,895.99	37,071.40	22,327.60
100-5100-360	EMPLOYEE UNIFORMS & ACCESSORIES	69,750.00	69,750.00	2,155.62	7,831.92	37,691.45	32,058.55
100-5100-370	FEDERAL EQUITABLE SHARING EXPEN	0.00	0.00	0.00	0.00	0.00	0.00
100-5100-390	SMALL EQUIPMENT	5,300.00	5,300.00	26.69	565.87	565.87	4,734.13
100-5100-450	MISCELLANEOUS	0.00	0.00	73.16	73.16	73.16	-73.16
100-5100-451	INVESTIGATIONS	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-5100-452	PIN MACHINE RENTAL	0.00	0.00	0.00	0.00	0.00	0.00
100-5100-453	CONTRACTED MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00
100-5100-456	PUBLIC EDUCATION SUPPLIES & MATER...	5,000.00	5,000.00	0.00	1,745.54	3,537.34	1,462.66
100-5100-458	RADIO MAINTENANCE & REPAIR	0.00	0.00	0.00	0.00	0.00	0.00
100-5100-530	DUES & SUBSCRIPTIONS	4,595.00	5,560.00	0.00	0.00	4,595.00	965.00
100-5100-570	SPECIAL ACTIVITIES	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-5100-683	PET ADOPTION CENTER SUBSIDY	76,393.00	76,393.00	0.00	0.00	0.00	76,393.00
100-5100-720	CAPITAL OUTLAY - BUILDINGS	0.00	0.00	0.00	0.00	0.00	0.00
100-5100-730	CAPITAL OUTLAY - OTHER	0.00	0.00	0.00	0.00	0.00	0.00
100-5100-740	CAPITAL OUTLAY - VEHICLES	375,000.00	420,767.18	757.00	1,653.43	336,731.38	84,035.80
100-5100-741	CAPITAL OUTLAY-RADIO EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
100-5100-743	CAPITAL OUTLAY - ASSET FORFEITURE	0.00	0.00	0.00	0.00	0.00	0.00
100-5100-746	Vehicles - Federal Equitable Sharing	0.00	0.00	0.00	0.00	0.00	0.00
100-5100-750	CAPITAL OUTLAY - EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
100-5100-751	EQUIPMENT - FEDERAL EQUITABLE SHA...	0.00	0.00	0.00	0.00	0.00	0.00
	Department: 5100 - Police Total:	5,578,640.00	5,904,332.18	317,817.66	1,163,690.29	1,791,147.45	4,113,184.73
Department: 5300 - Fire							
100-5300-020	SALARIES & WAGES	1,898,659.00	1,898,659.00	131,022.78	474,190.79	474,190.79	1,424,468.21
100-5300-030	PART-TIME SALARIES	65,196.00	65,196.00	6,331.86	19,291.63	19,291.63	45,904.37
100-5300-035	OVERTIME SALARIES	88,300.00	88,300.00	4,556.39	12,619.28	12,619.28	75,680.72
100-5300-039	LONGEVITY CONTRIBUTION	45,211.00	45,211.00	0.00	0.00	0.00	45,211.00
100-5300-041	VOLUNTEER REIMBURSEMENTS	25,000.00	25,000.00	0.00	14,035.00	14,035.00	10,965.00
100-5300-046	CELL PHONE STIPEND	5,940.00	5,940.00	495.00	1,485.00	1,485.00	4,455.00
100-5300-050	FICA	155,681.00	155,681.00	10,598.36	38,989.63	38,989.63	116,691.37
100-5300-060	GROUP INSURANCE CONTRIBUTION	305,287.00	305,287.00	23,873.99	69,312.91	69,312.91	235,974.09
100-5300-061	FRATERNAL INSURANCE CONTRIBUTIO	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
100-5300-070	RETIREMENT CONTRIBUTION	471,481.00	471,481.00	30,609.35	109,987.49	109,987.49	361,493.51
100-5300-071	401K CONTRIBUTION	104,310.00	104,310.00	6,956.72	25,033.11	25,033.11	79,276.89
100-5300-072	FIRE RETIREMENT CONTRIBUTION	4,500.00	4,500.00	0.00	0.00	0.00	4,500.00
100-5300-095	PENSION EXPENSE	57,600.00	57,600.00	0.00	0.00	0.00	57,600.00
100-5300-100	PROFESSIONAL SERVICES	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-5300-110	TELEPHONE & POSTAGE	18,000.00	18,000.00	814.35	2,609.11	13,936.04	4,063.96
100-5300-120	BANK CHARGES	1,600.00	1,600.00	44.86	77.28	77.28	1,522.72
100-5300-121	PAYMENT PROCESSING FEES	0.00	0.00	0.00	0.00	0.00	0.00
100-5300-130	UTILITIES	29,850.00	29,850.00	2,895.36	5,846.06	5,846.06	24,003.94
100-5300-140	SCHOOLS & CONFERENCES	30,000.00	30,000.00	1,737.54	3,521.94	5,021.94	24,978.06
100-5300-150	BUILDING & GROUNDS MAINTENANCE	53,925.00	53,925.00	12,377.60	13,880.80	20,170.80	33,754.20
100-5300-160	EQUIPMENT MAINTENANCE & REPAIRS	8,040.00	8,040.00	389.55	847.80	847.80	7,192.20
100-5300-170	VEHICLE MAINTENANCE & REPAIRS	75,000.00	77,183.16	2,548.06	9,943.18	24,701.46	52,481.70
100-5300-310	FUEL	47,250.00	47,250.00	6,061.66	10,709.61	47,193.20	56.80
100-5300-330	DEPARTMENTAL SUPPLIES	37,800.00	35,200.00	1,984.13	5,117.76	10,840.12	24,359.88
100-5300-333	EMT EQUIPMENT	15,900.00	15,900.00	1,186.06	3,306.50	3,306.50	12,593.50
100-5300-340	TECHNOLOGY SERVICES & SUPPLIES	3,300.00	39,336.00	0.00	0.00	36,036.00	3,300.00
100-5300-342	TECHNOLOGY LICENSES	13,300.00	14,100.00	918.00	13,929.25	13,929.25	170.75
100-5300-360	EMPLOYEE UNIFORMS & ACCESSORIES	104,000.00	129,480.00	4,251.65	9,435.18	48,358.73	81,121.27
100-5300-390	SMALL EQUIPMENT	47,500.00	48,700.00	3,850.54	5,032.68	10,422.68	38,277.32
100-5300-391	SMALL EQUIPMENT MAINTENANCE & R...	13,640.00	13,640.00	1,499.64	1,499.64	1,499.64	12,140.36
100-5300-450	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
100-5300-451	INVESTIGATIONS	6,290.00	6,290.00	0.00	3,753.16	3,753.16	2,536.84
100-5300-456	PUBLIC EDUCATION SUPPLIES & MATER...	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-5300-530	DUES & SUBSCRIPTIONS	8,122.00	8,122.00	-46.00	1,600.50	1,600.50	6,521.50
100-5300-540	PROPERTY & LIABILITY INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
100-5300-570	SPECIAL ACTIVITIES	52,300.00	52,300.00	22,607.56	28,176.81	42,829.36	9,470.64
100-5300-710	CAPITAL OUTLAY - LAND	0.00	0.00	0.00	0.00	0.00	0.00
100-5300-720	CAPITAL OUTLAY - BUILDINGS	165,000.00	165,000.00	36,655.00	36,655.00	36,655.00	128,345.00
100-5300-730	CAPITAL OUTLAY - OTHER	0.00	0.00	0.00	0.00	0.00	0.00
100-5300-740	CAPITAL OUTLAY - VEHICLES	730,000.00	1,340,977.80	0.00	0.00	1,329,793.79	11,184.01
100-5300-750	CAPITAL OUTLAY - EQUIPMENT	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
	Department: 5300 - Fire Total:	4,717,982.00	5,392,058.96	314,220.01	920,887.10	2,421,764.15	2,970,294.81
Department: 5400 - Planning							
100-5400-020	SALARIES & WAGES	214,977.00	197,477.00	11,045.34	44,738.27	44,738.27	152,738.73
100-5400-030	PART-TIME SALARIES	27,066.00	27,066.00	0.00	618.00	618.00	26,448.00
100-5400-035	OVERTIME SALARIES	5,025.00	5,025.00	0.00	0.00	0.00	5,025.00
100-5400-039	LONGEVITY CONTRIBUTION	2,106.00	2,106.00	0.00	0.00	0.00	2,106.00
100-5400-046	CELL PHONE STIPEND	1,620.00	1,620.00	90.00	270.00	270.00	1,350.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-5400-050	FICA	19,062.00	19,062.00	851.84	3,490.35	3,490.35	15,571.65
100-5400-060	GROUP INSURANCE CONTRIBUTION	27,754.00	27,754.00	1,540.32	4,621.24	4,621.24	23,132.76
100-5400-070	RETIREMENT CONTRIBUTION	50,196.00	50,196.00	2,496.25	10,110.85	10,110.85	40,085.15
100-5400-071	401K CONTRIBUTION	11,105.00	11,105.00	552.28	2,236.95	2,236.95	8,868.05
100-5400-095	PENSION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
100-5400-099	UTILITY CONTRA	-32,980.00	-32,980.00	0.00	0.00	0.00	-32,980.00
100-5400-100	PROFESSIONAL SERVICES	200,000.00	268,175.88	15,262.50	35,387.50	106,588.38	161,587.50
100-5400-110	TELEPHONE & POSTAGE	5,973.00	5,973.00	147.96	762.49	4,605.75	1,367.25
100-5400-140	SCHOOLS & CONFERENCES	9,310.00	9,310.00	214.53	249.83	1,249.83	8,060.17
100-5400-150	BUILDING & GROUNDS MAINTENANCE	13,830.00	13,830.00	916.25	2,919.90	12,356.85	1,473.15
100-5400-160	EQUIPMENT MAINTENANCE & REPAIRS	875.00	875.00	0.00	0.00	0.00	875.00
100-5400-170	VEHICLE MAINTENANCE & REPAIRS	0.00	0.00	0.00	0.00	0.00	0.00
100-5400-260	ADVERTISING	13,750.00	13,750.00	927.24	1,742.49	8,073.09	5,676.91
100-5400-310	FUEL	1,200.00	1,200.00	0.00	0.00	0.00	1,200.00
100-5400-320	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00
100-5400-330	DEPARTMENTAL SUPPLIES	9,000.00	9,000.00	0.00	49.00	549.00	8,451.00
100-5400-340	TECHNOLOGY SERVICES & SUPPLIES	2,500.00	2,500.00	0.00	1,235.00	1,235.00	1,265.00
100-5400-342	TECHNOLOGY LICENSES	0.00	0.00	0.00	0.00	0.00	0.00
100-5400-344	VARIED SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
100-5400-360	EMPLOYEE UNIFORMS & ACCESSORIES	500.00	500.00	0.00	0.00	0.00	500.00
100-5400-371	IMPACT ALAMANCE GRANT	0.00	0.00	0.00	0.00	0.00	0.00
100-5400-372	PARTNERS FOR GREEN GROWTH GRANT	0.00	0.00	0.00	0.00	0.00	0.00
100-5400-373	DOWNTOWN REVITALIZATION GRANT	0.00	0.00	0.00	0.00	0.00	0.00
100-5400-390	SMALL EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
100-5400-391	SMALL EQUIPMENT MAINTENANCE & R...	0.00	0.00	0.00	0.00	0.00	0.00
100-5400-450	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
100-5400-530	DUES & SUBSCRIPTIONS	10,062.00	10,062.00	0.00	6,635.00	6,635.00	3,427.00
100-5400-730	CAPITAL OUTLAY - OTHER	0.00	0.00	0.00	0.00	0.00	0.00
100-5400-740	CAPITAL OUTLAY - VEHICLES	0.00	0.00	0.00	0.00	1,500.00	-1,500.00
100-5400-750	CAPITAL OUTLAY - EQUIPMENT	9,665.00	9,665.00	0.00	0.00	0.00	9,665.00
	Department: 5400 - Planning Total:	602,596.00	653,271.88	34,044.51	115,066.87	208,878.56	444,393.32

Department: 5410 - Main Street Program

100-5410-030	PART-TIME SALARIES	0.00	0.00	0.00	0.00	0.00	0.00
100-5410-050	FICA	0.00	0.00	0.00	0.00	0.00	0.00
100-5410-100	PROFESSIONAL SERVICES	72,900.00	88,799.00	0.00	0.00	14,625.00	74,174.00
100-5410-110	TELEPHONE & POSTAGE	0.00	1,666.00	0.00	0.00	0.00	1,666.00
100-5410-140	SCHOOLS & CONFERENCES	0.00	2,000.00	0.00	112.00	112.00	1,888.00
100-5410-260	ADVERTISING	11,000.00	11,000.00	0.00	0.00	0.00	11,000.00
100-5410-265	SOCIAL MEDIA & MARKETING	16,100.00	16,100.00	2,550.00	2,550.00	6,750.00	9,350.00
100-5410-330	DEPARTMENTAL SUPPLIES	0.00	1,866.00	0.00	0.00	0.00	1,866.00
100-5410-360	EMPLOYEE UNIFORMS & ACCESSORIES	0.00	0.00	0.00	0.00	0.00	0.00
100-5410-375	DOWNTOWN FACADE CITY GRANTS	50,000.00	93,410.00	0.00	0.00	0.00	93,410.00
100-5410-390	SMALL EQUIPMENT	0.00	1,631.00	0.00	0.00	0.00	1,631.00
100-5410-450	MISCELLANEOUS	0.00	63.00	0.00	63.00	63.00	0.00
100-5410-530	DUES & SUBSCRIPTIONS	0.00	500.00	0.00	0.00	0.00	500.00
100-5410-540	PROPERTY & LIABILITY INSURANCE	0.00	4,500.00	0.00	0.00	0.00	4,500.00
	Department: 5410 - Main Street Program Total:	150,000.00	221,535.00	2,550.00	2,725.00	21,550.00	199,985.00

Department: 5440 - Inspections

100-5440-020	SALARIES & WAGES	474,231.00	473,537.96	27,355.11	104,498.92	104,498.92	369,039.04
100-5440-030	PART-TIME SALARIES	5,434.00	5,434.00	0.00	0.00	0.00	5,434.00
100-5440-035	OVERTIME SALARIES	5,430.00	5,430.00	0.00	0.00	0.00	5,430.00
100-5440-039	LONGEVITY CONTRIBUTION	9,000.00	9,000.00	0.00	0.00	0.00	9,000.00
100-5440-046	CELL PHONE STIPEND	3,240.00	3,240.00	180.00	585.00	585.00	2,655.00
100-5440-050	FICA	37,162.00	37,162.00	1,922.97	7,450.03	7,450.03	29,711.97
100-5440-060	GROUP INSURANCE CONTRIBUTION	64,759.00	64,759.00	3,850.80	12,322.56	12,322.56	52,436.44
100-5440-070	RETIREMENT CONTRIBUTION	109,210.00	109,210.00	6,182.24	23,616.74	23,616.74	85,593.26
100-5440-071	401K CONTRIBUTION	24,161.00	24,161.00	1,367.75	5,224.92	5,224.92	18,936.08
100-5440-099	INDIRECT TO UTILITY CONTRA	-15,995.00	-15,995.00	0.00	0.00	0.00	-15,995.00
100-5440-100	PROFESSIONAL SERVICES	8,000.00	8,000.00	737.50	737.50	4,000.00	4,000.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-5440-110	TELEPHONE & POSTAGE	1,900.00	1,900.00	187.19	585.59	1,856.66	43.34
100-5440-120	BANK CHARGES	40,000.00	40,000.00	667.50	700.20	700.20	39,299.80
100-5440-121	PAYMENT PROCESSING FEES	0.00	0.00	0.00	0.00	0.00	0.00
100-5440-140	SCHOOLS & CONFERENCES	10,650.00	10,650.00	861.83	861.83	1,861.83	8,788.17
100-5440-170	VEHICLE MAINTENANCE & REPAIRS	5,900.00	5,900.00	673.13	2,476.27	2,476.27	3,423.73
100-5440-260	ADVERTISING	0.00	0.00	0.00	0.00	0.00	0.00
100-5440-310	FUEL	6,800.00	6,800.00	465.61	1,174.84	1,200.00	5,600.00
100-5440-330	DEPARTMENTAL SUPPLIES	4,050.00	3,987.00	274.63	607.01	3,745.03	241.97
100-5440-340	TECHNOLOGY SERVICES & SUPPLIES	22,250.00	22,250.00	0.00	0.00	608.00	21,642.00
100-5440-342	TECHNOLOGY LICENSES	0.00	0.00	0.00	0.00	0.00	0.00
100-5440-360	EMPLOYEE UNIFORMS & ACCESSORIES	1,600.00	1,600.00	0.00	0.00	1,490.00	110.00
100-5440-390	SMALL EQUIPMENT	2,600.00	1,806.04	0.00	461.94	461.94	1,344.10
100-5440-391	SMALL EQUIPMENT MAINTENANCE & R...	0.00	0.00	0.00	0.00	0.00	0.00
100-5440-450	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
100-5440-530	DUES & SUBSCRIPTIONS	600.00	600.00	0.00	0.00	0.00	600.00
100-5440-720	CAPITAL OUTLAY - BUILDINGS	0.00	0.00	0.00	0.00	0.00	0.00
100-5440-730	CAPITAL OUTLAY - OTHER	0.00	0.00	0.00	0.00	0.00	0.00
100-5440-740	CAPITAL OUTLAY - VEHICLES	56,000.00	58,995.00	0.00	0.00	57,494.26	1,500.74
Department: 5440 - Inspections Total:		876,982.00	878,427.00	44,726.26	161,303.35	229,592.36	648,834.64
Department: 5480 - Engineering							
100-5480-020	SALARIES & WAGES	0.00	0.00	0.00	0.00	0.00	0.00
100-5480-101	PROFESSIONAL SERVICES - POWELL BILL	95,000.00	95,000.00	16,297.25	17,617.75	95,000.00	0.00
100-5480-102	CITY ENGINEER	90,000.00	90,000.00	14,049.44	23,623.19	90,000.00	0.00
100-5480-103	TECHNICAL REVIEW	31,000.00	31,000.00	2,584.00	4,447.69	31,000.00	0.00
100-5480-104	CONSTRUCTION INSPECTION	108,000.00	108,000.00	5,785.75	10,897.38	108,000.00	0.00
100-5480-105	DEPT ENGINEERING SERVICES	51,500.00	51,500.00	17,867.32	21,862.76	51,500.00	0.00
100-5480-106	STORMWATER ENGINEERING	70,000.00	70,000.00	9,476.25	19,144.88	70,000.00	0.00
100-5480-110	TELEPHONE & POSTAGE	0.00	0.00	0.00	0.00	0.00	0.00
100-5480-320	DEPARTMENTAL SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00
100-5480-350	SOFTWARE LICENSING AND MAINT	0.00	0.00	0.00	0.00	0.00	0.00
100-5480-450	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
Department: 5480 - Engineering Total:		445,500.00	445,500.00	66,060.01	97,593.65	445,500.00	0.00
Department: 5500 - Public Works							
100-5500-020	SALARIES & WAGES	677,617.00	677,341.00	39,004.59	142,886.11	142,886.11	534,454.89
100-5500-030	PART-TIME SALARIES	41,200.00	41,200.00	0.00	4,501.60	4,501.60	36,698.40
100-5500-035	OVERTIME SALARIES	23,100.00	23,100.00	975.09	2,459.06	2,459.06	20,640.94
100-5500-036	ON-CALL	0.00	276.00	96.00	276.00	276.00	0.00
100-5500-039	LONGEVITY CONTRIBUTION	10,641.00	10,641.00	0.00	0.00	0.00	10,641.00
100-5500-046	CELL PHONE STIPEND	1,620.00	1,620.00	135.00	405.00	405.00	1,215.00
100-5500-050	FICA	57,571.00	57,571.00	3,076.08	11,502.08	11,502.08	46,068.92
100-5500-060	GROUP INSURANCE CONTRIBUTION	129,517.00	129,517.00	8,881.75	25,756.23	25,756.23	103,760.77
100-5500-070	RETIREMENT CONTRIBUTION	160,767.00	160,767.00	9,057.10	32,910.42	32,910.42	127,856.58
100-5500-071	401K CONTRIBUTION	35,568.00	35,568.00	1,826.34	6,921.61	6,921.61	28,646.39
100-5500-095	PENSION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
100-5500-099	INDIRECT TO UTILITY (CONTRA)	-67,128.00	-67,128.00	0.00	0.00	0.00	-67,128.00
100-5500-100	PROFESSIONAL SERVICES	42,500.00	43,606.88	0.00	0.00	11,106.88	32,500.00
100-5500-101	PROFESSIONAL SERVICES II	0.00	0.00	0.00	0.00	0.00	0.00
100-5500-110	TELEPHONE & POSTAGE	12,000.00	12,000.00	196.55	830.31	8,719.76	3,280.24
100-5500-130	UTILITIES	194,445.00	194,445.00	16,682.59	32,155.93	32,155.93	162,289.07
100-5500-140	SCHOOLS & CONFERENCES	18,500.00	18,500.00	5,384.17	7,736.42	7,736.42	10,763.58
100-5500-150	BUILDING & GROUNDS MAINTENANCE	57,000.00	74,003.00	3,076.95	5,502.28	36,305.51	37,697.49
100-5500-151	SIDEWALK MAINTENANCE & REPAIR	47,500.00	35,977.00	383.09	383.09	1,383.09	34,593.91
100-5500-152	STORM SEWER & DRIVEWAY PIPE MAI	47,000.00	30,500.00	0.00	66.01	1,000.00	29,500.00
100-5500-153	STREET MAINTENANCE & REPAIR	872,900.00	967,900.00	4,815.00	17,733.05	42,985.45	924,914.55
100-5500-160	EQUIPMENT MAINTENANCE & REPAIRS	12,700.00	12,700.00	1,043.86	2,327.08	7,364.07	5,335.93
100-5500-170	VEHICLE MAINTENANCE & REPAIRS	41,310.00	41,310.00	42.84	1,045.48	3,245.48	38,064.52
100-5500-310	FUEL	40,000.00	40,000.00	3,811.21	8,141.26	38,000.00	2,000.00
100-5500-330	DEPARTMENTAL SUPPLIES	37,350.00	36,975.00	2,665.90	5,402.27	21,591.09	15,383.91
100-5500-340	TECHNOLOGY SERVICES & SUPPLIES	11,800.00	11,800.00	783.00	2,325.91	7,452.41	4,347.59

