



Council Meeting Agenda  
January 9, 2023  
6:00PM

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1. Call to Order ..... Mayor Ed Hooks
2. Invocation..... Minister Larry Taylor, Community Church of Christ
3. Public Comments ..... Mayor
4. Consent Agenda ..... Mayor
  - a. Approval of Minutes-
    - i. December 5, 2022- Special Meeting
    - ii. December 5, 2022- Regular Meeting
  - b. Final Plat- Stagecoach Corner
  - c. Final Plat Reapproval- Cambridge Park, Ph. 2C
5. Alamance County Community Health Assessment Presentation ..... Dr. Arlinda Ellison, Alamance County Health Department
6. Public Hearings-
  - a. Ordinance to Extend the Corporate Limits- Voluntary Contiguous Annexation- McKay Land NC, LLC.. Lawson Brown, City Attorney
  - b. Ordinance to Extend the Corporate Limits- Voluntary Contiguous Annexation- G & L Construction and Larry & Susan Wood Peartree Townhomes ..... Mr. Brown
7. 2021-22 Financial Statements and Audit ..... Daphna Schwartz, Finance Director  
Patricia Rhodes, Stout Stuart McGowen & King LLP
8. Popular Annual Financial Report Fiscal Year Ended June 30, 2022 ..... Ms. Schwartz
9. Summerhaven ..... Ashely Ownbey, Development Director
  - i. Modification to Council Plat Approval
  - ii. Final Plat Reapproval
10. Planning Board Recommendation for ETJ Appointment..... Ms. Ownbey
11. Mebane Fire Department 2023 Executive Board ..... Bob Louis, Fire Chief
12. Proclamation- Year of the Trail 2023..... Mayor Hooks  
Aaron Davis, Recreation and Park Director  
Sherri Seagroves, RPAC and Mebane Trail Rangers
13. DMDC Quarterly Update ..... Barbara Hollerand, DMDC Executive Director  
Dan Shannon, DMDC President
14. Adjournment ..... Mayor



The Mebane City Council met for a special meeting at 4:00 p.m., Monday, December 5, 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  
Daphna Schwartz, Finance Director

Mayor Hooks called the meeting to order.

Ms. Schwartz gave opening remarks stating that the City's financial consultants, Davenport Public Finance, have prepared a presentation providing options for funding the City's capital needs in the General Fund starting in FY 23-24. The presentation includes replacement schedules and funding amounts for fleet and equipment as well as ways to fund large building projects. Ms. Schwartz introduced Mitch Brigulio, Senior Vice President of Davenport Public Finance.

Mr. Brigulio presented the attached discussion materials via PowerPoint presentation.

There was considerable discussion among Council, staff and Mr. Brigulio. No formal action was taken.

There being no further business, the meeting adjourned at 5:45p.m.

ATTEST:

\_\_\_\_\_  
Stephanie W. Shaw, City Clerk

# Discussion Materials

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City of Mebane, NC



December 5, 2022



# Contents / Agenda

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## Appendix

**A** Existing Tax Supported Debt

**B** Additional Debt Affordability Cases Details

**C** Capital Improvement Plan

**D** Fire Vehicles / Equipment and Apparatus Plan Detail

**E** City Vehicles / Equipment Plan Detail



# Credit Rating Overview and Peer Comparatives



# Credit Rating Overview and Peer Comparatives

## Credit Rating Overview

- Based upon our review, the City was rated AA+ by Standard and Poor's (March 2017) and may have previously had a Moody's rating related to the 1998 General Obligation Bonds.
- The City has not needed a credit rating since they do not have any outstanding public debt.

## Peer Comparatives

- The following pages contain peer comparatives based on the below Moody's rating categories.

- National Cities and Towns
  - Aaa 230 Cities/Towns
  - Aa 1,333 Cities/Towns
  - A 543 Cities/Towns
- North Carolina Cities and Towns
  - Aaa 14 Credits
    - Apex, Asheville, Cary, Chapel Hill, Charlotte, Durham, Greensboro, Huntersville, Mooresville, Morrisville, Raleigh, Wake Forest, Wilmington, Winston-Salem
  - Aa 23 Credits
    - Carrboro, Clayton, Concord, Davidson, Fayetteville, Fuquay-Varina, Garner, Gastonia, Greenville, Hickory, High Point, Holly Springs, Indian Trail, Jacksonville, Kannapolis, Matthews, Monroe, Mount Holly, Rocky Mount, Sanford, Thomasville, Wilson, Zebulon
  - A 2 Credits
    - River Bend, Stanley

- Note: The data shown in the peer comparatives is from Moody's Municipal Financial Ratio Analysis database. The figures shown are derived from the most recent financial statement available as of May 24, 2022 (FY 2021 figures in most cases).

Moody's Investors Service	Standard & Poor's	Fitch Ratings
Aaa	AAA	AAA
Aa1	AA+	AA+
Aa2	AA	AA
Aa3	AA-	AA-
A1	A+	A+
A2	A	A
A3	A-	A-
Baa1	BBB+	BBB+
Baa2	BBB	BBB
Baa3	BBB-	BBB-
Non Investment Grade		



# Rating Agency Methodologies

## Moody's Rating Methodology

Category	Rating Percentage	Short Term Control	Long Term Control
Economy	30%		✓
Financial Performance	30%	✓	✓
Institutional Framework	10%	✓	✓
Leverage	30%	✓	✓

- On November 2, 2022, Moody's updated its US Local Governments General Obligation Debt methodology and assumptions.
- Under the new methodology, an initial indicative rating is calculated from a weighted average of four key factors.
- 5 defined below the line qualitative adjustments can be made based upon certain factors not included in the quantitative score.
- While the defined notching factors have been reduced, a new category for other considerations will allow for any other factor deemed appropriate by the rating analysts and committee to be considered in the rating outcome.

## S&P Rating Methodology

Category	Rating Percentage	Short Term Control	Long Term Control
Institutional Framework	10%		✓
Economy	30%		✓
Management	20%	✓	✓
Budget Flexibility	10%	✓	✓
Budgetary Performance	10%	✓	✓
Liquidity	10%	✓	✓
Debt and Contingent Liabilities	10%	✓	✓

- On September 12, 2013, Standard & Poor's updated its US Local Governments General Obligation Ratings methodology and assumptions.
- Under the new methodology, an initial indicative rating is calculated from a weighted average of seven key factors.
- Up to a one-notch adjustment can be made from the indicative rating based on other qualitative factors not included in the quantitative score.



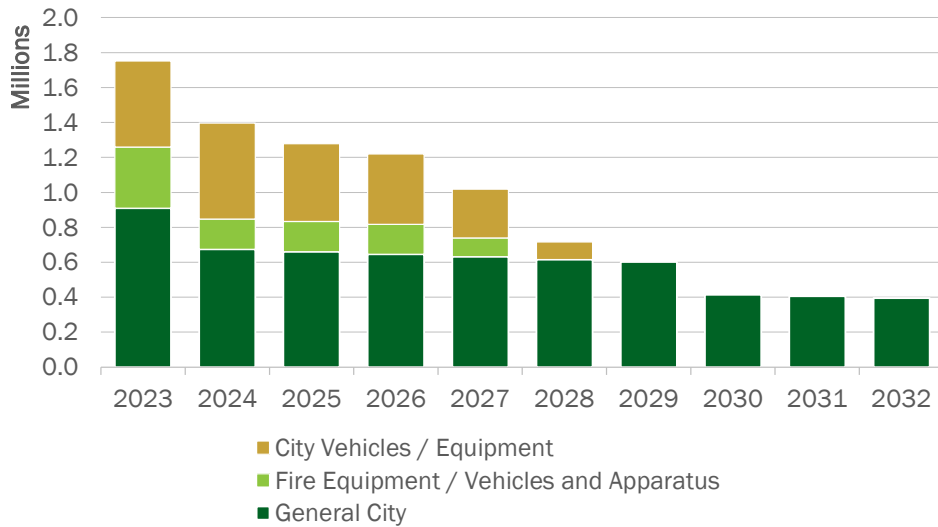
# Existing Tax Supported Debt Profile





# Existing Tax Supported Debt

## Tax Supported Debt Service



## Tax Supported Debt Service

FY	Principal	Interest	Total	10-yr Payout
Total	8,431,547	767,926	9,199,473	
2023	1,582,919	168,821	1,751,740	100.0%
2024	1,245,601	150,596	1,396,196	100.0%
2025	1,153,579	124,585	1,278,163	100.0%
2026	1,118,990	100,373	1,219,363	100.0%
2027	942,548	76,841	1,019,389	100.0%
2028	659,910	56,088	715,998	100.0%
2029	562,000	39,903	601,903	100.0%
2030	388,667	26,557	415,223	100.0%
2031	388,667	16,902	405,569	100.0%
2032	388,667	7,261	395,928	100.0%

## Par Outstanding – Estimated as of 6/30/2022

Type	Par Amount
Fire Equipment / Vehicles and Apparatus	\$961,243
City Equipment / Vehicles	\$2,156,970
General City	\$5,313,333
<b>Total</b>	<b>\$8,431,547</b>

## General City Debt Outstanding

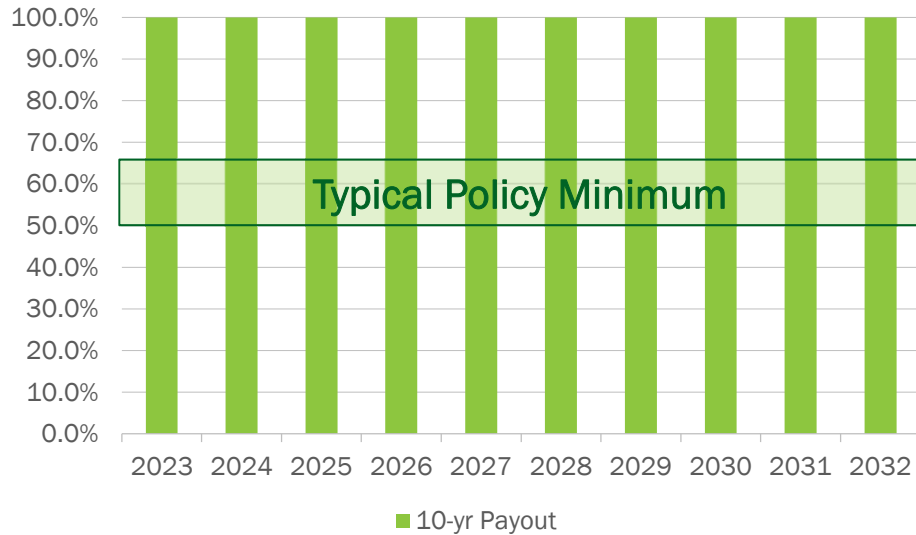
Type	Par Amount
2008 IPC – City Hall and Recreation Building	\$213,333
2014 IPC – Southside Fire Station	\$1,213,333
2017 IPC – Parks and Recreation	\$3,886,667
<b>Total</b>	<b>\$5,313,333</b>



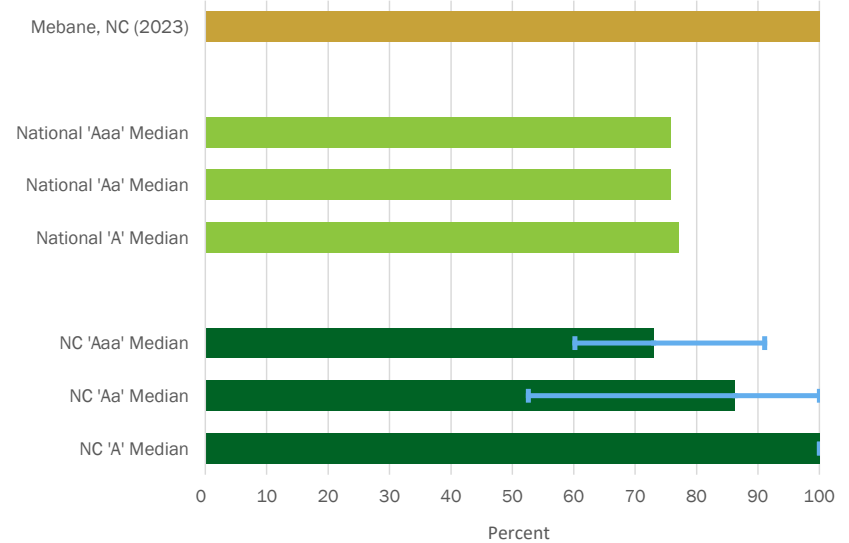
# Key Debt Ratio: Tax Supported Payout Ratio

## Existing Debt Only

### 10-Year Payout Ratio



### 10-year Payout Ratio Peer Comparative



Gold - Reflects City of Mebane Value  
 Light Green - Reflects National (Aaa, Aa, A) Median Values  
 Dark Green - Reflects NC (Aaa, Aa, A) Median Values  
 Blue Line - Reflects Min/Max Values

- Existing 10-year Payout Ratio
  - FY 2023: 100.0%
- The 10-Year Payout Ratio measures the amount of principal to be retired in the next 10 years.
- This ratio is an important metric that indicates whether or not a locality is back-loading its debt.
- If not already in place, the City may want to consider establishing a minimum aggregate 10-Year Payout Ratio.

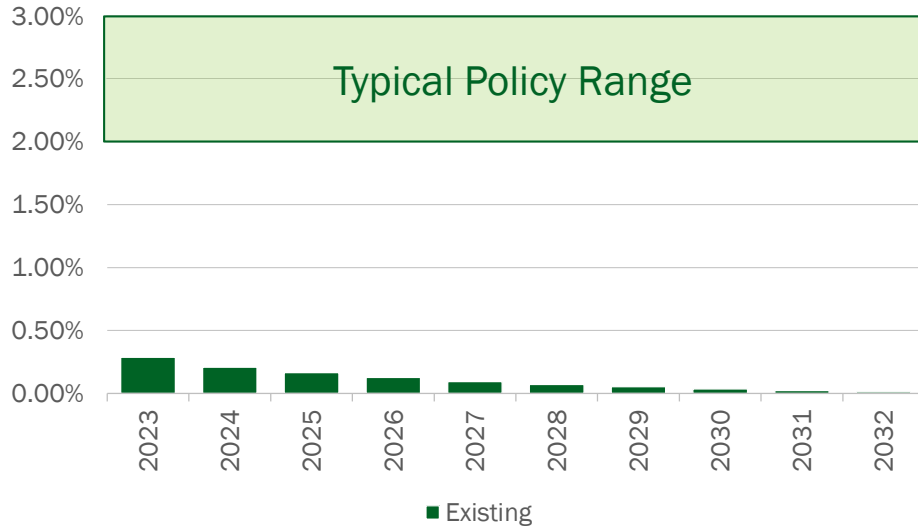
- Rating Considerations:
  - Moody's: Moody's rating criteria for General Obligation credits allows for a scorecard adjustment if an issuer has unusually slow or rapid amortization of debt principal.
  - S&P: A payout ratio greater than 65% results in a one point positive qualitative adjustment to the Debt & Contingent Liabilities section of S&P's General Obligation rating methodology.



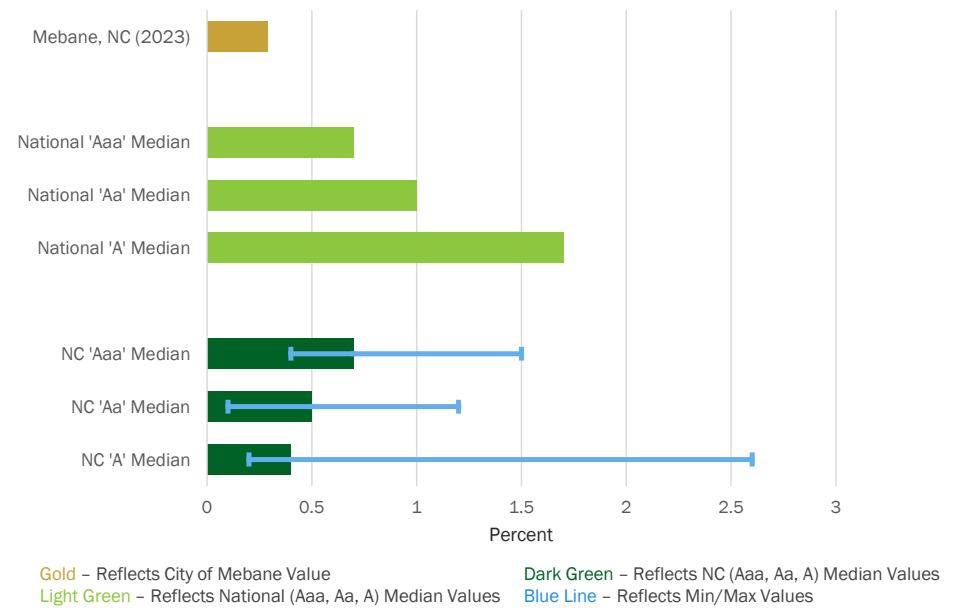
# Key Debt Ratio: Debt to Assessed Value

## Existing Debt Only

### Debt to Assessed Value



### Debt to Assessed Value Peer Comparative



#### Existing Debt to Assessed Value

- FY 2023: 0.32%

#### Assumed Future Growth Rates

- 2022 Budgeted Assessed Value<sup>1</sup>: \$2,499,503,617
- 2023 Budgeted Assessed Value<sup>1</sup>: \$2,622,918,349
- 2024 - 2027: Per City CIP Growth Rates
- 2028 & Beyond: 1.00%

■ If not already in place, the City may want to consider establishing a maximum Debt to Assessed Value Ratio.

#### Rating Considerations:

- Moody's: Criteria for General Obligation Credits defines categories of Debt to Assessed Values as:

- Very Strong (Aaa):	< 0.75%
- Strong (Aa):	0.75% - 1.75%
- Moderate (A):	1.75% - 4.00%
- Weak - Very Poor (Baa and below):	> 4.00%

- S&P: A positive qualitative adjustment is made to the Debt and Contingent Liabilities score for a debt to market value ratio below 3.00%, while a negative adjustment is made for a ratio above 10.00%.

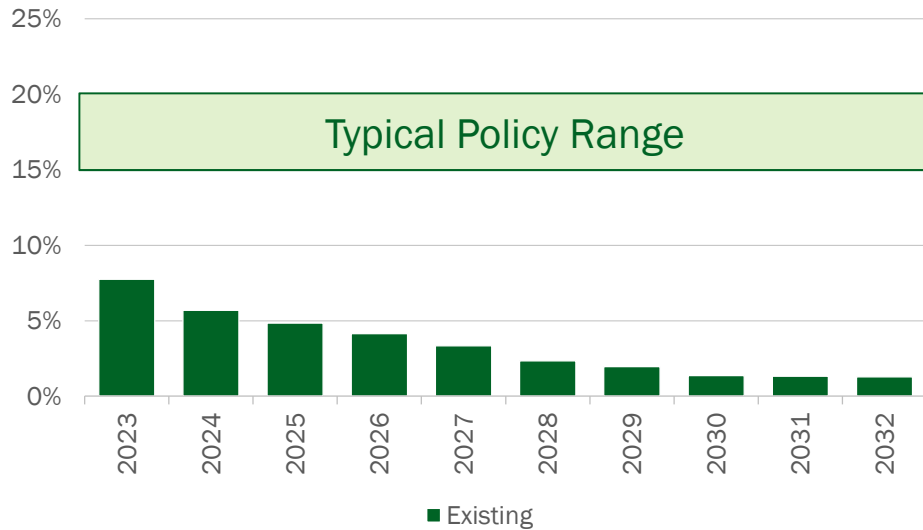
<sup>1</sup> Per FY 2022 and FY 2023 Manager's Recommended Budget, respectively.



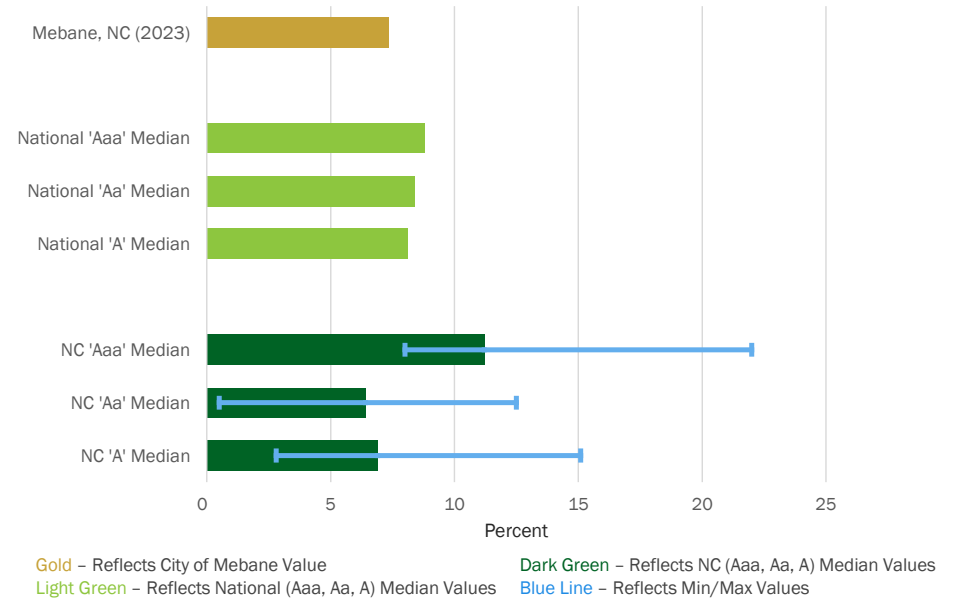
# Key Debt Ratio: Debt Service vs. Expenditures

## Existing Debt Only

### Debt Service vs. Governmental Expenditures



### Debt Service vs. Expenditures Peer Comparative



- Existing Debt Service vs. Expenditures

- FY 2023: 7.74%

- Assumed Future Growth Rates

- 2021 Adjusted Expenditures: \$17,991,012
  - 2022 - 2027: Per City CIP Growth Rates
  - 2028 & Beyond: 1.00%

- If not already in place, the City may want to consider establishing a policy that sets a maximum Debt Service to Expenditures.

- Rating Considerations:

- Moody's: Moody's criteria allows for a scorecard adjustment if an issuer has very high or low debt service relative to its budget Percent.
- S&P: The Debt and Contingent Liabilities section defines categories of Net Direct Debt as a % of Total Governmental Funds Expenditures as follows:
 

Very Strong:	<8%
Strong:	8% to 15%
Adequate:	15% - 25%
Weak:	25% - 35%
Very Weak:	> 35%

Note: Governmental Expenditures represent the ongoing operating expenditures of the City. In this analysis, debt service and capital outlay expenditures are excluded.



# CIP Funding Analysis



# CIP Funding Overview

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- The City has historically maintained a Capital Improvement Plan. The most recent FY 2023 – 2027 version of the CIP was adopted as part of the FY 2023 Budget Process. The FY 2023 CIP contains capital projects of all categories, including vehicles, equipment and facility capital projects.
  - Most projects in the FY 2023 CIP include identifiable costs and timing. However, certain projects do not have identifiable costs/timing, and are labeled as To be Determined (“TBD”).
  
- In preparation for the FY 2024 Budget, the City is considering a comprehensive review and update of the Capital Improvement Plan, which will include the separation of the CIP into 3 different major categories:
  1. Fire Vehicles / Equipment and Fire Apparatus CIP
  2. City Vehicles / Equipment CIP
  3. General City CIP
  
- *Moving forward, the City is looking to establish a clearly defined funding plan to address near-term / long-term capital projects in a sustainable fashion.*
  
- The City also maintains a Water and Sewer Capital Improvement Plan. The CIP is a separate document and funding plan from the tax-supported plan. The most recent FY 2023 – 2027 version of the Water and Sewer CIP was adopted as part of the FY 2023 Budget Process.



# Components of Capital Improvement Plan

## Fire Vehicles / Equipment and Fire Apparatus CIP

- The Fire CIP includes all vehicles / equipment and apparatus related to providing fire services to the City, including:
  - Fire Engines / Apparatus (e.g. Quint Trucks, Pumper/Tanker Trucks, Rescue Trucks)
  - Rolling stock vehicles related to maintaining fire services
  - Equipment related to maintaining fire services (e.g. Self-contained breathing apparatus)
- In order to develop this CIP, City staff and Davenport have developed a model to project future vehicles / equipment needs. In this model, the following assumptions have been utilized:
  - Fire apparatus replaced every 20 years at a current cost estimate of \$2,000,000.
  - Fire engines replaced every 10 years at a current cost estimate of \$725,000.
  - Fire vehicles and Brush Trucks will be replaced every 10 years.
  - Fire equipment replaced every 15 or 20 years.

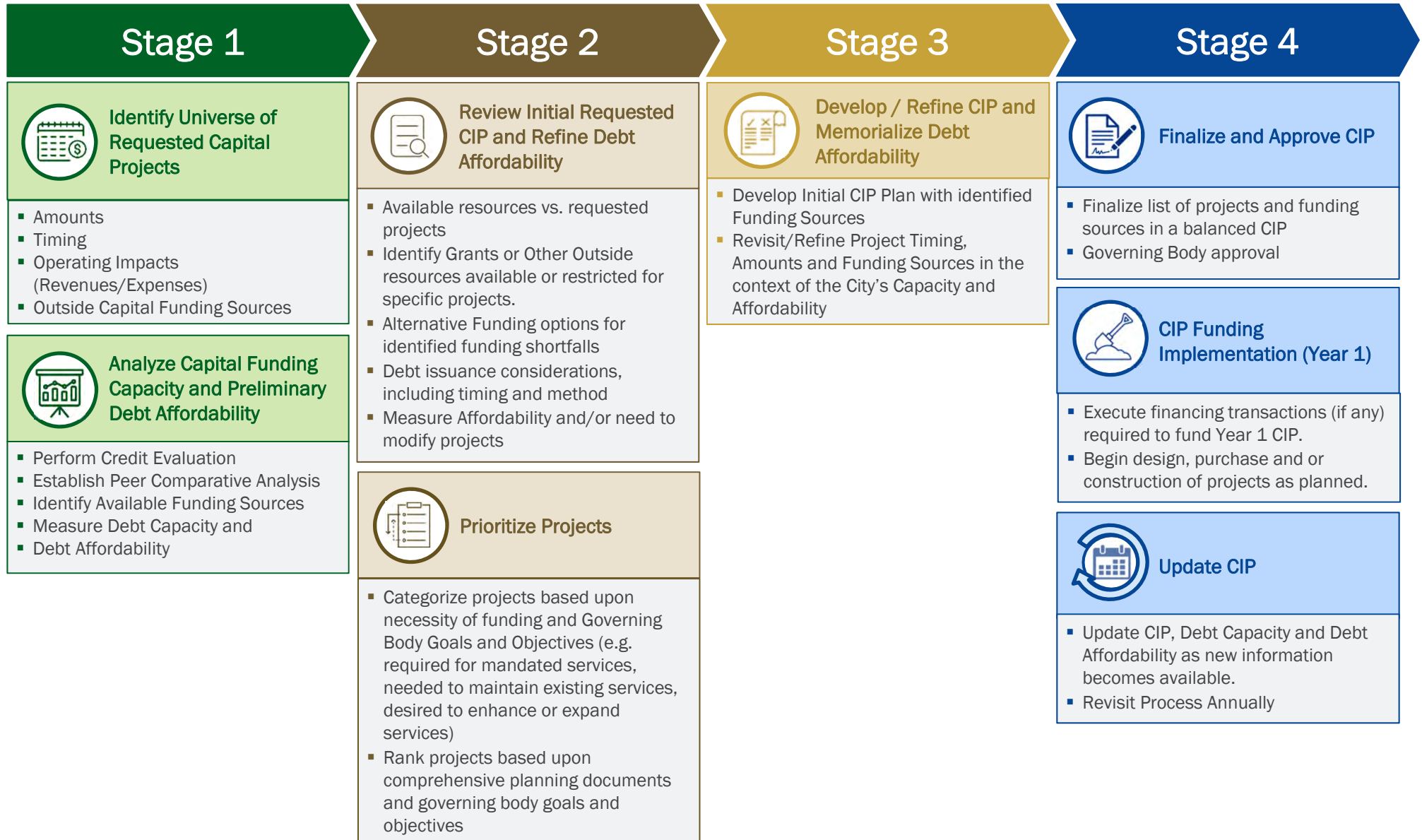
## City Vehicles / Equipment CIP

- The City vehicles / equipment CIP includes all vehicles / equipment related to providing various departmental services to the City, including:
  - Public works major vehicles / equipment (e.g. Sanitation, Dump Trucks, Street Cleaners)
  - Annual Rolling Stock Police vehicles
  - Other rolling stock vehicles related to maintaining City services
- In order to develop this CIP, City staff and Davenport have developed a model to project future equipment / vehicle needs. In this model, the following assumptions have been utilized:
  - Fixed funding amount of \$950,000 in FY 2024 and \$500,000 thereafter (inflated at 3% annually) for Rolling Stock Vehicles
  - Major vehicles replaced every 10 or 15 years.

## General City CIP

- The General City CIP includes all other non-vehicle / equipment large capital projects.
- Does not include smaller / recurring smaller capitalized projects in the operating budget.
- Examples of large capital projects included are:
  - Holt Street Greenway (FY 2024)
  - Lake Michael Dam Spillway (FY 2024)
  - New Police Station (FY 2025)
  - Fire Station 4 (FY 2024)
  - Fire Station 5 (FY 2026)

# Capital Improvement Plan Process





# General Fund CIP Summary

## Current FY 2023 – 2027 CIP

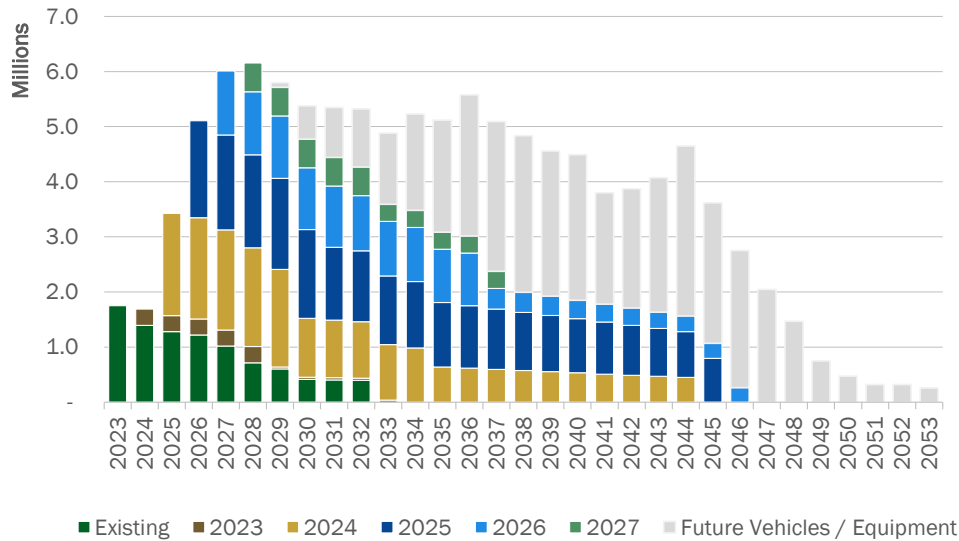


	2023	2024	2025	2026	2027	Total	Future Years
<b>Uses of Funds - By Purpose</b>							
<b>Fire Vehicles / Equipment and Fire Apparatus Projects</b>							
Fire Apparatus	725,000	2,403,000	822,150	4,088,070	2,406,121	10,444,341	Per Fire Vehicles / Equipment Plan
Fire Vehicles	118,817	52,500	55,125	-	-	226,442	
Fire Equipment	-	105,000	-	113,558	584,821	803,379	
Fixed Funding Projects	130,000	-	-	-	-	130,000	
<b>Subtotal - Fire Vehicles / Equipment and Apparatus</b>	<b>\$ 973,817</b>	<b>\$ 2,560,500</b>	<b>\$ 877,275</b>	<b>\$ 4,201,628</b>	<b>\$ 2,990,942</b>	<b>\$ 11,604,162</b>	
<b>City Vehicles / Equipment CIP</b>							
Vehicles / Equipment	550,000	1,943,000	210,000	567,788	321,652	3,592,439	Per City Vehicles/Equipment Plan
Rolling Stock / Fixed Funding	85,000	950,000	500,000	515,000	530,450	2,580,450	\$530,450 + 3% annual inflation
<b>Subtotal - City Vehicles / Equipment</b>	<b>\$ 635,000</b>	<b>\$ 2,893,000</b>	<b>\$ 710,000</b>	<b>\$ 1,082,788</b>	<b>\$ 852,102</b>	<b>\$ 6,172,889</b>	
<b>General City CIP Projects</b>							
Transportation	\$ 209,000	\$ 1,440,000	\$ 626,000	\$ 400,000	\$ 695,000	\$ 3,370,000	\$850,000 annual pay-go
Parks, Recreation, and Cultural Facilities/Other	1,573,809	4,100,000	-	150,000	-	5,823,809	
Public Safety Elements - Facilities/Other	-	75,000	-	-	-	75,000	
Public Facilities Element	212,000	4,945,500	15,770,000	5,150,000	-	26,077,500	
Public Works & Environmental Services - Facilities/Other	85,000	-	-	30,000	-	115,000	
<b>Subtotal - General City</b>	<b>\$ 2,079,809</b>	<b>\$ 10,560,500</b>	<b>\$ 16,396,000</b>	<b>\$ 5,730,000</b>	<b>\$ 695,000</b>	<b>\$ 35,461,309</b>	
<b>Grand Total</b>	<b>\$ 3,688,626</b>	<b>\$ 16,014,000</b>	<b>\$ 17,983,275</b>	<b>\$ 11,014,415</b>	<b>\$ 4,538,044</b>	<b>\$ 53,238,360</b>	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Sources of Funds</b>							
Local Revenue (Pay-Go / Reserves)	\$ 917,000	\$ 1,055,500	\$ 1,786,000	\$ 1,245,000	\$ 1,225,450	\$ 6,228,950	
Grants	-	-	-	-	-	-	
General Fund Balance / Capital Project Fund	1,377,809	1,000,000	-	-	-	2,377,809	
Installment Financings - General City	-	8,505,000	15,110,000	5,000,000	-	28,615,000	
Installment Financings - Fire Vehicles	\$ 843,817	\$ 2,560,500	\$ 877,275	\$ 4,201,628	\$ 2,990,942	11,474,162	
Installment Financings - City Vehicles	550,000	2,893,000	210,000	567,788	321,652	4,542,439	
<b>Subtotal - Installment Financings</b>	<b>\$ 1,393,817</b>	<b>\$ 13,958,500</b>	<b>\$ 16,197,275</b>	<b>\$ 9,769,415</b>	<b>\$ 3,312,594</b>	<b>\$ 44,631,601</b>	
<b>Grand Total</b>	<b>\$ 3,688,626</b>	<b>\$ 16,014,000</b>	<b>\$ 17,983,275</b>	<b>\$ 11,014,415</b>	<b>\$ 4,538,044</b>	<b>\$ 53,238,360</b>	
<b>Projects To-Be-Determined</b>							
Dead-end Street Reconstruction	-	TBD	-	-	-	TBD	
Lake Michael Remaining Trail	-	-	TBD	-	-	TBD	
Pickle Ball Courts	-	TBD	-	-	-	TBD	
Youth Walker Field Repurpose	-	TBD	-	TBD	-	TBD	
Shade for Farmer's Market	-	-	TBD	-	-	TBD	
Community Park Expansion	-	-	TBD	-	TBD	TBD	
Lake Michael Building Renovation/Removal	-	TBD	-	-	-	TBD	

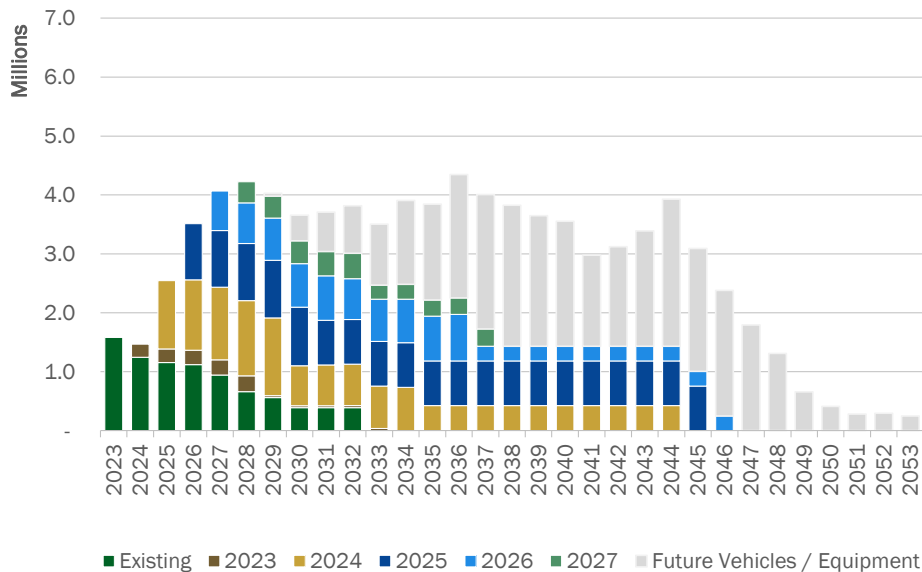


# Existing and Proposed Debt Service

## Proposed Tax Supported Debt Service



## Proposed Principal



## Summary

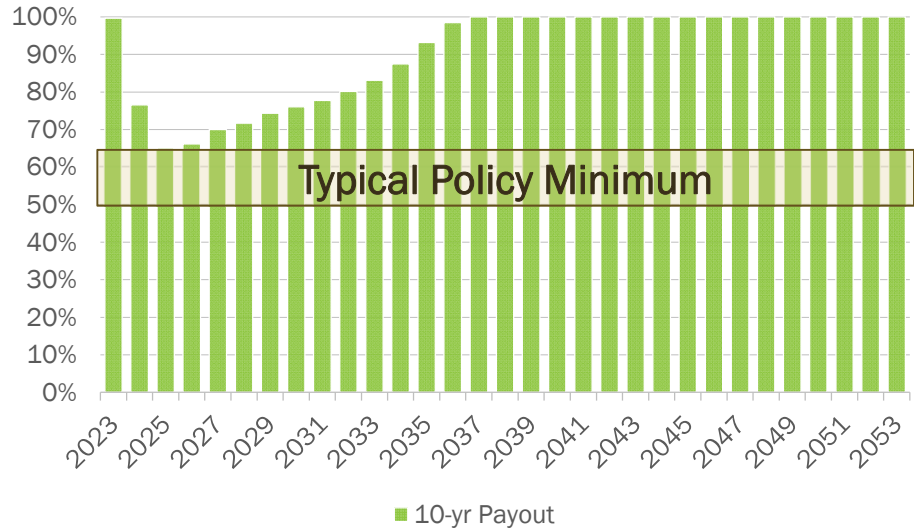
- Financing Assumptions
  - Short-Term Financing:
    - Term: 5 Years
    - Interest Rate: 5.00%
    - Amortization: Level Debt Service
    - First Principal and Interest: FY Following Issuance
  - Short-Term Financing – Fire Apparatus and Major Vehicles:
    - Term: 10 Years
    - Interest Rate: 5.00%
    - Amortization: Level Debt Service
    - First Principal and Interest: FY Following Issuance
  - Long-Term Financing:
    - Term: 20 Years
    - Interest Rate: 5.00%
    - Amortization: Level Principal
    - First Principal and Interest: FY Following Issuance
- Debt Issued:
  - FY 2023 \$1,393,817
  - FY 2024 \$13,958,500
  - FY 2025 \$16,197,275
  - FY 2026 \$9,769,415
  - FY 2027 \$3,312,594
  - Total \$44,631,601
- Total Proposed Debt Service: \$63,477,152

Note: FY 2028 – 2043 replacement projects being debt financed are shown in the charts in gray. These projects amounts are not listed above.

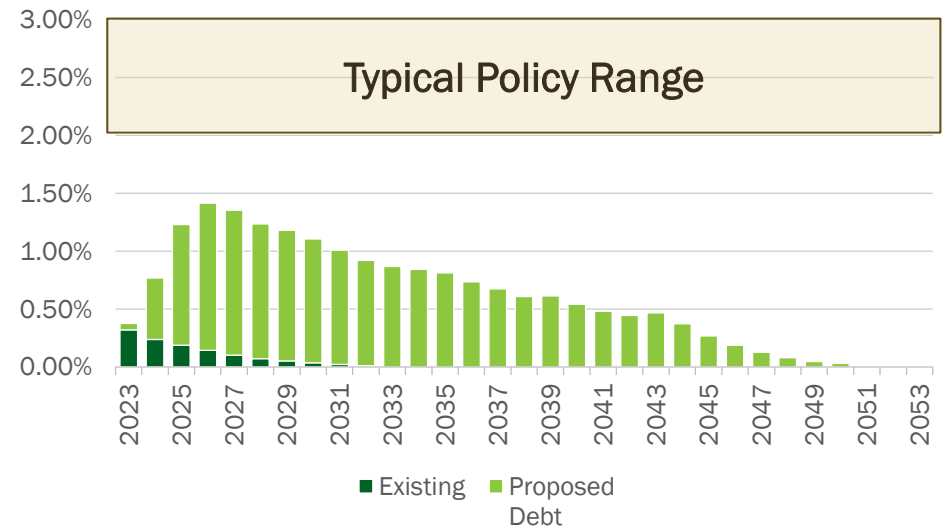


# Key Debt Ratios

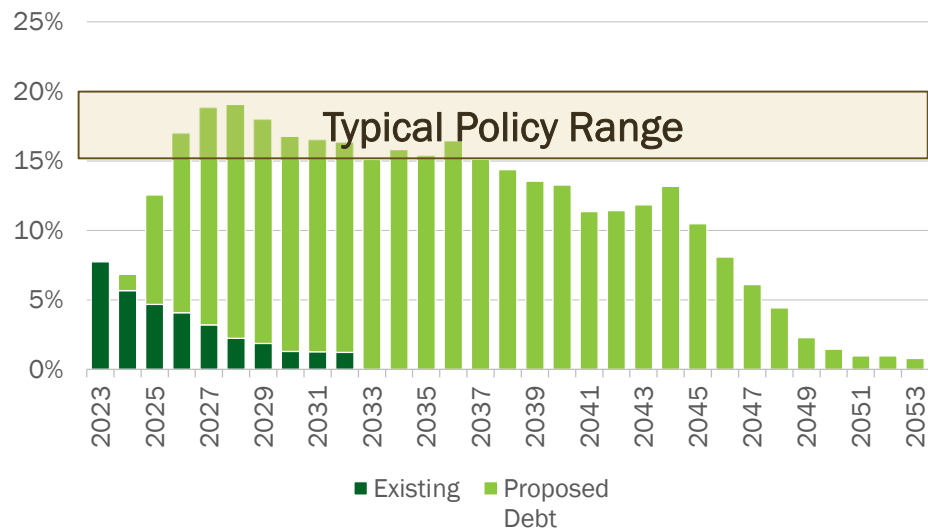
## 10-Year Payout



## Debt to Assessed Value



## Debt Service to Expenditures



Note: The ratios shown are inclusive of future planned replacement projects assumed to be debt financed.



# Debt Affordability Analysis

## Existing and Proposed Debt Service

### Fire Vehicles / Equipment and Apparatus CIP (FY 2024 – 2043 Vehicle / Equipment Plan)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
FY	Debt Service Requirements				Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
	Existing Debt Service - Fire Vehicles <sup>1</sup>	Debt Funded - Vehicle/Equipment Plan <sup>2</sup>	Pay-Go Cash Funded	Total	FY 2023 Budget Appropriation - Fire	General Fund Pay-Go Cash	Other Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	BOE Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Capital Reserve Fund Balance
2023	349,839	-	130,000	479,839	349,839	130,000	-	479,839	-	-	-	-	-	-
2024	172,221	194,900	-	367,121	349,839	130,000	-	479,839	112,718	-	-	112,718	-	112,718
2025	172,221	621,930	-	794,150	349,839	130,000	-	479,839	(314,311)	-	(112,718)	(201,594)	0.67¢	-
2026	172,221	824,558	-	996,779	349,839	130,000	-	479,839	(516,940)	209,657	-	(307,283)	0.99¢	-
2027	108,937	1,380,211	-	1,489,148	349,839	130,000	-	479,839	(1,009,309)	537,618	-	(471,691)	1.46¢	-
2028	-	1,826,893	-	1,826,893	349,839	130,000	-	479,839	(1,347,055)	1,019,402	-	(327,653)	1.00¢	-
2029	-	1,631,993	-	1,631,993	349,839	130,000	-	479,839	(1,152,154)	1,360,525	-	208,371	-	208,371
2030	-	1,642,150	-	1,642,150	349,839	130,000	-	479,839	(1,162,311)	1,374,130	-	211,819	-	420,190
2031	-	1,575,908	-	1,575,908	349,839	130,000	-	479,839	(1,096,069)	1,387,872	-	291,802	-	711,992
2032	-	1,564,882	-	1,564,882	349,839	130,000	-	479,839	(1,085,044)	1,401,750	-	316,707	-	1,028,699
2033	-	1,663,352	-	1,663,352	349,839	130,000	-	479,839	(1,183,513)	1,415,768	-	232,255	-	1,260,954
2034	-	1,942,234	-	1,942,234	349,839	130,000	-	479,839	(1,462,395)	1,429,926	(32,470)	-	-	1,228,484
2035	-	1,783,091	-	1,783,091	349,839	130,000	-	479,839	(1,303,253)	1,444,225	-	140,972	-	1,369,456
2036	-	1,919,021	-	1,919,021	349,839	130,000	-	479,839	(1,439,182)	1,458,667	-	19,485	-	1,388,942
2037	-	1,374,394	-	1,374,394	349,839	130,000	-	479,839	(894,555)	1,473,254	-	578,699	-	1,967,640
2038	-	829,242	-	829,242	349,839	130,000	-	479,839	(349,403)	1,487,986	-	1,138,583	-	3,106,224
2039	-	550,359	-	550,359	349,839	130,000	-	479,839	(70,520)	1,502,866	-	1,432,346	-	4,538,569
2040	-	577,907	-	577,907	349,839	130,000	-	479,839	(98,069)	1,517,895	-	1,419,826	-	5,958,396
2041	-	305,592	-	305,592	349,839	130,000	-	479,839	174,247	1,533,074	-	1,707,321	-	7,665,716
2042	-	326,024	-	326,024	349,839	130,000	-	479,839	153,815	1,548,404	-	1,702,220	-	9,367,936
2043	-	639,893	-	639,893	349,839	130,000	-	479,839	(160,054)	1,563,888	-	1,403,835	-	10,771,771
2044	-	1,014,688	-	1,014,688	349,839	130,000	-	479,839	(534,849)	1,579,527	-	1,044,679	-	11,816,449
2045	-	727,453	-	727,453	349,839	130,000	-	479,839	(247,614)	1,595,323	-	1,347,708	-	13,164,158
2046	-	727,453	-	727,453	349,839	130,000	-	479,839	(247,614)	1,611,276	-	1,363,662	-	14,527,819
2047	-	707,021	-	707,021	349,839	130,000	-	479,839	(227,182)	1,627,389	-	1,400,206	-	15,928,026
2048	-	393,152	-	393,152	349,839	130,000	-	479,839	86,687	1,643,663	-	1,730,349	-	17,658,375
<b>Total</b>	<b>975,438</b>	<b>26,762,658</b>	<b>130,000</b>	<b>27,868,096</b>					<b>Total</b>		<b>(145,188)</b>	<b>Total Tax Effect</b>	<b>4.13¢</b>	

<sup>1</sup> 2022 Rolling Stock Loan assumed to include \$600,000 of principal related to the purchase of a Fire Truck. Additional details are ne

<sup>2</sup> 20-Year Fire Vehicle / Equipment Plan is assumed to be financed through debt financings from FY 2024 - 2043. Vehicle / Equipment plan has been developed per information provided by City Staff.

#### Value of a Penny<sup>1</sup>

■ FY 2023:	\$261,243	■ FY 2026:	\$310,816
■ FY 2024:	\$287,367	■ FY 2027:	\$323,249
■ FY 2025:	\$298,862	■ Assumed Growth Rate FY 28 and on:	1.00%



<sup>1</sup> Per City 2023-2027 Capital Improvement Plan

The total shortfall equates to \$15,460,616 of revenues needed. This could be accomplished by alternative equivalent tax impact strategies, including a 3.03¢ FY 2024 Upfront impact or 3.54¢ staggered over the next 2 revaluation periods (1.77¢ in FY 2024 and 2028). See appendix B for more details.



# Debt Affordability Analysis

## Existing and Proposed Debt Service

### City Vehicles / Equipment CIP (FY 2024 – 2043 Vehicle / Equipment Plan)

City Vehicles / Equipment CIP (FY 2024 – 2043 Vehicle / Equipment Plan)														
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Debt Service Requirements					Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
FY	Existing Debt Service - City Vehicles / Equipment	Pay-Go Cash Fixed Funding <sup>1</sup>	Debt Funded - Vehicle/Equipment Plan <sup>2</sup>	Total	FY 2023 Budget Appropriation - Vehicles <sup>3</sup>	General Fund Pay-Go Cash	Other Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	BOE Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Capital Reserve Fund Balance
2023	493,569	85,000	-	578,569	715,488	85,000	-	800,488	221,919	-	-	221,919	-	221,919
2024	548,961	-	96,595	645,556	715,488	85,000	-	800,488	154,932	-	-	154,932	-	376,851
2025	445,730	500,000	675,841	1,621,572	715,488	85,000	-	800,488	(821,084)	-	(376,851)	(444,233)	1.49¢	-
2026	401,507	515,000	724,346	1,640,853	715,488	85,000	-	800,488	(840,365)	462,001	-	(378,363)	1.22¢	-
2027	279,395	530,450	826,684	1,636,528	715,488	85,000	-	800,488	(836,040)	873,980	-	37,940	-	37,940
2028	99,399	546,364	900,977	1,546,739	715,488	85,000	-	800,488	(746,251)	882,720	-	136,469	-	174,409
2029	-	562,754	926,703	1,489,458	715,488	85,000	-	800,488	(688,970)	891,547	-	202,578	-	376,987
2030	-	579,637	753,689	1,333,326	715,488	85,000	-	800,488	(532,838)	900,463	-	367,625	-	744,612
2031	-	597,026	870,704	1,467,730	715,488	85,000	-	800,488	(667,242)	909,467	-	242,225	-	986,837
2032	-	614,937	939,895	1,554,832	715,488	85,000	-	800,488	(754,344)	918,562	-	164,218	-	1,151,054
2033	-	633,385	865,602	1,498,987	715,488	85,000	-	800,488	(698,499)	927,748	-	229,249	-	1,380,303
2034	-	652,387	1,004,161	1,656,547	715,488	85,000	-	800,488	(856,059)	937,025	-	80,966	-	1,461,269
2035	-	671,958	1,124,123	1,796,081	715,488	85,000	-	800,488	(995,593)	946,395	(49,197)	-	-	1,412,072
2036	-	692,117	1,522,575	2,214,692	715,488	85,000	-	800,488	(1,414,204)	955,859	(458,344)	-	-	953,727
2037	-	712,880	1,651,336	2,364,216	715,488	85,000	-	800,488	(1,563,728)	965,418	(598,310)	-	-	355,417
2038	-	734,267	2,011,747	2,746,014	715,488	85,000	-	800,488	(1,945,526)	975,072	(355,417)	(615,037)	1.71¢	-
2039	-	756,295	2,085,614	2,841,909	715,488	85,000	-	800,488	(2,041,420)	1,606,010	-	(435,410)	1.20¢	-
2040	-	778,984	2,064,132	2,843,116	715,488	85,000	-	800,488	(2,042,628)	2,061,835	-	19,207	-	19,207
2041	-	802,353	1,715,355	2,517,708	715,488	85,000	-	800,488	(1,717,220)	2,082,453	-	365,233	-	384,440
2042	-	826,424	1,835,854	2,662,278	715,488	85,000	-	800,488	(1,861,790)	2,103,278	-	241,487	-	625,927
2043	-	851,217	1,795,008	2,646,225	715,488	85,000	-	800,488	(1,845,737)	2,124,310	-	278,574	-	904,501
2044	-	876,753	2,066,711	2,943,464	715,488	85,000	-	800,488	(2,142,976)	2,145,553	-	2,577	-	907,078
2045	-	903,056	1,817,918	2,720,974	715,488	85,000	-	800,488	(1,920,485)	2,167,009	-	246,524	-	1,153,602
2046	-	930,147	1,758,434	2,688,582	715,488	85,000	-	800,488	(1,888,093)	2,188,679	-	300,586	-	1,454,187
2047	-	958,052	1,337,645	2,295,697	715,488	85,000	-	800,488	(1,495,209)	2,210,566	-	715,357	-	2,169,544
2048	-	986,793	1,077,078	2,063,871	715,488	85,000	-	800,488	(1,263,383)	2,232,672	-	969,289	-	3,138,833
<b>Total</b>	<b>2,268,561</b>	<b>17,298,235</b>	<b>32,448,728</b>	<b>52,015,524</b>					<b>Total</b>		<b>(1,838,120)</b>	<b>Total Tax Effect</b>	<b>5.60¢</b>	

<sup>1</sup> Fixed annual funding in FY 2023 is shown per FY 2023 CIP. FY 2025 and on is assuming \$500,000 per year (adjusted for annual inflation) to fund rolling stock vehicles.

<sup>2</sup> 20-Year Public Works Vehicle/Equipment Plan is assumed to be financed through debt financings from FY 2023 - 2043. Vehicle/Equipment plan has been developed per information provided by City Staff. FY 2024 includes an additional \$950,000 of debt financed Rolling Stock Vehicles.

<sup>3</sup> FY 2023 Budget Appropriation assumed to include budgeted amount of \$221,919 for FY 22-23 Rolling Stock debt service.

#### Value of a Penny<sup>1</sup>

■ FY 2023:	\$261,243	■ FY 2026:	\$310,816
■ FY 2024:	\$287,367	■ FY 2027:	\$323,249
■ FY 2025:	\$298,862	■ Assumed Growth Rate FY 28 and on:	1.00%

The total shortfall equates to \$31,202,835 of revenues needed. This could be accomplished by alternative equivalent tax impact strategies, including a 3.56¢ FY 2024 Upfront impact or 4.12¢ staggered over the next 3 revaluation periods (1.74¢ in FY 2024, 1.19¢ in FY 2028 and FY 2032). See appendix B for more details.



# Debt Affordability Analysis

## Existing and Proposed Debt Service

### General City CIP

General City CIP															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Debt Service Requirements					Revenue Available for DS					Debt Service Cash Flow Surplus (Deficit)					
FY	Existing Debt Service - City	Proposed Debt Service - City <sup>1</sup>	CIP Pay-Go <sup>2</sup> Cash	Total	FY 2023 Budget Appropriation - City <sup>3</sup>	General Fund Pay-Go Cash	Cates Farm / Holt Street Greenway <sup>4</sup> Appropriation <sup>4</sup>	Other Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	General Capital		Estimated Incremental Tax Equivalent	General Capital Reserve Fund Balance
												Reserve Utilized	Adjusted Surplus/ (Deficit)		
2023	908,332	-	2,079,809	2,988,141	958,429	702,000	1,377,809	-	3,038,238	50,097	-	-	50,097	-	50,097
2024	675,014	-	2,055,500	2,730,514	958,429	702,000	1,000,000	-	2,660,429	(70,085)	-	(50,097)	(19,988)	0.07¢	-
2025	660,212	850,500	1,286,000	2,796,712	958,429	702,000	-	-	1,660,429	(1,136,283)	20,788	-	(1,115,495)	3.73¢	-
2026	645,635	2,340,238	730,000	3,715,873	958,429	702,000	-	-	1,660,429	(2,055,443)	1,181,733	-	(873,711)	2.81¢	-
2027	631,058	2,781,200	695,000	4,107,258	958,429	702,000	-	-	1,660,429	(2,446,829)	2,137,664	-	(309,165)	0.96¢	-
2028	616,600	2,709,663	850,000	4,176,262	958,429	702,000	-	-	1,660,429	(2,515,833)	2,471,297	-	(44,536)	0.14¢	-
2029	601,903	2,638,125	850,000	4,090,028	958,429	702,000	-	-	1,660,429	(2,429,599)	2,540,991	-	111,392	-	111,392
2030	415,223	2,566,588	850,000	3,831,811	958,429	702,000	-	-	1,660,429	(2,171,382)	2,566,401	-	395,019	-	506,412
2031	405,569	2,495,050	850,000	3,750,619	958,429	702,000	-	-	1,660,429	(2,090,190)	2,592,065	-	501,876	-	1,008,287
2032	395,928	2,423,513	850,000	3,669,440	958,429	702,000	-	-	1,660,429	(2,009,011)	2,617,986	-	608,975	-	1,617,262
2033	-	2,351,975	850,000	3,201,975	958,429	702,000	-	-	1,660,429	(1,541,546)	2,644,166	-	1,102,620	-	2,719,882
2034	-	2,280,438	850,000	3,130,438	958,429	702,000	-	-	1,660,429	(1,470,008)	2,670,607	-	1,200,599	-	3,920,481
2035	-	2,208,900	850,000	3,058,900	958,429	702,000	-	-	1,660,429	(1,398,471)	2,697,313	-	1,298,843	-	5,219,324
2036	-	2,137,363	850,000	2,987,363	958,429	702,000	-	-	1,660,429	(1,326,933)	2,724,287	-	1,397,353	-	6,616,677
2037	-	2,065,825	850,000	2,915,825	958,429	702,000	-	-	1,660,429	(1,255,396)	2,751,529	-	1,496,134	-	8,112,810
2038	-	1,994,288	850,000	2,844,288	958,429	702,000	-	-	1,660,429	(1,183,858)	2,779,045	-	1,595,186	-	9,707,997
2039	-	1,922,750	850,000	2,772,750	958,429	702,000	-	-	1,660,429	(1,112,321)	2,806,835	-	1,694,514	-	11,402,511
2040	-	1,851,213	850,000	2,701,213	958,429	702,000	-	-	1,660,429	(1,040,783)	2,834,904	-	1,794,120	-	13,196,631
2041	-	1,779,675	850,000	2,629,675	958,429	702,000	-	-	1,660,429	(969,246)	2,863,253	-	1,894,007	-	15,090,638
2042	-	1,708,138	850,000	2,558,138	958,429	702,000	-	-	1,660,429	(897,708)	2,891,885	-	1,994,177	-	17,084,815
2043	-	1,636,600	850,000	2,486,600	958,429	702,000	-	-	1,660,429	(826,171)	2,920,804	-	2,094,633	-	19,179,448
2044	-	1,565,063	850,000	2,415,063	958,429	702,000	-	-	1,660,429	(754,633)	2,950,012	-	2,195,379	-	21,374,827
2045	-	1,068,275	850,000	1,918,275	958,429	702,000	-	-	1,660,429	(257,846)	2,979,512	-	2,721,666	-	24,096,493
2046	-	262,500	850,000	1,112,500	958,429	702,000	-	-	1,660,429	547,929	3,009,307	-	3,557,236	-	27,653,729
2047	-	-	850,000	850,000	958,429	702,000	-	-	1,660,429	810,429	3,039,400	-	3,849,829	-	31,503,559
2048	-	-	850,000	850,000	958,429	702,000	-	-	1,660,429	810,429	3,069,794	-	3,880,223	-	35,383,782
												<b>Total Tax Effect</b>		<b>7.71¢</b>	
<b>Total</b>	<b>5,955,475</b>	<b>43,637,875</b>	<b>30,646,309</b>	<b>101,489,659</b>									<b>(50,097)</b>		

<sup>1</sup> Proposed General City debt is assumed to be long-term financings.

<sup>2</sup> Pay-Go in FY 23 - FY 27 per City CIP. Future years assumed to be the approximate average of the 5-year CIP pay-go amounts.

<sup>3</sup> FY 2023 Budgeted appropriation assumed to include budgeted debt service payment of \$50,097 for the Holt Street Greenway Project.

<sup>4</sup> The City has appropriated \$1,127,809 of General Fund/Capital Project Fund Balance in FY 2023 and has received \$250,000 from Impact Alamance to fund the Cates Farm Project.

The Holt Street Greenway project is paid with Capital Project Fund balance of \$1,000,000.

#### Value of a Penny<sup>1</sup>

- FY 2023: \$261,243
- FY 2024: \$287,367
- FY 2025: \$298,862
- FY 2026: \$310,816
- FY 2027: \$323,249
- Assumed Growth Rate FY 28 and on: 1.00%



<sup>1</sup> Per City 2023-2027 Capital Improvement Plan

The total shortfall equates to \$30,909,479 of revenues needed. This could be accomplished by alternative equivalent tax impact strategies, including a 5.85¢ FY 2024 Upfront impact or 7.39¢ staggered over the next 2 revaluation periods (4.64¢ in FY 2024 and 2.75¢ 2028). See appendix B for more details.

# CIP Funding Plan Summary

FY 2023 - 2027



A	B	C	D	E	F	G
			Fire Vehicles / Equipment and Apparatus CIP <sup>1</sup>	City Vehicles / Equipment CIP <sup>2</sup>	General City CIP	Total
1	<b>Total Capital Projects</b>					
2	<b>City Capital Funding - Debt and Pay-Go (FY 2023 - 2027)</b>					
3	<b>Debt Issuances</b>					
4						
5	FY 2023		\$843,817	\$550,000	\$0	\$1,393,817
6	FY 2024		\$2,560,500	\$2,893,000	\$8,505,000	\$13,958,500
7	FY 2025		\$877,275	\$210,000	\$15,110,000	\$16,197,275
8	FY 2026		\$4,201,628	\$567,788	\$5,000,000	\$9,769,415
9	FY 2027		\$2,990,942	\$321,652	\$0	\$3,312,594
10	<b>Debt Issuances (FY23 - 27)</b>		<b>\$11,474,162</b>	<b>\$4,542,439</b>	<b>\$28,615,000</b>	<b>\$44,631,601</b>
11	<b>Total Pay-Go (FY23 - 27)</b>		<b>\$130,000</b>	<b>\$1,630,450</b>	<b>\$6,846,309</b>	<b>\$8,606,759</b>
12	<b>Total Debt Issuances &amp; Pay-Go Capital</b>		<b>\$11,604,162</b>	<b>\$6,172,889</b>	<b>\$35,461,309</b>	<b>\$53,238,360</b>
13	<b>Capacity - Key Debt Ratios</b>					
14		<b>Existing</b>	<b>Policies<sup>3</sup></b>			
15						
16	10-Year Payout	7.74%	65%			65.98%
17	Debt to Assessed Value	0.32%	3%			1.41%
18	Debt Service to Expenditures	100.00%	20%			19.08%
19						
20	<b>Debt Affordability</b>					
21						
22	<b>Additional Revenues Required</b>		<b>\$15,460,616</b>	<b>\$31,202,835</b>	<b>\$30,909,479</b>	<b>\$77,572,929</b>
23						
24	<b>Equivalent Tax Impact - As Needed</b>					
25	FY 2023		-	-	-	-
26	FY 2024		-	-	0.07¢	0.07¢
27	FY 2025		0.67¢	1.49¢	3.73¢	5.89¢
28	FY 2026		0.99¢	1.22¢	2.81¢	5.02¢
29	FY 2027		1.46¢	-	0.96¢	2.42¢
30	FY 2028		1.00¢	-	0.14¢	1.14¢
31	FY 2029 +		-	2.90¢	-	2.90¢
32	<b>Total</b>		<b>4.13¢</b>	<b>5.60¢</b>	<b>7.71¢</b>	<b>17.44¢</b>
33						
34	<b>Equivalent Tax Impact - Revaluation Years</b>					
35	FY 2024		1.77¢	1.74¢	4.64¢	8.15¢
36	FY 2028		1.77¢	1.19¢	2.75¢	5.71¢
37	FY 2032		-	1.19¢	-	1.19¢
38	<b>Total</b>		<b>3.54¢</b>	<b>4.12¢</b>	<b>7.39¢</b>	<b>15.05¢</b>
39						
40	<b>Equivalent Tax Impact - FY 2024 Only</b>		<b>3.03¢</b>	<b>3.56¢</b>	<b>5.85¢</b>	<b>12.44¢</b>

<sup>1</sup> Future Fire Vehicle / Equipment plan includes \$10,684,640 of projects funded through short-term installment financings between FY 2028 - 2043.

<sup>2</sup> Future City Vehicle / Equipment plan includes \$500,000 of annual pay go in FY 2025 with 3% annual inflation moving forward. Replacement plan includes an additional \$23,354,376 of short-term installment financings between FY 2028 - 2043.

<sup>3</sup>Potential policy levels shown. Potential policy ranges can be found on page 17 of the presentation.

Note: Does not include operating capital projects or operating expenses as a result of capital projects.



# Appendix A

## Existing Tax Supported Debt Detail





# Tax Supported Debt

## Total Tax Supported Debt Service

FY	Principal	Interest	Total
Total	8,431,547	767,926	9,199,473
2023	1,582,919	168,821	1,751,740
2024	1,245,601	150,596	1,396,196
2025	1,153,579	124,585	1,278,163
2026	1,118,990	100,373	1,219,363
2027	942,548	76,841	1,019,389
2028	659,910	56,088	715,998
2029	562,000	39,903	601,903
2030	388,667	26,557	415,223
2031	388,667	16,902	405,569
2032	388,667	7,261	395,928

## IPCs / LOBs / COPs (City)

FY	Principal	Interest	Total
Total	5,313,333	642,141	5,955,475
2023	775,333	132,999	908,332
2024	562,000	113,014	675,014
2025	562,000	98,212	660,212
2026	562,000	83,635	645,635
2027	562,000	69,058	631,058
2028	562,000	54,600	616,600
2029	562,000	39,903	601,903
2030	388,667	26,557	415,223
2031	388,667	16,902	405,569
2032	388,667	7,261	395,928

## IPCs / LOBs / COPs (Fire Vehicles / Equipment)

FY	Principal	Interest	Total
Total	961,243	14,195	975,438
2023	344,183	5,656	349,839
2024	168,154	4,066	172,221
2025	169,433	2,788	172,221
2026	170,725	1,496	172,221
2027	108,748	189	108,937
2028	-	-	-
2029	-	-	-
2030	-	-	-
2031	-	-	-
2032	-	-	-

## IPCs / LOBs / COPs (City Vehicles / Equipment)

FY	Principal	Interest	Total
Total	2,156,970	111,590	2,268,561
2023	463,403	30,166	493,569
2024	515,446	33,515	548,961
2025	422,146	23,584	445,730
2026	386,264	15,242	401,507
2027	271,801	7,594	279,395
2028	97,910	1,488	99,399
2029	-	-	-
2030	-	-	-
2031	-	-	-
2032	-	-	-

# IPCs / LOBs / COPs – City



\$3,200,000

2008 IPC - City Hall and Recreation Building (BofA)

FY	Coupon	Principal	Interest	Total
Total		213,333	5,632	218,965
2023	3.520%	213,333	5,632	218,965
2024	-	-	-	-
2025	-	-	-	-
2026	-	-	-	-
2027	-	-	-	-
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-

Dated Date: 6/27/2008

Next Call: 6/27/2008

Purpose: City Hall and Recreation Building

Coupon Dates: 6/27 ; 12/27

Maturity Date: 6/27 ; 12/27

\$2,600,000

2014 IPC - Southside Fire Station (BB&T)

FY	Coupon	Principal	Interest	Total
Total		1,213,333	129,220	1,342,553
2023	2.840%	173,333	33,228	206,561
2024	2.840%	173,333	28,305	201,639
2025	2.840%	173,333	23,383	196,716
2026	2.840%	173,333	18,460	191,793
2027	2.840%	173,333	13,537	186,871
2028	2.840%	173,333	8,615	181,948
2029	2.840%	173,333	3,692	177,025
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-

Dated Date: 1/23/2014

Next Call: 1/23/2015

Purpose: Southside Fire Station

Coupon Dates: 1/23 ; 7/23

Maturity Date: 1/23 ; 7/23

\$5,830,000

2017 IPC - Parks & Recreation (American National Bank)

FY	Coupon	Principal	Interest	Total
Total		3,886,667	507,289	4,393,956
2023	2.450%	388,667	94,139	482,806
2024	2.450%	388,667	84,709	473,376
2025	2.450%	388,667	74,830	463,496
2026	2.450%	388,667	65,175	453,842
2027	2.450%	388,667	55,521	444,187
2028	2.450%	388,667	45,985	434,652
2029	2.450%	388,667	36,211	424,878
2030	2.450%	388,667	26,557	415,223
2031	2.450%	388,667	16,902	405,569
2032	2.450%	388,667	7,261	395,928

Dated Date: 4/19/2017

Next Call: 4/19/2017

Purpose: Parks & Rec.

Coupon Dates: 4/15 ; 10/15

Maturity Date: 4/15 ; 10/15



# IPCs / LOBs / COPs – Fire Vehicles/Equipment

\$1,268,001

2014 USDA REDL - Fire Trucks (PEMC)

FY	Coupon	Principal	Interest	Total
Total		140,889	-	140,889
2023	0.000%	140,889	-	140,889
2024	-	-	-	-
2025	-	-	-	-
2026	-	-	-	-
2027	-	-	-	-
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-

Dated Date: 1/6/2014

Next Call: Current

Purpose: Fire Trucks

Coupon Dates: 2/1

Maturity Date: 2/1

\$468,330

2017 USDA REDL - Fire Truck (PEMC)

FY	Coupon	Principal	Interest	Total
Total		234,165	-	234,165
2023	0.000%	46,833	-	46,833
2024	0.000%	46,833	-	46,833
2025	0.000%	46,833	-	46,833
2026	0.000%	46,833	-	46,833
2027	0.000%	46,833	-	46,833
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-

Dated Date: 5/2/2017

Next Call: Current

Purpose: Fire Truck

Coupon Dates: 8/1

Maturity Date: 8/1

\$431,873

2017 IPC (BB&T)

FY	Coupon	Principal	Interest	Total
Total		43,187	399	43,587
2023	1.850%	43,187	399	43,587
2024	-	-	-	-
2025	-	-	-	-
2026	-	-	-	-
2027	-	-	-	-
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-

Dated Date: 10/27/2017

Next Call: Unknown

Purpose: Fire Dept. Radios

Coupon Dates: 4/27; 10/27

Maturity Date: 10/27



# IPCs / LOBs / COPs – Fire Vehicles/Equipment

\$600,000

2021 Rolling Stock (Truist)

FY	Coupon	Principal	Interest	Total
Total		543,002	13,795	556,797
2023	1.070%	113,274	5,256	118,530
2024	1.070%	121,321	4,066	125,388
2025	1.070%	122,600	2,788	125,388
2026	1.070%	123,892	1,496	125,388
2027	1.070%	61,915	189	62,104
2028		-	-	-
2029		-	-	-
2030		-	-	-
2031		-	-	-
2032		-	-	-

Dated Date: 7/20/2022      Next Call: Unknown

Purpose: Fire Truck

Coupon Dates: 1/20; 7/20      Maturity Date: 7/20/2026



# IPCs / LOBs / COPs – City Vehicles/Equipment

\$266,468

2019 IPC (First Bank)

FY	Coupon	Principal	Interest	Total
Total		106,588	3,487	110,075
2023	2.580%	53,294	2,441	55,735
2024	2.580%	53,294	1,046	54,340
2025	-	-	-	-
2026	-	-	-	-
2027	-	-	-	-
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-

Dated Date: 4/16/2019

Next Call: Unknown

Purpose: Police Vehicles

Coupon Dates: 10/16 ; 4/16

Maturity Date: 4/16/2024

Note: Interpolated from 2021 Audit

\$469,000

2019 IPC (First Bank)

FY	Coupon	Principal	Interest	Total
Total		140,700	4,320	145,020
2023	3.020%	93,800	3,596	97,396
2024	3.020%	46,900	724	47,624
2025	-	-	-	-
2026	-	-	-	-
2027	-	-	-	-
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-

Dated Date: 5/9/2019

Next Call: Unknown

Purpose: Police Radios

Coupon Dates: 5/9 ; 11/9

Maturity Date: Nov 9

Note: Interpolated from 2021 Audit

\$430,500

2020 Public Works Vehicles IPC

FY	Coupon	Principal	Interest	Total
Total		301,350	8,215	309,565
2023	1.363%	86,100	3,814	89,914
2024	1.363%	86,100	2,640	88,740
2025	1.363%	86,100	1,467	87,567
2026	1.363%	43,050	293	43,343
2027	-	-	-	-
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-

Dated Date: 2/28/2020

Next Call: Unknown

Purpose: Vehicles

Coupon Dates: 2/28; 8/28

Maturity Date: 8/28/2025

Note: Interpolated from 2022 Budget



# IPCs / LOBs / COPs – City Vehicles/Equipment

\$765,000

2021 Rolling Stock (Truist)

FY	Coupon	Principal	Interest	Total
Total		692,326	17,589	709,916
2023	1.070%	144,424	6,702	151,126
2024	1.070%	154,275	5,185	159,459
2025	1.070%	155,812	3,554	159,366
2026	1.070%	157,460	1,907	159,366
2027	1.070%	80,356	242	80,597
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-

Dated Date: 7/20/2022

Next Call: Unknown

Purpose: Police Vehicles

Coupon Dates: 1/20; 7/20

Maturity Date: 7/20/2026

\$916,006

2023 Rolling Stock

FY	Coupon	Principal	Interest	Total
Total		916,006	77,979	993,985
2023	3.040%	85,785	13,614	99,399
2024	3.040%	174,877	23,920	198,797
2025	3.040%	180,234	18,563	198,797
2026	3.040%	185,755	13,042	198,797
2027	3.040%	191,445	7,352	198,797
2028	3.040%	97,910	1,488	99,399
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-

Dated Date: 8/5/2022

Next Call: Unknown

Purpose: City Vehicles

Coupon Dates: 2/1; 8/1

Maturity Date: 8/1/2027



# Appendix B

## Additional Debt Affordability Cases Details



# Debt Affordability – Fire Vehicles/Equipment CIP





# Debt Affordability Analysis

## Existing and Proposed Debt Service – Natural Tax Impact

### Fire Vehicles / Equipment and Apparatus CIP (FY 2024 – 2043 Vehicle / Equipment Plan)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
FY	Debt Service Requirements				Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
	Existing Debt Service - Fire Vehicles <sup>1</sup>	Debt Funded - Vehicle/Equipment Plan <sup>2</sup>	Pay-Go Cash Funded	Total	FY 2023 Budget Appropriation - Fire	General Fund Pay-Go Cash	Other Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	BOE Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Capital Reserve Fund Balance
2023	349,839	-	130,000	479,839	349,839	130,000	-	479,839	-	-	-	-	-	-
2024	172,221	194,900	-	367,121	349,839	130,000	-	479,839	112,718	-	-	112,718	-	112,718
2025	172,221	621,930	-	794,150	349,839	130,000	-	479,839	(314,311)	-	(112,718)	(201,594)	0.67¢	-
2026	172,221	824,558	-	996,779	349,839	130,000	-	479,839	(516,940)	209,657	-	(307,283)	0.99¢	-
2027	108,937	1,380,211	-	1,489,148	349,839	130,000	-	479,839	(1,009,309)	537,618	-	(471,691)	1.46¢	-
2028	-	1,826,893	-	1,826,893	349,839	130,000	-	479,839	(1,347,055)	1,019,402	-	(327,653)	1.00¢	-
2029	-	1,631,993	-	1,631,993	349,839	130,000	-	479,839	(1,152,154)	1,360,525	-	208,371	-	208,371
2030	-	1,642,150	-	1,642,150	349,839	130,000	-	479,839	(1,162,311)	1,374,130	-	211,819	-	420,190
2031	-	1,575,908	-	1,575,908	349,839	130,000	-	479,839	(1,096,069)	1,387,872	-	291,802	-	711,992
2032	-	1,564,882	-	1,564,882	349,839	130,000	-	479,839	(1,085,044)	1,401,750	-	316,707	-	1,028,699
2033	-	1,663,352	-	1,663,352	349,839	130,000	-	479,839	(1,183,513)	1,415,768	-	232,255	-	1,260,954
2034	-	1,942,234	-	1,942,234	349,839	130,000	-	479,839	(1,462,395)	1,429,926	(32,470)	-	-	1,228,484
2035	-	1,783,091	-	1,783,091	349,839	130,000	-	479,839	(1,303,253)	1,444,225	-	140,972	-	1,369,456
2036	-	1,919,021	-	1,919,021	349,839	130,000	-	479,839	(1,439,182)	1,458,667	-	19,485	-	1,388,942
2037	-	1,374,394	-	1,374,394	349,839	130,000	-	479,839	(894,555)	1,473,254	-	578,699	-	1,967,640
2038	-	829,242	-	829,242	349,839	130,000	-	479,839	(349,403)	1,487,986	-	1,138,583	-	3,106,224
2039	-	550,359	-	550,359	349,839	130,000	-	479,839	(70,520)	1,502,866	-	1,432,346	-	4,538,569
2040	-	577,907	-	577,907	349,839	130,000	-	479,839	(98,069)	1,517,895	-	1,419,826	-	5,958,396
2041	-	305,592	-	305,592	349,839	130,000	-	479,839	174,247	1,533,074	-	1,707,321	-	7,665,716
2042	-	326,024	-	326,024	349,839	130,000	-	479,839	153,815	1,548,404	-	1,702,220	-	9,367,936
2043	-	639,893	-	639,893	349,839	130,000	-	479,839	(160,054)	1,563,888	-	1,403,835	-	10,771,771
2044	-	1,014,688	-	1,014,688	349,839	130,000	-	479,839	(534,849)	1,579,527	-	1,044,679	-	11,816,449
2045	-	727,453	-	727,453	349,839	130,000	-	479,839	(247,614)	1,595,323	-	1,347,708	-	13,164,158
2046	-	727,453	-	727,453	349,839	130,000	-	479,839	(247,614)	1,611,276	-	1,363,662	-	14,527,819
2047	-	707,021	-	707,021	349,839	130,000	-	479,839	(227,182)	1,627,389	-	1,400,206	-	15,928,026
2048	-	393,152	-	393,152	349,839	130,000	-	479,839	86,687	1,643,663	-	1,730,349	-	17,658,375
												<b>Total Tax Effect</b>	<b>4.13¢</b>	
<b>Total</b>	<b>975,438</b>	<b>26,762,658</b>	<b>130,000</b>	<b>27,868,096</b>					<b>Total</b>		<b>(145,188)</b>			

<sup>1</sup> 2022 Rolling Stock Loan assumed to include \$600,000 of principal related to the purchase of a Fire Truck. Additional details are ne

<sup>2</sup> 20-Year Fire Vehicle / Equipment Plan is assumed to be financed through debt financings from FY 2024 - 2043. Vehicle / Equipment plan has been developed per information provided by City Staff.

#### Value of a Penny<sup>1</sup>

- FY 2023: \$261,243
- FY 2024: \$287,367
- FY 2025: \$298,862
- FY 2026: \$310,816
- FY 2027: \$323,249
- Assumed Growth Rate FY 28 and on: 1.00%



<sup>1</sup> Per City 2023-2027 Capital Improvement Plan



# Debt Affordability Analysis

## Existing and Proposed Debt Service – FY 2024 Upfront Tax Impact

### Fire Vehicles / Equipment and Apparatus CIP (FY 2024 – 2043 Vehicle / Equipment Plan)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Debt Service Requirements					Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
FY	Existing Debt Service - Fire Vehicles <sup>1</sup>	Debt Funded - Vehicle/Equipment Plan <sup>2</sup>	Pay-Go Cash Funded	Total	FY 2023 Budget Appropriation - Fire	General Fund Pay-Go Cash	Other Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	BOE Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Capital Reserve Fund Balance
2023	349,839	-	130,000	479,839	349,839	130,000	-	479,839	-	-	-	-	-	-
2024	172,221	194,900	-	367,121	349,839	130,000	-	479,839	112,718	870,722	-	983,440	3.03%	983,440
2025	172,221	621,930	-	794,150	349,839	130,000	-	479,839	(314,311)	905,552	-	591,240	-	1,574,680
2026	172,221	824,558	-	996,779	349,839	130,000	-	479,839	(516,940)	941,772	-	424,833	-	1,999,513
2027	108,937	1,380,211	-	1,489,148	349,839	130,000	-	479,839	(1,009,309)	979,444	(29,864)	-	-	1,969,648
2028	-	1,826,893	-	1,826,893	349,839	130,000	-	479,839	(1,347,055)	989,239	(357,816)	-	-	1,611,833
2029	-	1,631,993	-	1,631,993	349,839	130,000	-	479,839	(1,152,154)	999,131	(153,023)	-	-	1,458,810
2030	-	1,642,150	-	1,642,150	349,839	130,000	-	479,839	(1,162,311)	1,009,123	(153,189)	-	-	1,305,621
2031	-	1,575,908	-	1,575,908	349,839	130,000	-	479,839	(1,096,069)	1,019,214	(76,855)	-	-	1,228,766
2032	-	1,564,882	-	1,564,882	349,839	130,000	-	479,839	(1,085,044)	1,029,406	(55,638)	-	-	1,173,128
2033	-	1,663,352	-	1,663,352	349,839	130,000	-	479,839	(1,183,513)	1,039,700	(143,813)	-	-	1,029,316
2034	-	1,942,234	-	1,942,234	349,839	130,000	-	479,839	(1,462,395)	1,050,097	(412,298)	-	-	617,017
2035	-	1,783,091	-	1,783,091	349,839	130,000	-	479,839	(1,303,253)	1,060,598	(242,655)	-	-	374,363
2036	-	1,919,021	-	1,919,021	349,839	130,000	-	479,839	(1,439,182)	1,071,204	(367,978)	-	-	6,385
2037	-	1,374,394	-	1,374,394	349,839	130,000	-	479,839	(894,555)	1,081,916	-	187,361	-	193,746
2038	-	829,242	-	829,242	349,839	130,000	-	479,839	(349,403)	1,092,735	-	743,332	-	937,078
2039	-	550,359	-	550,359	349,839	130,000	-	479,839	(70,520)	1,103,663	-	1,033,142	-	1,970,220
2040	-	577,907	-	577,907	349,839	130,000	-	479,839	(98,069)	1,114,699	-	1,016,631	-	2,986,851
2041	-	305,592	-	305,592	349,839	130,000	-	479,839	174,247	1,125,846	-	1,300,093	-	4,286,944
2042	-	326,024	-	326,024	349,839	130,000	-	479,839	153,815	1,137,105	-	1,290,920	-	5,577,864
2043	-	639,893	-	639,893	349,839	130,000	-	479,839	(160,054)	1,148,476	-	988,422	-	6,566,286
2044	-	1,014,688	-	1,014,688	349,839	130,000	-	479,839	(534,849)	1,159,960	-	625,112	-	7,191,398
2045	-	727,453	-	727,453	349,839	130,000	-	479,839	(247,614)	1,171,560	-	923,946	-	8,115,343
2046	-	727,453	-	727,453	349,839	130,000	-	479,839	(247,614)	1,183,276	-	935,661	-	9,051,005
2047	-	707,021	-	707,021	349,839	130,000	-	479,839	(227,182)	1,195,108	-	967,926	-	10,018,931
2048	-	393,152	-	393,152	349,839	130,000	-	479,839	86,687	1,207,059	-	1,293,746	-	11,312,677
<b>Total</b>	<b>975,438</b>	<b>26,762,658</b>	<b>130,000</b>	<b>27,868,096</b>					<b>Total</b>		<b>(1,993,128)</b>	<b>Total Tax Effect</b>	<b>3.03%</b>	

<sup>1</sup> 2022 Rolling Stock Loan assumed to include \$600,000 of principal related to the purchase of a Fire Truck. Additional details are ne

<sup>2</sup> 20-Year Fire Vehicle / Equipment Plan is assumed to be financed through debt financings from FY 2024 - 2043. Vehicle / Equipment plan has been developed per information provided by City Staff.

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- FY 2024: \$287,367
- FY 2025: \$298,862
- FY 2026: \$310,816
- FY 2027: \$323,249
- Assumed Growth Rate FY 28 and on: 1.00%



<sup>1</sup> Per City 2023-2027 Capital Improvement Plan



# Debt Affordability Analysis

## Existing and Proposed Debt Service – Staggered Tax Impact (FY 2024, 2028, 2032)

### Fire Vehicles / Equipment and Apparatus CIP (FY 2024 – 2043 Vehicle / Equipment Plan)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Debt Service Requirements					Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
FY	Existing Debt Service - Fire Vehicles <sup>1</sup>	Debt Funded - Vehicle/Equipment Plan <sup>2</sup>	Pay-Go Cash Funded	Total	FY 2023 Budget Appropriation - Fire	General Fund Pay-Go Cash	Other Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	BOE Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Capital Reserve Fund Balance
2023	349,839	-	130,000	479,839	349,839	130,000	-	479,839	-	-	-	-	-	-
2024	172,221	194,900	-	367,121	349,839	130,000	-	479,839	112,718	507,634	-	620,352	1.77¢	620,352
2025	172,221	621,930	-	794,150	349,839	130,000	-	479,839	(314,311)	527,940	-	213,628	-	833,980
2026	172,221	824,558	-	996,779	349,839	130,000	-	479,839	(516,940)	549,056	-	32,117	-	866,096
2027	108,937	1,380,211	-	1,489,148	349,839	130,000	-	479,839	(1,009,309)	571,019	(438,290)	-	-	427,807
2028	-	1,826,893	-	1,826,893	349,839	130,000	-	479,839	(1,347,055)	1,153,459	(193,595)	-	1.77¢	234,212
2029	-	1,631,993	-	1,631,993	349,839	130,000	-	479,839	(1,152,154)	1,164,994	-	12,840	-	247,051
2030	-	1,642,150	-	1,642,150	349,839	130,000	-	479,839	(1,162,311)	1,176,644	-	14,332	-	261,383
2031	-	1,575,908	-	1,575,908	349,839	130,000	-	479,839	(1,096,069)	1,188,410	-	92,341	-	353,724
2032	-	1,564,882	-	1,564,882	349,839	130,000	-	479,839	(1,085,044)	1,200,294	-	115,251	-	468,975
2033	-	1,663,352	-	1,663,352	349,839	130,000	-	479,839	(1,183,513)	1,212,297	-	28,784	-	497,759
2034	-	1,942,234	-	1,942,234	349,839	130,000	-	479,839	(1,462,395)	1,224,420	(237,975)	-	-	259,784
2035	-	1,783,091	-	1,783,091	349,839	130,000	-	479,839	(1,303,253)	1,236,664	(66,588)	-	-	193,195
2036	-	1,919,021	-	1,919,021	349,839	130,000	-	479,839	(1,439,182)	1,249,031	(190,151)	-	-	3,045
2037	-	1,374,394	-	1,374,394	349,839	130,000	-	479,839	(894,555)	1,261,521	-	366,966	-	370,011
2038	-	829,242	-	829,242	349,839	130,000	-	479,839	(349,403)	1,274,136	-	924,733	-	1,294,744
2039	-	550,359	-	550,359	349,839	130,000	-	479,839	(70,520)	1,286,878	-	1,216,357	-	2,511,102
2040	-	577,907	-	577,907	349,839	130,000	-	479,839	(98,069)	1,299,747	-	1,201,678	-	3,712,780
2041	-	305,592	-	305,592	349,839	130,000	-	479,839	174,247	1,312,744	-	1,486,991	-	5,199,771
2042	-	326,024	-	326,024	349,839	130,000	-	479,839	153,815	1,325,871	-	1,479,687	-	6,679,458
2043	-	639,893	-	639,893	349,839	130,000	-	479,839	(160,054)	1,339,130	-	1,179,076	-	7,858,534
2044	-	1,014,688	-	1,014,688	349,839	130,000	-	479,839	(534,849)	1,352,522	-	817,673	-	8,676,207
2045	-	727,453	-	727,453	349,839	130,000	-	479,839	(247,614)	1,366,047	-	1,118,433	-	9,794,639
2046	-	727,453	-	727,453	349,839	130,000	-	479,839	(247,614)	1,379,707	-	1,132,093	-	10,926,732
2047	-	707,021	-	707,021	349,839	130,000	-	479,839	(227,182)	1,393,504	-	1,166,322	-	12,093,054
2048	-	393,152	-	393,152	349,839	130,000	-	479,839	86,687	1,407,439	-	1,494,126	-	13,587,180
												<b>Total Tax Effect</b>	<b>3.53¢</b>	
<b>Total</b>	<b>975,438</b>	<b>26,762,658</b>	<b>130,000</b>	<b>27,868,096</b>					<b>Total</b>		<b>(1,126,600)</b>			

<sup>1</sup> 2022 Rolling Stock Loan assumed to include \$600,000 of principal related to the purchase of a Fire Truck. Additional details are ne

<sup>2</sup> 20-Year Fire Vehicle / Equipment Plan is assumed to be financed through debt financings from FY 2024 - 2043. Vehicle / Equipment plan has been developed per information provided by City Staff.

#### Value of a Penny<sup>1</sup>

- FY 2023: \$261,243
- FY 2024: \$287,367
- FY 2025: \$298,862
- FY 2026: \$310,816
- FY 2027: \$323,249
- Assumed Growth Rate FY 28 and on: 1.00%



<sup>1</sup> Per City 2023-2027 Capital Improvement Plan



# Debt Affordability – City Vehicles / Equipment CIP



# Debt Affordability Analysis

## Existing and Proposed Debt Service – Natural Tax Impact

### City Vehicles / Equipment CIP (FY 2024 – 2043 Vehicle / Equipment Plan)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
FY	Debt Service Requirements				Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
	Existing Debt Service - City Vehicles / Equipment	Pay-Go Cash Fixed Funding <sup>1</sup>	Debt Funded - Vehicle/Equipment Plan <sup>2</sup>	Total	FY 2023 Budget Appropriation - Vehicles <sup>3</sup>	General Fund Pay-Go Cash	Other Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	BOE Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Capital Reserve Fund Balance
2023	493,569	85,000	-	578,569	715,488	85,000	-	800,488	221,919	-	-	221,919	-	221,919
2024	548,961	-	96,595	645,556	715,488	85,000	-	800,488	154,932	-	-	154,932	-	376,851
2025	445,730	500,000	675,841	1,621,572	715,488	85,000	-	800,488	(821,084)	-	(376,851)	(444,233)	1.49¢	-
2026	401,507	515,000	724,346	1,640,853	715,488	85,000	-	800,488	(840,365)	462,001	-	(378,363)	1.22¢	-
2027	279,395	530,450	826,684	1,636,528	715,488	85,000	-	800,488	(836,040)	873,980	-	37,940	-	37,940
2028	99,399	546,364	900,977	1,546,739	715,488	85,000	-	800,488	(746,251)	882,720	-	136,469	-	174,409
2029	-	562,754	926,703	1,489,458	715,488	85,000	-	800,488	(688,970)	891,547	-	202,578	-	376,987
2030	-	579,637	753,689	1,333,326	715,488	85,000	-	800,488	(532,838)	900,463	-	367,625	-	744,612
2031	-	597,026	870,704	1,467,730	715,488	85,000	-	800,488	(667,242)	909,467	-	242,225	-	986,837
2032	-	614,937	939,895	1,554,832	715,488	85,000	-	800,488	(754,344)	918,562	-	164,218	-	1,151,054
2033	-	633,385	865,602	1,498,987	715,488	85,000	-	800,488	(698,499)	927,748	-	229,249	-	1,380,303
2034	-	652,387	1,004,161	1,656,547	715,488	85,000	-	800,488	(856,059)	937,025	-	80,966	-	1,461,269
2035	-	671,958	1,124,123	1,796,081	715,488	85,000	-	800,488	(995,593)	946,395	(49,197)	-	-	1,412,072
2036	-	692,117	1,522,575	2,214,692	715,488	85,000	-	800,488	(1,414,204)	955,859	(458,344)	-	-	953,727
2037	-	712,880	1,651,336	2,364,216	715,488	85,000	-	800,488	(1,563,728)	965,418	(598,310)	-	-	355,417
2038	-	734,267	2,011,747	2,746,014	715,488	85,000	-	800,488	(1,945,526)	975,072	(355,417)	(615,037)	1.71¢	-
2039	-	756,295	2,085,614	2,841,909	715,488	85,000	-	800,488	(2,041,420)	1,606,010	-	(435,410)	1.20¢	-
2040	-	778,984	2,064,132	2,843,116	715,488	85,000	-	800,488	(2,042,628)	2,061,835	-	19,207	-	19,207
2041	-	802,353	1,715,355	2,517,708	715,488	85,000	-	800,488	(1,717,220)	2,082,453	-	365,233	-	384,440
2042	-	826,424	1,835,854	2,662,278	715,488	85,000	-	800,488	(1,861,790)	2,103,278	-	241,487	-	625,927
2043	-	851,217	1,795,008	2,646,225	715,488	85,000	-	800,488	(1,845,737)	2,124,310	-	278,574	-	904,501
2044	-	876,753	2,066,711	2,943,464	715,488	85,000	-	800,488	(2,142,976)	2,145,553	-	2,577	-	907,078
2045	-	903,056	1,817,918	2,720,974	715,488	85,000	-	800,488	(1,920,485)	2,167,009	-	246,524	-	1,153,602
2046	-	930,147	1,758,434	2,688,582	715,488	85,000	-	800,488	(1,888,093)	2,188,679	-	300,586	-	1,454,187
2047	-	958,052	1,337,645	2,295,697	715,488	85,000	-	800,488	(1,495,209)	2,210,566	-	715,357	-	2,169,544
2048	-	986,793	1,077,078	2,063,871	715,488	85,000	-	800,488	(1,263,383)	2,232,672	-	969,289	-	3,138,833
												<b>Total Tax Effect</b>	<b>5.60¢</b>	
<b>Total</b>	<b>2,268,561</b>	<b>17,298,235</b>	<b>32,448,728</b>	<b>52,015,524</b>					<b>Total</b>		<b>(1,838,120)</b>			

<sup>1</sup> Fixed annual funding in FY 2023 is shown per FY 2023 CIP. FY 2025 and on is assuming \$500,000 per year (adjusted for annual inflation) to fund rolling stock vehicles.

<sup>2</sup> 20-Year Public Works Vehicle/Equipment Plan is assumed to be financed through debt financings from FY 2023 - 2043. Vehicle/Equipment plan has been developed per information provided by City Staff. FY 2024 includes an additional \$950,000 of debt financed Rolling Stock Vehicles.

<sup>3</sup> FY 2023 Budget Appropriation assumed to include budgeted amount of \$221,919 for FY 22-23 Rolling Stock debt service.

#### Value of a Penny<sup>1</sup>

- FY 2023: \$261,243
- FY 2024: \$287,367
- FY 2025: \$298,862
- FY 2026: \$310,816
- FY 2027: \$323,249
- Assumed Growth Rate FY 28 and on: 1.00%



<sup>1</sup> Per City 2023-2027 Capital Improvement Plan



# Debt Affordability Analysis

## Existing and Proposed Debt Service – FY 2024 Upfront Tax Impact

### City Vehicles / Equipment CIP (FY 2024 – 2043 Vehicle / Equipment Plan)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Debt Service Requirements					Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
FY	Existing Debt Service - City Vehicles / Equipment	Pay-Go Cash Fixed Funding <sup>1</sup>	Debt Funded - Vehicle/Equipment Plan <sup>2</sup>	Total	FY 2023 Budget Appropriation - Vehicles <sup>3</sup>	General Fund Pay-Go Cash	Other Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	BOE Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Capital Reserve Fund Balance
2024	548,961	-	96,595	645,556	715,488	85,000	-	800,488	154,932	1,023,314	-	1,178,246	3.56¢	1,400,165
2025	445,730	500,000	675,841	1,621,572	715,488	85,000	-	800,488	(821,084)	1,064,248	-	243,164	-	1,643,329
2026	401,507	515,000	724,346	1,640,853	715,488	85,000	-	800,488	(840,365)	1,106,816	-	266,451	-	1,909,780
2027	279,395	530,450	826,684	1,636,528	715,488	85,000	-	800,488	(836,040)	1,151,090	-	315,050	-	2,224,829
2028	99,399	546,364	900,977	1,546,739	715,488	85,000	-	800,488	(746,251)	1,162,601	-	416,349	-	2,641,179
2029	-	562,754	926,703	1,489,458	715,488	85,000	-	800,488	(688,970)	1,174,227	-	485,257	-	3,126,436
2030	-	579,637	753,689	1,333,326	715,488	85,000	-	800,488	(532,838)	1,185,969	-	653,131	-	3,779,567
2031	-	597,026	870,704	1,467,730	715,488	85,000	-	800,488	(667,242)	1,197,829	-	530,586	-	4,310,153
2032	-	614,937	939,895	1,554,832	715,488	85,000	-	800,488	(754,344)	1,209,807	-	455,463	-	4,765,615
2033	-	633,385	865,602	1,498,987	715,488	85,000	-	800,488	(698,499)	1,221,905	-	523,406	-	5,289,021
2034	-	652,387	1,004,161	1,656,547	715,488	85,000	-	800,488	(856,059)	1,234,124	-	378,065	-	5,667,086
2035	-	671,958	1,124,123	1,796,081	715,488	85,000	-	800,488	(995,593)	1,246,465	-	250,872	-	5,917,958
2036	-	692,117	1,522,575	2,214,692	715,488	85,000	-	800,488	(1,414,204)	1,258,930	(155,274)	-	-	5,762,684
2037	-	712,880	1,651,336	2,364,216	715,488	85,000	-	800,488	(1,563,728)	1,271,519	(292,209)	-	-	5,470,475
2038	-	734,267	2,011,747	2,746,014	715,488	85,000	-	800,488	(1,945,526)	1,284,234	(661,292)	-	-	4,809,183
2039	-	756,295	2,085,614	2,841,909	715,488	85,000	-	800,488	(2,041,420)	1,297,077	(744,344)	-	-	4,064,840
2040	-	778,984	2,064,132	2,843,116	715,488	85,000	-	800,488	(2,042,628)	1,310,047	(732,580)	-	-	3,332,259
2041	-	802,353	1,715,355	2,517,708	715,488	85,000	-	800,488	(1,717,220)	1,323,148	(394,072)	-	-	2,938,187
2042	-	826,424	1,835,854	2,662,278	715,488	85,000	-	800,488	(1,861,790)	1,336,379	(525,411)	-	-	2,412,776
2043	-	851,217	1,795,008	2,646,225	715,488	85,000	-	800,488	(1,845,737)	1,349,743	(495,993)	-	-	1,916,783
2044	-	876,753	2,066,711	2,943,464	715,488	85,000	-	800,488	(2,142,976)	1,363,241	(779,736)	-	-	1,137,047
2045	-	903,056	1,817,918	2,720,974	715,488	85,000	-	800,488	(1,920,485)	1,376,873	(543,612)	-	-	593,435
2046	-	930,147	1,758,434	2,688,582	715,488	85,000	-	800,488	(1,888,093)	1,390,642	(497,452)	-	-	95,983
2047	-	958,052	1,337,645	2,295,697	715,488	85,000	-	800,488	(1,495,209)	1,404,548	(90,661)	-	-	5,322
2048	-	986,793	1,077,078	2,063,871	715,488	85,000	-	800,488	(1,263,383)	1,418,594	-	155,211	-	160,533
												<b>Total Tax Effect</b>	<b>3.56¢</b>	
Total	2,268,561	17,298,235	32,448,728	52,015,524					Total		(5,912,636)			

<sup>1</sup> Fixed annual funding in FY 2023 is shown per FY 2023 CIP. FY 2025 and on is assuming \$500,000 per year (adjusted for annual inflation) to fund rolling stock vehicles.

<sup>2</sup> 20-Year Public Works Vehicle/Equipment Plan is assumed to be financed through debt financings from FY 2023 - 2043. Vehicle/Equipment plan has been developed per information provided by City Staff. FY 2024 includes an additional \$950,000 of debt financed Rolling Stock Vehicles.

<sup>3</sup> FY 2023 Budget Appropriation assumed to include budgeted amount of \$221,919 for FY 22-23 Rolling Stock debt service.

#### Value of a Penny<sup>1</sup>

■ FY 2023:	\$261,243	■ FY 2026:	\$310,816
■ FY 2024:	\$287,367	■ FY 2027:	\$323,249
■ FY 2025:	\$298,862	■ Assumed Growth Rate FY 28 and on:	1.00%



<sup>1</sup> Per City 2023-2027 Capital Improvement Plan



# Debt Affordability Analysis

## Existing and Proposed Debt Service – Staggered Tax Impact (FY 2024, 2028, 2032)

### City Vehicles / Equipment CIP (FY 2024 – 2043 Vehicle / Equipment Plan)

FY	Debt Service Requirements				Revenue Available for DS				Debt Service Cash Flow Surplus (Deficit)					
	Existing Debt Service - City Vehicles / Equipment	Pay-Go Cash Fixed Funding <sup>1</sup>	Debt Funded - Vehicle/Equipment Plan <sup>2</sup>	Total	FY 2023 Budget Appropriation - Vehicles <sup>3</sup>	General Fund Pay-Go Cash	Other Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	BOE Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Capital Reserve Fund Balance
2023	493,569	85,000	-	578,569	715,488	85,000	-	800,488	221,919	-	-	221,919	-	221,919
2024	548,961	-	96,595	645,556	715,488	85,000	-	800,488	154,932	500,019	-	654,950	1.74¢	876,869
2025	445,730	500,000	675,841	1,621,572	715,488	85,000	-	800,488	(821,084)	520,020	(301,064)	-	-	575,806
2026	401,507	515,000	724,346	1,640,853	715,488	85,000	-	800,488	(840,365)	540,820	(299,545)	-	-	276,261
2027	279,395	530,450	826,684	1,636,528	715,488	85,000	-	800,488	(836,040)	562,453	(273,587)	-	-	2,674
2028	99,399	546,364	900,977	1,546,739	715,488	85,000	-	800,488	(746,251)	954,958	-	208,707	1.19¢	211,381
2029	-	562,754	926,703	1,489,458	715,488	85,000	-	800,488	(688,970)	964,508	-	275,538	-	486,920
2030	-	579,637	753,689	1,333,326	715,488	85,000	-	800,488	(532,838)	974,153	-	441,315	-	928,234
2031	-	597,026	870,704	1,467,730	715,488	85,000	-	800,488	(667,242)	983,895	-	316,652	-	1,244,887
2032	-	614,937	939,895	1,554,832	715,488	85,000	-	800,488	(754,344)	1,396,323	-	641,979	1.19¢	1,886,865
2033	-	633,385	865,602	1,498,987	715,488	85,000	-	800,488	(698,499)	1,410,286	-	711,787	-	2,598,653
2034	-	652,387	1,004,161	1,656,547	715,488	85,000	-	800,488	(856,059)	1,424,389	-	568,330	-	3,166,982
2035	-	671,958	1,124,123	1,796,081	715,488	85,000	-	800,488	(995,593)	1,438,633	-	443,040	-	3,610,023
2036	-	692,117	1,522,575	2,214,692	715,488	85,000	-	800,488	(1,414,204)	1,453,019	-	38,815	-	3,648,838
2037	-	712,880	1,651,336	2,364,216	715,488	85,000	-	800,488	(1,563,728)	1,467,549	(96,179)	-	-	3,552,659
2038	-	734,267	2,011,747	2,746,014	715,488	85,000	-	800,488	(1,945,526)	1,482,225	(463,301)	-	-	3,089,358
2039	-	756,295	2,085,614	2,841,909	715,488	85,000	-	800,488	(2,041,420)	1,497,047	(544,373)	-	-	2,544,985
2040	-	778,984	2,064,132	2,843,116	715,488	85,000	-	800,488	(2,042,628)	1,512,018	(530,610)	-	-	2,014,375
2041	-	802,353	1,715,355	2,517,708	715,488	85,000	-	800,488	(1,717,220)	1,527,138	(190,082)	-	-	1,824,292
2042	-	826,424	1,835,854	2,662,278	715,488	85,000	-	800,488	(1,861,790)	1,542,409	(319,381)	-	-	1,504,911
2043	-	851,217	1,795,008	2,646,225	715,488	85,000	-	800,488	(1,845,737)	1,557,833	(287,903)	-	-	1,217,008
2044	-	876,753	2,066,711	2,943,464	715,488	85,000	-	800,488	(2,142,976)	1,573,412	(569,564)	-	-	647,443
2045	-	903,056	1,817,918	2,720,974	715,488	85,000	-	800,488	(1,920,485)	1,589,146	(331,340)	-	-	316,104
2046	-	930,147	1,758,434	2,688,582	715,488	85,000	-	800,488	(1,888,093)	1,605,037	(283,056)	-	-	33,048
2047	-	958,052	1,337,645	2,295,697	715,488	85,000	-	800,488	(1,495,209)	1,621,088	-	125,879	-	158,926
2048	-	986,793	1,077,078	2,063,871	715,488	85,000	-	800,488	(1,263,383)	1,637,298	-	373,916	-	532,842
												<b>Total Tax Effect</b>	<b>4.11¢</b>	
<b>Total</b>	<b>2,268,561</b>	<b>17,298,235</b>	<b>32,448,728</b>	<b>52,015,524</b>					<b>Total</b>		<b>(4,489,986)</b>			

<sup>1</sup> Fixed annual funding in FY 2023 is shown per FY 2023 CIP. FY 2025 and on is assuming \$500,000 per year (adjusted for annual inflation) to fund rolling stock vehicles.

<sup>2</sup> 20-Year Public Works Vehicle/Equipment Plan is assumed to be financed through debt financings from FY 2023 - 2043. Vehicle/Equipment plan has been developed per information provided by City Staff. FY 2024 includes an additional \$950,000 of debt financed Rolling Stock Vehicles.

<sup>3</sup> FY 2023 Budget Appropriation assumed to include budgeted amount of \$221,919 for FY 22-23 Rolling Stock debt service.

#### Value of a Penny<sup>1</sup>

■ FY 2023:	\$261,243	■ FY 2026:	\$310,816
■ FY 2024:	\$287,367	■ FY 2027:	\$323,249
■ FY 2025:	\$298,862	■ Assumed Growth Rate FY 28 and on:	1.00%



<sup>1</sup> Per City 2023-2027 Capital Improvement Plan



# Debt Affordability – General City CIP





# Debt Affordability Analysis

## Existing and Proposed Debt Service – Natural Tax Impact

### General City CIP

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
FY	Debt Service Requirements				Revenue Available for DS					Debt Service Cash Flow Surplus (Deficit)					
	Existing Debt Service - City	Proposed Debt Service - City <sup>1</sup>	CIP Pay-Go <sup>2</sup> Cash	Total	FY 2023 Budget Appropriation - City <sup>3</sup>	General Fund Pay-Go Cash	Cates Farm / Holt Street Greenway Appropriation <sup>4</sup>	Other Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	General Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	General Capital Reserve Fund Balance
2023	908,332	-	2,079,809	2,988,141	958,429	702,000	1,377,809	-	3,038,238	50,097	-	-	50,097	-	50,097
2024	675,014	-	2,055,500	2,730,514	958,429	702,000	1,000,000	-	2,660,429	(70,085)	-	(50,097)	(19,988)	0.07¢	-
2025	660,212	850,500	1,286,000	2,796,712	958,429	702,000	-	-	1,660,429	(1,136,283)	20,788	-	(1,115,495)	3.73¢	-
2026	645,635	2,340,238	730,000	3,715,873	958,429	702,000	-	-	1,660,429	(2,055,443)	1,181,733	-	(873,711)	2.81¢	-
2027	631,058	2,781,200	695,000	4,107,258	958,429	702,000	-	-	1,660,429	(2,446,829)	2,137,664	-	(309,165)	0.96¢	-
2028	616,600	2,709,663	850,000	4,176,262	958,429	702,000	-	-	1,660,429	(2,515,833)	2,471,297	-	(44,536)	0.14¢	-
2029	601,903	2,638,125	850,000	4,090,028	958,429	702,000	-	-	1,660,429	(2,429,599)	2,540,991	-	111,392	-	111,392
2030	415,223	2,566,588	850,000	3,831,811	958,429	702,000	-	-	1,660,429	(2,171,382)	2,566,401	-	395,019	-	506,412
2031	405,569	2,495,050	850,000	3,750,619	958,429	702,000	-	-	1,660,429	(2,090,190)	2,592,065	-	501,876	-	1,008,287
2032	395,928	2,423,513	850,000	3,669,440	958,429	702,000	-	-	1,660,429	(2,009,011)	2,617,986	-	608,975	-	1,617,262
2033	-	2,351,975	850,000	3,201,975	958,429	702,000	-	-	1,660,429	(1,541,546)	2,644,166	-	1,102,620	-	2,719,882
2034	-	2,280,438	850,000	3,130,438	958,429	702,000	-	-	1,660,429	(1,470,008)	2,670,607	-	1,200,599	-	3,920,481
2035	-	2,208,900	850,000	3,058,900	958,429	702,000	-	-	1,660,429	(1,398,471)	2,697,313	-	1,298,843	-	5,219,324
2036	-	2,137,363	850,000	2,987,363	958,429	702,000	-	-	1,660,429	(1,326,933)	2,724,287	-	1,397,353	-	6,616,677
2037	-	2,065,825	850,000	2,915,825	958,429	702,000	-	-	1,660,429	(1,255,396)	2,751,529	-	1,496,134	-	8,112,810
2038	-	1,994,288	850,000	2,844,288	958,429	702,000	-	-	1,660,429	(1,183,858)	2,779,045	-	1,595,186	-	9,707,997
2039	-	1,922,750	850,000	2,772,750	958,429	702,000	-	-	1,660,429	(1,112,321)	2,806,835	-	1,694,514	-	11,402,511
2040	-	1,851,213	850,000	2,701,213	958,429	702,000	-	-	1,660,429	(1,040,783)	2,834,904	-	1,794,120	-	13,196,631
2041	-	1,779,675	850,000	2,629,675	958,429	702,000	-	-	1,660,429	(969,246)	2,863,253	-	1,894,007	-	15,090,638
2042	-	1,708,138	850,000	2,558,138	958,429	702,000	-	-	1,660,429	(897,708)	2,891,885	-	1,994,177	-	17,084,815
2043	-	1,636,600	850,000	2,486,600	958,429	702,000	-	-	1,660,429	(826,171)	2,920,804	-	2,094,633	-	19,179,448
2044	-	1,565,063	850,000	2,415,063	958,429	702,000	-	-	1,660,429	(754,633)	2,950,012	-	2,195,379	-	21,374,827
2045	-	1,068,275	850,000	1,918,275	958,429	702,000	-	-	1,660,429	(257,846)	2,979,512	-	2,721,666	-	24,096,493
2046	-	262,500	850,000	1,112,500	958,429	702,000	-	-	1,660,429	547,929	3,009,307	-	3,557,236	-	27,653,729
2047	-	-	850,000	850,000	958,429	702,000	-	-	1,660,429	810,429	3,039,400	-	3,849,829	-	31,503,559
2048	-	-	850,000	850,000	958,429	702,000	-	-	1,660,429	810,429	3,069,794	-	3,880,223	-	35,383,782
													<b>Total Tax Effect</b>	<b>7.71¢</b>	
Total	5,955,475	43,637,875	30,646,309	101,489,659						Total		(50,097)			

<sup>1</sup> Proposed General City debt is assumed to be long-term financings.

<sup>2</sup> Pay-Go in FY 23 - FY 27 per City CIP. Future years assumed to be the approximate average of the 5-year CIP pay-go amounts.

<sup>3</sup> FY 2023 Budgeted appropriation assumed to include budgeted debt service payment of \$50,097 for the Holt Street Greenway Project.

<sup>4</sup> The City has appropriated \$1,127,809 of General Fund/Capital Project Fund Balance in FY 2023 and has received \$250,000 from Impact Alamance to fund the Cates Farm Project. The Holt Street Greenway project is paid with Capital Project Fund balance of \$1,000,000.

### Value of a Penny<sup>1</sup>

■ FY 2023:	\$261,243	■ FY 2026:	\$310,816
■ FY 2024:	\$287,367	■ FY 2027:	\$323,249
■ FY 2025:	\$298,862	■ Assumed Growth Rate FY 28 and on:	1.00%



<sup>1</sup> Per City 2023-2027 Capital Improvement Plan



# Debt Affordability Analysis

## Existing and Proposed Debt Service – Upfront Tax Impact

### General City CIP

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
FY	Debt Service Requirements				Revenue Available for DS					Debt Service Cash Flow Surplus (Deficit)					
	Existing Debt Service - City	Proposed Debt Service - City <sup>1</sup>	CIP Pay-Go <sup>2</sup> Cash	Total	FY 2023 Budget Appropriation - City <sup>3</sup>	General Fund Pay-Go Cash	Cates Farm / Holt Street Greenway Appropriation <sup>4</sup>	Other Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	General Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	General Capital Reserve Fund Balance
2023	908,332	-	2,079,809	2,988,141	958,429	702,000	1,377,809	-	3,038,238	50,097	-	-	50,097	-	50,097
2024	675,014	-	2,055,500	2,730,514	958,429	702,000	1,000,000	-	2,660,429	(70,085)	1,681,097	-	1,611,012	5.85¢	1,661,109
2025	660,212	850,500	1,286,000	2,796,712	958,429	702,000	-	-	1,660,429	(1,136,283)	1,748,343	-	612,060	-	2,273,168
2026	645,635	2,340,238	730,000	3,715,873	958,429	702,000	-	-	1,660,429	(2,055,443)	1,818,274	(237,170)	-	-	2,035,998
2027	631,058	2,781,200	695,000	4,107,258	958,429	702,000	-	-	1,660,429	(2,446,829)	1,891,007	(555,822)	-	-	1,480,176
2028	616,600	2,709,663	850,000	4,176,262	958,429	702,000	-	-	1,660,429	(2,515,833)	1,909,917	(605,916)	-	-	874,260
2029	601,903	2,638,125	850,000	4,090,028	958,429	702,000	-	-	1,660,429	(2,429,599)	1,929,016	(500,583)	-	-	373,677
2030	415,223	2,566,588	850,000	3,831,811	958,429	702,000	-	-	1,660,429	(2,171,382)	1,948,306	(223,076)	-	-	150,601
2031	405,569	2,495,050	850,000	3,750,619	958,429	702,000	-	-	1,660,429	(2,090,190)	1,967,789	(122,401)	-	-	28,201
2032	395,928	2,423,513	850,000	3,669,440	958,429	702,000	-	-	1,660,429	(2,009,011)	1,987,467	(21,544)	-	-	6,657
2033	-	2,351,975	850,000	3,201,975	958,429	702,000	-	-	1,660,429	(1,541,546)	2,007,342	-	465,796	-	472,453
2034	-	2,280,438	850,000	3,130,438	958,429	702,000	-	-	1,660,429	(1,470,008)	2,027,415	-	557,407	-	1,029,860
2035	-	2,208,900	850,000	3,058,900	958,429	702,000	-	-	1,660,429	(1,398,471)	2,047,689	-	649,218	-	1,679,078
2036	-	2,137,363	850,000	2,987,363	958,429	702,000	-	-	1,660,429	(1,326,933)	2,068,166	-	741,233	-	2,420,311
2037	-	2,065,825	850,000	2,915,825	958,429	702,000	-	-	1,660,429	(1,255,396)	2,088,848	-	833,452	-	3,253,763
2038	-	1,994,288	850,000	2,844,288	958,429	702,000	-	-	1,660,429	(1,183,858)	2,109,736	-	925,878	-	4,179,641
2039	-	1,922,750	850,000	2,772,750	958,429	702,000	-	-	1,660,429	(1,112,321)	2,130,834	-	1,018,513	-	5,198,154
2040	-	1,851,213	850,000	2,701,213	958,429	702,000	-	-	1,660,429	(1,040,783)	2,152,142	-	1,111,359	-	6,309,512
2041	-	1,779,675	850,000	2,629,675	958,429	702,000	-	-	1,660,429	(969,246)	2,173,663	-	1,204,418	-	7,513,930
2042	-	1,708,138	850,000	2,558,138	958,429	702,000	-	-	1,660,429	(897,708)	2,195,400	-	1,297,692	-	8,811,622
2043	-	1,636,600	850,000	2,486,600	958,429	702,000	-	-	1,660,429	(826,171)	2,217,354	-	1,391,183	-	10,202,805
2044	-	1,565,063	850,000	2,415,063	958,429	702,000	-	-	1,660,429	(754,633)	2,239,528	-	1,484,894	-	11,687,699
2045	-	1,068,275	850,000	1,918,275	958,429	702,000	-	-	1,660,429	(257,846)	2,261,923	-	2,004,077	-	13,691,776
2046	-	262,500	850,000	1,112,500	958,429	702,000	-	-	1,660,429	547,929	2,284,542	-	2,832,471	-	16,524,247
2047	-	-	850,000	850,000	958,429	702,000	-	-	1,660,429	810,429	2,307,387	-	3,117,817	-	19,642,064
2048	-	-	850,000	850,000	958,429	702,000	-	-	1,660,429	810,429	2,330,461	-	3,140,891	-	22,782,954
													<b>Total Tax Effect</b>	<b>5.85¢</b>	
Total	5,955,475	43,637,875	30,646,309	101,489,659								(2,266,511)			

<sup>1</sup> Proposed General City debt is assumed to be long-term financings.

<sup>2</sup> Pay-Go in FY 23 - FY 27 per City CIP. Future years assumed to be the approximate average of the 5-year CIP pay-go amounts.

<sup>3</sup> FY 2023 Budgeted appropriation assumed to include budgeted debt service payment of \$50,097 for the Holt Street Greenway Project.

<sup>4</sup> The City has appropriated \$1,127,809 of General Fund/Capital Project Fund Balance in FY 2023 and has received \$250,000 from Impact Alamance to fund the Cates Farm Project. The Holt Street Greenway project is paid with Capital Project Fund balance of \$1,000,000.

### Value of a Penny<sup>1</sup>

- FY 2023: \$261,243
- FY 2024: \$287,367
- FY 2025: \$298,862
- FY 2026: \$310,816
- FY 2027: \$323,249
- Assumed Growth Rate FY 28 and on: 1.00%



<sup>1</sup> Per City 2023-2027 Capital Improvement Plan



# Debt Affordability Analysis

## Existing and Proposed Debt Service – Staggered Tax Impact (FY 2024, 2028, 2032)

### General City CIP

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
FY	Debt Service Requirements				Revenue Available for DS					Debt Service Cash Flow Surplus (Deficit)					
	Existing Debt Service - City	Proposed Debt Service - City <sup>1</sup>	CIP Pay-Go <sup>2</sup> Cash	Total	FY 2023 Budget Appropriation - City <sup>3</sup>	General Fund Pay-Go Cash	Cates Farm / Holt Street Greenway Appropriation <sup>4</sup>	Other Revenue Sources	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	General Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	General Capital Reserve Fund Balance
2023	908,332	-	2,079,809	2,988,141	958,429	702,000	1,377,809	-	3,038,238	50,097	-	-	50,097	-	50,097
2024	675,014	-	2,055,500	2,730,514	958,429	702,000	1,000,000	-	2,660,429	(70,085)	1,333,383	-	1,263,298	4.64¢	1,313,395
2025	660,212	850,500	1,286,000	2,796,712	958,429	702,000	-	-	1,660,429	(1,136,283)	1,386,720	-	250,437	-	1,563,831
2026	645,635	2,340,238	730,000	3,715,873	958,429	702,000	-	-	1,660,429	(2,055,443)	1,442,186	(613,257)	-	-	950,574
2027	631,058	2,781,200	695,000	4,107,258	958,429	702,000	-	-	1,660,429	(2,446,829)	1,499,875	(946,953)	-	-	3,621
2028	616,600	2,709,663	850,000	4,176,262	958,429	702,000	-	-	1,660,429	(2,515,833)	2,412,698	(3,621)	(99,514)	2.75¢	-
2029	601,903	2,638,125	850,000	4,090,028	958,429	702,000	-	-	1,660,429	(2,429,599)	2,436,825	-	7,226	-	7,226
2030	415,223	2,566,588	850,000	3,831,811	958,429	702,000	-	-	1,660,429	(2,171,382)	2,461,193	-	289,812	-	297,038
2031	405,569	2,495,050	850,000	3,750,619	958,429	702,000	-	-	1,660,429	(2,090,190)	2,485,805	-	395,616	-	692,654
2032	395,928	2,423,513	850,000	3,669,440	958,429	702,000	-	-	1,660,429	(2,009,011)	2,510,663	-	501,653	-	1,194,306
2033	-	2,351,975	850,000	3,201,975	958,429	702,000	-	-	1,660,429	(1,541,546)	2,535,770	-	994,224	-	2,188,530
2034	-	2,280,438	850,000	3,130,438	958,429	702,000	-	-	1,660,429	(1,470,008)	2,561,128	-	1,091,119	-	3,279,650
2035	-	2,208,900	850,000	3,058,900	958,429	702,000	-	-	1,660,429	(1,398,471)	2,586,739	-	1,188,268	-	4,467,918
2036	-	2,137,363	850,000	2,987,363	958,429	702,000	-	-	1,660,429	(1,326,933)	2,612,606	-	1,285,673	-	5,753,591
2037	-	2,065,825	850,000	2,915,825	958,429	702,000	-	-	1,660,429	(1,255,396)	2,638,733	-	1,383,337	-	7,136,928
2038	-	1,994,288	850,000	2,844,288	958,429	702,000	-	-	1,660,429	(1,183,858)	2,665,120	-	1,481,262	-	8,618,189
2039	-	1,922,750	850,000	2,772,750	958,429	702,000	-	-	1,660,429	(1,112,321)	2,691,771	-	1,579,450	-	10,197,640
2040	-	1,851,213	850,000	2,701,213	958,429	702,000	-	-	1,660,429	(1,040,783)	2,718,689	-	1,677,905	-	11,875,545
2041	-	1,779,675	850,000	2,629,675	958,429	702,000	-	-	1,660,429	(969,246)	2,745,876	-	1,776,630	-	13,652,175
2042	-	1,708,138	850,000	2,558,138	958,429	702,000	-	-	1,660,429	(897,708)	2,773,334	-	1,875,626	-	15,527,801
2043	-	1,636,600	850,000	2,486,600	958,429	702,000	-	-	1,660,429	(826,171)	2,801,068	-	1,974,897	-	17,502,698
2044	-	1,565,063	850,000	2,415,063	958,429	702,000	-	-	1,660,429	(754,633)	2,829,078	-	2,074,445	-	19,577,143
2045	-	1,068,275	850,000	1,918,275	958,429	702,000	-	-	1,660,429	(257,846)	2,857,369	-	2,599,523	-	22,176,666
2046	-	262,500	850,000	1,112,500	958,429	702,000	-	-	1,660,429	547,929	2,885,943	-	3,433,872	-	25,610,538
2047	-	-	850,000	850,000	958,429	702,000	-	-	1,660,429	810,429	2,914,802	-	3,725,231	-	29,335,770
2048	-	-	850,000	850,000	958,429	702,000	-	-	1,660,429	810,429	2,943,950	-	3,754,380	-	33,090,149
													<b>Total Tax Effect</b>	<b>7.39¢</b>	
<b>Total</b>	<b>5,955,475</b>	<b>43,637,875</b>	<b>30,646,309</b>	<b>101,489,659</b>						<b>Total</b>			<b>(1,563,831)</b>		

<sup>1</sup> Proposed General City debt is assumed to be long-term financings.

<sup>2</sup> Pay-Go in FY 23 - FY 27 per City CIP. Future years assumed to be the approximate average of the 5-year CIP pay-go amounts.

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■ FY 2024:	\$287,367	■ FY 2027:	\$323,249
■ FY 2025:	\$298,862	■ Assumed Growth Rate FY 28 and on:	1.00%



<sup>1</sup> Per City 2023-2027 Capital Improvement Plan



# Appendix C

## Draft Capital Improvement Plan Details

# Capital Improvement Plan



A	B	C	D	E	F	G	H	I
Uses of Funds	2023	2024	2025	2026	2027	Total	Funding Sources	Funding Category
<b>General City CIP Projects</b>								
<b>1 Transportation</b>								
2 Holt Street Greenway	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000	General Fund Balance	General City CIP
3 Sidewalk Projects (S. Third St. Extension Corp. Park Dr. to Augusta Dr.)	55,000	-	-	400,000	-	455,000	Pay-Go	General City CIP
4 Sidewalk Projects (W. Carr St./Yoder Elementary School)	54,000	-	-	-	-	54,000	Pay-Go	General City CIP
5 Sidewalk Projects (N. Second St. and Crawford Street)	-	125,000	-	-	-	125,000	Pay-Go	General City CIP
6 Sidewalk Projects (Crawford St. from N Charles to N. First St.)	-	30,000	176,000	-	-	206,000	Pay-Go	General City CIP
7 Sidewalk Projects (S. Third St. Extension August Dr. to Gibson Rd.)	-	55,000	-	-	400,000	455,000	Pay-Go	General City CIP
8 Sidewalk Projects (Asbury Blvd. Connection/Extension)	-	-	30,000	-	-	30,000	Pay-Go	General City CIP
9 Sidewalk Projects (Connection to Collington Farm Subdivision)	-	-	-	-	45,000	45,000	Pay-Go	General City CIP
10 Downtown Stamped Asphalt Crosswalk Refurbished	70,000	-	-	-	-	70,000	Pay-Go	General City CIP
11 Dead-end Street Reconstruction	30,000	TBD	-	-	-	30,000	Pay-Go	General City CIP
12 Signal Light and Control Box Replacement	-	50,000	-	-	-	50,000	Pay-Go	General City CIP
13 Community Park Gravel Lot	-	130,000	-	-	-	130,000	Pay-Go	General City CIP
14 Third-Fifth Street Connector Greenway	-	-	40,000	-	250,000	290,000	Pay-Go	General City CIP
15 Repave Old Rec Parking Lot	-	50,000	-	-	-	50,000	Pay-Go	General City CIP
16 Replace MACC Parking Lot	-	-	380,000	-	-	380,000	Pay-Go	General City CIP
<b>17 Total</b>	<b>\$ 209,000</b>	<b>\$ 1,440,000</b>	<b>\$ 626,000</b>	<b>\$ 400,000</b>	<b>\$ 695,000</b>	<b>\$ 3,370,000</b>		
<b>19 Parks, Recreation, and Cultural Facilities/Other</b>								
20 Lake Michael Dam Spillway	-	4,000,000	-	-	-	4,000,000	Installment Financing	General City CIP
21 Lake Michael Lebanon Rd. Connector	121,000	-	-	-	-	121,000	Pay-Go	General City CIP
22 Community Park Fiddler Stage	75,000	-	-	-	-	75,000	Pay-Go	General City CIP
23 Shade Cover for Fitness Court	-	55,000	-	-	-	55,000	Pay-Go	General City CIP
24 Lake Michael Remaining Trail	-	45,000	TBD	-	-	45,000	Pay-Go	General City CIP
25 Pickle Ball Courts	-	TBD	-	-	-	-	TBD	General City CIP
26 Youth Walker Field Repurpose	-	TBD	-	TBD	-	-	TBD	General City CIP
27 Shade for Farmer's Market	-	-	TBD	-	-	-	TBD	General City CIP
28 Community Park Expansion	-	-	TBD	-	TBD	-	Installment Financing	General City CIP
29 Lake Michael Pier Replacements	-	-	-	150,000	-	150,000	Pay-Go	General City CIP
30 Cates Farm Park	1,127,809	-	-	-	-	1,127,809	General Fund Balance	General City CIP
31 Cates Farm Park	250,000	-	-	-	-	250,000	General Fund Balance	General City CIP
<b>32 Total</b>	<b>\$ 1,573,809</b>	<b>\$ 4,100,000</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ 5,823,809</b>		
<b>34 Public Safety Elements - Facilities/Other</b>								
35 Training Simulator	-	75,000	-	-	-	75,000	Pay-Go	General City CIP
<b>36 Total</b>	<b>\$ -</b>	<b>\$ 75,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,000</b>		
<b>38 Public Facilities Element</b>								
39 New Police Station	-	-	15,000,000	-	-	15,000,000	Installment Financing	General City CIP
40 New Police Station	-	-	-	-	-	-	Installment Financing	General City CIP
41 Fire Station 4 (Preliminary Design)	110,000	-	-	-	-	110,000	Pay-Go	General City CIP
42 Fire Station 4 (Construction)	-	4,505,000	-	-	-	4,505,000	Installment Financing	General City CIP
43 Upgrade Door Systems at Fire Stations	30,000	-	-	-	-	30,000	Pay-Go	General City CIP
44 Old Rec Building Improvements	72,000	-	-	-	-	72,000	Pay-Go	General City CIP
45 Public Works Office Renovation	-	35,000	-	-	-	35,000	Pay-Go	General City CIP
46 Fire Station 1 Bay Door Replacement	-	47,500	-	-	-	47,500	Pay-Go	General City CIP
47 Police Station HVAC Replacement	-	40,000	-	-	-	40,000	Pay-Go	General City CIP
48 Two-Bay Addition to Public Works Storage Building	-	150,000	-	-	-	150,000	Pay-Go	General City CIP
49 MACC Roof Restoration and New Lights	-	168,000	160,000	-	-	328,000	Pay-Go	General City CIP
50 Lake Michael Building Renovation/Removal	-	TBD	-	-	-	-	TBD	General City CIP
51 Police Station Roof Replacement	-	-	300,000	-	-	300,000	Pay-Go	General City CIP
52 Fire Station 5	-	-	110,000	-	-	110,000	Installment Financing	General City CIP
53 Fire Station 5	-	-	-	5,000,000	-	5,000,000	Installment Financing	General City CIP
54 Public Works New Equipment Shed	-	-	200,000	-	-	200,000	Pay-Go	General City CIP
55 Public Works Salt Shed with Brining Station	-	-	-	150,000	-	150,000	Pay-Go	General City CIP
<b>56 Total</b>	<b>\$ 212,000</b>	<b>\$ 4,945,500</b>	<b>\$ 15,770,000</b>	<b>\$ 5,150,000</b>	<b>\$ -</b>	<b>\$ 26,077,500</b>		
<b>58 Public Works &amp; Environmental Services - Facilities/Other</b>								
59 FEMA Area at Public Works Facility	60,000	-	-	-	-	60,000	Pay-Go	General City CIP
60 East Graham St. Stormwater Project	25,000	-	-	-	-	25,000	Pay-Go	General City CIP
61 New Fuel Station and Pumps	-	-	-	30,000	-	30,000	Pay-Go	General City CIP
<b>62 Total</b>	<b>\$ 85,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,000</b>	<b>\$ -</b>	<b>\$ 115,000</b>		

# Capital Improvement Plan



A	B	C	D	E	F	G	H	I
Uses of Funds	2023	2024	2025	2026	2027	Total	Funding Sources	Funding Category
<b>Fire Vehicles / Equipment and Fire Apparatus Projects</b>								
<b>Fire Vehicles / Equipment and Fire Apparatus Replacement Plan Projects</b>								
67 Fire Pumper/Tanker (2002 Pierce)	-	-	-	-	-	-	Installment Financing	Fire Vehicles CIP
68 Fire Platform Truck (2002 KME)	-	-	-	2,336,040	-	2,336,040	Installment Financing	Fire Vehicles CIP
69 Fire Pumper/Tanker (2005 Pierce)	725,000	-	-	-	-	725,000	Installment Financing	Fire Vehicles CIP
70 Fire Rescue Truck (2008 KME)	-	-	-	-	2,406,121	2,406,121	Installment Financing	Fire Vehicles CIP
71 Fire Prevention (2011 Ford F-250)	-	52,500	-	-	-	52,500	Installment Financing	Fire Vehicles CIP
72 Fire Pumper (2014 Sutphen)	-	783,000	-	-	-	783,000	Installment Financing	Fire Vehicles CIP
73 Fire Pumper (2014 Sutphen)	-	-	822,150	-	-	822,150	Installment Financing	Fire Vehicles CIP
74 Fire Chief (2015 Chevrolet)	-	-	55,125	-	-	55,125	Installment Financing	Fire Vehicles CIP
75 Fire Prevention (2015 Chevrolet)	50,000	-	-	-	-	50,000	Installment Financing	Fire Vehicles CIP
76 Fire Pumper (2017 Sutphen)	-	-	-	-	-	-	Installment Financing	Fire Vehicles CIP
77 Fire Training (2020 Chevrolet)	-	-	-	-	-	-	Installment Financing	Fire Vehicles CIP
78 SCBA Equipment	-	-	-	-	-	-	Installment Financing	Fire Vehicles CIP
79 Hurst Equipment	-	-	-	-	584,821	584,821	Installment Financing	Fire Vehicles CIP
80 Fire Brush Truck (2019 Ford F-350)	-	-	-	-	-	-	Installment Financing	Fire Vehicles CIP
81 Quint Truck (Fire Station 4)	-	1,620,000	-	-	-	1,620,000	Installment Financing	Fire Vehicles CIP
82 Quint Equipment (Fire Station 4)	-	105,000	-	-	-	105,000	Installment Financing	Fire Vehicles CIP
83 2023 Chevy Traverse	29,294	-	-	-	-	29,294	Installment Financing	Fire Vehicles CIP
84 2023 Chevy Tahoe	39,523	-	-	-	-	39,523	Installment Financing	Fire Vehicles CIP
85 Quint Truck (Fire Station 5)	-	-	-	1,752,030	-	1,752,030	Installment Financing	Fire Vehicles CIP
86 Quint Equipment (Fire Station 5)	-	-	-	113,558	-	113,558	Installment Financing	Fire Vehicles CIP
<b>Total</b>	<b>\$ 843,817</b>	<b>\$ 2,560,500</b>	<b>\$ 877,275</b>	<b>\$ 4,201,628</b>	<b>\$ 2,990,942</b>	<b>\$ 11,474,162</b>		
<b>Fire Vehicles / Equipment and Fire Apparatus Fixed Funding Projects</b>								
90 Fire Engines (Replacement of Engine 32) GF	130,000	-	-	-	-	130,000	Pay-Go	Fire Vehicles CIP
<b>Total</b>	<b>\$ 130,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 130,000</b>		