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-5500-342	TECHNOLOGY LICENSES	14,250.00	16,249.00	0.00	10,137.17	12,136.17	4,112.83
100-5500-360	EMPLOYEE UNIFORMS & ACCESSORIES	23,800.00	23,800.00	788.78	1,458.75	11,936.07	11,863.93
100-5500-390	SMALL EQUIPMENT	2,600.00	2,600.00	0.00	740.98	740.98	1,859.02
100-5500-391	SMALL EQUIPMENT MAINTENANCE & R...	3,120.00	3,120.00	0.00	0.00	0.00	3,120.00
100-5500-450	MISCELLANEOUS	5,650.00	5,650.00	0.00	0.00	0.00	5,650.00
100-5500-530	DUES & SUBSCRIPTIONS	2,570.00	2,570.00	0.00	1,394.00	1,394.00	1,176.00
100-5500-680	ACTA SUBSIDY	0.00	0.00	0.00	0.00	0.00	0.00
100-5500-720	CAPITAL OUTLAY - BUILDING	7,000.00	117,000.00	95,573.11	95,573.11	117,000.00	0.00
100-5500-730	CAPITAL OUTLAY - OTHER	324,000.00	479,917.71	108,877.66	126,706.44	217,307.69	262,610.02
100-5500-740	CAPITAL OUTLAY - VEHICLES	40,000.00	47,000.00	0.00	0.00	0.00	47,000.00
100-5500-750	CAPITAL OUTLAY - EQUIPMENT	50,000.00	43,000.00	0.00	0.00	43,000.00	0.00
Department: 5500 - Public Works Total:		2,978,468.00	3,331,096.59	307,176.66	547,277.65	850,179.11	2,480,917.48
Department: 5700 - Public Facilities							
100-5700-020	SALARIES & WAGES	215,552.00	215,552.00	15,774.51	51,960.90	51,960.90	163,591.10
100-5700-030	PART-TIME SALARIES	33,598.00	33,598.00	2,473.46	8,427.82	8,427.82	25,170.18
100-5700-035	OVERTIME SALARIES	2,172.00	2,172.00	49.79	1,143.86	1,143.86	1,028.14
100-5700-036	ON-CALL	0.00	0.00	0.00	0.00	0.00	0.00
100-5700-039	LONGEVITY CONTRIBUTION	4,545.00	4,545.00	0.00	0.00	0.00	4,545.00
100-5700-046	CELL PHONE STIPEND	1,620.00	1,620.00	135.00	405.00	405.00	1,215.00
100-5700-050	FICA	19,574.00	19,574.00	1,447.31	4,533.26	4,533.26	15,040.74
100-5700-060	GROUP INSURANCE CONTRIBUTION	46,256.00	46,256.00	4,594.91	11,487.52	11,487.52	34,768.48
100-5700-070	RETIREMENT CONTRIBUTION	50,233.00	50,233.00	3,576.32	12,001.74	12,001.74	38,231.26
100-5700-071	401K CONTRIBUTION	11,113.00	11,113.00	791.22	2,655.24	2,655.24	8,457.76
100-5700-099	UTILITY CONTRA	-33,644.00	-33,644.00	0.00	0.00	0.00	-33,644.00
100-5700-100	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
100-5700-130	UTILITIES	26,000.00	26,000.00	1,772.64	3,666.24	3,666.24	22,333.76
100-5700-150	BUILDING & GROUNDS MAINTENANCE	45,850.00	45,850.00	1,508.00	4,386.86	25,110.69	20,739.31
100-5700-154	LAKE & MARINA MAINT & OPERATION	98,800.00	98,800.00	2,915.86	2,915.86	2,915.86	95,884.14
100-5700-155	LIBRARY MAINTENANCE & REPAIRS	84,300.00	64,247.00	12,388.32	22,999.74	44,349.99	19,897.01
100-5700-156	GROUNDS MAINTENANCE	147,500.00	147,500.00	4,323.00	9,310.52	45,930.55	101,569.45
100-5700-310	FUEL	3,000.00	3,000.00	32.99	314.83	1,700.00	1,300.00
100-5700-330	DEPARTMENTAL SUPPLIES	15,000.00	15,000.00	256.73	1,212.02	5,500.50	9,499.50
100-5700-335	SIGNAGE AND BRANDING	58,200.00	63,680.00	5,480.00	5,480.00	5,480.00	58,200.00
100-5700-340	TECHNOLOGY SERVICES & SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00
100-5700-342	TECHNOLOGY LICENSES	750.00	750.00	0.00	0.00	0.00	750.00
100-5700-360	EMPLOYEE UNIFORMS & ACCESSORIES	500.00	500.00	0.00	160.00	160.00	340.00
100-5700-374	CORONAVIRUS RELIEF FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
100-5700-390	SMALL EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
100-5700-391	SMALL EQUIPMENT MAINTENANCE & R...	0.00	0.00	0.00	0.00	0.00	0.00
100-5700-400	FACILITY RENTAL	4,800.00	4,800.00	0.00	0.00	0.00	4,800.00
100-5700-450	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
100-5700-710	CAPITAL OUTLAY - LAND	0.00	0.00	0.00	0.00	0.00	0.00
100-5700-720	CAPITAL OUTLAY - BUILDINGS	7,500.00	7,500.00	0.00	0.00	3,165.00	4,335.00
100-5700-730	CAPITAL OUTLAY - OTHER	25,000.00	40,000.00	0.00	0.00	7,880.25	32,119.75
100-5700-740	CAPITAL OUTLAY - VEHICLES	0.00	0.00	0.00	0.00	0.00	0.00
100-5700-750	CAPITAL OUTLAY - EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
100-5700-754	CAPITAL OUTLAY - LIBRARY	0.00	20,053.00	0.00	0.00	0.00	20,053.00
Department: 5700 - Public Facilities Total:		868,219.00	888,699.00	57,520.06	143,061.41	238,474.42	650,224.58
Department: 5800 - Sanitation							
100-5800-020	SALARIES & WAGES	349,511.00	349,511.00	23,146.18	73,582.86	73,582.86	275,928.14
100-5800-035	OVERTIME SALARIES	1,086.00	1,086.00	124.21	1,158.18	1,158.18	-72.18
100-5800-039	LONGEVITY CONTRIBUTION	6,717.00	6,717.00	0.00	0.00	0.00	6,717.00
100-5800-046	CELL PHONE STIPEND	540.00	540.00	45.00	135.00	135.00	405.00
100-5800-050	FICA	27,335.00	27,335.00	1,765.51	5,673.45	5,673.45	21,661.55
100-5800-060	GROUP INSURANCE CONTRIBUTION	74,010.00	74,010.00	5,006.04	15,018.12	15,018.12	58,991.88
100-5800-070	RETIREMENT CONTRIBUTION	80,753.00	80,753.00	4,914.60	16,546.96	16,546.96	64,206.04
100-5800-071	401K CONTRIBUTION	17,866.00	17,866.00	1,087.28	3,660.79	3,660.79	14,205.21
100-5800-100	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
100-5800-110	TELEPHONE & POSTAGE	3,400.00	3,400.00	0.00	228.06	3,400.00	0.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-5800-160	EQUIPMENT MAINTENANCE & REPAIRS	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-5800-170	VEHICLE MAINTENANCE & REPAIRS	215,000.00	220,474.09	15,773.08	31,048.32	127,882.26	92,591.83
100-5800-310	FUEL	94,500.00	94,500.00	10,778.78	18,905.29	75,600.00	18,900.00
100-5800-330	DEPARTMENTAL SUPPLIES	17,700.00	17,700.00	652.87	1,111.01	4,126.88	13,573.12
100-5800-331	ROLL-OUT GARBAGE CANS	49,000.00	49,000.00	0.00	0.00	48,980.92	19.08
100-5800-360	EMPLOYEE UNIFORMS & ACCESSORIES	9,500.00	9,500.00	608.80	729.95	5,447.50	4,052.50
100-5800-390	SMALL EQUIPMENT	0.00	5,155.77	0.00	4,775.77	4,775.77	380.00
100-5800-420	MATERIAL HAULING & DISPOSAL	592,200.00	592,200.00	50,536.80	94,124.35	582,361.01	9,838.99
100-5800-450	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
100-5800-530	DUES & SUBSCRIPTIONS	0.00	0.00	0.00	0.00	0.00	0.00
100-5800-730	CAPITAL OUTLAY OTHER	0.00	0.00	0.00	0.00	0.00	0.00
100-5800-740	CAPITAL OUTLAY - VEHICLES	610,000.00	610,000.00	0.00	0.00	548,037.55	61,962.45
100-5800-750	CAPITAL OUTLAY - EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
	Department: 5800 - Sanitation Total:	2,152,118.00	2,162,747.86	114,439.15	266,698.11	1,516,387.25	646,360.61
	Department: 6200 - Recreation and Parks						
100-6200-020	SALARIES & WAGES	638,492.00	638,492.00	42,517.04	147,578.71	147,578.71	490,913.29
100-6200-030	PART-TIME SALARIES	158,505.00	158,505.00	5,751.06	36,712.68	36,712.68	121,792.32
100-6200-035	OVERTIME SALARIES	0.00	0.00	0.00	0.00	0.00	0.00
100-6200-039	LONGEVITY CONTRIBUTION	16,652.00	16,652.00	0.00	0.00	0.00	16,652.00
100-6200-045	CAR ALLOWANCE	3,692.00	3,692.00	282.46	988.61	988.61	2,703.39
100-6200-046	CELL PHONE STIPEND	540.00	540.00	45.00	135.00	135.00	405.00
100-6200-050	FICA	62,244.00	62,244.00	3,704.04	14,143.44	14,143.44	48,100.56
100-6200-060	GROUP INSURANCE CONTRIBUTION	92,511.00	92,511.00	6,931.44	20,794.32	20,794.32	71,716.68
100-6200-070	RETIREMENT CONTRIBUTION	148,063.00	148,063.00	9,608.88	33,352.89	33,352.89	114,710.11
100-6200-071	401K CONTRIBUTION	32,757.00	32,757.00	2,125.86	7,378.97	7,378.97	25,378.03
100-6200-095	PENSION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
100-6200-100	PROFESSIONAL SERVICES	25,000.00	100,000.00	13,301.00	14,401.00	82,500.00	17,500.00
100-6200-110	TELEPHONE & POSTAGE	21,480.00	21,480.00	1,509.80	4,670.26	19,497.06	1,982.94
100-6200-120	BANK CHARGES	2,040.00	5,240.00	1,294.43	1,294.43	1,294.43	3,945.57
100-6200-130	UTILITIES	99,300.00	99,300.00	5,798.25	11,339.11	11,339.11	87,960.89
100-6200-131	BALLFIELD LIGHTS	40,800.00	40,800.00	1,560.02	2,917.00	2,917.00	37,883.00
100-6200-140	SCHOOLS & CONFERENCES	14,150.00	14,150.00	1,897.06	2,072.06	2,072.06	12,077.94
100-6200-150	BUILDING & GROUNDS MAINTENANCE	256,300.00	289,567.74	6,485.56	19,343.57	161,760.28	127,807.46
100-6200-160	EQUIPMENT MAINTENANCE & REPAIRS	14,000.00	14,000.00	226.94	550.43	550.43	13,449.57
100-6200-170	VEHICLE MAINTENANCE & REPAIRS	12,500.00	12,500.00	985.36	1,603.37	1,903.37	10,596.63
100-6200-265	SOCIAL MEDIA & MARKETING	24,700.00	24,700.00	1,607.34	1,707.34	10,424.54	14,275.46
100-6200-310	FUEL	31,000.00	31,000.00	1,465.24	4,193.13	32,000.00	-1,000.00
100-6200-330	DEPARTMENTAL SUPPLIES	44,151.00	44,151.00	3,622.05	9,775.13	26,322.22	17,828.78
100-6200-331	NEWSLETTER	0.00	0.00	0.00	0.00	0.00	0.00
100-6200-332	ATHLETIC PROGRAMS	83,500.00	86,200.00	1,863.48	18,365.07	41,685.98	44,514.02
100-6200-340	TECHNOLOGY SERVICES & SUPPLIES	0.00	1,305.00	0.00	12.99	1,317.99	-12.99
100-6200-342	TECHNOLOGY LICENSES	11,725.00	11,900.00	12.99	5,627.10	5,802.10	6,097.90
100-6200-360	EMPLOYEE UNIFORMS & ACCESSORIES	5,650.00	5,650.00	0.00	0.00	0.00	5,650.00
100-6200-390	SMALL EQUIPMENT	30,400.00	34,314.19	1,587.93	4,379.47	9,352.92	24,961.27
100-6200-450	MISCELLANEOUS	0.00	0.00	-407.03	0.00	0.00	0.00
100-6200-530	DUES & SUBSCRIPTIONS	3,730.00	3,730.00	64.99	702.96	702.96	3,027.04
100-6200-570	SPECIAL ACTIVITIES	125,000.00	125,000.00	3,536.01	34,213.31	37,181.35	87,818.65
100-6200-571	CAMPS	19,400.00	16,200.00	0.00	11,737.16	11,737.16	4,462.84
100-6200-572	SPORTS HALL OF FAME GALA	0.00	0.00	0.00	0.00	0.00	0.00
100-6200-710	CAPITAL OUTLAY - LAND	0.00	0.00	0.00	0.00	0.00	0.00
100-6200-720	CAPITAL OUTLAY - BUILDINGS	201,000.00	212,784.13	21,545.67	27,916.67	92,368.80	120,415.33
100-6200-721	CAPITAL OUTLAY - MACC RENOVATIO	0.00	12,146.02	0.00	0.00	12,146.02	0.00
100-6200-730	CAPITAL OUTLAY - OTHER	131,000.00	131,000.00	0.00	10,000.00	17,721.00	113,279.00
100-6200-735	CAPITAL - FIFTH STREET POCKET P	0.00	0.00	0.00	0.00	0.00	0.00
100-6200-737	CAPITAL - FIRST STREET POCKET P	0.00	83,211.55	26,573.69	26,573.69	40,897.73	42,313.82
100-6200-738	CAPITAL OUTLAY - CATES FARM PARK	0.00	0.00	0.00	0.00	0.00	0.00
100-6200-739	CAPITAL OUTLAY - LAKE MICHAEL	0.00	0.00	0.00	0.00	0.00	0.00
100-6200-740	CAPITAL OUTLAY - VEHICLES	35,000.00	35,000.00	33,540.52	34,552.74	34,552.74	447.26
100-6200-744	LEBANON RD/LAKE MICHAEL CONNECT...	0.00	16,820.00	0.00	0.00	16,820.00	0.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-6200-745	YOUTH/WALKER & OLD REC UPDATES	0.00	0.00	0.00	0.00	0.00	0.00
100-6200-747	CAPITAL OUTLAY - HOLT STREET GREE...	0.00	0.00	0.00	0.00	0.00	0.00
100-6200-750	CAPITAL OUTLAY - EQUIPMENT	5,500.00	10,769.90	0.00	0.00	5,269.90	5,500.00
Department: 6200 - Recreation and Parks Total:		2,390,782.00	2,636,375.53	199,037.08	509,032.61	941,221.77	1,695,153.76
Department: 9000 - Non-Departmental							
100-9000-060	GROUP INSURANCE CONTRIBUTION	251,555.00	251,555.00	9,781.36	39,125.44	60,154.56	191,400.44
100-9000-070	RETIREMENT CONTRIBUTION	0.00	0.00	0.00	0.00	0.00	0.00
100-9000-080	UNEMPLOYMENT INSURANCE CONTRIBU	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
100-9000-095	PENSION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
100-9000-332	WEBSITE HOSTING	0.00	0.00	0.00	0.00	0.00	0.00
100-9000-334	TRAIN COLLECTION EXPENSES	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
100-9000-343	WEBSITE HOSTING	0.00	0.00	0.00	0.00	0.00	0.00
100-9000-450	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
100-9000-540	PROPERTY & GENERAL LIABILITY IN	545,000.00	545,000.00	24,954.75	220,099.41	443,102.11	101,897.89
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	6,500.00	0.00
100-9000-682	MEBANE HISTORICAL MUSEUM SUBSID	39,700.00	39,700.00	9,925.00	19,850.00	39,700.00	0.00
100-9000-683	PET ADOPTION CENTER SUBSIDY	0.00	0.00	0.00	0.00	0.00	0.00
100-9000-684	ALAMANCE COUNTY CHAMBER OF CO...	0.00	0.00	0.00	0.00	0.00	0.00
100-9000-685	UNITED WAY DONATION	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	0.00
100-9000-921	TRANSFER TO SPECIAL REVENUE FUN	0.00	0.00	0.00	0.00	0.00	0.00
100-9000-976	TRANSFER TO WHITE FURNITURE PRO	0.00	0.00	0.00	0.00	0.00	0.00
100-9000-977	TRANSFER TO CITY PARK PROJECT	0.00	0.00	0.00	0.00	0.00	0.00
100-9000-978	TRANSFER TO CAPITAL PROJECT ORDIN...	900,000.00	1,596,848.00	0.00	0.00	0.00	1,596,848.00
Department: 9000 - Non-Departmental Total:		1,787,755.00	2,484,603.00	49,661.11	284,074.85	564,456.67	1,920,146.33
Department: 9001 - Debt Service							
100-9001-810	PRINCIPAL - 2008 ISSUE (REC & C	213,333.00	213,333.00	0.00	0.00	0.00	213,333.00
100-9001-811	PRINCIPAL - FY 22-23 FIRE ENGINE PEMC	0.00	0.00	0.00	0.00	0.00	0.00
100-9001-812	PRINCIPAL - FY 22-23 ROLLING STOCK	209,201.00	163,468.37	0.00	0.00	0.00	163,468.37
100-9001-813	PRINCIPAL - FY 22-23 HOLT STREET GREE...	45,000.00	45,000.00	0.00	0.00	0.00	45,000.00
100-9001-814	PRINCIPAL - PUBLIC WORKS (BOA)	0.00	0.00	0.00	0.00	0.00	0.00
100-9001-815	PRINCIPAL - RECREATION RENOVATI	0.00	0.00	0.00	0.00	0.00	0.00
100-9001-816	PRINCIPAL - 2004 ISSUE (LIBRARY	0.00	0.00	0.00	0.00	0.00	0.00
100-9001-817	PRINCIPAL - TRUCK/EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
100-9001-818	PRINCIPAL - FIRE STATION BB&T	173,333.00	173,333.00	0.00	86,666.67	86,666.67	86,666.33
100-9001-819	PRINCIPAL - FIRE STATION PEMC	140,889.00	140,889.00	0.00	0.00	0.00	140,889.00
100-9001-820	PRINCIPAL - NEW PARK	388,667.00	388,667.00	0.00	0.00	0.00	388,667.00
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	43,187.00	43,187.00	0.00	0.00	0.00	43,187.00
100-9001-823	PRINCIPAL - POLICE VEHICLES 2019	53,294.00	53,294.00	0.00	0.00	0.00	53,294.00
100-9001-824	PRINCIPAL - POLICE RADIOS 2019 Firstb...	93,800.00	93,800.00	0.00	0.00	0.00	93,800.00
100-9001-825	PRINCIPAL - TRAIL PROJECT	0.00	0.00	0.00	0.00	0.00	0.00
100-9001-826	PRINCIPAL - NEW PW TRUCKS	86,100.00	86,100.00	0.00	43,050.00	43,050.00	43,050.00
100-9001-827	PRINCIPAL - PARK PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00
100-9001-828	PRINCIPAL - FY22 VEHICLE & APPARATUS	257,698.00	257,698.00	0.00	134,347.40	134,347.40	123,350.60
100-9001-850	INTEREST - 2008 ISSUE (REC & CI	5,632.00	5,632.00	0.00	0.00	0.00	5,632.00
100-9001-851	INTEREST - FY 22-23 FIRE ENGINE PEMC	0.00	0.00	0.00	0.00	0.00	0.00
100-9001-852	INTEREST - FY 22-23 ROLLING STOCK	12,718.00	12,718.00	0.00	0.00	0.00	12,718.00
100-9001-853	INTEREST - FY 22-23 HOLT STREET GREE...	5,097.00	5,097.00	0.00	0.00	0.00	5,097.00
100-9001-854	INTEREST - PUBLIC WORKS (BOA)	0.00	0.00	0.00	0.00	0.00	0.00
100-9001-855	INTEREST - RECREATION RENOVATIO	0.00	0.00	0.00	0.00	0.00	0.00
100-9001-856	INTEREST - 2004 ISSUE (LIBRARY)	0.00	0.00	0.00	0.00	0.00	0.00
100-9001-857	INTEREST - TRUCK/EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
100-9001-858	INTEREST - FIRE STATION BB&T	33,228.00	33,228.00	0.00	17,229.33	17,229.33	15,998.67
100-9001-859	INTEREST - NEW PARK	94,139.00	94,139.00	0.00	0.00	0.00	94,139.00
100-9001-860	INTEREST - FIRE TRUCK 2017	0.00	0.00	0.00	0.00	0.00	0.00
100-9001-861	INTEREST - FIRE RADIOS	399.00	399.00	0.00	0.00	0.00	399.00
100-9001-862	INTEREST - POLICE VEHICLES 2019	2,441.00	2,441.00	0.00	0.00	0.00	2,441.00
100-9001-863	INTEREST - POLICE RADIOS 2019	3,596.00	3,596.00	0.00	0.00	0.00	3,596.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-9001-864	INTEREST - TRAILS PROJECT	0.00	0.00	0.00	0.00	0.00	0.00
100-9001-865	INTEREST - NEW PW TRUCKS	3,815.00	3,815.00	0.00	2,053.70	2,053.70	1,761.30
100-9001-866	INTEREST - PARK PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00
100-9001-867	INTEREST - FY22 VEHICLE & APPARATUS	11,958.00	11,958.00	0.00	6,609.00	6,609.00	5,349.00
Department: 9001 - Debt Service Total:		1,924,358.00	1,878,625.37	0.00	336,789.10	336,789.10	1,541,836.27
Department: 9002 - Transfers and Other Uses							
100-9002-917	TRANSFER TO CAPITAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
100-9002-918	TRANSFER TO CATES FARM PARK PROJE...	0.00	0.00	0.00	0.00	0.00	0.00
100-9002-919	TRANSFER TO LAKE MICHAEL DAM SPIL...	0.00	0.00	0.00	0.00	0.00	0.00
Department: 9002 - Transfers and Other Uses Total:		0.00	0.00	0.00	0.00	0.00	0.00
Department: 9800 - 9800							
100-9800-071	TRANSFER TO FOREST RIDGE CAPITA	0.00	0.00	0.00	0.00	0.00	0.00
100-9800-930	TRANSFER TO WATER & SEWER FUND	0.00	0.00	0.00	0.00	0.00	0.00
100-9800-963	TRANSFER TO FIRE STATION CP FUN	0.00	0.00	0.00	0.00	0.00	0.00
Department: 9800 - 9800 Total:		0.00	0.00	0.00	0.00	0.00	0.00
Expense Total:		28,276,326.00	31,111,229.07	1,748,136.44	5,376,813.17	11,439,985.01	19,671,244.06
Fund: 100 - General Fund Surplus (Deficit):		0.00	-24,250.00	7,973,052.32	6,293,813.82	230,641.98	-254,891.98
Fund: 300 - Utility Fund							
Revenue							
GovType: 3400 - Permits and Fees							
300-3448-820	DEVELOPMENT FEES	160,000.00	160,000.00	0.00	0.00	0.00	160,000.00
GovType: 3400 - Permits and Fees Total:		160,000.00	160,000.00	0.00	0.00	0.00	160,000.00
GovType: 3700 - Investment earnings							
300-3710-000	INTEREST EARNINGS	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
GovType: 3700 - Investment earnings Total:		20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
GovType: 3800 - Miscellaneous Revenues							
300-3802-000	MISCELLANEOUS GRANTS	0.00	300,000.00	0.00	0.00	0.00	300,000.00
GovType: 3800 - Miscellaneous Revenues Total:		0.00	300,000.00	0.00	0.00	0.00	300,000.00
GovType: 5010 - Enterprise Charges for Services							
300-3391-000	REVENUE SHARING CONTRA (NCCP)	-106,000.00	-106,000.00	0.00	0.00	0.00	-106,000.00
300-3501-820	WATER SALES	4,182,765.00	4,182,765.00	377,076.14	1,130,030.90	1,130,030.90	3,052,734.10
300-3502-830	SEWER SALES	4,083,451.00	4,083,451.00	362,755.30	1,069,852.17	1,069,852.17	3,013,598.83
300-3503-820	WATER TAPS	8,000.00	8,000.00	1,800.00	1,800.00	1,800.00	6,200.00
300-3504-830	SEWER TAPS	10,000.00	10,000.00	1,000.00	1,000.00	1,000.00	9,000.00
300-3509-820	UNBILLED WATER RENTS	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 5010 - Enterprise Charges for Services Total:		8,178,216.00	8,178,216.00	742,631.44	2,202,683.07	2,202,683.07	5,975,532.93
GovType: 5020 - Enterprise Other Operating Revenues							
300-3447-000	ENGINEERING CONST INSP FEE	212,300.00	212,300.00	0.00	89,235.00	89,235.00	123,065.00
300-3812-000	MISCELLANEOUS REVENUES	8,000.00	8,000.00	300.00	2,325.00	2,325.00	5,675.00
300-3820-000	LATE FEES	75,275.00	75,275.00	5,600.00	19,310.00	19,310.00	55,965.00
300-3830-820	WATER RECONNECTIONS	3,300.00	3,300.00	0.00	250.00	250.00	3,050.00
300-3831-830	EFLAND SEWER MAINTENANCE - ORAN	0.00	0.00	0.00	0.00	0.00	0.00
300-3832-830	ORANGE COUNTY CAPACITY RESERVATI	0.00	0.00	0.00	0.00	0.00	0.00
300-3836-000	FIRE FLOW TEST FEES	10,000.00	10,000.00	5,650.00	6,850.00	6,850.00	3,150.00
300-3846-000	SALE OF MATERIALS	200,000.00	200,000.00	24,000.00	66,590.00	66,590.00	133,410.00
300-3882-830	FINES - VIOLATION OF SEWER USE	0.00	0.00	0.00	0.00	0.00	0.00
300-3883-830	INDUSTRIAL WASTE MONITORING FEE	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00
GovType: 5020 - Enterprise Other Operating Revenues Total:		512,875.00	512,875.00	35,550.00	184,560.00	184,560.00	328,315.00
GovType: 5500 - Enterprise NonOperating Revenues							
300-3282-000	DOT REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00	0.00
300-3307-000	ALAMANCE COUNTY ECON DEV CONTRI	0.00	0.00	0.00	0.00	0.00	0.00
300-3701-000	DO NOT USE	0.00	0.00	0.00	0.00	0.00	0.00
300-3750-820	WATER CONNECTION FEES	0.00	0.00	0.00	0.00	0.00	0.00
300-3751-830	SEWER CONNECTION FEES	0.00	0.00	0.00	0.00	0.00	0.00
300-3752-820	WATER ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
300-3753-830	SEWER ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00

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	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
300-3841-000 SALE OF FIXED ASSETS	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
300-3861-000 INSURANCE PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00
300-3881-000 REVENUE IN LIEU	0.00	0.00	0.00	0.00	0.00	0.00
300-3889-000 CASH OVER & UNDER	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 5500 - Enterprise NonOperating Revenues Total:	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
GovType: 5800 - Enterprise Transfers and Other Sources						
300-3987-830 CAPITAL CONTRIBUTIONS-SEWER	0.00	0.00	0.00	0.00	0.00	0.00
300-3988-820 CAPITAL CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 5800 - Enterprise Transfers and Other Sources Total:	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8100 - Transfers from Governmental Funds						
300-3910-000 TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
300-3976-000 TRANSFER FROM WHITE FURNITURE P...	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8100 - Transfers from Governmental Funds Total:	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8150 - Transfers from Proprietary Funds						
300-3939-000 TRANSFER FROM UTILITY CAPITAL RESE...	0.00	0.00	0.00	0.00	0.00	0.00
300-3972-000 TRAN FROM WWTP UPGRADE PROJ	0.00	0.00	0.00	0.00	0.00	0.00
300-3974-000 TRANSFER FROM WTP UPGRADE PROJ	0.00	0.00	0.00	0.00	0.00	0.00
300-3974-350 TRANSFER FROM ARP GRANT ORDINAN...	0.00	0.00	0.00	0.00	0.00	0.00
300-3974-721 TRANSFER FROM WRRF RENOVATION P...	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8150 - Transfers from Proprietary Funds Total:	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8500 - Proceeds of Debt						
300-3980-000 DEBT PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8500 - Proceeds of Debt Total:	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 9000 - Appropriated Fund Balance						
300-3990-000 APPROPRIATED FUND BALANCE	1,180,742.00	3,729,202.98	0.00	0.00	0.00	3,729,202.98
GovType: 9000 - Appropriated Fund Balance Total:	1,180,742.00	3,729,202.98	0.00	0.00	0.00	3,729,202.98
Revenue Total:	10,054,333.00	12,902,793.98	778,181.44	2,387,243.07	2,387,243.07	10,515,550.91

Expense

Department: 8100 - Admin, Meters and Billing

300-8100-020 SALARIES & WAGES	53,635.00	53,635.00	3,965.48	13,821.43	13,821.43	39,813.57
300-8100-035 OVERTIME SALARIES	0.00	0.00	0.00	0.00	0.00	0.00
300-8100-039 LONGEVITY CONTRIBUTION	526.00	526.00	0.00	0.00	0.00	526.00
300-8100-046 CELL PHONE STIPEND	0.00	0.00	0.00	0.00	0.00	0.00
300-8100-050 FICA	4,143.00	4,143.00	303.36	1,057.34	1,057.34	3,085.66
300-8100-060 GROUP INSURANCE CONTRIBUTION	9,217.00	9,217.00	770.16	2,310.48	2,310.48	6,906.52
300-8100-070 RETIREMENT CONTRIBUTION	12,241.00	12,241.00	896.20	3,123.65	3,123.65	9,117.35
300-8100-071 401K CONTRIBUTION	2,708.00	2,708.00	198.28	691.09	691.09	2,016.91
300-8100-095 PENSION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
300-8100-099 INDIRECT TO UTILITY (CONTRA)	744,976.00	744,976.00	0.00	0.00	0.00	744,976.00
300-8100-100 PROFESSIONAL SERVICES	0.00	24,300.00	0.00	0.00	24,300.00	0.00
300-8100-102 CITY ENGINEER	0.00	0.00	0.00	0.00	0.00	0.00
300-8100-103 TECHNICAL REVIEW	0.00	0.00	0.00	0.00	0.00	0.00
300-8100-104 CONSTRUCTION INSPECTION	0.00	0.00	0.00	0.00	0.00	0.00
300-8100-105 MISC ENGINEERING SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
300-8100-110 TELEPHONE & POSTAGE	32,000.00	32,000.00	2,402.97	4,818.29	32,000.00	0.00
300-8100-120 BANK CHARGES	289,800.00	289,800.00	9,254.38	17,900.83	62,900.83	226,899.17
300-8100-121 PAYMENT PROCESSING FEES	0.00	0.00	0.00	0.00	0.00	0.00
300-8100-140 SCHOOLS AND CONFERENCES	1,000.00	735.00	0.00	0.00	0.00	735.00
300-8100-160 EQUIPMENT MAINTENANCE & REPAIRS	2,000.00	1,000.00	0.00	0.00	0.00	1,000.00
300-8100-271 UTILITY BILLING SERVICES	50,290.00	51,555.00	4,086.96	11,552.20	51,466.60	88.40
300-8100-330 DEPARTMENTAL SUPPLIES	1,000.00	1,000.00	0.00	28.04	28.04	971.96
300-8100-340 TECHNOLOGY SERVICES & SUPPLIES	12,100.00	12,100.00	0.00	9,679.69	9,679.69	2,420.31
300-8100-342 TECHNOLOGY LICENSES	0.00	0.00	0.00	0.00	0.00	0.00
300-8100-390 SMALL EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
300-8100-450 MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
300-8100-699 OVER - SHORT	0.00	0.00	0.00	0.00	0.00	0.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
300-8100-730	CAPITAL OUTLAY - OTHER	200,000.00	200,000.00	0.00	103,000.00	193,497.50	6,502.50
Department: 8100 - Admin, Meters and Billing Total:		1,415,636.00	1,439,936.00	21,877.79	167,983.04	394,876.65	1,045,059.35
Department: 8200 - Utility Maintenance							
300-8200-020	SALARIES & WAGES	821,869.00	808,669.00	54,253.82	188,523.82	188,523.82	620,145.18
300-8200-030	PART-TIME SALARIES	5,406.00	5,406.00	0.00	2,432.44	2,432.44	2,973.56
300-8200-035	OVERTIME SALARIES	60,949.00	60,949.00	4,357.83	16,430.36	16,430.36	44,518.64
300-8200-036	ON-CALL	0.00	13,200.00	816.00	2,856.00	2,856.00	10,344.00
300-8200-039	LONGEVITY CONTRIBUTION	16,503.00	16,503.00	0.00	0.00	0.00	16,503.00
300-8200-045	CAR ALLOWANCE	3,692.00	3,692.00	282.46	988.61	988.61	2,703.39
300-8200-046	CELL PHONE STIPEND	540.00	540.00	45.00	135.00	135.00	405.00
300-8200-050	FICA	69,212.00	69,212.00	4,466.53	15,832.88	15,832.88	53,379.12
300-8200-060	GROUP INSURANCE CONTRIBUTION	156,675.00	156,675.00	10,782.04	33,460.15	33,460.15	123,214.85
300-8200-070	RETIREMENT CONTRIBUTION	203,247.00	203,247.00	13,430.63	46,954.27	46,954.27	156,292.73
300-8200-071	401K CONTRIBUTION	44,966.00	44,966.00	2,971.39	10,388.12	10,388.12	34,577.88
300-8200-095	PENSION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
300-8200-100	PROFESSIONAL SERVICES	93,500.00	395,164.16	3,641.25	5,871.25	24,371.55	370,792.61
300-8200-110	TELEPHONE & POSTAGE	12,060.00	12,060.00	148.23	914.21	9,586.30	2,473.70
300-8200-130	UTILITIES	97,000.00	97,000.00	5,877.11	13,322.22	13,322.22	83,677.78
300-8200-140	SCHOOLS & CONFERENCES	22,000.00	22,000.00	2,508.46	6,606.25	6,606.25	15,393.75
300-8200-150	BUILDING & GROUNDS MAINTENANCE	13,000.00	13,000.00	124.99	124.99	2,902.99	10,097.01
300-8200-153	STREET MAINTENANCE & REPAIR	20,000.00	20,000.00	768.20	768.20	8,000.00	12,000.00
300-8200-157	FIRE HYDRANT MAINTENANCE & REPA	35,000.00	32,345.84	914.36	914.36	30,000.00	2,345.84
300-8200-160	EQUIPMENT MAINTENANCE & REPAIRS	135,000.00	130,500.00	5,996.75	9,952.48	53,721.54	76,778.46
300-8200-161	INFRASTRUCTURE MAINTENANCE & RE...	586,044.00	512,244.00	2,000.00	5,667.00	17,000.00	495,244.00
300-8200-170	VEHICLE MAINTENANCE & REPAIRS	25,000.00	25,000.00	1,021.67	4,896.59	19,022.47	5,977.53
300-8200-260	ADVERTISING	500.00	500.00	0.00	75.00	75.00	425.00
300-8200-310	FUEL	34,000.00	34,000.00	838.83	2,509.47	34,000.00	0.00
300-8200-330	DEPARTMENTAL SUPPLIES	120,000.00	120,000.00	4,354.89	12,419.90	91,890.28	28,109.72
300-8200-332	CHEMICALS	0.00	0.00	0.00	0.00	0.00	0.00
300-8200-336	CHEMICALS	220,187.00	220,187.00	58,634.90	58,634.90	216,616.10	3,570.90
300-8200-340	TECHNOLOGY SERVICES & SUPPLIES	9,750.00	9,750.00	0.00	6,515.88	9,049.88	700.12
300-8200-341	TECHNOLOGY SERVICES & SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00
300-8200-342	TECHNOLOGY LICENSES	18,500.00	18,500.00	0.00	17,315.00	17,315.00	1,185.00
300-8200-350	SOFTWARE LICENSING AND MAINTENA...	0.00	575.00	575.00	575.00	575.00	0.00
300-8200-360	EMPLOYEE UNIFORMS & ACCESSORIES	20,700.00	20,700.00	1,594.49	2,225.52	18,888.00	1,812.00
300-8200-390	SMALL EQUIPMENT	9,900.00	9,900.00	3,127.39	4,725.43	6,408.43	3,491.57
300-8200-430	GRAHAM SEWER SERVICES	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
300-8200-450	MISCELLANEOUS	0.00	3,424.00	0.00	0.00	3,424.00	0.00
300-8200-452	LABORATORY SERVICES	10,000.00	10,000.00	0.00	0.00	2,500.00	7,500.00
300-8200-454	SCADA SERVICES	24,500.00	24,500.00	0.00	325.00	10,355.00	14,145.00
300-8200-480	PURCHASE OF WATER	1,159,600.00	1,159,600.00	45,428.81	45,428.81	45,428.81	1,114,171.19
300-8200-530	DUES & SUBSCRIPTIONS	18,030.00	17,455.00	2,991.30	10,095.50	10,095.50	7,359.50
300-8200-540	PROPERTY & LIABILITY INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00
300-8200-710	CAPITAL OUTLAY - LAND	0.00	0.00	0.00	0.00	0.00	0.00
300-8200-720	CAPITAL OUTLAY - BUILDINGS	0.00	12,612.00	0.00	0.00	12,612.00	0.00
300-8200-730	CAPITAL OUTLAY - OTHER	415,000.00	517,553.50	5,514.65	5,514.65	253,733.15	263,820.35
300-8200-733	CAPITAL OUTLAY - GKN PUMP STATION ...	0.00	1,905,317.50	1,938.50	2,658.50	52,158.50	1,853,159.00
300-8200-734	CAPITAL - FORCE MAIN UPGRADE	0.00	0.00	0.00	0.00	0.00	0.00
300-8200-736	US 119 UTILITY RELOCATION PROJE	0.00	0.00	0.00	0.00	0.00	0.00
300-8200-740	CAPITAL OUTLAY - VEHICLES	0.00	122,239.80	0.00	29,820.00	122,239.80	0.00
300-8200-750	CAPITAL OUTLAY - EQUIPMENT	60,000.00	60,000.00	0.00	0.00	59,033.24	966.76
Department: 8200 - Utility Maintenance Total:		4,562,330.00	6,929,186.80	239,405.48	565,877.76	1,468,932.66	5,460,254.14
Department: 8280 - Engineering							
300-8280-102	CITY ENGINEER	94,000.00	107,097.75	14,517.75	38,026.25	107,097.75	0.00
300-8280-103	TECHNICAL REVIEW	28,000.00	28,000.00	586.63	3,453.26	28,000.00	0.00
300-8280-104	CONSTRUCTION INSPECTION	130,000.00	130,000.00	17,343.00	27,845.25	130,000.00	0.00
300-8280-105	DEPT ENGINEERING SERVICES	33,000.00	33,000.00	760.00	1,662.50	33,000.00	0.00
Department: 8280 - Engineering Total:		285,000.00	298,097.75	33,207.38	70,987.26	298,097.75	0.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Department: 8300 - Water Resource Recovery Facility							
300-8300-020	SALARIES & WAGES	552,119.00	547,119.00	32,330.81	112,515.29	112,515.29	434,603.71
300-8300-030	PART-TIME SALARIES	37,000.00	37,000.00	3,705.50	9,500.96	9,500.96	27,499.04
300-8300-035	OVERTIME SALARIES	20,055.00	20,055.00	611.86	3,079.01	3,079.01	16,975.99
300-8300-036	ON-CALL	0.00	5,000.00	336.00	1,164.00	1,164.00	3,836.00
300-8300-039	LONGEVITY CONTRIBUTION	12,776.00	12,776.00	0.00	0.00	0.00	12,776.00
300-8300-045	CAR ALLOWANCE	3,692.00	3,692.00	282.46	988.61	988.61	2,703.39
300-8300-046	CELL PHONE STIPEND	2,520.00	2,520.00	180.00	540.00	540.00	1,980.00
300-8300-050	FICA	47,618.00	47,618.00	2,708.08	9,298.72	9,298.72	38,319.28
300-8300-060	GROUP INSURANCE CONTRIBUTION	55,297.00	55,297.00	4,620.96	13,862.88	13,862.88	41,434.12
300-8300-070	RETIREMENT CONTRIBUTION	132,312.00	132,312.00	7,520.97	26,387.33	26,387.33	105,924.67
300-8300-071	401K CONTRIBUTION	29,273.00	29,273.00	1,663.96	5,837.98	5,837.98	23,435.02
300-8300-095	PENSION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
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	8,264.00	8,264.00	410.53	1,198.88	3,102.20	5,161.80
300-8300-130	UTILITIES	192,660.00	192,660.00	14,833.40	30,485.12	30,485.12	162,174.88
300-8300-140	SCHOOLS & CONFERENCES	4,400.00	4,400.00	474.00	474.00	474.00	3,926.00
300-8300-150	BUILDINGS & GROUNDS MAINTENANCE	32,565.00	33,605.00	2,198.00	5,868.79	19,895.99	13,709.01
300-8300-160	EQUIPMENT MAINTENANCE & REPAIRS	195,600.00	181,832.13	7,831.77	8,516.86	39,190.14	142,641.99
300-8300-170	VEHICLE MAINTENANCE & REPAIRS	1,000.00	1,000.00	0.00	115.41	115.41	884.59
300-8300-260	ADVERTISING	100.00	100.00	0.00	0.00	0.00	100.00
300-8300-310	FUEL	8,790.00	8,790.00	679.73	1,020.90	7,100.00	1,690.00
300-8300-311	TRAVEL	0.00	0.00	0.00	0.00	0.00	0.00
300-8300-330	DEPARTMENTAL SUPPLIES	42,164.00	20,164.00	1,752.03	4,902.43	17,099.82	3,064.18
300-8300-332	CHEMICALS	0.00	0.00	0.00	0.00	0.00	0.00
300-8300-336	CHEMICALS	134,716.00	134,716.00	23,450.55	33,317.35	89,418.59	45,297.41
300-8300-340	TECHNOLOGY SERVICES & SUPPLIES	7,000.00	7,000.00	314.88	314.88	314.88	6,685.12
300-8300-342	TECHNOLOGY LICENSES	0.00	0.00	0.00	0.00	0.00	0.00
300-8300-350	SOFTWARE LICENSING	10,000.00	10,334.00	9,365.00	9,365.00	9,365.00	969.00
300-8300-360	EMPLOYEE UNIFORMS & ACCESSORIES	4,192.00	4,192.00	246.75	444.15	3,300.00	892.00
300-8300-390	SMALL EQUIPMENT	24,400.00	28,466.14	1,829.00	4,762.99	8,829.13	19,637.01
300-8300-391	SMALL EQUIPMENT MAINTENANCE	600.00	600.00	0.00	0.00	0.00	600.00
300-8300-420	MATERIAL HAULING & DISPOSAL	473,704.00	473,704.00	0.00	59,931.57	400,000.00	73,704.00
300-8300-450	MISCELLANEOUS	0.00	0.00	102.42	102.42	102.42	-102.42
300-8300-452	LABORATORY SERVICES	36,120.00	58,120.00	1,818.76	8,639.34	52,741.99	5,378.01
300-8300-454	SCADA SERVICES	42,233.00	42,233.00	0.00	490.00	490.00	41,743.00
300-8300-480	PURCHASE OF WATER	0.00	0.00	0.00	0.00	0.00	0.00
300-8300-530	DUES & SUBSCRIPTIONS	13,503.00	13,503.00	0.00	6,954.00	6,954.00	6,549.00
300-8300-720	CAPITAL OUTLAY - BUILDINGS	0.00	0.00	0.00	0.00	0.00	0.00
300-8300-730	CAPITAL OUTLAY - OTHER	53,575.00	55,397.00	0.00	0.00	1,822.00	53,575.00
300-8300-740	CAPITAL OUTLAY - VEHICLES	11,700.00	11,700.00	0.00	0.00	10,905.71	794.29
300-8300-750	CAPITAL OUTLAY - EQUIPMENT	76,198.00	49,256.00	0.00	0.00	0.00	49,256.00
Department: 8300 - Water Resource Recovery Facility Total:		2,276,146.00	2,242,698.27	119,267.42	360,078.87	884,881.18	1,357,817.09
Department: 9300 - Utility Non-Departmental							
300-9300-100	PROFESSIONAL SERVICES	1,300.00	1,300.00	0.00	0.00	0.00	1,300.00
300-9300-540	PROPERTY & LIABILITY INSURANCE	11,100.00	13,754.16	0.00	13,754.16	13,754.16	0.00
300-9300-800	DEBT PRINCIPAL	0.00	0.00	0.00	0.00	0.00	0.00
300-9300-831	PRINCIPAL - 1998 REFUNDING ISSU	0.00	0.00	0.00	0.00	0.00	0.00
300-9300-832	PRINCIPAL - 1993 ISSUE (WWTP)	0.00	0.00	0.00	0.00	0.00	0.00
300-9300-833	PRINCIPAL - 2007 ISSUE (SE PUMP	0.00	0.00	0.00	0.00	0.00	0.00
300-9300-834	PRINCIPAL - 2009 DENR WATER QUALIT...	4,806.00	4,806.00	0.00	0.00	0.00	4,806.00
300-9300-835	PRINCIPAL - WATER UPGRADE/EXENS	0.00	0.00	0.00	0.00	0.00	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	150,000.00	150,000.00	0.00	150,000.00	150,000.00	0.00
300-9300-838	PRINCIPAL - WRRF FY22 REVENUE BON...	964,000.00	964,000.00	0.00	964,000.00	964,000.00	0.00
300-9300-839	PRINCIPAL - FY22 VEHICLES & APPARAT...	35,144.00	35,144.00	0.00	11,682.38	11,682.38	23,461.62
300-9300-849	INTEREST PAYMENT	0.00	0.00	0.00	0.00	0.00	0.00
300-9300-851	INTEREST - 1998 REFUNDING ISSUE	0.00	0.00	0.00	0.00	0.00	0.00
300-9300-881	INTEREST - WATER UPGRADE/EXPANS	0.00	0.00	0.00	0.00	0.00	0.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
300-9300-882	INTEREST - 1993 ISSUE (WWTP)	0.00	0.00	0.00	0.00	0.00	0.00
300-9300-883	INTEREST - 2007 ISSUE (SE PUMP)	0.00	0.00	0.00	0.00	0.00	0.00
300-9300-885	INTEREST - WRRF FY22 REVENUE BONDS	219,840.00	219,840.00	0.00	113,789.75	113,789.75	106,050.25
300-9300-886	INTEREST - FY22 VEHICLES & APPARATUS	1,628.00	1,628.00	0.00	574.70	574.70	1,053.30
300-9300-912	TRANSFER TO CAPITAL PROJECT FUN	0.00	0.00	0.00	0.00	0.00	0.00
300-9300-914	TRANSFER TO UTILITY PROJECTS CAPITA...	0.00	0.00	0.00	0.00	0.00	0.00
300-9300-976	TRANSFER TO WHITE FURNITURE PRO	0.00	0.00	0.00	0.00	0.00	0.00
300-9300-977	TRANSFER TO CITY PARK PROJECT	0.00	0.00	0.00	0.00	0.00	0.00
300-9300-978	TRANSFER TO CAPITAL PROJECT ORDIN...	0.00	475,000.00	0.00	150,000.00	150,000.00	325,000.00
Department: 9300 - Utility Non-Departmental Total:		1,515,221.00	1,992,875.16	0.00	1,531,203.99	1,531,203.99	461,671.17
Department: 9302 - Transfers and Other Uses							
300-9302-911	TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
300-9302-937	TRANSFER TO UTILITY CAPITAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
300-9302-939	TRANS TO CAPITAL PROJ ORD FUND	0.00	0.00	0.00	0.00	0.00	0.00
Department: 9302 - Transfers and Other Uses Total:		0.00	0.00	0.00	0.00	0.00	0.00
Department: 9500 - 9500							
300-9500-460	DEPRECIATION	0.00	0.00	0.00	0.00	0.00	0.00
300-9500-465	AMORTIZATION OF BOND COSTS	0.00	0.00	0.00	0.00	0.00	0.00
300-9500-492	BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
300-9500-493	BAD DEBT EXPENSE-SEWER	0.00	0.00	0.00	0.00	0.00	0.00
Department: 9500 - 9500 Total:		0.00	0.00	0.00	0.00	0.00	0.00
Department: 9800 - 9800							
300-9800-911	TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
300-9800-912	TRANSFER TO CAPITAL PROJECT FUN	0.00	0.00	0.00	0.00	0.00	0.00
300-9800-913	TRANSFER TO FIRE STATION CAPITA	0.00	0.00	0.00	0.00	0.00	0.00
300-9800-963	TRANSFER TO FIRE STATION CP FUN	0.00	0.00	0.00	0.00	0.00	0.00
300-9800-971	TRANSFER TO FOREST RIDGE CAPITA	0.00	0.00	0.00	0.00	0.00	0.00
Department: 9800 - 9800 Total:		0.00	0.00	0.00	0.00	0.00	0.00
Department: 9999 - Audit/Special							
300-9999-999	PAYROLL AUDIT	0.00	0.00	0.00	0.00	0.00	0.00
Department: 9999 - Audit/Special Total:		0.00	0.00	0.00	0.00	0.00	0.00
Expense Total:		10,054,333.00	12,902,793.98	413,758.07	2,696,130.92	4,577,992.23	8,324,801.75
Fund: 300 - Utility Fund Surplus (Deficit):		0.00	0.00	364,423.37	-308,887.85	-2,190,749.16	2,190,749.16
Fund: 390 - Utility Capital Reserve							
Revenue							
GovType: 3700 - Investment earnings							
390-3710-000	INTEREST EARNINGS	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
GovType: 3700 - Investment earnings Total:		3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
GovType: 5500 - Enterprise NonOperating Revenues							
390-3401-000	System Development Fees - Water	460,000.00	460,000.00	78,707.00	203,016.00	203,016.00	256,984.00
390-3402-000	System Development Fees - Sewer	1,138,000.00	1,138,000.00	178,638.00	467,898.00	467,898.00	670,102.00
GovType: 5500 - Enterprise NonOperating Revenues Total:		1,598,000.00	1,598,000.00	257,345.00	670,914.00	670,914.00	927,086.00
GovType: 9000 - Appropriated Fund Balance							
390-3990-000	APPROPRIATED FUND BALANCE	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 9000 - Appropriated Fund Balance Total:		0.00	0.00	0.00	0.00	0.00	0.00
Revenue Total:		1,601,000.00	1,601,000.00	257,345.00	670,914.00	670,914.00	930,086.00
Expense							
Department: 8900 - UTILITY CAPITAL RESERVE							
390-8900-900	UTILITY CAPITAL RESERVE	1,601,000.00	1,601,000.00	0.00	0.00	0.00	1,601,000.00
Department: 8900 - UTILITY CAPITAL RESERVE Total:		1,601,000.00	1,601,000.00	0.00	0.00	0.00	1,601,000.00