# Capital Improvement Plan



A	B	C	D	E	F	G	H	I
Uses of Funds	2023	2024	2025	2026	2027	Total	Funding Sources	Funding Category
92								
93	<b>City Vehicles / Equipment CIP</b>							
94								
95	<b>City Vehicles / Equipment Replacement Plan Projects</b>							
96	-	-	210,000	-	-	210,000	Installment Financing	City Vehicles CIP
97	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
98	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
99	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
100	-	315,000	-	-	-	315,000	Installment Financing	City Vehicles CIP
101	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
102	-	-	-	283,894	-	283,894	Installment Financing	City Vehicles CIP
103	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
104	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
105	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
106	250,000	-	-	-	-	250,000	Installment Financing	City Vehicles CIP
107	300,000	-	-	-	-	300,000	Installment Financing	City Vehicles CIP
108	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
109	-	262,500	-	-	-	262,500	Installment Financing	City Vehicles CIP
110	-	-	-	-	321,652	321,652	Installment Financing	City Vehicles CIP
111	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
112	-	236,250	-	-	-	236,250	Installment Financing	City Vehicles CIP
113	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
114	-	325,500	-	-	-	325,500	Installment Financing	City Vehicles CIP
115	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
116	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
117	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
118	-	288,750	-	-	-	288,750	Installment Financing	City Vehicles CIP
119	-	315,000	-	-	-	315,000	Installment Financing	City Vehicles CIP
120	-	-	-	283,894	-	283,894	Installment Financing	City Vehicles CIP
121	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
122	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
123	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
124	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
125	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
126	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
127	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
128	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
129	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
130	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
131	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
132	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
133	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
134	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
135	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
136	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
137	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
138	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
139	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
140	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
141	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
142	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
143	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
144	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
145	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
146	-	-	-	-	-	-	Installment Financing	City Vehicles CIP
147	-	200,000	-	-	-	200,000	Installment Financing	City Vehicles CIP
148	<b>Total</b>	<b>\$ 550,000</b>	<b>\$ 1,943,000</b>	<b>\$ 210,000</b>	<b>\$ 567,788</b>	<b>\$ 3,592,439</b>		
149								
150	<b>City Vehicles / Equipment Fixed Funding Projects</b>							
150	-	950,000	-	-	-	950,000	Installment Financing	City Vehicles CIP
151	-	-	500,000	515,000	530,450	1,545,450	Pay-Go	City Vehicles CIP
152	50,000	-	-	-	-	50,000	Pay-Go	City Vehicles CIP
153	35,000	-	-	-	-	35,000	Pay-Go	City Vehicles CIP
154	<b>Total</b>	<b>\$ 85,000</b>	<b>\$ 950,000</b>	<b>\$ 500,000</b>	<b>\$ 515,000</b>	<b>\$ 530,450</b>		
155								
156								
157	<b>Grand Total</b>	<b>\$ 3,688,626</b>	<b>\$ 16,014,000</b>	<b>\$ 17,983,275</b>	<b>\$ 11,014,415</b>	<b>\$ 4,538,044</b>		<b>\$ 53,238,360</b>



# Appendix D

## Fire Vehicle / Equipment Plan



# Fire Vehicles / Equipment Plan



## Fire Vehicle / Apparatus / Equipment Replacement Schedule

Equipment/Vehicle Schedule by Category	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Category	Replacement Term (Years)	FY 2023 Current Cost Estimate	Annual Inflation Rate (FY 24)	Annual Inflation Rate (FY 25)	Annual Inflation Rate (FY 26+)	Financing Term (Years)			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
1 Fire Vehicles	10	\$ 50,000	5%	5%	3%	5			118,817	52,500	55,125	-	-	-	-	-	65,822	-
2 Fire Brush Truck	10	\$ 85,000	5%	5%	3%	10			-	-	-	-	-	-	105,474	-	-	-
3 Fire Apparatus	20	\$ 2,000,000	8%	5%	3%	10			-	1,620,000	-	4,088,070	2,406,121	-	-	-	-	-
4 Fire Engine	10	\$ 725,000	8%	5%	3%	5			725,000	783,000	822,150	-	-	-	925,337	-	-	1,011,141
5 SCBA Equipment	15	\$ 462,000	5%	5%	3%	5			-	-	-	-	-	-	-	590,482	-	-
6 Hurst Equipment	20	\$ 500,000	5%	5%	3%	5			-	105,000	-	113,558	584,821	-	-	-	-	-
<b>7 Total</b>									<b>843,817</b>	<b>2,560,500</b>	<b>877,275</b>	<b>4,201,628</b>	<b>2,990,942</b>	<b>-</b>	<b>1,030,811</b>	<b>590,482</b>	<b>65,822</b>	<b>1,011,141</b>

To be Discussed

## Replacement schedule Assumptions and Totals by Project

Vehicles / Equipment	Vehicle ID	Year Received	Category	Purchase Date	Purchase Price	1st Replacement Date	Actual/Planned Years in Fleet	Replacement Term (Years)	Financing Term (Years)	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
										<b>843,817</b>	<b>2,560,500</b>	<b>877,275</b>	<b>4,201,628</b>	<b>2,990,942</b>	<b>-</b>	<b>1,030,811</b>	<b>590,482</b>	<b>65,822</b>	<b>1,011,141</b>
1 Fire Pumper/Tanker (2002 Pierce)	25	2002	Fire Engine	2002	196,955.00	2022	20	10	5	-	-	-	-	-	-	-	-	-	1,011,141
2 Fire Platform Truck (2002 KME)	26	2002	Fire Apparatus	2002	734,673.00	2026	24	20	10	-	-	-	2,336,040	-	-	-	-	-	-
3 Fire Pumper/Tanker (2005 Pierce)	180	2005	Fire Engine	2005	224,568.00	2023	18	10	5	725,000	-	-	-	-	-	-	-	-	-
4 Fire Rescue Truck (2008 KME)	22	2008	Fire Apparatus	2008	396,176.00	2027	19	20	10	-	-	-	-	2,406,121	-	-	-	-	-
5 Fire Prevention (2011 Ford F-250)	335	2011	Fire Vehicles	2011	47,910.78	2024	13	10	5	-	52,500	-	-	-	-	-	-	-	-
6 Fire Pumper (2014 Sutphen)	540	2014	Fire Engine	2014	461,835.01	2024	10	10	5	-	783,000	-	-	-	-	-	-	-	-
7 Fire Pumper (2014 Sutphen)	547	2014	Fire Engine	2014	455,213.21	2025	11	10	5	-	-	822,150	-	-	-	-	-	-	-
8 Fire Chief (2015 Chevrolet)	55	2015	Fire Vehicles	2015	42,467.03	2025	10	10	5	-	-	55,125	-	-	-	-	-	-	-
9 Fire Prevention (2015 Chevrolet)	538	2015	Fire Vehicles	2015	52,155.28	2023	8	10	5	50,000	-	-	-	-	-	-	-	-	-
10 Fire Pumper (2017 Sutphen)	57	2017	Fire Engine	2017	484,672.06	2029	12	10	5	-	-	-	-	-	925,337	-	-	-	-
11 Fire Training (2020 Chevrolet)	169	2020	Fire Vehicles	2020	38,930.00	2031	11	10	5	-	-	-	-	-	-	-	-	65,822	-
12 SCBA Equipment		2015	SCBA Equipment	2015	462,000.00	2030	15	15	5	-	-	-	-	-	-	-	590,482	-	-
13 Hurst Equipment		2012	Hurst Equipment	2012		2027	15	20	5	-	-	-	-	584,821	-	-	-	-	-
14 Fire Brush Truck (2019 Ford F-350)	167	2019	Fire Brush Truck	2019	88,437.52	2029	15	10	10	-	-	-	-	-	105,474	-	-	-	-
15 Quint Truck (Fire Station 4)		2024	Fire Apparatus	2024	1,500,000	2024	20	20	10	-	1,620,000	-	-	-	-	-	-	-	-
16 Quint Equipment (Fire Station 4)		2024	Hurst Equipment	2024	100,000	2024	15	20	5	-	105,000	-	-	-	-	-	-	-	-
17 2023 Chevy Traverse		2023	Fire Vehicles	2023	29,294	2023	10	10	5	29,294	-	-	-	-	-	-	-	-	-
18 2023 Chevy Tahoe		2023	Fire Vehicles	2023	39,523	2023	10	10	5	39,523	-	-	-	-	-	-	-	-	-
19 Quint Truck (Fire Station 5)		2026	Fire Apparatus	2026	1,500,000	2026	20	20	10	-	-	-	1,752,030	-	-	-	-	-	-
20 Quint Equipment (Fire Station 5)		2026	Hurst Equipment	2026	100,000	2026	15	20	5	-	-	-	113,558	-	-	-	-	-	-

# Fire Vehicles / Equipment Plan



## Fire Vehicle / Apparatus / Equipment Replacement Schedule

A	B	C	D	E	F	G	H	S	T	U	V	W	X	Y	Z	AA	AB	AC
Equipment/Vehicle Schedule by Category																		
Category	Replacement Term (Years)	FY 2023 Current Cost Estimate	Annual Inflation Rate (FY 24)	Annual Inflation Rate (FY 25)	Annual Inflation Rate (FY 26+)	Financing Term (Years)		2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
1 Fire Vehicles	10	\$ 50,000	5%	5%	3%	5		165,941	71,926	74,083	-	-	-	-	-	88,459	-	223,011
2 Fire Brush Truck	10	\$ 85,000	5%	5%	3%	10		-	-	-	-	-	-	141,749	-	-	-	-
3 Fire Apparatus	20	\$ 2,000,000	8%	5%	3%	10		-	-	-	-	-	-	-	-	-	-	-
4 Fire Engine	10	\$ 725,000	8%	5%	3%	5		1,041,475	1,072,719	1,104,901	-	-	-	1,243,576	-	-	1,358,889	1,399,655
5 SCBA Equipment	15	\$ 462,000	5%	5%	3%	5		-	-	-	-	-	-	-	-	-	-	-
6 Hurst Equipment	20	\$ 500,000	5%	5%	3%	5		-	-	-	-	-	-	-	-	-	-	-
<b>7 Total</b>								<b>1,207,416</b>	<b>1,144,645</b>	<b>1,178,984</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,385,324</b>	<b>-</b>	<b>88,459</b>	<b>1,358,889</b>	<b>1,622,666</b>

To be Discussed

## Replacement schedule Assumptions and Totals by Project

Vehicles / Equipment	Vehicle ID	Year Received	Category	Purchase Date	Purchase Price	1st Replacement Date	Actual/Planned Years in Fleet	Replacement Term (Years)	Financing Term (Years)	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
										<b>1,207,416</b>	<b>1,144,645</b>	<b>1,178,984</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,385,324</b>	<b>-</b>	<b>88,459</b>	<b>1,358,889</b>	<b>1,622,666</b>
1 Fire Pumper/Tanker (2002 Pierce)	25	2002	Fire Engine	2002	196,955.00	2022	20	10	5	-	-	-	-	-	-	-	-	-	1,358,889	-
2 Fire Platform Truck (2002 KME)	26	2002	Fire Apparatus	2002	734,673.00	2026	24	20	10	-	-	-	-	-	-	-	-	-	-	-
3 Fire Pumper/Tanker (2005 Pierce)	180	2005	Fire Engine	2005	224,568.00	2023	18	10	5	1,041,475	-	-	-	-	-	-	-	-	-	1,399,655
4 Fire Rescue Truck (2008 KME)	22	2008	Fire Apparatus	2008	396,176.00	2027	19	20	10	-	-	-	-	-	-	-	-	-	-	-
5 Fire Prevention (2011 Ford F-250)	335	2011	Fire Vehicles	2011	47,910.78	2024	13	10	5	-	71,926	-	-	-	-	-	-	-	-	-
6 Fire Pumper (2014 Sutphen)	540	2014	Fire Engine	2014	461,835.01	2024	10	10	5	-	1,072,719	-	-	-	-	-	-	-	-	-
7 Fire Pumper (2014 Sutphen)	547	2014	Fire Engine	2014	455,213.21	2025	11	10	5	-	-	1,104,901	-	-	-	-	-	-	-	-
8 Fire Chief (2015 Chevrolet)	55	2015	Fire Vehicles	2015	42,467.03	2025	10	10	5	-	-	74,083	-	-	-	-	-	-	-	-
9 Fire Prevention (2015 Chevrolet)	538	2015	Fire Vehicles	2015	52,155.28	2023	8	10	5	69,831	-	-	-	-	-	-	-	-	-	93,847
10 Fire Pumper (2017 Sutphen)	57	2017	Fire Engine	2017	484,672.06	2029	12	10	5	-	-	-	-	-	1,243,576	-	-	-	-	-
11 Fire Training (2020 Chevrolet)	169	2020	Fire Vehicles	2020	38,930.00	2031	11	10	5	-	-	-	-	-	-	-	-	88,459	-	-
12 SCBA Equipment		2015	SCBA Equipment	2015	462,000.00	2030	15	15	5	-	-	-	-	-	-	-	-	-	-	-
13 Hurst Equipment		2012	Hurst Equipment	2012		2027	15	20	5	-	-	-	-	-	-	-	-	-	-	-
14 Fire Brush Truck (2019 Ford F-350)	167	2019	Fire Brush Truck	2019	88,437.52	2029	15	10	10	-	-	-	-	-	141,749	-	-	-	-	-
15 Quint Truck (Fire Station 4)		2024	Fire Apparatus	2024	1,500,000	2024	20	20	10	-	-	-	-	-	-	-	-	-	-	-
16 Quint Equipment (Fire Station 4)		2024	Hurst Equipment	2024	100,000	2024	15	20	5	-	-	-	-	-	-	-	-	-	-	-
17 2023 Chevy Traverse		2023	Fire Vehicles	2023	29,294	2023	10	10	5	40,912	-	-	-	-	-	-	-	-	-	54,983
18 2023 Chevy Tahoe		2023	Fire Vehicles	2023	39,523	2023	10	10	5	55,198	-	-	-	-	-	-	-	-	-	74,182
19 Quint Truck (Fire Station 5)		2026	Fire Apparatus	2026	1,500,000	2026	20	20	10	-	-	-	-	-	-	-	-	-	-	-
20 Quint Equipment (Fire Station 5)		2026	Hurst Equipment	2026	100,000	2026	15	20	5	-	-	-	-	-	-	-	-	-	-	-



# Appendix E

## City Vehicle / Equipment Plan

# City Vehicles / Equipment Plan



## Public Works Vehicle / Equipment Replacement Schedule

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Replacement Schedule by Category																	
Category (Public Works Department)	Replacement Term (Years)	FY 2023 Current Cost Estimate	Annual Inflation Rate (FY 2024-2025)	Annual Inflation Rate	Financing Term (Years)	Category	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1 Side Arm Garbage Truck	15	\$ 310,000	5%	3%	10	Side Arm Garbage Truck	-	325,500	-	-	-	373,467	384,671	-	-	-	
2 Rear Loader Garbage Truck	15	\$ 300,000	5%	3%	10	Rear Loader Garbage Truck	300,000	315,000	-	-	-	-	-	383,430	394,933	-	
3 Knuckleboom	15	\$ 225,000	5%	3%	10	Knuckleboom	-	236,250	-	-	-	271,065	279,197	-	-	-	
4 Loader	10	\$ 250,000	5%	3%	10	Loader	-	-	-	283,894	-	-	-	-	-	-	
5 Sweeper	10	\$ 350,000	5%	3%	10	Sweeper	-	-	-	-	-	-	434,306	894,670	-	-	
6 Leaf Truck	10	\$ 250,000	5%	3%	5	Leaf Truck	250,000	262,500	-	283,894	-	-	-	310,218	-	-	
7 Bucket Truck	10	\$ 300,000	5%	3%	5	Bucket Truck	-	315,000	-	-	-	-	-	-	-	-	
7 Dump Truck	10	\$ 275,000	5%	3%	5	Dump Truck	-	288,750	-	-	321,652	-	-	341,240	-	362,022	
8 Other Major Vehicle	10	\$ 200,000	5%	3%	5	Other Major Vehicle	-	200,000	210,000	-	-	-	-	-	-	-	
<b>5 Total</b>							<b>550,000</b>	<b>1,943,000</b>	<b>210,000</b>	<b>567,788</b>	<b>321,652</b>	<b>644,531</b>	<b>1,749,632</b>	<b>1,278,100</b>	<b>756,955</b>	<b>-</b>	

To be Discussed

## Replacement schedule Assumptions and Totals by Project

Vehicles / Equipment	Vehicle ID	Year Received	Category	Purchase Date	Purchase Price	1st Replacement Date	Actual/Planned Years in Fleet	Replacement Term (Years)	Financing Term (Years)	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
1 Dodge Van	BEAU 55	1998	Other Major Vehicle	1998	21,413.00	2025	15	10	5	-	-	210,000	-	-	-	-	-	-	-
2 Ford F350 Dump Truck	PW40	2020	Dump Truck	2020	49,418.86	2035	15	10	5	-	-	-	-	-	-	-	-	-	-
3 Dump Truck	ST 41	2016	Dump Truck	2016	87,981.00	2031	15	10	5	-	-	-	-	-	-	-	-	362,022	-
4 Chev Street Flusher	ST 44	1995	Sweeper	1995	67,134.47	2010	15	10	10	-	-	-	-	-	-	-	447,335	-	-
5 Ford Bucket Truck	ST 60	2000	Bucket Truck	2000	39,600.00	2024	15	10	5	-	315,000	-	-	-	-	-	-	-	-
6 International CV	ST 111	2021	Other Major Vehicle	2021	123,066.92	2036	15	10	5	-	-	-	-	-	-	-	-	-	-
7 ODB Leaf Truck	SAN 35	2011	Leaf Truck	2011	7,117.27	2026	15	10	5	-	-	-	283,894	-	-	-	-	-	-
8 Freightliner Sweeper	63	2014	Sweeper	2014	220,991.00	2029	15	10	10	-	-	-	-	-	-	434,306	-	-	-
9 Freightliner Garbage Truck	SAN 37	2015	Rear Loader Garbage Truck	2015	51,900.00	2030	15	15	10	-	-	-	-	-	-	-	383,430	-	-
10 Autocar Garbage Truck	SAN 39	2014	Side Arm Garbage Truck	2014	258,296.00	2029	15	15	10	-	-	-	-	-	-	384,671	-	-	-
11 Mack Leaf Truck	SAN 53	1999	Leaf Truck	1999	114,063.97	2023	15	10	5	250,000	-	-	-	-	-	-	-	-	-
12 Sterling Garbage Truck	SAN 61	2002	Rear Loader Garbage Truck	2002	99,314.00	2023	15	15	10	300,000	-	-	-	-	-	-	-	-	-
13 Freightliner Knuckleboom	SAN 62	2014	Knuckleboom	2014	125,910.76	2029	15	15	10	-	-	-	-	-	-	279,197	-	-	-
14 ODB Leaf Truck	SAN 63	2002	Leaf Truck	2002	51,900.00	2024	15	10	5	-	262,500	-	-	-	-	-	-	-	-
15 Dodge 3500 Dump Truck	SAN 66	2002	Dump Truck	2002	23,613.83	2017	15	10	5	-	-	-	-	321,652	-	-	-	-	-
16 Peterson K Boom	SAN 79	2021	Knuckleboom	2021	156,909.54	2036	15	15	10	-	-	-	-	-	-	-	-	-	-
17 Freightliner Bushhag	SAN 8	2012	Knuckleboom	2012	120,277.00	2024	15	15	10	-	236,250	-	-	-	-	-	-	-	-
18 Heil Autocar	SAN 91	2007	Side Arm Garbage Truck	2007	191,901.00	2022	15	15	10	-	-	-	-	-	-	-	-	-	-
19 Heil Autocar	SAN 92	2007	Side Arm Garbage Truck	2007	191,901.00	2024	15	15	10	-	325,500	-	-	-	-	-	-	-	-
20 Newway Autocar	SAN 97	2020	Side Arm Garbage Truck	2020	311,622.32	2035	15	15	10	-	-	-	-	-	-	-	-	-	-
21 Autocar	SAN 112	2022	Side Arm Garbage Truck	2022	311,206.00	2037	15	15	10	-	-	-	-	-	-	-	-	-	-
22 Cat Wheel Loader 908M	ME 107	2017	Side Arm Garbage Truck	2017	130,000.00	2037	20	15	10	-	-	-	-	-	-	-	-	-	-
23 Ford F800 Dump Truck	San 42	1993	Dump Truck	1993	29,153.00	2024	15	10	5	-	288,750	-	-	-	-	-	-	-	-

# City Vehicles / Equipment Plan



## Public Works Vehicle / Equipment Replacement Schedule

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Replacement Schedule by Category																	
Category (Public Works Department)	Replacement Term (Years)	FY 2023 Current Cost Estimate	Annual Inflation Rate (FY 2024-2025)	Annual Inflation Rate	Financing Term (Years)	Category	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1 Side Arm Garbage Truck	15	\$ 310,000	5%	3%	10	Side Arm Garbage Truck	-	325,500	-	-	-	373,467	384,671	-	-	-	
2 Rear Loader Garbage Truck	15	\$ 300,000	5%	3%	10	Rear Loader Garbage Truck	300,000	315,000	-	-	-	-	-	383,430	394,933	-	
3 Knuckleboom	15	\$ 225,000	5%	3%	10	Knuckleboom	-	236,250	-	-	-	271,065	279,197	-	-	-	
4 Loader	10	\$ 250,000	5%	3%	10	Loader	-	-	-	283,894	-	-	-	-	-	-	
5 Sweeper	10	\$ 350,000	5%	3%	10	Sweeper	-	-	-	-	-	-	434,306	894,670	-	-	
6 Leaf Truck	10	\$ 250,000	5%	3%	5	Leaf Truck	250,000	262,500	-	283,894	-	-	310,218	-	-	-	
7 Bucket Truck	10	\$ 300,000	5%	3%	5	Bucket Truck	-	315,000	-	-	-	-	-	-	-	-	
7 Dump Truck	10	\$ 275,000	5%	3%	5	Dump Truck	-	288,750	-	-	321,652	-	341,240	-	362,022	-	
8 Other Major Vehicle	10	\$ 200,000	5%	3%	5	Other Major Vehicle	-	200,000	210,000	-	-	-	-	-	-	-	
<b>5 Total</b>							<b>550,000</b>	<b>1,943,000</b>	<b>210,000</b>	<b>567,788</b>	<b>321,652</b>	<b>644,531</b>	<b>1,749,632</b>	<b>1,278,100</b>	<b>756,955</b>	<b>-</b>	

To be Discussed

## Replacement schedule Assumptions and Totals by Project

Vehicles / Equipment	Vehicle ID	Year Received	Category	Purchase Date	Purchase Price	1st Replacement Date	Actual/Planned Years in Fleet	Replacement Term (Years)	Financing Term (Years)	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
24 New Rear Loader (1)	NEW	2024	Rear Loader Garbage Truck	2023	300,000.00	2024	15	15	10	-	315,000	-	-	-	-	-	-	-	-
25 New Swap Loader (1)	NEW	2026	Loader	2026	250,000.00	2026	15	10	10	-	-	-	283,894	-	-	-	-	-	-
26 New Dump Truck (1)	NEW	2029	Dump Truck	2029	275,000.00	2029	15	10	5	-	-	-	-	-	341,240	-	-	-	-
27 New Leaf Truck (1)	NEW	2029	Leaf Truck	2029	250,000.00	2029	15	10	5	-	-	-	-	-	310,218	-	-	-	-
28 New Sweeper Truck (1)	NEW	2030	Sweeper	2030	350,000.00	2030	15	10	10	-	-	-	-	-	-	-	447,335	-	-
29 New Side Arm Garbage Truck (1)	NEW	2028	Side Arm Garbage Truck	2028	310,000.00	2028	15	15	10	-	-	-	-	373,467	-	-	-	-	-
30 New Knuckleboom (1)	NEW	2028	Knuckleboom	2028	225,000.00	2028	15	15	10	-	-	-	-	271,065	-	-	-	-	-
31 New Rear Loader (2)	NEW	2031	Rear Loader Garbage Truck	2031	300,000.00	2031	15	15	10	-	-	-	-	-	-	-	-	394,933	-
32 New Swap Loader (2)	NEW	2034	Loader	2034	250,000.00	2034	15	10	10	-	-	-	-	-	-	-	-	-	-
33 New Dump Truck (2)	NEW	2035	Dump Truck	2035	275,000.00	2035	15	10	5	-	-	-	-	-	-	-	-	-	-
34 New Leaf Truck (2)	NEW	2035	Leaf Truck	2035	250,000.00	2035	15	10	5	-	-	-	-	-	-	-	-	-	-
35 New Sweeper Truck (2)	NEW	2037	Sweeper	2037	350,000.00	2037	15	10	10	-	-	-	-	-	-	-	-	-	-
36 New Side Arm Garbage Truck (2)	NEW	2033	Side Arm Garbage Truck	2033	310,000.00	2033	15	15	10	-	-	-	-	-	-	-	-	-	-
37 New Knuckleboom (2)	NEW	2033	Knuckleboom	2033	225,000.00	2033	15	15	10	-	-	-	-	-	-	-	-	-	-
38 New Rear Loader (3)	NEW	2038	Rear Loader Garbage Truck	2038	300,000.00	2038	15	15	10	-	-	-	-	-	-	-	-	-	-
39 New Swap Loader (3)	NEW	2042	Loader	2042	250,000.00	2042	15	10	10	-	-	-	-	-	-	-	-	-	-
40 New Dump Truck (3)	NEW	2041	Dump Truck	2041	275,000.00	2041	15	10	5	-	-	-	-	-	-	-	-	-	-
41 New Leaf Truck (3)	NEW	2041	Leaf Truck	2041	250,000.00	2041	15	10	5	-	-	-	-	-	-	-	-	-	-
42 New Sweeper Truck (3)	NEW	2044	Sweeper	2044	350,000.00	2044	15	10	10	-	-	-	-	-	-	-	-	-	-
43 New Side Arm Garbage Truck (3)	NEW	2038	Side Arm Garbage Truck	2038	310,000.00	2038	15	15	10	-	-	-	-	-	-	-	-	-	-
44 New Knuckleboom (3)	NEW	2038	Knuckleboom	2038	225,000.00	2038	15	15	10	-	-	-	-	-	-	-	-	-	-
45 New Rear Loader (4)	NEW	2045	Rear Loader Garbage Truck	2045	300,000.00	2045	15	15	10	-	-	-	-	-	-	-	-	-	-
46 New Swap Loader (4)	NEW	2050	Loader	2050	250,000.00	2050	15	10	10	-	-	-	-	-	-	-	-	-	-
47 New Dump Truck (4)	NEW	2047	Dump Truck	2047	275,000.00	2047	15	10	5	-	-	-	-	-	-	-	-	-	-
48 New Leaf Truck (4)	NEW	2047	Leaf Truck	2047	250,000.00	2047	15	10	5	-	-	-	-	-	-	-	-	-	-
49 New Sweeper Truck (4)	NEW	2051	Sweeper	2051	350,000.00	2051	15	10	10	-	-	-	-	-	-	-	-	-	-
50 New Side Arm Garbage Truck (4)	NEW	2043	Side Arm Garbage Truck	2043	310,000.00	2043	15	15	10	-	-	-	-	-	-	-	-	-	-
51 New Knuckleboom (4)	NEW	2043	Knuckleboom	2043	225,000.00	2043	15	15	10	-	-	-	-	-	-	-	-	-	-
52 Fleet Services Truck	NEW	2024	Other Major Vehicle	2023	200,000.00	2024	15	10	5	-	200,000	-	-	-	-	-	-	-	-

# City Vehicles / Equipment Plan



## Public Works Vehicle / Equipment Replacement Schedule

A	B	C	D	E	F	G	H	S	T	U	V	W	X	Y	Z	AA	AB	AC
Replacement Schedule by Category																		
Category (Public Works Department)	Replacement Term (Years)	FY 2023 Current Cost Estimate	Annual Inflation Rate (FY 2024-2025)	Annual Inflation Rate	Financing Term (Years)	Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	
1 Side Arm Garbage Truck	15	\$ 310,000	5%	3%	10	Side Arm Garbage Truck	432,950	-	459,317	-	1,461,868	501,908	516,965	-	-	-	1,163,698	
2 Rear Loader Garbage Truck	15	\$ 300,000	5%	3%	10	Rear Loader Garbage Truck	-	-	-	-	-	971,435	500,289	-	-	-	-	
3 Knuckleboom	15	\$ 225,000	5%	3%	10	Knuckleboom	314,238	-	-	343,377	-	364,288	375,217	-	-	-	844,620	
4 Loader	10	\$ 250,000	5%	3%	10	Loader	-	359,628	-	381,529	-	-	-	-	-	455,566	-	
5 Sweeper	10	\$ 350,000	5%	3%	10	Sweeper	-	-	-	-	550,165	-	583,671	1,202,361	-	-	-	
6 Leaf Truck	10	\$ 250,000	5%	3%	5	Leaf Truck	349,154	359,628	370,417	381,529	-	-	416,908	-	442,297	-	469,233	
7 Bucket Truck	10	\$ 300,000	5%	3%	5	Bucket Truck	-	431,554	-	-	-	-	-	-	-	-	-	
7 Dump Truck	10	\$ 275,000	5%	3%	5	Dump Truck	-	395,591	814,917	-	432,273	-	458,598	-	973,054	-	-	
8 Other Major Vehicle	10	\$ 200,000	5%	3%	5	Other Major Vehicle	-	274,002	282,222	290,689	-	-	-	-	-	-	-	
<b>5 Total</b>							<b>1,096,342</b>	<b>1,820,403</b>	<b>1,926,874</b>	<b>1,397,125</b>	<b>2,444,307</b>	<b>1,837,631</b>	<b>2,851,648</b>	<b>1,202,361</b>	<b>1,415,351</b>	<b>455,566</b>	<b>2,477,551</b>	

To be Discussed

## Replacement schedule Assumptions and Totals by Project

Vehicles / Equipment	Vehicle ID	Year Received	Category	Purchase Date	Purchase Price	1st Replacement Date	Actual/Planned Years in Fleet	Replacement Term (Years)	Financing Term (Years)	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
1 Dodge Van	BEAU 55	1998	Other Major Vehicle	1998	21,413.00	2025	15	10	5	-	-	282,222	-	-	-	-	-	-	-	-
2 Ford F350 Dump Truck	PW40	2020	Dump Truck	2020	49,418.86	2035	15	10	5	-	-	407,459	-	-	-	-	-	-	-	-
3 Dump Truck	ST 41	2016	Dump Truck	2016	87,981.00	2031	15	10	5	-	-	-	-	-	-	-	-	486,527	-	-
4 Chev Street Flusher	ST 44	1995	Sweeper	1995	67,134.47	2010	15	10	10	-	-	-	-	-	-	-	601,181	-	-	-
5 Ford Bucket Truck	ST 60	2000	Bucket Truck	2000	39,600.00	2024	15	10	5	-	431,554	-	-	-	-	-	-	-	-	-
6 International CV	ST 111	2021	Other Major Vehicle	2021	123,066.92	2036	15	10	5	-	-	-	290,689	-	-	-	-	-	-	-
7 ODB Leaf Truck	SAN 35	2011	Leaf Truck	2011	7,117.27	2026	15	10	5	-	-	-	381,529	-	-	-	-	-	-	-
8 Freightliner Sweeper	63	2014	Sweeper	2014	220,991.00	2029	15	10	10	-	-	-	-	-	583,671	-	-	-	-	-
9 Freightliner Garbage Truck	SAN 37	2015	Rear Loader Garbage Truck	2015	51,900.00	2030	15	15	10	-	-	-	-	-	-	-	-	-	-	-
10 Autocar Garbage Truck	SAN 39	2014	Side Arm Garbage Truck	2014	258,296.00	2029	15	15	10	-	-	-	-	-	-	-	-	-	-	-
11 Mack Leaf Truck	SAN 53	1999	Leaf Truck	1999	114,063.97	2023	15	10	5	349,154	-	-	-	-	-	-	-	-	-	469,233
12 Sterling Garbage Truck	SAN 61	2002	Rear Loader Garbage Truck	2002	99,314.00	2023	15	15	10	-	-	-	-	-	485,718	-	-	-	-	-
13 Freightliner Knuckleboom	SAN 62	2014	Knuckleboom	2014	125,910.76	2029	15	15	10	-	-	-	-	-	-	-	-	-	-	-
14 ODB Leaf Truck	SAN 63	2002	Leaf Truck	2002	51,900.00	2024	15	10	5	-	359,628	-	-	-	-	-	-	-	-	-
15 Dodge 3500 Dump Truck	SAN 66	2002	Dump Truck	2002	23,613.83	2017	15	10	5	-	-	-	-	432,273	-	-	-	-	-	-
16 Peterson K Boom	SAN 79	2021	Knuckleboom	2021	156,909.54	2036	15	15	10	-	-	-	343,377	-	-	-	-	-	-	-
17 Freightliner Bushhagw	SAN 8	2012	Knuckleboom	2012	120,277.00	2024	15	15	10	-	-	-	-	-	-	375,217	-	-	-	-
18 Heil Autocar	SAN 91	2007	Side Arm Garbage Truck	2007	191,901.00	2022	15	15	10	-	-	-	-	487,289	-	-	-	-	-	-
19 Heil Autocar	SAN 92	2007	Side Arm Garbage Truck	2007	191,901.00	2024	15	15	10	-	-	-	-	-	-	516,965	-	-	-	-
20 Newway Autocar	SAN 97	2020	Side Arm Garbage Truck	2020	311,622.32	2035	15	15	10	-	-	459,317	-	-	-	-	-	-	-	-
21 Autocar	SAN 112	2022	Side Arm Garbage Truck	2022	311,206.00	2037	15	15	10	-	-	-	-	487,289	-	-	-	-	-	-
22 Cat Wheel Loader 908M	ME 107	2017	Side Arm Garbage Truck	2017	130,000.00	2037	20	15	10	-	-	-	-	487,289	-	-	-	-	-	-
23 Ford F800 Dump Truck	San 42	1993	Dump Truck	1993	29,153.00	2024	15	10	5	-	395,591	-	-	-	-	-	-	-	-	-

# City Vehicles / Equipment Plan



## Public Works Vehicle / Equipment Replacement Schedule


A	B	C	D	E	F	G	H	S	T	U	V	W	X	Y	Z	AA	AB	AC
Replacement Schedule by Category																		
Category (Public Works Department)	Replacement Term (Years)	FY 2023 Current Cost Estimate	Annual Inflation Rate (FY 2024-2025)	Annual Inflation Rate	Financing Term (Years)	Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	
1 Side Arm Garbage Truck	15	\$ 310,000	5%	3%	10	Side Arm Garbage Truck	432,950	-	459,317	-	1,461,868	501,908	516,965	-	-	-	1,163,698	
2 Rear Loader Garbage Truck	15	\$ 300,000	5%	3%	10	Rear Loader Garbage Truck	-	-	-	-	-	971,435	500,289	-	-	-	-	
3 Knuckleboom	15	\$ 225,000	5%	3%	10	Knuckleboom	314,238	-	-	343,377	-	364,288	375,217	-	-	-	844,620	
4 Loader	10	\$ 250,000	5%	3%	10	Loader	-	359,628	-	381,529	-	-	-	-	-	455,566	-	
5 Sweeper	10	\$ 350,000	5%	3%	10	Sweeper	-	-	-	-	550,165	-	583,671	1,202,361	-	-	-	
6 Leaf Truck	10	\$ 250,000	5%	3%	5	Leaf Truck	349,154	359,628	370,417	381,529	-	-	416,908	-	442,297	-	469,233	
7 Bucket Truck	10	\$ 300,000	5%	3%	5	Bucket Truck	-	431,554	-	-	-	-	-	-	-	-	-	
7 Dump Truck	10	\$ 275,000	5%	3%	5	Dump Truck	-	395,591	814,917	-	432,273	-	458,598	-	973,054	-	-	
8 Other Major Vehicle	10	\$ 200,000	5%	3%	5	Other Major Vehicle	-	274,002	282,222	290,689	-	-	-	-	-	-	-	
<b>5 Total</b>							<b>1,096,342</b>	<b>1,820,403</b>	<b>1,926,874</b>	<b>1,397,125</b>	<b>2,444,307</b>	<b>1,837,631</b>	<b>2,851,648</b>	<b>1,202,361</b>	<b>1,415,351</b>	<b>455,566</b>	<b>2,477,551</b>	

To be Discussed

## Replacement schedule Assumptions and Totals by Project

Vehicles / Equipment	Vehicle ID	Year Received	Category	Purchase Date	Purchase Price	1st Replacement Date	Actual/Planned Years in Fleet	Replacement Term (Years)	Financing Term (Years)	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	
24 New Rear Loader (1)	NEW	2024	Rear Loader Garbage Truck	2023	300,000.00	2024	15	15	10	-	-	-	-	-	500,289	-	-	-	-	-	
25 New Swap Loader (1)	NEW	2026	Loader	2026	250,000.00	2026	15	10	10	-	-	-	381,529	-	-	-	-	-	-	-	-
26 New Dump Truck (1)	NEW	2029	Dump Truck	2029	275,000.00	2029	15	10	5	-	-	-	-	-	458,598	-	-	-	-	-	
27 New Leaf Truck (1)	NEW	2029	Leaf Truck	2029	250,000.00	2029	15	10	5	-	-	-	-	-	416,908	-	-	-	-	-	
28 New Sweeper Truck (1)	NEW	2030	Sweeper	2030	350,000.00	2030	15	10	10	-	-	-	-	-	-	601,181	-	-	-	-	
29 New Side Arm Garbage Truck (1)	NEW	2028	Side Arm Garbage Truck	2028	310,000.00	2028	15	15	10	-	-	-	-	-	-	-	-	-	-	581,849	
30 New Knuckleboom (1)	NEW	2028	Knuckleboom	2028	225,000.00	2028	15	15	10	-	-	-	-	-	-	-	-	-	-	422,310	
31 New Rear Loader (2)	NEW	2031	Rear Loader Garbage Truck	2031	300,000.00	2031	15	15	10	-	-	-	-	-	-	-	-	-	-	-	
32 New Swap Loader (2)	NEW	2034	Loader	2034	250,000.00	2034	15	10	10	-	359,628	-	-	-	-	-	-	-	-	-	
33 New Dump Truck (2)	NEW	2035	Dump Truck	2035	275,000.00	2035	15	10	5	-	-	407,459	-	-	-	-	-	-	-	-	
34 New Leaf Truck (2)	NEW	2035	Leaf Truck	2035	250,000.00	2035	15	10	5	-	-	370,417	-	-	-	-	-	-	-	-	
35 New Sweeper Truck (2)	NEW	2037	Sweeper	2037	350,000.00	2037	15	10	10	-	-	-	-	550,165	-	-	-	-	-	-	
36 New Side Arm Garbage Truck (2)	NEW	2033	Side Arm Garbage Truck	2033	310,000.00	2033	15	15	10	432,950	-	-	-	-	-	-	-	-	-	-	
37 New Knuckleboom (2)	NEW	2033	Knuckleboom	2033	225,000.00	2033	15	15	10	314,238	-	-	-	-	-	-	-	-	-	-	
38 New Rear Loader (3)	NEW	2038	Rear Loader Garbage Truck	2038	300,000.00	2038	15	15	10	-	-	-	-	-	485,718	-	-	-	-	-	
39 New Swap Loader (3)	NEW	2042	Loader	2042	250,000.00	2042	15	10	10	-	-	-	-	-	-	-	-	-	455,566	-	
40 New Dump Truck (3)	NEW	2041	Dump Truck	2041	275,000.00	2041	15	10	5	-	-	-	-	-	-	-	-	486,527	-	-	
41 New Leaf Truck (3)	NEW	2041	Leaf Truck	2041	250,000.00	2041	15	10	5	-	-	-	-	-	-	-	-	442,297	-	-	
42 New Sweeper Truck (3)	NEW	2044	Sweeper	2044	350,000.00	2044	15	10	10	-	-	-	-	-	-	-	-	-	-	-	
43 New Side Arm Garbage Truck (3)	NEW	2038	Side Arm Garbage Truck	2038	310,000.00	2038	15	15	10	-	-	-	-	-	501,908	-	-	-	-	-	
44 New Knuckleboom (3)	NEW	2038	Knuckleboom	2038	225,000.00	2038	15	15	10	-	-	-	-	-	364,288	-	-	-	-	-	
45 New Rear Loader (4)	NEW	2045	Rear Loader Garbage Truck	2045	300,000.00	2045	15	15	10	-	-	-	-	-	-	-	-	-	-	-	
46 New Swap Loader (4)	NEW	2050	Loader	2050	250,000.00	2050	15	10	10	-	-	-	-	-	-	-	-	-	-	-	
47 New Dump Truck (4)	NEW	2047	Dump Truck	2047	275,000.00	2047	15	10	5	-	-	-	-	-	-	-	-	-	-	-	
48 New Leaf Truck (4)	NEW	2047	Leaf Truck	2047	250,000.00	2047	15	10	5	-	-	-	-	-	-	-	-	-	-	-	
49 New Sweeper Truck (4)	NEW	2051	Sweeper	2051	350,000.00	2051	15	10	10	-	-	-	-	-	-	-	-	-	-	-	
50 New Side Arm Garbage Truck (4)	NEW	2043	Side Arm Garbage Truck	2043	310,000.00	2043	15	15	10	-	-	-	-	-	-	-	-	-	-	581,849	
51 New Knuckleboom (4)	NEW	2043	Knuckleboom	2043	225,000.00	2043	15	15	10	-	-	-	-	-	-	-	-	-	-	422,310	
52 Fleet Services Truck	NEW	2024	Other Major Vehicle	2023	200,000.00	2024	15	10	5	-	274,002	-	-	-	-	-	-	-	-	-	

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The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, December 5, 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  
Daphna Schwartz, Finance Director

Mayor Hooks called the meeting to order and asked for a moment of silence. He then commended the City's Recreation and Parks Department, Public Works Department, Police and Fire Departments for job well done on the Christmas Parade.

No one spoke during the Public Comment Period.

Mayor Hooks recognized Emily Mathews, 2022 NCHSAA 3A Individual State Golf Champion and State Golf Champion for three consecutive years. He read aloud the following resolution honoring Miss Mathews.

**Resolution of Recognition  
EMILY MATHEWS  
NCHSAA 3A Individual  
State Golf Champion for Three Consecutive Years**

**WHEREAS**, 2022 has proven to be a year of continued success for Eastern Alamance Senior Emily Mathews as she has now won the North Carolina High School Athletic Association 3A Golf Championship for three consecutive years, capturing this year's championship with an 11-stroke victory; and

**WHEREAS**, Miss Mathews was named to All-Conference all four years and has held the title of Conference Player of the Year for three of those four years; and

**WHEREAS**, Miss Mathews has continued to exhibit exceptional dedication, golf skills, athleticism and sportsmanship; and

**WHEREAS**, on November 9, 2022, Miss Mathews signed a letter of intent with Virginia Tech, where she plans to further her education and golf career; and

**WHEREAS**, Miss Mathews' notable achievements are a source of great pride for her family, her community, and her school, and it is appropriate that we recognize her as an accomplished athlete.

**NOW, THEREFORE, BE IT, RESOLVED**, that the City of Mebane City Council hereby proudly recognizes and commends Miss Mathews for her outstanding achievements during her high school years as a three-time NCHSAA 3A Girls Golf State Champion, wishing her much success and happiness in her future endeavors.

Adopted this 5<sup>th</sup> day, December, 2022.

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Ed Hooks, Mayor

ATTEST:

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Stephanie W. Shaw, City Clerk

Mayor Hooks gave an overview the Consent Agenda with the exception of item e. which he pulled off for Council discussion.

- a. Approval of Minutes- November 7, 2022 Regular Meeting
- b. Petition for Voluntary Contiguous Annexation- McKay Land NC, LLC- McKay Books
- c. Petition for Voluntary Contiguous Annexation- G & L Construction and Larry & Susan Wood- Peartree Townhomes
- d. Water Resource Recovery Facility (WRRF) Expansion Capital Project Ordinance Amendment 5
- ~~e. 2023 Regular Meetings and FY 2023-2024 Budget Calendar~~

Mr. Ewing made a motion, seconded by Ms. Hadley, to approve Consent Agenda items a-d. The motion carried unanimously.

Mr. Mitchell spoke concerning *item e. 2023 Regular Meetings and FY 2023-2024 Budget Calendar*. He stated that the July 4<sup>th</sup> holiday would be observed by the City on Tuesday, July 4<sup>th</sup>, therefore the Council could consider holding the July meeting either on July 3<sup>rd</sup> or July 10<sup>th</sup>. Mr. Bradley made a motion, seconded by Ms. Burkholder, to approve the 2023 Regular Meeting and FY 2023 Budget Calendar as presented and setting the July regular meeting date for July 10<sup>th</sup>. The motion carried unanimously.

**Item b.**

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

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Glendel Stephenson Municipal Building at 6:00 p.m. on January 9, 2023.

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

All that certain tract or parcel of land, being located in Melville Township, Alamance County, North Carolina, being more particularly described as follows:

BEGINNING at an iron pipe found in the southerly right-of-way line of Wilson Road [NCSR 2187]. Said iron being the northeasterly corner of Lot 144 of the W.E. McPherson Estate Subdivision (Plat Book 14, Page 60, Alamance County Register of Deeds), said iron having North Carolina Grid Coordinates (NAD 83/2011) of North(y) = 845,432.79 feet and East(x) = 1,921,300.48 feet; thence with the southerly right-of-way line of Wilson Road North 66 deg. 21' 23" East a distance of 775.69 feet to a point at the centerline of Haw Creek; thence with the centerline of Haw Creek the following fourteen (14) courses and distances:

- 1) South 14 deg. 32' 48" West a distance of 19.85 feet to a point;
- 2) South 17 deg. 40' 55" West a distance of 44.29 feet to a point;
- 3) South 18 deg. 04' 50" West a distance of 58.79 feet to a point;
- 4) South 10 deg. 55' 57" West a distance of 68.73 feet to a point;
- 5) South 10 deg. 09' 26" West a distance of 52.97 feet to a point;
- 6) South 11 deg. 56' 46" West a distance of 37.59 feet to a point;
- 7) South 11 deg. 36' 51" West a distance of 57.16 feet to a point;
- 8) South 16 deg. 01' 43" West a distance of 48.73 feet to a point;
- 9) South 10 deg. 48' 28" West a distance of 40.91 feet to a point;
- 10) South 06 deg. 01' 42" West a distance of 57.80 feet to a point;
- 11) South 13 deg. 50' 44" West a distance of 62.39 feet to a point;
- 12) South 13 deg. 04' 25" West a distance of 35.14 feet to a point;

13) South 03 deg. 08' 17" West a distance of 56.60 feet to a point; and

14) South 17 deg. 11' 46" West a distance of 36.05 feet to a point at the northeasterly corner of Lot 19 of the Woodhaven Subdivision, Section Two (Plat Book 21, Page 55, Alamance County Register of Deeds);

Thence with the northerly line of said Lot 19 South 83 deg. 50' 23" West a distance of 322.27 feet (passing an iron pipe found at a distance of 86.77 feet) to an iron pipe found at the northeasterly corner of Lot 18 of said Woodhaven Subdivision, Section Two; thence with the northerly line of said Lot 18 South 84 deg. 09' 52" West a distance of 78.40 feet to an iron pipe found at the southeasterly corner of the aforementioned Lot 144 of the W.E. McPherson Estate Subdivision; thence with the easterly line of said Lot 144 North 23 deg' 28" 31" West a distance of 426.74 feet to the point and place of BEGINNING, containing 6.654 acres, more or less, BEING ALL of that same property described in Deed Book 4226, Pages 977 and 981, Alamance County Register of Deeds.

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

\_\_\_\_\_  
Stephanie W. Shaw, City Clerk

**Item c.**

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

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Glendel Stephenson Municipal Building at 6:00 p.m. on January 9, 2023.

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

All that certain tract or parcel of land, being located in Melville Township, Alamance County, North Carolina, being more particularly described as follows:

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

BEGINNING AT AN EXISTING AXLE IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, SAID AXEL BEING IN THE NORTHERN RIGHT OF WAY OF BAKER LANE AND MARKING THE SOUTHWESTERN CORNER OF THAT PROPERTY OWNED BY CARRENO DEVELOPERS LLC. (DEED BOOK 3579, PAGE 629 ALAMANCE COUNTY REGISTRY) AND HAVING NC GRID COORDINATES N: 846,796.79', E: 1,920,261.63' NAD 83/11 AS DETERMINED BY AN ACTUAL GPS SURVEY (COMBINED GRID FACTOR 0. 99995022); THENCE WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE NORTHERN RIGHT OF WAY OF BAKER LANE N 73° 21' 35" W 246.41' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHEAST CORNER OF THAT PROPERTY OWNED BY QUALITY PROPERTIES TODAY LLC. (DEED BOOK 4033, PAGE 871 ALAMANCE COUNTY REGISTRY); THENCE LEAVING THE EXISTING CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF QUALITY PROPERTIES TODAY LLC. N 16° 28' 53" E 230.85' TO AN EXISTING IRON ROD IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, SAID IRON ROD MARKING SOUTHEAST CORNER OF THAT PROPERTY OWNED BY LORI W. LOWE (DEED BOOK 3271, PAGE 354 ALAMANCE COUNTY REGISTRY); THENCE LEAVING THE NEW CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF LORI W. LOWE N 16° 21' 49" E 119.26' MORE OR LESS TO A CALCULATED POINT IN THE LINE OF LORI W. LOWE; THENCE LEAVING THE EXISTING CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF LORI W. LOWE N 16° 21' 49" E 80.97' TO A NEW IRON PIPE SET AT THE NORTHEASTERN CORNER OF LORI W. LOWE; THENCE CONTINUING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE NORTHEASTERN LINE OF LORI W.

LOWE N 72° 51' 07" W 195.51' TO AN EXISTING IRON PIPE IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, SAID IRON PIPE BEING IN THE SOUTHEASTERN LINE OF THAT PROPERTY OWNED BY LINDA S. ALBRIGHT (DEED BOOK 2521, PAGE 872 ALAMANCE COUNTY REGISTRY) THENCE WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF LINDA S. ALBRIGHT N 19° 26' 54" E 44.87' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHEASTERN CORNER OF THAT PROPERTY OWNED BY LARRY P. JR. & SUSAN W. WOOD (DEED BOOK 797, PAGE 809 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF LARRY P. JR. & SUSAN W. WOOD N 19° 49' 51" E 125.97' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHEASTERN CORNER OF THAT PROPERTY OWNED BY KRISTIN MARIE CLEVELAND (DEED BOOK 4236, PAGE 803 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE KRISTIN MARIE CLEVELAND N 19° 42' 52" E 126.00' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHEASTERN CORNER OF THAT PROPERTY OWNED BY GREENLAND HOMES LLC. (DEED BOOK 4130, PAGE 950 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF GREENLAND HOMES LLC. N 18° 41' 22" E 125.86' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHEASTERN CORNER OF THAT PROPERTY OWNED BY JENNIFER SUE M. NEWLIN (DEED BOOK 3588, PAGE 430 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF JENNIFER SUE M. NEWLIN N 18° 41' 52" E 196.11' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHWESTERN CORNER OF THAT PROPERTY OWNED BY JOSEPH L. & ISOBEL B. WIGGS (DEED BOOK 2003, PAGE 356 ALAMANCE COUNTY REGISTRY); THENCE LEAVING THE EXISTING CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH JOSEPH L. & ISOBEL B. WIGGS THE FOLLOWING THREE (3) CALLS, 1) S 70° 54' 34" E 142.41' TO AN EXISTING IRON PIPE, 2) N 19° 36' 49" E 80.41' TO AN EXISTING IRON PIPE, 3) N 13° 46' 04" E 115.77' TO AN EXISTING IRON ROD, SAID IRON ROD BEING ON THE SOUTHERN RIGHT OF WAY OF STRATFORD ROAD; THENCE CONTINUING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE EASTERN RIGHT OF WAY OF STRATFORD ROAD N 13° 50' 14" E 60.56' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHEASTERN CORNER OF THAT PROPERTY OWNED BY HENRY J. & BARBARA A. EIDEN (DEED BOOK 507, PAGE 308 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH HENRY J. & BARBARA A. EIDEN THE FOLLOWING TWO (2) CALLS, 1) N 13° 42' 02" E 32' TO AN EXISTING IRON PIPE, 2) N 09° 26' 29" E 73.48' TO AN EXISTING IRON PIPE IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, SAID IRON PIPE MARKING THE SOUTHWESTERN CORNER OF THAT PROPERTY OWNED BY ARROWHEAD GREENS HOMEOWNERS ASSOCIATION INC. (DEED BOOK 4069, PAGE 148 ALAMANCE COUNTY REGISTRY); THENCE LEAVING THE NEW CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHWESTERN LINE OF ARROWHEAD GREENS HOMEOWNERS ASSOCIATION INC. S 73° 15' 29" E 25.06' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHWESTERN CORNER OF THAT PROPERTY OWNED BY HOLLY A. & TYLER W. MICHELS (DEED BOOK 4254, PAGE 504 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHWESTERN LINE OF HOLLY A. & TYLER W. MICHELS S 73° 42' 08" E 68.27' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHWESTERN CORNER OF THAT PROPERTY OWNED BY WENDY W. KUAN (DEED BOOK 4248, PAGE 140 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHWESTERN LINE OF WENDY W. KUAN S 73° 58' 01" E 99.84' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHWESTERN CORNER OF THAT PROPERTY OWNED BY MOHAMED DAOUDI & JAOU DA RHAZZALI (DEED BOOK 4324, PAGE 570 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH MOHAMED DAOUDI & JAOU DA RHAZZALI THE FOLLOWING TWO (2) CALLS, 1) S 73° 28' 53" E 52.05' TO AN EXISTING IRON PIPE, 2) S 73° 42' 31" E 35.78' TO AN EXISTING AXLE, SAID AXLE MARKING THE NORTHWESTERN CORNER OF THAT PROPERTY OWNED BY MEBANE OPERATING COMPANY LLC. (DEED BOOK 4263, PAGE 762 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE NORTHWESTERN LINE OF MEBANE OPERATING COMPANY LLC. S 16° 18' 34" W 833.16' TO AN EXISTING IRON PIPE SAID IRON PIPE MARKING THE NORTHWESTERN CORNER OF THAT PROPERTY OWNED BY CARRENO DEVELOPERS LLC. (DEED BOOK 3579, PAGE 629 ALAMANCE COUNTY REGISTRY); THENCE LEAVING THE EXISTING CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE NORTHWESTERN LINE OF CARRENO DEVELOPERS LLC. S 16° 18' 17" W 574.47' BACK TO THE POINT AND PLACE OF BEGINNING, CONTAINING 10.651 ACRES OR 0.0166 SQUARE MILES MORE OR LESS. AS SHOWN ON PLAT ENTITLED "FINAL PLAT OF: CITY OF MEBANE CORPORATE LIMITS EXTENSION & VOLUNTARY CONTIGUOUS ANNEXATION", BY THOMAS A. TELLUP, PLS, SUMMIT DESIGN AND ENGINEERING SERVICES PROJECT 21-0047, DATED NOVEMBER 4, 2022, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

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.

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Ed Hooks, Mayor

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Stephanie W. Shaw, City Clerk

Mayor Hooks announced that the first two public hearings on the agenda will be combined as they relate to the same piece of property.

- a. *Ordinance to Extend the Corporate Limits- Voluntary Contiguous Annexation- Sarah Bradley, J. Thomas Wilson, Tammy C. Wilson, Steven S. Scott and Linda P. Scott*
- b. *Conditional Rezoning- Crow Industrial +/- 77.689 acres- 1447 Trollingwood-Hawfields Road from LM (Light Manufacturing) and B-2 (General Business) to LM CD (Light Manufacturing Conditional District) to allow light-industrial development including three warehouse buildings by CHI Acquisitions, L.P.*

Mr. Brown stated that Council accepted the petition, Clerk's certificate of Sufficiency at last month's meeting and set the date of public hearing for tonight for consideration to adopt an ordinance to extend the corporate limits for the voluntary contiguous annexation. The property under request for annexation is located in the City's ETJ and is also the property under request for conditional rezoning. Mr. Brown explained that Ms. Ownbey and the applicant will give an overview of the conditional rezoning before voting on the annexation. He explained that the Council should vote on the rezoning request (item b.) first, and then, the annexation request (item a.). He stated that the applicant would more than likely withdrawal the request for annexation should Council deny the rezoning request.

Ms. Ownbey gave an overview of the request from CHI/Acquisitions, L.P. for approval to conditionally rezone two properties totaling +/- 77.69 acres located at 1447 Trollingwood Hawfields Road from B-2 and LM to LM (CD) to allow for a light industrial development including three warehouse buildings. Currently, the properties are split zoned light manufacturing and B-2 which is General business district. Sharing a zoning map of the area, Ms. Ownbey stated that the request is to rezone the highlighted portion of the property. The larger property is split by Senator Ralph Scott Parkway and the red portion beneath the highlighted property will remain zoned B-2 and the highlighted would be rezoned to light manufacturing conditional District. She stated that there is a variety of zoning in the area. This property is in the North Carolina Commerce Park so adjacent property is zoned for light manufacturing use. Across the road there is some residential zoning as well as some general business owning. She said as mentioned by Mr. Brown the property is currently in the City's ETJ, so we do have the annexation request before us this evening. The properties are currently vacant and forested with a stream present along with wetlands and floodplain. Ms. Ownbey stated that as a conditional rezoning request this is a site-specific plan that carries with the action by Council and there are some proposed conditions associated with the request. The proposed conditions were presented as follows:

**Proposed Conditions:**

- Dedication of lot to City of Mebane for future fire station, with appropriate financial guarantees regarding utility extensions.
- Prior to plat recordation, the ability to bond improvements not yet constructed.
- Parking calculated at 0.75 parking spaces per 1,000 square feet of floor area, as opposed to employee-based parking calculations of the UDO.
- Construction of 5' sidewalk on south side of Senator Ralph Scott Parkway. Request of City Council to waive sidewalk requirement along other property frontages.
- Perpetual maintenance of sight distance easement area on adjoining property to the west.
- Consistent with TIA and NCDOT's review, construction of exclusive right turn lanes at each

driveway on Senator Ralph Scott Parkway and exclusive right and left turn lanes at each driveway on Trollingwood-Hawfields Road.

Nick Thornton with Crow Holdings Industrial came forward to present their request via a PowerPoint presentation. He stated that when making an investment in a community they work with the City to ensure that they are developing a project that is appealing and will add to the area. Mr. Thornton reiterated the same site information as shared by Ms. Ownbey. He then shared a site map depicting a proposed layout of the property. He stated taking this development into account, they wanted to make sure that their studies from the outset were tuned right. So, after talking with the City staff and with NCDOT, they used a higher density traffic designation under the industrial use because these are speculative buildings and they do not know who the end users will be yet. He stated that they desired to come up with the best industry plan with the least impacts on the area such as the stream. He shared renderings of the proposed buildings.

There were some questions from Council regarding parking, potential clientele and the traffic impact, Mr. Thornton answered those questions and wrapped up his presentation.

Tom Boney, Owner/Editor of the Alamance News, questioned who first raised the idea of a land donation to the City for a future fire station. Mr. Mitchell explained after in depth conversations with the developer about how they could best serve the community and after charity/non-profit organization ideas were visited, the developer still wanted to do more for the community, so staff then shared that a recent study had identified the City's need for a future site for a fire station in the western part of the City. Mr. Boney then asked if there were any special considerations given to the developer as a result of their promise to donate the land, specifically the thing that jumps of the page is the unusual manner of having entrances onto Trollingwood-Hawfield Road as previously all discussion about the industrial park had been that all access would be via Ralph Scott Parkway. Mr. Rollins replied with a strong no. He stated that NCDOT required that those two driveways be there. Mr. Boney said if the company is making a voluntary donation of this land, why is it included as part of the conditions for the rezoning. Mr. Rollins stated it is not a city requirement, the company is offering the land. Mr. Thornton stated they wanted to make it actionable and make it a commitment as part of their project.

There was more discussion among the Council and Mr. Thornton regarding the access driveways and the stormwater retention.

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

Mr. Bradley made a motion, seconded by Ms. Burkholder, to approve the LM(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 City's G-1 Industrial Growth Area, which "...supports industrial uses..." (Mebane CLP, p. 74); and,
- Serves Growth Management Goal 1.7 through the support [of] industrial development at existing industrial parks near I-40/85 (pp.17, 59 & 82)

and a motion to waive the requirements that certain minimum improvements be provided before a surety bond is secured and that sidewalk be provided on all frontages, per justifications presented by City staff. The motions carried unanimously.

Mr. Ewing made a motion, seconded by Ms. Burkholder, to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the 94.691 acres. The motion carried unanimously.

A public hearing was held on a request from TRG Capital, LLC to rezone the +/- 32,234.4 square foot property addressed 304 E. Washington Street from HM, Heavy Manufacturing, to O&I, Office and Institutional. Ms. Ownbey gave an overview of the request. The property is developed with one structure currently being used as an office building. The existing "General Office" use is not

permitted in the HM Zoning District and is considered nonconforming. Rezoning the property will bring the current use into conformity and enable the applicant to expand the use. The property meets the minimum lot area and lot width and can accommodate the minimum setbacks required for the O&I Zoning District. The surrounding zoning in the area includes HM, R-12, B-2, and LM. Several of the adjoining HM lots are occupied by the Mebane Home Telephone Company. The remaining HM lots are owned by the applicant and are proposed to be rezoned. Surrounding land uses include single-family residential, self-storage, and vacant land. A variety of business uses are present across the railroad right-of-way. The property is located in the G-1 Mixed Use Growth Strategy Area for the Downtown area. The proposed rezoning is consistent with the guidance provided within *Mebane By Design*, the Mebane Comprehensive Land Development Plan. The proposed rezoning will be of a lesser intensity compared to the existing zoning and bring the current use of the property into conformance with the Unified Development Ordinance.

Shawn Sidener, EarthCentric Engineering, was present to speak on behalf of the applicant but had no further comments to add to Ms. Ownbey's overview of the request.

No one from the public spoke.

Mr. White made a motion, seconded by Mr. Bradley, to close the public hearing. The motion carried unanimously. Ms. Burkholder made a motion, seconded by Ms. Hadley, to approve the rezoning Motion to approve the O&I rezoning 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 City's G-1 Mixed Use Growth Area and provides a small business use in the Downtown District (Mebane CLP, p.68), and is consistent with Growth Management Goal 1.1 (p. 17 & 82) to encourage a variety of uses.

The motion carried unanimously.

Mayor Hooks announced that the next two public hearings on the agenda will be combined as the requests are from the same applicant.

- d. Rezoning- TRG Capital, LLC- +/- 15,681 square foot unaddressed parcel with frontage on Oakwood Street from HM (Heavy Manufacturing) and R-12 (Residential) to R-12 (Residential)*
- e. Rezoning- TRG Capital, LLC- +/- 12,632 s.f. unaddressed parcel with frontage on Oakwood Street (GPIN 9825232048) from HM (Heavy Manufacturing) and R-12 (Residential) to R-12 (Residential) by TRG Capital, LLC*

Ms. Ownbey have an overview of the requests. She explained that TRG Capital, LLC is requesting to rezone both properties on Oakwood Street from HM and R-12 to R-12. The purpose of the R-12 zoning requests are to eliminate the HM split zoning on the properties. The vacant lots meet the minimum lot areas and lot widths and can accommodate the minimum setbacks required for the R-12 Zoning District. Sewer is available in the area. Water will require an extension or easements to serve the property. The applicant will be required to make any improvements at their own expense. The surrounding zoning in the area includes HM, R-12, B-2, and LM. Several of the adjoining HM lots are occupied by the Mebane Home Telephone Company. The remaining HM lots are owned by the applicant and are proposed to be rezoned. Surrounding land uses include single-family residential, office, self-storage, and vacant land. The two properties are located in the G-1 Mixed Use Growth Strategy Area for the Downtown area. The proposed rezoning is consistent with the guidance provided within *Mebane By Design*, the City's Comprehensive Land Development Plan. The proposed rezoning will be a continuance of the R-12 zoning to the south



and the east of the property and eliminate the range of incompatible uses allowed by the existing HM zoning.

Shawn Sidener, EarthCentric Engineering, was present to speak on behalf of the applicant but had no further comments to add to Ms. Ownbey's overview of the request.

No one from the public spoke.

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

Mayor Hooks called for action on *item d*. Mr. Ewing made a motion, seconded by Ms. Hadley, to approve the R-12 rezoning 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. The request:

- Is for a property within the City's G-1 Mixed Use Growth Area and provides a residential use in the Downtown District (Mebane CLP, p.68), and is consistent with Growth Management Goal 1.1 (p. 17 & 82) to encourage a variety of uses.

The motion carried unanimously.

Mayor Hooks called for action on item e. Mr. White made a motion, seconded by Mr. Bradley Motion to approve the R-12 rezoning 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. The request:

- Is for a property within the City's G-1 Mixed Use Growth Area and provides a residential use in the Downtown District (Mebane CLP, p.68), and is consistent with Growth Management Goal 1.1 (p. 17 & 82) to encourage a variety of uses.

The motion carried unanimously.

There being no further business, the meeting adjourned at 7:03 p.m.

ATTEST:

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Stephanie W. Shaw, City Clerk



# AGENDA ITEM #4B

## SUB 23-01

### Final Subdivision Plat Stagecoach Corner

#### Presenter

Ashley Ownbey, Development Director

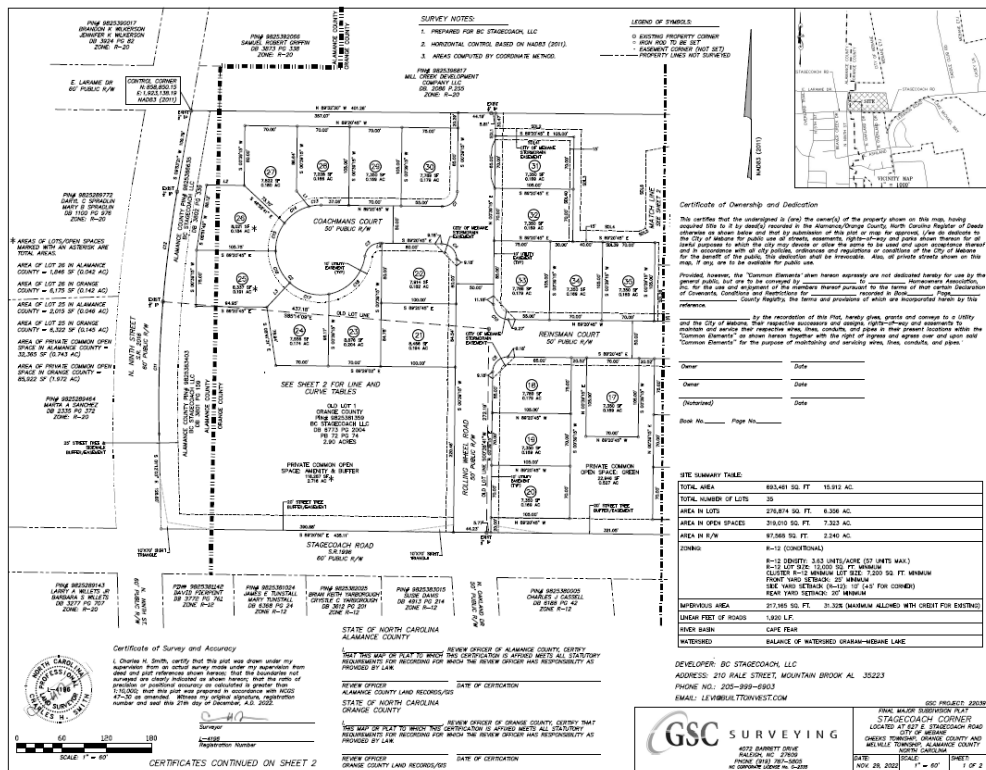
#### Applicant

BC Stagecoach, LLC  
210 Rale Street  
Mountain Brook, AL 35223

#### Public Hearing

Yes  No

### Final Plat



#### Property

Stagecoach Corner,  
GPINs  
9825386635,  
9825383403,  
9825381359,  
9825286476

#### Proposed Zoning

N/A

#### Current Zoning

R-12 (CD)

#### Size

+/-15.912 acres

#### Surrounding Zoning

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

#### Surrounding Land Uses

Residential, Vacant

#### Utilities

Extended at developer's expense.

#### Floodplain

No

#### Watershed

Yes

#### City Limits

Yes

---

**Summary**

BC Stagecoach, LLC, is requesting approval of the Final Plat for the Stagecoach Corner Subdivision (approved for rezoning by City Council on 04/01/2019). The Final Plat will include a total area of +/-15.912 acres featuring 35 single-family lots on +/-6.356 acres, +/-7.323 acres of open space, and +/-2.240 acres and +/-1,920 linear feet of dedicated right of way.

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plan 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.

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**Financial Impact**

The developer has extended utilities at his own expense.

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**Recommendation**

Staff recommends approval of the Final Plat.

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**Suggested Motion**

Motion to approve the final plat as presented.

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**Attachments**

1. Final Plat

PIN# 9825390017  
BRANDON K WILKERSON  
JENNIFER K WILKERSON  
DB 3924 PG 82  
ZONE: R-20

PIN# 9825392066  
SAMUEL ROBERT GRIFFIN  
DB 3873 PG 338  
ZONE: R-20

- SURVEY NOTES:**
1. PREPARED FOR BC STAGECOACH, LLC
  2. HORIZONTAL CONTROL BASED ON NAD83 (2011).
  3. AREAS COMPUTED BY COORDINATE METHOD.

- LEGEND OF SYMBOLS:**
- EXISTING PROPERTY CORNER
  - IRON ROD TO BE SET
  - EASEMENT CORNER (NOT SET)
  - PROPERTY LINES NOT SURVEYED

PIN# 9825396817  
MILL CREEK DEVELOPMENT  
COMPANY LLC  
DB, 2086 P.255  
ZONE: R-20

E. LARAMIE DR  
60' PUBLIC R/W

CONTROL CORNER  
N: 858,850.15  
E: 1,923,138.19  
NAD83 (2011)

PIN# 9825289772  
DARYL C SPRADLIN  
MARY B SPRADLIN  
DB 1100 PG 976  
ZONE: R-20

\* AREAS OF LOTS/OPEN SPACES  
MARKED WITH AN ASTERISK ARE  
TOTAL AREAS.

AREA OF LOT 26 IN ALAMANCE  
COUNTY = 1,846 SF (0.042 AC)

AREA OF LOT 26 IN ORANGE  
COUNTY = 6,175 SF (0.142 AC)

AREA OF LOT 25 IN ALAMANCE  
COUNTY = 2,015 SF (0.046 AC)

AREA OF LOT 25 IN ORANGE  
COUNTY = 6,322 SF (0.145 AC)

AREA OF PRIVATE COMMON OPEN  
SPACE IN ALAMANCE COUNTY =  
32,365 SF (0.743 AC)

AREA OF PRIVATE COMMON OPEN  
SPACE IN ORANGE COUNTY =  
85,922 SF (1.972 AC)

PIN# 9825289464  
MARTA A SANCHEZ  
DB 2335 PG 372  
ZONE: R-20

25' STREET TREE &  
SIDEWALK  
BUFFER/EASEMENT

PIN# 9825289143  
LARRY A WILLETS JR  
BARBARA S WILLETS  
DB 3277 PG 707  
ZONE: R-20

PIN# 9825381142  
DAVID PIERPONT  
DB 3772 PG 761  
ZONE R-12

PIN# 9825381024  
JAMES E TUNSTALL  
MARY TUNSTALL  
DB 6368 PG 24  
ZONE R-12

PIN# 9825382025  
BRIAN KEITH YARBOROUGH  
CRYSTLE C YARBOROUGH  
DB 3612 PG 201  
ZONE R-12

PIN# 9825383015  
SUSIE DAVIS  
DB 4913 PG 214  
ZONE R-12

PIN# 9825380005  
CHARLES J CASSELL  
DB 6188 PG 42  
ZONE R-12

N. NINTH STREET  
S.R. 2016  
60' PUBLIC R/W

ALAMANCE COUNTY PIN# 9825383403  
BC STAGECOACH LLC  
DB 3801 PG 159

ALAMANCE COUNTY  
ORANGE COUNTY

SEE SHEET 2 FOR LINE AND  
CURVE TABLES

OLD LOT 1  
ORANGE COUNTY  
PIN# 9825381359  
BC STAGECOACH LLC  
DB 6773 PG 2004  
PB 72 PG 74  
2.90 ACRES

PRIVATE COMMON OPEN  
SPACE: AMENITY & BUFFER  
118,287 SF  
2.716 AC \*

STAGECOACH ROAD  
S.R. 1996  
60' PUBLIC R/W

STATE OF NORTH CAROLINA  
ALAMANCE COUNTY

I, \_\_\_\_\_, WHEEL OFFICER OF ALAMANCE COUNTY, CERTIFY  
THAT THIS 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  
ALAMANCE COUNTY LAND RECORDS/GIS

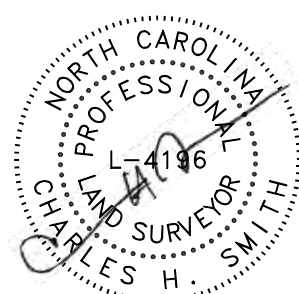
DATE OF CERTIFICATION

STATE OF NORTH CAROLINA  
ORANGE COUNTY

I, \_\_\_\_\_, REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT  
THIS 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



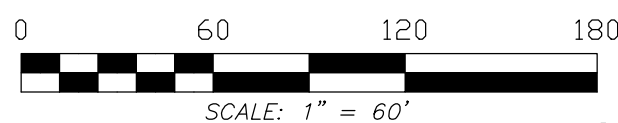
**Certificate of Survey and Accuracy**

I, Charles H. Smith, certify that this plat was drawn under my supervision from an actual survey made under my supervision from deed and plat references shown hereon; that the boundaries not surveyed are clearly indicated as shown hereon; that the ratio of precision or positional accuracy as calculated is greater than 1:10,000; that this plat was prepared in accordance with NCGS 47-30 as amended. Witness my original signature, registration number and seal this 21th day of December, A.D. 2022.

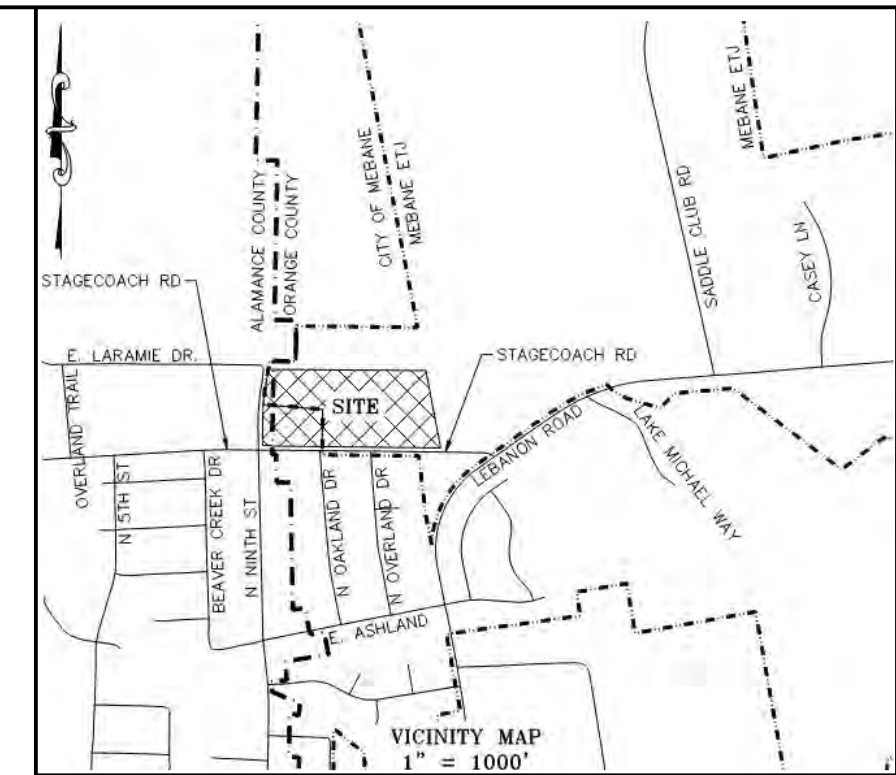
Surveyor

L-4196

Registration Number



CERTIFICATES CONTINUED ON SHEET 2



**Certificate of Ownership and Dedication**

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 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 \_\_\_\_\_ County Registry, the terms and provisions of which are incorporated herein by this reference.

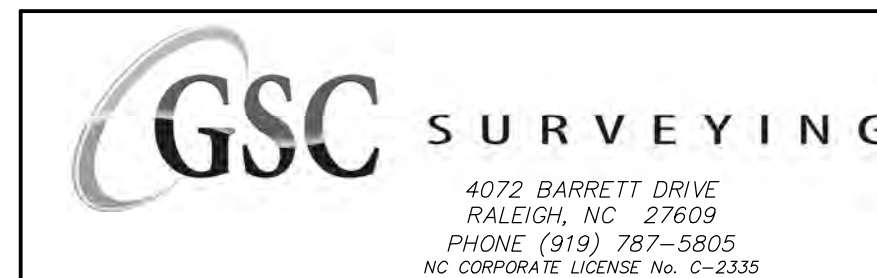
\_\_\_\_\_ by the recording of this Plat, hereby gives, grants and conveys to a Utility and the City of Mebane, their respective successors and assigns, rights-of-way and easements to maintain and service their respective wires, lines, conduits, and pipes in their present locations within the "Common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

Owner	Date
Owner	Date
(Notarized)	Date
Book No. _____	Page No. _____

**SITE SUMMARY TABLE:**

TOTAL AREA	693,461 SQ. FT.	15.912 AC.
TOTAL NUMBER OF LOTS	35	
AREA IN LOTS	276,874 SQ. FT.	6.356 AC.
AREA IN OPEN SPACES	319,010 SQ. FT.	7.323 AC.
AREA IN R/W	97,568 SQ. FT.	2.240 AC.
ZONING:	R-12 (CONDITIONAL)	
	R-12 DENSITY: 3.63 UNITS/ACRE (57 UNITS MAX.)	
	R-12 LOT SIZE: 12,000 SQ. FT. MINIMUM	
	CLUSTER R-12 MINIMUM LOT SIZE: 7,200 SQ. FT. MINIMUM	
	FRONT YARD SETBACK: 25' MINIMUM	
	SIDE YARD SETBACK (R-12): 10' (+5' FOR CORNER)	
	REAR YARD SETBACK: 20' MINIMUM	
IMPERVIOUS AREA	217,165 SQ. FT.	31.32% (MAXIMUM ALLOWED WITH CREDIT FOR EXISTING)
LINEAR FEET OF ROADS	1,920 L.F.	
RIVER BASIN	CAPE FEAR	
WATERSHED	BALANCE OF WATERSHED GRAHAM-MEBANE LAKE	

DEVELOPER: BC STAGECOACH, LLC  
ADDRESS: 210 RALE STREET, MOUNTAIN BROOK AL 35223  
PHONE NO.: 205-999-6903  
EMAIL: LEVI@BUILTTINVEST.COM



FINAL MAJOR SUBDIVISION PLAT  
**STAGECOACH CORNER**  
LOCATED AT 627 E. STAGECOACH ROAD  
CITY OF MEBANE  
CHECKS TOWNSHIP, ORANGE COUNTY AND  
MELVILLE TOWNSHIP, ALAMANCE COUNTY  
NORTH CAROLINA

DATE: NOV. 29, 2022	SCALE: 1" = 60'	SHEET: 1 OF 2
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REVISED DEC. 21, 2022

PIN# 9825396817  
MILL CREEK DEVELOPMENT  
COMPANY LLC  
DB 2086 P.255  
ZONE: R-20

OLD LOT 2  
ORANGE COUNTY  
PIN# 9825286476  
BC STAGECOACH LLC  
DB 6773 P 2004  
PB 72 PG 74  
13.02 ACRES

PIN# 9825488488  
LEBANON ROAD 3 LLC  
DB 6704 PG 442  
PRIVATE RECREATION AREA 1  
TUPELO JUNCTION SOUTH  
PB 125 PG 70  
ZONED R-12 (CD)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	31.42'	28.28'	S 45°39'15" W
C2	60.00'	275.22'	90.00'	S 40°45'20" E
C3	20.00'	28.91'	28.48'	N 49°14'40" E
C4	20.00'	31.42'	28.28'	S 44°20'45" E
C5	20.00'	31.42'	28.28'	N 45°39'15" E
C6	20.00'	31.42'	28.28'	S 44°20'45" E
C7	20.00'	31.42'	28.28'	N 45°39'15" E
C8	20.00'	28.91'	28.48'	S 47°56'10" E
C9	60.00'	275.22'	90.00'	N 42°03'50" E
C10	20.00'	31.42'	28.28'	N 44°20'45" W
C11	1648.39'	176.91'	176.83'	N 01°39'44" E
C12	1648.39'	148.23'	148.18'	N 07°18'47" E
C13	60.00'	16.46'	16.41'	S 82°47'38" W
C14	60.00'	40.00'	39.27'	S 55°50'00" W
C15	60.00'	40.00'	39.27'	S 17°58'00" W
C16	60.00'	47.52'	46.29'	S 24°09'18" E
C17	60.00'	56.65'	54.57'	S 73°53'25" E
C18	60.00'	74.59'	69.88'	N 43°26'56" E
C19	60.00'	60.47'	57.94'	S 35°23'52" E
C20	60.00'	45.00'	43.96'	S 85°45'23" E
C21	60.00'	45.00'	43.96'	N 51°16'07" E
C22	60.00'	45.00'	43.96'	N 08°17'37" E
C23	60.00'	45.00'	43.96'	N 34°40'52" W
C24	60.00'	34.74'	34.28'	N 72°43'26" W

LINE	BEARING	DISTANCE
SDL1	N 00°39'15" E	15.00'
SDL2	S 89°20'45" E	115.00'
SDL3	S 00°39'15" W	135.00'
SDL4	S 89°20'45" E	78.97'
SDL5	N 65°26'58" E	8.81'
SDL6	N 00°27'30" E	103.49'
SDL7	N 79°44'53" E	92.56'
SDL8	S 50°18'48" E	28.01'
SDL9	N 61°45'01" E	5.31'
SDL10	N 32°19'09" E	23.16'
SDL11	N 63°57'01" E	34.51'
SDL12	S 53°45'49" E	62.37'
SDL13	S 89°32'30" E	33.53'
SDL14	S 37°07'52" E	45.06'
SDL15	S 22°40'02" E	48.83'
SDL16	S 28°02'13" E	46.57'
SDL17	S 50°58'31" E	44.23'
SDL18	S 39°01'29" W	7.79'
SDL19	S 53°00'23" E	37.77'
SDL20	N 69°57'51" W	15.00'
SDL21	N 53°00'23" W	40.44'
SDL22	S 39°01'29" W	7.20'
SDL23	N 50°58'31" W	50.31'
SDL24	N 28°02'13" W	54.06'
SDL25	N 22°40'02" W	46.43'
SDL26	N 37°07'52" W	31.77'
SDL27	S 53°44'43" W	62.04'
SDL28	N 63°57'01" W	28.73'
SDL29	S 32°19'09" W	22.55'
SDL30	S 61°45'01" W	16.79'
SDL31	S 15°38'50" W	37.65'
SDL32	S 44°04'05" W	27.73'
SDL33	S 89°23'40" E	53.50'
SDL34	S 00°36'20" W	20.00'
SDL35	N 89°23'40" W	205.14'
SDL36	S 00°39'15" W	97.73'
SDL37	N 89°20'45" W	48.14'
SDL38	N 00°39'15" E	105.00'
SDL39	N 89°20'45" W	120.00'
SDL40	N 00°39'15" E	135.00'
SDL41	N 89°20'45" W	100.00'

LINE	BEARING	DISTANCE
L1	S 38°21'19" E	26.51'
L2	N 89°20'45" W	50.19'
L3	N 43°09'23" E	44.74'
L4	S 89°20'45" E	2.68'
L5	S 73°47'23" E	53.31'
L6	S 64°16'08" E	31.31'

LINE	BEARING	DISTANCE
SSE1	N 33°49'53" E	128.49'
SSE2	N 79°05'46" E	67.76'
SSE3	N 10°54'14" W	30.00'
SSE4	S 79°05'46" W	80.27'
SSE5	S 33°49'53" W	140.99'

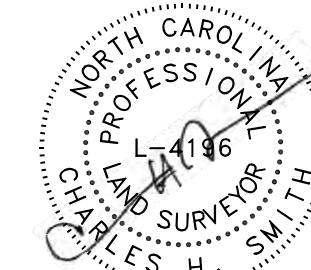
**Certificate of Purpose of Plat**

I hereby certify that in accordance with GS 47-30(f)11a that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;

Signed:

*[Signature]*

Surveyor  
December 21, 2022  
Date:



**Public Water Supply Watershed Protection Statement**

All or portions of the property contained in this subdivision are located within a Public Water Supply Watershed. Additional development restrictions regarding such matters as residential density, maximum impervious surface area, and stormwater control measures may apply to this property. Any engineered stormwater controls shown on this plat are to be operated and maintained by the property owners and/or a property owners' association pursuant to the Operation and Maintenance Agreement filed with the Alamance/Orange County Office of the Register of Deeds in Book \_\_\_\_\_ Page \_\_\_\_\_.

**Certificate of Approval for Recording in Public Water Supply Watershed**

I certify that the plat shown hereon complies with Article 5, Section 5-42 Watershed overlay Districts of the Mebane Unified Development Ordinance and is approved for recording in the Register of Deeds Office. NOTICE: This property is located within a public drinking water supply watershed. Development restrictions may apply.

Date

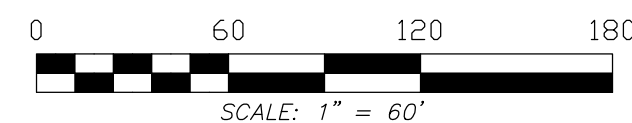
Zoning Administrator  
(Authorized Official)

**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



PIN# 9825386158  
JAMES L MURPHY  
DAPHNE MURPHY  
DB 811 PG 141  
ZONE R-12

PIN# 9825388046  
JASON M DELOSH  
DB 4476 PG 54  
ZONE R-12

PIN# 9825389047  
STEPHANIE R WEST  
JAMES W WEST JR.  
DB 3983 PG 277  
ZONE R-12

PIN# 9825480057  
MARGO L WARD  
DB 4749 PG 210  
ZONE R-12

PIN# 9825473967  
TERESA T DALLAS  
DB 3612 PG 68  
ZONE R-12

DEVELOPER: BC STAGECOACH, LLC  
ADDRESS: 210 RALE STREET, MOUNTAIN BROOK AL 35223  
PHONE NO.: 205-999-6903  
EMAIL: LEVI@BUILTTOINVEST.COM

**GSC SURVEYING**  
4072 BARRETT DRIVE  
RALEIGH, NC 27609  
PHONE (919) 787-5805  
NC CORPORATE LICENSE No. C-2335

FINAL MAJOR SUBDIVISION PLAT  
**STAGECOACH CORNER**  
LOCATED AT 627 E. STAGECOACH ROAD  
CITY OF MEBANE  
CHEEKS TOWNSHIP, ORANGE COUNTY AND  
MELVILLE TOWNSHIP, ALAMANCE COUNTY  
NORTH CAROLINA

DATE: NOV. 29, 2022  
SCALE: 1" = 60'  
SHEET: 2 OF 2

REVISED DEC. 21, 2022



# AGENDA ITEM #4C

SUB 22-07

Final Subdivision Plat  
Cambridge Park, Phase 2C

**REAPPROVAL**

### Presenter

Ashley Ownbey, Development Director

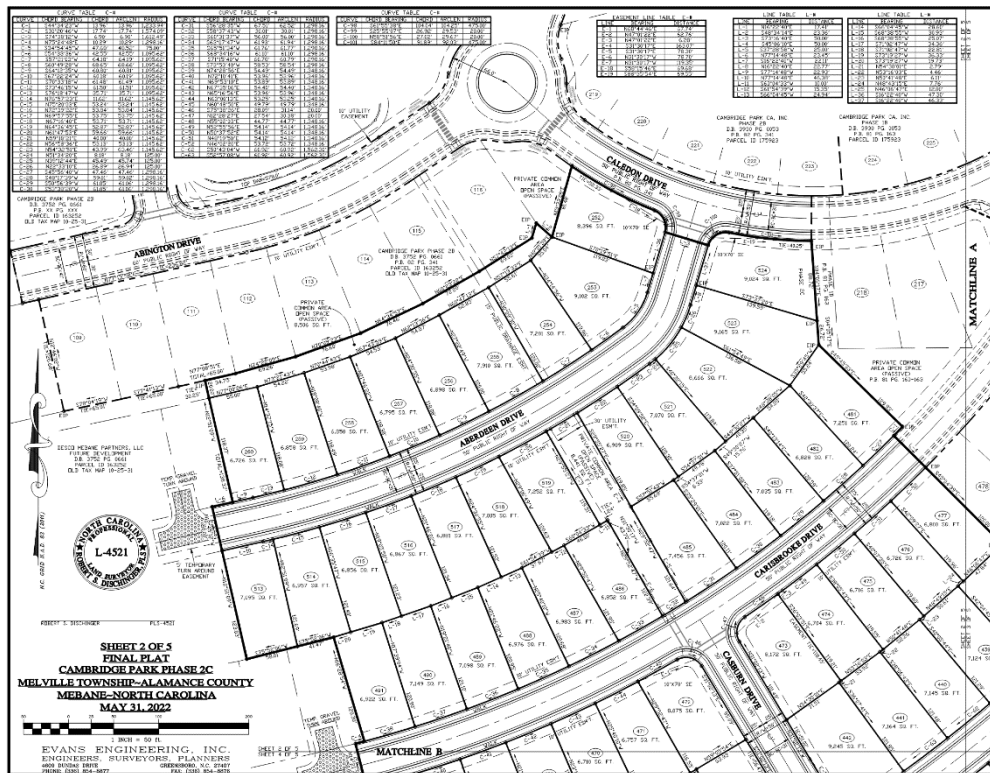
### Applicant

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

### Public Hearing

Yes  No

### Final Plat



### Property

Cambridge Park,  
Alamance County  
GPIN  
9813351154

### Proposed Zoning

N/A

### Current Zoning

R-12

### Size

+/-17.533 acres

### Surrounding Zoning

R-12 & not zoned  
(Alamance County)

### Surrounding Land Uses

Residential, Mobile  
Home Park, Vacant

### Utilities

Extended at  
developer's  
expense.

### Floodplain

No

### Watershed

No

### City Limits

Yes

---

### Summary

Desco Mebane Partners, LLC, is requesting approval of the Final Plat for Phase 2C of the Cambridge Park Subdivision (approved for rezoning and special use as a Planned Unit Development by City Council 01/08/18). The Final Plat will include a total area of +/-17.533 acres featuring ~~81~~83 single-family lots on +/- 13.572 acres, +/-0.581 acres of open space, and +/-3.380 acres and +/-2,962.12 linear feet of dedicated right of way.

The Technical Review Committee (TRC) has reviewed the Final Plat and the applicant has revised the plan 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 includes the pond to be built in the future, as shown on the final sheet, and is a City requirement on the approved construction documents. The Jones Drive turn lane is bonded with the NC Department of Transportation and shall be required to be constructed prior to approval of the subdivision plat for the Phase 3 lots.

This major subdivision plat was originally approved by the City Council at its April 4, 2022, meeting and reapproved at the July 11, 2022, and October 3, 2022, meetings. Two lots were mistakenly left out of the site data calculations with the previous approvals. The changes are indicated in red in the first paragraph.

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### Financial Impact

The developer has extended utilities at his own expense.

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### Recommendation

Staff recommends approval of the Final Plat.

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### Suggested Motion

Motion to approve the final plat as presented.

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### 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 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 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 Cambridge Park 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 Cambridge Park recorded in Book 3927, Page(s) 0656-0718, ALAMANCE County Registry, the terms and provisions of which are incorporated herein by this reference.

Desco Mebane Partners, LLC, 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 servicing wires, lines, conduits, and pipes.

Owner \_\_\_\_\_ Date \_\_\_\_\_

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

\_\_\_\_\_ County, North Carolina

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 public  
Notary's printed name

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 \_\_\_\_\_

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.

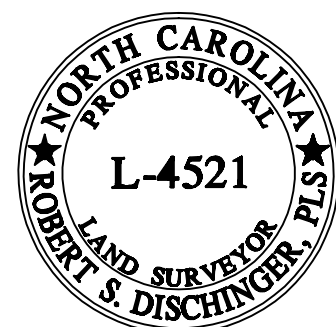
City Clerk \_\_\_\_\_ Date \_\_\_\_\_

**Certificate of Survey Accuracy**

I, Robert S. Dischinger, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3752, Page 661); 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 1/21,995'; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 31 day of MAY, 2022.

(11)a. this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

ROBERT S. DISCHINGER \_\_\_\_\_ PLS-4521



**SURVEYORS NOTES:**

1. AREA IS DETERMINED BY LEAST SQUARES METHOD.
2. BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
3. THIS SURVEY IS OF AN ACTUAL FIELD SURVEY HAVING AN ERROR OF LESS THAN 1/21,995' D.M., D.Y., P.M.
4. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET UNLESS INDICATED OTHERWISE.
5. CITY OF MEBANE ZONING PUD-R-12 WITH ANNEXATION. PROPERTY ANNEXED 11-20-2017 PER PLAT BOOK 79 PAGE 41.
6. EVANS ENGINEERING HAS NOT PERFORMED ANY TITLE SEARCH.
7. TOTAL AREA= 238.424 ACRES MORE OR LESS.
8. THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, MAP 3710981300K PANEL 9813. PROPERTY IS IN ZONE AE AND ZONE X DATED NOVEMBER 17, 2017.
9. MAIL PICK-UP WILL BE PROVIDED AT THE PARKING AREA ADJACENT TO LOT 231.

**DEVELOPMENT STANDARDS**

FRONT SETBACK.....20'(MIN. 25' TO GARAGE)  
SIDE SETBACK.....15' AGGREGATE  
REAR SETBACK.....15'  
MAXIMUM BUILDING HEIGHT.....35'  
CORNER LOT SIDE SETBACK.....13'

**OVERALL SITE DATA:**

PARCEL PIN: 163252  
ADDRESS: CALEDON DRIVE  
TOTAL ACREAGE= 238± ACRES  
ZONING: PUD-R-12 WITH ANNEXATION  
EXISTING USE: VACANT AND RESIDENTIAL  
PROPOSED USE: RESIDENTIAL  
ADJACENT ZONING: ALAMANCE COUNTY  
DEED REFERENCES:  
#163252 - DB 3752, PG 661-663

**FLOOD INFORMATION**

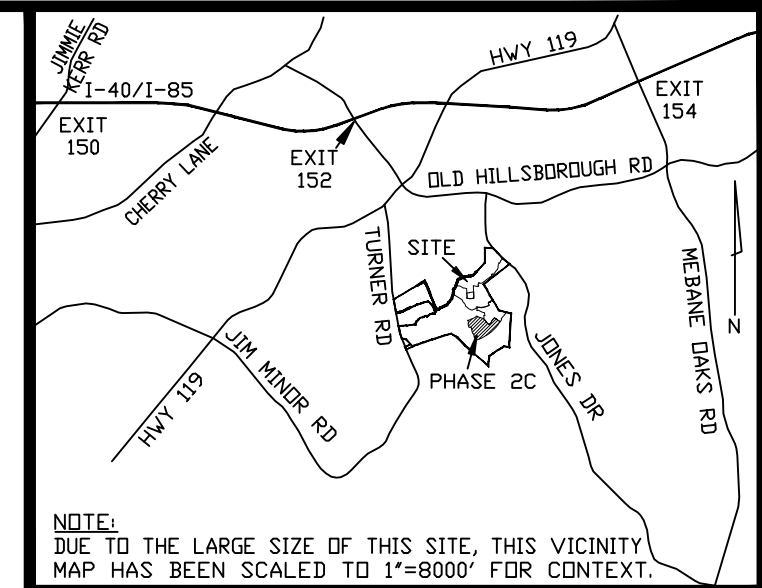
FLOOD PLAIN PER FIRM MAP #3710981300K PANEL #9813, DATED 11-17-2017

**WATERSHED INFORMATION**

WATERSHED: NONE (NPDES PHASE II RULES APPLY)  
RIVER BASIN: CAPE FEAR (HAW CREEK, CLASS WS-V,NSW)  
COORDINATES: LAT. 36.050746  
LONG. -79.29087  
SOILS: CnB2, CnC2, CnD2, IsB2, RvA, WtB, WtC  
SEWER: PUBLIC  
WATER: PUBLIC

**PHASE 2C SITE DATA:**

AREA = 17.533 ACRES  
NUMBER OF LOTS = 83 LOTS  
AREA IN LOTS=13.572 ACRES  
LF OF STREETS = 2,962.12± LF  
RIGHT OF WAY AREA=3.380 ACRES  
PRIVATE COMMON AREA OPEN SPACE= 0.581 TOTAL ACRES



**NOTE:**

LINE TYPES AND LEGENDS ON THIS SHEET APPLY FOR SHEETS 1 OF 5 THROUGH 5 OF 5.

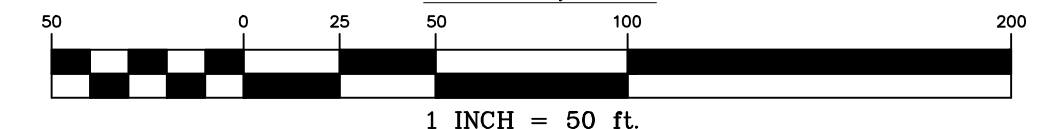
**LEGEND:**

- EXISTING LOT OF RECORD
- EXISTING RIGHT OF WAY
- PROPERTY LINE (NOT SURVEYED)
- EASEMENT
- PROPERTY LINE
- CENTERLINE
- CREEK

**LEGEND:**

- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- STONE
- NIP NEW IRON PIPE
- EIP EXISTING IRON PIPE
- △ ESWT. EASEMENT
- SE. SIGHT EASEMENT
- B.C. BACK OF CURB
- BFE BASE FLOOD ELEVATION

**SHEET 1 OF 5  
FINAL PLAT  
CAMBRIDGE PARK PHASE 2C  
MELVILLE TOWNSHIP~ALAMANCE COUNTY  
MEBANE~NORTH CAROLINA  
MAY 31, 2022**



**EVANS ENGINEERING, INC.  
ENGINEERS, SURVEYORS, PLANNERS  
4809 DUNDAS DRIVE GREENSBORO, N.C. 27407  
PHONE: (336) 854-8877 FAX: (336) 854-8876  
FIRM LICENSE C-0168**



CURVE TABLE C-#				
CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-1	S44°34'23"W	13.96'	13.96'	1,233.94'
C-2	S30°20'46"W	17.74'	17.74'	1,574.09'
C-3	S74°38'12"W	6.90'	6.90'	1,512.49'
C-4	N75°24'48"E	10.29'	10.29'	1,298.16'
C-5	S34°54'45"W	47.68'	48.52'	75.00'
C-6	S54°33'36"W	42.55'	42.55'	1,095.62'
C-7	S57°21'03"W	64.18'	64.19'	1,095.62'
C-8	S60°49'28"W	68.65'	68.66'	1,095.62'
C-9	S64°12'35"W	60.80'	60.81'	1,095.62'
C-10	S67°22'24"W	60.18'	60.19'	1,095.62'
C-11	S70°33'18"W	61.48'	61.49'	1,095.62'
C-12	S73°46'15"W	61.50'	61.51'	1,095.62'
C-13	S76°18'47"W	35.71'	35.71'	1,095.62'
C-14	N76°52'23"E	11.62'	11.62'	1,145.62'
C-15	N75°20'03"E	53.24'	53.24'	1,145.62'
C-16	N72°39'22"E	53.84'	53.84'	1,145.62'
C-17	N69°57'55"E	53.75'	53.75'	1,145.62'
C-18	N67°16'40"E	53.71'	53.71'	1,145.62'
C-19	N64°36'45"E	52.87'	52.87'	1,145.62'
C-20	N61°47'53"E	59.66'	59.66'	1,145.62'
C-21	N59°18'21"E	40.00'	40.00'	1,145.62'
C-22	N56°58'36"E	53.13'	53.13'	1,145.62'
C-23	N54°32'51"E	43.99'	63.46'	1,145.62'
C-24	N51°34'20"E	8.18'	8.18'	125.00'
C-25	N39°12'44"E	45.49'	45.74'	125.00'
C-26	N22°33'10"E	26.89'	26.94'	125.00'
C-27	S45°56'40"W	47.46'	47.46'	1,298.16'
C-28	S48°17'39"W	59.01'	59.02'	1,298.16'
C-29	S50°56'39"W	61.05'	61.06'	1,298.16'
C-30	S53°38'20"W	61.05'	61.06'	1,298.16'

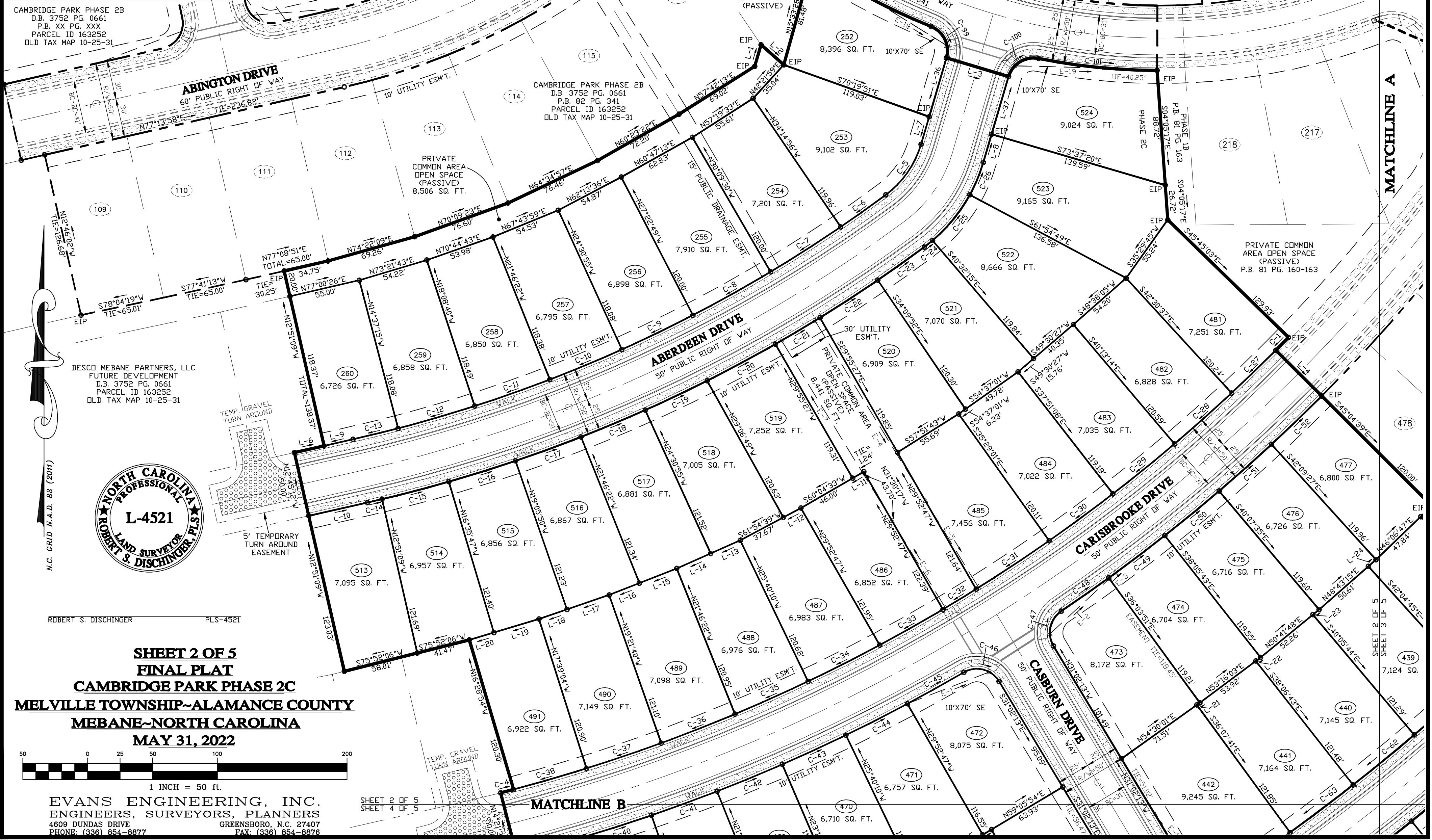
CURVE TABLE C-#				
CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-31	S56°28'35"W	67.51'	62.52'	1,298.16'
C-32	S58°37'43"W	30.01'	30.01'	1,298.16'
C-33	S60°31'37"W	56.00'	56.00'	1,298.16'
C-34	S63°07'47"W	61.93'	61.94'	1,298.16'
C-35	S65°51'34"W	61.76'	61.77'	1,298.16'
C-36	S68°34'16"W	61.10'	61.10'	1,298.16'
C-37	S71°15'40"W	60.78'	60.79'	1,298.16'
C-38	S73°53'40"W	58.53'	58.54'	1,298.16'
C-39	N74°28'56"E	54.49'	54.49'	1,348.16'
C-40	N72°10'41"E	53.96'	53.96'	1,348.16'
C-41	N69°53'10"E	53.89'	53.89'	1,348.16'
C-42	N67°35'06"E	54.40'	54.40'	1,348.16'
C-43	N65°16'56"E	53.96'	53.96'	1,348.16'
C-44	N63°00'13"E	53.25'	53.25'	1,348.16'
C-45	N60°48'50"E	49.79'	49.79'	1,348.16'
C-46	S75°38'26"E	28.09'	31.14'	200.00'
C-47	N12°28'27"E	27.54'	30.38'	200.00'
C-48	N55°02'03"E	44.77'	44.77'	1,348.16'
C-49	N52°55'56"E	54.14'	54.14'	1,348.16'
C-50	N50°37'52"E	54.14'	54.14'	1,348.16'
C-51	N48°19'50"E	54.12'	54.12'	1,348.16'
C-52	N46°02'20"E	53.72'	53.72'	1,348.16'
C-62	S50°43'04"W	60.92'	60.92'	1,562.30'
C-63	S52°57'08"W	60.92'	60.92'	1,562.30'

CURVE TABLE C-#				
CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-98	S61°55'38"E	104.04'	104.25'	475.00'
C-99	S25°55'07"E	26.92'	29.53'	200.00'
C-100	N58°51'56"E	27.02'	29.67'	200.00'
C-101	S84°11'50"E	91.89'	92.03'	475.00'

EASEMENT LINE TABLE E-#		
LINE	BEARING	DISTANCE
E-1	N68°44'46"E	67.74'
E-2	N47°01'22"E	62.76'
E-3	N47°01'22"E	6.28'
E-4	S31°30'17"E	163.07'
E-5	S31°30'17"E	78.30'
E-6	N31°30'17"W	78.70'
E-7	N31°30'17"W	119.35'
E-18	S58°15'46"E	69.68'
E-19	S88°35'54"E	69.55'

LINE TABLE L-#		
LINE	BEARING	DISTANCE
L-1	N16°22'40"E	17.41'
L-2	S48°34'14"E	23.36'
L-3	S73°16'40"E	50.00'
L-4	S45°06'10"E	50.00'
L-5	S37°28'58"W	25.00'
L-6	N77°14'48"E	23.45'
L-7	S16°22'40"W	22.11'
L-8	N16°22'40"E	22.77'
L-9	S77°14'48"W	22.93'
L-10	N77°14'48"E	46.38'
L-11	S60°04'33"W	10.00'
L-12	S61°54'39"W	15.35'
L-13	S66°04'45"W	24.94'

LINE TABLE L-#		
LINE	BEARING	DISTANCE
L-14	S66°04'45"W	28.60'
L-15	S68°38'55"W	30.93'
L-16	S68°38'55"W	25.07'
L-17	S71°02'47"W	34.36'
L-18	S71°02'47"W	22.81'
L-19	S73°19'27"W	36.33'
L-20	S73°19'27"W	19.73'
L-21	N54°30'01"E	2.79'
L-22	N53°16'03"E	4.46'
L-23	N50°41'48"E	6.11'
L-24	N48°43'15"E	7.76'
L-25	N46°06'47"E	12.00'
L-26	S16°22'40"W	47.30'
L-27	S16°22'40"W	46.33'



CAMBRIDGE PARK PHASE 2B  
D.B. 3752 PG. 0661  
P.B. XX PG. XXX  
PARCEL ID 163252  
OLD TAX MAP 10-25-31

CAMBRIDGE PARK PHASE 2B  
D.B. 3752 PG. 0661  
P.B. 82 PG. 341  
PARCEL ID 163252  
OLD TAX MAP 10-25-31

CAMBRIDGE PARK CA, INC.  
PHASE 2B  
D.B. 3930 PG. 0053  
P.B. 82 PG. 341  
PARCEL ID 175923

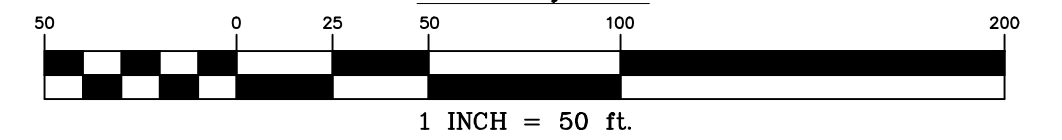
CAMBRIDGE PARK CA, INC.  
PHASE 1B  
D.B. 3930 PG. 0053  
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PARCEL ID 175923

DESCO MEBANE PARTNERS, LLC  
FUTURE DEVELOPMENT  
D.B. 3752 PG. 0661  
PARCEL ID 163252  
OLD TAX MAP 10-25-31



ROBERT S. DISCHINGER PLS-4521

**SHEET 2 OF 5**  
**FINAL PLAT**  
**CAMBRIDGE PARK PHASE 2C**  
**MELVILLE TOWNSHIP~ALAMANCE COUNTY**  
**MEBANE~NORTH CAROLINA**  
**MAY 31, 2022**



**EVANS ENGINEERING, INC.**  
ENGINEERS, SURVEYORS, PLANNERS  
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SHEET 2 OF 5  
SHEET 4 OF 5

**MATCHLINE B**

**MATCHLINE A**

SHEET 2 OF 5  
SHEET 3 OF 5

SHEET 3 OF 5  
SHEET 5 OF 5

N.C.G.S. MONUMENT  
"HAWFIELD"  
N.A.D. 83 (2011)  
GRID COORDINATES  
AS PUBLISHED.  
N=840,044.20'  
E=1,909,650.81'

LINE	BEARING	L-#	DISTANCE
L-5	S37°28'58"W		25.00'
L-24	N48°43'15"E		7.76'
L-25	N46°06'47"E		12.00'

PATRICIA Z. KENYON REVOCABLE TRUST  
D.B. 3547 PG. 744  
P.B. 77 PG. 336  
SEE ALSO P.B. 62 PG. 198  
SEE ALSO P.B. 45 PG. 163 LDT 1  
PARCEL ID 173246  
OLD TAX MAP 10-25-209

CAMBRIDGE PARK PHASE 1B  
D.B. 3752 PG. 0661  
P.B. 81 PG. 160  
PARCEL ID 163252  
OLD TAX MAP 10-25-31

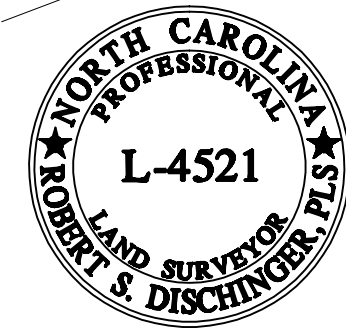
DESCO MEBANE PARTNERS, LLC  
FUTURE DEVELOPMENT  
D.B. 3752 PG. 0661  
PARCEL ID 163252  
OLD TAX MAP 10-25-31

AXLE  
N.A.D. 83 (2011)  
GRID COORDINATES  
N=835,311.3154'  
E=1,914,395.9860'

CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-2	S30°20'46"W	17.74'	17.74'	1,574.09'
C-3	S31°27'58"W	43.24'	43.24'	1,562.30'
C-4	S33°22'38"W	60.98'	60.98'	1,562.30'
C-5	S35°37'17"W	61.40'	61.40'	1,562.30'
C-6	S37°34'46"W	45.38'	45.38'	1,562.30'
C-7	S39°31'49"W	60.99'	60.99'	1,562.30'
C-8	S41°46'01"W	60.99'	60.99'	1,562.30'
C-9	S44°00'15"W	61.09'	61.09'	1,562.30'
C-10	S46°14'42"W	61.19'	61.19'	1,562.30'
C-11	S48°29'02"W	60.91'	60.91'	1,562.30'
C-12	S50°43'04"W	60.92'	60.92'	1,562.30'
C-13	S52°57'08"W	60.92'	60.92'	1,562.30'
C-14	S55°11'37"W	61.31'	61.31'	1,562.30'
C-15	N77°21'37"W	28.93'	32.34'	20.00'
C-16	S14°18'42"W	28.46'	31.67'	20.00'
C-17	S75°42'27"E	28.12'	31.18'	20.00'
C-18	N12°42'46"E	27.66'	30.54'	20.00'
C-19	N55°45'07"E	40.07'	40.07'	1,612.30'
C-20	N54°04'40"E	54.14'	54.14'	1,612.30'
C-21	N52°09'07"E	54.24'	54.24'	1,612.30'
C-22	N50°13'28"E	54.23'	54.23'	1,612.30'
C-23	N48°17'50"E	54.22'	54.22'	1,612.30'
C-24	N46°22'24"E	54.05'	54.05'	1,612.30'
C-25	N44°27'01"E	54.17'	54.17'	1,612.30'
C-26	N42°31'32"E	54.16'	54.16'	1,612.30'
C-27	N40°33'13"E	56.82'	56.82'	1,612.30'
C-28	N38°28'50"E	59.84'	59.84'	1,612.30'
C-29	N36°58'22"E	25.00'	25.00'	1,612.30'
C-30	N35°34'24"E	53.77'	53.77'	1,612.30'
C-31	N33°37'22"E	56.00'	56.00'	1,612.30'
C-32	N31°39'02"E	55.00'	55.00'	1,612.30'

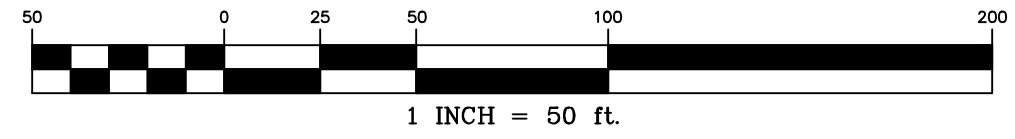
BY ACTION OF THE CITY OF MEBANE CITY COUNCIL ON 02/03/2021,  
BURGESS DRIVE, S.R.#2205, 60' RIGHT OF WAY, D.B. 368 PG. 97  
PROJECT 6.472098 HAS BEEN CLOSED FROM PROPERTY LINE TO  
WESTERN TERMINUS OF ROAD AS SHOWN ON P.B. 79 PG. 41 AND 161.

DESCO MEBANE PARTNERS, LLC  
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PARCEL ID 163252  
OLD TAX MAP 10-25-31



ROBERT S. DISCHINGER PLS-4521

**SHEET 3 OF 5  
FINAL PLAT  
CAMBRIDGE PARK PHASE 2C  
MELVILLE TOWNSHIP~ALAMANCE COUNTY  
MEBANE~NORTH CAROLINA  
MAY 31, 2022**



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FIRM LICENSE C-1168

SHEET 3 OF 5  
SHEET 5 OF 5

MATCHLINE B

SHEET 3 OF 5  
SHEET 5 OF 5

N.C. GRID N.A.D. 83 (2011)

CURVE TABLE C-#

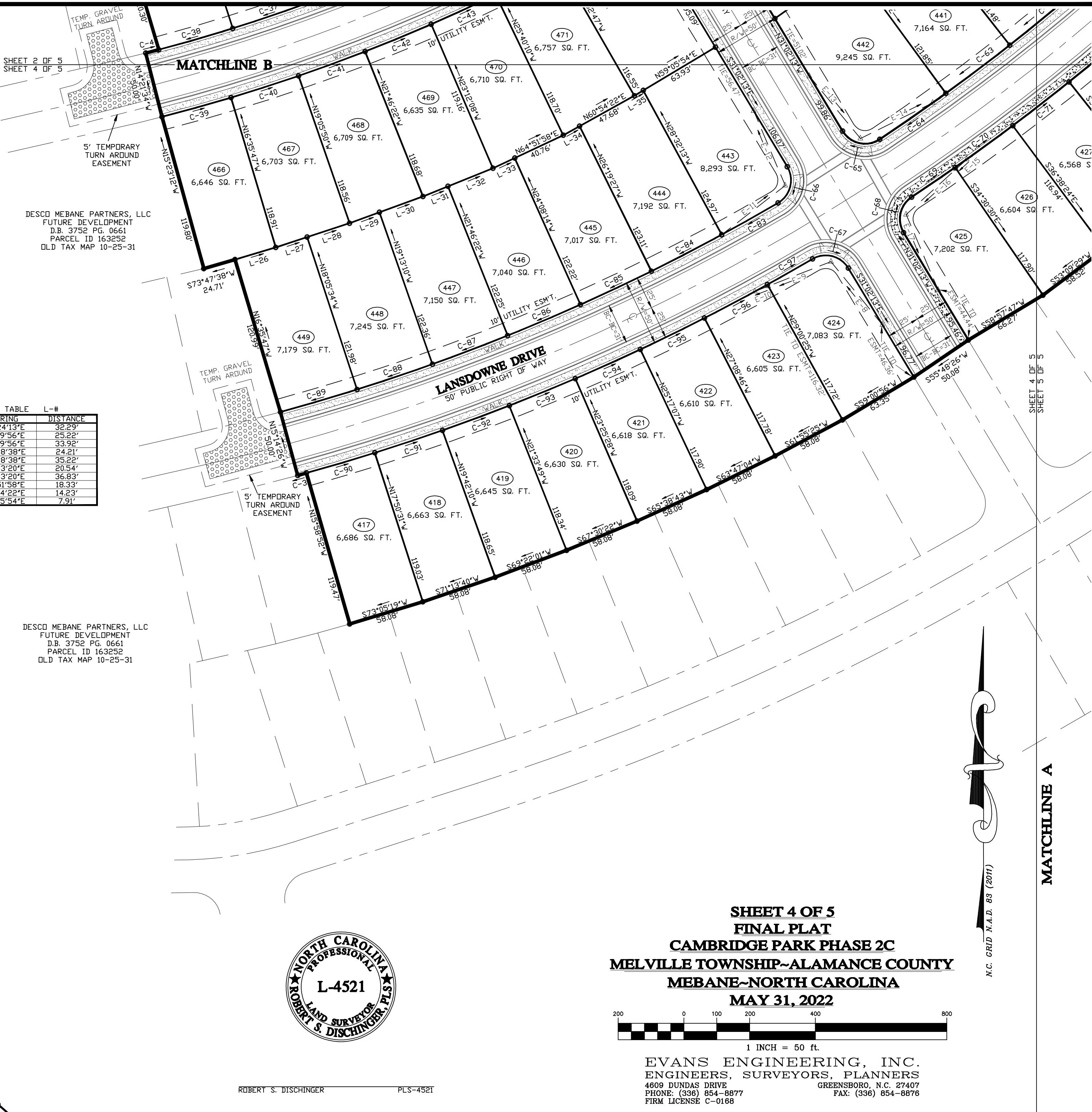
CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-3	S74°38'12"W	6.90'	6.90'	1,612.49'
C-39	N74°28'56"E	54.49'	54.49'	1,348.16'
C-40	N72°10'41"E	53.96'	53.96'	1,348.16'
C-41	N69°53'10"E	53.89'	53.89'	1,348.16'
C-42	N67°35'06"E	54.40'	54.40'	1,348.16'
C-43	N65°16'56"E	53.96'	53.96'	1,348.16'
C-63	S52°57'08"W	60.92'	60.92'	1,562.30'
C-64	S55°11'37"W	61.31'	61.31'	1,562.30'
C-65	N77°21'37"W	28.93'	32.34'	20.00'
C-66	S14°18'42"W	28.46'	31.67'	20.00'
C-67	S75°42'27"E	28.12'	31.18'	20.00'
C-68	N12°42'46"E	27.66'	30.54'	20.00'
C-69	N55°45'07"E	40.07'	40.07'	1,612.30'
C-70	N54°04'40"E	54.14'	54.14'	1,612.30'
C-71	N52°09'07"E	54.24'	54.24'	1,612.30'
C-83	S60°33'42"W	49.16'	49.16'	1,562.49'
C-84	S62°34'10"W	60.34'	60.34'	1,562.49'
C-85	S64°46'10"W	59.63'	59.63'	1,562.49'
C-86	S66°57'59"W	60.19'	60.19'	1,562.49'
C-87	S69°11'31"W	61.20'	61.20'	1,562.49'
C-88	S71°25'26"W	60.52'	60.52'	1,562.49'
C-89	S73°38'48"W	60.69'	60.69'	1,562.49'
C-90	N73°33'04"E	54.21'	54.21'	1,612.49'
C-91	N71°37'28"E	54.22'	54.22'	1,612.49'
C-92	N69°41'51"E	54.23'	54.23'	1,612.49'
C-93	N67°46'13"E	54.24'	54.24'	1,612.49'
C-94	N65°50'33"E	54.25'	54.25'	1,612.49'
C-95	N63°54'53"E	54.26'	54.26'	1,612.49'
C-96	N61°59'12"E	54.26'	54.26'	1,612.49'
C-97	N60°19'20"E	39.42'	39.42'	1,612.49'

EASEMENT LINE TABLE E-#

LINE	BEARING	DISTANCE
E-8	N39°08'30"W	62.01'
E-9	S68°34'59"W	51.21'
E-10	S68°34'59"W	10.90'
E-11	N52°12'27"E	61.07'
E-12	N22°53'09"W	61.67'
E-13	S39°13'10"E	61.35'
E-14	N63°41'35"E	61.35'
E-15	S47°36'59"W	10.88'
E-16	S47°36'59"W	51.48'
E-17	S22°58'39"E	62.37'

LINE TABLE L-#

LINE	BEARING	DISTANCE
L-26	N73°24'13"E	32.29'
L-27	N71°49'56"E	25.22'
L-28	N71°49'56"E	33.92'
L-29	N69°58'38"E	24.21'
L-30	N69°58'38"E	35.22'
L-31	N68°03'20"E	20.54'
L-32	N68°03'20"E	36.83'
L-33	N64°51'58"E	18.33'
L-34	N60°54'22"E	14.23'
L-35	N59°05'54"E	7.91'



DESCO MEBANE PARTNERS, LLC  
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 D.B. 3752 PG. 0661  
 PARCEL ID 163252  
 OLD TAX MAP 10-25-31

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 FUTURE DEVELOPMENT  
 D.B. 3752 PG. 0661  
 PARCEL ID 163252  
 OLD TAX MAP 10-25-31

FORMERLY BURGESS  
 N10°11'18"E  
 TIE=2055.23'

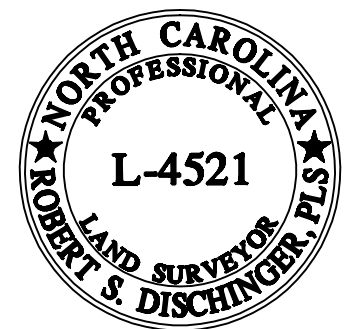
FORMERLY HURTEAU  
 N10°11'18"E  
 TIE=2055.23'

DESCO MEBANE PARTNERS, LLC  
 FUTURE DEVELOPMENT  
 D.B. 3752 PG. 0661  
 PARCEL ID 163252  
 OLD TAX MAP 10-25-31

EIP  
 N.A.D. 83 (2011)  
 GRID COORDINATES  
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 E=1,912,454.3103'

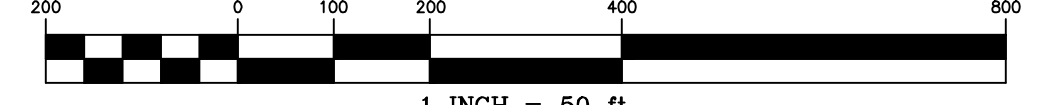
NOT TO SCALE  
 EIP  
 S83°55'50"E  
 12668.83'  
 OBSERVED=12,668.83'  
 C.F.=0.99994529  
 GRID=12,668.14'

N.C.G.S. MONUMENT  
 \*KIMREY\*  
 N.A.D. 83 (2011)  
 GRID COORDINATES  
 AS PUBLISHED  
 N=835,325.53'  
 E=1,899,857.18'



ROBERT S. DISCHINGER PLS-4521

**SHEET 4 OF 5**  
**FINAL PLAT**  
**CAMBRIDGE PARK PHASE 2C**  
**MELVILLE TOWNSHIP~ALAMANCE COUNTY**  
**MEBANE~NORTH CAROLINA**  
**MAY 31, 2022**



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MATCHLINE A

SHEET 4 OF 5  
 SHEET 5 OF 5

MATCHLINE B

CURVE TABLE C-#

CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-71	N52°09'07"E	54.24'	54.24'	1,612.30'
C-72	N50°13'28"E	54.23'	54.23'	1,612.30'
C-73	N48°17'50"E	54.22'	54.22'	1,612.30'

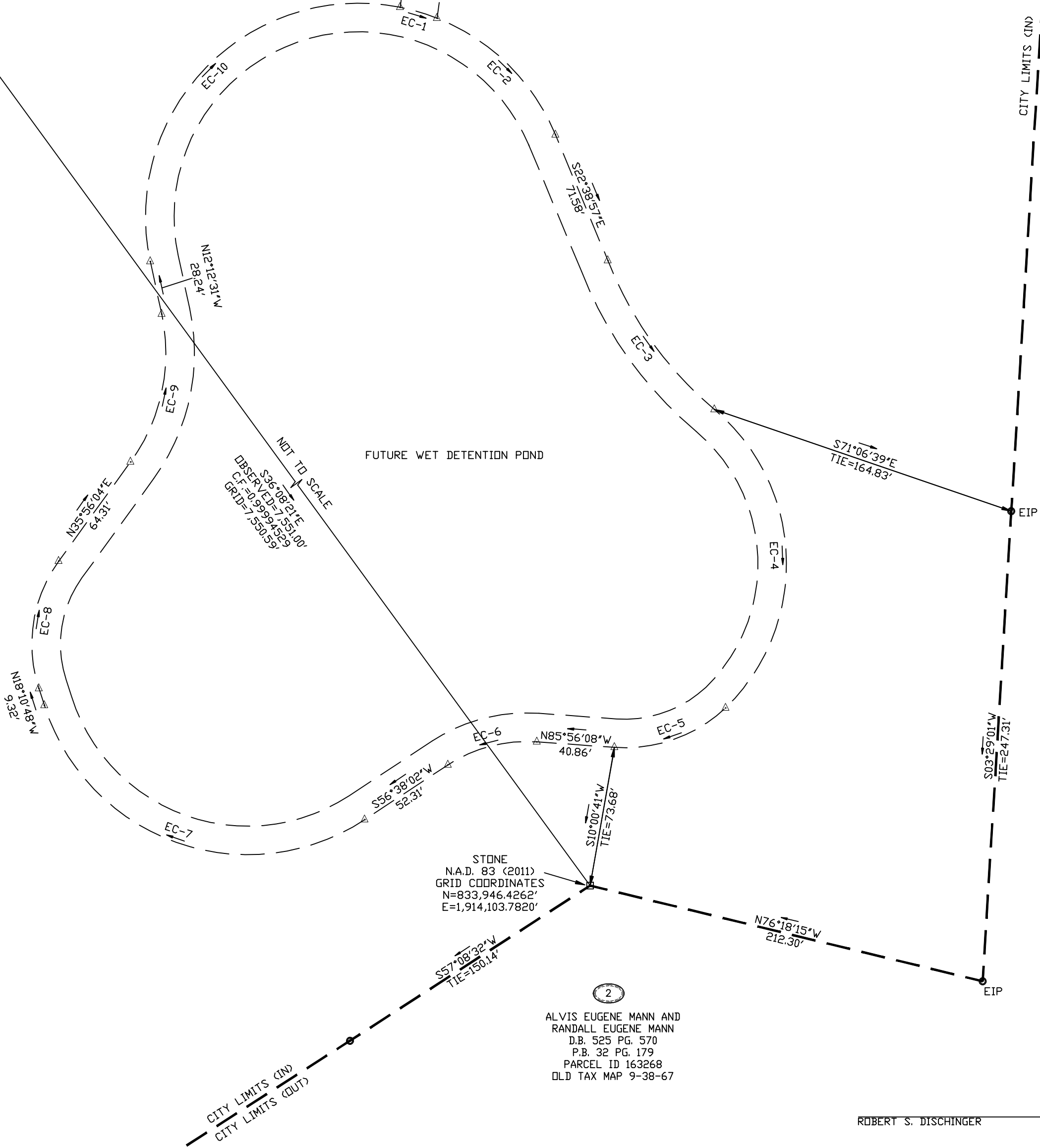
EASEMENT CURVE TABLE EC-#

CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
EC-1	S73°35'16"E	20.21'	20.24'	111.95'
EC-2	S45°27'13"E	87.32'	89.70'	111.95'
EC-3	S35°35'36"E	96.13'	97.14'	193.90'
EC-4	S02°08'27"E	156.82'	176.74'	105.59'
EC-5	S70°29'20"W	61.94'	63.72'	77.44'
EC-6	S75°32'39"W	48.25'	49.10'	75.95'
EC-7	N70°22'57"W	178.65'	206.90'	111.87'
EC-8	N08°52'38"E	67.71'	70.46'	72.42'
EC-9	N11°51'47"E	79.32'	81.70'	97.24'
EC-10	N44°30'44"E	187.18'	221.65'	111.95'

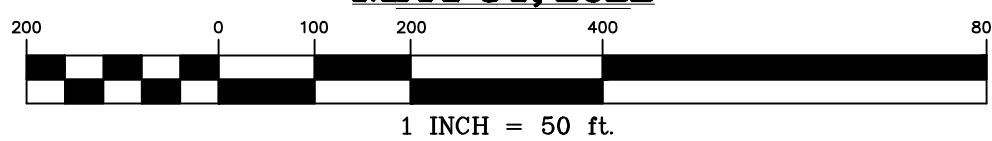
N.C.G.S. MONUMENT  
"HAWFIELD"  
N.A.D. 83 (2011)  
GRID COORDINATES  
AS PUBLISHED.  
N=840,044.20'  
E=1,909,650.81'

DESCO MEBANE PARTNERS, LLC  
FUTURE DEVELOPMENT  
D.B. 3752 PG. 0661  
PARCEL ID 163252  
OLD TAX MAP 10-25-31

BRODIE CHARLES COVINGTON A/W  
LYNN HARRIETT COVINGTON  
D.B. 1426 PG. 364  
PARCEL ID 163270  
OLD TAX MAP 10-25-28A



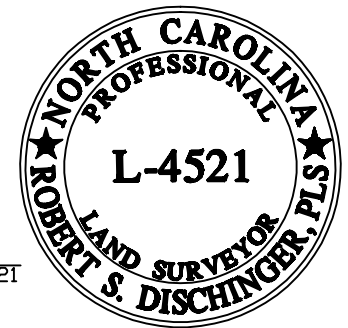
**SHEET 5 OF 5**  
**FINAL PLAT**  
**CAMBRIDGE PARK PHASE 2C**  
**MELVILLE TOWNSHIP~ALAMANCE COUNTY**  
**MEBANE~NORTH CAROLINA**  
**MAY 31, 2022**



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FIRM LICENSE C-0168

N.C. GRID N.A.D. 83 (2011)

ALVIS EUGENE MANN AND  
RANDALL EUGENE MANN  
D.B. 525 PG. 570  
P.B. 32 PG. 179  
PARCEL ID 163268  
OLD TAX MAP 9-38-67



# HEALTH ASSESSMENT 2021



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*This assessment would not be possible without the assistance and support of many individuals and groups who live and work in Alamance County.*

*The strategies developed from this assessment will be a direct response to the needs identified by the residents of Alamance County*

*– A sincere thank you to all residents for your willingness to share your opinions and experiences related to living in Alamance County.*

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**Links** are found within the Tables and contents of this document for ease in accessing information.

Please see **APPENDIX A** for the glossary.

Please see **APPENDIX B** for acknowledgments.

Please see **APPENDIX C** for additional data information.

**The Community Health Improvement Plans developed from this assessment will be in partnership with community residents and in direct response to the needs identified by the residents of Alamance County.**

Disclaimer: At the time this report was compiled, all data cited was current. Please note some sources may have published new data; please check the data source for the most up-to-date information.

# EXECUTIVE SUMMARY

## Vision Statement and Purpose

This document serves as an ongoing commitment to addressing access to resources and health care, the education level achieved, and economic opportunity for residents in Alamance County which were identified by the community in 2015. All three priorities require systemic change to address. Systemic change is guided by an institution’s willingness to rigorous periodic review of policies, procedures, and institutional culture that creates barriers to the priorities a community seeks to address. This 2021 assessment reflects upon both the creation of processes to aid this review and challenges encountered during the last three years that illustrates the development of, and growing shared lens for, the role equity plays in determining the health of an individual and their community.

## Leadership

The theme of leadership for this assessment is the redefining of stakeholders and how residents and institutions work together to assess and address health. The partnerships below reflect an interactive process grounded in values and accountability.

## Partnerships

Partnerships	Number of Partners
Public Health Agency	1
Hospital/Health Care System	1
Hospital/Public Health Nonprofit Agency	1
Healthcare Provider – other than behavioral health	
Local Health Foundation	1
Dental Health Provider	1
EMS Provider	
Pharmacy	
Community Organizations	1
Businesses	3
Educational Institutions	1
Public School System	1
Media/Communication Outlet	1
Public Members	70

## Theoretical Framework/Model

The incorporation of a Community Based Participatory Research (CBPR) approach into the Community Health Assessment process allows partners to engage the community in meaningful conversations about health and better positions partners to address priorities.

## Collaborative Process Summary

Alamance County has a long history of collaboration between the health department and the hospital in developing a community assessment. Over the years, agencies and groups have joined the team, allowing for a cross-sectoral approach. The 2021 assessment process is Alamance County's most collaborative process to date, building off the focus group findings from community residents in 2018 by conducting charrettes across four locations in Alamance County.

## Methodology

A charrette is a tool as part of a community based participatory approach (CBPR) for aiding in the collection of primary data while creating space for mitigating conflict, resolution, and solution generation. To learn more about the charrette process, explore [NCTracs](#).

## Key findings

The following themes emerged from the charrettes:

Theme #1: Disconnection from resources

Theme #2: Disconnection among neighbors/Divided communities

Theme #3: Concern for young people

Theme #4: Safety

Theme #5: Infrastructure

Theme #6: Health

## Health Priorities

The 2021 priorities are access to care, education, economic issues

## Next steps

The Health Equity Collective will conduct a series of forums to bring participants together to explore these themes further and begin the process of creating solutions. These forums will focus on identifying who needs to hear this information and be a part of the planning to inform the Community Health Improvement Plan (CHIP).



## **Reading Guide**

This assessment is made up of eight chapters with relevant county information. Each chapter begins with a title page that contains an image of an Alamance County mural, key questions, and key words. Our goal as a CHA team is to make the reading experience for the reader as easy and as informative as possible. The murals resemble a small tour through the county, and we encourage you to visit the murals in person (addresses will be below each image). The key questions can help prime the reader to interpret key themes and topics before diving into the details. And the key words offer an insight into the specific content of the chapter. Each key word and definition can be found in the glossary.