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	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Department: 9302 - Transfers and Other Uses						
390-9302-937 TRANSFER TO UTILITY FUND	0.00	0.00	0.00	0.00	0.00	0.00
Department: 9302 - Transfers and Other Uses Total:	0.00	0.00	0.00	0.00	0.00	0.00
Expense Total:	1,601,000.00	1,601,000.00	0.00	0.00	0.00	1,601,000.00
Fund: 390 - Utility Capital Reserve Surplus (Deficit):	0.00	0.00	257,345.00	670,914.00	670,914.00	-670,914.00
Report Surplus (Deficit):	0.00	-24,250.00	8,594,820.69	6,655,839.97	-1,289,193.18	

Group Summary

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Fund: 100 - General Fund						
Revenue						
GovType: 3000 - Property Taxes						
	13,663,270.00	13,663,270.00	6,627,552.90	6,968,951.87	6,968,951.87	6,694,318.13
GovType: 3000 - Property Taxes Total:	13,663,270.00	13,663,270.00	6,627,552.90	6,968,951.87	6,968,951.87	6,694,318.13
GovType: 3100 - Other Taxes and Licenses						
	1,000.00	1,000.00	0.00	30.00	30.00	970.00
GovType: 3100 - Other Taxes and Licenses Total:	1,000.00	1,000.00	0.00	30.00	30.00	970.00
GovType: 3215 - Restricted Federal Intergov						
	0.00	0.00	41,778.75	64,587.43	64,587.43	-64,587.43
GovType: 3215 - Restricted Federal Intergov Total:	0.00	0.00	41,778.75	64,587.43	64,587.43	-64,587.43
GovType: 3220 - Unrestricted State Intergov						
	6,917,456.00	6,917,456.00	0.00	0.00	0.00	6,917,456.00
GovType: 3220 - Unrestricted State Intergov Total:	6,917,456.00	6,917,456.00	0.00	0.00	0.00	6,917,456.00
GovType: 3225 - Restricted State Intergov						
	547,300.00	547,300.00	251,639.69	251,911.17	251,911.17	295,388.83
GovType: 3225 - Restricted State Intergov Total:	547,300.00	547,300.00	251,639.69	251,911.17	251,911.17	295,388.83
GovType: 3230 - Unrestricted Local Intergov						
	417,905.00	417,905.00	0.00	0.00	0.00	417,905.00
GovType: 3230 - Unrestricted Local Intergov Total:	417,905.00	417,905.00	0.00	0.00	0.00	417,905.00
GovType: 3235 - Restricted Local Intergov						
	43,150.00	323,150.00	-496.14	8,503.86	8,503.86	314,646.14
GovType: 3235 - Restricted Local Intergov Total:	43,150.00	323,150.00	-496.14	8,503.86	8,503.86	314,646.14
GovType: 3335 - Restricted Local Intergov						
	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 3335 - Restricted Local Intergov Total:	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 3400 - Permits and Fees						
	1,259,760.00	1,259,760.00	125,998.50	542,120.65	542,120.65	717,639.35
GovType: 3400 - Permits and Fees Total:	1,259,760.00	1,259,760.00	125,998.50	542,120.65	542,120.65	717,639.35
GovType: 3500 - Sales and Services						
	722,094.00	722,094.00	64,759.00	203,799.50	203,799.50	518,294.50
GovType: 3500 - Sales and Services Total:	722,094.00	722,094.00	64,759.00	203,799.50	203,799.50	518,294.50
GovType: 3700 - Investment earnings						
	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
GovType: 3700 - Investment earnings Total:	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
GovType: 3800 - Miscellaneous Revenues						
	53,000.00	53,000.00	2,609,956.06	2,714,716.51	2,714,716.51	-2,661,716.51
GovType: 3800 - Miscellaneous Revenues Total:	53,000.00	53,000.00	2,609,956.06	2,714,716.51	2,714,716.51	-2,661,716.51
GovType: 8100 - Transfers from Governmental Funds						
	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8100 - Transfers from Governmental Funds Total:	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8150 - Transfers from Proprietary Funds						
	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8150 - Transfers from Proprietary Funds Total:	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8500 - Proceeds of Debt						
	2,466,006.00	2,466,006.00	0.00	916,006.00	916,006.00	1,550,000.00
GovType: 8500 - Proceeds of Debt Total:	2,466,006.00	2,466,006.00	0.00	916,006.00	916,006.00	1,550,000.00
GovType: 9000 - Appropriated Fund Balance						
	2,165,385.00	4,696,038.07	0.00	0.00	0.00	4,696,038.07
GovType: 9000 - Appropriated Fund Balance Total:	2,165,385.00	4,696,038.07	0.00	0.00	0.00	4,696,038.07
Revenue Total:	28,276,326.00	31,086,979.07	9,721,188.76	11,670,626.99	11,670,626.99	19,416,352.08

Income Statement

For Fiscal: 2022-2023 Period Ending: 09/30/2022

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Expense						
4100 - City Council	88,237.00	88,237.00	5,200.81	18,998.24	21,506.18	66,730.82
4200 - Administration	1,236,601.00	1,252,757.00	98,292.19	337,720.86	443,192.51	809,564.49
4400 - Finance	707,108.00	706,471.00	83,586.71	234,946.39	354,654.14	351,816.86
4800 - IT	861,411.00	957,922.70	53,804.22	231,947.69	655,135.34	302,787.36
4900 - Economic Development	909,569.00	1,228,569.00	0.00	5,000.00	399,556.00	829,013.00
5100 - Police	5,578,640.00	5,904,332.18	317,817.66	1,163,690.29	1,791,147.45	4,113,184.73
5300 - Fire	4,717,982.00	5,392,058.96	314,220.01	920,887.10	2,421,764.15	2,970,294.81
5400 - Planning	602,596.00	653,271.88	34,044.51	115,066.87	208,878.56	444,393.32
5410 - Main Street Program	150,000.00	221,535.00	2,550.00	2,725.00	21,550.00	199,985.00
5440 - Inspections	876,982.00	878,427.00	44,726.26	161,303.35	229,592.36	648,834.64
5480 - Engineering	445,500.00	445,500.00	66,060.01	97,593.65	445,500.00	0.00
5500 - Public Works	2,978,468.00	3,331,096.59	307,176.66	547,277.65	850,179.11	2,480,917.48
5700 - Public Facilities	868,219.00	888,699.00	57,520.06	143,061.41	238,474.42	650,224.58
5800 - Sanitation	2,152,118.00	2,162,747.86	114,439.15	266,698.11	1,516,387.25	646,360.61
6200 - Recreation and Parks	2,390,782.00	2,636,375.53	199,037.08	509,032.61	941,221.77	1,695,153.76
9000 - Non-Departmental	1,787,755.00	2,484,603.00	49,661.11	284,074.85	564,456.67	1,920,146.33
9001 - Debt Service	1,924,358.00	1,878,625.37	0.00	336,789.10	336,789.10	1,541,836.27
9002 - Transfers and Other Uses	0.00	0.00	0.00	0.00	0.00	0.00
9800 - 9800	0.00	0.00	0.00	0.00	0.00	0.00
Expense Total:	28,276,326.00	31,111,229.07	1,748,136.44	5,376,813.17	11,439,985.01	19,671,244.06
Fund: 100 - General Fund Surplus (Deficit):	0.00	-24,250.00	7,973,052.32	6,293,813.82	230,641.98	-254,891.98
Fund: 300 - Utility Fund						
Revenue						
GovType: 3400 - Permits and Fees						
	160,000.00	160,000.00	0.00	0.00	0.00	160,000.00
GovType: 3400 - Permits and Fees Total:	160,000.00	160,000.00	0.00	0.00	0.00	160,000.00
GovType: 3700 - Investment earnings						
	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
GovType: 3700 - Investment earnings Total:	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
GovType: 3800 - Miscellaneous Revenues						
	0.00	300,000.00	0.00	0.00	0.00	300,000.00
GovType: 3800 - Miscellaneous Revenues Total:	0.00	300,000.00	0.00	0.00	0.00	300,000.00
GovType: 5010 - Enterprise Charges for Services						
	8,178,216.00	8,178,216.00	742,631.44	2,202,683.07	2,202,683.07	5,975,532.93
GovType: 5010 - Enterprise Charges for Services Total:	8,178,216.00	8,178,216.00	742,631.44	2,202,683.07	2,202,683.07	5,975,532.93
GovType: 5020 - Enterprise Other Operating Revenues						
	512,875.00	512,875.00	35,550.00	184,560.00	184,560.00	328,315.00
GovType: 5020 - Enterprise Other Operating Revenues Total:	512,875.00	512,875.00	35,550.00	184,560.00	184,560.00	328,315.00
GovType: 5500 - Enterprise NonOperating Revenues						
	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
GovType: 5500 - Enterprise NonOperating Revenues Total:	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
GovType: 5800 - Enterprise Transfers and Other Sources						
	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 5800 - Enterprise Transfers and Other Sources Total:	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8100 - Transfers from Governmental Funds						
	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8100 - Transfers from Governmental Funds Total:	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8150 - Transfers from Proprietary Funds						
	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8150 - Transfers from Proprietary Funds Total:	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8500 - Proceeds of Debt						
	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 8500 - Proceeds of Debt Total:	0.00	0.00	0.00	0.00	0.00	0.00

Income Statement

For Fiscal: 2022-2023 Period Ending: 09/30/2022

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
GovType: 9000 - Appropriated Fund Balance						
	1,180,742.00	3,729,202.98	0.00	0.00	0.00	3,729,202.98
GovType: 9000 - Appropriated Fund Balance Total:	1,180,742.00	3,729,202.98	0.00	0.00	0.00	3,729,202.98
Revenue Total:	10,054,333.00	12,902,793.98	778,181.44	2,387,243.07	2,387,243.07	10,515,550.91
Expense						
8100 - Admin, Meters and Billing	1,415,636.00	1,439,936.00	21,877.79	167,983.04	394,876.65	1,045,059.35
8200 - Utility Maintenance	4,562,330.00	6,929,186.80	239,405.48	565,877.76	1,468,932.66	5,460,254.14
8280 - Engineering	285,000.00	298,097.75	33,207.38	70,987.26	298,097.75	0.00
8300 - Water Resource Recovery Facility	2,276,146.00	2,242,698.27	119,267.42	360,078.87	884,881.18	1,357,817.09
9300 - Utility Non-Departmental	1,515,221.00	1,992,875.16	0.00	1,531,203.99	1,531,203.99	461,671.17
9302 - Transfers and Other Uses	0.00	0.00	0.00	0.00	0.00	0.00
9500 - 9500	0.00	0.00	0.00	0.00	0.00	0.00
9800 - 9800	0.00	0.00	0.00	0.00	0.00	0.00
9999 - Audit/Special	0.00	0.00	0.00	0.00	0.00	0.00
Expense Total:	10,054,333.00	12,902,793.98	413,758.07	2,696,130.92	4,577,992.23	8,324,801.75
Fund: 300 - Utility Fund Surplus (Deficit):	0.00	0.00	364,423.37	-308,887.85	-2,190,749.16	2,190,749.16
Fund: 390 - Utility Capital Reserve						
Revenue						
GovType: 3700 - Investment earnings						
	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
GovType: 3700 - Investment earnings Total:	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
GovType: 5500 - Enterprise NonOperating Revenues						
	1,598,000.00	1,598,000.00	257,345.00	670,914.00	670,914.00	927,086.00
GovType: 5500 - Enterprise NonOperating Revenues Total:	1,598,000.00	1,598,000.00	257,345.00	670,914.00	670,914.00	927,086.00
GovType: 9000 - Appropriated Fund Balance						
	0.00	0.00	0.00	0.00	0.00	0.00
GovType: 9000 - Appropriated Fund Balance Total:	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Total:	1,601,000.00	1,601,000.00	257,345.00	670,914.00	670,914.00	930,086.00
Expense						
8900 - UTILITY CAPITAL RESERVE	1,601,000.00	1,601,000.00	0.00	0.00	0.00	1,601,000.00
9302 - Transfers and Other Uses	0.00	0.00	0.00	0.00	0.00	0.00
Expense Total:	1,601,000.00	1,601,000.00	0.00	0.00	0.00	1,601,000.00
Fund: 390 - Utility Capital Reserve Surplus (Deficit):	0.00	0.00	257,345.00	670,914.00	670,914.00	-670,914.00
Total Surplus (Deficit):	0.00	-24,250.00	8,594,820.69	6,655,839.97	-1,289,193.18	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100 - General Fund	0.00	-24,250.00	7,973,052.32	6,293,813.82	230,641.98	-254,891.98
300 - Utility Fund	0.00	0.00	364,423.37	-308,887.85	-2,190,749.16	2,190,749.16
390 - Utility Capital Reserve	0.00	0.00	257,345.00	670,914.00	670,914.00	-670,914.00
Total Surplus (Deficit):	0.00	-24,250.00	8,594,820.69	6,655,839.97	-1,289,193.18	



AGENDA ITEM #5

RZ 22-11

Conditional Rezoning –
Tupelo North

Presenter

Ashley Ownbey, Development Director

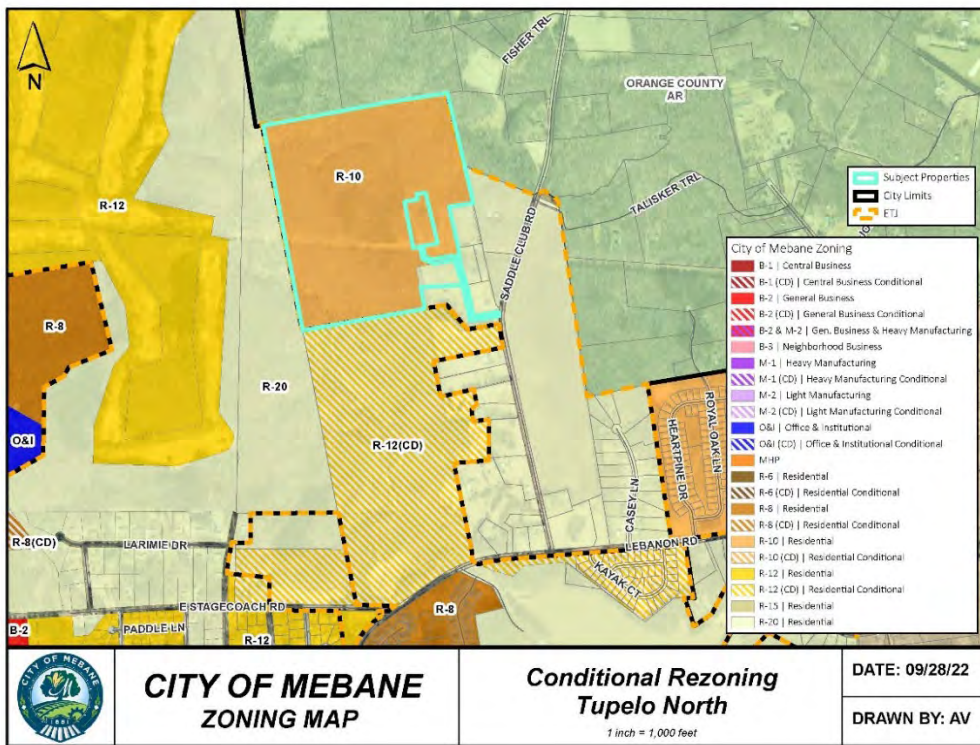
Applicant

Lebanon Road 3, LLC,
c/o James Parker, Jr.
320 Executive Court
Hillsborough, NC 27278

Public Hearing

Yes No

Zoning Map



Property

1818 Saddle Club Road
Orange County
GPINs 9826425313,
9826511986

Proposed Zoning

R-12(CD)

Current Zoning

R-10 SUP, R-20

Size

+/-87.73 acres

Surrounding Zoning

R-12(CD), R-20,
Orange County AR

Surrounding Land Uses

Residential &
Vacant

Utilities

To be extended at
developer's expense

Floodplain

Yes

Watershed

Yes

City Limits

No

Application Brief

See Planning Project Report for more details.

Recommendations	
Technical Review Committee:	The Technical Review Committee (TRC) has reviewed the site plan four times and the applicant has revised the plan to reflect the comments.
Planning Staff:	The proposed development “Tupelo North” is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan. Specifically, it serves Goals 1.4 and 4.3. The proposed project will be developed as a residential cluster subdivision compliant with the watershed overlay district and will provide a public multi-use path.
Planning Board:	At their October 10 meeting, the Planning Board voted 6 – 0 to recommend approval of the rezoning request.
Zoning & Land Use Report	
Jurisdiction:	Mebane Extraterritorial Jurisdiction (ETJ)
Proposed Use By-Right (Yes/No):	No
Type of Rezoning Request:	Conditional
Special Use Request (Yes/No):	No
Consistency with Mebane By Design (Yes/No):	Yes
Utilities Report	
Available Utilities (Yes/No):	Yes
Adequate Stormwater Control (Yes/No):	Yes
Innovative Stormwater Control (Yes/No):	No
Consistency with Long-Range Utility Plan (Yes/No):	Yes
Transportation Report	
Traffic Impact Analysis Required (Yes/No):	Yes
Multi-Modal Improvements (Yes/No):	Yes
Consistency with Bike/Ped Transportation Plan (Yes/No):	Yes

Summary

Lebanon Road 3, LLC, c/o James Parker, Jr., is requesting approval to conditionally rezone two properties totaling +/- 87.73 acres located at 1818 Saddle Club Rd (PINs 9826425313 and 9826511986) from R-10 and R-20 to R-12 (CD) to allow for "Tupelo North," a residential cluster development of 207 single-family homes. The property is located in Orange County, outside of the City Limits within the Extra-Territorial Jurisdiction (ETJ). Lebanon Road 3, LLC has the property under contract to purchase, contingent upon approval of the conditional rezoning.

The subdivision is intended to be an extension of the Tupelo Junction subdivision under construction immediately to the south of the site. The development will be accessed through Tupelo Junction's street connections at Lebanon Road and Saddle Club Road. Residents of Tupelo Junction and the proposed Tupelo North will share amenities via a full reciprocity shared amenity use agreement.

The site-specific plan includes the following on-site amenities and dedications:

- The applicant proposes to construct all internal roads with 5' sidewalks on one side.
- The site plan features an amenity clubhouse and pool with and +/- 37.65 acres of private open space to be maintained by the HOA.
- The applicant will provide 21,250 s.f. of public multi-use path.

Requested waivers:

- The UDO requires side setbacks of 10' and 18' for corner lots, and the applicant is requesting that they be reduced to 7.5' minimum and 13' for corner lots.
- The UDO requires rear setbacks of 25' and the applicant is requesting that they be reduced to 20'.
- The UDO requires a minimum lot width of 65' and the applicant is requesting that they be reduced to 60'.
- The UDO requires the applicant to dedicate 5.94 acres in public recreation area. The applicant is providing 0.49 acre of on-site public recreation in the form of a public multi-use path and proposes to make a payment-in-lieu for the remainder of the required public recreation requirement (\$16,126.28 for 5.45 acres).

Summit Design and Engineering Services conducted a Traffic Impact Analysis (TIA) which has been reviewed by NCDOT and City staff. Per findings of the TIA, the developer is required to construct a westbound right turn lane on Lebanon Road at Stagecoach Road, with 200 feet of storage and appropriate taper per NCDOT guidelines. Discussions among City staff, NCDOT officials, and the developer have led to consideration of a traffic signal in lieu of a right turn lane at the intersection of Lebanon Road and Stagecoach Road. The developer has stated a right turn lane and a standard traffic signal are approximately the same cost and he is willing to install a traffic signal in lieu of the turn lane, subject to NCDOT approvals. However, the developer must first complete and submit a signal warrant and operational analysis per NCDOT guidelines for NCDOT and City review.

Financial Impact

The developer will be required to make all of the improvements at his own expense.

Suggested Motion

1. Motion to approve the R-12(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-4 Secondary Growth Area, which is "...generally residential and commercial in nature..." (Mebane CLP, p.66);
 - Is providing community facilities in the form of a greenway consistent with Growth Management Goal 1.4 (p. 17, 83)
 - Provides a greenway and open space in a developing area, connecting to other locations, consistent with Open Space and Natural Resource Protection Goal 4.3 (p. 17, 89, & 90);

OR

3. Motion to **deny** the R-12(CD) rezoning as presented due to a lack of
 - a. Harmony with the surrounding zoning or land use

OR

 - b. Consistency with the objectives and goals in the City's 2017 Comprehensive Land Development Plan *Mebane By Design*.

Attachments

1. Zoning Amendment Application
2. Zoning Map
3. Site Plan [– click here to review and download.](#)
4. Planning Project Report
5. Preliminary Water and Sewer System Approval Letter
6. Technical Memorandum – City Engineering Review
7. Traffic Impact Analysis [– click here to review and download.](#)
 - a. RKA Review of TIA
 - b. NCDOT Review of TIA



APPLICATION FOR A ZONING AMENDMENT

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

Name of Applicant: Lebanon Road 3, LLC

Address of Applicant: 320 Executive Court, Hillsborough, NC 27278

Address and brief description of property to be rezoned: 1818 Saddle Club Rd
87.74 acre parcel north of Tupelo Junction

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

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

Yes ___ Explain: _____ No

Type of re-zoning requested: R-12 (conditional)

Sketch attached: Yes No _____

Reason for the requested re-zoning: Cluster Subdivision Development

Signed: _____

Date: 4/25/22

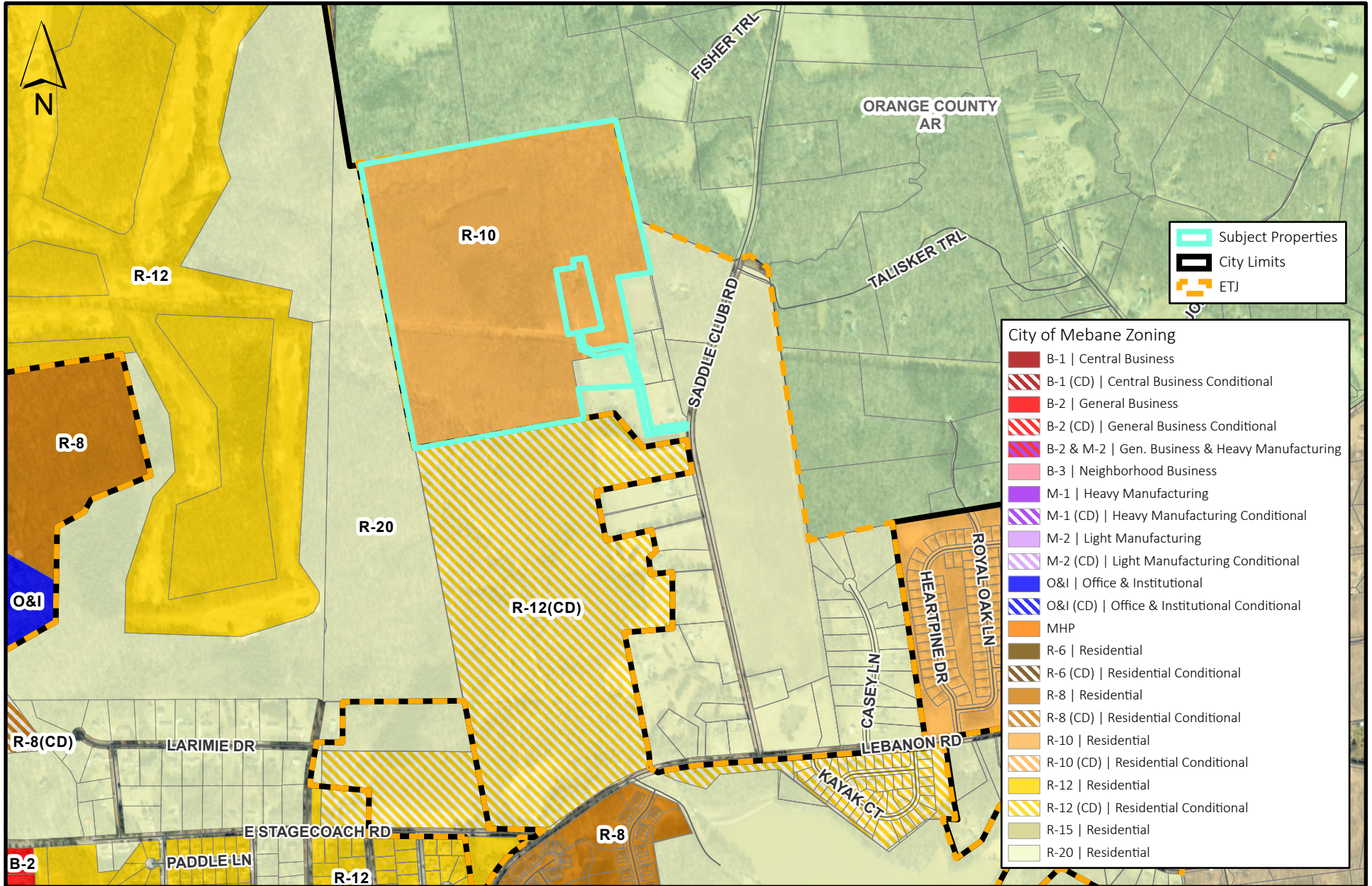
Action by Planning Board: _____

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. \$300.00 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.