# CHAPTER 1 BACKGROUND AND INTRODUCTION



*Artie Barksdale, 415 N. Church St.,  
Burlington*

## KEY QUESTIONS:

- What is a community health assessment?
- Who is involved in the making of this assessment?

**KEY WORDS:** Community Health Assessment (CHA), Health Equity Collective (HEC)

## CHAPTER 1 BACKGROUND AND INTRODUCTION

The Community Health Assessment (CHA) in Alamance County is a collaborative process that is well-utilized across the following sectors: education, health, human services, philanthropic, faith community leaders and a growing number of businesses as well as elected officials across our county. A commitment was established in 2018 to incorporate a racial equity lens as a commitment to maintain integrity of the process along with a better understanding of the root causes of health issues. County residents have been active participants in the polling and charrettes that form the foundational basis and primary data collection of this assessment and have participated in the 2021 process to refine our current priorities. The random selection methodology employed by the Elon University Poll allows this assessment to reflect a cross-section of resident's opinions about issues that impact health in Alamance. Previous assessments have been instrumental in helping local agencies and businesses to plan strategically, to understand the complexity of health issues, and to bring additional resources to our community through grants and programs. With each additional assessment, Alamance broadens its partnerships and challenges those partnerships to use this document to guide strategic planning, challenge policies and processes, and prioritization of funding.

A partnership with experience in, and a passion for health equity, data collection, and analysis, reflects the unique relationship between the CHA team and the Alamance County Health Equity Collective (HEC). The HEC is a group of residents and institutions committed to health equity with a statement of purpose that includes:

The Health Equity Collective is a community-based partnership of residents and institutions engaged in the shared work of identifying and addressing the racial disparities most impacting the health of the Alamance County community. Our commitment is to shared and transparent institutional analysis and to strategic and community-informed efforts to eliminate policies, practices, and procedures contributing to disparities.

Institutional partners include Healthy Alamance, Alamance County Health Department, Cone Health-Alamance Regional, Elon University, Impact Alamance, and the United Way of Alamance County.

Together, this partnership achieved the following towards the completion of the 2021 assessment: 1) Editing of a survey tool to assess community opinions on health and social issues - Completion of a randomized telephone survey and online survey of 528 residents, a representative sample of Alamance County residents; 2) Completion of four charrettes with 70 total participants, focused on expanding the collection of narratives of those not typically well-represented in previous assessments; 3) Collection of secondary data at the county-level, including sources from publicly-available state databases as well as local agency-specific data; and 4) Creation of this written assessment documenting these processes and the data collection.

A clear consensus emerged that the focus of our planning and implementation for the next three years continues to lie in three key areas: access to care, education, and economic issues. It is important to note our community remains committed to a generational approach to these priorities, understanding that systemic change is required to remove the policies and practices that create barriers to accessing resources, achieving a high-quality education, and amassing wealth.

## CHAPTER 1 BACKGROUND AND INTRODUCTION

The next phase of this collaboration is dissemination of the major findings of this assessment. That process will include the printing and posting of the assessment on key agency websites and at local libraries, along with presentations to civic organizations, elected officials, and other community groups.

A Community Health Improvement Plan will be revised for the next three years, a process led by Healthy Alamance, which will involve partnering with the community in setting strategic plans to address priorities.

Consider joining Health Equity Collective; meetings are held every month on the fourth Wednesday from 4-5:30 pm. Contact [halamance@gmail.com](mailto:halamance@gmail.com) to learn more about how to get involved.

## CHAPTER 2 BRIEF COUNTY DESCRIPTION



*Top: Gina Elizabeth Franco, 263 E. Front St., Burlington*

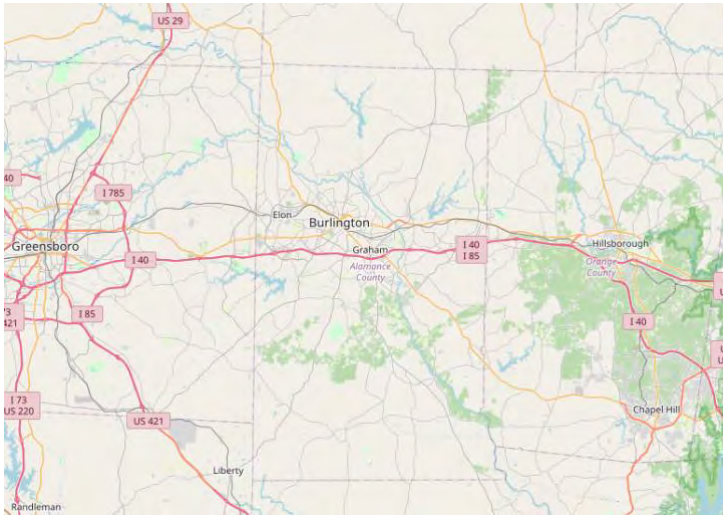
*Bottom: Mauricio Ramirez, 236 E. Front St., Burlington*

### **Key Questions:**

- Who lives in Alamance County?
- How did the county get to where it is now?

**Key words:** Race, Ethnicity, Textile, Tobacco

## Chapter 2 Brief County Description



Alamance County is in central North Carolina (referred to as the Triad region) with a population of 174,055, as certified by the NC Census 2020 count. The county consists of nine municipalities, three of them are the cities of Burlington, Mebane, and Graham, and the other six are townships. The county is located between two metropolitan areas, the Research Triangle to the east and the Piedmont Triad to the west. It is 150 miles east of the Appalachian Mountains, 200 miles west of the Atlantic Ocean, 30 miles south of the Virginia border, and 130 miles north of the South Carolina border.

Formed in 1849 from Orange County to the east, Alamance County has developed out of historically significant battles, a once thriving textile industry, and tobacco farming community. Alamance County was named after Great Alamance Creek, which was the site of the Battle of Alamance in 1771. By the 1840s, several mills were set up along the Haw River and near Great Alamance Creek and other major tributaries of the Haw. Between 1832 and 1880, there were at least 14 major mills powered by these rivers and streams. By the late 20th century, most of the plants and mills had closed, including Burlington Industries, a company once considered the world's largest textile manufacturer. Today, the leading industries in Alamance County continue to be manufacturing, professional and technical services and retail trade. Large areas to the north and south of the three largest cities are significantly rural. With the tobacco buyout, many small to mid-size farms are making the transition to vegetable farming. Alamance is classified as tourism by the NCDOT and this classification impacts funding allocations and opportunities, particularly for the rural areas of the county.

Accurate census data impacts a community's health as it is used to plan future investments and services. Data from sources such as the US Census and the Bureau of Labor Statistics help determine who gets federal aid, where assistance programs are targeted, what businesses might move to the community, and how votes count in the Electoral College. In fact, demographic data impacts everything residents do including how far the travel is to a grocery store, how much is paid in property taxes, and how much support a child's school receives from local, state, and federal sources.

CHAPTER 2 BRIEF COUNTY DESCRIPTION

2020 Census Information for Alamance County and North Carolina		
	Alamance	NC
Population	174,055	10,389,148
White	73.6%	70.6%
Black/African American	20.9%	22.2%
Hispanic/Latino	13.1%	9.8%
Asian	1.7%	3.2%
American Indian	1.5%	1.6%
Median Household Income	\$49,688	\$54,602
Households	64,439	3,965,482
Families Below Poverty (2019)	12.3%	9.6%
Children Living in Poverty (2019)	21.8%	19.3%
Households with Children Receiving Food Stamps (2019)	32.9%	29.9%
Unemployed (2019)	7.2%	7.3%
Students Eligible for Free & Reduced School Lunch (2019-2020)	58.8%	57.7%

The census information above from 2020 represents the population of Alamance County as either White, Black, or Hispanic. This is an incomplete picture, as these numbers alone do not accurately reflect the diversity of Alamance County nor the need to better illustrate this diversity in relation to health.

Globally, children and minorities are most impacted by poor health outcomes. In Alamance County, 12.3 percent of the total population is in poverty and 21.8% of all children in Alamance are in poverty. Black people have a much higher rate of cancer, heart disease, and stroke, and die at an earlier age compared to their white counterparts.

While it is widely recognized that place matters and the zip code in which an individual resides within may determine how long they will live, the complexity of mitigating factors to longevity and quality are more nuanced and require local data and further research. In Alamance County, the life expectancy difference between the eastern parts of the county versus the western portion is a difference of 11 years.

### **Race**

Alamance County is a predominantly white community, with 73.6% of residents identifying as White. About 20.9% of the population identifies as Black/African American; 1.5% as Native American; and 1.7% as Asian. Lastly, about 2.7% of individuals identify with two or more races (while the census information uses the term “American Indian,” this document will use the term “Native American”).

### **Ethnicity**

About 13.1% of the population identify as Hispanic or Latino, which is higher than the state average of 9.8%. In the last thirty years, the state’s Latinx population has increased dramatically and is expected to see 1.7 million residents by 2035 (Martin, 2020). Additionally, it is projected that by 2025 North Carolina will see counties with majority non-Hispanic Whites declining, primarily due to the natural increase of minority populations. This simply means these communities, especially the Hispanic and Latinx populations, have more births than deaths while the White population is aging out (deBruyn, 2018). [Chapter 2](#)

In North Carolina, two-thirds of the Latinx population are of Mexican descent followed by Central American migrants from El Salvador, Honduras, Guatemala, and Costa Rica. As a response to this population increase, many local government leaders in North Carolina cities, including Burlington, have “initiated programs, including library and literacy services, to improve communication, services, and civic engagement and leadership opportunities for immigrant and refugee residents” (Jones, 2019). [Chapter 2](#)

With immigration at the forefront of many controversial congressional conversations over the last few years, community resources along with public schools became places of opportunity for Latinx communities in North Carolina. Researcher Hannah E. Gill reports an example of this occurring at the Southern Alamance Elementary (SAE) School, now the South Graham Elementary School, in Graham, NC. Her study found that “the SAE community viewed Latino children and their families as people with new ideas, new talents, and new skills. Putting their more integrative, diverse philosophy into action, the SAE school administrators created a dual-language Splash program, which provided more than three hundred kindergartens through fifth-grade students with instruction and immersion in English and Spanish (Jones, 2019). At this school, half of the students are native English speakers, and the other half are native-Spanish speakers, showing their commitment to include and support this growing community. Additionally, SAE has used the J-1 visa program to create job opportunities in accredited U.S. schools for teachers from Latin America which may have influenced the Latinx community’s desire to relocate or remain in Alamance County. Furthermore, the Latinx community has new businesses launched in the last four years were Hispanic, and they employ 34,000 people with \$4.2 billion in annual receipts” (Martin, 2020). With opportunity, a strong economy, and quality of

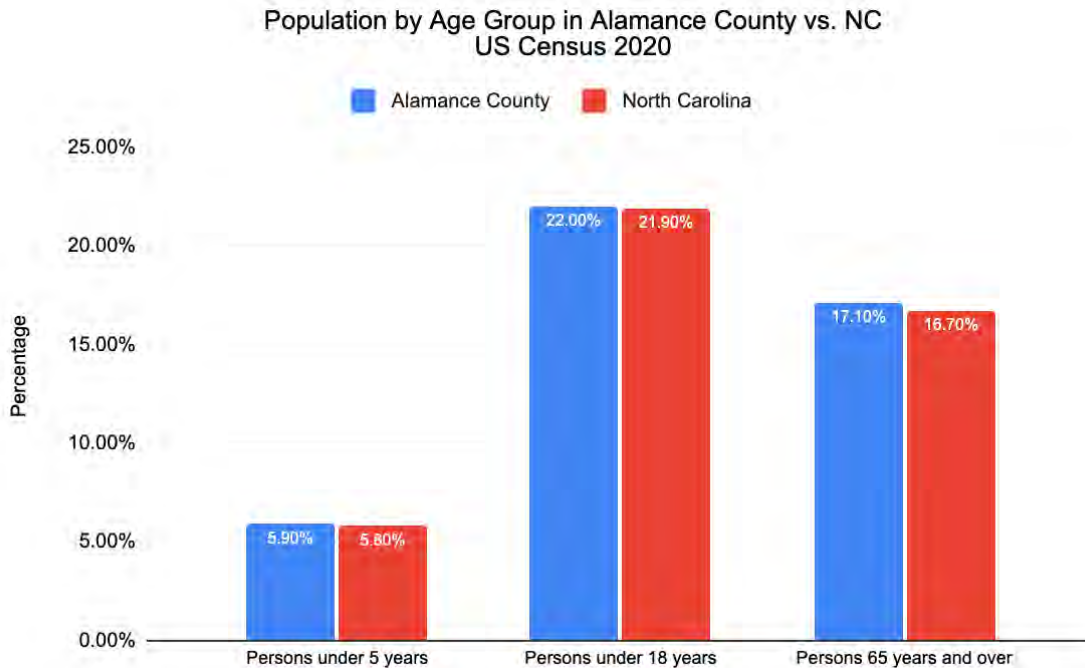
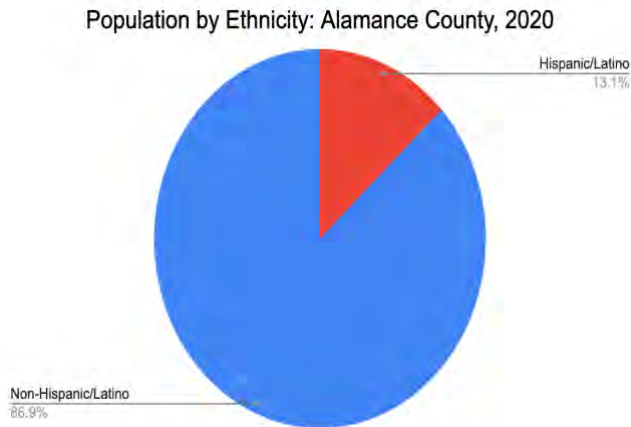


## CHAPTER 2 BRIEF COUNTY DESCRIPTION

life, it is no surprise that Hispanic families and workers, from blue-collar labor to the highest executive positions, are finding their way to North Carolina.

### Age

Alamance County's population by age group is like the state's average population by age group. Persons under 18 years of age make up the highest percent of the population in Alamance County 22.00%, followed by persons 65 years and older 17.10%. The age group with the smallest population percent in the county is individuals under the age of 5 years old 5.30%.



### Sex

The population by sex of Alamance County is like that of the State of North Carolina with males representing 47.66% of the county and 48.60% of the state. The female counterpart represents 52.34% of the county and 51.30% of the state.

## CHAPTER 3 COMMUNITY HEALTH ASSESSMENT PROCESS



*Molly Feudale, Audrey Garton, Davis, Melody Bodkin, Lauri Daughtry  
101 N. Main St., Graham*

### **Key Questions:**

- How is this assessment conducted?
- Where does this assessment get its validity?

**Key words:** Community Based Participatory Research, Social Determinants of Health, charrettes, mixed method approach, early findings

## Chapter 3 Community Assessment Process

In 2021, the collaborative process for collecting both primary and secondary data to write the assessment encompassed many new partners. Recognizing the need to build out a collective approach to improve the community's health, an increasing number of partners are sharing a population lens to focus on social drivers of health. It is through the development of this process and a commitment to creating healthier environments that Alamance County will tackle some of the community's most daunting challenges.

### Methodology

#### Elon University Poll

##### Survey Overview

The Elon University Poll conducted a survey of Alamance County, North Carolina residents. The goal of this survey is to provide information relevant to the Alamance County Community Health Assessment.

Elon University fully funds the Elon University Poll. The poll operates under the auspices of the College of Arts and Sciences at Elon University, led by Dean Gabie Smith. The Elon University administration, led by Dr. Connie Ledoux Book, university president, fully supports the Elon University Poll as part of its service to the community. Because of this generous support, the Elon University poll does not engage in any contract work. This permits the Elon University Poll to operate as a neutral, unbiased, non-partisan resource.

The Elon University Poll conducted a representative survey of 529 Alamance County, North Carolina residents, from September 20<sup>th</sup> to November 18<sup>th</sup>, 2020. With 89% of the interviews conducted by live telephone interviewers, an additional 11% were conducted with a supplemental opt-in online survey, distributed by the Alamance County Health Department.

Unless otherwise noted, results reported below are percentages (%) and cell sample sizes (n). The margin of error is +/- 4.3 percentage points. To read more, see the full report. [Additional Data & Information](#)

SCAN ME



Mode: mixed- live interviewer telephone and online

Population: Alamance County participants

Margin of Error: +/- 4.3

Dates in the field: September 20<sup>th</sup> - November 18<sup>th</sup>

Sample Size: 472 telephone interviews, 56 supplemental online surveys

Weighting Variables (NC): age, gender, race, education, and income

### **Procedure**

For this survey, the Elon University Poll used a mixed mode design of phone calls using live interviewers, and supplemental online surveys. Random telephone numbers were purchased from Survey Sampling International (SSI). The online surveys were completed on an opt-in basis by those visiting the Alamance County Health Department for appointments or for the fall rabies vaccination clinic. Survey takers were provided with the survey URL to complete the online questions.

Survey responses were collected from September 20th, 2021 through November 18th, 2021. A survey was considered complete only if a respondent progressed through the entire survey.

### **Support for Transparency**

The Elon University Poll supports transparency in survey research and is a charter member of the American Association for Public Opinion Research Transparency Initiative, which is a program promoting openness and transparency about survey research methods and operations among survey research professionals and the industry. All information about the Elon University Poll that we release to the public conforms to reporting conventions recommended by the American Association for Public Opinion Research and the National Council on Public Polls.

### **Weighting**

Weights were generated using a technique known as iterative proportional fitting, also known as raking. Elon typically weighs results from the Elon University Poll on multiple demographic characteristics. In the case of this survey, the target population consisted of adult residents of Alamance County, North Carolina. The weight variables were race, gender, age, education, and location inside or outside of Burlington, NC city limits. Each variable was weighted to match relative proportions according to most recent estimates from the U.S. Census Bureau American Community Survey.

Weights were generated in Stata using a technique known as iterative proportional fitting, also known as raking. The weight variable was calculated based on all the variables in the table below, using U.S. Census 2020 parameters.

### **Question Construction and Question Order**

In releasing survey results, the Elon University Poll provides the questions as worded and the order in which respondents receive these questions. In some cases, question ordering rotates to avoid biases.

To provide neutral, non-biased questions, we observe conventional question wording and question order protocols in all our polls. To avoid recency or primacy effects, candidate's names are randomized within the text of each question. Every questionnaire is pretested multiple times before entering the field.

**Branching Questions**

For questions with multiple response options, the polling center often programs surveys to branch into a secondary probing question

**“Don’t Know” & “Refused” Response Options**

Where appropriate, all opinion questions include an option for respondents to select “Don’t Know” or to refuse to answer. Respondents were permitted to exit the survey at any time.

**Considerations**

Traditional telephone surveys have a clear advantage over online surveys since online surveys do not capture opinions of respondents who lack internet access. However, declining telephone response rates and the growth in online sample pool sizes have narrowed quality differences between the two modes.

## Collecting Rich Primary Data for Community Health Assessment and COVID Relief - Using Charrettes to Identify Conflicts and Create Solutions with the Community

**Project Overview**

As part of the Community Health Assessment (CHA) 2021 process, Healthy Alamance sponsored community-based participatory research (CBPR) charrettes, a structured and facilitated community engagement process, to gain perspective on health needs and priorities from residents of communities across Alamance County and gather community-driven ideas for how to address them. As described by the National Charrette Institute, a “charrette” is a collaborative planning process most often used in design and architecture that harnesses the talents and energies of all interested parties to create and support a feasible plan to bring about community development and transformation. Healthy Alamance used an adapted charrette process developed by community and academic partners affiliated with the Center for Health Promotion and Disease Prevention and the North Carolina Translational and Clinical Sciences Institute at the University of North Carolina at Chapel Hill (UNC) to incorporate principles of community-based participatory research. The CBPR Charrette process is designed to address issues about health concerns within their neighborhoods, identify concerns they wish to prioritize, and generate ideas/solutions from their perspective to address the concerns. This full summary reports on the methods used to implement the Alamance County charrettes, synthesizes the data across charrettes, and highlights the themes that resulted from the charrette process. These findings have been vetted by participants and members of the planning committee. The full report will be shared with elected officials and other decision-makers to inform COVID relief funding priority setting and offer direction for county-based organizations in their strategic planning. Funds for the project were provided by Impact Alamance.

**The Framework: Community-Based Participatory Research and Health Equity**

Community Based Participatory Research is a research approach that prioritizes all partners in the process and builds off each other's strengths and skills using collective decision-making. CBPR begins with a research topic of importance to the community and has the aim of combining knowledge with action and achieving social change to improve health outcomes and eliminate health disparities.

**Methods: CBPR Charrette Structure and Process****Planning**

The CBPR charrette process was designed collaboratively by a partnership between Healthy Alamance, the charrette planning committee, and the UNC team facilitating sessions. As a first step, Healthy Alamance supported the development of a charrette planning team, in partnership with the Health Equity Collective (HEC), to encourage communities to engage and draft relevant questions for the charrette discussion. The Health Equity Collective is a community-based partnership of residents and institutions engaged in the shared work of identifying and addressing the racial disparities most impacting the health of the Alamance County community. Their commitment is to a shared and transparent institutional analysis and strategic and community-informed efforts to eliminate policies, practices, and procedures contributing to disparities. The goal was to identify and involve historically marginalized and excluded communities in the county. Four locations were identified and included: Morrowtown, the Dream Center in Burlington, Pleasant Grove, in the rural Northern part of the county, and the Crump Village Community Center which is part of the Burlington Housing Authority communities. Plans to conduct two additional charrettes in January, one sponsored by Southern Alamance Family Empowerment (SAFE) and the second with youth at the Positive Youth center, had to be cancelled due to the Omicron surge.

The HEC planning team worked with the charrette team to draft key questions to prompt discussion during the charrettes. The charrette process is structured to facilitate trust and relationship-building. By creating a safe space for open discussion among participants with different perspectives, community strengths and assets as well as needs and priorities are identified and generate ideas collectively for addressing challenges. The process involves multiple ways of engaging participants, through small group activities, large group discussions, individual and collective idea generation, and written and oral communication.

The planning team reached out to community leaders/champions in each of these communities to identify a community-friendly location and spread the word about the charrette opportunity using flyers and word-of-mouth. Each charrette, except for Pleasant Grove, was hosted by a community champion. Each charrette provided a meal for participants at the outset of the meeting with food catered by small local businesses. Each participant was offered an incentive of \$40 for participation, which was distributed at the end of the 2 ½ - 3-hour session. Healthy Alamance secured interpreter

services for each charrette. To learn more about the process for the charrettes, see the full report.

### [Additional Data & Information](#)

#### **Key Questions for Consideration**

Question Series 1: How do you define your community? Who is a part of your community? What does your community have?

Question Series 2: How do you define health in your community? What challenges to health does your community face?

Question Series 3: Who has the power to make decisions about what happens in your community? Who makes the decisions about what happens in your community and who should? Are there unique considerations we need to identify about your community?

Provide information about ARPA: Approximately \$64 million dollars

- Interactive Activity - What are the top three issues that need funding in your community to address health concerns?

Question Series 4: Who needs to hear what we have talked about today?

#### **Theme 1: Disconnection from resources**

The charrette discussions made it clear that participants feel disconnected from resources, whether they feel like there are not enough resources to meet their needs, they do not know about potential resources, or that the resources that exist do not serve their community (either by race/ethnicity, location, neighborhood, etc.). While noting the lack of resources, participants also acknowledged that there are many organizational resources in the county that provide support in different and important ways to them and their families (i.e., Dream Center, RHA- therapy, Salvation Army, Catholic church, Big Brother Big Sisters, Elon University, and community colleges).

#### **Theme 2: Disconnection among neighbors/Divided communities**

Participants in all charrettes made it clear they feel disconnected from their neighbors and from the larger community in Alamance County. In the Pleasant Grove charrette, residents attributed this sentiment to the rural nature of their community, with homes being more spread out and neighbors further away. One group there also mentioned racism as a divisive factor in the community. The disconnection noted by community residents was brought to life during our Pleasant Grove charrette with participants quite divided in opinion and suspicious of our motives. There was no community champion at this charrette and the absence of a trusted community voice affected the tone and involvement of community members in the process. In the Morrowtown charrette, Black participants mentioned a lack of connection with their Caucasian and LatinX neighbors and described feeling at a loss as to how to bridge the language and cultural gaps. Participants at the Dream Center (all Latinx/Hispanic) described the city of Burlington as highly divided. Crump Village participants noted the lack of unity, particularly among adults, within Burlington Housing Authority communities and expressed concern about outsiders moving in. Across the board, many charrette participants perceived a lack of unity in their community and its effects on the health of the community.

### **Theme 3: Concern for young people**

The third theme intersects with most other themes, as residents' concern for their community's young people encompassed deep apprehension for their safety, education, and future outcomes. From more playgrounds to better education, to addressing bullying in schools and drugs in the community, to building sidewalks and speed bumps to slow cars down, these intersecting concerns were all framed as a concern for the wellbeing, physical, mental, and social health and positive development of children and teens.

### **Theme 4: Safety**

Safety as a theme emerged from this focus on the concerns for children, which broadened to overall concerns for community well-being. References were made across multiple charrettes to recent deaths of young people in the community at the hands of gun violence. In Morrowtown, participants spoke about community mobilization around violence in the absence of elected officials listening to their concerns. At the Crump Village Community Center, participants spoke about a recent shooting that had intensified their worries for their children. The Dream Center charrette participants expressed safety concerns regarding unexpected license checkpoints that feel outside of sobriety checkpoints.

### **Theme 5: Infrastructure**

Infrastructure challenges were identified in all charrettes, though the focus of concern varied from one community to the next. Housing issues were a major concern across charrettes, whether due to lack of affordability, as expressed in Pleasant Grove and Morrowtown, or to the state of building structures, as described by Burlington Housing Authority residents participating in the Crump Village charrette. Crump Village participants spoke specifically about concerns in their communities' buildings, while joining others describing lack of streetlights, speed bumps, crosswalks, and broken security cameras. Concerns about infrastructure focused on general community safety (many highlighting older adults and children as their main cause for concern here). Ideas for increasing housing affordability and access also came up and Morrowtown participants advocated for establishing a land trust to facilitate this process in communities such as theirs.

### **Theme 6: Health**

Due to the focus on health in each charrette, a significant theme expressed was concern over community health. Particularly the concerns were lack of accessible, comprehensive healthcare services due to cost, a limited number of services available at the neighborhood level, and lack of cultural competence among providers and staff. The need for mental health care services was mentioned by participants at all locations.

### **Discussion and Implications**

Charrette participants recognized both strengths and needs within their communities. In all four, participants conveyed a strong sense of being excluded. Additionally, all participants expressed feelings that no one cares enough to listen to their concerns, nor did they feel that decision-makers represent their concerns. When one city council member attended one of the charrettes, participants appreciated



his show of interest. Yet, some communities let us know they no longer even try to make their voices heard since they have been ignored repeatedly. Even those who do attend city council or county commissioner meetings to advocate for community needs expressed doubt that what they said would make a difference. Yet community residents also recognized the power of bringing their voices together towards collective action. Despite the skepticism, participants felt excited by the opportunity afforded by the charrettes to voice their opinions, generate ideas about how to improve their communities, and to learn more from one another and about resources and initiatives they may not already know about.

## CHAPTER 4 COMMUNITY PRIORITIES AND ACCOMPLISHMENTS



*Brian Collins, NE Court Square, Graham*

### **Key Questions:**

- Who is focused on addressing priorities of health?
- What are success and challenges to these efforts?

**Key words:** Built Environment, Equity

## Chapter 4 Community Priorities and Accomplishments

The focus for planning and implementation for the next three years continues to lie in three key areas: access to care, education, and economic issues. Much has been accomplished in these areas; however, to truly make a difference, our community needs more time to implement existing and new strategies and evaluate progress.

### Access to Care

Defining access to care goes far beyond access to medical resources in a community. Access to physical activity, fresh food, public transportation, and opportunities to socialize have been shown to be equally important to individual and community health.

### Physical Activity Opportunities

Increased physical activity is associated with lower risks of type 2 diabetes, cancer, stroke, hypertension, cardiovascular disease, and premature mortality, independent of obesity. The role of the built environment is important for encouraging physical activity. Individuals who live closer to sidewalks, parks, and gyms are more likely to exercise (Access to exercise opportunities, 2021).

#### Chapter 4

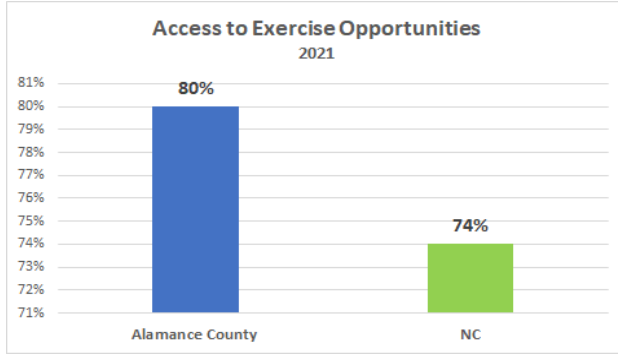
Elon to Downtown Burlington Greenway Opened in 2020



Access to Exercise Opportunities measures the percentage of individuals in a county who live close to a location for physical activity. Locations for physical activity are defined as parks or recreational facilities (Access to exercise opportunities, 2021). [Chapter 4](#)

Individuals are considered to have access to exercise opportunities if they:

- reside in a census block that is within a half mile of a park, or
- reside in an urban census block that is within one mile of a recreational facility, or
- reside in a rural census block that is within three miles of a recreational facility.



As seen in the graph to the left, Alamance County’s access to physical activity is greater than the state average (Access to exercise opportunities, 2021). [Chapter 4](#)

Numerous policy changes and built environment improvements have occurred over the past three years in Alamance County because of a commitment by leaders in the county to address

population health through policy change and increased access to resources (Access to exercise opportunities, 2021). [Chapter 4](#)

The Alamance Wellness Collaborative (AWC) convenes multidisciplinary partners to implement active living and healthy eating strategies throughout the county. Members include key leaders from planning, public health, business, parks and recreation, education, and nonprofit organizations. By adopting a countywide approach, representatives from different municipalities and agencies can work collectively and more efficiently on shared goals. The AWC recognizes the importance of creating environments where current and future residents have access to opportunities to improve their health—including facilities that encourage physical activity, healthy food outlets, healthy school environments, as well as policies and the economic base to support them. The collaborative completed a three-year [Strategic Plan](#), identifying the following strategies to guide its work in Alamance County:

- Increase access to active transportation and trails
- Improve and support healthy school environments
- Identify and apply for funding for built environment initiatives
- Increase advocacy for policy change at the local level



VALUES	
Equity	Ensuring discussions, actions, and policies prioritize increasing access for communities of color and disempowered populations.
Policy	Prioritizing policy levers with the greatest opportunity for needed change and identifying who we need to engage.
Action	Learning together; making democratic decisions; moving towards healthy(er) policy development.
Reflection	Taking the time and space as needed for discussions, deepening our own awareness, and considering how to operationalize what we learn.

During 2020 and 2021, the AWC met each month virtually and focused on learning about equity and how it is connected to the structure of our communities. Through this process, the collaborative studied the history of Alamance County and reflected on how those in power in the past had a direct influence on how our county is structured today. The location of health resources, recreation opportunities and access to public transportation are directly tied to health equity. Based on this learning, the AWC adopted four new values that will continue to guide their work. These include equity, policy, action, and reflection.

The collaborative set a goal to advocate for the inclusion of health equity in municipally built environment plans. It is the AWC’s intention to support public consultation and community engagement opportunities for all future infrastructure and policy initiatives.

**Accomplishments of the Alamance Wellness Collaborative**

A greenway that connects the Town of Elon (home to Elon University) to downtown Burlington was funded through collaborative action and planning of members. The connectivity allows Elon students and residents to walk, run, or bike to downtown Burlington. This not only creates another resource for physical activity, but also reduces air pollution by reducing cars on the road and provides a benefit to downtown businesses seeking new patrons. The greenway opened in the spring of 2020 and has been a vital resource to residents during the pandemic to safely walk, run or bike outside. The City of Mebane approved a \$2 million dollar investment to create a greenway that will connect popular destinations within the city. Construction of the greenway will begin in 2022.

In October 2021, the City of Mebane adopted a Health in All Policies (HiAP) resolution, which is a commitment to use a lens of health for all internal and external decisions, including policies, design, and investments. The state of North Carolina has five counties that have adopted a Health in All Policies resolution, three of which are found in Alamance County.

**Investments to Increase Access to Healthy Spaces**

The local health foundation, Impact Alamance, offers yearly grant opportunities for organizations and municipalities, who are active members of the AWC and align their funding requests with the Wellness Collaborative [Strategic Plan](#). Since 2018, \$1.8 million dollars has been invested within Alamance County to enhance or begin projects and infrastructure to increase access in communities throughout the county. Some of the projects funded that improve access to healthy places include:



- New playground equipment for 12 elementary schools. These school playgrounds are open to the community to use after school hours.
- In 2019, over \$100,000 was funded to Alamance Partnership for Children to create Outdoor Learning Environments (OLE) for licensed, regulated childcare centers. It is expected that at least five OLEs will be created by 2023.



- In 2020, a musical playground opened at Slade Park in Elon. This equipment is all inclusive and offers a unique attraction that cannot be found anywhere else in the Alamance County area.

A new playground at Mayco Bigelow Center was designed through community input in 2020. This partnership between Impact Alamance and the City of Burlington funded the playground and a crosswalk with an island to allow residents from the Burlington Housing Authority to safely cross the road to the park.

## Food Security



The pandemic highlighted the need for food security in the East Burlington area, as well as the lack of opportunities and assistance available for marginalized communities to pursue their own business. On October 30, 2021, the CityGate Dream Center community kitchen opened in partnership with The Dream Center, Impact Alamance, and Healthy Alamance. The kitchen will be used to provide free, hot meals to the community once a week, and it will serve as a training model and entrepreneurship incubator for students who may be interested in pursuing culinary passions. This facility provides commercial kitchen access for local caterers and bakers to rent space to produce their products. The community kitchen is located at 1003 W. Main St., Burlington, NC and is open Thursday through Sunday, 10am-2pm.

### What's impeding process?

***Transportation has proved to be a barrier to accessing free meals provided by ABSS.*** Meals are provided at different campsites during the summer. Campsites are open sites, therefore students can give a 24-hour notice that they will be coming to the site to receive a meal, and the site will include them in their meal count. The student would need to remain on-site to eat the meal, but the adult in charge of the site would not be accountable for that individual student. Not all students have transportation to the site, or adult supervision to receive the meal.

### Meals for Alamance County Students-MAC's Diner

There are approximately 12,000 students in the Alamance-Burlington School System who qualify for free or reduced meals during the school year, which is 52% of the student population. During summer recess, these students do not have access to healthy food for two and a half months. The ABSS Nutrition Services offers meals at various sites throughout the county during the summer. In the summer of 2019, 1,900 children received lunch and 650 children received breakfast at these sites.



Meals for Alamance County Students (MAC's Diner) was established to bring hot, nutritious meals to children in areas of high concentration of need. The summer feeding program at both sites and food trucks permits the distribution of meals for ANY children 18 and under without the need to provide parental documentation as is required during the school year. Any child who is hungry can get a meal. Due to COVID-19 restrictions, the number of children needing food was more than 12,000 children served during the 2019-20 school year alone. The food truck was made possible through concerned community members raising funding and from an Impact Alamance grant.

### Food Sovereignty

The above examples represent two different responses to addressing issues of access. The first strategy attempts to remove barriers to participating in and financially benefiting from the creation and selling of a good/service while the other strategy addresses immediate need but does not address the root cause. The focus on food insecurity has a finite and limited capacity to address the issue while the concept of food sovereignty recognizes that food systems have been built to support mass production of certain foods. The current commercial distribution system focused on handling large quantities of produce, meat, and grain products while leaving out local food producers. Commercialized processes restrict the roles local producers and consumers play within food systems, limiting food choices and exacerbating issues of access locally to globally. The USDA defines food sovereignty as “the right of peoples to healthy and culturally appropriate food produced through ecologically sound and sustainable methods, and their right to define their own food and agriculture system” (Tribal food sovereignty and climate change preparedness of tribal agriculture). [Chapter 4](#)

Tackling the challenges presented by the current commercial control of food systems requires a closer examination of poverty, its root causes, and the economic engines that not only take away from local food production opportunities but are not sustainable themselves. During COVID, many who had never been impacted by these issues had a chance to experience lack of access and began to ask why the local food system cannot meet the needs of its surrounding community. It is this realization that a focus on

food insecurity falls short of understanding the complexity of the issue. Resulting disparities are systemic in nature and require a systemic response.

The topic of food insecurity is still considered an economic and social indicator of the health of a community. The USDA defines food insecurity as limited or uncertain availability of nutritionally adequate foods or uncertain ability to acquire these foods in socially acceptable ways (USDA ERS). [Chapter 4](#) Poverty and unemployment are frequently predictors of food insecurity in the United States. A survey commissioned by the Food Research and Action Center (FRAC) found that one in four Americans worry about having enough money to put food on the table in the next year (Hunger and Poverty in America, 2021). [Chapter 4](#) Food insecurity is associated with chronic health problems in adults including diabetes, heart disease, high blood pressure, hyperlipidemia, obesity, and mental health issues including major depression.

### **Alamance Food Collaborative**

The Alamance Food Collaborative (AFC) represents entrepreneurs from the local restaurant industry, academics from Elon University, health care system partners, non-profit leaders, farmers, and local government. This group is focused on creating infrastructure for Alamance County's food system that will have a lasting impact and influence the health of the community and economic viability. The last three years have been devoted to developing a better understanding of food insecurity in Alamance County, a shared equity lens and language, and the development of a hybrid model for grassroots efforts and nonprofits to work together. Most recent activities include conducting listening sessions with farmers to learn more about what farmers need to be successful in Alamance County.

The AFC supports strategies to increase diverse membership by:

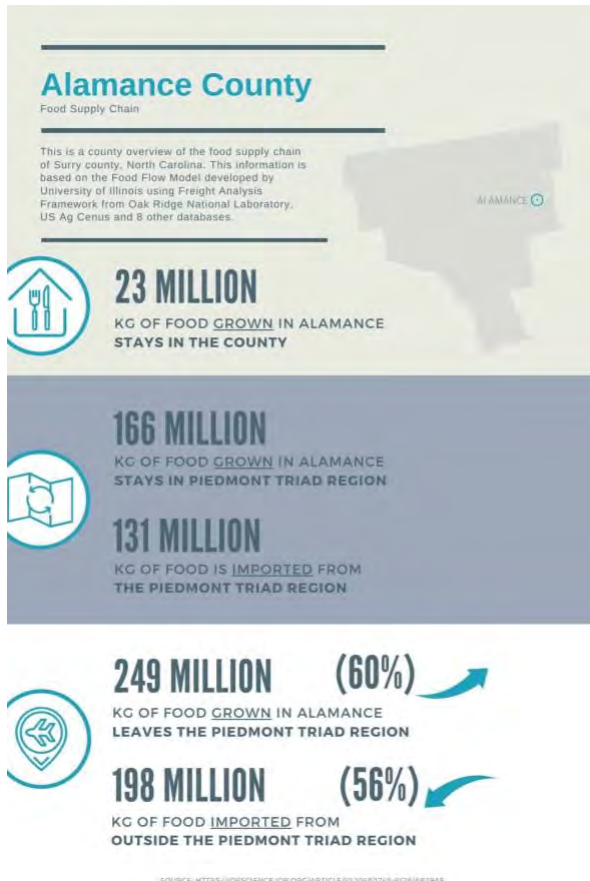
- Seeking connections
- Building power among community groups
- Thinking and acting collectively and collaboratively
- Paying members for their time representing the AFC

### **Authentically Alamance Farmers' Market Network**

This initiative creates meaningful and long-term relationships between rural white and Black farmers and community consumers (both individuals and businesses). By focusing on supporting the local economy, we are developing an infrastructure that provides an increased number of small retail exchange opportunities in Alamance County and highlighting neighborhoods stripped of resources and lacking access to fresh food. With the award of the three-year USDA grant of \$250,000 in 2018, Healthy Alamance has provided oversight and management, generating \$114,468 in sales for local farms over the last three years and the expansion of the network from one location to three (Burlington, Elon, and Mebane). In 2015, Alamance County had no markets being professionally run or accepting EBT cards. In 2022, the final extension year of its USDA funding, the AAFMN, in partnership with [Piedmont Conservation Council](#), is working with [Community Food Lab](#) to create a sustainability plan and explore new ways to offer opportunities for communities to come together around food. To learn more, contact [aafm@piedmontconservation.org](mailto:aafm@piedmontconservation.org).



## Piedmont Triad Regional Food Assessment

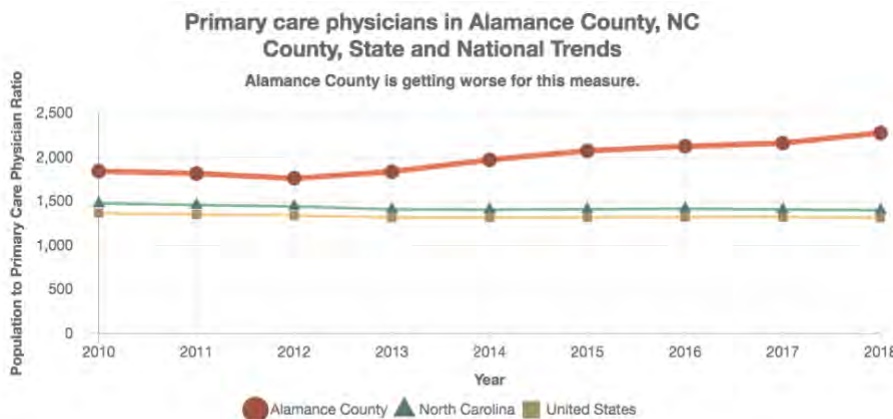


The Alamance Food Collaborative has served as a founding member of the Piedmont Triad Regional Food Council and supported the development of a regional food assessment conducted by Carolina Creative Works from 2019 and 2020. The purpose of the [assessment](#) is to better understand the resources and challenges to our food system by gathering baseline data to apply a regional and equity lens to how to support infrastructure development.

### Access to Health Care

Access to care is an ongoing concern in Alamance County. Regular contact with a trusted medical provider allows individuals to receive preventive health care, such as vaccinations and mammograms. Many Alamance County residents struggle to find primary care, mental health care and dental care that they can afford.

Two important measures of access include the number of providers available to serve a community’s residents, and the health insurance coverage that helps residents to afford their services. The recruitment, development, and retention of primary care and specialist healthcare providers are critical factors in a community’s ability to assure access to healthcare.



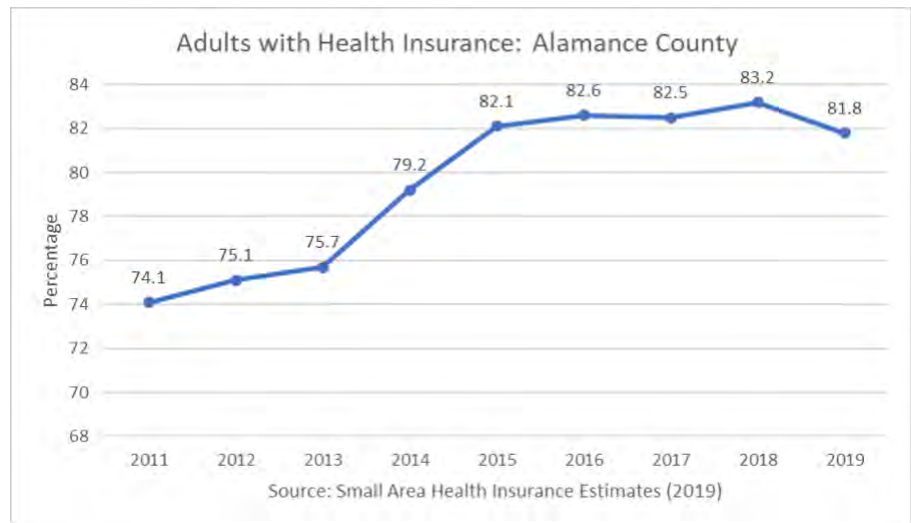
Notes:  
The data in this table reflect the average population served by a single primary care physician.

The clinical care graph indicates the quality and accessibility of clinical care which heavily impacts the health of a community. Without enough providers or adequate insurance coverage, people often do not seek care services and are thus at higher risk of developing preventable illnesses or chronic conditions. People with access to high-quality care are more likely to receive effective treatment for their conditions and enjoy better health. This data does not reflect access to primary care providers, which increases the likelihood that community members will have routine checkups and screenings. Moreover, those with access to primary care are more likely to know where to go for treatment in acute situations.

Communities that lack enough primary care providers typically have members who delay necessary care when sick and conditions can become more severe and complicated (Clinical care, 2019). [Chapter 4](#)

**Adults with Health Insurance**

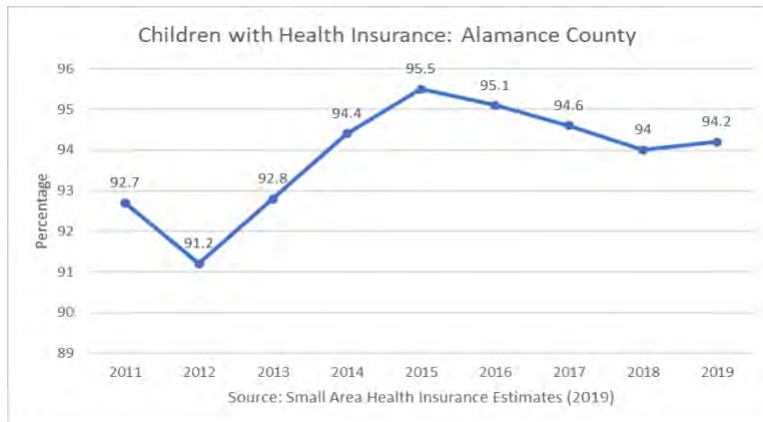
Medical costs in the United States are extremely high, so people without health insurance may not be able to afford medical treatment or prescription drugs. They are also less likely to get routine checkups and screenings, so if they do become ill, they will not seek treatment until the condition is more advanced



and therefore more difficult and costlier to treat (Public health insurance only, 2019). [Chapter 4](#) Many small businesses are unable to offer health insurance to employees due to rising health insurance premiums. Some Alamance County residents report difficulty accessing health care due to cost and/or lack of health insurance. Of adults between the ages of 18-64 years, 18.2% percent were uninsured as of 2019 (Small area health insurance estimates, 2019). [Chapter 4](#)

## Child Health Insurance

Health insurance for children is particularly important. To stay healthy, children require regular



checkups, dental and vision care, and medical attention for illness and injury. Children with health insurance are more likely to have better health throughout their childhood and adolescence. They are more likely to receive required immunizations, fall ill less frequently, obtain necessary treatment when they do get sick, and perform better at school.

Having health insurance lowers

barriers to accessing care, which is likely to prevent the development of more serious illnesses. This is not only of benefit to the child but also helps lower overall family health costs (Children with health insurance, 2016). [Chapter 4](#)

The graph above shows an increase in the number of Alamance children with health insurance. Alamance has a value of 94.2% due to the implementation of the Affordable Care Act (Small area health insurance estimates, 2019). [Chapter 4](#) Under ACA, a qualifying child is under age 19 at the close of the calendar year. Therefore, age categories used to measure health insurance now define those aged 18 as children.

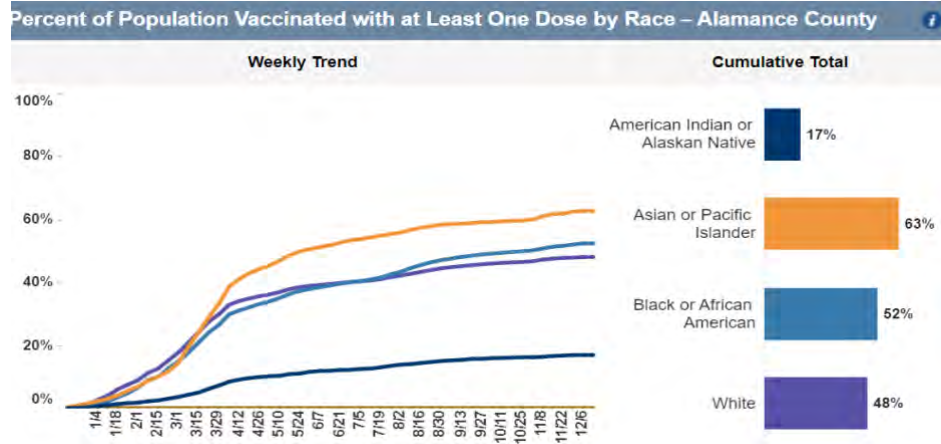
## Family Planning: One Key Question

From a completed chart review on all women who started maternity care at the ACHD in 2018, it was found that 65% of ACHD's maternity patients reported that their pregnancy was unintended. This is significantly higher than the national average of 45%. As a result, ACHD incorporated the evidence-based intervention, One Key Question, into its electronic medical records in April, 2019. One Key Question is a simple algorithm that can be applied to help patients think through their personal goals about becoming pregnant. Each patient of reproductive age at ACHD is asked "Do you want to become pregnant in the next year?" even if their appointment is not for family planning. Each patient is given the chance to respond yes, no, maybe or okay either way. Patients then receive high quality information and counseling based on their response. If the patient answers yes, the patient could receive information about preconception counseling, including the need for the mother to take folic acid, maintain a healthy diet and weight, and to stop using alcohol, tobacco, and other substances before getting pregnant. If the patient answers no, the patient could receive information on contraceptive counseling, that could even lead to a contraceptive method starting that same day (Alamance County Health Department, n.d.)

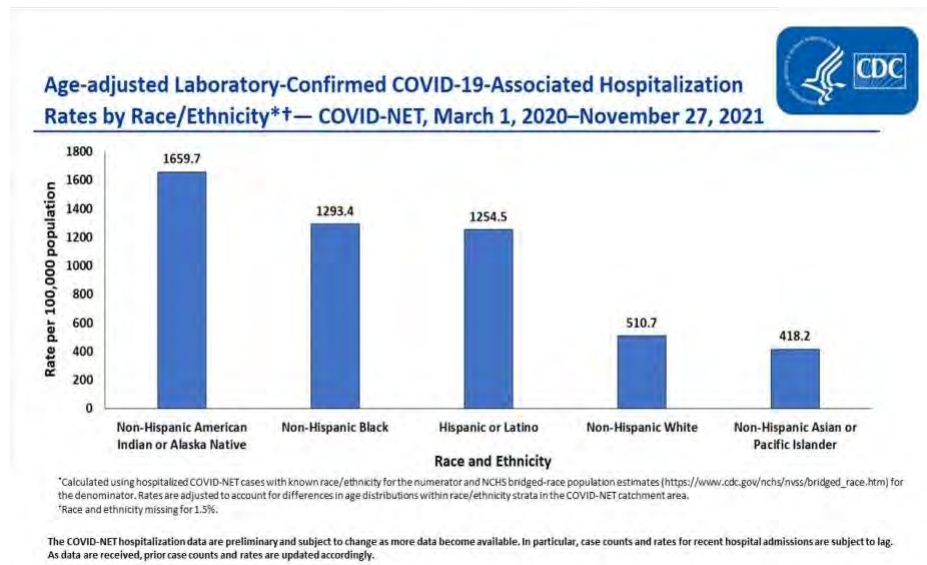
[Chapter 4](#)

## Alamance County COVID-19 Response

On March 29, 2020, North Carolina Governor Roy Cooper issued a stay-at-home order to slow the spread of COVID-19. All nonessential businesses were forced to close their doors, including schools/universities, sports and entertainment, and other nonessential personnel. More than ever, we relied on healthcare workers, service industry professionals, emergency response personnel, and many others. The COVID-19 pandemic has highlighted the ever-present barriers to healthcare and the disparities that exist within Alamance County.



Racial and ethnic minority groups were disproportionately affected by COVID-19. Across the U.S., racial and ethnic minority groups have disproportionately higher hospitalization rates among every age group, including children aged younger than 18 years. There are many reasons for this disparity, with the main reasons being lack of access to care, pre-existing conditions, and limited prevention efforts (Disparities in hospitalizations, 2022). [Chapter 4](#)



Alamance County Health Department and Cone health provided free testing, vaccines, and information sharing at convenient locations across the county. As of December 14, 2021, 56% of the Alamance County population is fully vaccinated and 60% of the population has had at least the first dose since December of 2020. In an effort to address health disparities that disproportionately impact communities of color, community health organizations have placed a high focus on vaccine efforts in racial/ethnic communities and low-socioeconomic areas. The graphic above shows the percent of the Alamance County population vaccinated with at least one dose by race (Vaccinations, 2020). [Chapter 4](#)

With COVID-19 revealing disparities within education, healthcare, access to technology, the Alamance County community banded together to ensure that everyone was properly cared for. Here are a few initiatives and ways residents, organizations, and community leaders combatted the challenges and disparities presented by COVID-19:

- **Community Health Fair** In the summer of 2021, multiple organizations were able to host community health fairs, such as CityGate Dream Center and North Park Recreation Center. Community health fairs served members of the Alamance community who did not have a family doctor and needed health assessments. Health services were offered at no cost and insurance was not required.
- **Outreach Workers Initiative** Cone Health Mobile Clinic partnered with Healthy Alamance and the City of Burlington to pilot an unconventional way of advertising a COVID-19 vaccine clinic in a community of color for those age 65 and older. The program also assisted Lay health advisors, who are trained peers or community members who deliver health education and support to enhance access to care and improve health outcomes. These individuals were trained on vaccine safety, need for vaccines, and where and how their neighbors can make appointments for vaccines.

Organizers were able to successfully serve hundreds of people, with more than 95% of participants being from Black or brown communities. Essentially, using a texting platform, messages were sent to well-known, trusted individuals and community organizations who then forwarded (phone tree, group text, email, word of mouth, etc.) the information to residents and appointments were scheduled. Receiving texts from a trusted source that went directly to an individual's mobile phones proved to be highly effective and cost efficient.

- **Diaper Bank of NC** Alamance County is experiencing tremendous hygiene needs due to the COVID-19 pandemic as jobs are lost, hours are cut, and benefits dwindle. Since March 2021, there has been a 400% increase in requests for diapers, a 2000% increase in requests for adult incontinence supplies, and an 800% increase in requests for period products. Public safety net programs like WIC and SNAP (Food Stamps) do not cover these items, and so low-income residents are forced to choose between purchasing these basic hygiene products or paying for other critical expenses, like rent or utilities or medical bills, with their limited funds. In partnership with the CityGate Dream Center, the Diaper Bank of NC was able to supply diapers and period products to people in the Alamance community. From June to October 2021, they were able to distribute about 82,000 diapers in Alamance County. This is the equivalent of \$35,000, serving 1,800 babies. Additionally, they distributed 65,000 period products to menstruating people.
- **Alamance Digital Inclusion Alliance** The COVID-19 pandemic made clear what those in the world of government, non-profits, and businesses already knew; access to the Internet is critical to modern life, and many of our residents do not have reliable and affordable access. The ongoing pandemic highlighted needs for digital literacy to access work, healthcare, and education. Through a BAND-NC grant, the Piedmont Triad Regional Council (PTRC) partnered with Impact Alamance and many stakeholders in Alamance County to develop a plan to evaluate

and satisfy the broadband needs of the community as the Alamance Digital Inclusion Alliance (ADIA). The overarching goal is to create a plan that will inform decision makers when dedicating funds intended to extend broadband access to the community.

The mission of ADIA is to guide and promote the effort to provide the people of Alamance County, especially those in underserved communities, with equitable, affordable, reliable, and sustainable home access to online digital resources with the knowledge and ability to use that access beneficially for learning, business, entertainment, healthcare, and civic engagement.

ADIA has three priority areas: access, availability, and adoption. The availability group identified three priority areas.

- Improve Maps indicating broadband connectivity.
- Increase connectivity where no broadband exists.
- Improve connectivity in homes and businesses with low connection speeds.

Priorities Areas to increase access are as follows:

- Provide public access to wireless networks.
- Providing digital devices and computer hardware to the wider Alamance community.
- Focus efforts on reduction of cost and affordability of home internet access.

Priority Areas of the adoption group include:

- Provide resources for telehealth connection
  - Local business and workforce development
  - Digital literacy and general education
- ***Alamance Burlington School System (ABSS)*** Amidst the global pandemic, the Alamance Burlington School System continued its 2020 spring semester virtually. Due to lack of access, many students were unable to attend virtual classes because they did not have access to wireless internet, laptop/mobile devices, or digital literacy skills in the home. To alleviate these barriers to access for the 2021 school year, ABSS allocated funding to obtain connectivity for students and teachers who do not have access to the internet, Chromebooks and laptop devices for students, literacy software programs to assist children with reading and translation, and resources for students with special needs.
  - ***Digital Literacy Classes*** In response to the COVID-19 pandemic, businesses, schools, and organizations began to close their doors to in-person meetings and welcomed a new age of digital meetings to limit exposure of COVID-19. This exposed gaps in digital skills that had not existed before because people now had to rely on platforms such as Zoom, Webex, MyChart, and many other platforms. To prepare Alamance County residents for this change, Impact Alamance partnered with NC100, Right Here Right Now, and the Reidsville Area Foundation to offer digital literacy classes. The classes are hosted at various community centers across the county, including SAFE, Burlington Housing Authority, CityGate Dream Center, and Beth Schmidt Park. The classes are free and open to the public.

## Education

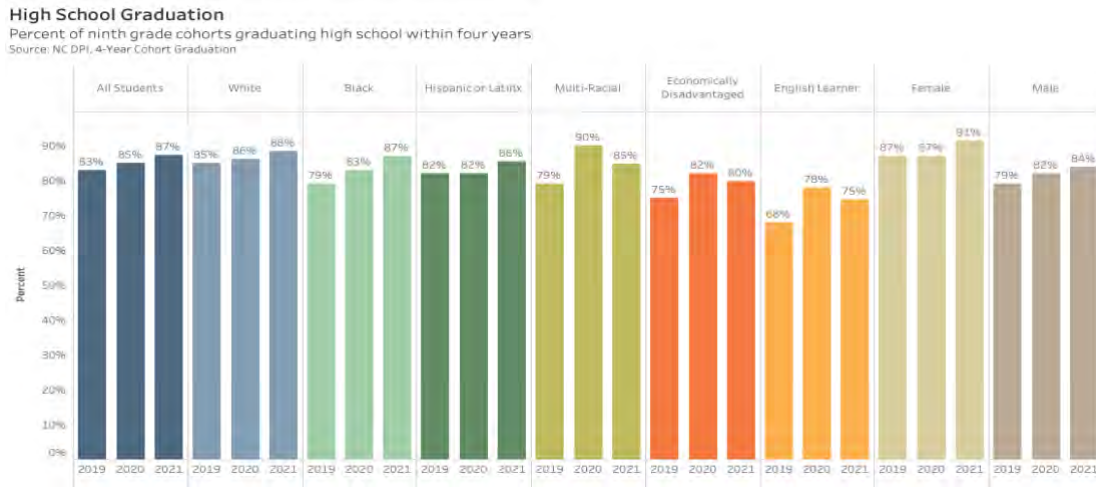
Individuals who do not finish high school are more likely than people who finish high school to lack the basic skills required to function in an increasingly complicated job market and society. Adults with limited education levels are more likely to be unemployed, on government assistance, or involved in crime. Individuals with more education are more likely to have jobs with higher earnings; live in communities with more resources like better schools and access to nutritious food, health services, and transportation; and acquire knowledge and skills to support healthier behaviors (High school graduation, 2020). *Chapter 4*

Alamance County's high school graduation rate of 87% is equal to the state's rate. Graduation rates have improved over all subgroups since 2018-19, although there are still inequities in graduation rates for English Learners, male students, and students from economically disadvantaged backgrounds. This may indicate the need for more resources to assure that every student has access to resources needed to achieve their educational goals (Data & reports, n.d.). *Chapter 4*

In 2011, the Board of Education, in partnership with the Alamance Chamber of Commerce, convened 50 community stakeholders who met regularly during the 2012-2013 school year to envision the future of ABSS. "A Vision for Public Education in Alamance County," the vision statement guides the ABSS strategic plan and all ABSS advocacy efforts. ABSS encompasses 20 elementary schools, seven middle schools, six high schools, and three specialty schools serving ABSS students from the middle and high schools. These specialty schools include Ray Street Academy, which takes both middle and high school students who have been recommended for long-term suspension from their home schools, as well as the Career and Technical Education Center (CTEC) and the Alamance-Burlington Middle College. CTEC students split their time between their home high schools and CTEC, where they take specialty classes in either health science, culinary arts, computer science, engineering, and networking, scientific visualization, digital media, or automotive technology. The Alamance-Burlington Middle College is located on the campus of Alamance Community College and aims to graduate students with definite academic post-secondary plans.

Over the last three years, the cohort graduation gap between subgroups has decreased -- although there is still a 10-point gap between students from economically disadvantaged backgrounds and students from higher wealth backgrounds. In addition to Alamance-Burlington Middle College, Alamance Community College also offers qualified junior and senior high school students the opportunity to pursue college courses tuition-free while in high school. College courses are offered through Alamance Community College at Eastern Alamance High School, Williams High School, and Rivermill Academy (Data & reports, n.d.). *Chapter 4*

Four-Year ABSS Cohort Graduation Rate



Source: North Carolina Department of Public Instruction, Cohort Graduation Rates, Accessed January 2021

Alamance Community College also has unique programs to provide adult education and job training services to local businesses and industry. Alamance Community College has many programs, such as childcare and a stop on the PART bus route, to make continuing education opportunities accessible. The workforce development courses are a significant part of local economic development efforts. To increase accessibility and offer flexibility, Alamance Community College has special transfer agreements with East Carolina University, Guilford College, NC A&T State University, UNC Chapel Hill, and UNC Wilmington. Additionally, Articulation Agreements are in place between all the state’s community college systems and the 16 UNC institutions in North Carolina.

Finally, Alamance County is home to Elon University. Founded in 1889, Elon University is a mid-sized private liberal arts university composed of 6,302 undergraduate and 825 graduate students from 46 states and the District of Columbia and 49 nations. Elon University is grounded in engaged and experiential learning and has been recognized nationally for its commitment to undergraduate research, internships, service, leadership, and study abroad. Elon’s Kernodle Center for Service-Learning and Community Engagement plays a vital role in Alamance County, serving as a liaison between the greater community and the university. As much as 89% of all students engage in volunteer opportunities throughout the community, and many academic service-learning programs collaborate with local businesses and agencies to expose students to in-the-field experiences.

In addition to the undergraduate colleges of arts and sciences, business, communications, and education, Elon also offers two graduate colleges: the School of Health Sciences and the School of Law.



### Current Initiatives & Activities

- ***Alamance Partnership for Children*** the Alamance Partnership for Children is a non-profit organization serving children and families in Alamance County. The Partnership administers Smart Start and NC Pre-Kindergarten funds, an early childhood initiative designed to ensure that young children enter school healthy and ready to succeed. [Alamance Partnership for Children](#)
- ***Elon Academy*** the Elon Academy is a non-profit college access and success program for academically promising high school students in Alamance County with a financial need and/or no family history of college. [Elon Academy](#)
- ***Boys & Girls Club of Alamance County*** the Salvation Army Boys and Girls Club is dedicated to inspiring youths to meet their true potential through our Afterschool Program and Summer Camp. [Boys & Girls Club of Alamance County](#)
- ***It Takes a Village Project*** the It Takes a Village Project is a program that uses a collaborative approach to help children in the community who are struggling to read. Children, Elon students, and trained community volunteers are paired together for weekly tutoring sessions on campus. [“It Takes a Village” Project](#)
- ***Positive Attitude Youth Center*** the Positive Attitude Youth Center is a non-profit organization in the Burlington, North Carolina community that works to reach out to children and young adults to help them mature physically, spiritually, and emotionally by providing a positive learning and social environment through after school programs, day schools, and recreational opportunities. [Positive Attitude Youth Center](#)

### Accomplishments: Collective Impact to Improve Educational Outcomes

Alamance Achieves is a collective impact partnership aimed at improving educational outcomes for all children in Alamance County. The partnership is fueled by a broad coalition of stakeholders. These include caregivers, grassroots leaders, teachers, field experts and systems leaders, who work together to analyze data, develop shared goals, and identify opportunities for improvement. These stakeholders prioritize the alignment of resources to improve outcomes along four key cradle-to-career indicators: kindergarten readiness, academic progress, high school graduation and career success.

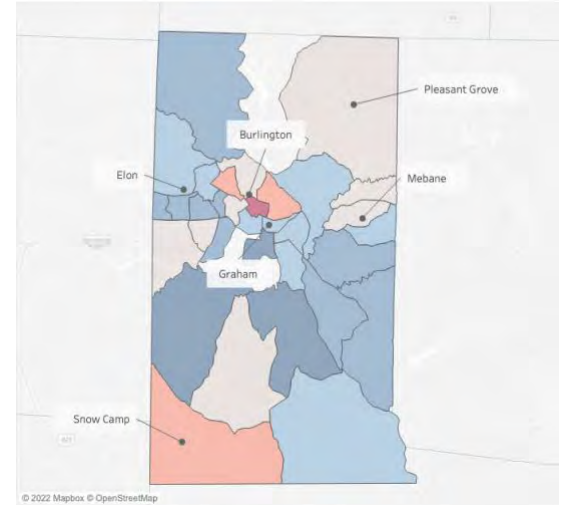
A 2013 partnership between the Alamance-Burlington School System and the Chamber of Commerce produced a Vision Plan for Public Education and resulted in a diverse group of community members who were engaged and committed to making that plan a reality. The partnership consists of a Steering Committee whose members include the: Superintendent of the Alamance-Burlington School System, Directors of the local Health Department and Social Services, a county commissioner, the Executive Director of Impact Alamance, President of our local United Way, President of the Chamber of Commerce, Executive Director of the Partnership for Children, Elon University, Alamance Community College, corporate executives and several providers from community-based organizations – all who have been committed for several years to building the vision, foundation and framework of Alamance

Achieves. Key to the partnership is Impact Alamance, the primary local foundation, which serves as the anchor organization that provides management oversight and financial support; the United Way of Alamance County which provides financial and leadership support; Elon University which provides a full-time Elon Year of Service Graduate Fellow; and the Community Transformation Council, a diverse group that helps connect Alamance Achieves to key leaders and organizations in the private sector, health care, education, philanthropy, government and the faith community.

Alamance Achieves is focusing on four key goals to put children on track for success. Key indicators are used to track progress toward meeting these goals.

- Every child is well, healthy, and ready for school.
- Every child succeeds in school.
- Every student graduates, prepared for post-secondary learning.
- Every learner is on track to achieve career goals.

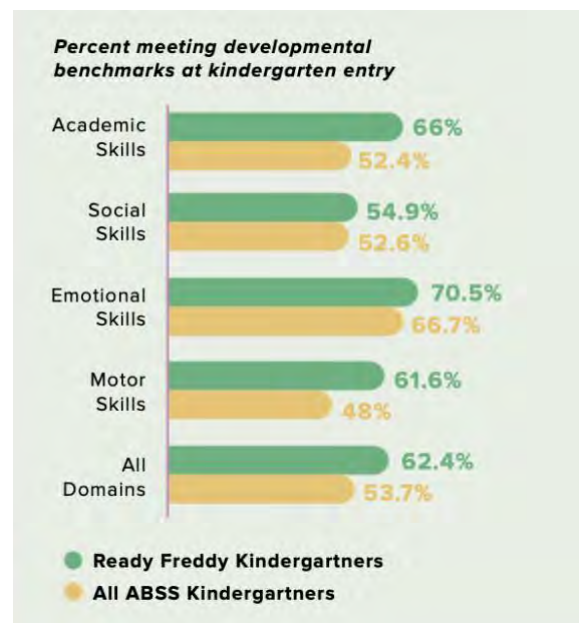
In 2020 and 2021, the partnership shifted to a model of community co-design, which centers the voices of those most affected by systemic inequities in decision-making processes. This shift is anchored by the Community Voice Project, a multi-year project to envision education equity with listening sessions, while also centering healing and restorative practices. The project builds on years of work that has come before it, leveraging a community-based participatory research approach that has been championed by community partners such as the Health Equity Collective, Healthy Alamance, and Elon University.



### Measuring Kindergarten Readiness

Partners across the community have been working together to strengthen the data available around kindergarten readiness. As a result of partnership between Alamance-Burlington School System, the Alamance County Health Department, Elon University and Impact Alamance, a new measurement of kindergarten readiness was launched across all kindergarten classrooms in the ABSS system. The Early Development Instrument (EDI) provides, for the first time, a snapshot of the specific skills that kindergartners from each neighborhood are starting school with, and where there are opportunities to strengthen skills. This data enables community partners to make strategic, aligned decisions about policies and programs that support the specific needs in each neighborhood.

Source: Early Development Instrument, Winter 2019



## Kindergarten Transition

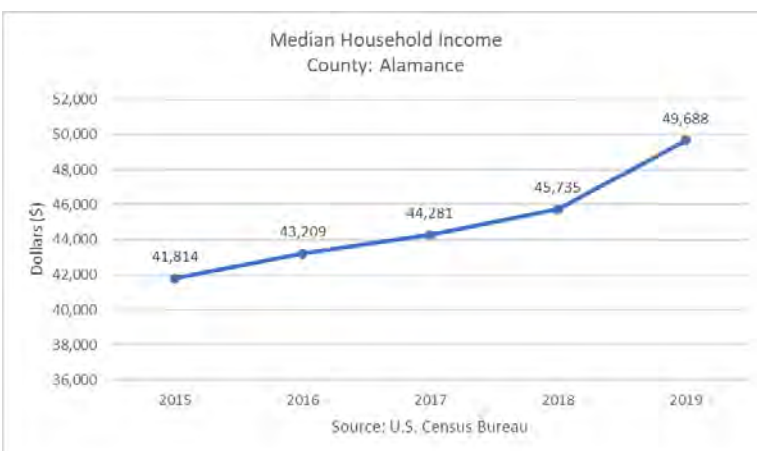
In 2019, an ABSS kindergarten teacher worked alongside community partners to scale Ready Freddy, an evidence-based program that aims to improve the transition into kindergarten. Children who participated in Ready Freddy scored higher, on average, on the ABSS Kindergarten Screener’s measurements of academic, social, emotional, and motor skill readiness than their peers who did not attend the program. In addition, parents reported feeling more confident about supporting their child’s transition into kindergarten and incorporated additional early learning activities at home.

## Early Literacy

Community partners serving on the Beyond the Classroom Team aligned efforts to address reading proficiency, which dropped during the pandemic, disproportionately impacting children of color. They decided to infuse literacy enrichment into their daily programming, choosing to pilot BookNook, an evidence-based early literacy intervention that meets students where they are to provide targeted reading support. Since its launch in fall 2021, 121 students have been enrolled in BookNook across four after-school sites, and 14 reading levels have been gained (Alamance achieves: Our children, our future, n.d). *Chapter 4* Sites include Positive Day School, the Dream Center, Burlington Housing Authority, Allied Churches, and the Boys & Girls Club of Alamance County.

## Economy

Economic inequality influences many aspects of health and well-being, and low socio-economic status puts people at risk for heart disease, mental health problems, chronic disease, and shorter life expectancy. Higher income, in turn, creates more opportunities for a healthy lifestyle, such as being able to afford to live in a safe neighborhood with parks, sidewalks, good services and strong schools.

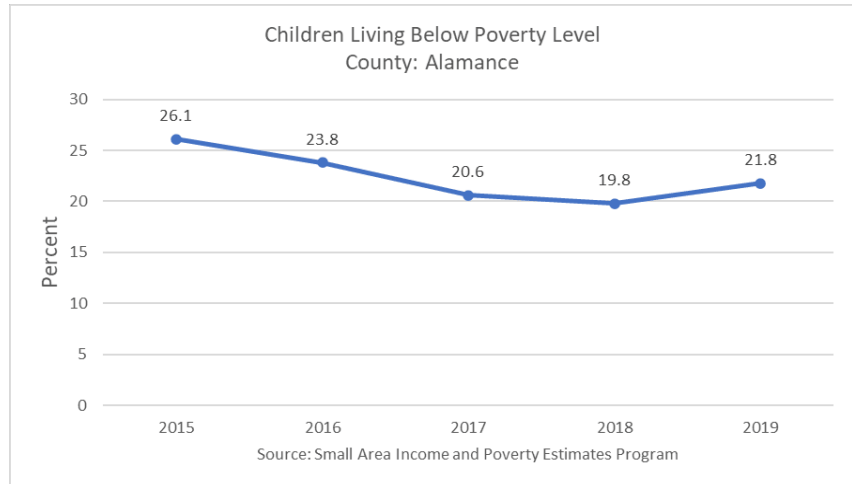


Many low-income families struggle to provide the basics and must make difficult choices, such as sacrificing healthy food or medical care to pay other urgent bills. This can lead to severe health problems and greater financial costs down the road. The cost of housing can also push families into low quality housing conditions involving overcrowding, mold, and pests.

Despite a low unemployment rate of 3.8%, many Alamance County residents are living with low incomes

Unemployment, 2021). *Chapter 4* The median household income in Alamance County, \$49,688, is \$4,914 lower than the North Carolina median and more than \$13,155 below the U.S. median (Census, 2020). *Chapter 4*

The Self-Sufficiency Standard for North Carolina defines the minimum income needed to realistically support a family, without public or private assistance, on a "bare bones" budget, with just enough allotted to meet basic needs, but no extras (Self-sufficiency standard: North Carolina, 2020). [Chapter 4](#) A family of four (two adults and two children) needs to earn \$57,969 annually to meet this standard in Alamance County.



Median household income reflects the relative affluence and prosperity of an area. Areas with higher median household incomes are likely to have more educated residents and lower unemployment rates. Higher employment rates lead to better access to healthcare and better health outcomes, since many families get their health insurance through their employer. Areas with higher median household incomes also have higher home values and their residents enjoy more disposable income (Median household income, n.d.). [Chapter 4](#)

Equitable and stable communities provide individuals and families with safe and affordable housing, access to quality education, and the support needed to lead a healthy life. Many Alamance County residents are living with low incomes.

According to 2020 Census data, 15.1% of Alamance County residents live below the poverty line. Families and children in Alamance County living in poverty are more likely to suffer poor nutrition, lower quality educational opportunities, and chronic stress, which are especially harmful at the earliest stages of life (QuickFacts: Alamance County, North Carolina, 2020). [Chapter 4](#)

Family income has been shown to affect a child's well-being in numerous studies. Compared to their peers, children in poverty are more likely to have physical health problems like low birth weight or lead poisoning and are also more likely to have behavioral and emotional problems. Children in poverty also tend to exhibit cognitive difficulties, as shown in achievement test scores, and are less likely to complete basic education (Children living below poverty levels, n.d.). [Chapter 4](#)

### Accomplishments

In 2020, the UPS was slated to build a \$262 million sorting hub eventually creating 450 jobs, and Chick-Fil-A will build a \$52 million distribution center employing 160 individuals. Both projects will be in Mebane.

[Alamance Chamber of Commerce](#) in partnership with the [Alamance Community Foundation](#) and The Self-Help Credit Union started the Community Recovery Loan Program in 2020 to provide financial

assistance to those businesses that did not qualify or were not able to apply for other programs such as the Economic Injury Disaster Loan or Paycheck Protection Program, as well as those in geographically distressed areas or women or minority owned. As of August 2021, 18 local businesses were approved for the loan and funding totaled \$325,600.

Alamance Strong, a group of economic developers, organizations, and local governments, provided business services as a unified approach to COVID-19 business support. The [#AlamanceStrong website](#) was developed by a consortium of community economic developers, business organizations and local governments.

[The Burlington Downtown Corporation](#) (BDC) distributed over \$400K of grants in the last 3 years. Additionally, the BDC facilitated the creation of three [new murals](#) to intensify the beautification of downtown Burlington.

In 2021, over 30 businesses opened in Alamance County including, but not limited to: Burlington Food Hall, Haw River Fruit Co., Planet Fitness (Burlington), Publix, Nothing Bundt Cakes, and more.

## CHAPTER 5 *Racial and Ethnic Disparities*



Top: Davis, 105 E Center St., Mebane

Bottom: N.A., 109 W Clay St., Mebane

### Key Questions:

- How has racism affected Alamance County
- Who is fighting against racism?
- How has COVID affected Alamance County?

**Key words:** Race, Ethnicity

## Chapter 5 Racial and Ethnic Disparities

### **Case Study - Latinx Reproductive Health: Dimensions of Diversity and its Impact on Healthcare Engagement, Deena Elrefai**

Over the last several decades, the racial and ethnic composition of the U.S. population has changed markedly. The Latinx population is, in part, driving these transformations. While today one of every eight residents of the United States is Latinx, it is projected that Latinx people could account for one of every five residents by 2035, one of every four by 2055, and one of every three by 2100.

The Alamance County Latinx population is higher (13.1%) than the state average (9%). The Latinx community in Alamance County, North Carolina is diverse yet most programs assume homogeneity. The term "Latinx" encompasses people from 21 countries of origin who speak more than 50 languages, yet they are all grouped together in the United States. As practitioners create strategies to address reproductive health disparities, it is important to recognize the diversity between the many Latinx communities in order to create culturally responsive standards of care. This research aims to understand how racism associated with immigration and ethnicity negatively impacts reproductive health experiences of diverse Latinx communities.

We held focus groups with Latinx women from Alamance County focused on contraceptive use, family support, and knowledge and perceptions of health services, to learn more about the experience of navigating the healthcare system. Nearly all participants, regardless of background, shared negative experiences with healthcare providers including assumptions about language, socioeconomic status, and immigration status...

#### **cont.**

Other results focused on racism as it relates to different factors associated with being Latinx: racism in the United States shows up structurally, geographically, and interpersonally, and there are specific stressors associated with the negative localized social and political landscape related to immigration and customs enforcement.

One participant shared a negative experience with healthcare: "My experience... I don't know if I would say racist, but it definitely had like micro aggression undertones from the start. They just assumed I couldn't speak English, even when I had been two, three times"

Other participants indicated that negative health experiences with providers were not just associated with one person or situation, but rather, were intergenerational: "My mom went to the [local healthcare clinic] for postpartum check ups. I'm not sure who was taking care of her... but they blew it out of proportion. She mentioned "oh, I'm feeling a little down", and they said "oh, we're sending a social worker to your house".

Identities and demographic indicators including country of origin and socioeconomic status also have an impact on engagement with healthcare systems. Participants from wealthier backgrounds, such as the Cuban American participants, shared a greater sense of self efficacy when navigating health systems, while participants from less affluent backgrounds and different immigration statuses shared about using community resources and expertise instead of formal medical systems.

Treatment of Latinx communities based on assumptions that everyone has the same experience are harmful and negatively impact reproductive health experiences. It is critical to understand diversity within the Latinx community so that stakeholders and healthcare providers can create more culturally responsive standards of care that consider the differences within the many Latinx communities.

## CHAPTER 5 RACIAL AND ETHNIC DISPARITIES

As defined by Physician-scientist Camara Jones, “race is the social interpretation of how one looks” (Connect with Us How racism makes people sick, 2016), which determines the opportunities and value they receive in society. Racism and discrimination are constant reminders of the significant role race and ethnicity have played in shaping the social structure of society. Today, racial relations continue to be perpetuated by prejudice and stereotypes that play a significant role in determining the quality of life for people of color. Racism impacts the health and well-being of humans and while we can measure a few implications of this reality, there are many factors and stressors that we cannot measure as racism is a chronic form of stress that cannot be treated medically. For example, the effects of systemic racism in areas such as poverty, transportation, politics, and health care, causes increased chronic stress, depression, trauma, anxiety, and disease in Black and Brown communities.

Moreover, understanding intersectionality is crucial to social equity work and is essential to combating the interwoven prejudices people face in their daily lives. Intersectionality, as defined by Kimberlé Crenshaw, is a “lens through which you can see where power comes and collides, where it interlocks and intersects” (More than Two Decades Later, 2017). [Chapter 5](#) Intersectionality recognizes that identity markers do not exist independently, but each informs the others, often creating a complex convergence of oppression. For example, a White woman and a Black man make \$0.78 and \$0.74 to a White man’s dollar, respectively. Yet, Black women, faced with multiple forms of oppression, only make \$0.64. Individually, we can be privileged by multiple identities (e.g., White, male, middle class), as well as oppressed by multiple identities (e.g., Latinx, trans, disabled). Additionally, an individual can simultaneously experience privilege and oppression through the various intersections of the multiple areas of their identity. For instance, a person is who historically marginalized (Black and Brown people) may also hold an identity; meanwhile, other markers of their identity hold privilege over others (male, heterosexual, nondisabled, middle/upper class, cisgender, etc.).

Health equity is reflective of the quality and availability of healthcare and health opportunities across various groups. The 2018 North Carolina Health Equity Report defines health equity as “the absence of avoidable or remediable differences, allowing for the attainment of optimal health for all people... [It] is achieved when everyone can attain their full health potential, and no one is disadvantaged because of socially determined circumstances” (Disparities, 2022). [Chapter 5](#)

Health inequity is illustrated through health disparities which are measurable differences in health status and are often influenced by structural and social inequalities. Whether it is intentional or unintentional, racism is a systematic and environmental stressor that may influence health outcomes. Racism impacts the social determinants of health, which are social conditions that may influence an individual’s well-being, such as: socioeconomic status, housing, education, and nutrition. Consequently, the quality of these conditions may create barriers to opportunities for health equity for people of color (Social Determinants of Health: Know What Affects Health, 2021). [Chapter 5](#) Consider, in the report *Unequal Treatment: Confronting racial and Ethnic disparities in Healthcare*, the Institute of Medicine concluded that “minority patients are less likely than whites to receive the same quality of healthcare, even when they have similar insurance or the ability to pay for care” (What Healthcare Consumers Need to Know About Racial and Ethnic Disparities in Healthcare, 2002). [Chapter 5](#)

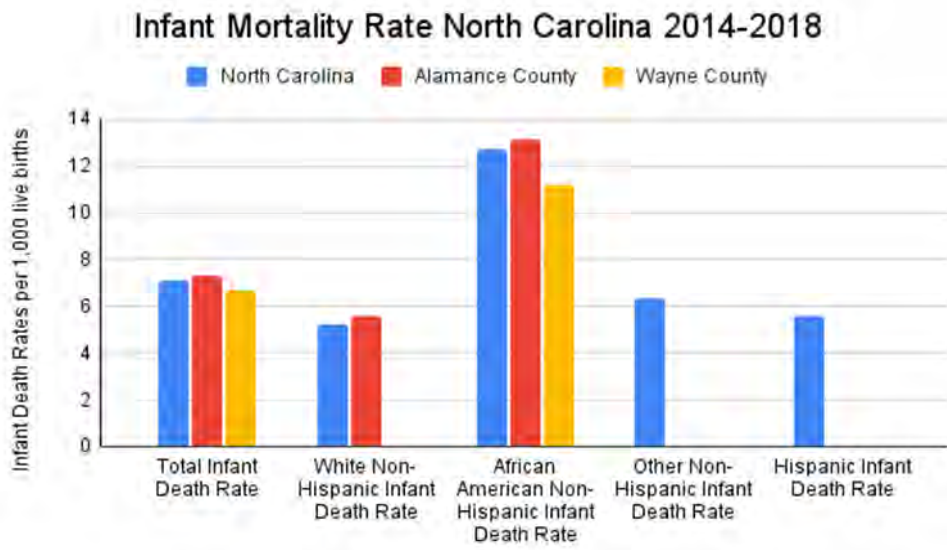


## CHAPTER 5 RACIAL AND ETHNIC DISPARITIES

A health disparity is a “difference in which disadvantaged social groups—such as the poor, racial/ethnic minorities, women, or other groups who have persistently experienced social disadvantage or discrimination—systematically experience worse health or greater health risks than more advantaged social groups” (Baveman, 2006). *Chapter 5* Today, one can see how racial health disparities are impacting other aspects of society, such as education. Individuals who experience disparities in access to healthcare may find that it impacts their access to education or success within school. This can later impact one’s eligibility for employment, mental health, and overall well-being while simultaneously impacting community health. Communities with lower education attainment also see lower incomes and fewer resources which impact a community’s access to green space, school systems, crime rates, and more. While racial health disparities exist within education, racism far outweighs the impacts of education when you disaggregate the data. For example, Black women with graduate degrees have birth outcomes most like white women who have only graduated high school.

Furthermore, people of color suffer more preventable illnesses and die sooner in the healthcare systems compared to White Americans. The average life expectancy for North Carolina is 78.1 years at birth. Currently, in Alamance County, the average life expectancy is 77.3 years at birth, with the average life expectancy for Black, non-Hispanic population being 74.7 years compared to 78.2 years for the White population. These statistics clearly illustrate that Black individuals in Alamance County are not only likely to die sooner than the white individuals in the same county, but North Carolina as a whole. This suggests that many of the racial inequity gaps we have historically and currently see contribute to one’s well-being and life expectancy, reflects who has access to adequate medical care, insurance, safe environments, employment – and who does not. Therefore, the differences in health across racial and ethnic groups should be a public health concern but is also a system and structural concern.

In Alamance County, White people make up approximately two thirds of the population while those of other races comprise just one third of the population. Alamance County has seen the Hispanic community grow in recent years. However, it is important to note that while the term Hispanic is used by the state and census, it is a misguided blanket term when considering the complex identities within the Latinx community. The umbrella term of Hispanic leaves out Indigenous peoples from Latin America and individuals from Brazil and other Caribbean areas yet includes people from or descended from Spain - but Spain is part of Europe. “Hispanic” refers to Spanish-speaking people and has the power to whiten people by pushing individuals to choose categories they may not identify with, leading to erroneous grouping and erasing of mixed heritages, families, and stories. Thus, it is important for us to consider the limitations of the term “Hispanic” and work towards embracing a term such as Latinx is an inclusive way of pushing back on the default masculine/gendered language of Spain.



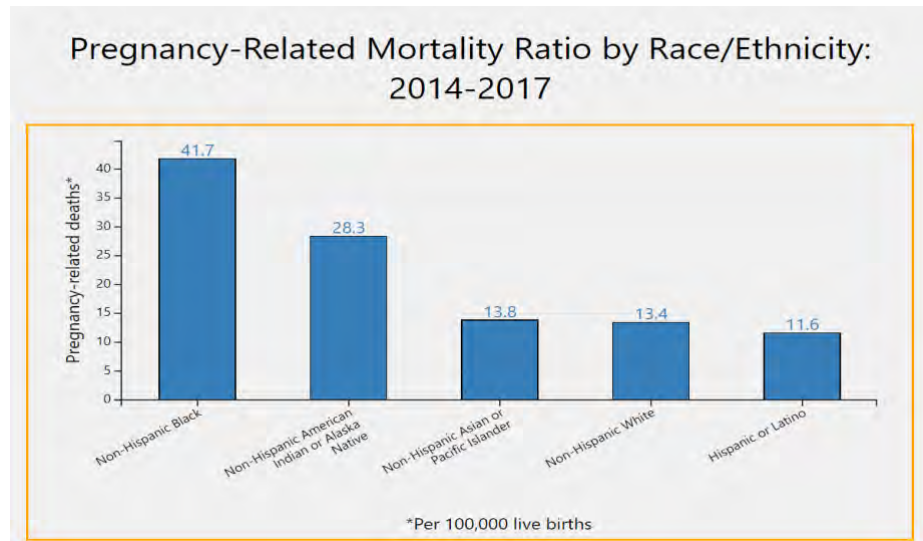
Maternal and infant mortality rates offer an example of this as they are consistently used to illustrate the overall health status of a community. The Healthy People 2030 national health target is to reduce infant mortality rate to 6 deaths per 1,000 live births. From 2014 to 2018, the infant mortality rate in Alamance County was 6.1 deaths per 1,000 live births. The infant mortality rate for the African American, non-Hispanic population was 12.8 deaths per 1,000 births, Hispanic population was 5.8 deaths per 1,000 births, Native American, non-Hispanic population was 3.3 deaths per 1,000 births, and white, non-Hispanic populations was 4.8 deaths per 1,000 births. Wayne County (a peer county) had slightly lower rates for both.

Furthermore, we see the presence and impact of racism on maternal health and vulnerability and despite the level of maternal vulnerability differing from region to region, large inequalities continue to exist and negatively impact women of color. This is documented across the country where, "In any region of the US, white women are consistently more likely than Black or American Indian/Alaska Native women to live in areas that are conducive to good maternal health, and Black and American Indian/Alaska Native women are 2-4 times more likely to die from pregnancy-related causes" (Promoting Maternal & Child Health, 2022).

By positively changing a racial health disparity such as infant and pregnancy mortality rate, Alamance County can move towards being a more equitable place for all to live. Historically, people of color tend to face more challenges in their environment that limit their opportunities for health. The NC Health Equity 2018 report suggests that by 2050, racial minorities will become the majority of the population. Therefore, social services must understand the impact of systemic racism on health equity to better serve the community. To combat systemic racism, we must pursue systemic equality, and this starts

with addressing the active roles racism has played in every facet of life and taking crucial steps to advance this systemic solution.

### Current Initiatives & Activities



- **Alamance County Health Equity Collective (HEC)** the Health Equity Collective, a community-based participatory research partnership, was initiated between Healthy Alamance and Elon University in early 2018 with the charge of holding Alamance County accountable for health equity and creating space for community voices to engage in productive dialogue around issues of race, place, and space. The Collective’s commitment is to shared and transparent institutional analysis and to strategic and community-informed efforts to eliminate policies, practices, and procedures contributing to racial disparities. [Health Equity Collective](#)
- **Alamance Racial Equity Alliance (AREA)** The Alamance Racial Equity Alliance is a community organization that intends to unite all people through collective learning, meaningful relationships, and community events. They organize racial equity trainings in Alamance County. [AREA](#)
- **Alamance County Racial Equity Collaborative (ACRE Co-lab)** This program aims to develop Alamance County nonprofit and government professionals into inclusive leaders skilled with the knowledge and tools necessary to create inclusive and equitable workplaces and communities. It is an 8-month experience that will bring together a diverse array of local nonprofit leaders, government directors and board members for an equity cohort program. Each session is designed to help participants explore concepts through a head, heart, and hand approach while also analyzing personal, organizational and community impact. [ACRE Co-lab](#)
- **Racial Equity Institute (REI)** the Racial Equity Institute is a group of trainers, organizers, and institutional leaders who help individuals and organizations develop tools to challenge patterns of power and grow equity. [Racial Equity Institute](#)

CHAPTER 5 RACIAL AND ETHNIC  
DISPARITIES

- ***Black Entrepreneur Collaborative (BEC)*** a network of Black entrepreneurs in Alamance County, a group that seeks to extinguish the hurdles blocking Black people from entrepreneurship. The group's vision and goal are to elevate, inspire and bond Black people so we can excel in leadership and entrepreneurship. We are committed to enriching lives, families, and communities by providing tools for personal growth, productivity, and profit.

The Black Entrepreneur Collaborative is a movement dedicated to a journey of self-confidence, Black unity, and success. [Black Entrepreneur Collective](#)

- ***Health, Equity and Racism (H.E.R) Lab*** The H.E.R Lab aims to advance the body of knowledge that illustrates racism as the root cause of health inequities and cultivate the action taken towards undoing racism and improving population health. The lab focuses on three areas: Research, Capacity Building and Advocacy/Action, and is composed of community partners and members, students conducting independent research, and intergenerational mentorship. [H.E.R Lab](#)
- ***African American Cultural Arts and History Center (AACAHC)*** The AACAHC is a cultural site and museum focused on displaying the research and work of Jane Sellars and the personal, familial, generational, and industrial and commercial history of the community. It is a public institution devoted to education and preservation through actively collecting and preserving Alamance County's African American history and unearthing the stories of the many individuals who have made a lasting impact on the African American community. [AACAHC](#)

## CHAPTER 6 ENVIRONMENTAL HEALTH AND JUSTICE



*Kathryn Mathias, Robin Freebird  
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### **Key Questions:**

- What is the status of environmental health in the community?
- What environmental health concerns are impacting Alamance County?
- What is the environmental justice movement?

**Key words:** Environmental Justice, Pollution

## Chapter 6 Environmental Health and Justice

### Environmental Health

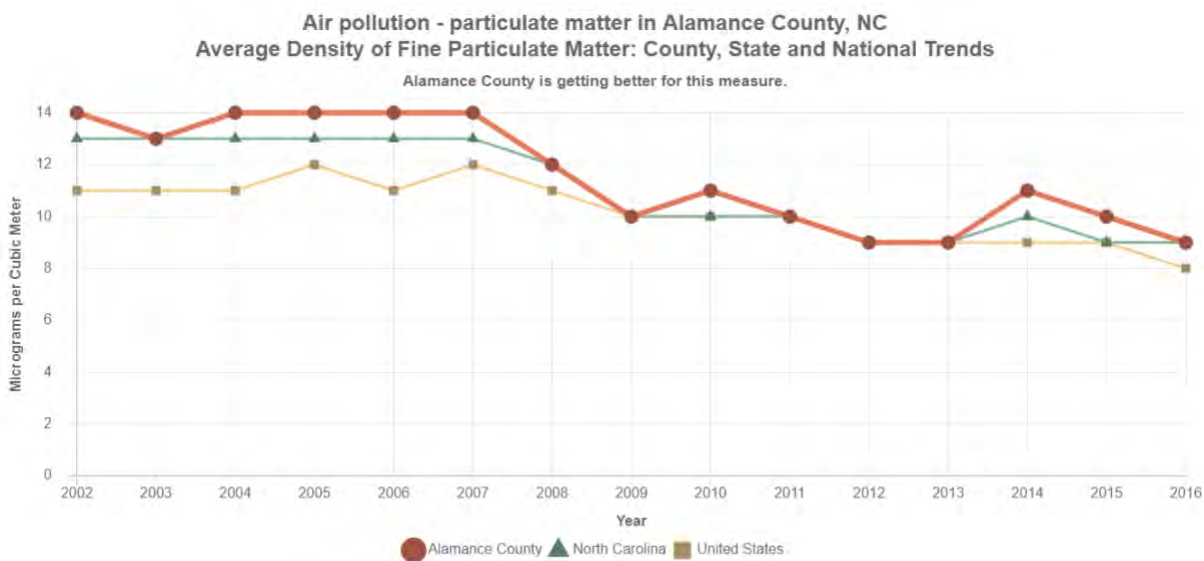


Environmental health is a branch of public health that aims to promote good health and well-being, by cultivating safe, and healthy communities (Environmental Health, n.d.). *Chapter 6* The World Health Organization states, “[c]lean air, stable climate, adequate water, sanitation and hygiene, safe use of chemicals, protection from radiation, healthy and safe workplaces, sound agricultural practices, health-supportive cities and built environments, and a preserved nature are all prerequisites for good health” (Environmental Health, n.d.). *Chapter 6*

### Pollution and Air Quality

Recognized carcinogens are compounds with strong scientific evidence that they can induce cancer. In industry, there are many potential exposures to carcinogens. Workplace exposures are at higher levels than public exposures. This data reflects releases of chemicals, not whether (or to what degree) workers or the public have been exposed to those chemicals.

As recently as 2020, the Clean Air Act Amendments were recognized for its 50th anniversary as, “a landmark piece of legislation that has led to significant environmental and public health benefits across the United States (Overview of the Clean Air Act and Air Pollution, 2021). *Chapter 6* In spite of the progress made through the Clean Air Act Amendments, challenges persist. Almost 65,000 premature US deaths were related to adverse effects of outdoor fine particulate matter, and minority populations and those living in poverty are more likely to be exposed (Watts, et al., 2019). *Chapter 6*



Notes:  
 Data in this trend graph are taken from the Environmental Public Health Tracking Network, and will not match data used in the 2014-2016 Rankings.

Air quality has improved nationally, statewide, and locally: “In the past, extensive portions of North Carolina had tropospheric ozone levels exceeding the health-based standard. The areas previously designated by EPA as not meeting air quality standards included more than 30 counties in Charlotte, Fayetteville, Rocky Mount, Triad, and Triangle metropolitan areas, and the Great Smoky Mountains National Park. Today all areas of the state qualify as attaining the National Ambient Air Quality Standards (NAAQS) established by EPA for the protection of public health and the environment” (Air Quality Trends in North Carolina, 2020). [Chapter 6](#)

### Water Quality

Public drinking water systems are required to monitor approximately 90 contaminants and indicators regulated by the Environmental Protection Agency. A health-based violation occurs when a contaminant exceeds its Maximum Contamination Limit (MCL)—the highest amount allowed in drinking water—or when water is not treated properly. Limiting the levels of microorganisms, chemicals, and other contaminants in a community’s public water supply reduces residents’ risk of waterborne diseases, cancer, and other adverse outcomes.

#### *Onsite Water Protection Program*

The onsite water protection program through Alamance County Health Department’s Environmental Health Division identifies and makes recommendations for failing septic systems to prevent contamination of both surface water bodies and protect drinking water supplies. The table below indicates that between 2018 and 2021, 1,268 new wells were permitted, 1,025 new wells were completed, 3,711 water samples were collected and analyzed, and 239 failing septic systems were permitted and repaired.

	2018	2019	2020	2021
New Wells Permitted	148	356	451	313
New Wells Completed	219	255	270	281
Water samples collected and analyzed	928	1080	920	783
Failing Septic system permitted and repaired	79	66	54	40

Food, Lodging, and Institutional Sanitation

The Food, Lodging, and Institutional Sanitation section of the Alamance County Health Department's Environmental Health Division is responsible for plan review, permitting, and sanitation inspections of food handling establishments; temporary food stands associated with fairs, carnivals, or festivals; meat markets; child daycare facilities; residential care facilities; rest/nursing home; hospitals; confinement/correctional facilities; schools; school lunchrooms; educational institutions; hotels and motels; bed and breakfast; summer camps; summer feeding sites; and, mobile food units and pushcarts. The Food and Lodging section also investigates sanitation complaints and complaints of food-borne disease outbreaks and product recalls and assists in teaching foodservice education classes.

Between 2018 and 2021, 7,301 inspections and 4,025 activities of investigating complaints and product recall and teaching foodservice education classes were completed. It is worth noting, Alamance County is one of only a few counties in the State that consistently completes 100% of its restaurant inspections. This was done even through the stressors of COVID-19 pandemic response activities.



	2018	2019	2020	2021
Inspections	1851	2176	1500	1774
Activities (investigations or education)	945	962	1262	856

In 2021, the division met the FDA's (Food and Drug Administration) National Retail Food Regulatory Program Standard #6: Compliance and Enforcement. Alamance County was the first county in the entire state of NC to meet this standard. These standards emphasize compliance with risk factors most often contributing to foodborne illness and the timely correction of those Food Code violations.

**Boil water event**

On July 15, 2021, The City of Burlington implemented a boil water notice due to E. Coli/fecal coliform bacteria found at a specific location in the City of Burlington water system. The City of Burlington and Alamance County Health Department worked in conjunction with one another under a unified command system. The health department was tasked with identifying and notifying all its regulated food establishments, summer camps, and tattoo establishments. Additionally, the health department notified the Alamance County Department of Social Services, so they could alert facilities such as child daycares, nursing homes, mental health, and residential care facilities under their authority. Alamance County Health Department staff and staff from other county departments contacted over 800 impacted establishments in less than 24 hours to ensure they were aware of the boil water notice, to notify them to remain closed until the boil water notice was lifted, and to notify the establishments on the steps to safely reopen when the notice was lifted. Permits for food establishments were suspended. Throughout the boil water notice, the health department and other county staff also responded to complaints that led them to visit permitted establishments and ensure compliance. Once the boil water notice was lifted, the environmental health division worked with facilities to follow proper start-up protocols to open safely.

**Rabies**

Rabies poses a serious threat to human and animal health. If untreated, rabies is almost always fatal. In fact, every year in the U.S., measures are taken to prevent approximately 40,000 potential exposures to rabies. While humans do not get rabies from another human, animals can transmit the virus to people. Wild animals that typically carry the virus, such as raccoons, foxes, skunks, and bats, can spread rabies to humans through a bite or scratch. In the U.S., more than 90% of all rabies cases occur in wild animals. Even though rabies is most found in wild animals, most human cases of rabies are caused by exposure to domestic animals, such as dogs and cats. Rabies has an undeniable presence in every community. No matter where we live, work, or play, this deadly virus can threaten the lives of those we hold dearest to our hearts. Parents, pet owners, and all members of the community must take action to help prevent rabies from burdening our families.

Between 2018 and 2021, Alamance County Health Department’s environmental health and communicable disease staff, as well as Alamance County Sheriff’s Office Animal Control and Burlington Animal Control, collaborated to identify and address 1,075 animal bite reports and 198 possible rabies exposures. Of that, 19 specimens were confirmed to have rabies.



	2018	2019	2020	2021
Animal bite reports	255	263	299	258
Specimens tested for rabies	58	42	49	49
Specimens positive for rabies	5	7	3	4

## Public Health Preparedness & Response

Alamance County Health Department demonstrated the components of effective partnerships, communicable disease mitigation and prevention, and public health preparedness and response during a mumps outbreak at Elon University, which began in September 2019 and ended January 2020.

- Six MMR mass vaccination clinics were conducted at various locations on campus
- 12 half-day MMR vaccine clinics were conducted at Elon Student Health Center
- 2,273 MMR vaccines were administered to Elon students, faculty, and staff
- As a result of the quick response and continuing collaboration by Elon University leadership, the total number of mumps cases were limited to 15
- Elon University leadership showed their appreciation by presenting the health department with an award during a meeting of the Alamance County Board of Commissioners.



Alamance County Health Department routinely and continually prepares and practices for emerging infections, such as mumps. This is an essential and primary function of public health. The health department staff and their partners throughout the year meet to discuss plans, prepare for potential events, and conduct the local public health response exercises.

## Environmental Justice

Environmental justice is defined by the U.S. Environmental Protection Agency as “the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation and enforcement of environmental laws, regulations and policies” (United States Environmental Protection Agency, 2021). [Chapter 6](#) Environmental policies, such as land use, zoning, construction permits, and enforcing regulations are often influenced by the amount of wealth a community has. As a result, many practices and policies place low-income families and communities of color closer to polluting facilities, which leads to greater risks of health complications in these communities.

In 1982, the environmental justice movement sparked in a Black, lower-income, rural town in Warren County, North Carolina. Many residents and Black activists around the country protested and took legal action against the state government, as a decision was made to unload 6,000 truckloads of soil laced with toxins into the county. The protests in North Carolina energized the beginning of a multi-racial and intergenerational movement around the country that advocates racial, economic, and social justice by demanding a safe and clean environment for all.

Many residents in North Carolina face environmental pollution in their own communities. Concerns of pollution, exposure to toxic waste, and degradation of land have emerged as coal ash waste, fracking, pipelines, and landfills across the state contribute to environmental issues.

An example of local efforts to bring awareness to and resolution for communities impacted by environmental conditions, Alamance County residents, Omega and Brenda Wilson, share their engagement in both civil and women's rights in the mid-1970's and the journey to co-founding the West End Revitalization Association (WERA) in 1994 to bring awareness to the need for basic amenities. WERA prioritizes five African American communities in Alamance and Orange counties, where the Wilsons cultivate accountable partnerships at the local, state, and federal level to effect change and improve conditions for these communities (weranc.org). [Chapter 6](#)

### **West End Revitalization Association Report**

This section is submitted by the West End Revitalization Association (WERA), Mebane, NC. It provides a background and historical summary of the Environmental Justice Movement from the national level to local streets in Mebane, Alamance County, and Orange County.

The term environmental justice was coined during protests in Warren County, North Carolina. In 1982, this African American community became the location of a hazardous waste landfill. This landfill included PCB-contaminated soil that had been illegally dumped along roadways, then removed for transport to this poor county of predominantly people of color.

Nine years later, hundreds of racially, geographically, gender, and economically diverse people drafted seventeen Environmental Justice Principles: [Principles of Environmental Justice / Environmental Justice Principles \(ejnet.org\)](#)

### **Local Background**

Omega and Brenda Wilson, and a small group of West End community residents, co-founded the West End Revitalization Association in 1994 to address the highway corridor impacts, closed planning meetings without impacted residents' input, and historic denial of access to Mebane drinking water and sewer services. WERA was formed in response to decades of being denied access to basic public health infrastructure including but not limited to paved roads and sidewalks, sewage treatment, safe drinking water, and up-to-code electric power lines. Mebane's sewer treatment plant was built in 1920 two blocks from West End residents' homes without sewer line tap-on access until 2000.



The NCDOT planned the 119-bypass/overpass through low-income and people of color areas in Alamance County that would have destroyed over 70 homes, the community cemetery dating back into slavery, and historic African American churches dating back as early as 1865.

***Mebane First Presbyterian Church*** (cornerstone 1865) founded by just freed slaves from the Scott Plantation, Haw River, NC. Family property of two North Carolina governors (W. Kerr Scott and Robert Scott) and Senator Ralph Scott. The church and 200-

*year-old cemetery were also targeted for destruction by NCDOT and the City of Mebane. Elder Donald Tate shares history with Bennett College Professor Valerie Johnson (now Dean at Shaw University, Raleigh, NC).*

Alamance County and City of Mebane officials had secretly planned a new 119-bypass and overpass that would destroy much of the White Level and West End communities, which were over 85 percent people of color. The North Carolina Department of Transportation (NCDOT) would seek federal funds from the U.S Department of Transportation for the eight-lane corridor construction from Mebane to Danville, VA.

In February 1999, WERA filed a Title VI of the Civil Rights Act of 1964 complaint that referenced the Environmental Justice Executive Order-12898 of 1994 at US Department of Justice (DOJ) in Washington, DC. Within a few days, DOJ placed a moratorium on the 119-bypass construction that was being planned and zoned with over \$25 million in tax dollars.

US DOJ 1999 mitigations included: a) postponed highway construction and modifying the NCDOT path to reduce displacement to four homes and St. Luke Christian Church (circa 1893), b) installing first-time sewer lines tap-on for 100 houses in West End Community with over a \$2 plus million block grant (CDBG) and City of Mebane matching share, c) paved some residential dirt streets (in city limits and ETJ), d) some stormwater infrastructure, and e) appointment of some African American residents to NCDOT advisory board and City of Mebane advisory boards. NCDOT 119-bypass/overpass construction did not commence until 2016.



*St. Luke Christian Church (cornerstone 1893) was demolished by NCDOT in 2016 for the 119-bypass/overpass and access ramp in the West End Community, on US 70-Highway.*

*Mile long 119-Bypass/Overpass crosses West Holt Street, railroad, industrial land, and 70-HWY in West End Community of Mebane, NC. In the left backyard, see the water tower and contaminated abandoned Craftique Furniture Plant site.*



### **Federal Background**

In 2000, WERA received a \$15 thousand small grant from the Environmental Protection Agency (EPA) to verify long-term failure of backyard septic systems in West End and White Level (Alamance County) and Buckhorn, Cheeks Cross, and Perry Hill communities (Orange County). Water samples, tested at the UNC-Chapel Hill Virology Lab in the School of Public Health, revealed E Coli and Fecal Coliforms in some drinking well water and several community streams not in compliance with EPA Safe Drinking Water Act and Clean Water Act guidelines. In 2004, the federal EPA Office of Environmental Justice (OEJ), awarded WERA a \$100 thousand Collaborative Problem Solving (CPS) grant to support replication of the EPA OEJ Regional Small grant during different seasons of the year from 2004 to 2007. UNC-Chapel Hill's Virology Lab results detected E Coli and Fecal Coliforms: a) in the Mebane city water lines in a section of West End, b) residential drinking well water, and c) in ditches and streams in all the people of color communities identified above.

In 2007, EPA Office of Environmental Justice selected Omega Wilson to serve as community perspective member EPA's National Environmental Justice Advisory Council (NEJAC). For over three years, Wilson's input at NEJAC meetings from coast to coast highlighted not only the public health infrastructure issues and disparities in Mebane but also in other regions of the South. EPA presented WERA a 2008 Environmental Justice Achievement Award for its leadership in addressing environmental hazards affecting low-income and minority communities in Mebane, NC.

In 2014, WERA filed another USDOJ complaint to get the EPA and the North Carolina Department of Environmental Quality (NCDEQ) to clean up over 5000 pounds of liquid and solid waste from the 30-acres Craftique Furniture site in the West End community on US 70-Highway. The unsecured site had been closed for years. NCDEQ (NCDENR) groundwater test wells detected cancer-causing benzene and xylenes over 45-feet down to the water table. Mitigations included not residential housing or drinking wells on the large site.

Since 2017, WERA has given input on environmental justice bills written by former presidential candidates Bernie Sanders (I/VT) and Cory Booker (D/NJ), as well as how COVID-19 hazardous and medical waste is not fully regulated by the federal government. So much medical, healthcare, and testing waste is landfilled or incinerated in people of color communities with little public health oversight or regulations.

Since November 2020, The West End Revitalization Association (WERA) has been involved with the WERA/Mebane Taskforce: Black, Indigenous, and Latinx Communities Matter! To identify and digitally map these Mebane area communities in Alamance County and Orange County, in the city limits and ETJ (extraterritorial jurisdiction), WERA is collaborating with impacted community residents, Mebane city officials (mayor, city manager, planners), Indigenous Occaneechi Tribal leaders (Crystal and Jason Keck), and religious leaders. To aid the process, Mebane planning officials requested the use of two-dimensional Microsoft maps that WERA produced in 2000 and posted on its website at [www.wera-nc.org](http://www.wera-nc.org). These WERA maps were relocated to WERA’s new digital web archive in July, 2021.

WERA’s original mapping supported unidentified racial health disparities and barriers in the NCDOT planning and siting of the 119-bypass and overpass corridor through the West End and White Level communities (over 350 homes) with the endorsement and approval of Mebane and Alamance County officials. Most of these African American and Native American residents that would have been impacted by the bypass traced their heritage to the end of slavery in 1865 and earlier.

In 2022, WERA continued to work to support City of Mebane officials to access an over \$2 plus million FY-2000 block grant for first-time city drinking water and sewer line tap-on for over 80 homes in the White Level Community. The City of Mebane did not use this block grant for White Level, which is across the street from the Mill Creek Country Club subdivision and golf course. Mebane provided all basic public health amenities and infrastructure to this white country club starting two decades ago.

WERA encouraged Mebane’s Planning Office to use the EPA EJSCREEN tool that supports digital layers that identify hazardous sites, lack of safe drinking water and sewer infrastructure, sub-standard



residential streets, and stormwater management. Ground level data in impacted communities can be added to fill in EJSCREEN information gaps. As digital mapping develops, corrective actions and mitigations can be added to show a before/after timeline.

*The EPA EJSCREEN mapping tool*

*EJ SCREEN can also be used to avoid new adverse planning and zoning in communities that are already burdened with legacy polluting industry, landfills, incinerators, and human exposures that contribute to increased risks for asthma, cancer, diabetes, and respiratory diseases.*

*Chemical silos - \$100 million Cambro Plastics plant, at Latham Lake Road and West Holt Street, in West End Community. Mebane's police chief and fire marshal objected to site plan in proximity to railroad, 119-bypass/overpass, and residential streets, as risks to emergency response with minimal training or hazmat equipment.*



Another environmental concern is the Western Electric Telephone Industrial Site, which was previously used as an Army chemical production plant during World War II. The plant was closed in 1992. The blighted site continues to stand, abandoned and encompassing 22-acres of the eastern section of Burlington, an area with an increasing population of people of color and low-income families. The abandoned Western Electric Telephone and Army missile site is within one block of the Alamance County Health Department, Department of Social Services, medical clinics, a school, churches, apartments, homes, and restaurants. On November 12, 2021, WERA shared residences' public health and safety concerns for the unresolved 22-acre Western Electric with its virtual dinner speaker Cecilia Martinez, the Senior Director for Environmental Justice at the White House Council for Environmental Quality.

**On January 14, 2022, WERA requested U.S. Department of Justice investigations of environmental justice impacts under Federal Housing Administration guidelines in Alamance County and Orange County. For an in-depth look at the content of this formal request, see [In-Depth Formal Request](#) in Appendix C.**



## CHAPTER 7 HEALTH AND WELL-BEING



*Artie Barksdale, 109 N 4th St, Mebane*

### **Key Questions:**

- What determines the health of Alamance County residents?
- What does a healthy community look like?
- What makes our data 'meaningful'?
- What can we learn from this data?

**Key words:** Determinants of Health, Disease

## Chapter 7 Health and Well-being

### Cancer and Heart Disease

Heart disease, respiratory disease, and type-2 diabetes account for almost 40% of all deaths in Alamance County, and the age-adjusted death rates from these diseases in Alamance County supersede when compared to Chatham, Orange, and Guilford counties (NC Vital Statistics n.d.). *Chapter 7* Therefore, particular emphasis has been given to chronic diseases for this year's Community Health Assessment. This is the first time the assessment process has included ZIP-code level primary data collection to assess disparities among rates of heart disease, respiratory disease, and type-2 diabetes within Alamance County, tackling the dire need to connect to the localized neighborhood communities, identifying explicit disparities and addressing them through an equity lens. Using a mixed method approach of capturing local data, communicating our results to the relevant shareholders, and addressing the structural issues in specific Alamance County ZIP codes, we aim to assess and improve the systems that perpetuate chronic disease rates and outcomes, rather than behavioral risk factors.

Heart disease includes several more specific heart conditions. Heart Disease can cause heart attacks, stroke, heart failure, and an irregular heartbeat. Heart disease and stroke are among the leading causes of death in North Carolina, killing 25,000 people in the state annually, and almost 2,000 people annually in Alamance County (NC Vital Statistics, n.d.). *Chapter 7* Individual risk factors for heart disease and stroke include high blood pressure (hypertension), unhealthy blood cholesterol levels, type-2 diabetes, obesity, smoking, physical inactivity, and race/ethnicity (CDC, 2017). *Chapter 7* Respiratory disease, which can include chronic obstructive pulmonary disease, viral and bacterial pneumonia, asthma, and pulmonary hypertension kills more than 10,000 people statewide, and almost 200 people in Alamance County annually. Though many congenital and hereditary risk factors exist, many causes of respiratory disease are through environmental pollution, occupational exposure, and smoking related (CDC, 2017). *Chapter 7* Type-2 diabetes occurs when people's bodies become insulin resistant, resulting in the inefficient processes of glucose, a common blood sugar. Type-2 diabetes, while not as overtly fatal as other diseases, is a comorbidity of many diseases, increasing the risk and severity of those primary diseases, leading to poorer outcomes (Mayo Clinic, 2020). *Chapter 7*

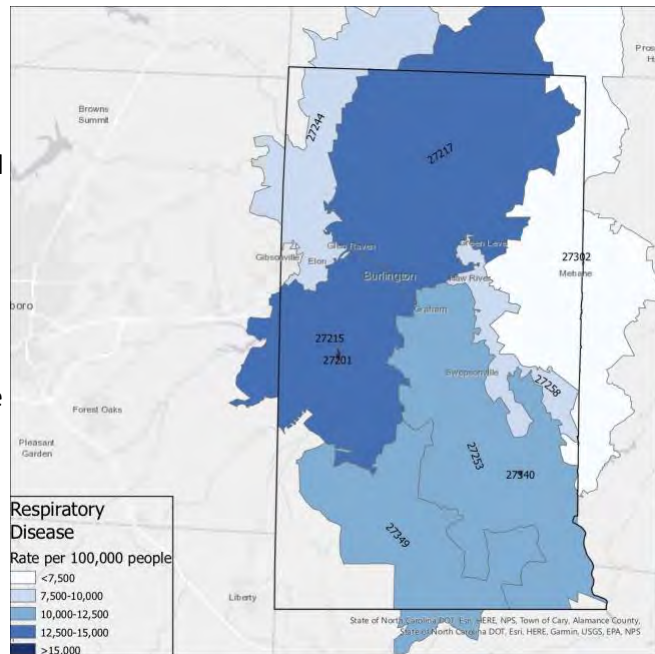
Previous individual and behavioral risk factors have been examined, local ZIP-code level data has been lacking in Alamance County. While previous investigations and assessments have examined access to care and race as primary health outcome factors, this data examines specific discharge diagnoses, yielding results that indicate the issue of chronic disease in Alamance County is far more complex than previously thought. Given the sparsity of county health care options, and geographical and socioeconomic diversity of Alamance County, these data are incredibly relevant and important in assessing the specific needs of the county for this common health issue.

Primary data was extracted from the entire Cone Health System, which comprises five hospitals, three medical centers, six urgent care clinics, 100 physician practice sites, at 150 locations in Guilford, Alamance, Forsyth, and Rockingham Counties. Using Epic electronic medical records, specific ICD-10-CM discharge diagnosis criteria from "all time" was extracted and limited to the most recent patient encounter to ensure each patient is counted once. Data was collected and aggregated solely by ZIP code tabulation area (ZCTA); no personal patient information was collected either individually or in aggregate. Covariate data (total population, median age, median income, race, and ethnicity) was obtained from

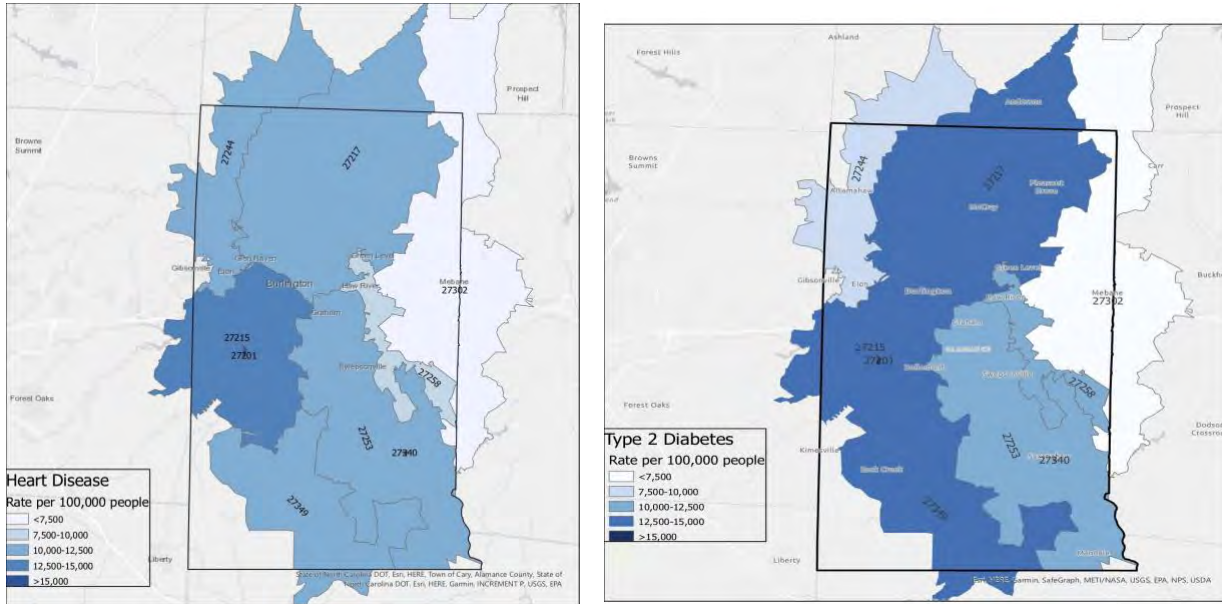
the US Census 2019: ACS (American Community Survey) 5-Year Estimates Data to calculate Pearson’s correlation coefficient by disease rate per 100,000 people. Maps were generated using ArcGIS Pro software using data from the NC OneMap geospatial database, with the generous help from the University of North Carolina Health Science Library digital research support specialist Tia Francis.

Data from nine Alamance County ZCTAs were extracted and examined: 27201, 27215, 27217, 27244, 27253, 27258, 27302, 27340, and 27349. Two ZCTAs, 27201 (population 66, 0.13 square miles in size) and 27340 (population 43, 0.06 square miles) were excluded from most analyses, except for “disease rates by median age”, due to unavailable data. While 27201 and 27340 had two- to four- times the rates of chronic disease compared to the rest of Alamance County, the small population and area size, together with respective 20- and 10 year- higher median ages than the average median age for Alamance County was thought to contribute significantly to these outlier data.

To identify possible correlative risk factors for chronic disease, we examined the well-described covariates of race, ethnicity, age, and household income. As seen in the full report, both race and ethnicity correlated poorly with chronic disease rates, contrary to both state and national chronic disease data (CDC, NCDHHS, 2017). *Chapter 7* However, there was a strong correlation for median age and disease rate, though this correlation dropped from strong to almost nonexistent if ZCTAs 27201 and 27340 were excluded from the data, indicating they had a disproportionate effect on the analysis. The strongest correlation was between median household income and disease rates, with ZCTAs with the highest median incomes having the lowest disease rates on average.



The data indicated that ZCTA 27215 (southwest Burlington, Alamance village, and Bellemont) had 25-35% higher rates than the County average of all three chronic diseases, despite having similar demographics as other comparable ZCTAs. On the other hand, ZCTA 27302 (Mebane and eastern Alamance County), despite having similar demographics, had half the chronic disease rates as the county average, and an astonishing 70% less than ZCTA 27215. Although the mean income for 27215 and 27302 are almost identical at approximately \$75,000 per household, the median income for 27302 is \$62,500 versus \$52,500 for 27215, explaining most of the chronic disease rate difference observed in our given data set.



The most surprising observation, one that is more difficult to explain using the available data set, was the difference between ZCTAs 27215 and the neighboring 27217 (northeast Burlington, Green Level, Pleasant Grove, and Anderson). The data, national data, and long-studied socioeconomic investigations indicates that 27217, with a greater Hispanic and Black population, along with a lower median income should have a greater risk of chronic disease. Taken with previous Community Health Assessment data addressing transportation infrastructure, proximity to hospitals, and overall life-expectancy, this data is even more puzzling. That is, Cone Health Alamance Regional Medical Center, the largest care center in Alamance County by patient beds, trauma care, and specialty is in 27215, and this is the Alamance County ZCTA closest to one of the largest Hospitals in the Triad: less than 20 miles to the west is Moses Cone Hospital. Further, there is an 11-year life expectancy decrease in northeastern Burlington (27217) as compared to western Burlington (27215). Though these differences were attributed to racial and ethnic makeup of the region, our data cannot fully explain the inequities in disease rates. Transportation and infrastructure limitations, often identified as barriers to care, also cannot explain why residents in 27215 experience higher than expected chronic disease rates, as this ZCTA is more proximal to Interstate 40/85 than 27217.

It is important to note the limitations of this research, as the data is only a surface-level observation of health outcomes. Specifically, interpretation cannot address causation using the observational study design; that is, while location of instances and disparities of chronic disease rates in Alamance County can be identified, the “why” these ZCTAs have the chronic disease rates that they do cannot be determined and one can only assess how well they correlate with other risk factors and exposures. Further, this study cannot account for other risk factors contributing to chronic disease such as obesity, food security, pollution exposure, smoking status, physical and mental health parameters, family history, or myriad other qualitative health metrics.

From an equity perspective, the data is limited to race and ethnicity as supplied by the hospital (when present), using self-reporting data from the patients using US Census parameters. Though the data is contradictory of state and national data, showing negligible correlation between chronic disease rates and race or ethnicity, ***this work nevertheless highlights the need for the most recent, localized data in making health-equity decisions. That is, while large data sets may indicate and even implicate certain health-equity issues, more localized data may serve as a better determinant for policy action, strategies, and specific quality improvement and investments to serve a specific community.*** For example, state level data cannot ascertain where to place hospitals for maximal reach, impact, or equity while ZCTA-level data addresses clinical access needs more precisely, irrespective of external factors.

We also sought out, and are incredibly grateful for, the input from the Alamance County Health Equity Collective in the initial phase of our study through their annual celebration and discussion forum. Prior to the collection of the ICD-10-CM diagnostic data, we presented the collective with overarching themes and areas of focus for our research. We then posed broad, dialog provoking questions to the collective: **“What makes our data ‘meaningful’,” “What can we learn from this data?”** and **“Given infinite resources, how would you like to see this data/results utilized in the community?”** Common topics broached during the narrative were identifying causality; minimizing redundancy in data collection (i.e., do we already have this data?); obtaining and measuring qualitative covariates such as cultural differences, stress, the response to stress, and community leadership; defining “care access” and access barriers; and addressing issues specific to individual racial and ethnic groups (i.e. not addressing issues to a specific demographic group as a monolith) (see appendices for full narrative themes). [Additional Data & Information](#) Using this information together with our preliminary data on chronic health, we can begin to address these overarching, systemic root cause topics.

While not integral to this Health Assessment, this investigation can serve as the genesis of local action by identifying potential barriers to chronic disease-specific care. Specifically, this study identified several facets that were contrary to conventional dogma, requiring deeper reflection and analysis into the factors that contribute to chronic disease in Alamance County. Cultural or historical differences may contribute to patient-provider inaccessibility. Specific socioeconomic data stratified by race, ethnicity, and age may also factor into diagnostic differences. The abundance of specialty care from university-affiliated hospitals in neighboring counties may also be diluting or skewing our data. Wake Forest Baptist Medical Center (885 beds), UNC Hospitals (950 beds), and Duke University Hospital (957 beds) are all vastly larger and offer more specialized care than the two largest Cone Health Hospitals, Moses Cone Hospital (515 beds) or Alamance Regional Medical Center (238 beds).

**Our data suggests that reducing chronic disease risk to a one-dimensional factor is myopic and erroneous. Especially with hyper-localized data, the built environment, cultural biases, and systems-level issues are omnipresent.** To delineate specific impacts, we propose to next examine educational attainment, neighborhood land use, nutritionally adequate food access, Medicaid and uninsured rates, and employment rates to assess other secondary issues that may be pertinent to chronic disease rates.

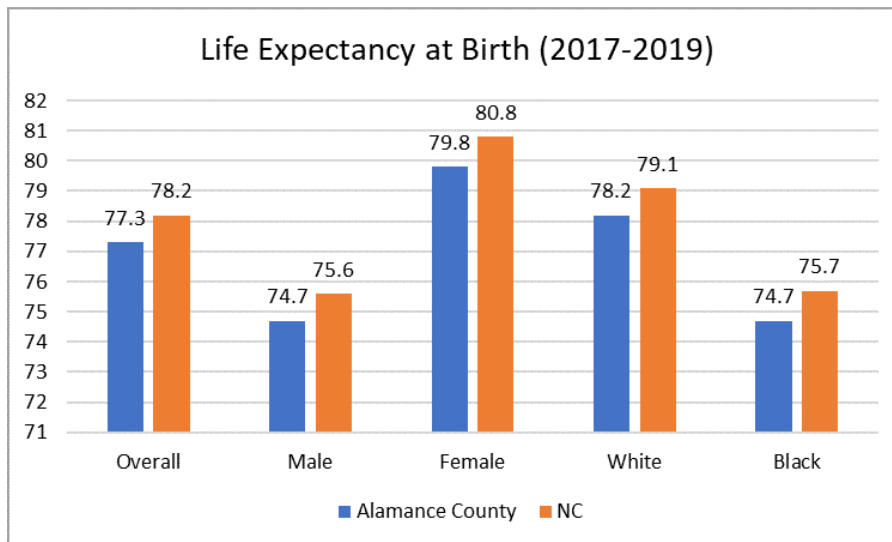
However, to glean the best available information, we must always explore the community's wants and needs first through a Community Based Participatory Research approach. Examining cultural and community factors of how healthcare is approached, what people do outside of the provider's office, how stress and allostasis affects people in different Alamance County ZIP codes, and how best to disseminate data and results to the most people, equitably and efficiently, so that people can make best-informed decisions for their own health will not only yield actionable specifics, but also allows the community to be served justly and correctly.

## Mortality

The overall life expectancy of Alamance County residents is 77.3 according to 2019 data, which is slightly less than the North Carolina life expectancy of 78.2.

### Life Expectancy of Persons Born 2017-2019

Life expectancy is defined as the average number of additional years that someone at a given age would be expected to live if current mortality conditions remained constant throughout their lifetime. The life expectancy of persons born in Alamance County between 2017 and 2019 is lower than the life expectancy of North Carolina-born residents across all categories- male, female, White, and Black. Because life expectancy calculations are limited to singular categories and do not account for all races, ethnicity, and gender, it does not provide a true and full picture of overall life expectancy of persons born in the county (NC State Center for Health Statistics, 2020). [Chapter 7](#)



Source: NC State Center for Health Statistics, 2020

### Leading Causes of Death

The table below depicts the leading causes of death in Alamance County. According to the data, the residents of Alamance County have a higher mortality rate than the state average overall and for eight of the top ten leading causes of death. In 2019, the highest percentages of deaths were due to two primary causes: heart disease and cancer (Avery et al., 2021). [Chapter 7](#)

<b>Alamance County Leading Causes of Death, 2019</b>		<b>Deaths</b>	<b>% Of deaths</b>	<b>Rate (Per 100,000)</b>
1.	Cancer	421	22.9	248.4
2.	Diseases of the heart	411	22.3	242.5
3.	Chronic lower respiratory diseases	114	6.2	67.3
4.	Cerebrovascular diseases	105	5.7	61.9
5.	Other unintentional injuries	88	4.8	51.9
6.	Alzheimer's disease	85	4.6	50.1
7.	Diabetes mellitus	46	2.5	27.1
8.	Septicemia	31	1.7	18.3
9.	Pneumonia and influenza	31	1.7	18.3
10.	Nephritis, nephrotic syndrome, and nephrosis	30	1.6	17.1
All other causes (residual)		475	25.9	51.9
Total Deaths (All Causes)		1837	100%	854.8

Source: NC State Center for Health Statistics, 2021

<b>NC Leading Causes of Death, 2019</b>	<b>Deaths</b>	<b>Rate (per 100,000)</b>
1. Cancer	19,693	187.8
2. Diseases of the heart	19,661	187.5
3. Chronic lower respiratory diseases	5,411	51.6
4. Cerebrovascular diseases	5,203	49.6
5. Other unintentional injuries	4,683	44.7
6. Alzheimer's disease	4,508	43.0
7. Diabetes mellitus	3,127	29.8
8. Nephritis, nephrotic syndrome, and nephrosis	2,121	20.2
9. Pneumonia and influenza	1,733	16.5
10. Motor vehicle injuries	1,608	15.3
All other Causes (residual)	27,933	266.3
Total	95,951	914.9

Source: NC State Center for Health Statistics, 2021

Some disparities exist in mortality data. Specifically, male residents are disproportionately represented within mortality data compared to female residents. The overall population of Alamance County includes 88,976 female residents and 80,533 male residents. Males were overrepresented in mortality data with more deaths occurring among males than females, as well as males having a higher overall mortality rate compared to females (Avery et al., 2021). [Chapter 7](#)

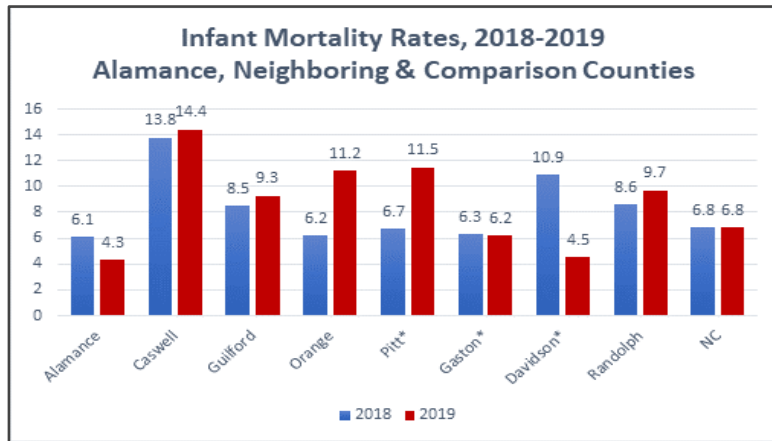
### **Infant Mortality and Maternal Health**

Maternal health and infant mortality are often cited as the foremost indicators for the general state of health of a country or community. The health of mothers and their children often serves as a reflection of the present health of a total population, as well as a predictor of health in the next generation. Infant and maternal mortality are often considered indicators of the strength of a community's health care and support systems.

Several maternal factors and behaviors have been linked to preterm birth and low birth weight, which are strongly correlated with infant mortality. These factors include but are not limited to failure to begin prenatal care in the first trimester, mothers having less than a 12th grade education, and births to adolescent women (under age 20). Babies born too early and/or too small are at a greater risk for health conditions, developmental problems, neurological impairments, development of heart and respiratory problems later in life, as well as educational and social impairments. Babies that are born too small are



considered low birth weight (LBW). Low birth weight is defined, without regard to the duration of the pregnancy, as a baby is born weighing less than 5 pounds, 8 ounces (March of Dimes, 2021). [Chapter 7](#)

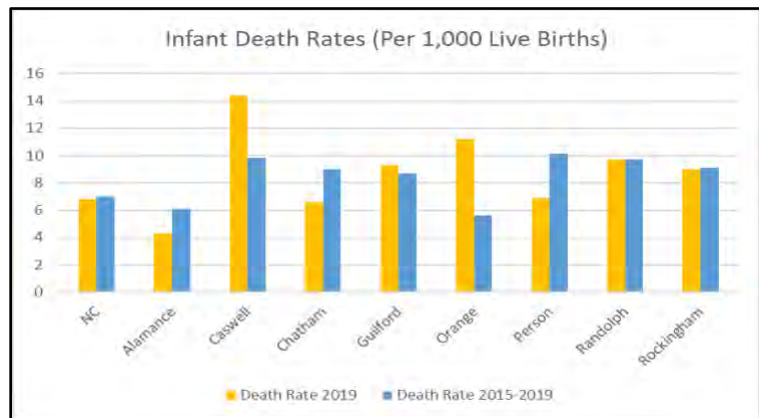


Source: NCDHHS, 2021

Infant mortality rates in Alamance County were 4.3 deaths per 1,000 live births in 2019. The state mortality rate for 2019 was 6.8 deaths per 1,000 live births. Alamance County infant mortality was less than that of surrounding counties (Infant Mortality Statistics, 2020). [Chapter 7](#)

Disparities exist among racial and ethnic groups within the infant mortality rate. The White non-Hispanic infant mortality rate was 4.8 births per 1,000 live births compared to the African American non-Hispanic infant mortality rate of 10.8 deaths per 1,000 live births. The Hispanic infant mortality rate was 5.0 deaths per 100,000 live births (Infant Mortality Statistics, 2020). [Chapter 7](#)

Infant mortality trend data is a better indicator of disparities due to the small sample size of single-year data.