City of Mebane Zoning

	B-1 Central Business
	B-1 (CD) Central Business Conditional
	B-2 General Business
	B-2 (CD) General Business Conditional
	B-2 & M-2 Gen. Business & Heavy Manufacturing
	B-3 Neighborhood Business
	M-1 Heavy Manufacturing
	M-1 (CD) Heavy Manufacturing Conditional
	M-2 Light Manufacturing
	M-2 (CD) Light Manufacturing Conditional
	O&I Office & Institutional
	O&I (CD) Office & Institutional Conditional
	MHP
	R-6 Residential
	R-6 (CD) Residential Conditional
	R-8 Residential
	R-8 (CD) Residential Conditional
	R-10 Residential
	R-10 (CD) Residential Conditional
	R-12 Residential
	R-12 (CD) Residential Conditional
	R-15 Residential
	R-20 Residential



CITY OF MEBANE ZONING MAP

Conditional Rezoning Tupelo North

1 inch = 1,000 feet

DATE: 09/28/22

DRAWN BY: AV

The site plan for Tupelo North can be accessed and downloaded [by clicking here.](#)

PLANNING PROJECT REPORT

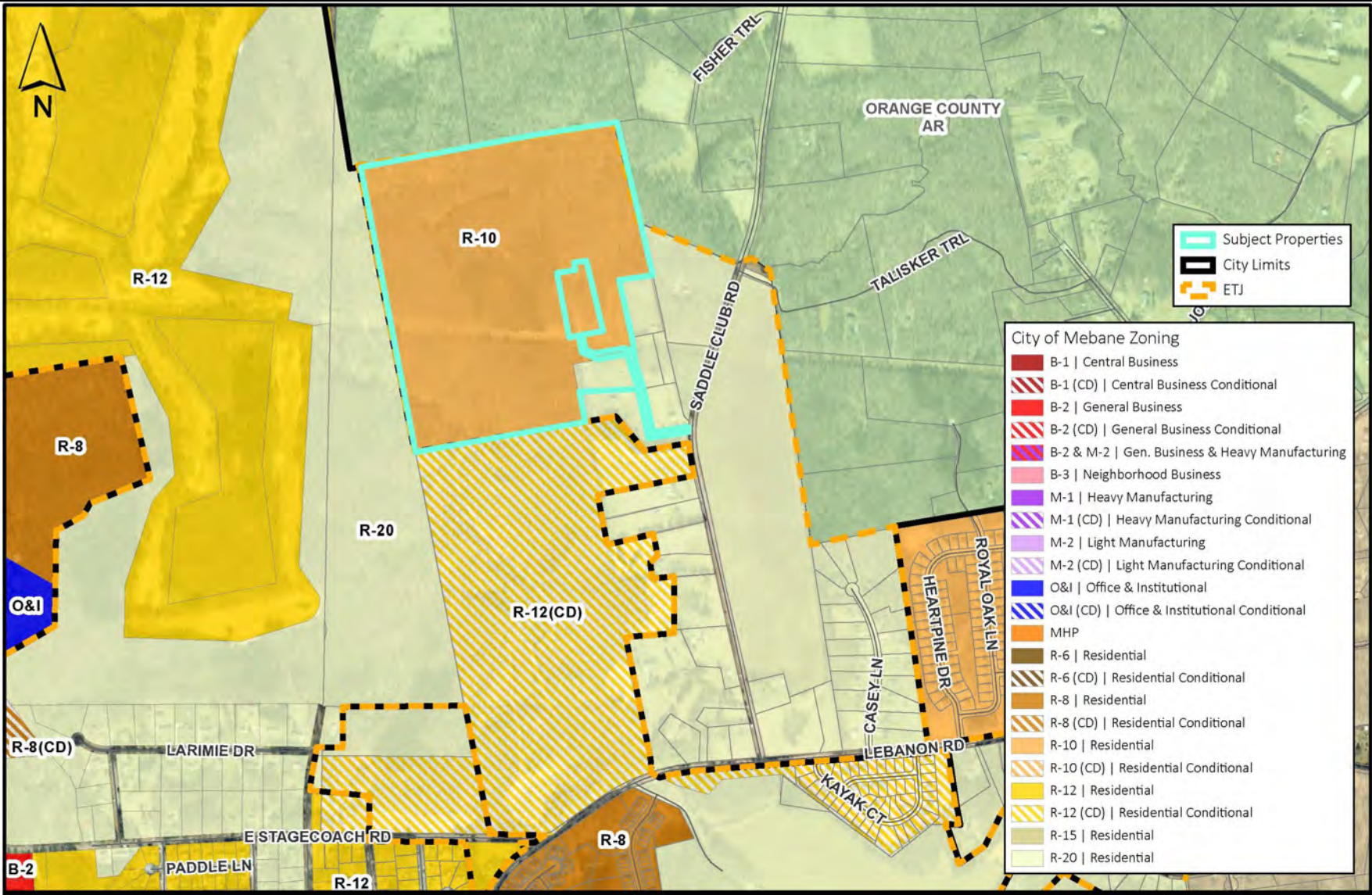
DATE	09/27/2022
PROJECT NUMBER	RZ 22-11
PROJECT NAME	Tupelo North
APPLICANT	Lebanon Road 3, LLC c/o James Parker, Jr. 320 Executive Court Hillsborough, NC 27278

CONTENTS

PROJECT NAME & APPLICANT	PAGE 1
ZONING REPORT	PAGE 2
LAND USE REPORT	PAGE 4
UTILITIES REPORT	PAGE 7
STAFF ZONING REQUEST RECOMMENDATION	PAGE 8

ZONING REPORT

EXISTING ZONE	R-10, Residential and R-20, Residential
REQUESTED ACTION	R-12(CD) (Residential, Conditional Zoning District)
CONDITIONAL ZONE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT LAND USE	Bee farm, Single-family residential, Vacant
PARCEL SIZE	+/- 87.73 acres
PROPERTY OWNERS	Lee's Bees, Inc. & Jeffrey R. and Hye Sook Lee 1818 Saddle Club Rd. Mebane, NC 27302
LEGAL DESCRIPTION	Request to rezone two properties totaling +/- 87.73 acres located at 1818 Saddle Club Rd (PINs 9826425313 and 9826511986) from R-10 and R-20 to R-12 (CD) to allow for a residential cluster development of 207 single-family homes by Lebanon Road 3, LLC.
AREA ZONING & DISTRICTS	The subject property is surrounded by adjacent residential zoning including R-20 lots to the south and west, and the Tupelo Junction subdivision zoned R-12(CD) immediately south of site. Properties to the northeast and north are in Orange County's planning jurisdiction and zoned AR (Agricultural Residential).
SITE HISTORY	This property was approved for a Special Use Permit and rezoning request in 2005 for a master planned community called The Landing at Lake Michael. The vested rights for that plan are expired.
STAFF ANALYSIS	
CITY LIMITS?	<input type="checkbox"/> YES <input checked="" 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	The proposed rezoning is a continuation of the adjacent Tupelo Junction subdivision, which is south of the site and zoned R-12(CD). The zoning is also consistent with nearby subdivisions in the area including Havenstone, the Retreat at Lake Michael, and Stagecoach Corner. It will introduce denser zoning to the more rural areas to the north and east, though the proposed zone is consistent with their residential nature.



**CITY OF MEBANE
ZONING MAP**

**Conditional Rezoning
Tupelo North**

1 inch = 1,000 feet

DATE: 09/28/22

DRAWN BY: AV

LAND USE REPORT

EXISTING LAND USE	The site is largely forested and includes a single-family dwelling and apiary/bee farm use. An overhead power line easement runs across the southern part of the property.		
PROPOSED LAND USE & REQUESTED ACTION	The applicant is requesting a conditional rezoning to develop two properties totaling +/- 87.73 acres located off Saddle Club Road (PINs 9826425313 & 9826511986) to allow for a residential cluster development of 207 single-family homes.		
PROPOSED ZONING	R-12 (CD) (Residential, Conditional Zoning District)		
PARCEL SIZE	+/- 87.73 acres		
AREA LAND USE	The properties to the site’s west and south are currently undeveloped but are proposed as residential subdivisions. The adjoining lots to the southeast are occupied by single-family homes on one to four-acre lots. Larger lots to the east include an eight-acre lot with a single-family dwelling as well as a fourteen-acre, unimproved lot. The two lots to the north are large: the northeastern lot of 28.94 acres is partially cleared, while the northwestern lot of 88.24 acres is partially cleared and includes a single-family residence as well as some other small structures.		
ONSITE AMENITIES & DEDICATIONS	The applicant will provide 21,250 s.f. of public multi-use path and proposes to make a payment-in-lieu for the remainder of the required public open space requirement (\$16,126.28 for 5.45 acres).		
WAIVER REQUESTED	The site plan features an amenity clubhouse and pool with and +/- 37.65 acres of private open space to be maintained by the HOA.		
WAIVER REQUESTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
DESCRIPTION OF REQUESTED WAIVER(S)	The following waivers are requested from dimensional requirements:		
	UDO Requirement	Proposed	
Minimum Lot Width	65’	60’	
Minimum Side Setback	10’	7.5’	
Minimum Corner Setback	18’	13’	
Minimum Rear Setback	25’	20’	

CONSISTENCY WITH *MEBANE BY DESIGN* STRATEGY

LAND USE GROWTH STRATEGY DESIGNATION(S)

G-4 Secondary Growth Area
Conservation

OTHER LAND USE CONSIDERATIONS

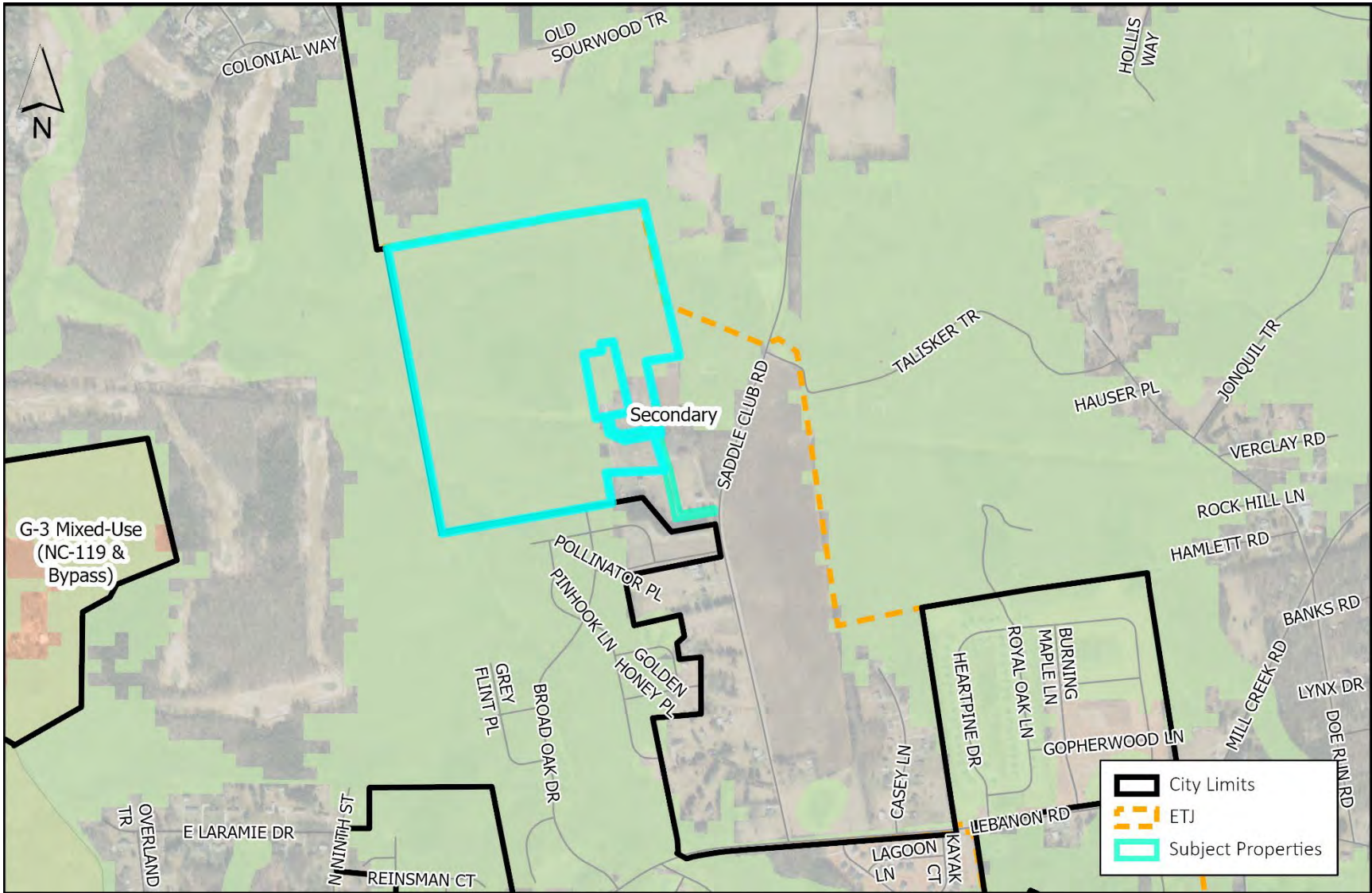
Floodplain and stream present
Graham-Mebane Reservoir Water Supply (WS-II) Watershed

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

GROWTH MANAGEMENT 1.4
Ensure that adequate community facilities are integrated into new development to reduce distances to parks, schools, and community centers.

OPEN SPACE AND NATURAL RESOURCE PROTECTION 4.3
Support park, greenway, and open space expansion in developed and developing areas, prioritizing connectivity between each location.

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



CITY OF MEBANE
Future Growth Area Map

Conditional Rezoning
Tupelo North

1 inch = 1,000 feet

DATE: 08/28/22

DRAWN BY: AV

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 31,050 gallons per day of water and sewer service to support the development's 207 single-family residences. Water service is provided from a 12-inch water line to be constructed with the extension of Broad Oak Drive through Tupelo Junction. Sewer service is provided from an off-site 12-inch sewer outfall will be extended from the proposed Preserve at Mill Creek Development and from a connection with an 8-inch sewer line to be constructed with the extension of Broad Oak Drive through Tupelo Junction
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	<p>The subject properties are situated north of Lebanon Road and west of Saddle Club Road. The subdivision will be accessed through street connections with Lebanon Road and Saddle Club Road through the Tupelo Junction subdivision, which is under construction.</p> <p>Lebanon Road is a state-maintained secondary route with an average daily traffic volume of 3,700 trips at this location. It has a current Level of Service (LOS) C and is projected to have a LOS D in 2040. It has a Safety Score of 44.6, which reflects a history of some traffic incidents on this road section. The traffic volume on the nearby section of Saddle Club Road was 350 trips, and that section had a moderate Safety Score of 56.</p> <p>There was one fatal accident to the east of the site on Saddle Club Road in 2017 and one serious accident at the intersection of Saddle Club Road and Lebanon Road in 2021.</p>
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**TRAFFIC IMPACT ANALYSIS
REQUIRED?**

YES NO

**DESCRIPTION OF RECOMMENDED
IMPROVEMENTS**

Summit Design and Engineering Services conducted a Traffic Impact Analysis (TIA) which has been reviewed by NCDOT and City staff. Per findings of the TIA, the developer is required to construct a westbound right turn lane on Lebanon Road at Stagecoach Road, with 200 feet of storage and appropriate taper per NCDOT guidelines. Discussions among City staff, NCDOT officials, and the developer have led to consideration of a traffic signal in lieu of a right turn lane at the intersection of Lebanon Road and Stagecoach Road. The developer has stated a right turn lane and a standard traffic signal are approximately the same cost and he is willing to install a traffic signal in lieu of the turn lane, subject to NCDOT approvals. However, the developer must first complete and submit a signal warrant and operational analysis per NCDOT guidelines for NCDOT and City review.

**CONSISTENCY WITH THE MEBANE
BICYCLE AND PEDESTRIAN
TRANSPORTATION PLAN?**

YES NO

**MULTIMODAL IMPROVEMENTS
PROVIDED BY APPLICANT?**

YES NO

**DESCRIPTION OF MULTIMODAL
IMPROVEMENTS**

The applicant will provide sidewalks on one side of each street in the development. The site plan also features a multi-use path to be publicly dedicated. The path will connect to adjacent residential areas as part of a larger multi-use path network. Bicycle racks are being provided at all private recreation facilities.

STAFF RECOMMENDATION

**STAFF ZONING
RECOMMENDATION**

APPROVE DISAPPROVE

STAFF SPECIAL USE FINDING

CONSISTENT NOT CONSISTENT.....WITH *MEBANE BY DESIGN*

RATIONALE

The proposed development "Tupelo North" is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. Specifically, it serves Goals 1.4 and 4.3. The proposed project will be developed as a residential cluster subdivision compliant with the watershed overlay district and will provide a public multi-use path.



October 4, 2022

Mr. Phil Koch, PE
EarthCentric Engineering Inc.
204 W. Clay Street
Mebane, NC 27302

Subject: Tupelo Junction North– Water and Sewer

Dear Mr. Koch:

Regarding the Preliminary Site Plans for Tupelo Junction North and in accordance with the UDO, this memo is provided to indicate that I have reviewed the preliminary water and sewer system layout and find it acceptable and meeting City of Mebane requirements as follows:

- A. Water system – Water service is provided from a 12-inch water line to be constructed with the extension of Broad Oak Drive through Tupelo Junction. The remaining streets will be served from this line with 8-inch water line extensions with appropriate valves and fire hydrant spacing. When designed and installed to City and State standards, these public lines will become part of the City’s water system. The estimated daily water use for this project is 31,050 gallons per day (207 homes at 150 gallons per day each). The City has adequate water capacity available to meet the domestic demand and fire flow requirements of this project.
- B. Sanitary Sewer system – Sewer service is provided from an off-site 12-inch sewer outfall will be extended through the proposed Preserve at Mill Creek Development to Tupelo North and from a connection with an 8-inch sewer line to be constructed with the extension of Broad Oak Drive through Tupelo Junction. Internal to the project site are proposed 8-inch sewer lines with appropriate manhole spacing. When designed and installed to City and State standards, these public lines will become part of the City’s sanitary sewer collection system. The state permitted flow will be 49,860 gallons per day (207 at 240 gpd each assuming average of 3-bedroom room homes as indicated on the plans). The estimated daily sewer use when tributary is 31,050 gallons per day (207 homes at 150 gallons per day each). The City has adequate sewer capacity available at the downstream North Regional Sewer Pump Station and at the WRRF to meet this demand.

If there are any questions, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Franz K. Holt".

Franz K. Holt, P.E. City Engineer
CC: Ashley Ownbey, Development Director
Preston Mitchell, Assistant City Manager
Kyle Smith, Utilities Director



Technical Memorandum

Date: October 4, 2022

To: Ashley Ownbey, Development Director

From: Franz K. Holt, City Engineer

Subject: Tupelo Junction North

City Engineering has reviewed the Preliminary Site Plans for Tupelo Junction North submitted September 27th, 2022 by Phil Koch, P.E. with EarthCentric Engineering, Inc. and provides the following technical comments.

A. General

Tupelo Junction North is a proposed phased (2) single family residential cluster development proposed to be built on 87.7 acres north of Tupelo Junction which is currently under construction. The project proposes 207 single family lots with a min. lot size of 7,200 square feet as allowed by the UDO for R-12 Cluster Development (which allows for a 40% reduction in lot size with the balance of the lot area being placed in private common open space).

The property is in the Graham-Mebane Lake public water supply watershed non-critical area. Plans show using the high-density option which is allowed with new engineered stormwater control facilities receiving storm water runoff from proposed new development (max. built upon area of 30%).

Water service is provided from a 12-inch water line to be constructed with the extension of Broad Oak Drive through Tupelo Junction. Sewer service is provided from an off-site 12-inch sewer outfall will be extended through the proposed Preserve at Mill Creek Development to Tupelo Junction North (per agreement between developers) and from a connection with an 8-inch sewer line to be constructed with the extension of Broad Oak Drive through Tupelo Junction.

Internal streets are considered local and constructed to a 31-ft. b-b curb and gutter section with a 5-ft. wide concrete sidewalk being typically located on one side of the street. A 10-ft. wide paved multi-use path (City maintained) is proposed to connect to a paved greenway system that connects to the Preserve at Mill Creek Development and Tupelo Junction and runs the middle of the development along the Duke Energy Transmission Tower Line Easement per their standards and agreement.

The project includes street connections with Lebanon Road and Saddle Club Road through Tupelo Junction (under construction) and a future connection with the proposed Preserve at Mill Creek Development (per agreement between developers). Off-site street improvements identified in



the TIA review indicate a proposed right turn lane traveling west on Lebanon Road at its intersection with Stagecoach Road. NCDOT and the City's Traffic consultant indicate that a signal or compact traffic round-a-bout would be better mitigate traffic needs at this intersection. The developer has agreed to make NCDOT required improvements still under consideration and prior to the 101st building permit application.

B. Availability of City Water and Sewer

Regarding the Preliminary Site Plans for Tupelo Junction and in accordance with paragraph 7-4.3 A.3.a. in the UDO, this memo is provided to indicate that I have reviewed the preliminary water and sewer system layout and find it acceptable and meeting City of Mebane requirements as follows:

1. Water system – Water service is provided from a 12-inch water line to be constructed with the extension of Broad Oak Drive through Tupelo Junction. The remaining streets will be served from this line with 8-inch water line extensions with appropriate valves and fire hydrant spacing. When designed and installed to City and State standards, these public lines will become part of the City's water system. The estimated daily water use for this project is 31,050 gallons per day (207 homes at 150 gallons per day each). The City has adequate water capacity available to meet the domestic demand and fire flow requirements of this project.
2. Sanitary Sewer system – Sewer service is provided from an off-site 12-inch sewer outfall will be extended through the proposed Preserve at Mill Creek Development to Tupelo North and from a connection with an 8-inch sewer line to be constructed with the extension of Broad Oak Drive through Tupelo Junction. Internal to the project site are proposed 8-inch sewer lines with appropriate manhole spacing. When designed and installed to City and State standards, these public lines will become part of the City's sanitary sewer collection system. The state permitted flow will be 49,860 gallons per day (207 at 240 gpd each assuming average of 3-bedroom room homes as indicated on the plans). The estimated daily sewer use when tributary is 31,050 gallons per day (207 homes at 150 gallons per day each). The City has adequate sewer capacity available at the downstream North Regional Sewer Pump Station and at the WRRF to meet this demand.

C. Watershed Overlay District and Phase II Stormwater Requirements

1. Watershed Overlay District requirements are provided in the UDO. These requirements in the UDO are for the Back-Creek Watershed, which includes the Graham-Mebane Lake. This project lies in the GWA non-critical area allowing up to 30% built upon area with engineered stormwater controls. The proposed stormwater management devices shown on the plans are intended to receive stormwater runoff from the proposed new



development and will meet the requirements of the Water Supply Watershed Rules. Upon the project being completed and the site being stabilized with permanent ground cover, the stormwater management devices temporarily serving as erosion control measures will be converted to the designed permanent stormwater management device (owned and maintained by the property owners' association). A 20-year maintenance bond and annual inspection fee will be posted with the City upon completion of the stormwater management devices.

2. Phase II Stormwater Post Construction Ordinance

The UDO provides standards for Storm Water Management and 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 provides detailed standards. The SPCO does apply to this project as it will disturb more than one acre of land and it is estimated that the new built upon will be more than 24% of the site. The project proposes to provide four stormwater management devices (all devices where perm. water surface is 2 feet or more are to be fenced as required by ordinance). These devices will be designed to meet the SPCO as a part of final construction plan submittal/approval process. All stormwater management devices will be owned and maintained by the property owners' association.

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 stormwater management devices. Design of the storm drainage system will be in accordance with the City's Storm Drainage Design Manual.

E. Street Access and TIA

Proposed streets shown on the plans are considered local and to be constructed to City of Mebane standards (31' B-B width and rolled curb and gutter) with sidewalk located typically on one side. These local streets will connect to Lebanon Road and Saddle Club Road through Tupelo Junction (under construction). In addition, a connection to St. Andrews Drive is proposed with the proposed development of The Preserve at Mill Creek. Two street stubs are provided to adjacent properties for possible future extension ending in temporary cul-de-sacs. When designed and installed to City standards, these public streets, sidewalks, and multi-use path will become part of the City's systems.

Also required are off-site improvements identified in the TIA at Stagecoach Road and Lebanon Road intersection. NCDOT is reviewing the possibility of a traffic signal or compact round-a-bout.



The developer's TIA has indicated a possible right turn lane from Lebanon Road to Stagecoach Road to mitigate the need for additional improvements at the intersection. The developer has agreed to construct required improvements by the 101st building permit application. The design and construction of these future determined improvements are subject to NCDDOT review and approval.

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. A utility plan is provided which generally shows the proposed water lines, sewer lines, and storm drainage and stormwater management devices to indicate that the project is feasible for utility service and providing stormwater management. Appendix E which is included in the UDO is a Construction Document checklist which is to be provided when construction plans are submitted after Preliminary Site Plan approval.

Based on city engineering review of the referenced preliminary site plans, it is my opinion that said plans are in substantial compliance with the UDO.

The traffic impact analysis for Tupelo North can be accessed and downloaded [by clicking here.](#)

September 30, 2022

TO: Ashley Ownbey
Interim Development Director – City of Mebane
E: aownbey@cityofmebane.com

FROM: Craig J. Hyman, PE
Ramey Kemp Associates
E: chyman@rameykemp.com

SUBJECT: **Tupelo Junction North TIA Review Comments**

Ms. Ownbey:

Ramey Kemp Associates (RKA) has reviewed the subject TIA and issues the following comments.

Study Summary

The proposed site is an expansion of the residential Tupelo Junction South development located north of Lebanon Road in Mebane, North Carolina. It consists of 207 single family units and will have access via existing roadways in Tupelo Junction South – Shallow Springs Drive and Broad Oak Drive. The development is expected to be built in two phases over three years, beginning in 2026. Construction on the proposed development is anticipated to begin after the completion of the Tupelo Junction South development.

The development is anticipated to generate approximately 2,030 daily trips during a typical weekday - with 152 trips occurring during the morning (AM) peak hour and 204 trips occurring during the afternoon (PM) peak hour. Analysis was performed for three (3) scenarios: 2022 Existing Conditions, 2028 Future No Build Conditions, and 2028 Future Build Conditions. Analysis results indicate a degradation of minor approach levels of service for the following intersections due to adjacent development and/or site traffic:

1. Stagecoach Road at N 5th Street
2. Stagecoach Road at Lebanon Road

The following comments relate to deviations from various NCDOT and/or City analysis guidelines. A revised TIA based on these comments is requested.

General

1. Some figures show the intersection of Stagecoach Road and 9th Street as well as Lebanon Road and Ashland Dr / Lake Michael Way and some figures do not. These intersections are also included in the Synchro analysis but LOS results are not reported for them. Please clarify the intent of including these intersections in some of the material and either include in all figures and reporting or remove from the study.

TIA Report

1. Please verify if the 2028 horizon year is appropriate based on whether Tupelo North will be completed by then.
2. Figures 9A and 9B appear to be the same turn lane warrant chart. Please revise as appropriate.
3. Section V. Mitigation A. North 5th Street & Stagecoach Road (Alamance) on page 39 of the report states “The level of service for this intersection has diminished to level of service F under No Build conditions in 2028 for the PM peak hour will remain at A for the AM peak hour and B for both peak hours, a result mainly attributed to the buildout of adjacent developments.” The LOS for the minor approach of this intersection under existing conditions is LOS B (AM) and LOS C (PM). The minor approach operates at LOS F under all over analysis scenarios. Please revise this statement or clarify the intent if referring to something else.
4. Section V. Mitigation B. Lebanon Road & Supper Club Road on page 39 of the report states “This will provide adequate capacity in its current configuration for several years after the project buildout.” This is not a known fact as only the build-out year of the proposed development was analyzed. The intersection configuration will accommodate traffic volumes studied in this report for the identified adjacent developments and subject development.
5. Section V. Mitigation C. Lebanon Road & Stagecoach Road on page 39 of the report states “This will provide adequate capacity in its current configuration for several years after the project buildout.” This is not a known fact as only the build-out year of the proposed development was analyzed. The intersection configuration will accommodate traffic volumes studied in this report for the identified adjacent developments and subject development.

Synchro Analysis

1. 2028 Buildout AM Peak hour file: SB thru volumes on Saddle Club Road are lower than shown in Figure 8 in the report. The largest difference in volume is 8 vehicles at Saddle Club Trails #1. This is not expected to significantly impact the analysis results.
2. 2028 Buildout PM Peak hour file:
 - a. EB/WB thru movements on Stagecoach Road at Stagecoach Corner do not match those in Figure 8. The difference is small and not expected to impact the analysis results.
 - b. SB thru volumes on Saddle Club Road are lower than shown in Figure 8 in the report, as well as the NB thru volume on Saddle Club Road at Saddle Club Trails #2. However, the differences are small and not expected to significantly impact the analysis results.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

October 28, 2022

ORANGE COUNTY

Edward Sirgany, PE
Summit Design and Engineering
320 Executive Court
Hillsborough, NC 27278

Subject: Proposed Tupelo North Located on Lebanon Road (SR 1306) and Saddle Club Road (SR 1346).

Review of TIA Dated September 2022

Dear Mr. Sirgany,

NCDOT staff has completed a collaborative review with the City of Mebane of the above subject. Based on the information provided we offer the following comments with regards to the State Road network.

General:

An expansion for a proposed residential development consisting of two hundred seven (207) single family homes is planned to be constructed as phases six and seven adjacent to the Tupelo Junction South (Phases 1-5) development and will be called Tupelo Junction North. The development is located east of Stagecoach Road and west of Saddle Club Road in Mebane, North Carolina. No new site entrances are proposed, as Tupelo Junction North streets will connect to existing street stubs in Tupelo Junction South. This site is expected to generate approximately 2,031 new daily trips upon full buildout in 2028.

NCDOT Committed Improvements:

NCDOT project U-3109 has been completed which re-aligned NC 119 in Mebane and provides a new route in the northwest part of Mebane. With the completion of this project, traffic patterns have been altered from what was evident in the turn movement data from previous years TIA's and thus the new counts taken this year for this study should show how traffic has acclimated to the new roadway location.

This improvement was considered in future analysis scenarios.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 7, DISTRICT 1
PO BOX 766
GRAHAM, NC 27253-0766

Telephone: (336) 570-6833
Fax: (336) 570-6873
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
115 EAST CRESCENT SQUARE DRIVE
GRAHAM, NC 27253

Findings and Requirements:

Based on the information provided, the developer will be required to construct the following road improvements to mitigate the anticipated impacts of site traffic.

Lebanon Road and Stagecoach:

- Construct a westbound right turn lane on Lebanon Road at Stagecoach Road, with 200 feet of storage and appropriate taper per NCDOT guidelines.

Intersection Sight Distance:

- After a field assessment, it has been noted that there are less than desirable sight lines at site access #2.
- Evaluate this site access to ensure adequate sight lines are provided or explore alternative access locations that better accommodate adequate sight lines within the existing Right of Way.
- Coordinate access location with adjacent Saddle Club Subdivision.

Multi-modal and Streetscape Enhancements:

Any locally stipulated multi-modal enhancements including but not limited to sidewalk, bike lanes, bus pull offs, lighting, landscaping etc. on State maintained routes are subject to NCDOT requirements and approval through the encroachment process.

General Requirements:

It is necessary to obtain an approved driveway permit and/or encroachment agreement(s) prior to performing work on the NCDOT right of way. As a condition of the permit, the permittee shall be responsible for design and construction of the above stipulated improvements in accordance with NCDOT requirements. An approved permit will be issued upon receipt of approved site plan, roadway and signal construction plans as needed, inspection fee, and any necessary performance and indemnity bonds.

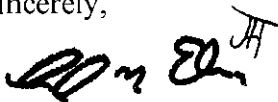
The applicant shall dedicate any additional right of way necessary to accommodate the required road improvements or future improvements as stipulated.

All pavement markings shall be long life thermoplastic. Pavement markers shall be installed if they previously existed on the roadway.

The permittee shall be responsible for the installation and relocation of any additional highway signs that may be necessary due to these improvements and shall comply with the requirements of the MUTCD.

Feel free to contact me if you have any questions.

Sincerely,



C. N. Edwards Jr., PE
District Engineer

CNE/jlh

Cc: W.R. Archer, III, PE, Division Engineer
D.M. McPherson, Division Traffic Engineer
Brian Thomas, Congestion Management
City of Mebane



AGENDA ITEM #6

Certification of Municipal Declaration to Repeal Speed Limits and Request for Concurrence on the NC 119 Project

Presenter

Brian Thomas, NCDOT Regional Traffic Engineer

Public Hearing

Yes No

Summary

The construction of the new NC 119 project has resulted in the need for speed limit ordinance changes, both inside and out of the City of Mebane. Attached are the municipal certifications reflecting the changes inside the City of Mebane being presented this evening. Municipal certifications are required for speed zone changes (enacts and repeals) on any streets within a municipality which are also part of the State highway system (except interstates and other controlled access highways). The certifications must be certified under seal by the City Clerk after approval by the local governing body and cannot be changed or altered in any way once certified and sealed (resolutions are not acceptable). An additional document titled NC 119 Ordinance Changes – Summary of Requested Action has been included as an attachment along with reference maps.

The process and authority of speed restrictions and regulating and policing traffic is pursuant to NCGS 20-141 and NCGS 143B-350(g), respectively.

The adjustment of the speed limit along the new NC 119 Highway north of the intersection with Fifth Street Extension and South Third Street Extension does not require municipal action. However, NCDOT officials propose the section north of the referenced intersection to be posted 50 MPH for remainder of the new NC 119 alignment.

Background

NCDOT completed a comprehensive review of traffic ordinances affected by the relocation. In most cases, the ordinance changes are administrative in nature to correct the road the ordinance is written on or to correct ordinance terminal references with no change in the posted speed limit. That said, in all cases, the speed limits of the ordinances recommended for approval are written to match the currently posted speed limits. Please note the attached ordinances are only a portion of the entire package of ordinances affected by the NC 119 relocation. NCDOT is proposing speed limit changes on the new portion of NC 119, but those changes are part of the complete package of affected ordinances and cannot move forward until the municipal ordinances have been addressed.

Financial Impact

This item will be funded by NCDOT.

Recommendation

Staff recommends approval of the ordinance changes.