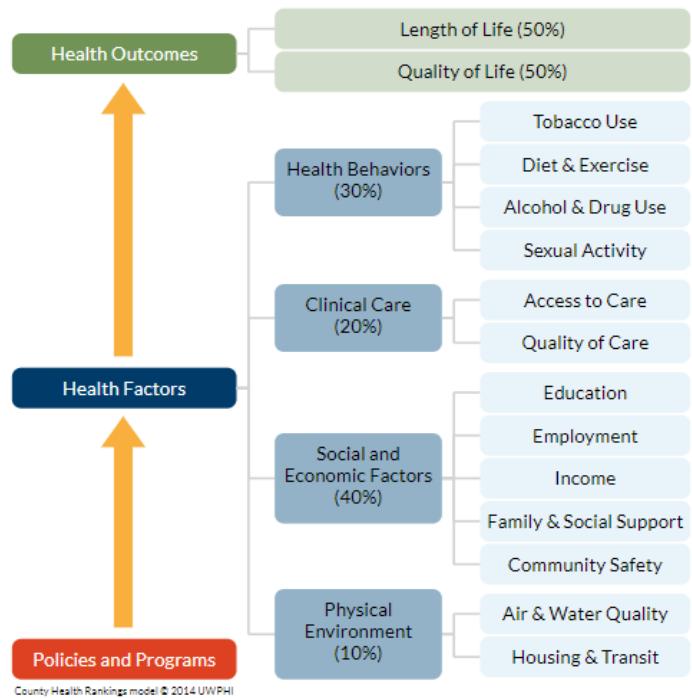


### Morbidity

An important factor in measuring the health of Alamance County residents is morbidity, or the health-related quality of life in the context of overall, physical, and mental health. The County Health Rankings, a collaboration between Robert Wood Johnson and the University of Wisconsin, is one tool that is used to assess health-related quality of life. “The Rankings use more than 30 measures that help communities understand how healthy their residents are today (health outcomes) and what will impact their health in the future (health factors)” (North Carolina Overall Rank, 2021). [Chapter 7](#)

At the time of the previous Community Health Assessment in 2018, the rankings indicated Alamance County ranked 63 out of 100 counties for morbidity. As of 2021, we rank 38 out of 100 counties. Since 2018, there has been an improvement in the overall quality of life of Alamance County residents,

however the county continues to rank within the middle-range of counties in North Carolina. In 2021, the average Alamance County resident experienced 4.1 days of poor physical health during a one-month period, which is higher than the North Carolina average of 3.6 days of poor physical health for one month. The number of poor mental health days experienced by both Alamance County and North Carolina residents were comparable, 4.7 and 4.1, respectively. Another important indicator of how diseases can negatively impact quality of life is hospital utilization data surrounding time spent under care, the number of cases that are admitted under emergency situations and the medical costs incurred from treatment (North Carolina Overall Rank, 2021). [Chapter 7](#)



Additional Alamance County rankings, out of the 100 North Carolina counties:

- 46th for Clinical Care
- 34th for Length of Life
- 44th for Quality of Life
- 45th for Social and Economic Factors
- 46th for Health Behaviors
- 76th for Physical Environment

## Diabetes

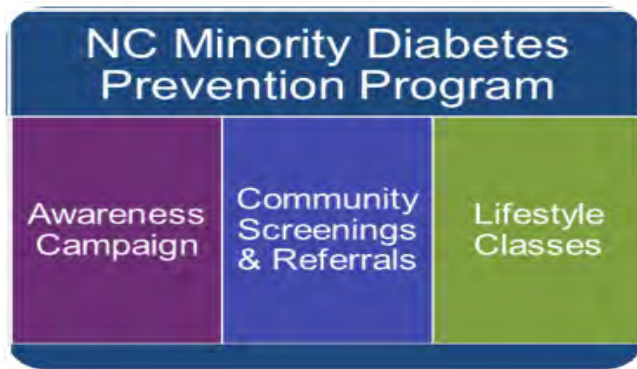
Diabetes is a group of diseases marked by elevated levels of blood glucose, resulting from defects in insulin production or action in the body. In 2019, approximately 11.9% of the state’s population had Type 1 or Type 2 Diabetes (United Health Foundation, 2021). [Chapter 7](#)

In 2017, diabetes mellitus became the 7th leading cause of death in Alamance County, and in 2019 remained the 7th leading cause of death in the state of North Carolina.

There are three types of diabetes as defined by the Center for Disease Control: Type 1, Type 2, and gestational. Type 1 diabetes or juvenile-onset diabetes may account for 5 percent to 10 percent of all diagnosed cases of diabetes. Risk factors are less well defined for Type 1 diabetes than for Type 2 diabetes, but autoimmune, genetic, and environmental factors are involved in the development of this type of diabetes. Type 2 diabetes or adult-onset diabetes may account for about 90 percent to 95 percent of all diagnosed cases of diabetes. Risk factors for Type 2 diabetes include older age, obesity, and family history of diabetes, prior history of gestational diabetes, impaired glucose tolerance, physical inactivity, and race/ethnicity. Gestational diabetes develops in 2 percent to 10 percent of all pregnancies but usually abates when a pregnancy is over. Gestational diabetes occurs more frequently in minorities,

people with a family history of diabetes, or obese women. Women who have had gestational diabetes are at increased risk for later developing Type 2 diabetes (Diabetes Basics, 2021). [Chapter 7](#)

Within the past decade, there has been an increase of more than 33% of individuals being diagnosed with Diabetes in North Carolina. Within the state, Diabetes, specifically Type 2, disproportionately affects racial and ethnic minority groups. In 2018, the prevalence of diagnosed Type 2 Diabetes was about 31% higher for African Americans compared to Non-Hispanic Whites (NC State Center for Health Statistics, 2021). [Chapter 7](#)



Alamance County has served as the lead county for the Local Health Department Region 5 NC Minority Diabetes Prevention Program initiative since 2016 and continues to hold classes, screen individuals for diabetes, and train Lifestyle Coaches within its 9-county service area. Recommendations from the American Diabetes Association to prevent or delay Type 2 diabetes are maintaining a healthy weight, eating well and being active. With these steps, you can stay healthier longer and lower your risk of diabetes.

## Infectious Disease

### Influenza

Influenza, which is most referred to as the flu, is a viral illness that affects the respiratory system and can be very contagious. There are two main strains of the virus, Types A and B, which differ in their molecular structure, and are spread through the inhalation of droplets spread by those infected with the flu from coughing, sneezing, or talking. Symptoms can include fever, cough, sore throat, runny or stuffy nose, fatigue, or headaches. The severity of the illness can range from mild to life-threatening, and certain groups are at a higher risk of complications than others. These groups include populations aged 65 years and over, those with chronic conditions such as asthma or diabetes, pregnant women, and children. The CDC estimates that during a regular flu season up to 90 percent of deaths occur in those who are 65 years of age or older. Pneumonia can be a potential side effect of the influenza virus, as the infection causes inflammation of vessels and worsening of cough or fever and poses a particular risk for older adults and children (Key Facts About Influenza (Flu), 2021). [Chapter 7](#)

Flu viruses can be detected year-round in the United States but are most common during the fall and winter. The exact timing and duration of flu seasons varies, but influenza activity often begins to increase in October. Flu activity tends to peak between December and February, although significant activity can last as late as May (Key Facts About Influenza (Flu), 2021). [Chapter 7](#)

The 2019-2020 flu season (September to May) in North Carolina yielded 12,421 positive cases, confirmed through the State Laboratory for Public Health and Public Health Epidemiologists, for influenza strains in hospitals. Cases peaked in early to mid-February. There was a total of 186 influenza-associated deaths; 105 of those cases were in populations over the age of 65. The 2019-2020 flu season (August to June) in Alamance County yielded 1,016 cases of flu, and the 2020-2021 flu season (August to June) yielded 1,313 cases of flu (*NORTH CAROLINA WEEKLY INFLUENZA SURVEILLANCE SUMMARY 2019-2020 INFLUENZA SEASON*, 2020). [Chapter 7](#)

Administering vaccines is one strategy for preventing and reducing the impact of influenza, as they allow for people to develop antibodies to protect against infection. Flu vaccines protect against the most common strains of the virus and should be administered before the flu season, which can begin as early as October and end as late as May, but usually peaks in December. Although it is recommended for everyone over the age of 6 months to receive a flu vaccine, there are certain groups that have coexisting medical conditions that make it unsafe *NORTH CAROLINA WEEKLY INFLUENZA SURVEILLANCE SUMMARY 2019-2020 INFLUENZA SEASON, 2020*. [Chapter 7](#)

**Tuberculosis**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Alamance County Active TB Cases	5	2	0	4	0	0	4	4	2	4	1

Tuberculosis (TB) is caused by a bacterium called *Mycobacterium tuberculosis*. TB bacteria usually attack the lungs, but it can attack any part of the body such as the kidney, spine, and brain. TB is spread through the air from one person to another when the person with TB coughs, sneezes, speaks, or sings and others breathe in bacteria expelled into the air. Two TB-related conditions exist: latent TB infection (LTBI) and TB disease. People with latent TB infection do not have symptoms and cannot spread TB bacteria to others. However, if TB bacteria become active in the body and multiply, the person will go from having latent TB infection to being sick with active TB disease. Symptoms of active TB may include a cough that lasts more than three weeks, pain in the chest, coughing up blood or sputum, weakness, weight loss, loss of appetite, chills, fever, or night sweats. Active TB is treated through a 6–9-month regimen of medication. If not treated properly, TB disease can be fatal (Basic TB Facts, 2016). [Chapter 7](#)

By law, physicians must report TB cases to the local health department. Both LTBI and TB disease require medical attention. In North Carolina, treatment of both conditions is provided free through the local health department (Tuberculosis, 2019). [Chapter 7](#)

In NC, between 2018 and 2020, there were only 540 cases of TB in the state. As referenced in the above chart, the number of active TB cases in Alamance County continues to remain low (Tuberculosis, 2019). [Chapter 7](#)

## COVID-19

COVID-19 (coronavirus disease 2019) is a disease caused by SARS-CoV-2, a respiratory virus, that was discovered in December 2019 in Wuhan, China. The virus has been found to be very contagious, and has had a profound effect on the world, the State of North Carolina, and Alamance County locally. As of December 31, 2021, there have been over 300,000,000 confirmed cases and over 5,000,000 deaths globally, approximately 70,000,000 cases and 800,000 deaths in the U.S., and nearly 2,000,000 cases and 20,000 deaths in North Carolina (Coronavirus Resource Center, 2022). [Chapter 7](#)



### COVID-19 Response in Alamance County

Alamance County experienced its first case of COVID-19 on March 20, 2020, and its first death due to COVID-19-related complications in May 2020. Over the course of 2020 and 2021, Alamance County experienced 31,666 total cases and 382 total deaths due to COVID-19-related complications (Coronavirus Updates, n.d.). [Chapter 7](#)

The county's coordinated response to COVID-19 included the health department working with Alamance County Emergency Management, Cone Health, community partners, and volunteers to meet the basic needs of the community. Community partner meetings were held weekly to ensure that all entities (business, medical, law enforcement, education, human services) received the same updated information. A separate business collaborative was formed to address the needs of manufacturers, a high-risk population that employed many workers gathered in a central location for an extended period (Coronavirus Updates, n.d.). [Chapter 7](#)

In addition to conducting COVID-19 testing, case investigations, and contact tracing, health department staff and volunteers delivered masks, thermometers, and educational information to each infected person and their household contact(s). For those persons that self-identified being food-insecure while in isolation or quarantine, the health department staff delivered meals or groceries for each person in the household (Coronavirus Updates, n.d.). [Chapter 7](#)

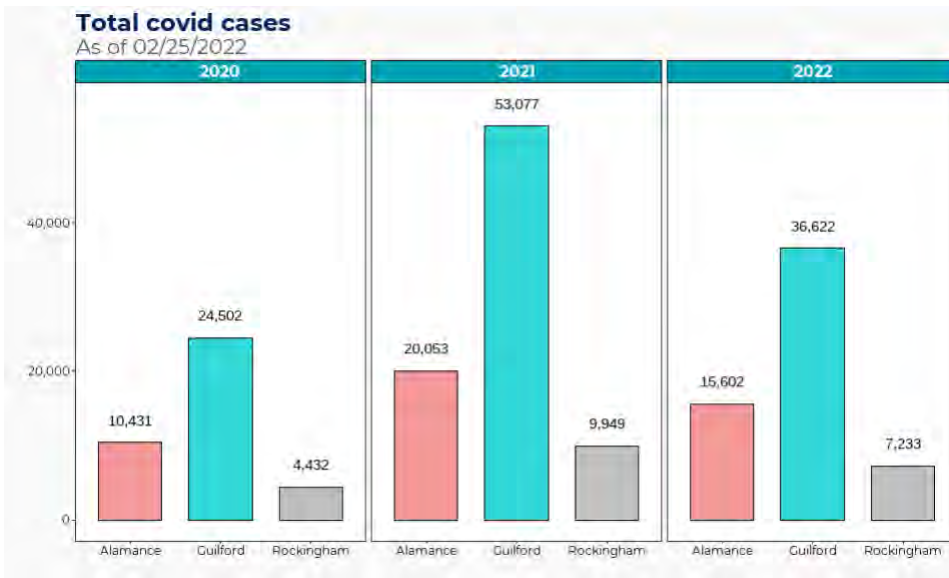
In January 2021, a limited number of vaccinations were made available to the health department. Health department staff, with the assistance of Alamance County Government, Alamance County Emergency Management, the City of Burlington, ABSS, the NC National Guard, and other local volunteers set up a drive-through vaccination site at the Career and Technical Education Center. By the end of February 2021, through a collaborative effort between the health department and Cone Health, an large indoor vaccination site was set up at the JR Outlet area of Burlington. The site was operational until May 2021 (Coronavirus Updates, n.d.). [Chapter 7](#)

Health Department and Cone Health staff continued to collaborate to address the issue of access for historically and currently marginalized populations. Vaccinations were provided at various locations throughout the county, such as parks, low-income housing neighborhoods, Latinx-serving organizations, churches, and schools. Cone Health was designated as a federal site to provide mass COVID-19 vaccinations for the central Triad region. Vaccinations were available at the Dream Center in Burlington and at the Coliseum in Greensboro (Coronavirus Updates, n.d.). [Chapter 7](#)



## Covid Population data for Alamance County and the Cone Health Region

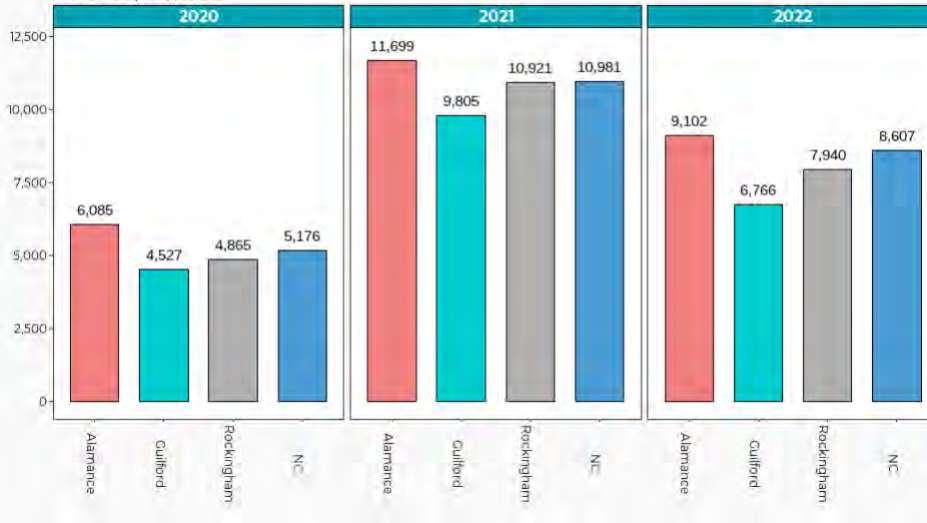
Covid cases by location (as reported by North Carolina Department of Health and Human Services)



In the years 2020, 2021, and thus far in 2022, Alamance County has had more cases of COVID per 100k residents than Guilford and Rockingham counties, and the state of North Carolina as a whole. Guilford county has had the fewest cases per 100k of the same areas.

**Total Covid Cases per 100k Residents**

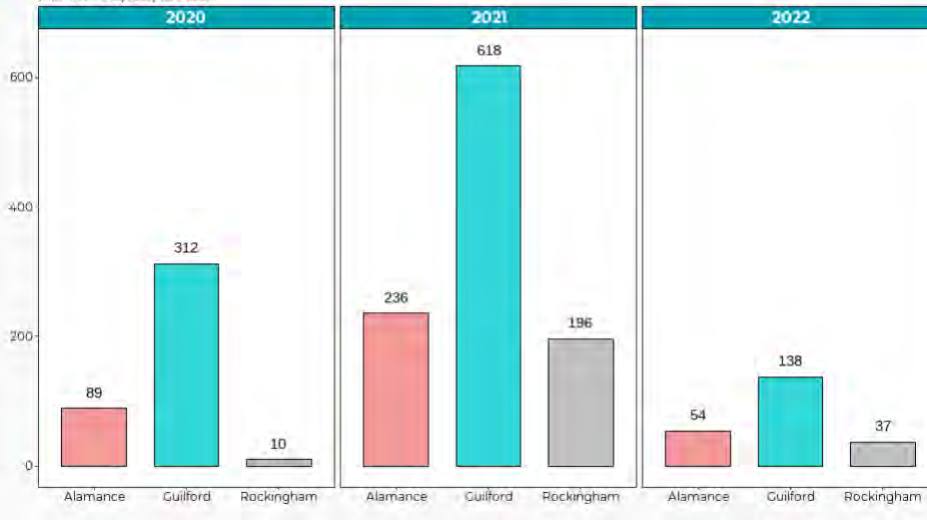
As of 02/25/2022



**Deaths by Location**

**Total covid deaths**

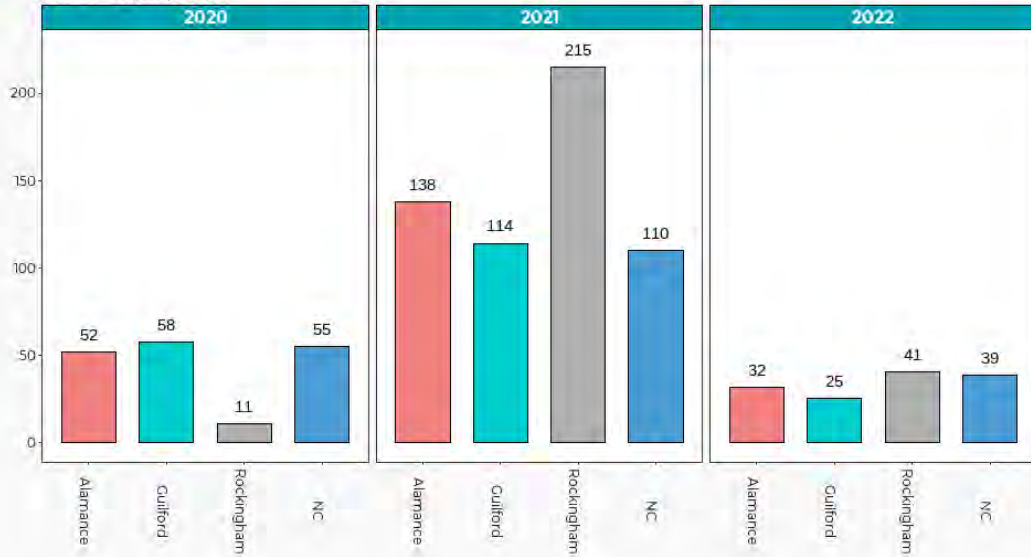
As of 02/25/2022



When comparing NC and the counties of Alamance, Guilford, and Rockingham; since 2021, Rockingham County has had the most deaths per 100k residents followed by Alamance.

### Total Covid deaths per 100k Residents

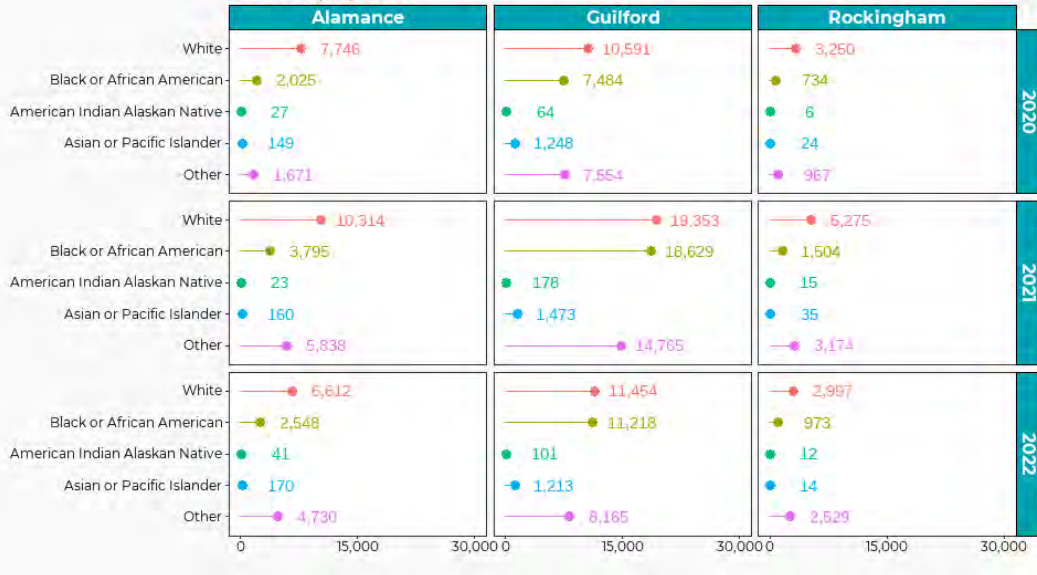
As of 02/25/2022



### Cases

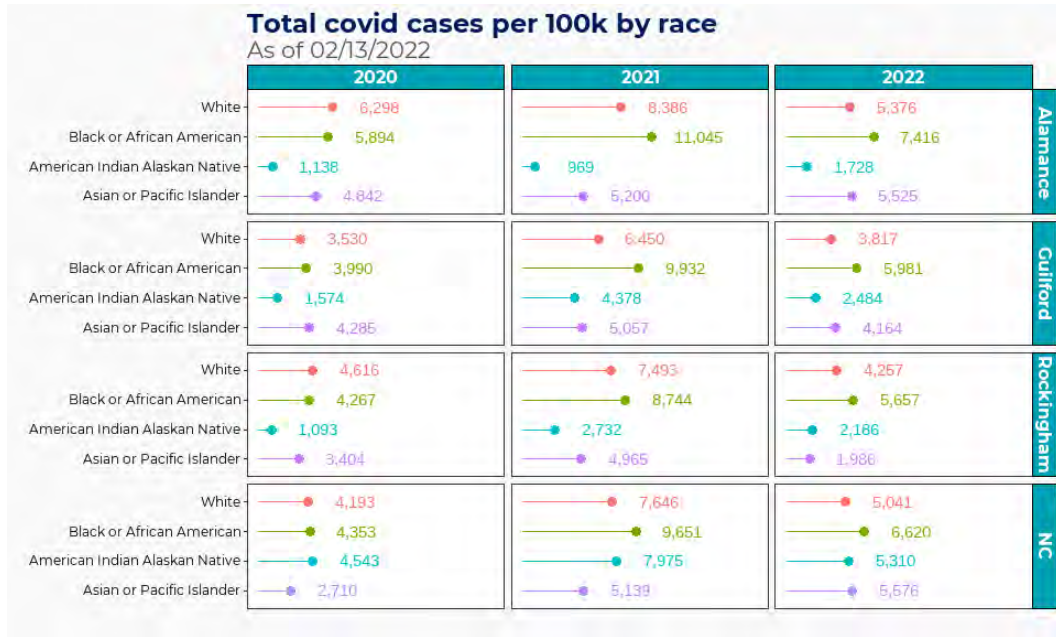
#### Total covid cases by race

As of 02/13/2022

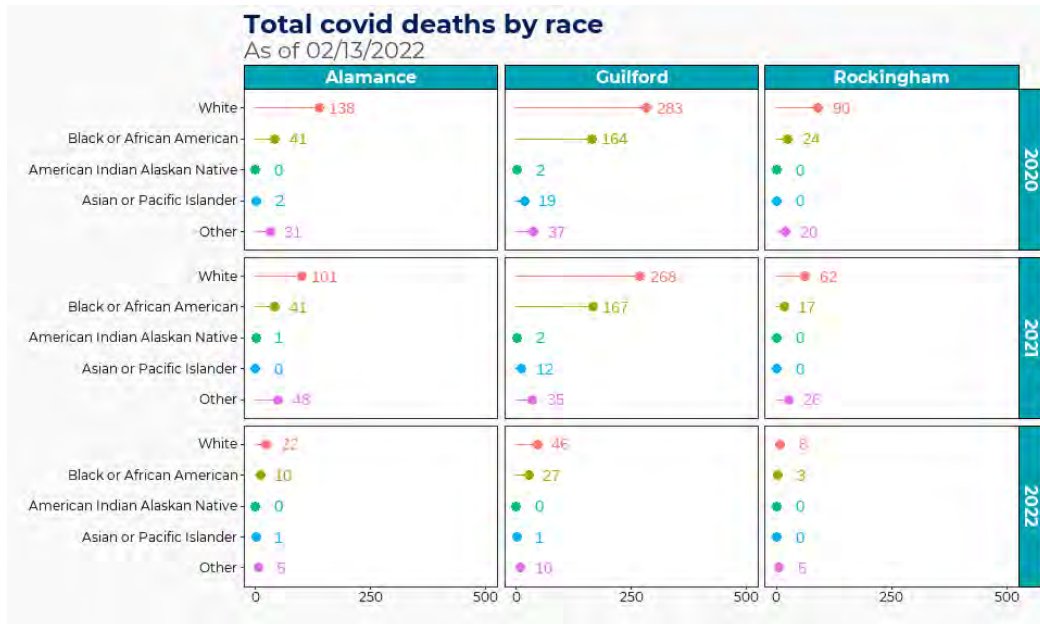


Those cases whose race identified as Black or African American have had the most cases of COVID per 100k residents when comparing NC and the counties of Alamance, Guilford, and Rockingham.



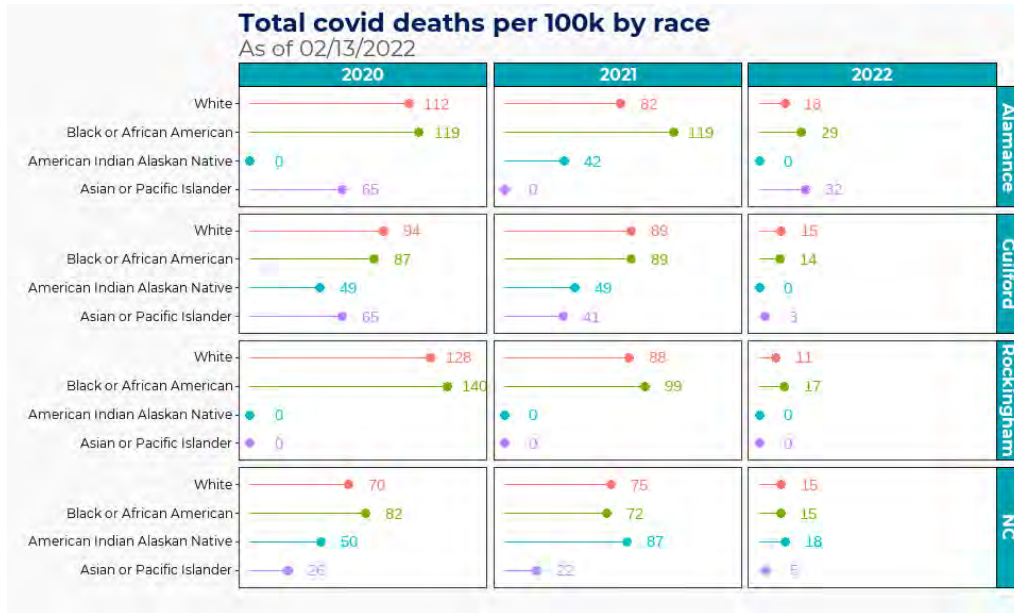


## Deaths



In Alamance and Rockingham counties, those whose race identified as Black or African American have had more deaths per 100k residents compared to other races.

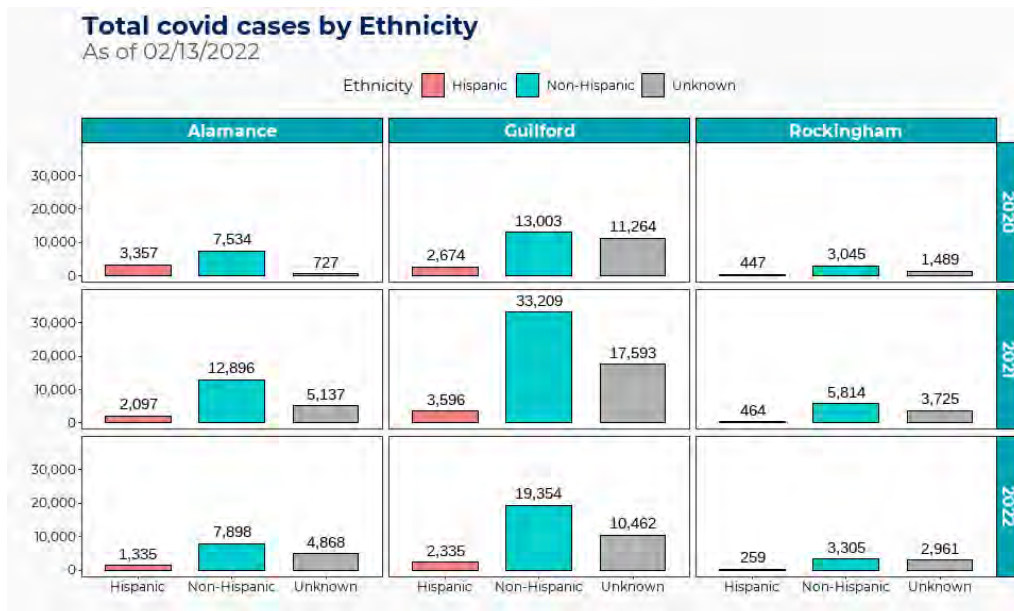
Deaths per 100k are similar between the races of Black and white both statewide and in Guilford County.



## Ethnicity

### Cases

Hispanics are more likely to have contracted COVID compared to non-Hispanics across all three counties.



**Total covid cases per 100k Residents: by Ethnicity**  
As of 02/13/2022



**Deaths**

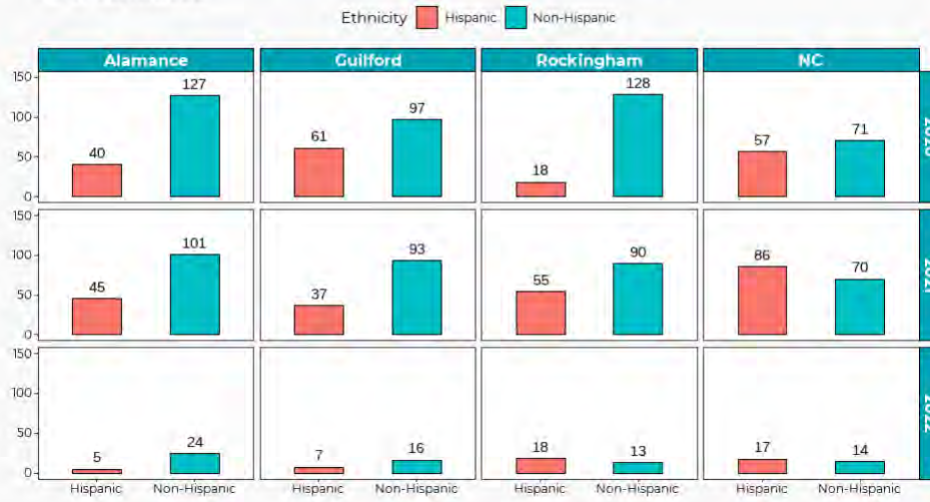
Although Hispanics are more likely to have contracted COVID, they have been less likely to die from COVID compared to non-Hispanics.

**Total covid deaths by Ethnicity**  
As of 02/13/2022



### Total covid deaths per 100k Residents: by Ethnicity

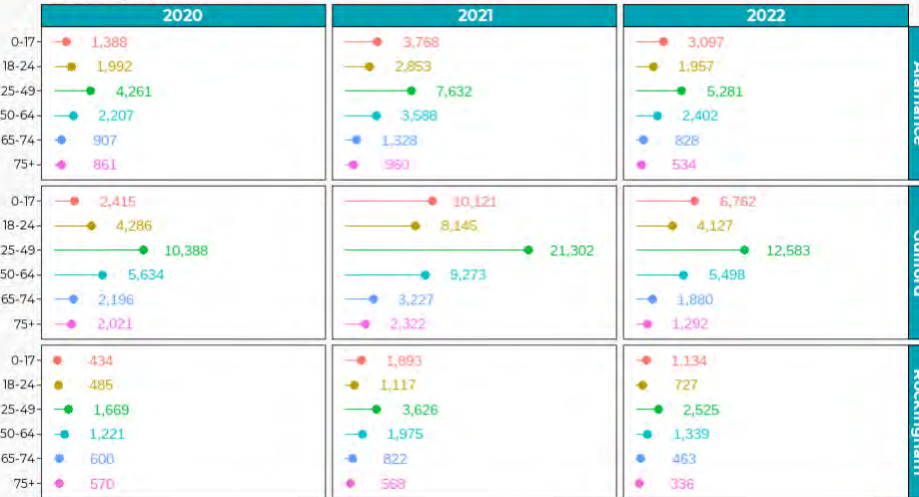
As of 02/13/2022



### Cases

#### Total covid cases by age group

As of 02/13/2022



**Total covid cases per 100k by age group**

As of 02/13/2022



**Deaths**

**Total covid deaths by age group**

As of 02/13/2022



### Total covid deaths per 100k by age group

As of 02/13/2022



## Vaccinations

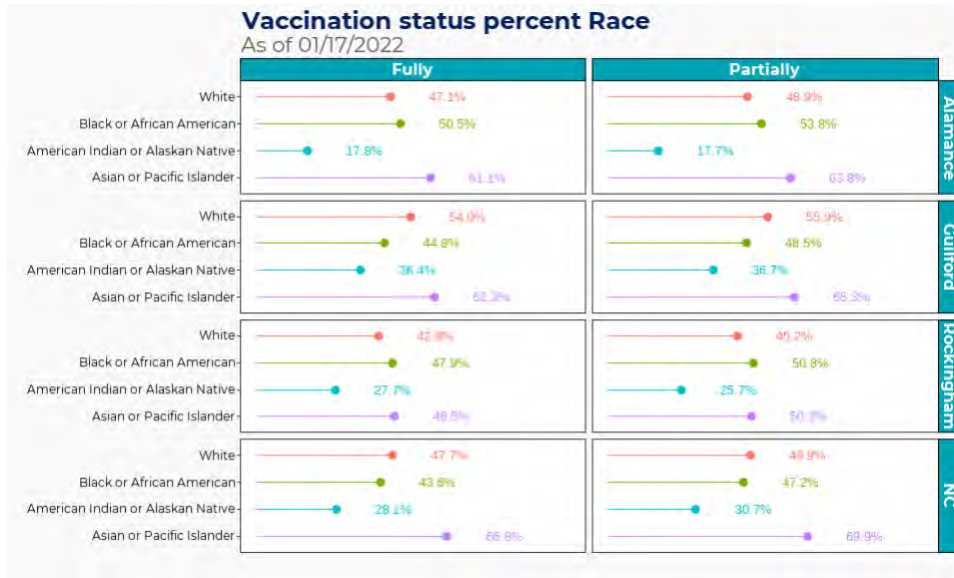
### Overall population

#### Vaccination status % by area

As of 01/17/2022



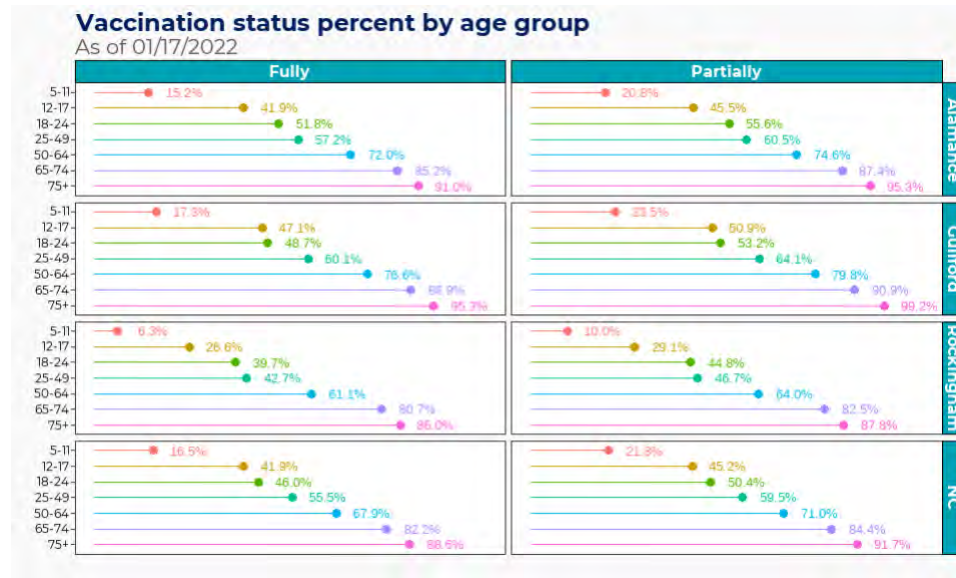
## Race



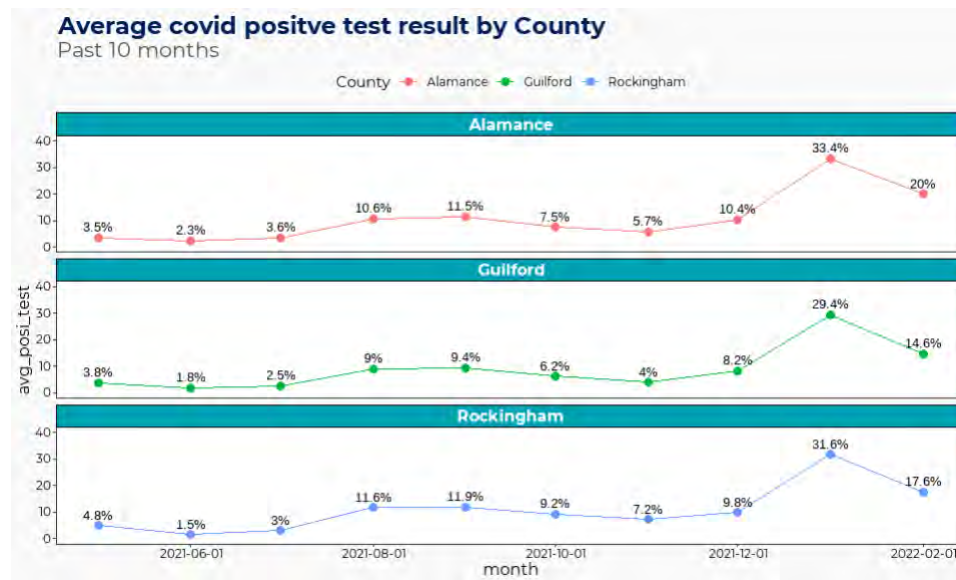
## Ethnicity



## Age Group



## Testing

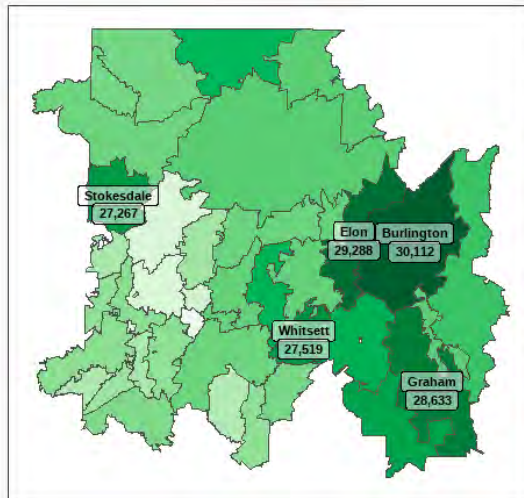




7.2 Cases per 100k

Top 5 labeled

**Cases per 100k Residents**  
Alamance, Guilford, and Rockingham Counties

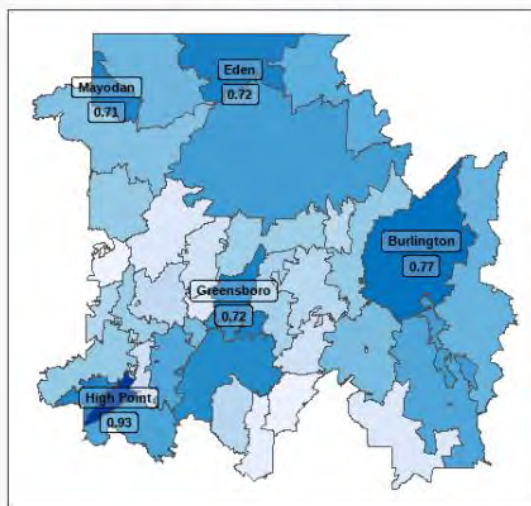


7 Zip Code Map

7.1 SVI by Zip Code

Top 5 most vulnerable labeled

**Social Vulnerability Index by Zip Code**  
Alamance, Guilford, and Rockingham Counties

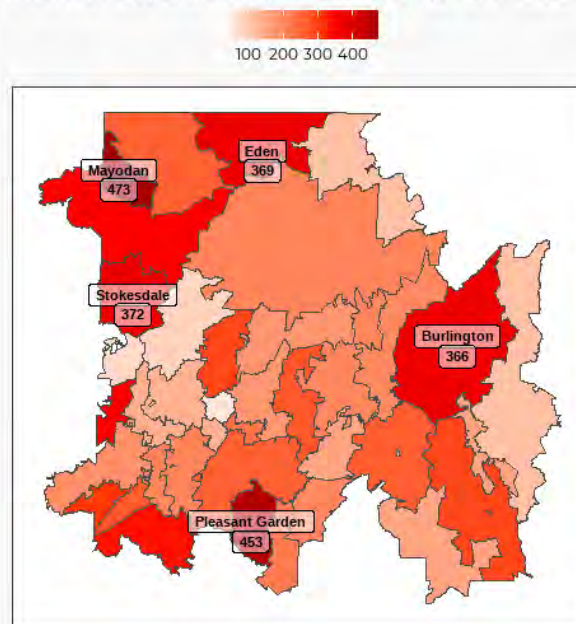


## 7.3 Deaths per 100k

Top 5 labeled

**Deaths per 100k Residents**

Alamance, Guilford, and Rockingham Counties

**Communicable Diseases****Sexually Transmitted Infections**

Sexually Transmitted Infections (STIs) are passed from one person to another through intimate physical contact and from sexual activity including vaginal, oral, and anal sex. These infections can be caused by bacteria, parasites, or viruses. The most common STIs are gonorrhea, chlamydia, the human papillomavirus infection (HPV), syphilis, genital herpes, and HIV/AIDs. While STIs affect individuals of all ages, they take a very heavy toll on young people. The CDC estimates that adolescents and young adults between the ages of 15-24 make up just over one quarter of the sexually active population, but account for almost half of the 26 million new sexually transmitted diseases that occur in the United States in 2018. STIs are not only costly, accounting for \$16 billion in medical costs in the United States, annually, they are also of notable concern and of public health significance impacting morbidity and mortality in communities. They can cause infertility of women, sterility in men, ectopic pregnancies, cancer, cirrhosis or liver failure, and early death. Individuals who contract STIs tend to not know that they have one because most STIs are asymptomatic (showing no symptoms), therefore prevention, testing, and treatment are critical elements in controlling outbreaks. To prevent the spread of STIs entirely, abstain from sex or if you choose to have sex, always use an external barrier method such as a condom and get tested often at your local health department or clinic. If you are diagnosed with a STI, know that all can be treated with medicine, and some can be cured entirely (Facts & Figures, 2021). [Chapter 7](#)

### Data on the Burden of STIs and HIV

Human Immunodeficiency Virus (HIV) is a virus that affects specific cells of the immune system, called CD4 cells, or T cells. Over time, HIV can destroy so many of these cells that the body cannot fight off infections and disease, which may result in acquired immunodeficiency syndrome, or AIDS, in which immune systems are severely weakened. Currently, there is no effective cure for HIV or AIDS. With proper medical care, HIV can be controlled with treatment called antiretroviral therapy or ART. It can dramatically prolong the lives of many people infected with HIV and lower their chance of infecting others. Today, someone diagnosed with HIV and treated before the disease is far advanced can have a normal life expectancy. As of December 31, 2020, the number of people living with HIV who reside in North Carolina (including those initially diagnosed in another state) was 34,963 (2019 North Carolina HIV Surveillance Report, 2020). In 2020, 1,079 new HIV diagnoses were reported among adults and adolescents. Adolescents (aged 13-24) had a total of 277 new cases, a rate of 16.6 persons per 100,000. In the same year, 14 new HIV diagnoses were reported among the adult and adolescent population in Alamance County, a rate of 9.7 persons per 100,000 population. This rate is a slight decrease from 2018 (20 cases, rate= 14.3 per 100,000). Alamance County ranks 27th in the state for the rate of new HIV cases (2019 North Carolina HIV Surveillance Report, 2020). [Chapter 7](#)

#### HIV in North Carolina

	Cases
People Living with HIV	34,963
New HIV Diagnoses Among Adults and Adolescents	1,079

Source: "2019 North Carolina HIV Surveillance Report," 2020

#### HIV in North Carolina Among Adolescents (aged 13-24)

	Cases	Rate per 100,000 population
New HIV Diagnoses Among Adolescents	277	16.6

Source: "2019 North Carolina HIV Surveillance Report," 2020

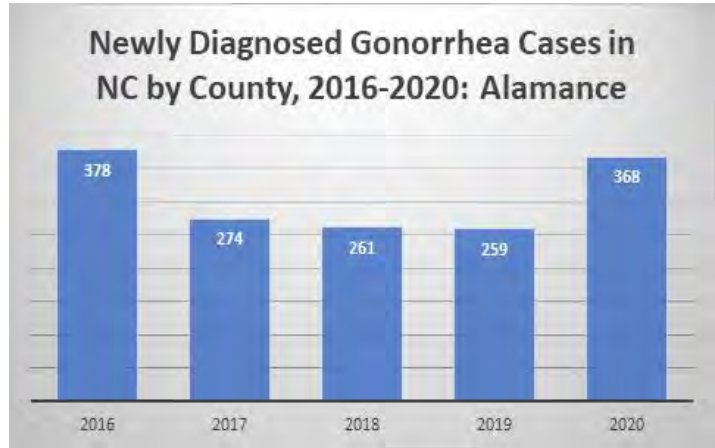
#### HIV in Alamance County

	Cases	Rate per 100,000 population
New HIV Diagnoses Among Adults and Adolescents, 2018	20	14.3
New HIV Diagnoses Among Adults and Adolescents, 2020	14	9.7

Source: "2019 North Carolina HIV Surveillance Report," 2020

**Gonorrhea**

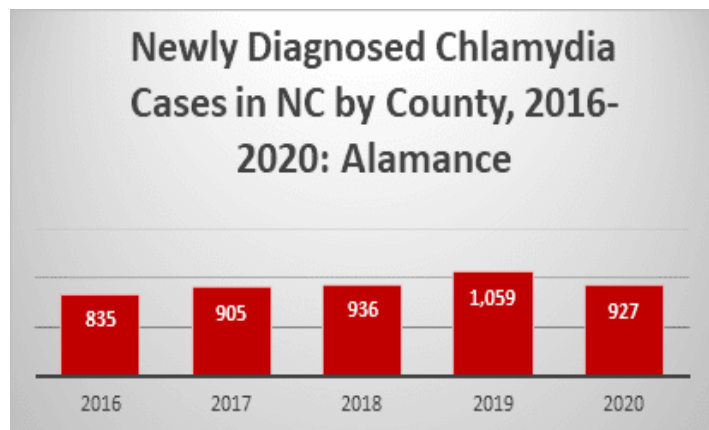
Gonorrhea is a sexually transmitted disease that can affect anyone who is sexually active. It can cause infections in the genitals, rectum, and throat. This disease is quite common among young people between the ages of 15-24. Gonorrhea can be contracted by having vaginal, anal, or oral sex with someone who has gonorrhea. Gonorrhea can also be spread from a mother to her baby during delivery. In North Carolina, pregnant women are screened for gonorrhea at intervals during pregnancy and if they are infected, newborns receive an antibiotic prophylactic eye ointment as a preventive measure against gonorrheal conjunctivitis. In men, symptoms of Gonorrhea are more profound compared to women, who experience no symptoms. Immediate testing and treatment are critical if you or your partner are experiencing symptoms. Gonorrhea can be cured with the right treatment (Facts & Figures, 2021). [Chapter 7](#)



In North Carolina, in 2020, the reported number of gonorrhea cases was 28,014, a rate of 264.3 persons per 100,000 population, an increase from 26,795 cases in 2019 (rate of 254.3 persons per 100,000 population). In the same year (2020), Alamance County reported 368 gonorrhea cases, a rate of 214.8 persons per 100,000 population. The gonorrhea rates for the county had declined since 2016 (381 cases), however the current rates are an increase from the past few years. As with all STIs, the best way to prevent infection before it occurs is using external barrier methods (i.e., condoms) to not spread the infection rather than rely on secondary treatments (Facts & Figures, 2021). [Chapter 7](#)

**Chlamydia**

Chlamydia is a common STI that can infect both men and women. Individuals who have unprotected sex (oral, anal, or vaginal) with someone who has chlamydia are at a high risk of contracting chlamydia. Most people with chlamydia show no symptoms. If you do have symptoms, they may not appear until several weeks after you have sex with an infected partner. Even when chlamydia causes no symptoms, it can eventually cause damage to other parts of your body. Chlamydia is like gonorrhea in that, it can be cured with the right treatment. However, if chlamydia goes untreated in women, the infection can cause pelvic inflammatory disease and indefinitely cause permanent damage to the woman’s reproductive system. To prevent such an infection, abstaining from



sex is always an option and using external barrier methods is another. Repeat infections with chlamydia are common (Facts & Figures, 2021). [Chapter 7](#)

In North Carolina, in 2020, the reported number of chlamydia cases was 64,342, a rate of 607 persons per 100,000 population, a decrease from 71,391 cases in 2019 (rate of 679.8 persons per 100,000 population). In the same year (2020), Alamance County reported 927 chlamydia cases, a rate of 541 persons per 100,000 population. The chlamydia rates for the county have steadily increased since 2013 (646 cases) overall but a decrease from 2019 which was 1,059 new cases at a rate of 626 persons per 100,000 population (Facts & Figures, 2021). [Chapter 7](#)

## Syphilis

Syphilis is an STI that can cause long-term complications if not treated correctly. Symptoms in individuals are divided into primary, secondary, latent, and late syphilis. The infection can be acquired through direct contact with a syphilis sore during vaginal, anal, or oral sex. Syphilis can also be spread from an infected mother to her unborn baby. Syphilis can have very mild symptoms or none. The symptoms of syphilis can resemble those of many other diseases. These can include a painless syphilis sore that appears after initial exposure, or a non-itchy body rash that develops during the second stage on the palms of your hands and soles of your feet. Syphilis can be cured with the right antibiotics from a health care provider. However, treatment might not undo any damage that the infection has already done. It is important to get tested often especially if you have had sex with anyone who has been tested positive for syphilis. In North Carolina, in 2020, the number of early syphilis (primary, secondary, and latent) cases diagnosed was 2,342, an incidence rate of 22.1 persons per 100,000 population. This number is an increase from the 2,113 cases diagnosed in 2019 (rate of 20.1 per 100,000). In the same year (2020), Alamance County reported 48 cases (primary, secondary, and early), a rate of 28 persons per 100,000 population and 12 cases of unknown duration and late, a rate of 7 per 100,000 (2019 North Carolina HIV Surveillance Report, 2020) (Facts & Figures, 2021). [Chapter 7](#)

Newly Diagnosed Syphilis Annual Cases by Stage of Infection in NC by County, 2020

	Primary, Secondary, and Early	Unknown Duration and Late	Total
County	Cases	Cases	Cases
Alamance	48	12	60

Source: ("Facts & Figures," 2021)

## ***Interpretations: Disparities and Emerging Issues***

There are distinct health disparities among certain populations regarding risk factors and sexual health. Young adolescents and adults, ages 20-29, have the highest incidence rates for HIV, Syphilis, Gonorrhea, and Chlamydia. Among gender groups, men are more likely than women to be infected with all STIs and HIV. Further, when examined by race/ethnicity, Black people/African Americans have the highest incidence rates for all STIs and HIV. In 2020, in North Carolina, Black/African American men had the highest rates of early syphilis (47.5 persons per 100,000 population) and primary and secondary syphilis cases (55.9 persons per 100,000). Lastly, for adults and adolescents newly diagnosed with HIV in 2019, men who report sex with men (MSM) accounted for 55.7% of all cases. Several STIs, such as syphilis are risk factors for HIV, communication with partners and health care providers, testing, and treatment are critical in preventing HIV infection among marginalized groups at a high risk. (North Carolina Public

Health, 2019) Circumstantial factors such as poverty and income influence sexual behavior and sexual networks. In Alamance County, 21.8 % of children (those under 18 years of age) are living in poverty which is higher than the state rate of 19.3% (in 2019). These factors contribute tremendously to the persistent, marked racial disparities in STI rates. North Carolina surveillance data shows higher STI rates in some racial and ethnic groups and factors such as poverty and gaps in wealth distribution drive these differences. For families who cannot afford basic needs such as food and transportation, they may have trouble accessing quality sexual health services, and may have had experiences with the health system that discourage the accessing of testing and care (Facts & Figures, 2021). [Chapter 7](#)

2020 STI rates may not be accurate due to the COVID pandemic and lack of access to testing.

### Recommendations

The following are suggestions for reducing the risk of contracting all STIs:

- Talk openly with all partners about STIs and HIV
- Use external barrier methods (i.e., condoms) during all sexual acts to prevent transmission of bacteria and viruses and limit contact with sores from diseases such as syphilis.
- Maintain a mutually monogamous relationship with a partner who has been tested and has negative STI test results. Continue to get tested with your partner. It is the only way to know if you have an STI.
- Normalize seeking reproductive health services
- Continue to undergo regular and frequent STI testing and screenings.
- If you have a STI, work with your provider to get the right medicine.
- Seek pre-exposure prophylaxis, PrEP, an HIV prevention tool that prevents HIV from establishing in the body by stopping the virus from entering your cells or replicating even if you have been exposed.
- Abstain from sex (vaginal, oral, or anal) or reduce the number of partners to prevent exposure to infections.

### Current Initiatives and Resources

- The Alamance County Health Department 319 N Graham Hopedale Rd B, Burlington, NC 27217
  - Alamance County Health Department continues to offer free STI screening and treatment for individuals. In addition, Alamance County Health Department offers several internal contraceptive barrier methods for women and provides educational opportunities for young and older women regarding their reproductive health. Teen-Friendly Clinic at the Health Department for adolescents and young adults under the age of 20 seeking free or low-cost care in a confidential setting.
- Open Door Clinic- Alamance County 319 N. Graham Hopedale Road, Suite E, Burlington, NC 27217 Open Door Clinic
  - The Open Door Clinic is located behind the Alamance County Health Department, they offer free healthcare services to uninsured residents of Alamance County

## Reproductive Health and Life

Reproductive health refers to the diseases, disorders and conditions that affect the functioning of the male and female reproductive systems during all stages of life. It is important for both men and women to take steps to protect their bodies from infection and injury and prevent problems-including some long-term health problems (CDC, 2017). [Chapter 7](#)

Reproductive life planning is the process where men and women set goals such as deciding to have a child, and how to achieve those goals. A woman's reproductive system is a delicate and complex system in the body therefore, individuals should choose a reproductive life plan that works best for them. Reproductive life plans also depend on the individual's personal goals regarding education, employment, housing, social support, and personal health behaviors such as diet, tobacco use, and exercise. Reproductive life planning can include planning for pregnancies or not becoming pregnant, considering access to health services for preconception/wellness services including family planning, and having dialogue between with a health care provider. Reproductive life planning is intended to help individuals prevent unintended pregnancies (a pregnancy that is mistimed, unwanted, or unplanned at the time of conception) and STIs/HIV, recognize what steps are needed for having children or not having children and ensure healthy outcomes for women, children, and families (National Institute of Environmental Health Sciences, 2018). [Chapter 7](#)

An essential part of a reproductive life plan includes the dialogue between the individual and their health care provider. If there is a lack of communication and individuals do not seek healthcare services, problems can arise over the years in relation to the individual's reproductive system and their potential to have children. Disorders of reproduction can include birth defects, developmental disorders, low birth weight, preterm birth, reduced fertility, impotence, and menstrual disorders. The health of women, mothers, and children often serves as a reflection of the present health of a total population, as well as a predictor of health in the next generation. Infant and maternal mortality are often considered indicators of the strength of a community's health care and support systems. Over the years, infant mortality steadily increases in Alamance County, the disparities contributing to the rate are highlighted below.

### **Disparities and Interpretations**

Several maternal factors and behaviors have been linked to preterm birth and low birth weight, which are strongly correlated with infant mortality. These factors include but are not limited to failure to begin prenatal care in the first trimester, mothers having less than a 12th grade education, and births to adolescent women (under age 20). All these factors are affected by a woman's individual health knowledge and behaviors, access to appropriate care, and socioeconomic factors (i.e., education, employment, income). In Alamance County, the infant mortality rate is 4.3 (2019), this rate is lower than the State (6.8) and an overall decrease from the last assessment in 2018. As stated above, education of the mother is a contributing factor to the health of an unborn baby (Demographics Indicator, 2020). [Chapter 7](#) In Alamance County, there is an unemployment rate of 7.2%. which has increased since 2019 (3.8%). The rate of children (individuals under 18) living in poverty in Alamance County is 21.8% which is slightly higher than the 2019 rate of 19.8% (Demographics Indicator, 2020). [Chapter 7](#) Family income has been shown to affect a child's well-being and children in poverty are more likely to have physical health problems like low birth weight. To assist women with their health before conception and during pregnancy, birth, and the postpartum period, Alamance County Health Department offers Women's Health Services, Prenatal Care, and Centering Pregnancy. Addressing health conditions among infants early can prevent death, disability, and enable children to live prosperous, healthy lives.

### **Recommendations**

The following are suggestions in preventing unintended pregnancies, STIs/HIV, and other disorders/infections of your reproductive system: (NCDHHS, 2009) [Chapter 7](#)

- Create a reproductive life plan
- Talk openly with partner and healthcare provider about plan
- Choose external and internal contraceptive methods that are affordable and meet health needs

- Normalize seeking reproductive health and family planning services
- Ask questions ALWAYS if unsure and need clarification

### **Pregnancy, Prenatal Care, and Adolescent Pregnancy**

While Alamance County's low birth weight percentage has been consistent with our region and the state of North Carolina, there has been a notable trend of the current rate being over 2% lower than the state's rate. It is also worth noting that our state's percentage is higher than the national average and our region. Orange and Pitt County have seen a significant increase from 2018 to 2019 and are much higher than the state average. As noted above, this factor is a prime indicator of our community's overall health.

Babies born with low birth weight are more likely than babies of normal weight to have health problems and require specialized medical care in the neonatal intensive care unit. Low birth weight is typically caused by premature birth and fetal growth restriction, both of which are influenced by a mother's health and genetics. The most important things an expectant mother can do to prevent low birth weight are to seek prenatal care, take prenatal vitamins, stop smoking, and stop drinking alcohol and using drugs. It is important to note that in 2019, 1 in 11 babies (9.3% of live births) was low birthweight in North Carolina. The low birthweight rate in North Carolina (9.3%) had not met the Healthy People 2020 objective of no more than 7.8% of live births, set by the U.S. Department of Health and Human Services. Black infants (14.5%) were about 2 times as likely as Hispanic infants (7.4%) to be born low birthweight during 2017-2019 (average). Alamance County's low birthweight average is 10.8 which is higher than the state's and nation's average.

After infants are born, breastfeeding remains an important predictor for health outcomes of both the mother and child. The health benefits of breastfeeding include less risk diarrhea, ear infections, and lower respiratory tract infections, sudden infant death syndrome, diabetes, and obesity. Breastfeeding also helps protect mothers from breast and ovarian cancer. Women's, Infants, and Children (WIC) Food and Nutrition Service remains committed to the nutrition of both mothers and their children, and recipients of these services in Alamance County have remained consistently around or above the North Carolina state average for infant's breastfeeding during their first months of life. Guilford County has higher rates of participation than Alamance County, but Alamance is comparable to state rates.

Prenatal care involves physical exams, weight checks, and various diagnostic tests to monitor the health of the mother and the developing child. In addition, it provides opportunities for physicians to discuss the mother's and infant's health and answer any questions the mother may have regarding the pregnancy. Babies born too early, also known as preterm birth, are most likely to have low birth weight.

It is important to note that Alamance County has a higher teen pregnancy rate relative to Guilford County. Teen pregnancy is highly correlated to low birthweight births. Therefore, it is not only important to provide education to reduce the percentage of teen pregnancies, but it is equally important to ensure that teen mothers have access to prenatal care so that they can have the healthiest possible pregnancy. Although there have been slight reductions in the pregnancy rate per 1,000 for 15-19-year-old women, Alamance County's average rate in 2018 was still higher at 21.1 compared to Guilford County's rate of 20.6 (ALAMANCE COUNTY, NC, 2019). [Chapter 7](#)



2018 Teen Pregnancies	
Number of pregnancies among 15-19-year-old girls:	141
Teen pregnancy rate per 1,000 15-19-year-old girls:	21.1
Teen pregnancy rates by race/ethnicity	
African American:	35.0
Hispanic:	38.6
White:	12.8
Teen pregnancy rates by age	
15-17-year-olds:	11.3
18-19-year-olds:	30.2
Number of pregnancies among 15-17-year-old girls:	36
Number of pregnancies among 18-19-year-old girls:	105
Percent of Repeat Pregnancies:	22%
Teen birth rate per 1,000 15-19-year-old girls:	17.5
NC County Ranking (out of 100 counties):	59
Change since 2017:	-19%

Source: "ALAMANCE COUNTY, NC," 2019

## Substance Abuse and Prevention Programs

### Tobacco, Alcohol, and Substance Abuse

Most medication/drug overdoses in the U.S., as well as North Carolina, are unintentional. The types of drugs that are included in the following statistics are: commonly prescribed opioids, cocaine, alcohol, heroin, benzodiazepines, psychostimulants and antiepileptics. In 2019, there were 38 all intents poisoning deaths in Alamance County which is a decrease from the two previous years. Alamance County has a slightly lower rate of unintentional overdose deaths compared to the state, 17.3 per 100,000 to 18.5 per 100,000, respectively. Most of these unintentional deaths were between the ages of 25-54 years old (IVP Branch: Poisoning Data, 2022). [Chapter 7](#)



Unintentional Overdose Deaths, 2019

	Deaths per 100,000 population
Alamance	17.3
North Carolina	18.5

Source: NCDHHS, 2020

North Carolina’s law to prohibit smoking in certain public places went into effect January 2, 2010. Burlington Housing Authority (BHA) properties went smoke-free within 25 feet of their entrances on June 1, 2017. In addition, the City of Graham adopted a new policy on October 3rd, 2017, that prohibits smoking on all city property and grounds. Unless businesses, schools, restaurants, and other facilities

prohibiting tobacco smoke have recently replaced the existing tobacco-free signs, the existing signs are outdated and do not clearly communicate that all e-cigarettes are also prohibited.

Since August 2008, G.S. 115C-407 has required that every North Carolina school district have a written 100% tobacco-free school policy that prohibits the use of any tobacco products on campus and at school-related events for students, staff, and visitors. Under S.L. 2013-165, e-cigarettes are defined as “tobacco products.” A popular e-cigarette among high school students is shaped like a USB flash drive. JUUL is a popular brand of e-cigarette that has as much nicotine as a pack of 20 regular cigarettes. The North Carolina Youth Tobacco Survey (NC YTS) revealed that 20.9% of North Carolina high school students currently use e-cigarettes (NC YTS, 2019). [Chapter 7](#) Nationally, in 2021, the rate was 11.3 percent of high schoolers had used e-cigarettes in the past 30 days (North Carolina Youth Tobacco Survey Middle & High School Fact Sheet, 2021). [Chapter 7](#)



(CDC, 2021; Google Images)

According to the CDC e-cigarettes are unsafe for kids, teens, and young adults because:

- Most e-cigarettes contain nicotine—the addictive drug in regular cigarettes, cigars, and other tobacco products.
- Nicotine can harm the developing adolescent brain. The brain keeps developing until about age 25.
- Using nicotine in adolescence can harm the parts of the brain that control attention, learning, mood, and impulse control.
- Each time a new memory is created, or a new skill is learned, stronger connections – or synapses – are built between brain cells. Young people’s brains build synapses faster than adult brains. Nicotine changes the way these synapses are formed.
- Using nicotine in adolescence may also increase risk for future addiction to other drugs.

(About Electronic Cigarettes (E-Cigarettes), 2021) [Chapter 7](#)

### Combating Opioid Abuse

Alamance County, like many counties, has seen increased effects of opioid abuse in recent years. In years past, prescribed pain medication such as oxycodone and hydrocodone, were the leading cause of opioid-related deaths but more recently, heroin, fentanyl, and chemically modified fentanyl (fentanyl analogues) are the majority (IVP Branch: Poisoning Data, 2022). [Chapter 7](#) From 2015 to 2019, there was a rate of 13.5 opioid related deaths per 100,000 people in Alamance County (NCDHHS, 2020). North Carolina had an increase in illicit opioid overdose deaths by 5% in 2019 compared to 2018 (NCDHHS, 2021). [Chapter 7](#) To expand the capacity of first responders to reduce the number of opioid deaths, the police departments of Burlington, Elon University, Town of Elon, Gibsonville, Graham, and Mebane, as well as the Alamance County Sheriff’s Office, now carry naloxone. In 2017, Alamance County EMS administered 369 doses of naloxone. (Emergency Medical Services of Alamance County).

All Intents Opioid Poisoning Deaths in North Carolina

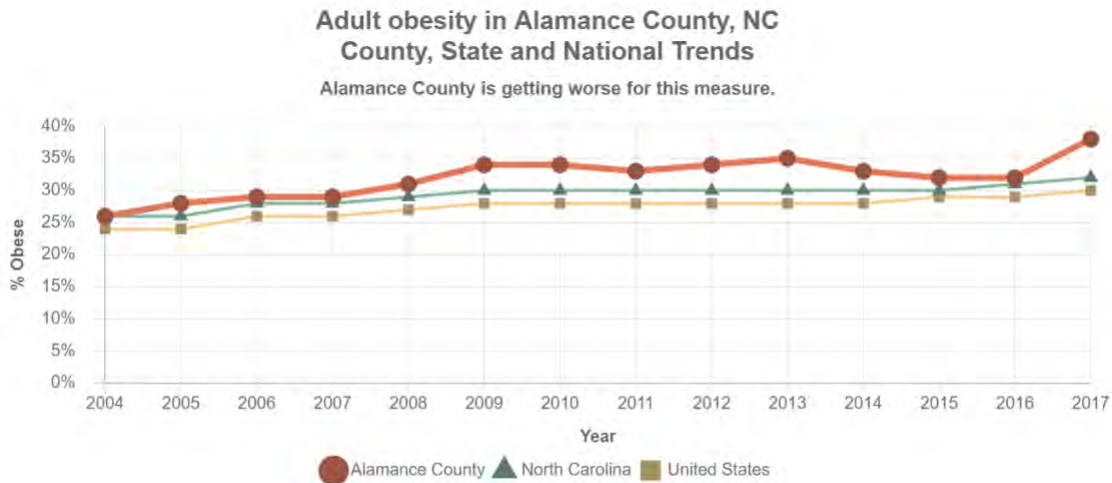
	Deaths per 100,000 population
2018	17.3
2019	18.1

Source: NCDHHS, 2021

The Prescription Drug Abuse Prevention Task Force, a subcommittee of Alamance Citizens for a Drug Free Community, works to promote the four medicine drop boxes available in Alamance County at the Alamance County Sheriff’s Office, Elon University, Burlington, and Mebane Police Departments. Additionally, Safe Kids Alamance County collaborates with local law enforcement twice a year to hold Operation Medicine Drops at local pharmacies throughout the county. These services allow residents to drop off unused prescription medications, preventing them from being abused or contaminating the water supply (Safe Kids Worldwide, 2018). [Chapter 7](#)

**Obesity**

The percentage of obese adults is an indicator of the overall health and lifestyle of a community. Obesity increases the risk of many diseases and health conditions, including heart disease, type 2 diabetes, cancer, hypertension, stroke, liver and gallbladder disease, respiratory problems, and osteoarthritis. Losing weight and maintaining a healthy weight help to prevent and control these diseases. Being obese also carries significant economic costs due to increased healthcare spending and lost earnings.