Suggested Motion

1. To reflect rerouting of NC 119 from Fifth Street to newly constructed alignment and assignment of secondary road number SR 2049 to existing Fifth Street:

I make the motion for the:

REPEAL: 45 MPH ordinance 1066310 on existing NC 119 (Fifth St)

APPROVAL: 45 MPH ordinance 1078403 on SR 2049 (Fifth St)

I make the motion for the:

REPEAL: 25 MPH ordinance 1000201 on existing US 70 (W Center Street)

APPROVAL: 25 MPH ordinance 1078407 on US 70 (W Center Street)

I make the motion for the:

REPEAL: 35 MPH ordinance 1051184 on SR 1007 (Mebane Oaks Road)

****Note no replacement ordinance required since the posted 35 MPH speed limit is covered by General Statutes within municipal limits.**

2. To reflect extension of SR 1973 (Tate Avenue) to Corregidor Street

I make the motion for the:

APPROVAL: 25 MPH ordinance 1082220 on newly constructed SR 1973 within municipal limits south of Roosevelt Street

Attachments

1. NC 119 Ordinance Change Summary
2. NC 119 Revised Map
3. SR 1007 Revised Map
4. SR 1973 Revised Map
5. Us 70 Revised Map
6. 1066310 Certification of Ordinance Change
7. 1078403 Certification of Ordinance Change
8. 1000201 Certification of Ordinance Change
9. 1078407 Certification of Ordinance Change
10. 1051184 Certification of Ordinance Change
11. 1082220 Certification of Ordinance Change
12. October 12, 2022 Letter

NC 119 Ordinance Changes – Summary of Requested Actions

1. To reflect rerouting of NC 119 from Fifth Street to newly constructed alignment and assignment of secondary road number SR 2049 to existing Fifth Street:

REPEAL: 45 MPH ordinance 1066310 on existing NC 119 (Fifth St)

APPROVE: 45 MPH ordinance 1078403 on SR 2049 (Fifth St)

REPEAL: 25 MPH ordinance 1000201 on existing US 70 (W Center Street)

APPROVE: 25 MPH ordinance 1078407 on US 70 (W Center Street)

REPEAL: 35 MPH ordinance 1051184 on SR 1007 (Mebane Oaks Road)

**Note no replacement ordinance required since the posted 35 MPH speed limit is covered by General Statutes within municipal limits.

2. To reflect extension of SR 1973 (Tate Avenue) to Corregidor Street

APPROVE: 25 MPH ordinance 1082220 on newly constructed SR 1973 within municipal limits south of Roosevelt Street



No municipal action needed. Although alignment and SR number changed on S Third Street Ext, posted speed is statutory 35 MPH with no ordinance affected.

No municipal action needed. Roadway is controlled access. Speed limit to be set by NCDOT and is proposed to be posted 50 MPH for remainder of new NC 119 alignment.

NCDOT proposes statutory 35 MPH.

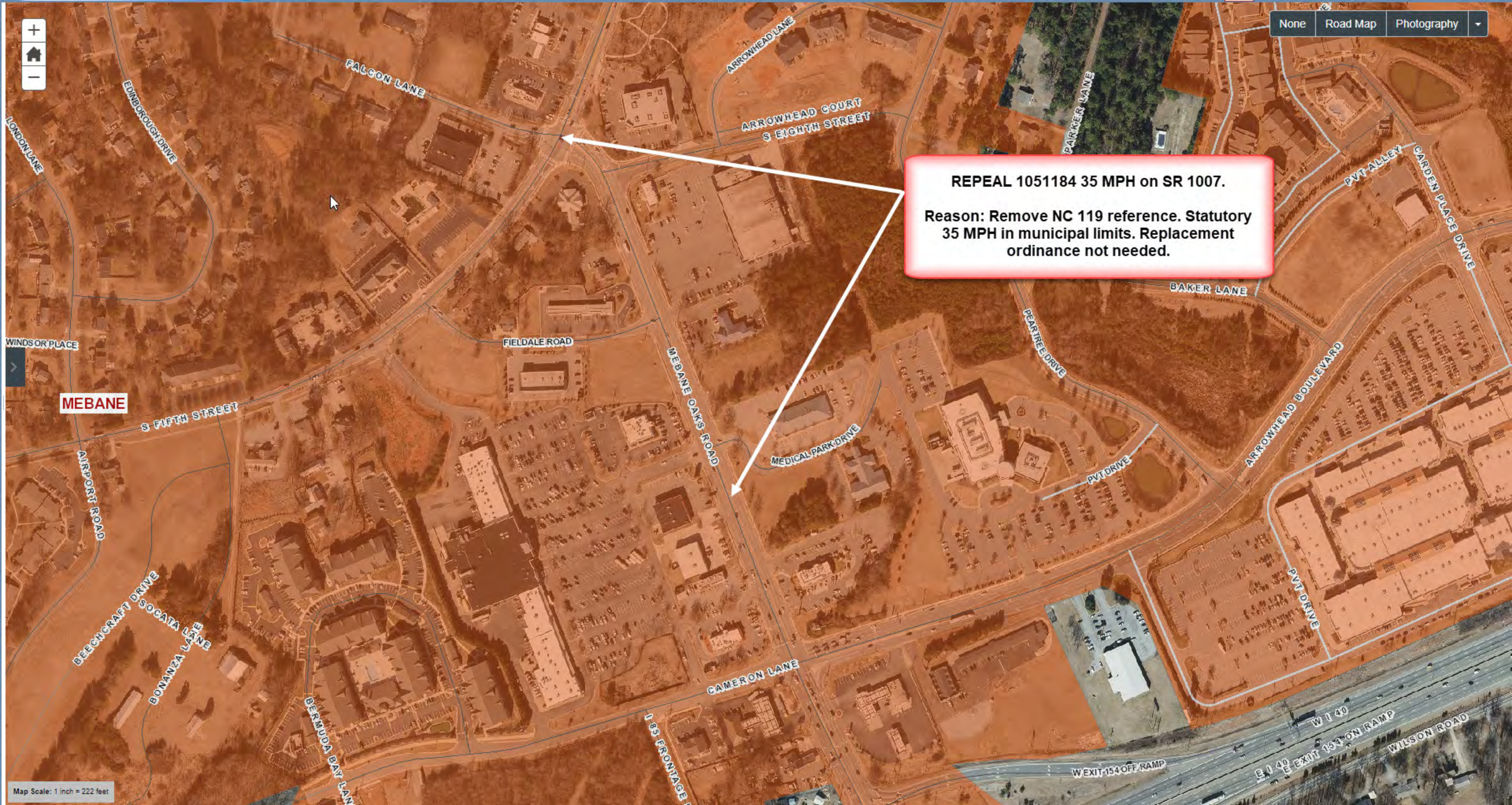
APPROVE 1078403 45 MPH on SR 2049

No municipal approval action needed. Roadway is controlled access. Speed limit to be set by NCDOT and will remain posted 45 MPH.

NCDOT proposes statutory 35 MPH.

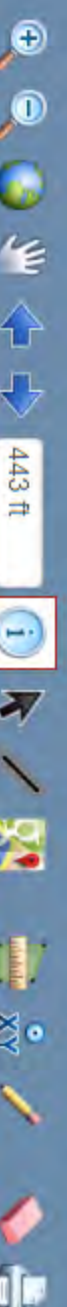
No existing ordinance for statutory 35 MPH in municipal limits. No action needed for remainder of SR 2049 to US 70.

REPEAL 1066310 45 MPH on NC 119



REPEAL 1051184 35 MPH on SR 1007.
Reason: Remove NC 119 reference. Statutory 35 MPH in municipal limits. Replacement ordinance not needed.

MEBANE



SR 1973 existing 25 MPH outside municipal limits.
No Town action needed. NCDOT to repeal and replace ordinance to reflect new SR 1973 alignment.

No action needed. NCDOT to approve 1082219 25 MPH on new SR 1973 extended alignment.

APPROVE 1082220 25 MPH on SR 1973 extended alignment.

Existing 15 MPH on Town street.

MEBANE



Map Scale: 1 inch = 443 feet
Long: -79.2851 Lat: 36.093
Long: -79°17'04" Lat: 36°05'33"



APPROVE 1078407 25 MPH on US 70.
Reason: Add SR 2049 reference to Fifth St.

REPEAL 1000201 25 MPH on US 70.
Reason: Remove NC 119 reference to Fifth St.

MEBANE

**Certification of Municipal Declaration
To Repeal Speed Limits and Request for Concurrence**

Concurring State Ordinance Number: 1066310

Division: 7 **County:** ALAMANCE

Municipality: MEBANE

Type: Municipal Speed Zones

Road: NC 119

Car: 45 MPH

Truck: 45 MPH

Description: Between a point 0.32 mile north of SR 1981 (Trollingwood-Hawfields Road) and Dogwood Drive in Mebane.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my hand and the municipal seal this _____ day of _____, 20_____.

(signature)

(municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

**Certification of Municipal Declaration
To Enact Speed Limits and Request for Concurrence**

Concurring State Ordinance Number: 1078403

Division: 7 **County:** ALAMANCE

Municipality: MEBANE

Type: Municipal Speed Zones

Road: SR 2049

Car: 45 MPH

Truck: 45 MPH

Description: Between NC 119 and Dogwood Drive.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my hand and the municipal seal this _____ day of _____, 20_____.

(signature)

(municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

**Certification of Municipal Declaration
To Repeal Speed Limits and Request for Concurrence**

Concurring State Ordinance Number: 1000201

Division: 7 **County:** ALAMANCE

Municipality: MEBANE

Type: Municipal Speed Zones

Road: US 70

Car: 25 MPH

Truck: 25 MPH

Description: Center Street (US 70) from Third Street (SR 1962), eastward to Fifth Street (NC 119 East).(Meets engineering warrants for 25 mph zone)

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my
hand and the municipal seal this _____ day
of _____, 20_____.

(signature)

(municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

**Certification of Municipal Declaration
To Enact Speed Limits and Request for Concurrence**

Concurring State Ordinance Number: 1078407

Division: 7 **County:** ALAMANCE

Municipality: MEBANE

Type: Municipal Speed Zones

Road: US 70

Car: 25 MPH

Truck: 25 MPH

Description: Between SR 1962 (Third Street) and SR 2049 (Fifth Street).

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my hand and the municipal seal this _____ day of _____, 20_____.

(signature)

(municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

**Certification of Municipal Declaration
To Repeal Speed Limits and Request for Concurrence**

Concurring State Ordinance Number: 1051184

Division: 7 **County:** ALAMANCE

Municipality: MEBANE

Type: Municipal Speed Zones

Road: SR 1007

Car: 35 MPH

Truck: 35 MPH

Description: Mebane Oaks Road from the corporate limits of Mebane, a point 0.10 mile south of SR 1977 (Fieldale Road) northward to NC 119.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my
hand and the municipal seal this _____ day
of _____, 20_____.

(signature)

(municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

**Certification of Municipal Declaration
To Enact Speed Limits and Request for Concurrence**

Concurring State Ordinance Number: 1082220

Division: 7 **County:** ALAMANCE

Municipality: MEBANE

Type: Municipal Speed Zones

Road: SR 1973

Car: 25 MPH

Truck: 25 MPH

Description: Between 0.311 mile south of SR 1972 (Fitch Drive) and 0.599 mile south of SR 1972.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my hand and the municipal seal this _____ day of _____, 20_____.

(signature)

(municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

DATE: October 12, 2022
TO: Preston Mitchell, Assistant City Manager
FROM: Brian Thomas, PE *BT Thomas*
Regional Traffic Engineer – Triad Region
SUBJECT: Requested Municipal Action related to NC 119

Please find the attached summary of requested City Council action at the November 7, 2022 City Council meeting. I have previously provided maps, ordinances, and corresponding certifications to be completed once Council has acted. Please note the action items shown on the maps are color coded as follows: green corresponds to requested approvals, red corresponds to requested repeals, and grey boxes on the map denote information only items.

Please have the Clerk execute the certifications for the corresponding ordinances after Council has acted. Original executed certifications for submission to Raleigh are required before the State can take concurring actions on these ordinances. I can pick up the certifications in person or they can be mailed to me.

Please let me know if you have questions or need additional information.



AGENDA ITEM #7

MEBANE TSS Rail Crossing Implementation

Meeting Date

November 7, 2022

Presenter

Conzuela B. Cogdell, MSCE PE
NCDOT Rail Crossing Safety Engineer II

Public Hearing

Yes No

Summary

In a joint effort with the City of Mebane, Norfolk Southern (NS), the North Carolina Department of Transportation Rail Division (NCDOT Rail), and North Carolina Railroad (NCRR), the Mebane Traffic Separation Study (TSS) was completed. NCDOT Rail presented improvement recommendations for several crossings: Gibson Street, Moore Road, 3rd Street, 4th Street and 5th Street, to the City Council September 11, 2017, and June 4, 2018. Due to unforeseen circumstances, the anticipated construction start date of 2019 was delayed.

Financial Impact

NCDOT Rail, utilizing State Funds, will finance preliminary engineering and construction for recommended rail crossing improvements. City of Mebane will be responsible for fence maintenance.

Recommendation

- A. **SR 1940- Gibson Road (Crossing # 735 464L):** Continue to operate as an at-grade crossing, install median barriers and widen crossing shoulders. The widened shoulder is also intended to provide additional width for projected truck traffic.
- B. **SR 1965 Moore Road (Crossing #735 468N):** Crossing to continue to operate as an at-grade crossing, install median barriers and widen crossing shoulders
- C. **SR 1962 3rd Street (Crossing #735 469V):** Crossing to continue to operate as an at-grade crossing and widen the existing at-grade crossing shoulder to provide a safer pedestrian connection across the railroad corridor. This will also connect to the intersection improvements at 3rd Street and Washington Street, and the existing sidewalk network in downtown Mebane.
- D. **4th Street (Crossing #735 471W):** The existing crossing would continue to operate as an at-grade crossing and widen the existing at-grade crossing shoulder to provide a safer pedestrian connection. This will connect to the intersection improvements at 4th Street and Washington Street and the existing sidewalk network in downtown Mebane.
- E. **5th Street (Crossing # 735 472D):** Improve the geometry at the crossing and intersection with US 70 and install mountable median along 5th Street
- F. **Trespass Resistant Fencing:** Install trespass resistant fencing along south side of NCRR corridor from railroad milepost 31.1 to 31.75.

Comments submitted by the City of Mebane September 20, 2019, reviewed March 24th, and May 3rd, 2022, will be considered during the final design process.

Suggested Motion

The NCDOT RAIL has requested the City of Mebane to accept the recommendations of the TSS and agree to the further engineer plan development of safety features at the aforementioned crossings and fencing, costs of the same to be borne by NCDOT RAIL, to which the City is agreeable and therefore, I motion to adopt the Resolution of Intent of the City of Mebane City Council Rail Crossing Implementation.

Attachments

1. Resolution
2. Aerials
3. Mebane Fifth Street Improvement Impact Study – [click here to download and review the study.](#)
4. Mebane Traffic Separation Study, May 2018 – [click here to download and review the study.](#)

**RESOLUTION OF INTENT
CITY OF MEBANE CITY COUNCIL
RAIL CROSSING IMPLEMENTATION**

WHEREAS, the North Carolina Department of Transportation Rail Division (NCDOT RAIL), Norfolk Southern (NS), the North Carolina Railroad (NCRR), and the City of Mebane have conducted the Mebane Traffic Separation Study (TSS), as presented to the Council on September 11, 2017, and June 4, 2018; and

WHEREAS, the Mebane TSS includes the rail crossings at State Road (SR) 1940- Gibson Road (Crossing # 735 464L), SR 1965-Moore Road (Crossing # 735 468N), SR 1962-Third Street (Crossing # 735 469V), Fourth Street (Crossing #735 471W); Fifth Street (Old NC 119) (Crossing #735 472D) and trespass fencing; and

WHEREAS, the NCDOT RAIL has requested to City of Mebane to accept the recommendations of the TSS and agree to the further engineer plan development of safety features at the aforementioned crossings and fencing, costs of the same to be borne by NCDOT RAIL, to which the City is agreeable;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MEBANE, that the City hereby adopts the Mebane Traffic Separation Study as presented and subject to NCDOT RAIL further developing safety improvements for the aforementioned crossings with fencing acceptable to the City; and

THAT the City further agrees that upon satisfactory installation of the trespass fencing along the NCRR corridor from mileposts 31.1 to 31.75, the City of Mebane will maintain the fencing at City expense.

SO RESOLVED, this the 7th day of November 2022.

Ed Hooks, Mayor

ATTEST:

Stephanie W. Shaw, Clerk

(SEAL)

Figure 19: SR 1940 – Gibson Road (Crossing # 735 464L) Recommendations



Figure 21: SR 1956 – Moore Road (Crossing # 735 468N) Recommendation

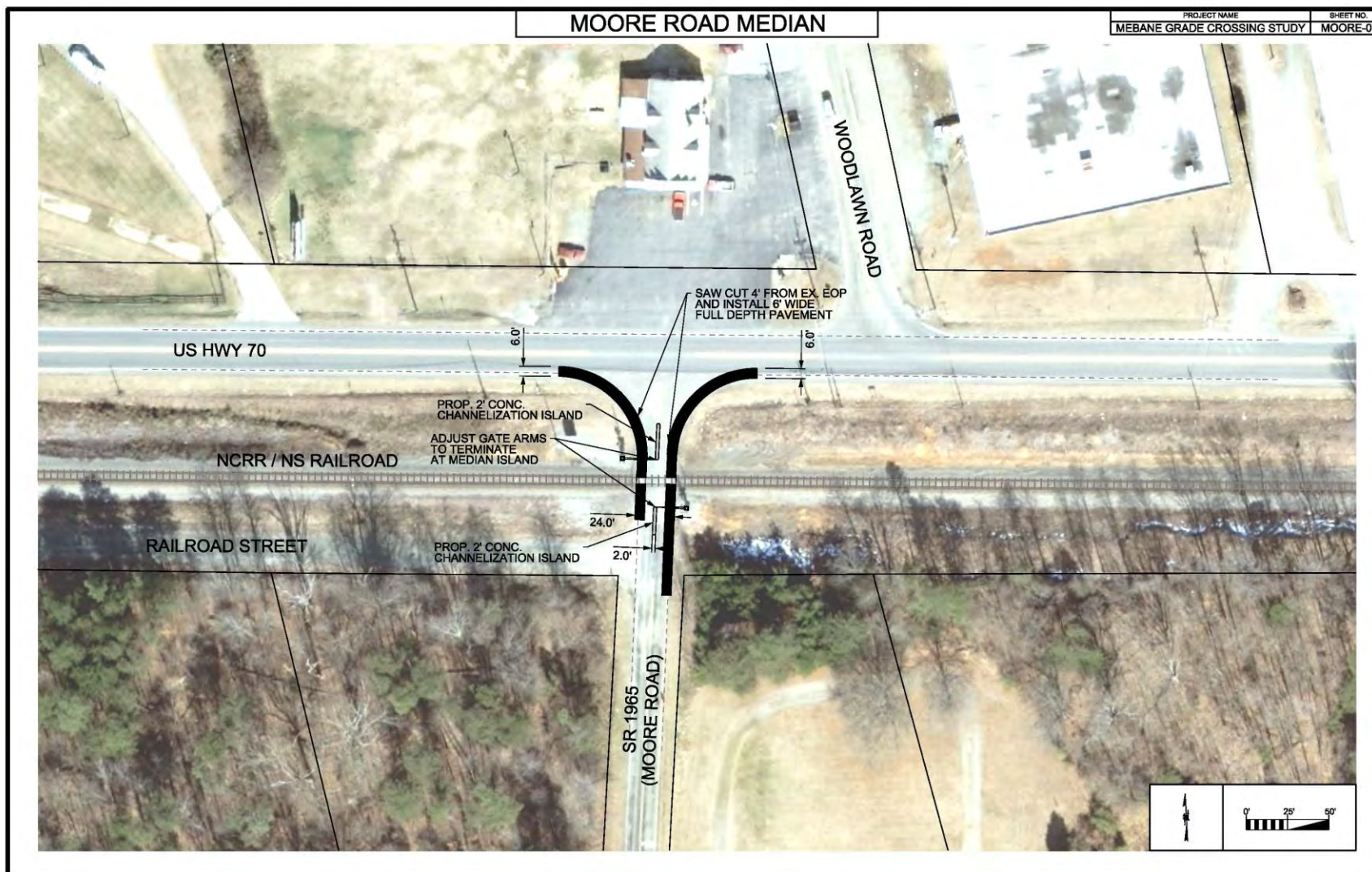
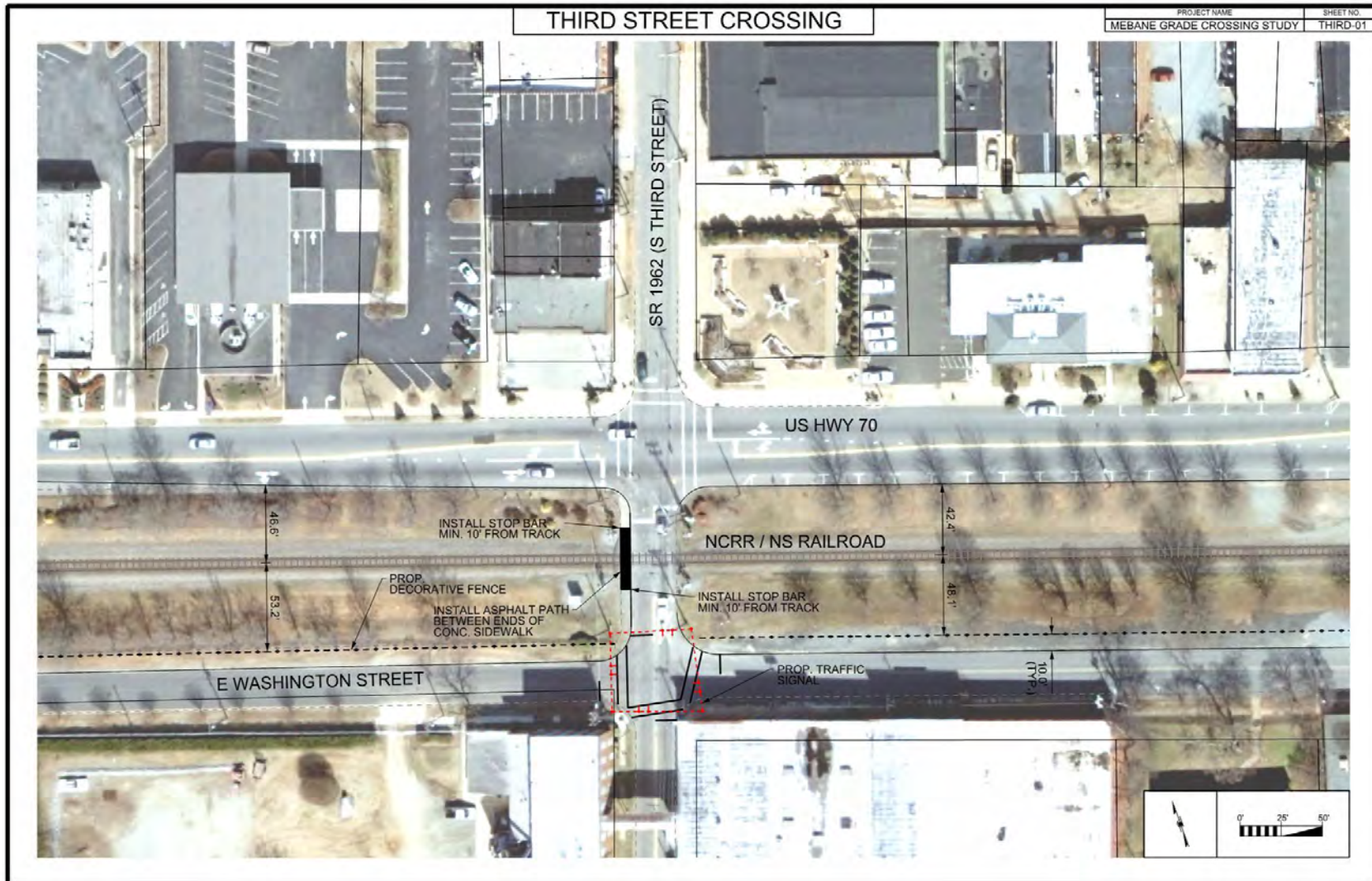


Figure 22: SR 1962 – 3rd Street (Crossing # 735 486V) Recommendation



4th Street
Figure 24: ~~NC 115~~ 5th Street (Crossing # 735 472D) Recommendation

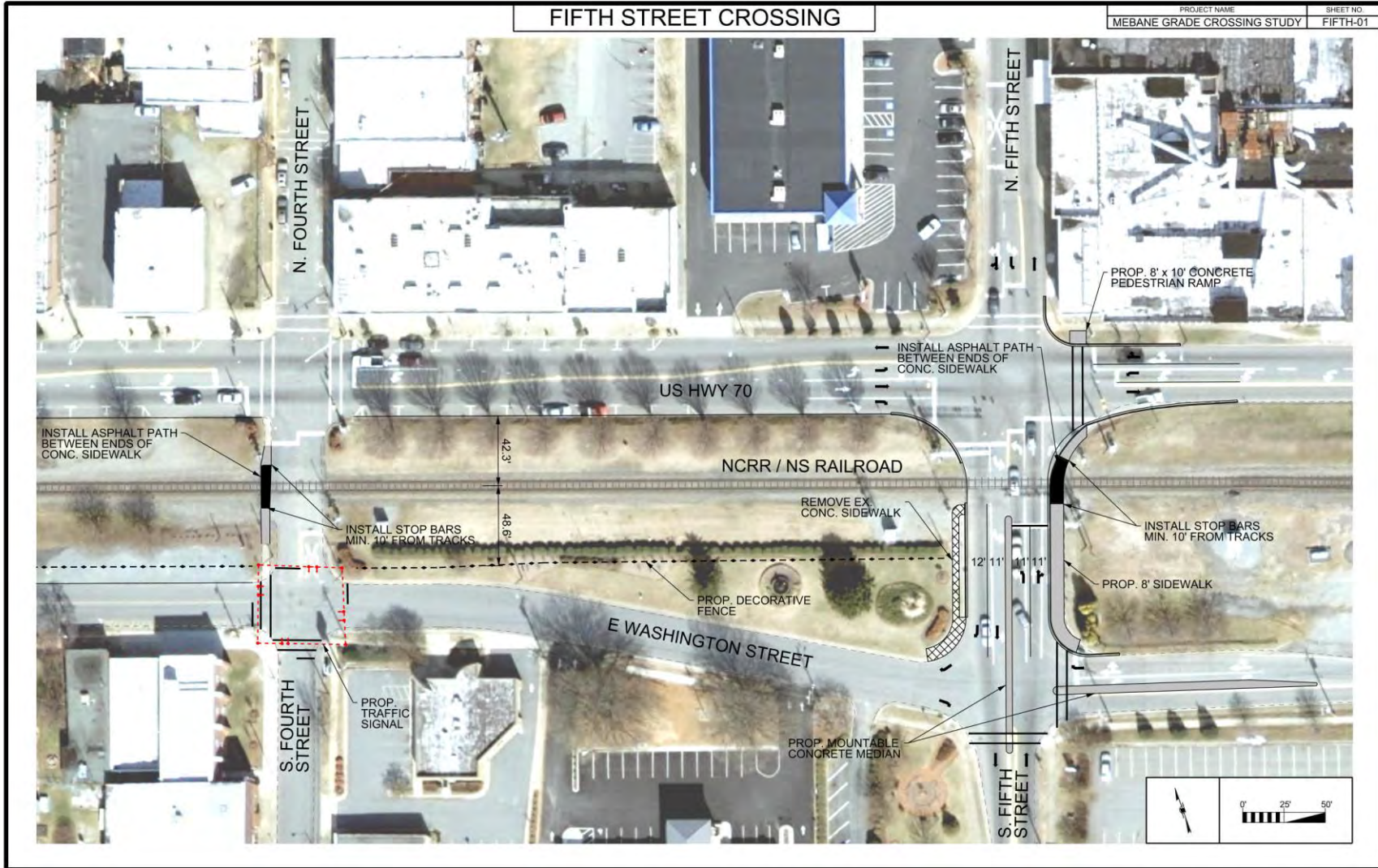
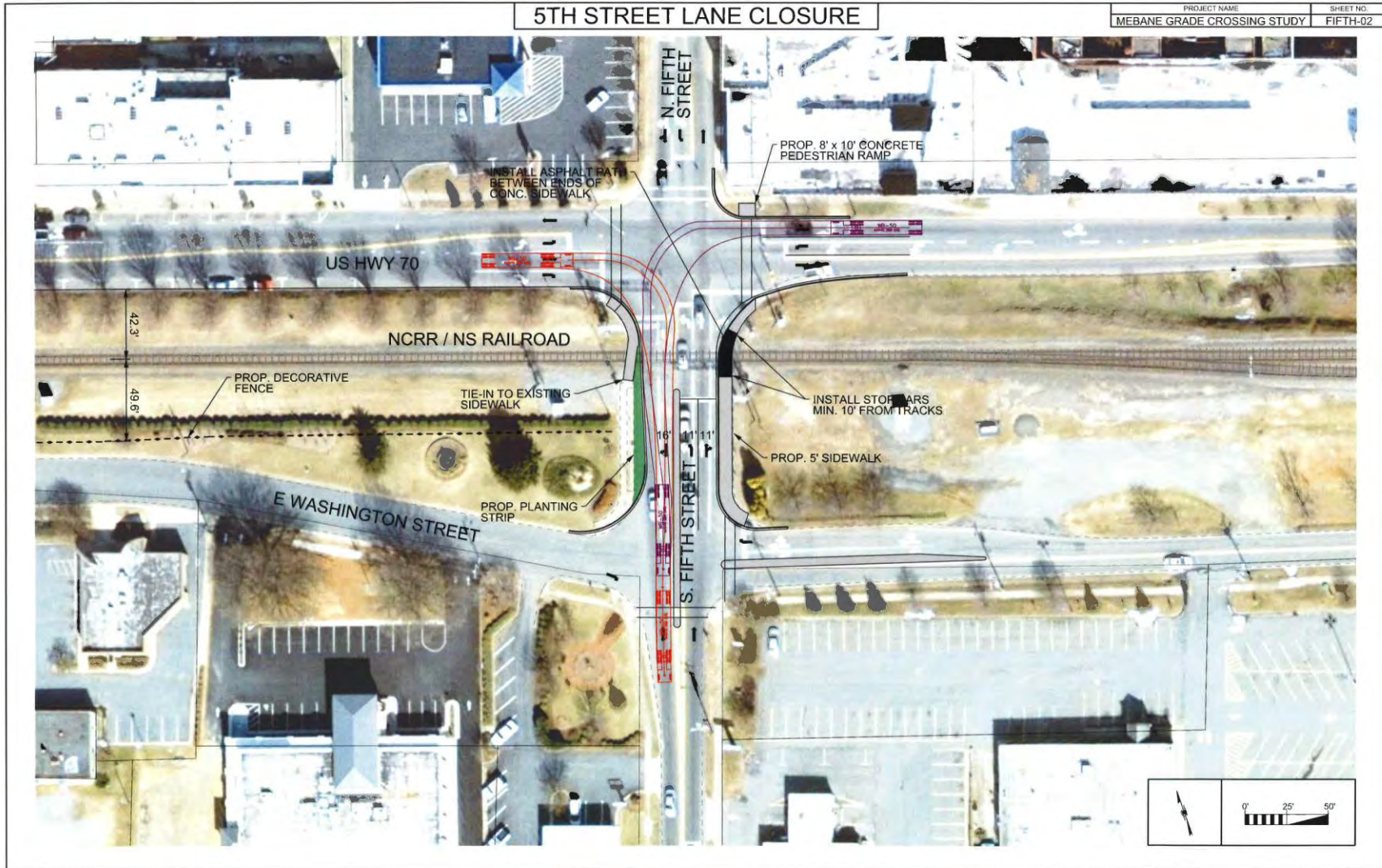


Figure 26: 5th Street (Crossing # 735 472D) – Exhibit depicting if sidewalks could be installed on the western side of 5th Street, which would require eliminating one of the two southbound travel lanes on Fifth Street.





AGENDA ITEM #8

Clay Street and Fourth Street Infrastructure Improvements

Meeting Date

November 7, 2022

Presenter

Mark Reich, AWCK

Franz Holt, City Engineer

Kyle Smith, Utilities Director

Bob Louis, Bob Louis

Ashley Ownbey, Development Director

Public Hearing

Yes No

Summary

Staff is presenting information, a plan of action and cost estimate to Council to address settling issues on Clay Street.

Background

Over the past 4 years, Public Works have made numerous patches on Clay Street and some areas continue to need repair. Staff has had Terracon perform a geophysical exploration report and identified multiple anomalies of voided or saturated soils within Clay Street.

Staff has researched files and Meeting Minutes and determined that in 1921, the Town approved a petition to construct Clay Street consisting of a 5" thick concrete base, 1.25" asphalt binder course and 1.25" asphalt surface course. Minutes reflect that Council require property owners to connect to existing water and sewer lines.

Staff has evaluated exiting infrastructure (over 100 years old) and has developed a Plan of Action to address the aging infrastructure.

Proposed Plan of Action

Staff is recommending that 2 contracts be award to address the aging infrastructure and settling issues. The first contract will be a Utility Contract and will consist of slip lining sanitary sewer and stormwater lines; Inject a High-Density Polyurethane Structural Resin into the voids to fill the voids and mechanically clean the water lines and install an epoxy lining within the water main.

Bid Date for Utility Contract is scheduled for December 13, 2022, Award of Contract at January 2023 Council Meeting and work completed by end of June, 2022.

The second contract will be for street repairs consisting of installing new concrete bulb-outs with truncated domes and drainage flumes at both mid-block crossings on Clay Street and Fourth Street; milling the existing pavement, making any additional patching required, resurfacing, re-installing stamped asphalt at intersections (same pattern as existing), installing pavement markings for parking spaces, yield symbols, sharrow (bike lane) symbols and converting 3 existing parking spaces to handicap spaces.

Bid Date for Street Contract is June 1, 2023, Award of Contract at July 2023 Council Meeting and work completed by mid-October.

Staff is also recommending that temporary street repairs be performed on Monday November 14, 2022, weather permitting to mill up and repairs areas in need of repairing. An alternate Monday-Thursday date will be determined with contractor. Work is anticipated to be completed in one-day and will begin at 7:30 am and will require that the Clay Street block between N. Third St and N. Fourth St. be closed; however, sidewalks, will remain open.

Financial Impact

The estimated cost for the Utility Contract is \$527,000 of which \$432,000 will be funded through 2022-23 Utility Fund and \$95,000 funded through 2022-23 General Fund. Estimated cost for Street Contract is \$473,000 and funded through 2023-24 contract.

Cost of Temporary Work is \$14,640 and will be funded using downtown crosswalk refurbishing project funds.

Recommendation

Staff recommends advertising Utility Contract and Street Contract for Clay Street and Fourth Street as outlined in Power Point Presentation and to make temporary street repairs to Clay Street as recommended by Public Works.

Suggested Motion

Motion to proceed with advertising for Utility and Street Contracts per schedule in Power Point Presentation and making temporary street repairs as needed by Public Works Department.

Attachments

1. PowerPoint Slides



Drilling Injection Points



Drilling Injection Points



HDPR Injection Points

HDPR INJECTIONS





Mark Reich, P.E., Franz Holt, P.E., Kyle Smith, P.E., Chuck Smith,
Bob Louis, and Ashley Owenbey

Clay St. and Fourth St. Infrastructure Improvements

Clay St. from Third St. to Fifth St.

Fourth St. from Center St. to Clay St.



Background Information

- Over the past 4 years staff has observed settlement issues on Clay St. and performed maintenance activities to address the settlement issues and had consultants perform studies to identify locations and recommend solutions.
- What has caused the settlement? Most likely cause of settlement was lack of compaction and or poor soils.
- In October 1921, the Town of Mebane approved a petition to pave several streets in the downtown area including Clay St. and Fourth St.. Petition required the following:
 - Pavement section consisted of 5” of concrete base, 1.25” of binder course and 1.25” of surface course.
 - Property owners were required to connect to existing water and sewer mains.
- It should be noted that compaction efforts have significantly improved over the past 100 years.

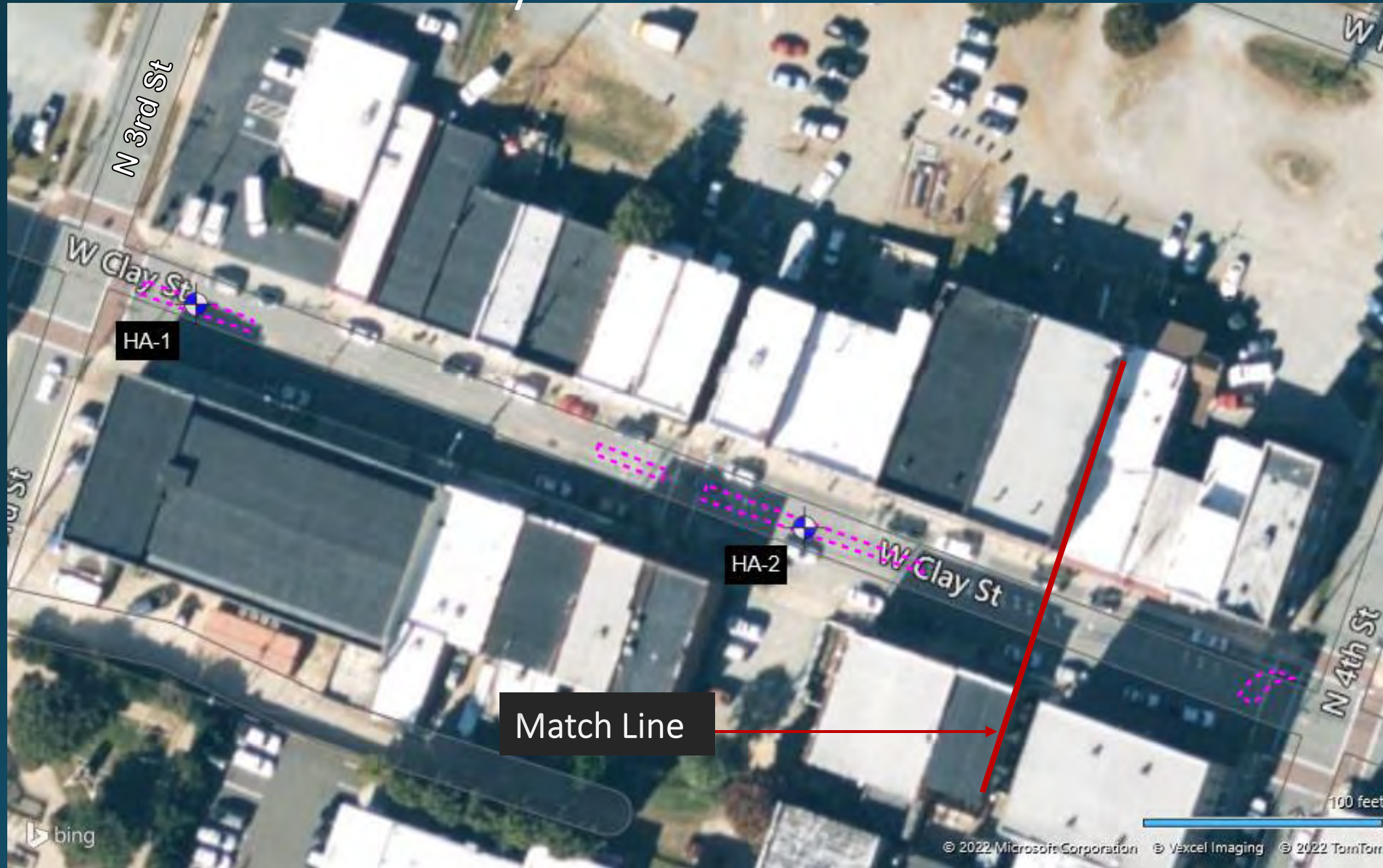


Background Information Continued

- In June of 2011, City of Mebane milled the existing the existing pavement, installed an overlay fabric and resurfaced with a 2” surface course.
 - When the street was milled and resurfaced, the vibration of the compaction equipment used could have weakened the concrete that was bridging the water and sewer trenches and new cracks could have developed in the concrete.
- In 2018, Clay Street was experiencing settlement issues.
 - The City contracted with Terracon to perform a geophysical exploration along Clay Street between N 3rd and N 5th Streets.
 - Voids were identified with ground penetrating radar (GPR) and a repair using flowable fill was attempted by Mebane Public Utilities.
- Settlement issues continued after the attempted repair.
 - In April of 2022, Terracon again performed a geophysical exploration involving GPR, hand auger borings and dynamic cone penetrometer testing.
 - This exploration reveled multiple anomalies consistent with voided and saturated soils.

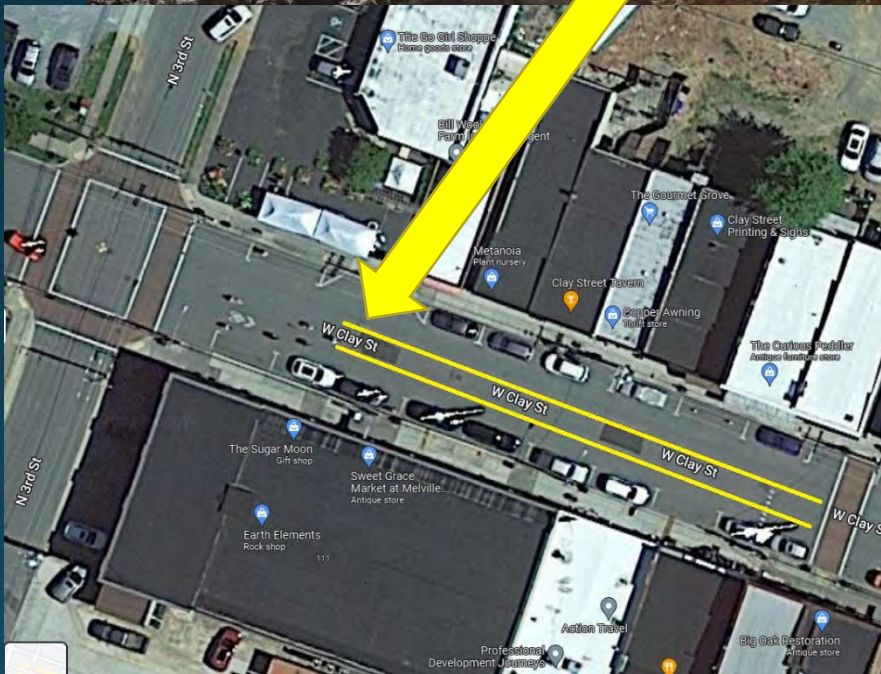
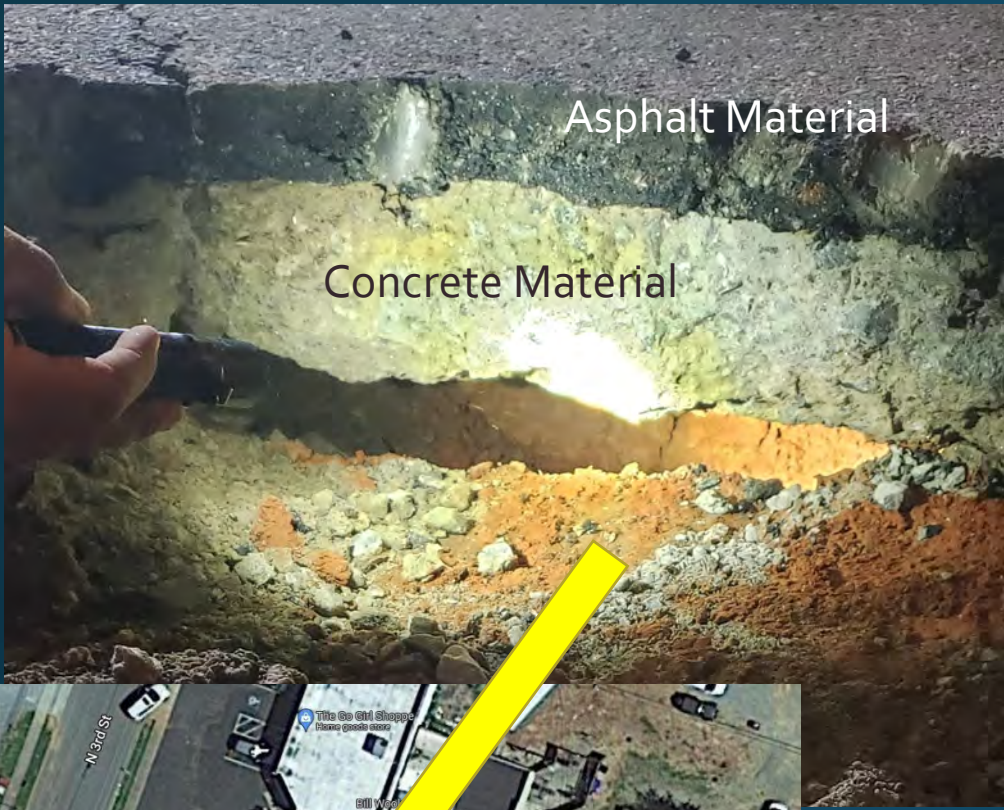


GPR Results – Anomaly Locations



GPR Results – Anomaly Locations





The void was filled with a flowable fill material

West Clay Street Voids



GPR Results & Boring Log

EXPLORATION RESULTS

Clay Street Voids 2022 ■ Mebane, NC
 April 29, 2022 ■ Terracon Project No. 75215219



GPR Results
 GPR Cross-Section 3

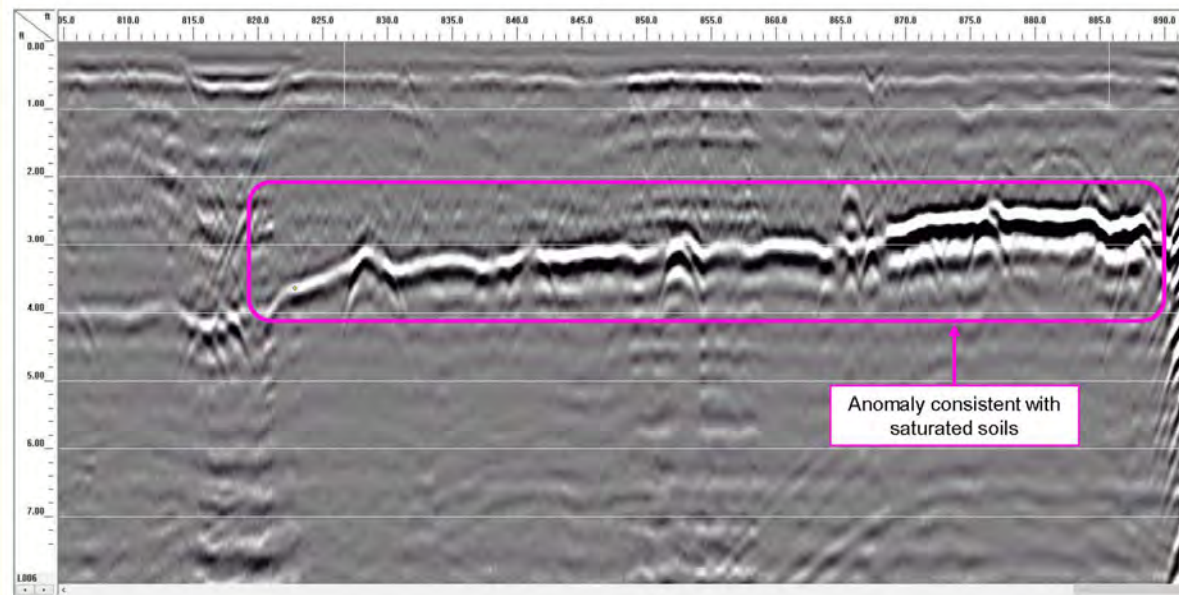


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

BORING LOG NO. HA-2		Page 1 of 1			
PROJECT: Clay Street Voids - 2021		CLIENT: City of Mebane NC Mebane, NC			
SITE: Clay Street Mebane, NC					
DEPTH (ft)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	WATER CONTENT (%)	ATTERBERG LIMITS	
				LL/PL/PI	LOP RESULTS
0.0		ASPHALT 1.5 inches			
0.6		CONCRETE 8 inches			
1.0		VOID 4.5 inches			
1.0		FILL - LEAN CLAY (CL) with sand, red, soft to medium stiff			
24.5			24.5	38-20-18	2-2-2
21.2			21.2		1-2-2
					2-2-3
					2-2-2
					2-2-3
28.9			28.9		2-2-2
20.7			20.7	40-30-100	1-2-15
Boring Terminated at 10 Feet					
<small>Stratification lines are approximate. In situ, the transition may be gradual.</small>					
Advancement Method: Hand Auger		See <i>Comments and Methods</i> page(s) for a description of field and laboratory procedures used and additional data (if any).		Notes:	
Advancement Method:		See <i>Location Abbreviations</i> for explanation of symbols and abbreviations.			
WATER LEVEL OBSERVATIONS		 <small>700 W Friendly Ave Ste G Greensboro, NC</small>		Boring Started:	Boring Completed:
				Drill Rig:	Driller: JAL
				Project No.: 75215219	



Background Information-Continued

- Staff has videoed the existing sanitary sewer lines and stormwater lines and cracks have been observed. Cracks in lines do not appear to be the source of the settlement but could deteriorate in the future causing future settlement issues. Trench compaction is the most likely cause of settlement over the sewer line.
 - If cracks are not repaired, then the proposed solution to the settlement issues may negatively impact the sanitary and stormwater lines.
- Staff has researched several options to address the root cause of the pavement settlement while maintaining traffic, minimizing inconvenience to the businesses, and are proposing the following:
 - Prepare Bid Documents and receive bids for a *Utility Repair Contract (FY 2022-23)* and a *Street Repair Contract (FY 2023-24)*.
 - *Scope of Work for Utility Contract*
 - Slip lining existing sanitary sewer and stormwater pipes, manholes and drainage structures.
 - Injecting High Density Polyurethane Structural Resin (HDPR) to fill all voids under the existing pavement.
 - Rehab the existing water main by mechanical cleaning and spray in place epoxy coating including installation of temporary water lines to maintain water service to businesses.
 - *Scope of Work for Street Repair Contract*
 - Adding bulb-outs at both mid-block pedestrian crossings.
 - Milling the entire width of street, patching any required areas, paving the street.
 - Providing stamped asphalt in areas previously provided and add stamped asphalt at Fourth St. mid-block crossing.
 - Provide pavement markings for parking spaces and yield and Sharrow symbols and provide 3 additional handicap parking spaces on Clay Street (existing spaces converted to handicap spaces).



Utility Contract - Slip Lining Sanitary Sewer and Stormwater Lines

- Slip-lining is the process of using felt and resin to create a cast like material that forms to the shape of existing pipes.
 - No excavation is needed using this process and no customer is without service for more than 12 hours.
 - Work will be performed during the evening night hours **(9 PM to 9 AM)**.
 - This material is watertight and creates a “new” pipe inside of the existing pipe.
 - The finished material is structurally rated and typically stronger than plastic pipe.
 - Slip lining is recommended prior to injecting High Density Polyurethane Structural Resin (HDPR) to fill all voids as the material expands and potential could flow into sanitary sewer and stormwater lines, creating sanitary sewer or stormwater backups.



Slip-lining or Cast In Place Pipe (CIPP) Pictures



- The pictures on the left of the same line at the same distance. The top is the pre-lined condition, and the bottom is post lining.



Utility Contract - Slip Lining Sanitary Sewer and Stormwater Pipes and Structures

- Estimated Cost

Scope of Work	Clay Street Cost	Fourth Street Cost	Total Costs	Utility Fund	General Fund
8" CIPP (sanitary sewer)	\$59,000	\$16,000	\$75,000	\$75,000	\$0
15" CIPP (storm drainage)	\$35,000	\$0	\$35,000	\$0	\$35,000
Manhole/Drainage Structure Rehab	\$20,000	\$2,000	\$22,000	\$14,000	\$8,000
Spot Repair(s) (if required)	\$8,000	\$0	\$8,000	\$8,000	\$0
Engineering and Contingencies	\$20,000	\$6,000	\$26,000	\$20,000	\$6,000
Total	\$142,000	\$24,000	\$166,000	\$117,000	\$49,000



Utility Contract- High Density Polyurethane Structural Resin Injection

- Staff has researched multiple options to fill the voids on Clay St. and recommend that High Density Polyurethane Structural Resins can be used to fill the voids that are currently under Clay Street.
- The products and procedures have been used successfully on numerous projects including I-95.
- These resins are manufactured to be applicable with potable water, ensuring no ground contamination once installed.
- These resins can be excavated with machinery.
- Slip-lining and Manhole Rehabilitation must be completed before the resin can be injected.



Utility Contract - High Density Polyurethane Structural Resin Injection

- Estimated Cost

Scope of Work	Clay Street Cost	Fourth Street Cost	Total Cost	Utility Fund	General Fund
HDPR Injection	\$40,000	\$0	\$40,000	\$0	\$40,000
Engineering and Contingencies	\$8,000	\$0	\$8,000	\$0	\$8,000
Total	\$48,000	\$0	\$48,000	\$0	\$48,000



Utility Contract - Waterline Improvements

- Existing cast iron waterline is aging and is subject to waterline leaks, breaks, and build up inside pipe has decreased diameter.
 - Prior milling and paving work on Clay Street in 2011 resulted in water main breaks occurring.
- Staff is proposing the pipe be mechanically cleaned and an epoxy liner installed to extend the life of the existing water main.
- Mechanically cleaning work will require the main be taken out of service (10-15 workdays). Work to be completed in early spring of 2023.
- Epoxy lining requires existing valves to be replaced.
- Fire Hydrants will not be in service during the mechanical cleaning and epoxy lining process. The Fire Department has prepared a plan to provide fire protection while hydrants are out of service.



Utility Contract - Waterline Improvements Continued

- Temporary water lines 2" in diameter are proposed to be installed above ground.
 - ¾" service lines will be installed from temporary water main to existing meters and then reconnected to existing waterline after it has been mechanically cleaned.
 - Water meters will need to be removed to avoid cutting service line and connected to pipe on property owner side of meter. As a result, customers will not be billed for water while temporary water lines are connected.
- Temporary water lines will require protection from traffic and work must be conducted when the air temperature is 40 °F or above.



Waterline Improvements

Mechanical Cleaning Procedures



1. Pipe System Diagnosis

- Map system
- Utilize computerized pipe video surveillance to inspect and digitally record findings
- Review findings with property management
- Diagnose and identify restoration plan



2. Pipe Repair/Replacement

- Repair or replace damaged pipe sections
- Flushing & drying
- Tuberculation removal
- Grit blasting



3. Abrasive Cleaning

- Abrasive cleaning with conical spray head to near-white metal finish
(as specified by manufacturer)
- Pipe is now in a good state of repair



4. Epoxy Lining and Reassembly

- Pipe's state of good repair enhanced with epoxy lining
- Extends life of repaired or replaced pipe
- Prevents corrosion and biological buildup
- Enhances flow capacity
- Dampens vibration



5. Final Inspection & System Testing

- TV inspection
- Epoxy inspection of pipe lining for thickness and need for coating repair
- Hydrostatic pressure testing
- Leakage pressure testing
- Bacteriological disinfection
- Leaching test
- Restoration of system



A close-up photograph of a fire hose reel mounted on a red fire cabinet. The hose is coiled neatly on a metal reel. In the background, a red fire extinguisher is visible on a wall. The scene is brightly lit, suggesting an indoor fire station or training area.

Fire Protection

- The Fire Department recognizes the need for alternative suppression strategies during the impairment.
- An Incident Action Plan (IAP) has been developed to address the concerns related to the project.
- The IAP includes more than one set of strategies to account for multiple scenarios.
- Fire Department staff members will complete additional training sessions that will outline the specific strategies and tactics needed during the impairment.

Utility Contract - Waterline Improvements

- Estimated Cost

Scope of Work	Clay Street Cost	Fourth Street Cost	Total Cost	Utility Fund	General Fund
Mechanical Cleaning and Liner	\$100,000	\$20,000	\$120,000	\$120,000	\$0
Temporary Water lines	\$65,000	\$20,000	\$85,000	\$85,000	\$0
Valve Replacements	\$30,000	\$5,000	\$35,000	\$35,000	\$0
Temporary Service Connections	\$20,000	\$5,000	\$25,000	\$25,000	\$0
Engineering and Contingencies	\$38,000	\$10,000	\$48,000	\$48,000	\$0
Totals	\$253,000	\$60,000	\$313,000	\$313,000	\$0



Street Contract - Improvements Along Clay St and Fourth St

- Upon Completion of the underground infrastructure improvements, both Clay St. and Fourth St will be milled, patched as required, resurfaced, intersection crosswalks stamped (same pattern as existing), pavement markings for parking spaces, yield and sharrow (bike lane) symbols installed.
- Bulb-outs at the mid-block crossings for both streets will be added to provide increased pedestrian safety measures.
 - A flume will be required to maintain drainage and a portion of the granite curb will be required to be removed.
- Truncated domes will be relocated to the edge of travel lanes and existing sidewalk behind the curb will be replaced.
- Staff consulted the City's long –range plans, including the Bicycle and Pedestrian Transportation and Downtown Vision Plan. The practicable improvements have been incorporated and shown in the next slides.

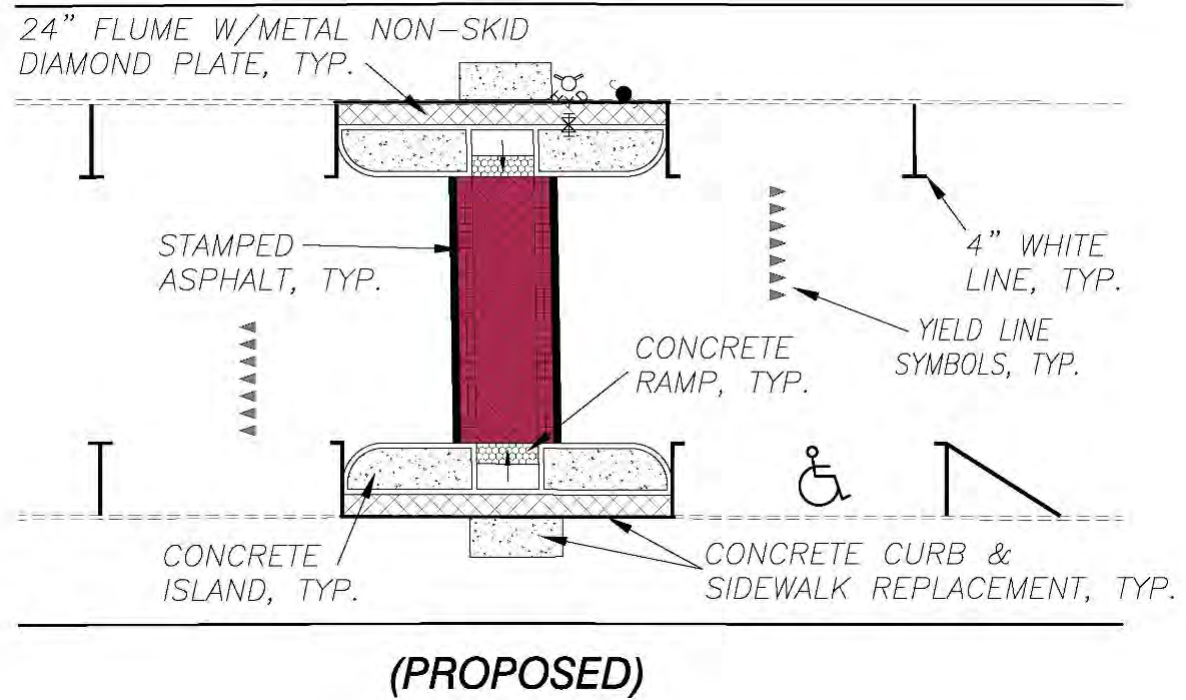
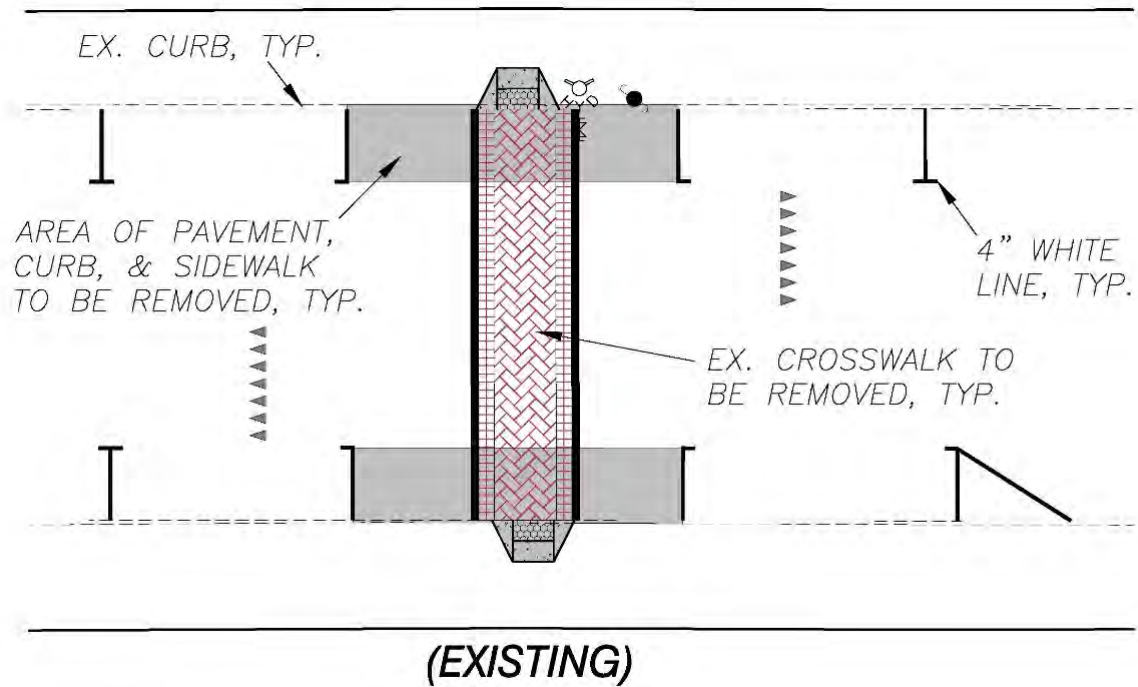


Street Contract - Improvements Along Clay St and Fourth St-Continued

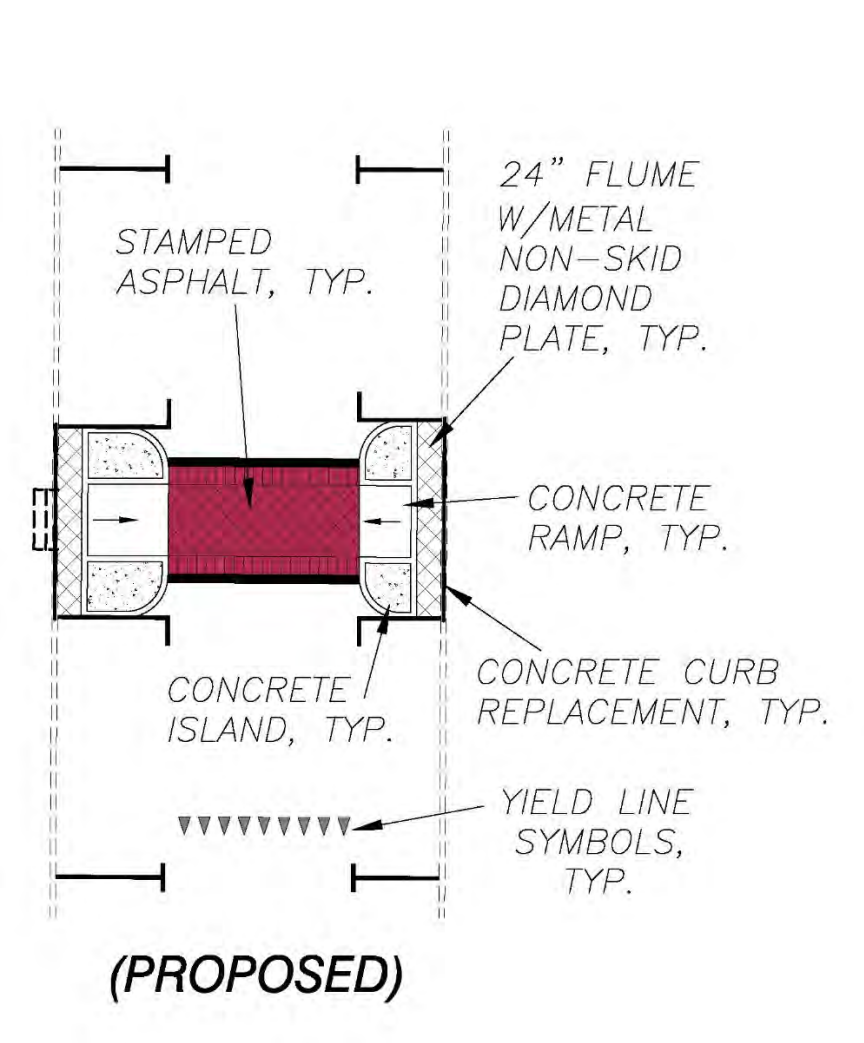
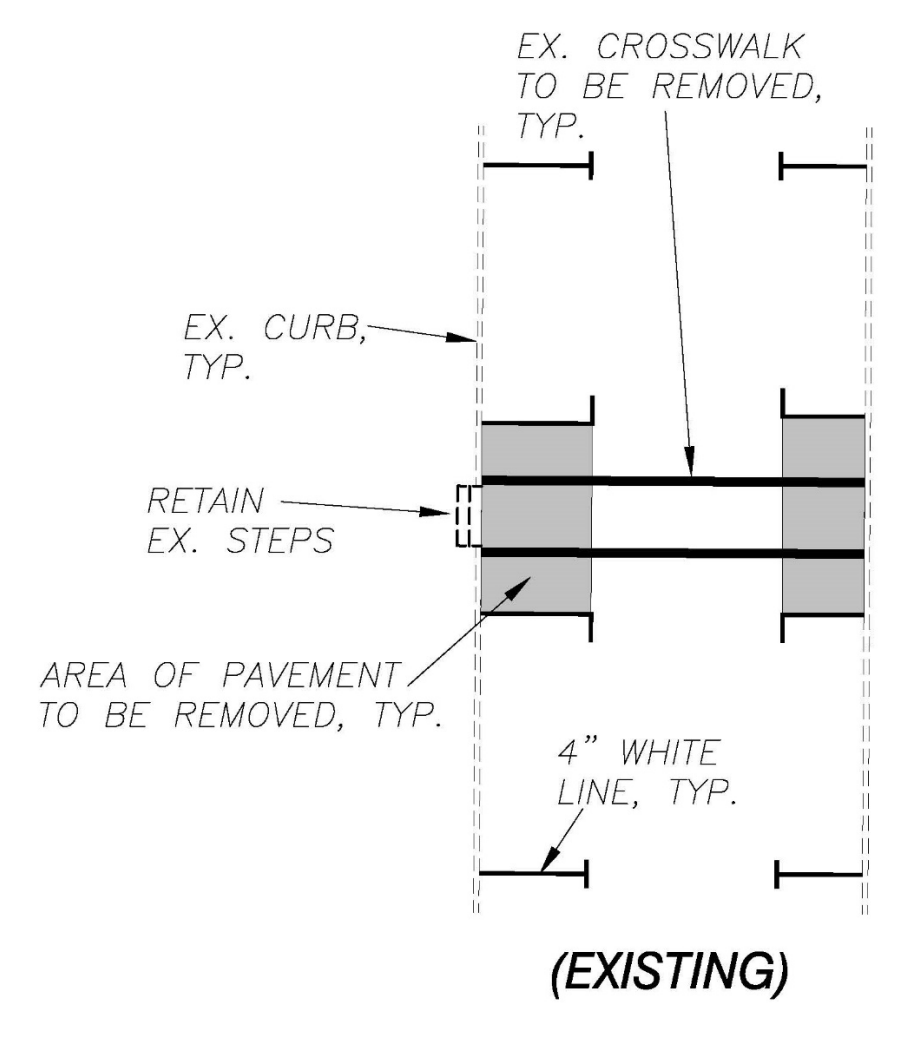
- Existing and Proposed Handicap Spaces
- 2 Existing spaces are in vicinity of Project limits.
 - East side of Fourth St. at Center St. intersection
 - East side of Fifth St., north of Clay St. intersection.
- 3 additional handicap spaces are proposed on Clay Street.
 - North side of Clay St. at Third St. intersection.
 - South side of Clay St. east of the mid-block crossing.
 - South side of Clay St. east of Fourth St.
- Street Improvements to be funded in 2023-24 FY and are proposed to begin mid to late July and be completed by mid October.



Clay Street Mid-Block Crosswalk Exhibit



Fourth Street Mid-Block Crosswalk Exhibit



Street Repair Contract – Clay St. & Fourth St. Improvements

- Estimated Cost

Scope of Work	Clay Street Cost	Fourth Street Cost	Total Cost	Utility Fund	General Fund
Milling, Patching and Resurfacing	\$210,000	\$40,000	\$250,000	\$0	\$250,000
Concrete Bulb-Outs and Curb Ramps	\$25,000	\$15,000	\$40,000	\$0	\$40,000
Stamped Asphalt	\$95,000	\$5,000	\$100,000	\$0	\$100,000
Pavement Markings	\$8,000	\$2,000	\$10,000	\$0	\$10,000
Engineering and Contingencies	\$60,000	\$13,000	\$73,000	\$0	\$73,000
Totals	\$398,000	\$75,000	\$473,000	\$0	\$473,000

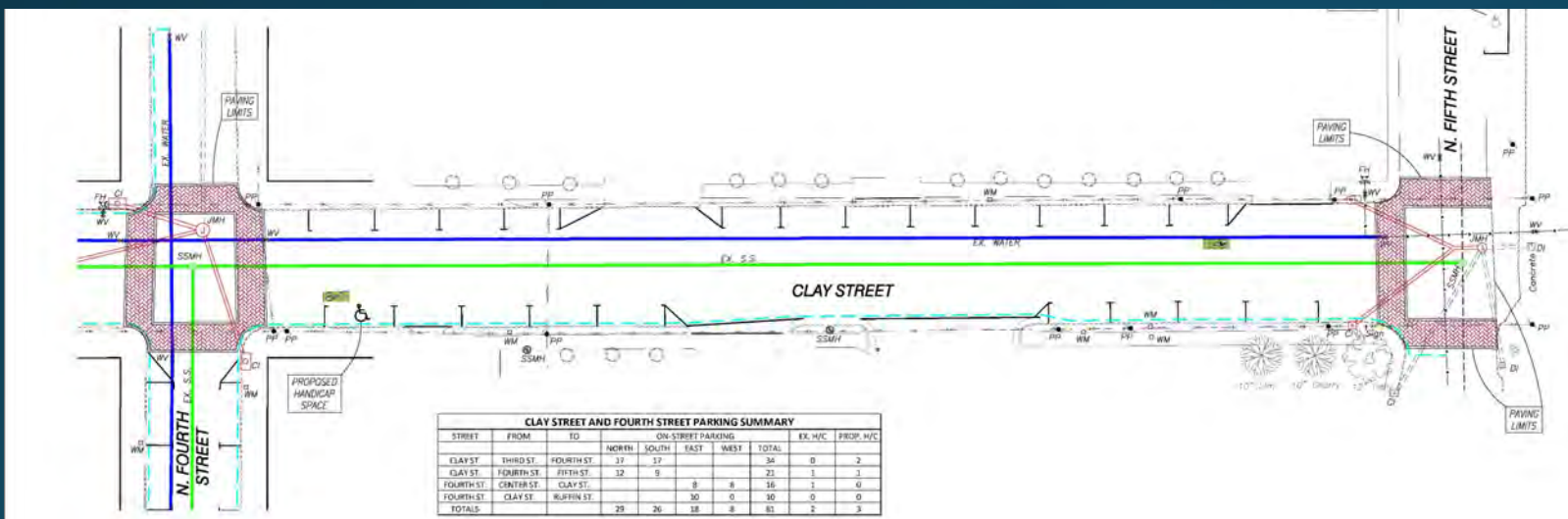
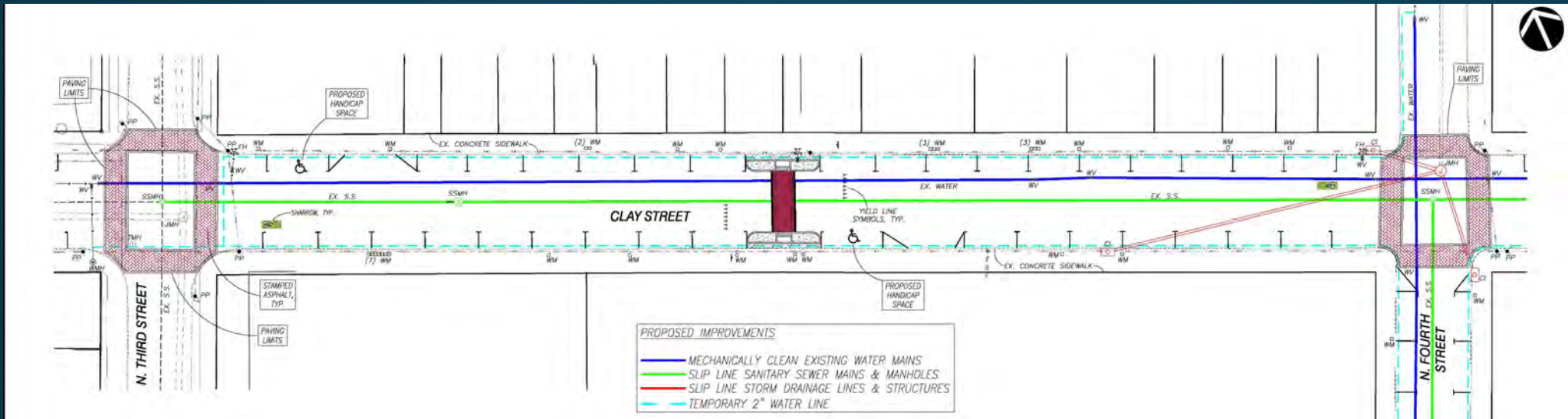


Summary of Clay St. and Fourth St. Improvements

- *Utility Contract - Slip Lining Sanitary Sewer and Stormwater Lines*
 - Seal cracks in existing lines to reduce inflow/infiltration and prohibit HDPR from entering the lines.
- *Utility Contract - High Density Polyurethane Structural Resin (HDPR)*
 - Appears to be an affordable and more effective solution to eliminate voids and prevent future voids from forming.
- *Utility Contract - Waterline Improvements*
 - This is a preventative measure that will allow for increase fire protection and water quality in the area.
 - This process reduces the likelihood of future leaks/breaks on this section of waterline.
- *Street Repair Contract - Street Improvements*
 - Resurfacing of Clay Street and Fourth Street with safety improvements for pedestrians.



Clay St. Improvements Preliminary Site Plan

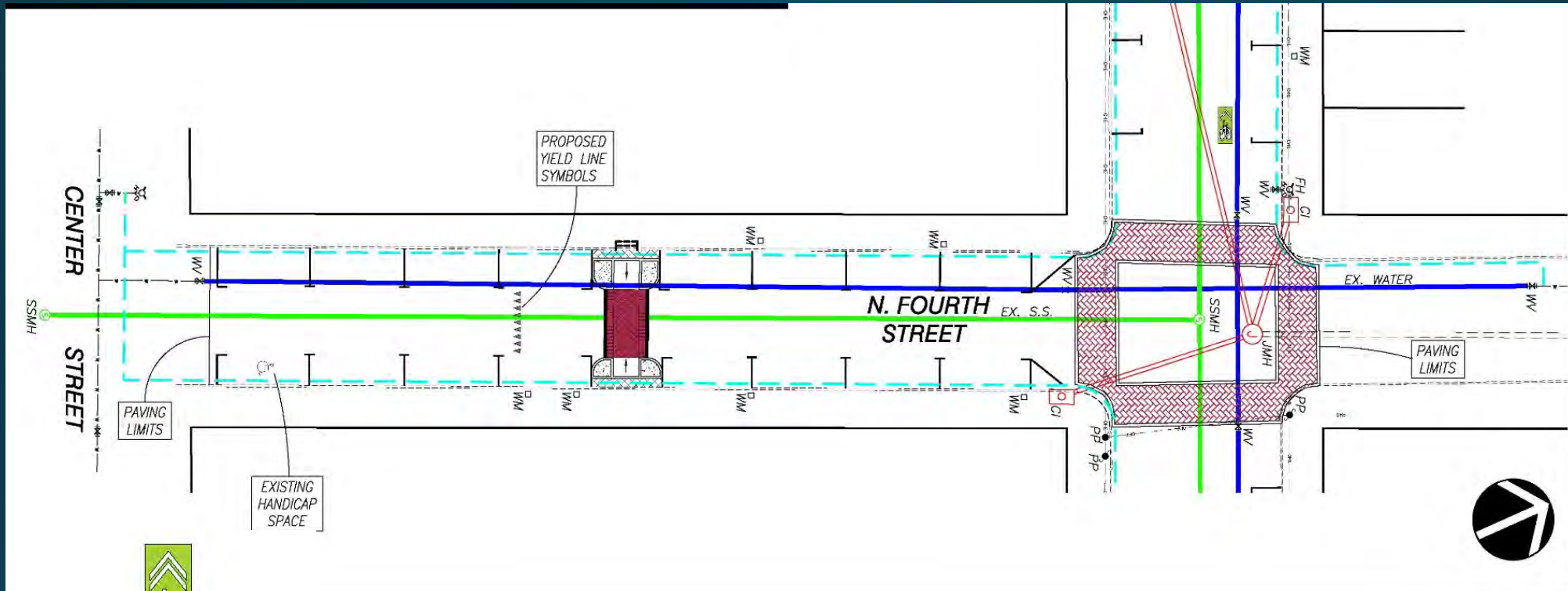


SHARROW

PROPOSED YIELD LINE SYMBOLS



Fourth St. Improvements Preliminary Site Plan



SHARROW



PROPOSED YIELD
LINE SYMBOLS



Cost Summary of all Clay St. and Fourth St. Improvements

Scope of Work	Clay Street Cost	Fourth Street Cost	Total Cost	Utility Fund	General Fund
Slip Lining Sanitary Sewer Lines	\$98,000	\$21,000	\$119,000	\$119,000	\$0
Slip Lining Stormwater Lines	\$44,000	\$3,000	\$47,000		\$47,000
HDPR Injection	\$48,000	\$0	\$48,000	\$0	\$48,000
Water Line Improvements	\$253,000	\$60,000	\$313,000	\$313,000	\$0
Street Improvements	\$398,000	\$75,000	\$473,000	\$0	\$473,000
Totals	\$841,000	\$159,000	\$1,000,000	\$432,000	\$568,000



Proposed Schedule of Clay St. and Fourth St. Improvements

Utility Contract Project Schedule:

1. Prepare Bid Documents: Now-Nov. 4
2. Staff Review/Comments: Nov.7-Nov. 11
- 3. DMDC Hosted Information Session for Downtown Business/Property Owners November 9th and 10th.**
4. Advertisement: Mid November
5. Pre-Bid Meeting: Nov. 22, 2022
- 6. Bid Date, Dec.13, 2022**
7. Agenda to Council: Late December
- 8. Award at Council Meeting: Jan. 2023**
- 9. Begin work late January and complete work by June 30, 2023**

Street Repair Contract Project Schedule:

1. Prepare Bid Documents: Late March, 2023
2. Staff Review/Comments: April 2023
3. Advertisement: May 2023
4. Pre-Bid Meeting: May 16th, 2023
- 5. Bid Date, June 1, 2023**
6. Agenda to Council: Late June 2023
- 7. Award at Council Meeting: July 2023**
- 8. DMDC Hosted Information Session for Downtown Business/Property Owners– Early July**
- 9. Begin work mid to late-July and complete work by mid October 2023**

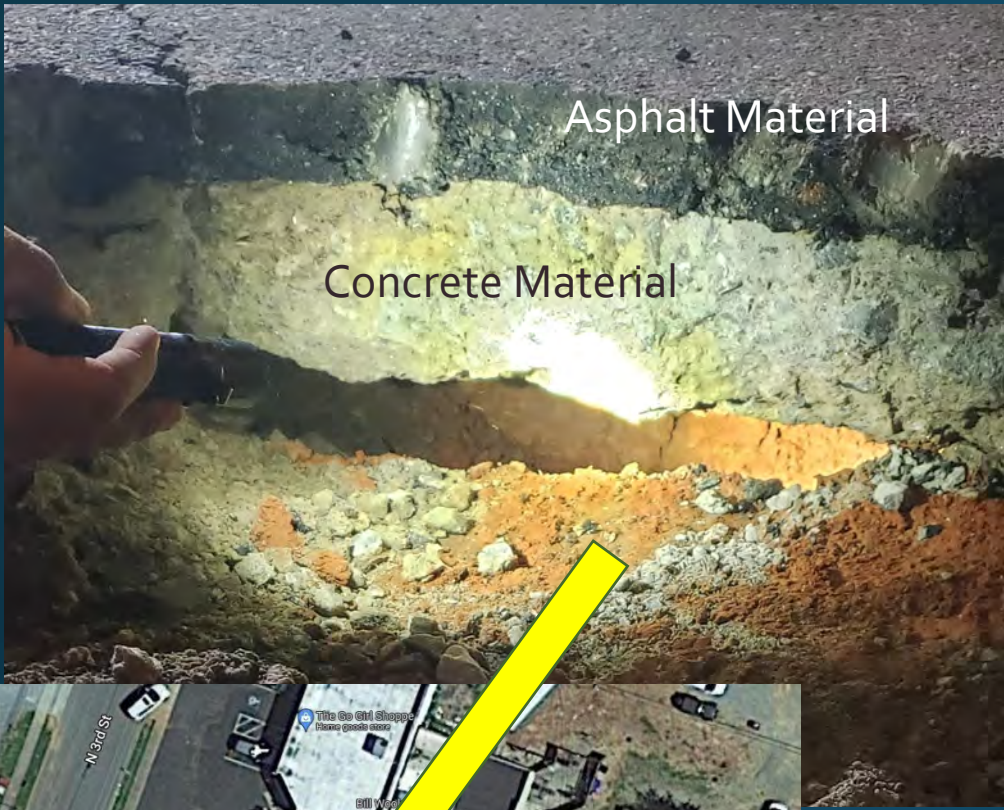


WEST CLAY STREET TEMPORARY HOLIDAY STREET REPAIRS

North Third Street to
North Fourth Street

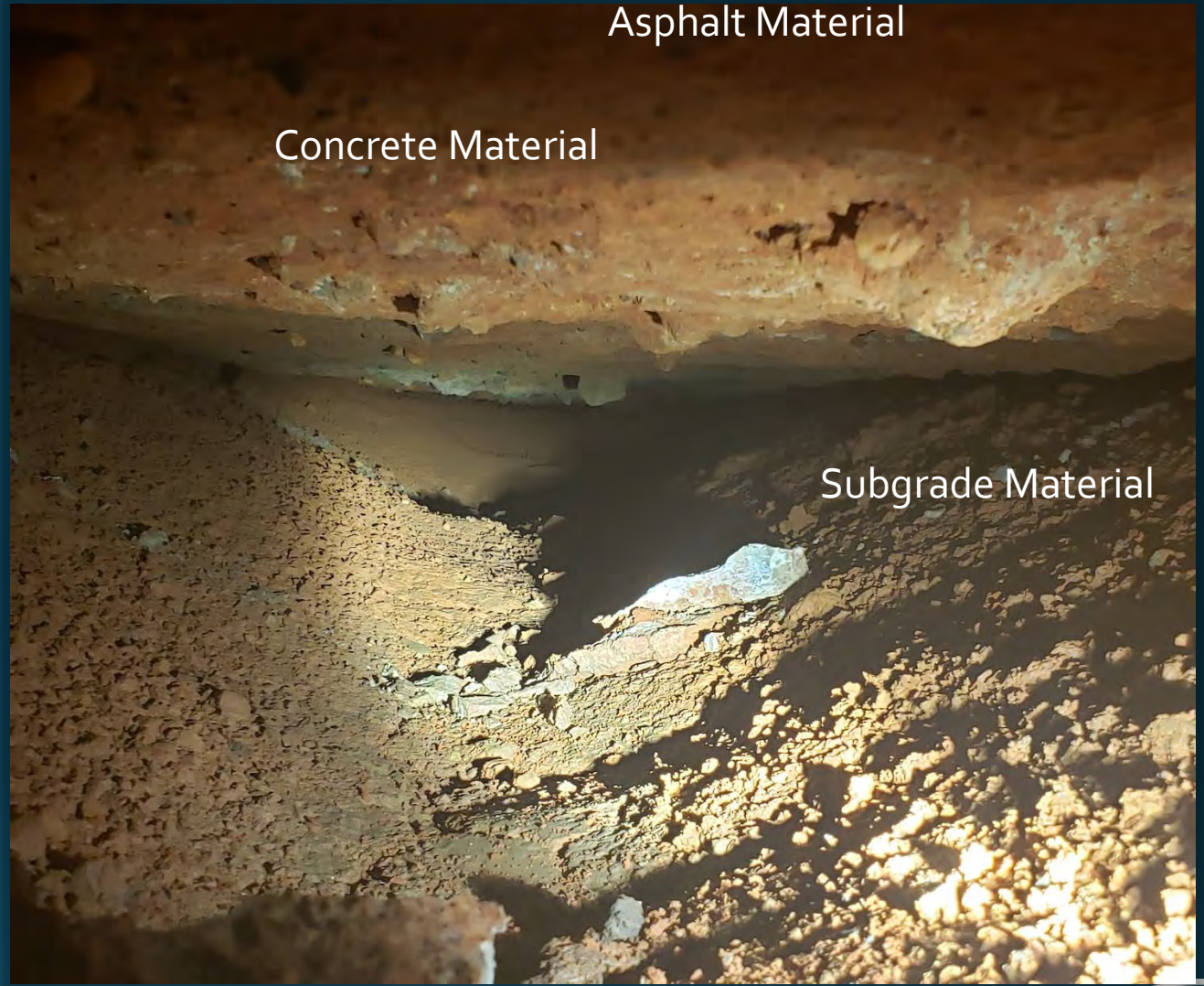
Chuck Smith, Public Works Director





Asphalt Material

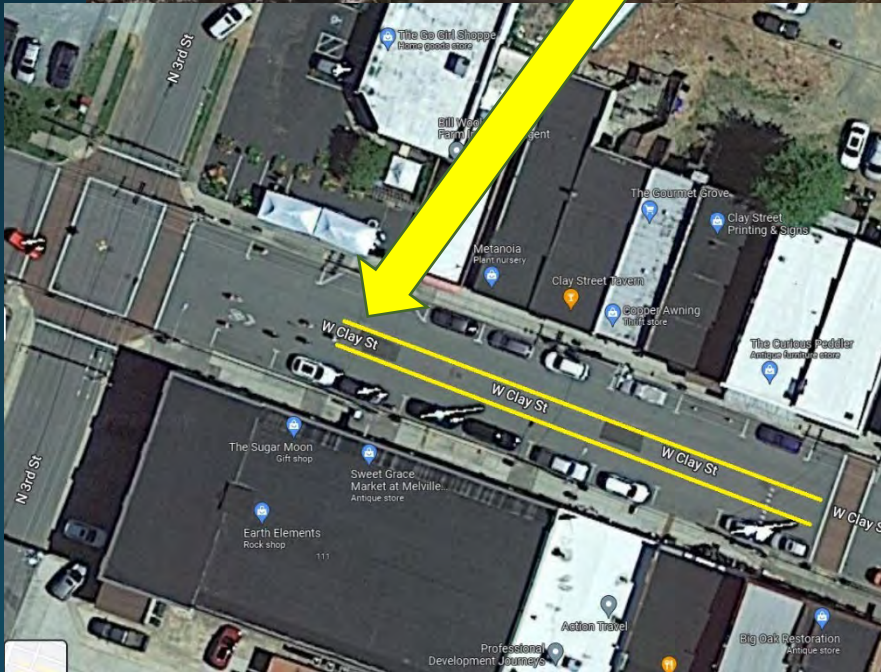
Concrete Material



Asphalt Material

Concrete Material

Subgrade Material



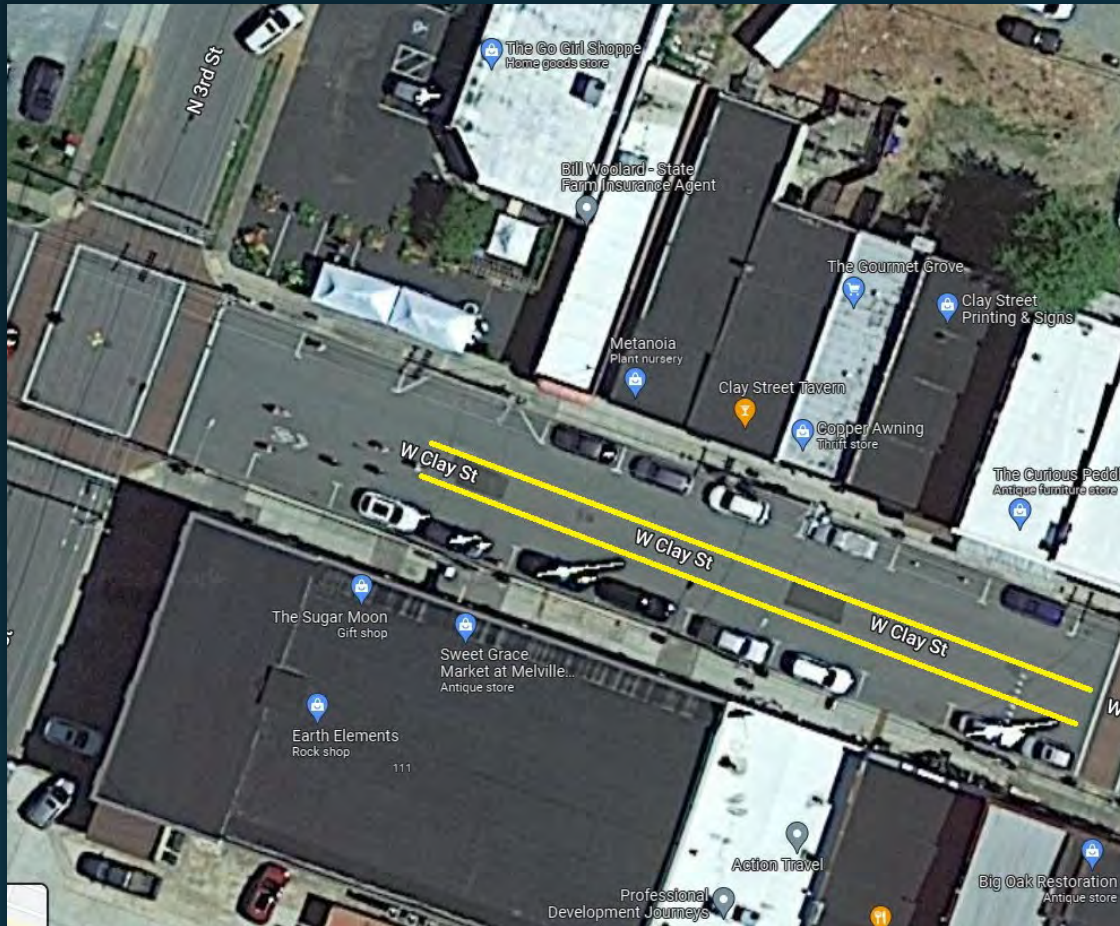
The void was filled with a flowable fill material

West Clay Street Voids



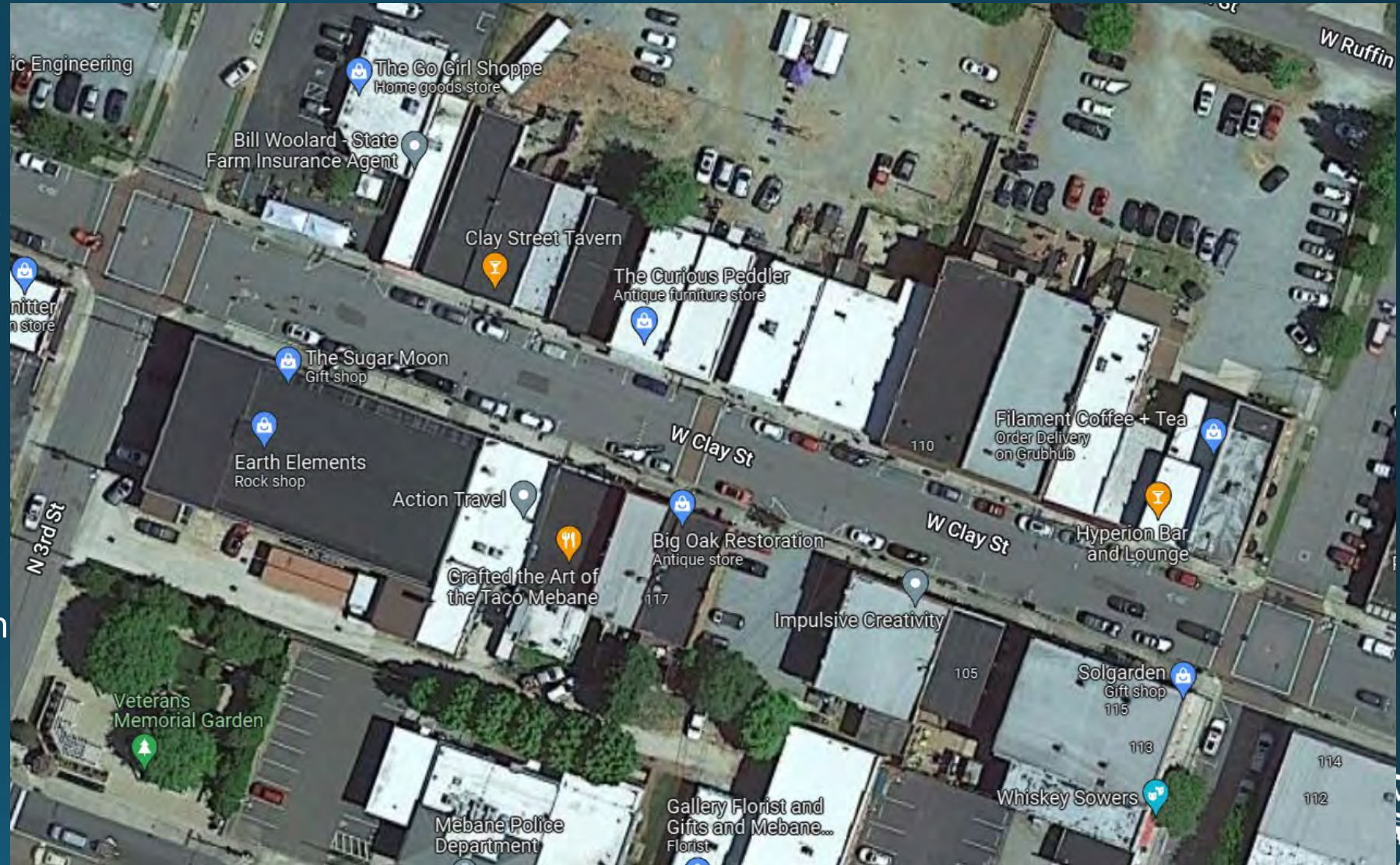
W. Clay St – N. Third St. to Mid-Block Crossing

W. Clay St – Mid-Block Crossing to N. Fourth St



Proposed Project Schedule

- All contractor street repair work will occur on Monday, November 14, weather permitting.
- West Clay Street will be closed to traffic from N. Third St. to N. Fourth St.
- Sidewalks will remain open to allow pedestrians to reach downtown businesses.



West Clay Street - Scope of Work & Cost

- Contractor will perform milling operations to remove asphalt in middle third of West Clay Street.
- Contractor will pave milled street section to match existing street grade.

Item Description	Quantity	Unit	Unit Price	Amount
Pavement Repair, 4" Depth, 2.5" I19.0C and 1.5" S9.5B	61	Tons	\$240.00	\$14,640.00





QUESTIONS



AGENDA ITEM #9

Fourth Street Closure for Hometown Holidays Event

Meeting Date:

November 7, 2022

Presenter

Aaron Davis, Recreation and Parks Director &
DDM

Public Hearing

Yes No

Summary

Destination Downtown Mebane is requesting the closure of 4th St. in Downtown Mebane between Rt. 70 and Clay St. for the 2022 Hometown Holiday Celebration on Saturday, November 19th.

Background

Last year, the city provided a movie as part of Destination Downtown Mebane's Hometown Holiday celebration. The Movie took place after the vendors shut down their booths and took place in a small section of the city-owned parking lot next to Dollar General. (The same location as the vendors were located) With careful consideration of time and space, DDM is requesting to move the location of the movie to 4th St. between Rt. 70 and Clay St. DDM plans to add a significant number of vendors this year and believes the space on 4th St. will be more inviting to the patrons. The movie is also being moved to approximately 5:30 pm, which will be before the tree-lighting ceremony. Along with the Movie on 4th St. DDM is also adding a children's craft/vendor area to the celebration. This year, the city will be showing "The Polar Express," and will be providing Hot Chocolate to those in attendance.

Financial Impact

N/A

Recommendation

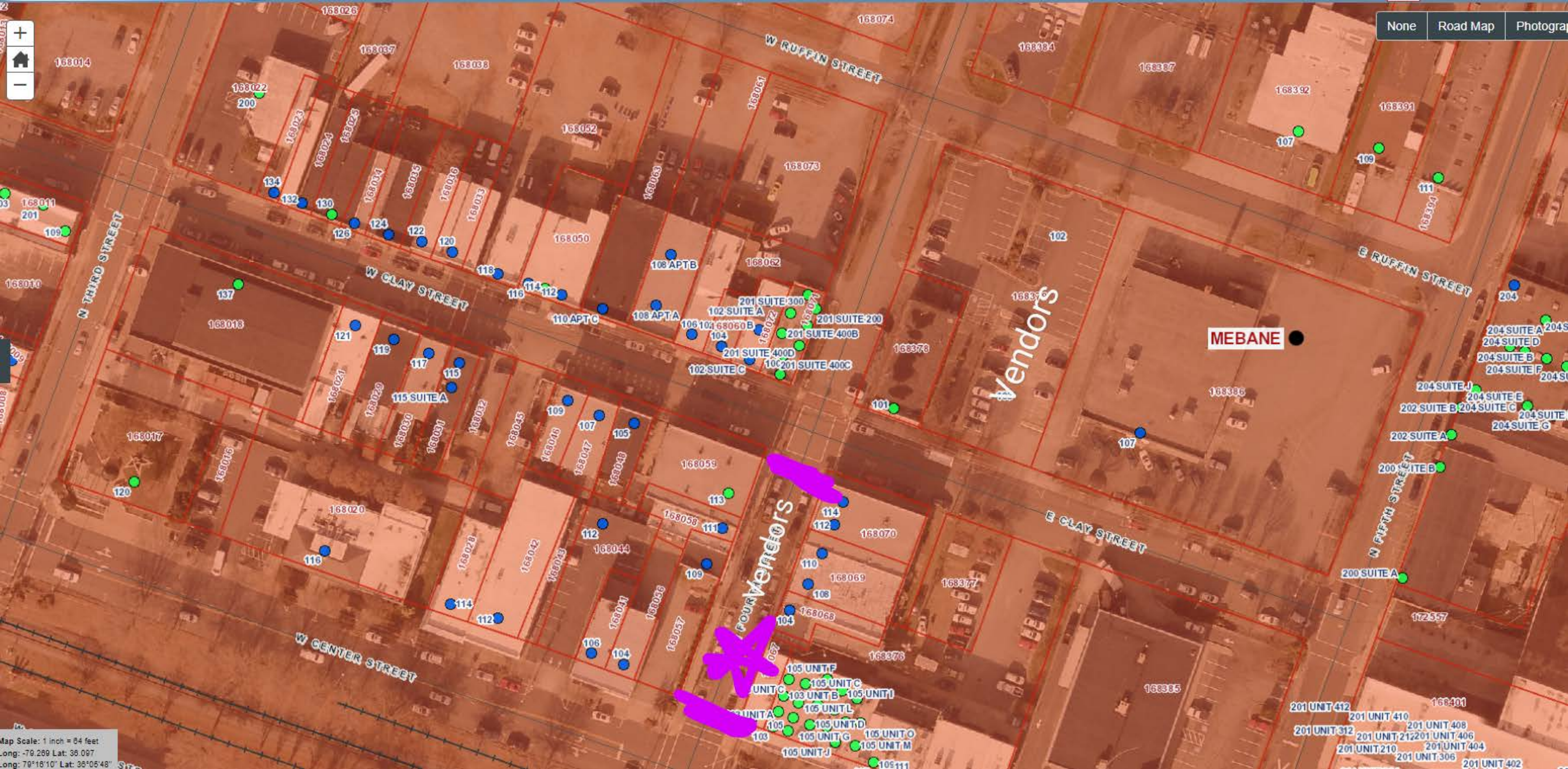
Recreation and Parks Leaders recommend the closure of 4th St. for the Hometown Holiday Celebration on Saturday, November 19th.

Suggested Motion

I move the city approves to close 4th St. on Saturday, November 19th for the DDM Hometown Holiday Celebration.

Attachments

1. Road Closure Map for Hometown Holidays



Vendors

four vendors

MEBANE



AGENDA ITEM #10

Recreation and Parks Advocacy Commission (RPAC) 2023 Appointments

Meeting Date –

November 7, 2022

Presenter –

Aaron Davis, Recreation and Parks Director

Public Hearing

Yes No

Summary

Recreation and Parks Advocacy Commission Appointments for 2023.

Background

The Recreation and Parks Advocacy Commission will begin its third year in 2023. Initially, City Council selected six individuals that are serving staggered entry terms of 1, 2, and 3 years. The two members selected this year will begin a three-year term and will be a big part of helping complete the Recreation and Parks Master Plan process and helping advocate for the City's parks, programs, and facilities.

The qualifications of the six candidates are detailed in the attached applications.

Financial Impact

None.

Recommendation

We recommend that the Council appoint two members to the commission to both serve three-year terms.

Suggested Motion

Motion to appoint two individuals to the RPAC to each serve a three-year term.

Attachments

1. RPAC Application Information
2. Submitted Applications (6)



City of Mebane

Recreation and Parks Advocacy Commission

Application Information



The City of Mebane is recruiting members for the Recreation and Parks Advocacy Commission to provide direction to the City Council and the Recreation and Parks Department regarding matters related to Recreation and Parks programs, facilities, policies, and its long-range plan. These members also must be a “Champion” of Recreation and Parks by promoting parks, programs, and events to other citizens, legislators, and others to understand, first hand, the essential value that Recreation and Parks has to our positively charming community.

Advocacy Commission Purpose

- Serve as a liaison between City officials and the citizens on Recreation and Parks matters;
- Provide guidance and feedback to the Recreation and Parks Department and City Council in matters affecting programs, facilities, policies, and long-range plans for Recreation and Parks;
- Inform and educate the general public about the importance and need for Recreation and Parks programs, facilities and services;
- Volunteer to work with leaders in Recreation and Parks facilities, programs and activities;
- Assist in developing an updated master plan to meet the present and future needs for programs, services, park facilities, open spaces and to advise in establishing priorities for each of these;
- Recommend changes, updates, and the approval of rules, policy and procedures pertaining to the use of public parks and facilities, including fees and charges.

Applications are Accepted

Annually from September 1 – October 31 and/or when any vacancies occur.
Full-term appointments are for three-years
Official terms begin on January 1 the following year.
Applications will be accepted on-line only using the Recreation and Parks Registration Software “Civic Rec”
www.tinyurl.com/cityofmebanerec

For more information or questions,
please e-mail the Recreation and Parks Director
adavis@cityofmebane.com

Appointment Process

Applicants must reside in Mebane City Limits or the Extraterritorial Jurisdiction (ETJ) of Mebane and must submit an application to the Recreation and Parks Director online using the Recreation and Parks Software by the deadline date for consideration. The Mebane City Council will make appointments for three-year terms each November and partial terms when vacancies occur. The Mebane City Council will initially select six Commission members along with a seventh member, from a local school. Members will vote on a Commission Chair, Vice-Chair and Secretary at the first meeting each year. Positions will be held for one year. Following the one-year term, the Vice-Chair will assume the role of Commission Chair and a Vice-Chair and Secretary will be voted in.

Meeting Information

The Advocacy Commission meets every other month on the 3rd Monday of those months at 6:00 pm, for approximately 2 hours, at The Mebane Arts and Community Center. Special meetings may be called at any time as needed.

Attendance Requirements

Faithful attendance at the meetings of the Recreation and Parks Advocacy Commission is a requirement for membership on the Commission to maintain continuity and cohesion in the deliberation and recommendations. This attendance policy is intended to encourage the regular attendance of its members. The City Council may remove a member with a pattern of absenteeism or partial participation in regular or special meetings

City of Mebane, NC

Recreation & Parks Advocacy Commission Application Recreation & Parks Advocacy Commission Application Participant Sheet

Participant Name Ms Parson
Date of Birth 01/01/1984
Address 1207 Birkdale Circle
 Mebane, NC 27302
Main Phone 919-257-9596
Email msparson7@gmail.com

Prompt Responses:

The Mebane City Council has adopted this application for use by individuals interested in appointment to the City's advisory boards and commissions. To ensure that your application will receive full consideration, please answer all questions completely.	Agreed
Do you live inside the Mebane City Limits?	Yes
Do you live in Alamance or Orange County?	Alamance
Are you currently serving on a board or commission of the City of Mebane?	No
If you are serving on a board or commission, please list which one(s)	NA
Why do you wish to serve the City in this capacity?	Mebane is my community!
Please list your educational background. Include the name of all schools attended:	IT/COMPUTER SCIENCE IND University, Wesleyann College/Continued Ed; IBM CERTIFIED; BCBSNC/MANAGED CARE CERTIFIED
Please list the name of your employer	Allnet Solutions and Parson Studios
Please list the address of your employer	Remotely working
Please list your job title and duties at your current job	Full stack web developer
Please list the names of all civic organizations in which you currently hold membership:	None

City of Mebane, NC**Recreation & Parks Advocacy Commission Application Recreation & Parks Advocacy Commission Application Participant Sheet**

Participant Name Jesse Whitaker
Date of Birth 07/24/1989
Address 812 S Third St
Mebane, NC 27302
Main Phone 919-943-8419
Email jessewhitaker@gmail.com

Prompt Responses:

The Mebane City Council has adopted this application for use by individuals interested in appointment to the City's advisory boards and commissions. To ensure that your application will receive full consideration, please answer all questions completely.	Agreed
Do you live inside the Mebane City Limits?	Yes
Do you live in Alamance or Orange County?	Alamance
Are you currently serving on a board or commission of the City of Mebane?	Yes
If you are serving on a board or commission, please list which one(s)	RPAC
Why do you wish to serve the City in this capacity?	I have served the past 2 years on this commission and believe I can continue to influence our community positively by serving another term
Please list your educational background. Include the name of all schools attended:	Bachelor of Science in Business Administration from Appalachian State University
Please list the name of your employer	Credit Suisse
Please list the address of your employer	6933 Louis Stephens Dr. Morrisville, NC 27560
Please list your job title and duties at your current job	Assistant Vice President - Chief of Staff analyst. Responsible for issues involving governance, policies, and strategic execution
Please list the names of all civic organizations in which you currently hold membership:	RPAC

City of Mebane, NC**Recreation & Parks Advocacy Commission Application Recreation & Parks Advocacy Commission Application Participant Sheet**

Participant Name Bryan Briggs
Date of Birth 03/28/1977
Parent Name Brian Briggs
Address

Main Phone 336-263-9520
Email briggsb77@gmail.com

Prompt Responses:

The Mebane City Council has adopted this application for use by individuals interested in appointment to the City's advisory boards and commissions. To ensure that your application will receive full consideration, please answer all questions completely.	Agreed
Do you live inside the Mebane City Limits?	Yes
Do you live in Alamance or Orange County?	Alamance
Are you currently serving on a board or commission of the City of Mebane?	No
If you are serving on a board or commission, please list which one(s)	N/A
Why do you wish to serve the City in this capacity?	I have been coaching in Mebane for years and would like to see the Rec and parks grow.
Please list your educational background. Include the name of all schools attended:	Alamance couminty College Eastern Alamance Woodlawn Middle EM Yoder
Please list the name of your employer	Atlas American Lighting
Please list the address of your employer	1406 S. Mebane St Burlington Nc 27215
Please list your job title and duties at your current job	Inside Sales/ Account Manager
Please list the names of all civic organizations in which you currently hold membership:	Coach Football and Baseball in Mebane. I also have coached basketball, softball and started umpiring this yea.

City of Mebane, NC

Recreation & Parks Advocacy Commission Application Recreation & Parks Advocacy Commission Application Participant Sheet

Participant Name Kristin Perez
Date of Birth 12/16/1982
Address 107 Pink Dogwood Lane
 Mebane, NC 27302
Main Phone 828-230-6513
Email kcnc82@hotmail.com

Prompt Responses:

The Mebane City Council has adopted this application for use by individuals interested in appointment to the City's advisory boards and commissions. To ensure that your application will receive full consideration, please answer all questions completely.	Agreed
Do you live inside the Mebane City Limits?	Yes
Do you live in Alamance or Orange County?	Orange
Are you currently serving on a board or commission of the City of Mebane?	No
If you are serving on a board or commission, please list which one(s)	NA
Why do you wish to serve the City in this capacity?	I have been working in the Parks and Recreation field for 15 years in multiple roles and in multiple departments. I understand the importance of Parks and Recreation to the community and recognize the need for a commission supporting the department made up of members who see the great value that Recreation and Parks have in the Mebane Community. I have an understanding of programming, special events and park spaces and the need for support from city management, other departments and the community. Mebane is an amazing community and my family has enjoyed many great offerings from the department and I would love a chance to support the department in a commission member capacity.
Please list your educational background. Include the name of all schools attended:	EDUCATION 2001-2005 University of Northern Iowa Bachelor of Arts in Leisure, Youth, and Human Services Emphasis in Event Planning and Tourism Studied Abroad: Edith Cowan University, Joondalup, Australia January-June 2003 Anticipated graduation from NRPA/IFEA Event Management School January 2023, Wheeling , WV
Please list the name of your employer	City of Durham
Please list the address of your employer	400 Cleveland Street, Durham, NC 27701
Please list your job title and duties at your current job	Recreation Operations Supervisor (Special Events) I plan and execute special events for the City of Durham and work in the Parks and Recreation Department
Please list the names of all civic organizations in which you currently hold membership:	National Recreation and Parks Association, North Carolina Recreation and Parks Association

City of Mebane, NC**Recreation & Parks Advocacy Commission Application Recreation & Parks Advocacy Commission Application Participant Sheet**

Participant Name Laurie Sawyer
Date of Birth 03/24/1976
Address 1132 Fieldstone Dr
Mebane, NC 27302
Main Phone 336-567-8295
Email LASAWYER2@GMAIL.COM

Prompt Responses:

The Mebane City Council has adopted this application for use by individuals interested in appointment to the City's advisory boards and commissions. To ensure that your application will receive full consideration, please answer all questions completely.	Agreed
Do you live inside the Mebane City Limits?	Yes
Do you live in Alamance or Orange County?	Alamance
Are you currently serving on a board or commission of the City of Mebane?	No
If you are serving on a board or commission, please list which one(s)	N/A
Why do you wish to serve the City in this capacity?	I love the City of Mebane and have really enjoyed watching the parks and rec department "come alive" over the past few years as the city has expanded its recreation program and facilities offerings. My husband and I have raised our now 17 and 13 year old boys here, and we have utilized the parks and recreation amenities and programs the city has offered since the kids were toddlers. I believe I have an interesting perspective to offer the board as I spent the better part of 2 years walking with a cane following a traumatic dislocation of my knee. Through this experience, I experienced accessibility issues in our world first hand. Including those at parks and other recreation facilities. Additionally, I have extensive past work experience with the elderly and developmentally disabled populations, both segments of our society that need to be well served by recreation and parks programs.
Please list your educational background. Include the name of all schools attended:	Wake Forest University - 1997 - BS Health and Exercise Science UNCG - 2002 - Masters of Public Health with a concentration in Community Health Education
Please list the name of your employer	Edward Jones
Please list the address of your employer	1026 Mebane Oaks Rd. Mebane, NC 27302
Please list your job title and duties at your current job	Branch Office Administrator - Partner with the financial advisor to provide complete human centered wealth management for clients. Responsible for operation support to the branch. Assist with the opening and maintenance of client accounts. Prepare financial reports as needed. Provide excellent customer service to clients.
Please list the names of all civic organizations in which you currently hold membership:	N/A

City of Mebane, NC**Recreation & Parks Advocacy Commission Application Recreation & Parks Advocacy Commission Application Participant Sheet**

Participant Name Blake Teasley
Date of Birth 04/26/1990
Address 7801 York Loop
Mebane, NC 27302
Main Phone 336-264-7278
Email blake426@gmail.com

Prompt Responses:

The Mebane City Council has adopted this application for use by individuals interested in appointment to the City's advisory boards and commissions. To ensure that your application will receive full consideration, please answer all questions completely.	Agreed
Do you live inside the Mebane City Limits?	No
Do you live in Alamance or Orange County?	Orange
Are you currently serving on a board or commission of the City of Mebane?	No
If you are serving on a board or commission, please list which one(s)	N/A
Why do you wish to serve the City in this capacity?	To learn more about current and future parks and rec projects. Also to serve and listen to other community members and try to add value to the city I grew up in and currently live in.
Please list your educational background. Include the name of all schools attended:	Bachelors Degree - ECU - 2013 EAHS - 2008
Please list the name of your employer	Rick Ashby - State Farm
Please list the address of your employer	1000 Corporate Dr. Suite 101 Hillsborough NC 27278
Please list your job title and duties at your current job	Account Manager - maintain current accounts, while developing new accounts. Explain features, advantages + disadvantages of various policy types, manage clients
Please list the names of all civic organizations in which you currently hold membership:	N/A



AGENDA ITEM #11

Bicycle and Pedestrian Advisory Commission (BPAC) Appointment

Presenter

Ashley Ownbey, Development Director

Public Hearing

Yes No

Summary

Per Article 25 of the City of Mebane Code of Ordinances, the City Council has the authority to appoint up to seven community members to its Bicycle and Pedestrian Advisory Commission (BPAC). There is an open position on the BPAC reserved for the Orange County part of Mebane, preferably a resident of the extraterritorial jurisdiction. The appointment would fill a vacancy with a term expiring January 2025.

Background

The City Council adopted the *City of Mebane Bicycle and Pedestrian Transportation Plan* in January 2015. The first recommendation for implementing this Plan is the creation of a Bicycle and Pedestrian Advisory Commission (page 7-1), which advises City Council on all matters regarding pedestrian and bicycle needs within the City of Mebane. Commission members "...should be chosen based on representation of key partner groups and community leaders who value biking, walking, and greenways facilities. Members should expect to contribute time, expertise, and resources towards accomplishing the tasks that lie ahead." At its September 11, 2017, meeting, the City Council adopted a City ordinance (Article 25) that granted them the authority to appoint this Commission.

Financial Impact

Commission members serve without monetary compensation. Members shall be reimbursed for travel to professional meetings, conferences and workshops, with such reimbursement being made in compliance with budgeted amounts under the general policies of the City.

Recommendation

Staff recommends the appointment of James Allen to represent the Orange County part of Mebane.

Suggested Motion

Motion to appoint James Allen 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.

Attachments

1. City of Mebane Code of Ordinances, Article 25
2. Applications

ARTICLE 25. – BICYCLE AND PEDESTRIAN ADVISORY COMMISSION [\[2\]](#)

Cross reference— Board, commissions and committees, § 2-131 et seq.

Sec. 25-01. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Commission means the advisory bicycle and pedestrian body to the Planning Department, Public Works Department, City Manager and the City Council.

Structures and areas mean the outdoor and indoor areas and structures on or in which people derive opportunities for the pursuit of happiness through recreation, whether or not these areas and structures are owned, leased, borrowed, controlled or operated within or outside of the corporate limits or boundary of the City.

City means the City of Mebane.

Cross reference— Definitions generally, § 1-2.

Sec. 25-02. - Membership; terms; vacancies.

- (a) The Bicycle and Pedestrian Advisory Committee shall be composed of four (4) members who reside within the City of Mebane; one member who resides in the Alamance County part of the city, preferably from the extraterritorial jurisdiction (ETJ); one member who resides in the Orange County part of the city, preferably from the ETJ; and one member representing the City and its ETJ at-large. The members shall be appointed by the City Council;
- (b) For the initial term, members of the Bicycle and Pedestrian Advisory Commission shall serve staggered terms of one (1), two (2), and three (3) years as designated by the City Council. Thereafter members appointed shall serve for a term of three years and until their successors are appointed and qualify.
- (c) Vacancies in the Bicycle and Pedestrian Advisory Commission shall be filled for the unexpired term by the City Council. The members of the Bicycle and Pedestrian Advisory Commission shall serve without compensation.
- (d) A member of the Commission may be removed by the City Council for any of the following reasons:
 - 1. Violation of the attendance, ethics, or conflict of interest provisions found herein;
 - 2. Moving out of the City of Mebane's zoning and taxing jurisdiction; or
 - 3. Non-payment of obligations to the City, including, without limitation, municipal taxes; or
 - 4. Contribution of a felony or a misdemeanor which entails moral turpitude.

Sec. 25-03. - Powers and duties.

- (a) The Commission shall serve as an advisory body for the Planning Department, Public Works Department, City Manager and the City Council. The Commission shall make recommendations and suggest policies to the department, the manager and the city council in matters affecting bicycle and pedestrian needs in the city. Input shall be guided, but not defined by, the City of Mebane *Bicycle and Pedestrian Transportation Plan*, originally adopted by the Mebane City Council in January 2015, as the *Plan* shall change with time and needs.

- (b) The Commission shall assume duties for the City's bicycle and pedestrian needs. The Commission shall make recommendations:
- (1) That advise the public and the City on matters affecting the relationship between bicycle and pedestrian transportation and parks, schools, recreation sites, and other major facilities;
 - (2) That ensure that the City's *Bicycle and Pedestrian Transportation Plan* as well as other City plans and ordinances are maintained as relevant and informed planning document for bicycle and pedestrian applications, with amendments to ensure their use;
 - (3) That engage and educate the public to advocate for implementing bicycle and pedestrian options throughout the City;
 - (4) That facilitate cooperation among governmental agencies and nonprofit partners for the development of networks that serve bicycle and pedestrian needs;
 - (5) That assist in the acceptance by the City and, with the approval of the City Council, grant, gift, bequest or donation, any personal or real property offered or made available for bicycle and pedestrian purposes and which is deemed to be of relevant present or possible future use. (Any gift, bequest of money or other property, any grant, devise of real or personal property so acquired shall be held by the City, used and finally disposed of in accordance with the terms under which such grant, gift or devise is made and accepted.); and
 - (6) That plan, design, construct, and/or operate and maintain infrastructure serving a bicycle and pedestrian need.
- (c) It is the basic function of the City Commission to promote bicycling and pedestrian activities for citizens. In so doing, the Planning Department and Public Works Department and their Commissions are authorized to aid and assist agencies (in line with reasonable and legally correct policies recommended by the Bicycle and Pedestrian Advisory Commission and accepted by the City Council, which assistance may include public; private, commercial; those which are quasipublic in character, and which, although public in nature, are not under the City's direct jurisdiction (such as schools, churches, hospitals, military installations, orphanages, commercial recreation, business and industrial agencies); as well as civic, neighborhood and service groups in their recreation interests and needs.

Sec. 25-04. - Meetings.

Commission meetings shall be held on a quarterly basis unless when determined otherwise by the Commission. All meetings of the Committee shall be conducted in an informal manner unless otherwise specified herein. The Chair of the Commission or, in his absence, the Vice-Chair, may call a special meeting of the Commission at any time by giving each member 24 hours' notice. Special meetings will be scheduled upon request by four or more Commission members. A quorum of the Commission shall be in attendance before action of an official nature can be taken. A quorum is a majority of the appointed members of the Commission.

Sec. 25-05. - Attendance of members.

An appointed Commission member with unapproved absences from more than three (3) regular meetings loses his or her status as a member of the Commission until reappointed or replaced by the City Council. Notification of absence at least twenty-four (24) hours prior to the meeting shall be considered approved. Absences due to sickness, death or other emergencies of like nature shall be regarded as approved absences and shall not affect the member's status on the Commission except that in the event of a long illness, or other such cause for prolonged absence, the member may be replaced.

Sec. 25-06. – Conflicts of Interest

Commission members hold their positions for the benefit of the public. Pursuant to the requirements of NCGS 160A-388 (e1), a member of the City Council shall not participate in or vote on a matter in which a Commission member's duty to act in the public interest conflicts with a potential desire to advance his or her own personal interest. Impermissible conflicts include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change; undisclosed *ex parte* communications; a close familial, business, or other associational relationship with an affected person; or a financial interest in the outcome of the matter. If an objection is raised to a member's participation and that member does not recuse himself or herself, the remaining members shall by majority vote rule on the objection.

Sec. 25-07. - Compensation.

Commission members shall serve without monetary compensation. Members shall be reimbursed for travel and subsistence to professional recreation meetings, conferences and workshops, with such reimbursement being made in compliance with budgeted amounts under the general policies of the City.

Sec. 25-08. - Officers.

There shall be a Chair, Vice-Chair and Secretary of the Commission. An annual election of the Chair and Vice-Chair shall be held by the Commission members and shall occur at the regular monthly meeting in June. Officers shall serve for one year from election with eligibility for reelection. New officers shall take office at the subsequent regular meeting in July. In the event an officer's appointment to the Commission is terminated, a replacement to this office shall be elected by the Commission, from its membership, at the meeting following the termination. The Secretary position will be fulfilled by staff from the City Planning Department.

Cross reference— Officers and employees, § 2-71 et seq.

Sec. 25-09. - Duties of officers.

The Commission Chair shall preside at all meetings and sign all documents relative to action taken by the Commission. The Chair shall appoint all subcommittees and designate their chairmen. When the chair is absent the Vice-Chair shall perform the duties of the Chair. When both the Chair and Vice-Chair are absent a Temporary Chair shall be selected by those members who are present. All meeting minutes shall be recorded and maintained by the Secretary, and shall be available for review with the City. The Secretary shall mail to all members copies of official reports and the official minutes of all regular and special meetings prior to the next scheduled meeting.

Secs. 25-10 — 25-25. - Reserved.



City of Mebane, NC

106 E. Washington St.
Mebane, NC 27302

919-563-3629
info@cityofmebane.com
www.cityofmebanenc.gov

Registration/Payment Receipt 46384445

10/14/2022 03:22 PM

Account Information

James Allen
108 N Oakland Dr.
Mebane, NC 27302

Item	Amount Paid
James Allen III for Bicycle & Pedestrian Advisory Commission Application BPAC Fall 2022 (BPAC Fall 2022)	\$0.00
EXPIRATION DATE: N/A	
Total Payment	\$0.00

Prompt(s)

Do you live inside the Mebane City Limits? (James Allen III) Yes

Do you live in Alamance or Orange County? (James Allen III) Orange

Are you currently serving on a board or commission of the City of Mebane? (James Allen III) No

If you are serving on a board or commission, please list which one(s) (James Allen III) N/A

Why do you wish to serve the City in this capacity? (James Allen III) I have long been an avid cyclist of all disciplines and log thousands of miles per year between my collection of bikes all over the country. I believe that riding a bicycle provides a physical, mental, and emotional engagement with the world around us that can not be matched in any motor vehicle. The more people that can experience that connection with the geography and freedom of movement, the better off all of humanity will be. It's no secret that the population of Mebane is growing exponentially and the city owes it to those new and existing residents to ensure that they are safe and can confidently use alternative modes of transportation throughout the town.

Please list the address of your employer (James Allen III) 7011 Industrial Drive Mebane, NC 27302

Please list your job title and duties at your current job (James Allen III) Technical and Logistics Director - 17 years I am responsible for all product technical and logistics support from design to applications engineering and training.

Please list the name of your employer (James Allen III) Majorpower Corporation

Please list your educational background. Include the name of all schools attended: (James Allen III) U.S. Army Advanced Individual Training at Redstone Arsenal, AL U.S. Navy A School in Orlando, FL AAS from Alamance Community College in Industrial Management Electrical/Electronics Curriculum Certificates at GTCC and ACC. Cisco Networking Academy working toward CCENT and CCNA

Please list the names of all civic organizations in which you currently hold membership: IMBA/TORC Member and Trail Coordinator for International Mountain Biking Association and Triangle Off-Road Cyclists. Team member of U.S. Military Endurance Sports (USMES)

Activity Notes

Bicycle & Pedestrian Advisory Commission Application BPAC Fall 2022

Thank you for your interest in an appointment to the City of Mebane's Advisory Boards and Commissions. Individuals selected for appointment will be notified within 5 working days from the City Council meeting at which they have been appointed. If you have any questions, please email planning@cityofmebane.com.

Mebane Fire Dept. Monthly Report

	September	Year to Date	% Change from 2021
Structural Response			
Totals	38	287	10%
Average Personnel Per Response	9	11	
Average Volunteer Response	2	2	
Non Structural Responses			
Totals	72	601	2%
Total Fire Response	110	888	5%
Location (Year to Date)	North	South	
Total Number/Percentage	440/50%	447/50%	
Average Fire Response Time	North 5:13	South 5:32	
Percentage of Calls Inside City	48%	55%	
Percentage of Calls Outside City	36%	32%	
Percentage of Calls for Mutual Aid	16%	13%	
EMT Response	175	1573	10%
Location (Year to Date)	North	South	
Total Number/ Percentage	762/48%	811/52%	
CPS Seats Checked	14	138	
Smoke Alarms Checked/Installed	4	83	
Station Tours/Programs	3	29	
# of Participants	346	1363	
Events Conducted/Attended	3	18	
Views on Fire Safety Facebook Posts	0	1450	



The Planning Board meeting was held at the Glendel Stephenson Municipal Building located at 106 E. Washington Street, Mebane, NC 27302 and livestreamed via YouTube. The video can be accessed through the following link: <https://www.youtube.com/watch?v=ia4bM9z8t6Q>

Members Present:

Edward Tulauskas, Chair
Jason VanBuren
Susan Semonite
William Chapman
Kurt Pearson
Gale Pettiford

Members Absent:

Keith Hoover
Judy Taylor, Vice Chair

City Staff Present:

Ashley Ownbey, Development Director
Kirk Montgomery, IT Director

1. Call to Order

At 6:30 p.m. Chairman Tulauskas called the meeting to order.

2. Approval of August 8, 2022, Meeting Minutes

Jason VanBuren made a motion to approve the meeting minutes. Susan Semonite seconded the motion which passed unanimously.

3. City Council Actions Update

Ashley Ownbey, Interim Development Director, provided an update on the City Council's recent action at the September and October City Council meetings

4. Request to rezone two properties totaling +/- 87.73 acres located at 1818 Saddle Club Rd (PINs 9826425313 and 9826511986) from R-10 and R-20 to R-12 (CD) to allow for a residential cluster development of 207 single-family homes by Lebanon Road 3, LLC

Lebanon Road 3, LLC, c/o James Parker, Jr., is requesting approval to conditionally rezone two properties totaling +/- 87.73 acres located at 1818 Saddle Club Rd (PINs 9826425313 and 9826511986) from R-10 and R-20 to R-12 (CD) to allow for "Tupelo North," a residential cluster development of 207 single-family homes. The property is located in Orange County outside of the City Limits within the Extra-Territorial Jurisdiction. Lebanon Road Partners has the property under contract to purchase, contingent upon approval of the conditional rezoning.

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. The Technical Review Committee (TRC) has reviewed the site plan four times and the applicant has revised the plan to



reflect the comments. The site specific plan, proposed onsite amenities, and staff report are included in the meeting agenda packet available [here](#).

Ashley Ownbey provided an overview and PowerPoint presentation of the request.

Timothy M. McAvinney of EarthCentric Engineering, Inc. attended the meeting on behalf of the applicant and provided a detailed presentation of the conditional rezoning request, including an outline of the site plan, proposed public multi-use path, requested dimensional waivers, Traffic Impact Analysis (TIA), architectural commitments, and examples of home elevations.

Mr. McAvinney noted that the improvements at the Lebanon Rd and Stagecoach Rd intersection per the TIA are still under review by NCDOT and that the developer commits to construct improvements or make a \$200,000 payment in-lieu for the intersection improvements at the time of the application for the 101st building permit.

Kurt Pearson asked how many times the Mebane Technical Review Committee (TRC) reviewed the site plan? Mr. McAvinney confirmed that the TRC reviewed the site plan four times.

Susan Semonite asked if Duke Energy had approved the location of the multi-use path within the power easement? Mr. McAvinney explained that the developer and project engineer are in contact with Duke Power about the path, and have received the requirements for the path to be located in the easement, but the location of the path has not been granted final approval. Mr. McAvinney also confirmed that some of the required open space for the development is within the power easement as well.

Ms. Semonite asked if lot 136 was necessary due to the note on the plans about a potential extension of Road D that would impact the lot's driveway access. Mr. McAvinney explained that the note is there to guarantee the lot has sufficient access.

Kurt Pearson asked how much of the property is currently zoned R-10 versus R-20? Mr. McAvinney explained that he didn't have the exact area off the top of his head but that the majority of the property is zoned R-10.

Kurt Pearson commented that the waivers requests for this R-12 conditional cluster development are necessary so that the site plan can provide for additional open space and other additional amenities, while meeting watershed impervious requirements. Mr. Pearson also asked Mr. McAvinney to elaborate on the TIA Improvements.

Mr. McAvinney explained that if the required improvements do not exceed \$200,000, the developer will build out the required improvements at the time of the 101st building permit. If the improvements are more complex and exceed \$200,000, the Developer will provide a payment-in-lieu. Ashley Ownbey clarified that TIA identified a degrading level of service at the intersection of Lebanon Rd and Stagecoach Rd largely due to vehicles turning left from Stagecoach Rd on to Lebanon Rd. In discussion with NCDOT, the cost to install a right turn lane would not necessarily be



the most effective use of funds because it wouldn't address the left turning traffic, and so a traffic signal is being considered.

Susan Semonite asked if any consideration has been given to the impact of traffic from Lebanon on to US Highway 70? Mr. McAvinney explained that the TIA did not identify a major degradation in the level of service at the intersections towards US 70.

Jason VanBuren asked how many lots would they lose if the setback waivers were not being requested and how it compared to Tupelo Junction to the south? Mr. McAvinney answered that he did not have the information about the number of lots, but that the requested dimensional standards are the same as Tupelo Junction. He also highlighted lots that exceed the minimum requested standards and that the site plan is designed with open space to increase separation between lots in the rear.

Steve Beckner, 7545 Old Sourwood Trl , commented that he and his mother own the adjoining property to the north of the site along Mill Creek. Mr. Beckner asked how much separation there would be between his property line and the nearest home and added that there is proposed residential development on two sides of his property that is different in character from his rural property. Mr. McAvinney highlighted the northern property line and stream as mentioned by Mr. Beckner and responded that at the closest point, it would be about 200 ft of separation.

Jason VanBuren made a motion to approve the request as follows:

*Motion to **approve** the R-12 (CD) zoning as presented; and*

*Motion to find that **the application is consistent** with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design. Specifically, the request:*

- *Is for a property within the City's G-4 Secondary Growth Area and is "...generally residential and commercial in nature..." (Mebane CLP, p.66);*
- *Is providing community facilities in the form of a greenway consistent with Growth Management Goal 1.4 (p. 17, 83)*
- *Provides a greenway and open space in a developing area, connecting to other locations, consistent with Open Space and Natural Resource Protection Goal 4.3 (p. 17, 89, & 90);*

William Chapman seconded the motion which passed unanimously. Mr. Tulauskas confirmed that the request would be scheduled for a public hearing before the Mebane City Council on November 7th.

5. New Business

Ashley Ownbey shared the following new business items with the Board:

- The Planning Board will meet for a training with the UNC School of Government on Wednesday, October 26th at 6pm
- Larry Teague has resigned from the Planning Board. Staff thanks him for his years of service on the Board and will be advertising his open Alamance ETJ seat in the coming weeks



Planning Board

Minutes to the Meeting
October 10, 2022, 6:30 p.m.

- The public engagement website is live for the Recreation and Parks Comprehensive Master Plan and an updated Bicycle and Pedestrian Transportation Plan.

Kurt Pearson asked Ms. Ownbey if any thought has been given to a joint workshop with the City Council to discuss shared visions and how to approach growth in Mebane.

6. Adjournment

Chairman Tulauskas adjourned the meeting at approximately 7:20 p.m.