Notes:  
 Each year represents a 3-year average around the middle year (e.g. 2015 is the middle year of 2014-2016).  
 Starting with the 2011 data, a new BRFSS methodology was introduced that included cell phone users. Data from prior years should only be compared with caution.

The above graph illustrates the percentage of adults with a body mass index of 30.0 or greater as reported by weight and height for the US, NC, and Alamance County. This measure is compounded by food insecurity, the percentage of a population who lack access to food, and/or lack of access to healthy food, the percentage of population who are low-income and do not live close to a grocery store. These individuals tend to consume too many non-nutrient dense calories. According to the 2021 County Health Rankings, which uses 2018 data, in Alamance County, 14% (22,470) of the population experiences food insecurity and 10% (15,144) of the population lack access to healthy food. In NC, 14% of the population

is food insecure and 7% of the population lacks access to healthy food (County Health Rankings Model, n.d.). [Chapter 7](#)

## Oral Health

Oral health refers to the complete state of the teeth and bone, gums, tongue, lips, and cheeks as well as other supporting tissues in the mouth in the absence of disease. Common oral health problems include cavities, gum disease, and oral cancer. Both cavities, meaning holes in the teeth, and gum infections expose the body to further bacteria. These diseases may contribute to heart and lung disease, stroke, premature births, low birth weight deliveries, and diabetes (Basics of Oral Health, 2021). [Chapter 7](#)

The Surgeon General's Report found that those who suffer the worst oral health are among the poor of all ages; poor children and adults over the age of 65 particularly vulnerable. Members of racial and ethnic minority groups also experience a disproportionate level of oral health problems. According to the most recent report, there has been a decline in Edentulism, but disparities remain among lower income adults. This disproportionately affects some adults based on where they live (Albino et al., 2019). [Chapter 7](#)

Oral health has been shown to impact overall health and well-being. According to the Centers for Disease Control and Prevention, nearly one-third of all adults in the United States have untreated tooth decay, or tooth caries. Additionally, among adults aged 20 and older, about 90% have had at least one cavity and 1 in 4 adults aged 20 to 64 currently has at least one cavity. Periodontal disease and tooth decay are the most frequent causes of tooth loss. Untreated cavities can lead to abscess (severe infection) underneath the gums causing it to spread to other parts of the body and have serious, and/or fatal results in rare cases. Given these serious health consequences, it is important to maintain good oral health.

### Oral Cavity and Pharynx Cancer

#### Incidence Rate

Oral cancer forms in tissues of the mouth or the oropharynx (the part of the throat at the back of the mouth). According to the American Cancer Society, tobacco is the leading cause for head and neck cancers, including oral cavity and oropharyngeal cancer. The known risk factors for developing oral cancer are tobacco use and heavy alcohol consumption. Individuals who both smoke and drink excessively risk significantly more than those who do not smoke or drink (Risk Factors for Oral Cavity and Oropharyngeal Cancers, 2021). [Chapter 7](#)

#### Tooth Decay

Tooth decay is the destruction of your tooth enamel, the hard, outer layer of your teeth. Tooth decay can be a problem for children, teens, and adults. When you eat or drink foods containing sugars, the bacteria in plaque produce acids that attack tooth enamel. The stickiness of the plaque keeps these acids in contact with your teeth and over time the enamel can break down, which creates the formation of cavities. Over the years, bacteria can accumulate in these tiny crevices causing acid to build up which leads to decay (Tooth Decay, n.d.). [Chapter 7](#)

## Dentist Rate

Oral health has been shown to impact overall health and well-being. According to the Centers for Disease Control and Prevention, nearly one-third of all adults in the United States have untreated tooth decay, or tooth caries, and one in seven adults ages 35 to 44 years old has periodontal (gum) disease (Basics of Oral Health, 2021). [Chapter 7](#) Tooth decay is the most prevalent chronic infectious disease affecting children in the U.S. and impacts more than a quarter of children ages 2 to 5 and more than half of children ages 12 to 15. According to the North Carolina Oral Health Regional Snapshot, approximately 15% of kindergarten children have untreated tooth decay and over 50% of Medicaid eligible children ages 1-20 years received preventative dental services. The Alamance County Children’s Dental Health Center offers cleaning, fluoride treatment, infant oral care, tooth brushing/flossing instruction, nutrition counseling, sealants, fillings, crowns, extractions, and emergency treatment for children 0-21 years of age. Charges are based on family income. Medicaid and some insurance plans are accepted. Professional dental care helps to maintain the overall health of the teeth and mouth and provides for early detection of precancerous or cancerous lesions (References and Statistics, 2021). [Chapter 7](#)

## Lead Poisoning

Lead poisoning occurs over time as a person inhales small amounts of the toxic compound, usually from lead-based paints or contaminated dust that lingers in old buildings from before regulations existed. Children under the age of six years are particularly vulnerable to damage from lead, which can severely impair mental and physical development and be fatal at high levels. Other sources of lead include contaminated air, water, and soil (Lead poisoning, 2022). [Chapter 7](#)

In 2019, 50.1 percent of all children between the ages of one and two years in Alamance County were screened for elevated lead levels in their blood, and 1.8 percent of those children screened were found to have elevated blood lead levels, which is a decrease from 2014 when percentages were higher than two percent. Although Alamance County’s rates are steadily decreasing, they are still higher than surrounding counties and the North Carolina state average of 0.9. It should also be noted that the data represent a very small incidence of children and numbers should be interpreted with caution (North Carolina Childhood Blood Lead Surveillance Data, 2021). [Chapter 7](#)

### Lead: percent of children (ages 1-2) found to have elevated blood levels

County	Percent
Alamance	1.8
Caswell	0.9
Chatham	0.5
Guilford	0.8
Orange	0.5
Randolph	1.1
Rockingham	1.6

Rowan	1.2
NC	0.9

Source: “North Carolina Childhood Blood Lead Surveillance Data,” 2021

## Mental Health

Mental health is just as important as physical health to our overall health and well-being. It includes our emotional, psychological, and social well-being. Our mental health affects how we think, feel, and act, as well as how we handle stress, relate to others, and make healthy choices. Mental health is important at every stage of life, from childhood to adulthood (Mental Health, 2021). [Chapter 7](#)

The topic of mental health gained increased attention since the presence of the opioid epidemic in 2016 and has continued through the COVID-19 pandemic that began in 2019. It was commonly known among health professionals and the public that the U.S. mental health system needed repair; there were not enough providers and access to services was limited. This was prior to the COVID-19 pandemic. Now, during the pandemic, we are facing what the National Alliance on Mental Health calls a “loneliness epidemic exaggerated by the isolation required by COVID-19 pandemic” (View the Latest, n.d.). [Chapter 7](#) While the restrictions imposed by leaders due to the COVID-19 pandemic were preventative and necessary, social distancing created many subsequent stressors that disproportionately impacted underrepresented groups within the U.S.

It is estimated that one in five American adults experience some form of mental illness in any given year. Across the population, one in every 20 adults is living with a serious mental health condition such as schizophrenia, bipolar disorder or long-term recurring major depression (View the Latest, n.d.). [Chapter 7](#)

The table below provides a snapshot of the number of persons served by the Local Management Entity-Managed Care Organizations in NC during fiscal year 2019-20.

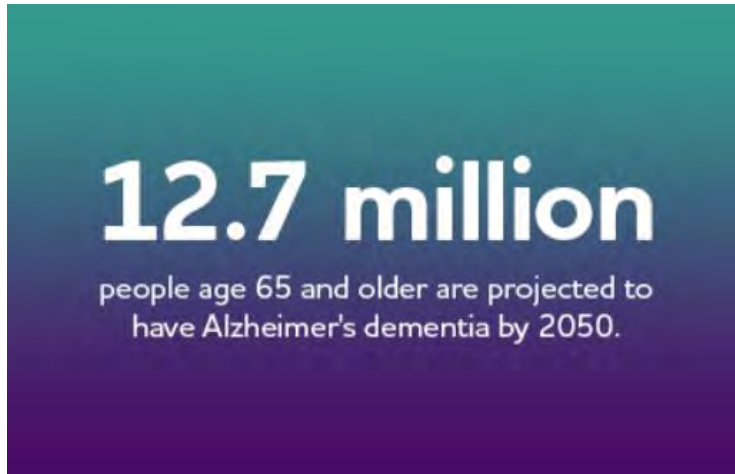
**NUMBER OF DUPLICATED PERSONS SERVED BY AGE DISABILITY  
NORTH CAROLINA'S LME-MCOs AND TASC REGIONS  
BY NAME, FY2019-2020**

LME	PERSONS SERVED	MENTALLY ILL			DEVELOPMENTAL DISABILITIES			SUBSTANCE ABUSE		
		TOTAL	ADULT	CHILD	TOTAL	ADULT	CHILD	TOTAL	ADULT	CHILD
Alliance	77,028	58,581	54,454	4,127	3,813	2,973	840	14,634	14,625	9
Cardinal Innovations	52,505	34,573	28,811	5,762	2,996	2,685	311	14,936	14,882	54
Eastpointe	38,789	29,218	26,356	2,862	2,253	1,886	367	7,318	7,302	16
Partners Behavioral	48,582	36,735	34,954	1,781	1,911	1,632	279	9,936	9,927	9
Sandhills	50,147	38,974	28,589	10,385	3,309	2,233	1,076	7,864	7,785	79
Trillium	39,426	25,095	19,478	5,617	1,928	1,300	628	12,403	12,329	74
Vaya	38,261	26,607	24,998	1,609	1,560	1,351	209	10,094	10,067	27
TASC Region 1	8,665	2,313	2,306	7	0	0	0	6,352	6,337	15
TASC Region 2	8,580	2,307	2,298	9	0	0	0	6,273	6,260	13
TASC Region 3	8,661	3,416	3,388	28	0	0	0	5,245	5,226	19
TASC Region 4	4,930	488	486	2	0	0	0	4,442	4,433	9
<b>STATE TOTAL</b>	<b>375,574</b>	<b>258,307</b>	<b>226,118</b>	<b>32,189</b>	<b>17,770</b>	<b>14,060</b>	<b>3,710</b>	<b>99,497</b>	<b>99,173</b>	<b>324</b>

Alamance County was served by Cardinal Innovations until 2021; it is now served by Vaya.

## Dementia and Alzheimer's Disease

Dementia is an overall term for a group of disorders that severely affects memory, language, complex motor skills, and other intellectual abilities seriously enough to interfere with daily life. Dementia is much more common in the geriatric population, with more than 6 million adults 65 and older currently living with it, and 12.7 million projected to have Alzheimer's dementia by 2050 (Alzheimer's Disease Facts and Figures, 2021). [Chapter 7](#)



Alzheimer's disease is the most common form of dementia among the geriatric population, accounting for 60 to 80 percent of dementia cases. It is a progressive and irreversible disease where memory and cognitive abilities are slowly destroyed making it impossible to carry out even simple, daily tasks. Alzheimer's disease typically manifests after the age of 60 (Alzheimer's Disease Facts and Figures, 2021). [Chapter 7](#)

According to the Centers for Disease Control and Prevention, Alzheimer's

disease is the sixth leading cause of death among adults aged 65 and older. Similarly, it is the sixth leading cause of death in NC and Alamance County. Alzheimer's and other dementias are estimated to cost \$355 billion dollars by 2050 (Alzheimer's Disease, 2021). [Chapter 7](#)

## CHAPTER 8 DETERMINANTS OF HEALTH



*Nonperishable, SE Court Square, Graham*

### **Key Questions:**

- What are the social determinants of health?
- How do the social determinants of health affect show up in Alamance County

**Key Words:** Social Determinants of Health



## Chapter 8 Determinants of Health

According to Healthy People 2030, Social Determinants of Health are conditions (social, economic, and physical) within the environment in which people are born, live, learn, work, play, worship, and age that affect a wide range of health outcomes, risk factors, basic functioning, and overall quality of life. Health



starts in homes, schools, workplaces, neighborhoods, and communities; health outcomes are determined in part by access to social and economic opportunities (Social Determinants of Health, n.d). *Chapter 8* “The quality of a person's housing and their access to healthy food, green spaces, health insurance and health care, and an equal education are based on structural determinants of health” (Patel et al., 2021). *Chapter 8*

These above-named conditions are a direct result of a system of oppression that has led to disparities and inequities in these determinants (Social Determinants of Health, n.d.). *Chapter 8* Social and economic factors make up

40% of one's health outcomes (County Health Rankings Model, n.d.). These determinants are not always choices (some are) but a result of the environment that has been created for some people (Social Determinants of Health, n.d.). *Chapter 8*

Determinants of Health cover a broad range of factors in determining the health of the individual as well as the community. The act of building community power, including base building and community organizing, however, remains untapped and represents an area of opportunity for advancing racial and health equity (Social Determinants of Health, n.d.). *Chapter 8*

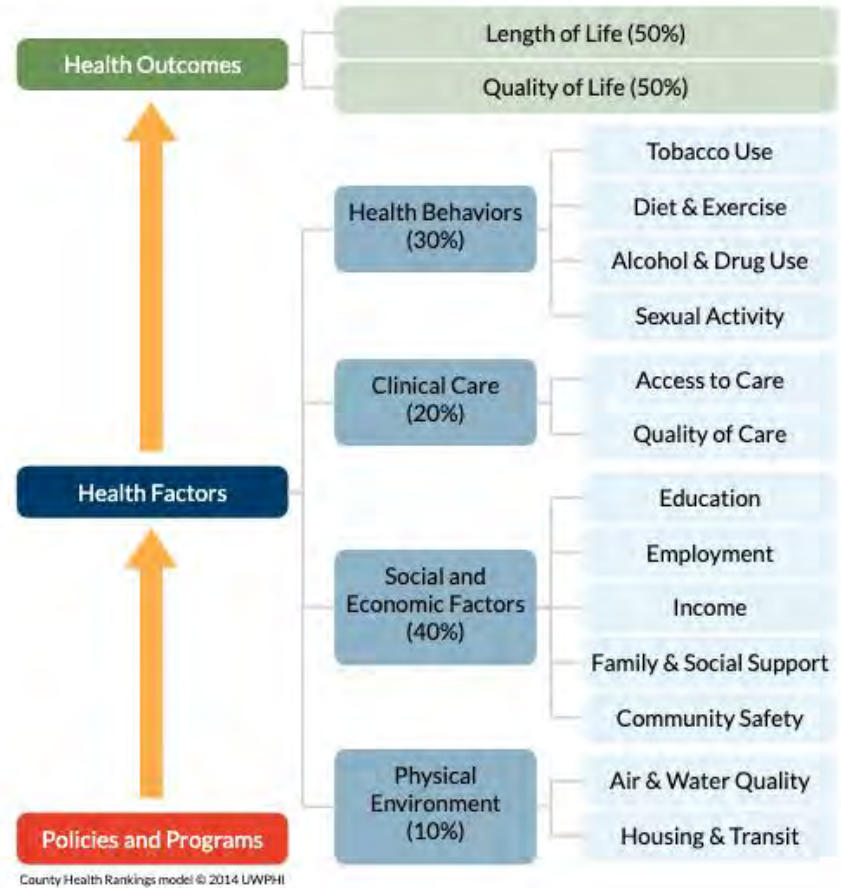
These factors include:

- Policymaking
- Social factors
- Health services
- Individual behavior
- Biology and genetics

Choices are made based upon:

**Individual Behavior**

Human behavior contributes strongly to health outcomes. Most preventable deaths and illnesses in the United States are directly caused by human behaviors such as smoking, risky sexual behaviors, and unhealthy diets. Behavior modification depends on many structural and environmental factors as well as individual motivation and education. Unfortunately, the options that many individuals have or choices they are forced to make are not always the healthy option. For example, affordability of food and safe housing (County Health Rankings Model, n.d.). [Chapter 8](#)



**Income**

Median household income reflects the relative affluence and prosperity of an area. Areas with higher median household incomes are likely to have more educated residents and lower unemployment rates. Higher employment rates lead to better access to healthcare and better health outcomes, since many families get their health insurance through their employer. Areas with higher median household incomes also have higher home values and their residents enjoy more disposable income (Social Determinants of Health, n.d.). [Chapter 8](#)

**Table 1: Poverty and Economic Hardship**

	County	State
<b>Living in poverty, 2015-2019</b>		
Percentage of people living in poverty	16%	15%
Black	26	22
White	11	10
Latinx	28	26
Asian	11	11
American Indian	17	25
Child poverty rate	25	21

**Table 2: Employment**

	County	State
<b>Employment, June 2021</b>		
Unemployment rate	5.0%	4.9%
Number of unemployed people actively seeking work	4,070	247,430
Number of employed people	77,790	4,790,630
<b>Percent change in employment, June 2019 - June 2021</b>		
Change in unemployed people actively seeking work	18%	18%
Change in people employed	-2%	-2%

**Table 3: Educational Attainment**

	County	State
<b>High school graduation, 2020</b>		
High school graduation rate	84%	88%
Black	83	85
White	86	91
Latinx	82	82
Asian	94	94
American Indian	NA	85
<b>College degrees, 2015-2019</b>		
Percentage of adults with a bachelor's degree or higher	25%	31%
Men	24	30
Women	26	32
Median earnings for men with a bachelor's degree <sup>†</sup>	\$57,700	\$63,300
Median earnings for women with a bachelor's degree <sup>†</sup>	\$43,800	\$42,700

**Table 4: Income and Ability to Afford the Basics**

	County	State
<b>Living Income Standard, 2019</b>		
Living Income Standard* annual income (1 adult, 2 kids)	\$44,000	\$47,700
<b>Median earnings and income, 2015-2019</b>		
Median worker earnings	\$35,900	\$37,400
Median worker earnings as a percentage of Living Income Standard*	82%	78%
Median household income	\$49,700	\$54,600

**Table 5: Access to Affordable Housing**

	County	State
<b>Rent burden, 2015-2019</b>		
Percentage of renter households paying more than 30% of income on rent	49%	47%
Percentage of renter households paying more than 50% of income on rent	25%	23%
<b>Fair market rent, 2021</b>		
Fair market monthly rent for a two-bedroom home	\$885	\$960
Number of work hours at minimum wage it takes to afford a two-bedroom home at fair market rent	94 hours per week	102 hours per week

**Table 6: Healthy Lives and Communities**

	County	State
<b>Health insurance, 2015-2019</b>		
Percentage of residents without health insurance	11%	11%
<b>Life expectancy, 2016-2018</b>		
Life expectancy in years	77	78
Black	75	76
White	78	79
<b>Mental health providers, 2020</b>		
Residents per mental health provider	680	390
<b>Food assistance, June 2021</b>		
Percentage of residents receiving SNAP	16%	15%

\* The Living Income Standard is a measure of what a family needs in order to cover the basic expenses. See more at [NCJustice.org/US](http://NCJustice.org/US).

\*\* A family of four is considered low-income if they make below 200% of the federal poverty line, or \$51,500 in 2019.

† Does not include people who also have a graduate degree

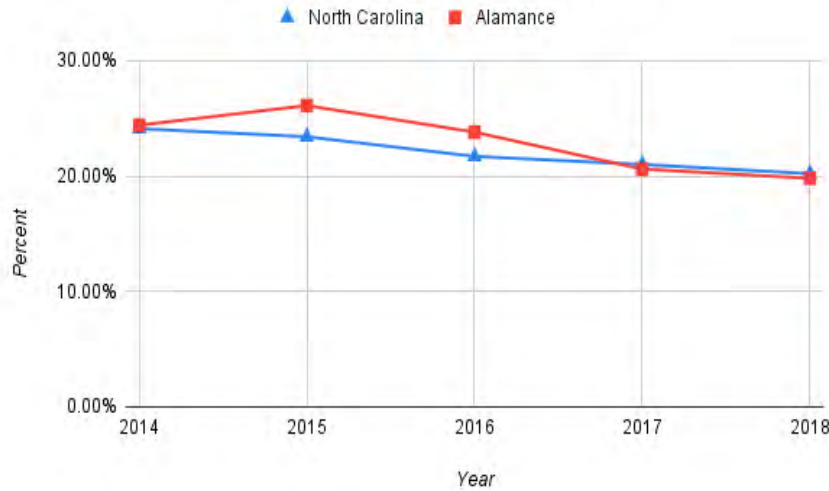
†† Candidates include all people willing to work in the county, regardless of county of residence.

NA values indicate insufficient data for this county.

Note: Many of the data points in this County Snapshot reflect pre-COVID-19 conditions.

There is considerable evidence that one's income significantly impacts their health and other social determinants of health. Individuals and families that have lower incomes also experience higher amounts of stress, which can have negative effects on the body. As seen in the poverty graphs, 16% of individuals and families are living in poverty in Alamance County. 26% of African Americans live in poverty. These numbers are based upon the Federal Poverty Level as established by the federal government (Social Determinants of Health, n.d.). [Chapter 8](#)

Percent of Children in Poverty



Federal poverty thresholds are set every year by the Census Bureau and vary by size of family and ages of family members. A high poverty rate is both a cause and a consequence of poor economic conditions. A high poverty rate indicates that local employment opportunities are not enough to provide for the local community. Through decreased buying power and decreased taxes, poverty is associated with lower quality schools and decreased business survival (SELF-SUFFICIENCY STANDARD, 2022). [Chapter 8](#)

The Self-Sufficiency Standard for North Carolina 2019 defines the amount of income necessary to meet the basic needs of North Carolina families, differentiated by family type and where they live. The Standard calculates the costs of six basic needs plus taxes and tax credits. It assumes the full cost of each need, without help from public subsidies (public housing, Medicaid, or childcare assistance) or private/informal assistance (unpaid babysitting by a relative or friend, food from food banks, or shared housing). More than 700 family compositions for each of NC’s 100 counties are calculated. This research was conducted by the University of Washington School of Social Work. Currently, 36 states across the country have a Self-Sufficiency Standard.

The Self Sufficiency Standard pioneers a new measurement of wage adequacy (SELF-SUFFICIENCY STANDARD, 2022). [Chapter 8](#)

The Self Sufficiency Standard is a basic needs budget



Federal Poverty Level

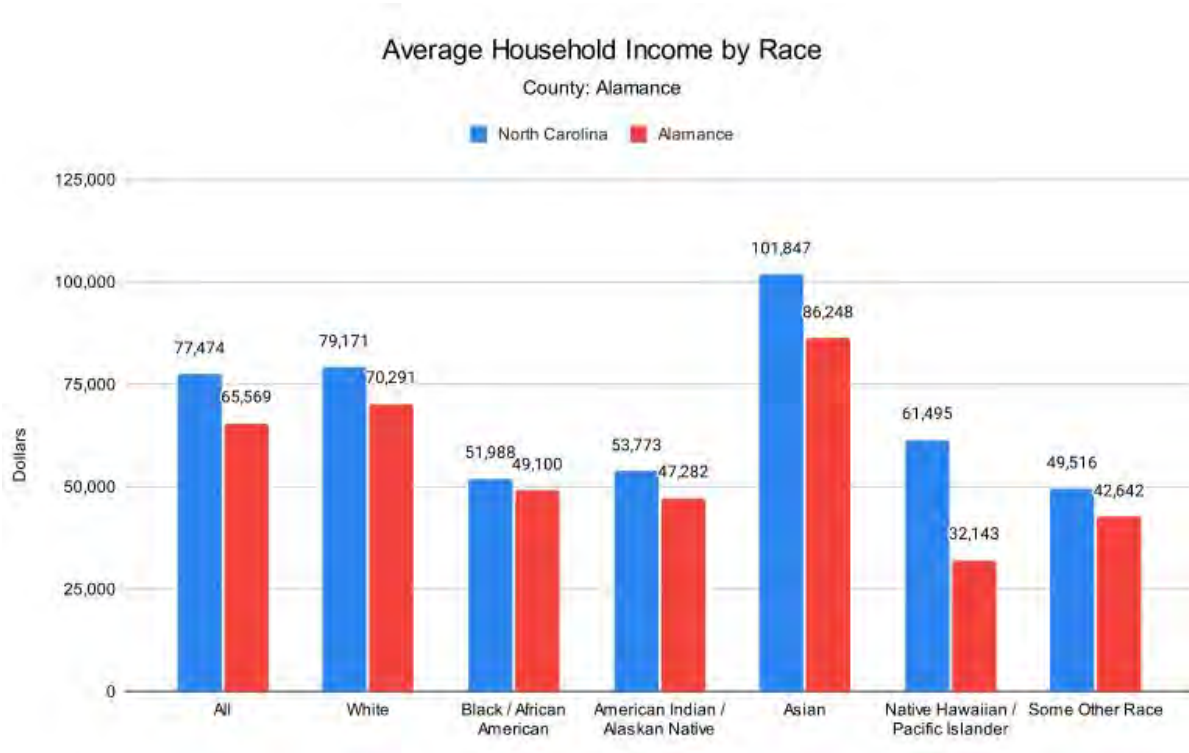
Self-Sufficiency Standard

The Self-Sufficiency Standard is calculated through a “Market Basket of Good” approach. The Federal Poverty Level is only based on the cost of food. Other

flaws of the Federal Poverty Measure include: the measure is more than 50 years old, has been adjusted for inflation, yet inflation does not represent the real acceleration of costs; only considers total number

in household with no adjustment for age of person, does not account for specific geographic location of family (SELF-SUFFICIENCY STANDARD, 2022). [Chapter 8](#)

Beyond the self-sufficiency standard, there are also large gaps in income between races in Alamance County. The average household income of a white individual in Alamance County at the age of 35 is \$47,000. The average household income of a Black individual in Alamance County at the age of 35 is \$25,000, almost half their white counterpart (The Opportunity Atlas, n.d.). [Chapter 8](#)

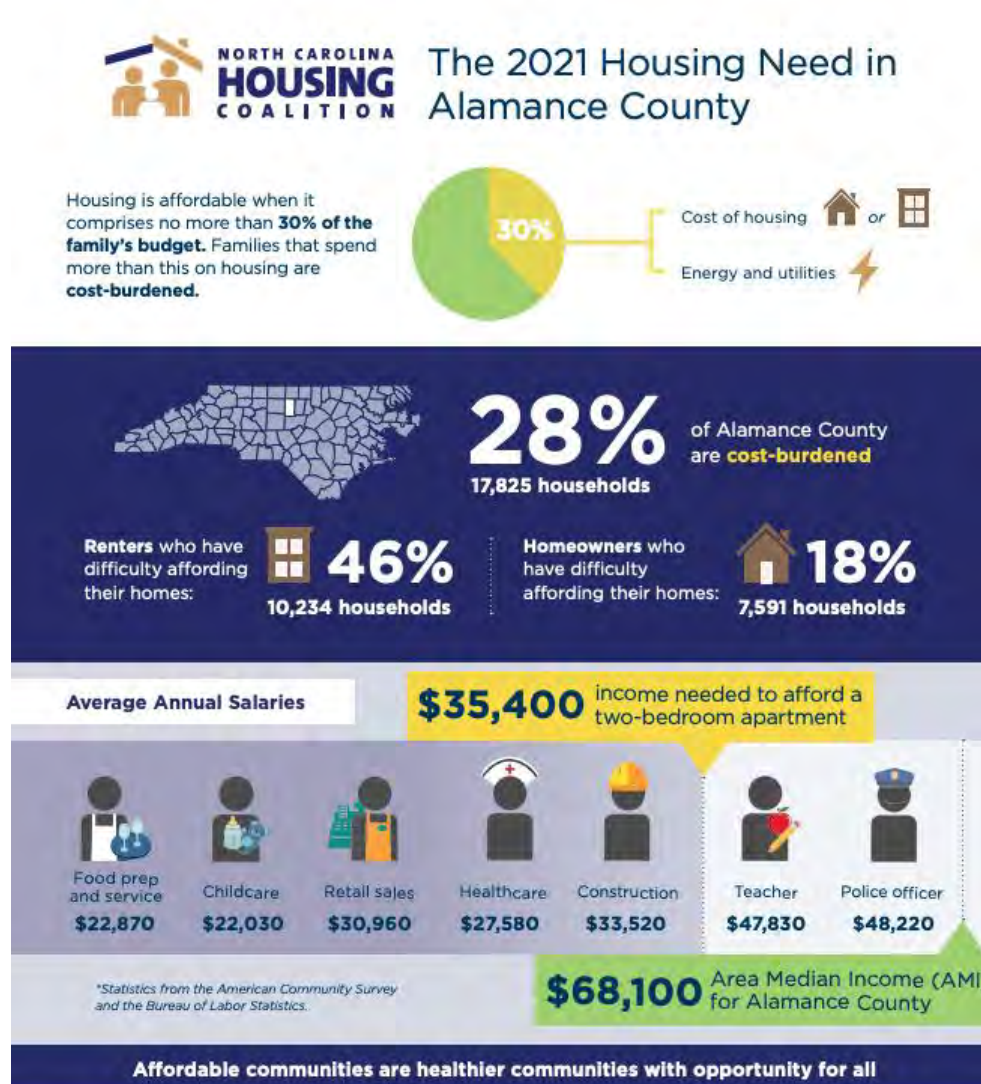


## Housing

Housing is defined as having a consistent place to reside. Unstable or lack of quality housing can lead to physical and mental illness as well as increased mortality. This is also true for those who are transient and move from location to location. “Poor quality housing can lead to chronic illness, injuries, and affect childhood development and potentially birth outcomes” (Social Determinants of Health, n.d.). [Chapter 8](#)

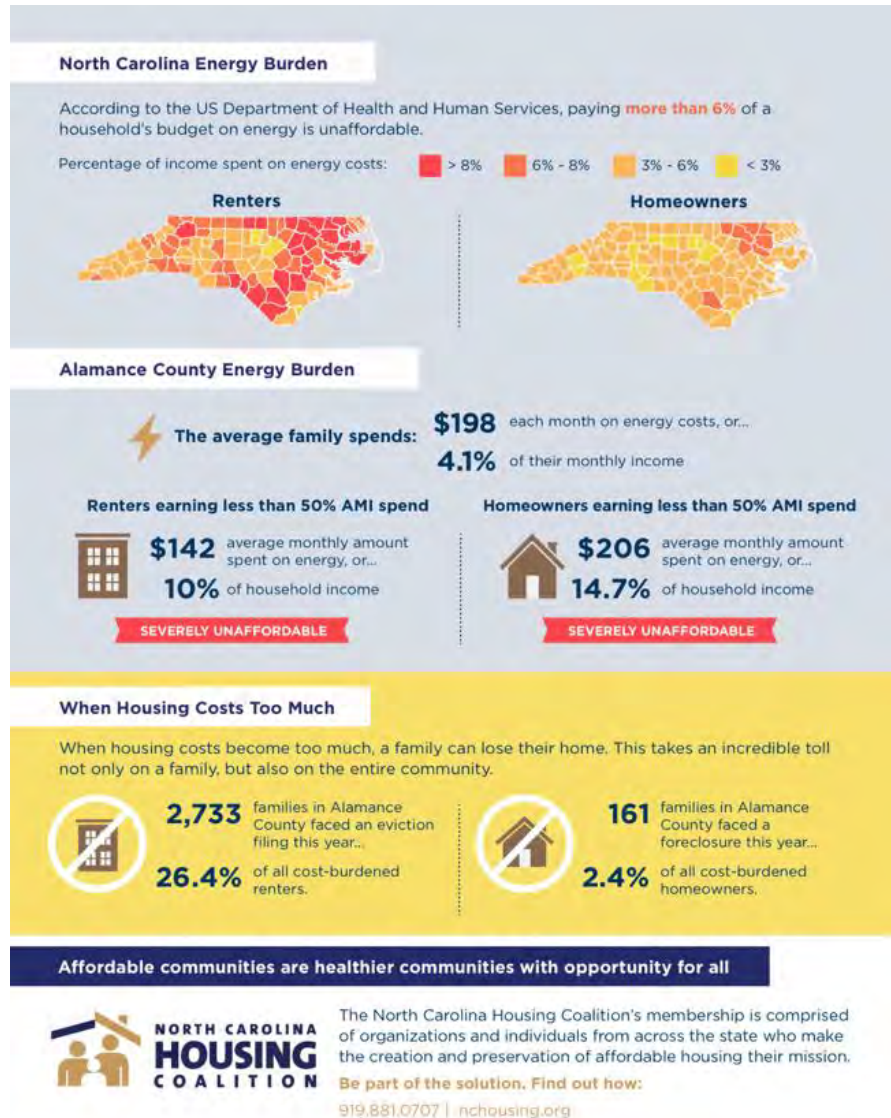
Access to stable housing is often the foundation for an individual’s success and is a critical component for family stability; without safe, affordable, and permanent housing in place it is often challenging to make ends meet or thrive. Stable housing provides the basis for obtaining job training and keeping food on the table while also reducing the stress that often leads to substance abuse. In Alamance County there is not a lack of housing, but there is a lack of affordable housing. The minimum wage falls far short of what is needed to afford the fair market rent for a 2- bedroom housing in Alamance County; the housing wage needed for a two-bedroom house is 2.48 times higher than the minimum wage (National Low-Income Housing Coalition, 2022). [Chapter 8](#)

In 2019, 27% of households in Alamance County were cost-burdened and struggled with affordability. That equates to 17,118 households, which is a sizable number of the total population of the county. Just 11% of Alamance County employees are paid enough to afford the rising cost of living as a sole provider. The Fair Market Rent for a two-bedroom residence is \$891.00 per month. The average two-bedroom apartment in Burlington costs \$1,069.00 per month (Burlington, NC Rental Market Trends, n.d.). [Chapter 8](#)



The mission of the North Carolina Housing Coalition is to lead a movement to ensure that every North Carolinian has a home in which to live in dignity and opportunity.

Be part of the solution. Find out how: 919.881.0707 | [nchousing.org](http://nchousing.org)



("The 2021 Housing Need in Alamance County," 2021).

### Food Security (Food Sovereignty)

Food access is another basic need and social determinant that directly affects someone's health (Staren, 2020). *Chapter 8* Food security means access for all people, all the time, to enough food for an active, healthy life. Both nationally and statewide, one in six people face hunger. According to the USDA, a "food desert" is defined as an urban neighborhood or a rural town without ready access to fresh, healthy, and affordable food. Instead of supermarkets or grocery stores, these communities may have no food access, or are served only by fast food restaurants or convenience stores that offer few healthy options. Low-access communities are defined as at least 33 percent of the population living more than one mile from a supermarket or large grocery store, ten miles in a non-metropolitan census. This forces people to make choices for an often less-healthy option given proximity (Staren, 2020). *Chapter 8*

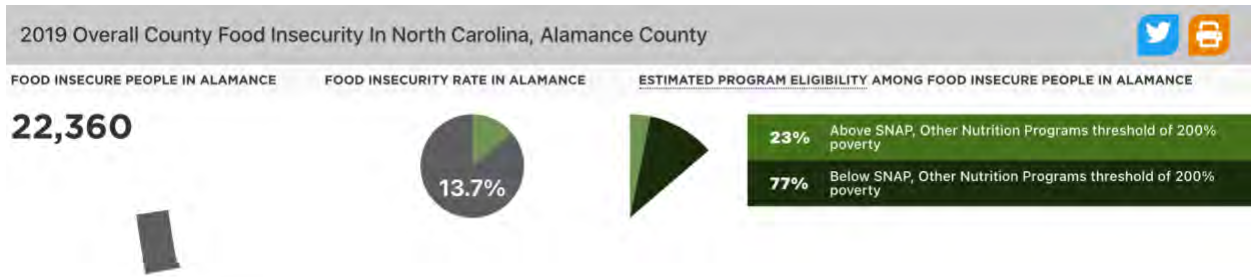
**Ranges of Food Security**

	LEVEL OF SECURITY	DEFINITION
Food Secure	High Food Security	Households had no problems, or anxiety about, consistently accessing adequate food
	Marginal Food Security	Households had problems or anxiety at times about accessing adequate food, but the quality, variety and quantity of food were not substantially reduced
Food Insecure	Low Food Security	Households reduced the quality, variety and desirability of their diets, but the quantity of food intake and normal eating patterns were not substantially disrupted
	Very Low Food Security	At times during the year, eating patterns of one or more household members were disrupted and food intake reduced because the household lacked money or other resources for food

Food insecurity can occur because of a few different issues. Poverty is a strong driver of food insecurity but also those living in rural areas. Individuals and families that classify as living over the Federal Poverty Line may still suffer from food insecurity. “Individuals who are food insecure are disproportionately affected by chronic diseases, including diabetes, high blood pressure and obesity, which exacerbates adverse effects on overall health and wellbeing” (Staren, 2020). [Chapter 8](#)

**Food Insecurity Data by Feeding America (2019)**

As many as 22,360 people are food insecure in Alamance County, which equates to a 13.7% food insecurity rate. According to Feeding America, food insecurity is “defined as a lack of consistent access to enough food for every person in a household to live an active, healthy life” (Food Insecurity in The United States Before COVID-19, n.d.). This can be a temporary situation for a household or can last a long time” (Food Insecurity in The United States Before COVID-19, n.d.). [Chapter 8](#)



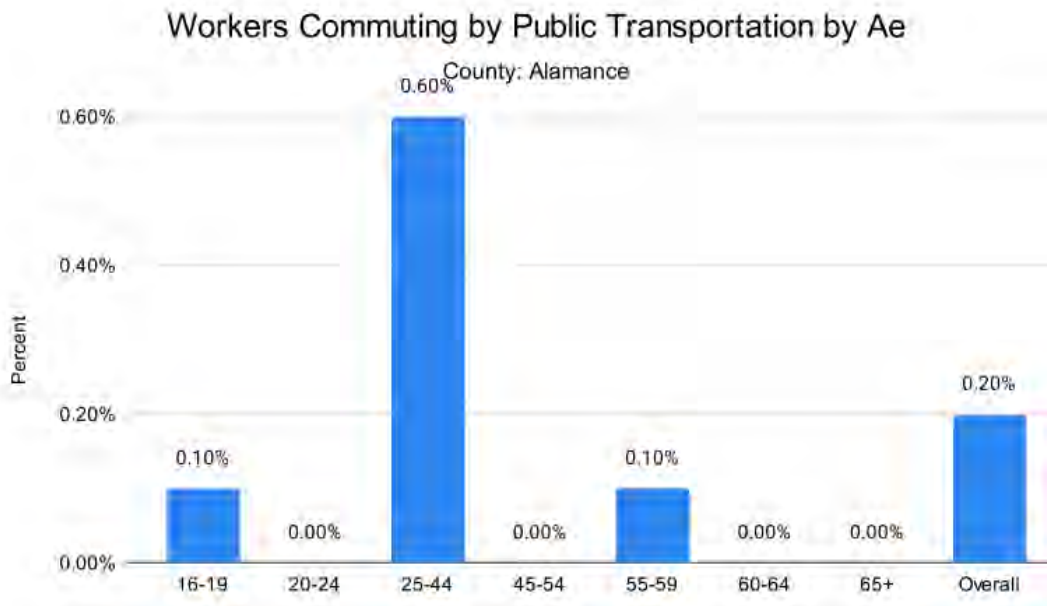
**Transportation**

Public transportation offers mobility to U.S. residents, particularly people without cars. Transit can help bridge the spatial divide between people and jobs, services, and training opportunities. Public transportation is also beneficial because it reduces fuel consumption, minimizes air pollution, and relieves traffic congestion.



The following variables used for transportation planning help us understand how proposed projects impact the human environment:

- Population trends
- Age
- Racial composition
- Limited English Proficiency
- Educational Attainment
- Housing Trends
- Age of Housing
- Median House Values
- Home Ownership
- Vehicle Ownership/Availability
- Median Household Income
- Unemployment
- Water and Sewer Quality
- Major Employers
- Commuting Patterns
- Community Resources
- Community Services



## Land Use

### Parks and Recreation

Ample availability and access to safe, clean, and green open parks and recreational spaces that appeal to interests and activities across generations have been found to significantly improve health and wellbeing. Cities with ample green space have been found to have happier and more productive citizens, with less community demand for health services. There are four pathways in which green space can improve community health and well-being: (1) reduces exposure to air pollutants; (2) encourages physical activity (3) stress compensation (4) and fosters greater social cohesion (ALAMANCE PARKS 2020-21 ANNUAL REPORT, 2021). [Chapter 8](#)

Through outdoor spaces, trails, athletic programs, community centers, and special events, Alamance Parks provides Alamance County with access to healthy and fun activities that encourage healthy lifestyles. Last year, the parks and community centers enjoyed 716,885 visitors, and the athletics programs enrolled 198 children. Special Olympics continues to serve 400 special needs children and adults in the Alamance community and engage thousands of volunteers each year. The community centers were utilized by 90,192 members of the community last year. Despite in-person gathering limitations due to the COVID-19 pandemic, the staff continued to provide the community with creative program opportunities both in-person and virtually. Staff logged a total of 3,915 program contact hours, conducted 84 total programs, and served 1,438 total participants during the 2020-21 fiscal year. Alamance Parks strives each year to expand and improve upon the opportunities and services it provides to the community (ALAMANCE PARKS 2020-21 ANNUAL REPORT, 2021). [Chapter 8](#)

There are six park facilities owned and operated by the Alamance County Recreation and Parks Department. Park facilities are located at: The Recreation and Parks Office in Graham, Cedarrock Park in Burlington, Morgan Place Park in Elon, Pleasant Grove Recreation Center in northeast Alamance County, the Eli Whitney Recreation Center on Greensboro–Chapel Hill Road, and the Ray Street Creation Center in Graham.

Alamance County Recreation and parks offers basketball, little league baseball, softball, tee-ball, and football for children ages 4 to 14. Four athletic complexes located at elementary schools are utilized for youth sports as well as 15 local sports fields and eight gyms throughout the county.

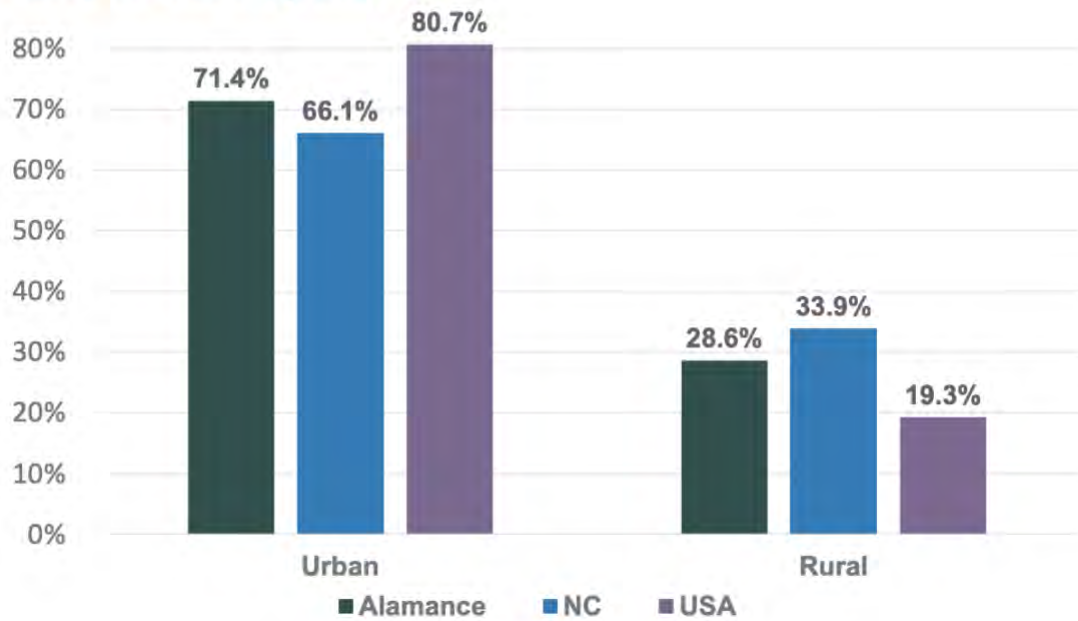
Acreeage & Share Totals for Existing Land Use Categories

Alamance County recently adopted a land use plan in 2020. From the 2007 adoption of the original Land Development Plan (LDP) to the beginning of this update in 2019, Alamance County has experienced notable change. Since 2010, builders have added 7,771 new homes to the county’s housing stock. Employers added nearly 9,000 jobs during this period. Environmental concerns have accompanied new development pressures. Even during the preparation of this plan, the community experienced social change in response to the COVID-19 pandemic and civil unrest due to systemic inequities. Alamance County faces new issues and challenges each day. In times of rapid change, it is important to acknowledge the past and look to the future. This plan is a product of many community conversations, which should help Alamance County address pressing issues and shape its future (ALAMANCE COUNTY LAND DEVELOPMENT PLAN AND SNOW CAMP SMALL AREA PLAN, 2020). [Chapter 8](#)

**Land Development Plan Recommendations**

- Economic Development**
  - ▶ Revitalization and reuse of existing structures and sites
- Transportation**
  - ▶ Thoroughfare safety
  - ▶ Street interconnectivity
- Industrial Development**
  - ▶ Suitable locations
  - ▶ Natural features to buffer heavy industrial sites
  - ▶ Light industry in urbanized areas
  - ▶ Access to thoroughfares
- Commercial Development**
  - ▶ Lack of dimensional standards
  - ▶ Office and Institutional Development
  - ▶ Parking
  - ▶ Building Placement
  - ▶ Buffers
- Residential Development**
  - ▶ Single-family homes
  - ▶ Cluster developments and Planned Unit Developments (PUDs)
  - ▶ Floodplain avoidance
  - ▶ Transportation network
  - ▶ Density incentives
- Agricultural and Rural Preservation**
  - ▶ Low-density
  - ▶ Conservation of productive lands
- Historic and Cultural Preservation**
  - ▶ Site designation and registration
  - ▶ Adaptive reuse
  - ▶ Tourism opportunity
  - ▶ Structure protection
- Community Appearance**
  - ▶ Community gateways
  - ▶ Sign control
  - ▶ Landscaping
  - ▶ Infill development
  - ▶ Street trees
  - ▶ Natural feature preservation
- Environmental Quality**
  - ▶ Floodplain avoidance
  - ▶ High-density in water supply watershed avoidance
  - ▶ Noise, odor, air, and water pollution mitigation
  - ▶ Land conservation efforts

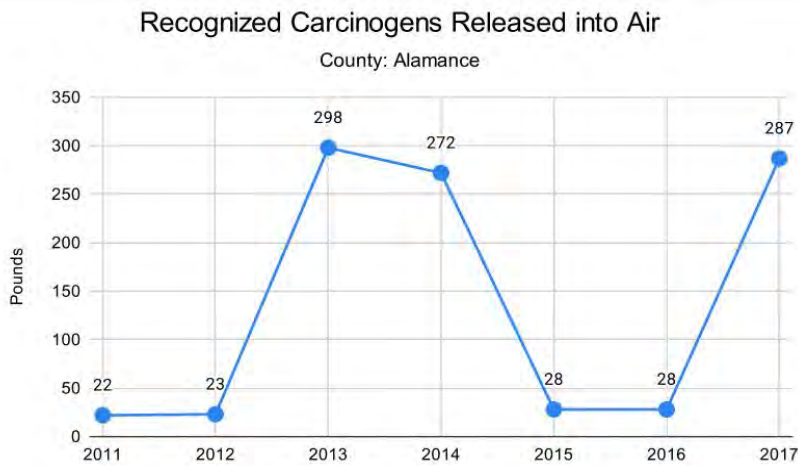
## Urban and Rural Population



Social and economic factors strongly influence the health of the individual and community. Studies repeatedly show a strong correlation between socioeconomic status and health outcomes. Internationally, public health practitioners are implementing health impact assessment (HIA) to account for the direct and indirect health impacts of public policy. Since 2003 the San Francisco Department of Public Health has been developing a practice of Health Impact Assessment in the context of land use development. The Department uses several complimentary tactics, including: 1) analysis of health impacts of development projects and land use plans; 2) integration of health impact analysis in environmental impact assessment; and 3) facilitation of community dialogue on the relationships among land use and public health.

Understanding how a community compares to surrounding areas in terms of key social indicators such as educational attainment and crime rates as well as understanding the comparative economic status of a community is necessary to determine the types of community health programs needed.

## Pollution and Air Quality



The WHO (World Health Organization) has identified air pollution as a global health threat given the harm it can have on human health. In the United States, an African American child is eight times more likely to die from asthma than their white counterpart. The quality of the air that we breathe is directly affecting health outcomes and the variations of exposure across different races and ethnicities (Patel et al., 2021). [Chapter 8](#)

## Water Quality

Safe and non-toxic water, indoor and outdoor air, and soil are imperative to ensuring community health and protecting residents. Pollution and toxic exposures impose devastating health risks on residents, which often require complex and expensive treatment and care. From 2007 to 2017, over 63 million Americans have been exposed to unclean/unsafe drinking water. This exposure may originate from raw sewage, chemical dumps, agricultural runoff, urbanization, the use of synthetic substances, oil spills, or human litter. Children are often the most vulnerable when looking at the health effects of unclean drinking water: 6,000 children globally die of water related diseases every day (Social Determinants of Health, n.d.). [Chapter 8](#)

## Healthy Days and Disability

People's assessment of their physical health, which includes physical illness and injury, is a good measure of recent health. When people feel healthy, they are more likely to feel happy and to participate in their community socially and economically. Areas with unhealthy populations lose productivity due to lost work time. Healthy residents are essential for creating a vibrant and successful community.

Persons with a disability are more likely to live in poverty as compared to the rest of the population. The poverty rate is especially high among people with long-term disabilities. Without adequate income, individuals with disabilities may not be able to afford necessary expenses, such as rent or mortgage,

utility bills, medical and dental care, and food. People with disabilities living below the poverty level are more likely to experience material hardship in comparison to others living in poverty.

## Alamance County Department of Social Services

Alamance County Department of Social Services provides a variety of support services for individuals and families in need.

### Medicaid

Medicaid is a health insurance program for low-income individuals and families who cannot afford health care costs. Medicaid serves low-income parents, children, seniors, and people with disabilities. Alamance County Department of Social Services reports for FY'17-18':

- 7,691 applications were taken for medical assistance, including Family & Children's programs as well as adult programs providing essential coverage for medical coverage for doctor visits, prescription drugs, hospitalization, and preventative care
- 13,443 Family & Children's Medicaid—Medicaid for Pregnant Women
- 730 applications received through the Affordable Care Act
- 1,597 elderly or disabled adults living in Long Term facilities or assisted living facilities within the county and cannot afford cost of care. The State Special Assistance program provides funds to ensure they can stay in the facility with the daily care and services they require
- 1,295 financially needy elderly and disabled adults receive help in paying Medicare premiums

To make Medicaid expansions more affordable for states, the federal government is covering 100 percent of the costs of Medicaid eligibility expansions between the years 2014 and 2016. ***Since Medicaid was not expanded in 2014, North Carolina is already experiencing economic repercussions.***

Work First - Alamance County Department of Social Services administers Work First Employment Services, where clients receive job skills training and job search or work experience to assist in becoming employed and self-sufficient. For FY'17-'18:

- Monthly average of Work First cases receiving employment services= 133
- Of the total number of program participants, 41% of program participants successfully completed program compliance
- Total child only cases = 295. ***In most child only cases, the child receiving the benefit is in the custody of an individual other than the birth parent—such as is the case with grandparents raising grandchildren—an ever-increasing demographic within our community***
- The average monthly payment amount for Work First was \$203.00

Child Care Subsidies -Alamance County Department of Social Services receives Child Day Care Subsidy

Funds and Smart Start Funds to assist working families and teen parents with the cost of child day care to support employment and education—both essential for maintaining self-sufficiency. The total Budget of State Subsidy and Smart Start for FY (Fiscal Year) '17-'18 is \$7,208,984:

- Average monthly payment per child provided = \$509
- Average # of children served monthly to support employment = 865
- Average number of families with employment and education = 37
- Average # of Special Needs children served monthly = 14
- Average # of Teen Parents served to support education = 11

Food and Nutritional Services (SNAP (Supplemental Nutrition Assistance Program): Supplemental Nutrition Assistance Program/Food Stamps)

12,007 families or 25,055 individuals who are food insecure in our county received assistance in FY '17- '18 through Food & Nutrition Services:

- An increase of 65 % over the last five years
- Of total number of participants, 24 % of Food and Nutrition participants are working
- The average monthly payment is \$243.32
- 2,133 individuals aged 60 and over receive Food & Nutrition benefits

The National School Lunch program, an affiliation of federal and state level government, provides free and reduced lunch in schools to children in low-income families. Children with families whose incomes fall below 130 percent of the poverty level, or below \$33,615 (2013-2014) qualify for free lunch, and children below 185 percent, or below \$43,568 (2013-2014) of the poverty level are eligible for reduced price lunch, which can cost no more than \$0.40.

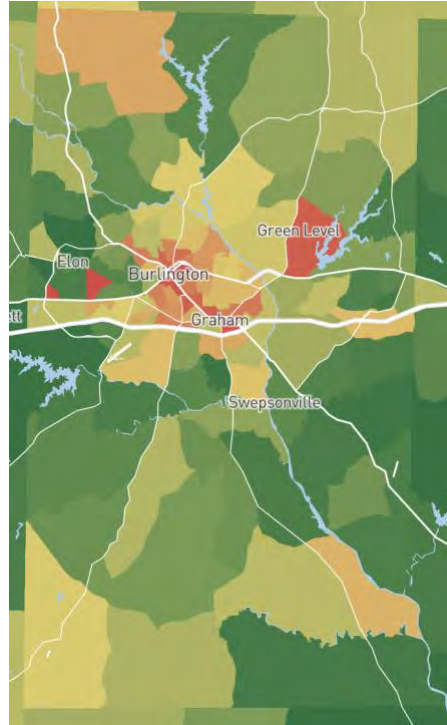
- Alamance-Burlington School System has 57.4 children eligible for this program.

## **Crime/Intentional Injuries**

A violent crime is a crime in which the offender uses or threatens to use violent force upon the victim. According to the FBI'S Uniform Crime Reporting Program, violent crime includes four offenses: murder and nonnegligent manslaughter, rape, robbery, and aggravated assault. Violence negatively impacts communities by reducing productivity, decreasing property values, and disrupting social services.

Social and economic factors strongly influence the health of the individual and community. Studies repeatedly show a strong correlation between socioeconomic status and health outcomes. Understanding how a community compares to surrounding areas in terms of key social indicators such as educational attainment and crime rates as well as understanding the comparative economic status of a community is necessary to determine the types of community health programs needed.

Another concern is incarceration rates in Alamance County and how those differ by race. The incarceration rate for white individuals at the age of 35 in Alamance County is .74% while their black counterpart incarceration rate is 3.5%, more than four times as likely to be incarcerated.



("The Safest and Most Dangerous Places in Alamance County, NC," n.d.) [Chapter 8](#)

Red- F High rates of crime

Yellow- C

Green- A+ Very safe

<https://crimegrade.org/safest-places-in-alamance-county-nc/>

## Social Support/Civic Engagement

Social association and community engagement, along with relationships with family and friends, represent an individual's social support network. Research suggests that belonging to voluntary groups and membership organizations enhances perceptions of social trust, and that individuals with strong networks are more likely to perform healthy behaviors. Furthermore, studies have shown that individuals living in areas with high levels of social trust and with strong social networks experience better health outcomes compared to individuals who lack such support.

## Religion

While many social factors are obvious social determinants of health, religion is a part of the culture. As such, religion can contribute to a sense of connectedness or to a sense of isolation depending on the person's beliefs and where they live. Many of Alamance County's settlements were originally defined by religious affiliation. While local data is difficult to obtain, national trends are available at The Pew Forum which outlines the percentage of residents per denomination statewide (Pew Forum: Religious Landscape Study, 2014). [Chapter 8](#)

It is important to note that many health care organizations focusing on care coordination utilize community churches to offer screenings and education opportunities. This strategy connects members to services with the intent to reduce chronic health conditions in underserved areas.



Reverend Donna Van Hook, resident of Alamance County, spoke with the United Way of Alamance County about the connections between spirituality and health. “Connectedness is a good outcome from religious participation and here are a few things to consider:

- Black community members' religious participation/practice, or spirituality, may be linked to their survival
- Religion is both a culture and a way of being in the world, a worldview
- Places of worship, at times, serve meals that may contribute to obesity in communities of color; however, nutritious meals and exercise may also be encouraged by/through places of worship.
- Worship/prayer can be beneficial to mental health.
- Places of worship can help persons experiencing racial trauma by offering services or referrals significant to racial justice or healing.”

# COUNTY DATA BOOK

# APPENDIX A

## Glossary

**Ableism:** A set of beliefs or practices that devalue or discriminate against people with physical, intellectual, or psychiatric disabilities

**Accessibility:** An umbrella term for all aspects which influence a person's ability to function within an environment

**AAPI:** AAPI is an acronym that stands for Asian Americans & Pacific Islanders. Other similar acronyms are APA which means Asian-Pacific American and API which means Asian-Pacific Islander

**AIAN:** Acronym that stands for **American Indian** or **Alaska Native**. A person having origins in any of the original people of North and South America (including Central America) and who maintains tribal affiliations or community attachment

**BIPOC:** BIPOC is an acronym that stands for Black, Indigenous, and people of color. The term has become more popular as a way to highlight the divergent or shared needs and concerns of these distinct communities

**Built Environment:** All the human-made physical spaces where we live, recreate and work. These include our buildings, furnishings, open and public spaces, roads, utilities, and other infrastructure

**Charrettes:** An intensive, multidisciplinary workshop with the aim of developing a design or vision for a project or planning activity

**Cisgender:** A term for when someone's gender identity matches the sex they were assigned at birth

o Example: If a person assigned female at birth identifies as a woman, they are cisgender

**Community:** Both a feeling and set of relationships among people. A fluid and evolving grouping of people bonded by geographical proximity (or closeness), shared interests, and/or social identity/identities. Communities can influence how people choose to live, their interests and values, their goals, and institutions

o This document pays careful attention to the fluidity of 'community' while working to ground itself for clarity and accountability. For the purposes of this CHIP document, the CHIP Team sees Alamance County as a broader community with innumerable, overlapping professional, personal, and familial communities within its current charted boundaries. The Team understands that the term 'community' can, and should not be

used as a sweeping generalization, and that not all communities within Alamance County have been reached. The Team is committed to collaborating for the creation of space for those who are also interested in bolstering the health equity across the County. The CHIP Team is also committed to 'naming' and lifting specific communities for clarity

**Community Based Participatory Research (CBPR):** Community Based Participatory Research (CBPR) is an approach to research that equitably involves community members, practitioners, and academic researchers in all aspects of the process, enabling all partners to contribute their expertise and share responsibility and ownership (Israel, et al., 2010). CBPR is used to improve systems and practices, educate & understand needs, and create social change.

**Culture:** Languages, customs, beliefs, rules, arts, knowledge, and collective identities and memories developed by members of all social groups that make their social environments meaningful

**Cultural Humility:** Cultural humility is a process of self-reflection and discovery to build honest and trustworthy relationships. It offers promise for researchers to understand and eliminate health disparities, a continual and disturbing problem necessitating attention and action on many levels.

**Disability:** A physical or mental characteristic labeled or perceived as an impairment or dysfunction and some personal or social limitation associated with that impairment

**Discrimination:** Occurs when a person, or a group of people, is treated less favorably than another person or group because of their background or certain personal characteristics

- o There are different types of discrimination, more direct forms, indirect forms, etc.

- o To learn more about the different types of discrimination, click here:

- o <https://www.eoc.org.uk/what-is-discrimination/>

**Diversity:** Encompasses the range of similarities and differences everyone brings to a space, including but not limited to national origin, language, race, color, disability, ethnicity, gender, age, religion, sexual orientation, gender identity, socioeconomic status, veterans' status, and family structures. It means respect for and appreciation of differences

**Ethnicity:** Ethnicity denotes groups, such as Irish, Fijian, Sioux, etc., that share a common identity-based ancestry, language, or culture

**Equity:** The absence of socially, economically, and/or demographically determined differences among groups. To achieve equity, people would be given what they need to have equal opportunities. Equity differs from equality (see definition below) because equity does not necessarily mean everyone is receiving the same number of resources. It could differ depending on what the individual or group needs. Equity is a solution to address imbalances in social systems.

- o Equity can be achieved in relation to any number of things. The CHIP team has shifted its focus to illuminate racial inequities and health inequities across the County.

**Equality:** All groups of people are given the same civil rights, freedoms, property rights and equal access to resources. Equality differs from equity because *each person receives the same resources, regardless of their needs and circumstances*

**Gender:** Social or cultural distinctions associated with a given sex. The gender category someone identifies with may not match the sex they were assigned at birth. One's internal and personal perception of oneself that falls within a spectrum of identifying as having more masculine qualities, feminine qualities, and/or having qualities that are not associated to the male or female gender

**Health Disparities:** Preventable differences in the burden of disease, injury, violence, or opportunities to achieve optimal health that are experienced by socially disadvantaged populations

**Health Equity Collective (HEC):** a community-academic partnership between Healthy Alamance and Elon University, established in early 2018. The purpose of the collective is to identify and address the racial disparities most impacting the health of the Alamance County community

**Goal:** A goal is a more concrete way to work towards impacting a priority

- o Goals are mid-level approaches to contributing to a priority. They can still be rooted in systems change and create a more solid infrastructure for strategic action. Systems, such as the S.M.A.R.T. goal setting approach, create accountability measures that clearly lay out expectations.
- o S. M. A. R. T. Goal = Specific, Measurable, Attainable, Realistic, and Time-bound

**Inclusion:** State of being valued, respected, and supported. Focusing on the needs of every individual and ensuring the right conditions are in place for each person to achieve his or her full potential

**Indicator:** A way to measure, or assess, change

**Indigenous People:** Indigenous Peoples are the descendants of the peoples who inhabited the Americas, the Pacific, and parts of Asia, and Africa prior to European colonization

**Infant Mortality:** The number of infants who pass away before their first birthday

- o Infant mortality rate (IMR) → the number of deaths under one year of age per 1,000 live births

**Intersectionality:** Coined by Black feminist, Kimberlé Crenshaw, intersectionality is the lens through which you can see where power comes and collides, where it interlocks and intersects. The interconnected nature of social categorizations such as race, class, and gender, regarded as creating overlapping and interdependent systems of discrimination or disadvantage

**Latinx:** A gender-neutral term to refer to a Latino or Latina person. The x replaces the male and female endings *o* and *a* that are a part of the Spanish grammar conventions

**LGBTQ+:** An acronym for lesbian, gay, bisexual, transgender, and queer. The term LGBTQ+ is used “to represent a diverse range of sexualities and gender identities, referring to anyone who is transgender and/or same/similar gender attracted. The + represents all other the gender identities and sexual orientation not covered by the five letters (LGBTQ)

o If you would like to learn more about what each letter in the LGBTQ+ acronym stands for, click the link here: <https://www.verywellmind.com/what-does-lgbtq-mean-5069804>

**Marginalized populations:** Groups and communities that experience discrimination and exclusion (social, political, and economic) because of unequal power relationships across economic, political, social, and cultural dimensions

**Maternal Mortality:** The death of a woman while pregnant or within 42 days of termination of pregnancy, irrespective of the duration and site of the pregnancy, from any cause related to or aggravated by the pregnancy or its management but not from accidental or incidental causes

**Medicaid:** A federally supported program that helps those with lower incomes receive health care: the program also supports those who are pregnant, the elderly, young children, and those with disabilities

o for more information on Medicaid, such as how to apply for coverage, click the link here: <https://www.medicaid.gov/medicaid/index.html>

**Mixed-income housing:** The composition, or make up, of a housing area or neighborhood based on income; a percentage of a development which would be affordable; with this model, some high, some middle, and some low-income families would live in the same neighborhood

**Mixed-use housing:** Housing and commercial properties in proximity (e.g., apartments over a retail location)

**Native American:** A term used to refer to peoples living within what is now the United States prior to European colonization

**Oppression:** A system that maintains advantages and disadvantages based on social group memberships and operates intentionally and unintentionally, on individual, institutional and cultural levels

**Population Health:** The condition(s) of an overarching, or broader, community or population. Usually on a larger/national scale; does not typically account for unique conditions present in smaller groups

**Prejudice:** A judgment or belief that is formed on insufficient ground before facts are known or in disregard of facts that contradict it. Prejudices are learned and can be unlearned

**Priority:** A higher-level area of focus with the capacity to be further grounded in concrete

goals and strategies

- o The CHIP team has selected three broad areas of focus as it relates to health equity. Ideally, these priorities are rooted in systems-level change with ample opportunity for targeted action

**Privilege:** Certain social advantages, benefits or degrees of prestige and respect that an individual has by virtue of belonging to certain social identity groups.

- o Privilege is often invisible to people who have it

**Public will-building:** A communication approach that builds public support for social change by integrating grassroots outreach methods with traditional mass media tools in a process that connects an issue to the existing, closely held values of individuals and groups

**Social Justice:** Analysis of how power, privilege, and oppression impact our experience of our social identities. A vision of society in which the distribution of resources is equitable and all members of a space, community, or institution, or society are physically and psychologically safe and secure

**Stereotype:** A set of cognitive generalizations (e.g., beliefs, expectations) about the qualities and characteristics of the members of a group or social category

**Race:** The term was documented as a concept in the 18th century to divide humans into groups often based on physical appearance, social and cultural backgrounds. Race has been used historically to establish a social hierarchy and to enslave humans. Race refers to physical differences that groups and cultures consider socially significant

**Racism:** The combination of individual prejudice and individual discrimination, on one hand, and institutional policies and practices, on the other, that result in the unjustified negative treatment and subordination of members of racial or ethnic groups that have experienced a history of discrimination. Prejudice, discrimination, and racism do not require intention

**Sex:** The biological aspects of an individual as determined by their anatomy, which is produced by their chromosomes, hormones and their interactions

- o Sex is generally male or female
- o Sex is assigned at birth

**Sexual Orientation:** An individual's romantic, emotional or sexual attractions toward other people

- o Today, many consider sexual orientation to be on a spectrum
- o Heterosexual (attraction to the opposite sex) and homosexual (attraction to the same sex) are examples of sexual orientation

**Social Determinants of Health:** Systems-level, structural and environmental factors that impact the health of individuals and communities at different levels of a social hierarchy

o This term is a shift from the more commonly used term “social determinants of health.” The CHIP team understands that though factors like individual health behavior and clinical care access impact the health of a community, there are larger, socially constructed forces that create and perpetuate the disproportionate gaps in the health outcomes of those who have been, and are currently, marginalized. For example, built, or the physical environment impacts the health of a community. Attitudes and policies impact the ways in which different communities are positioned to work, play, learn, and live

**Stakeholders:** Individuals, agencies, governmental entities, and or communities with an interest in a project or goal

o an equity lens guides us towards an understanding that everyone is an expert in their own way and contribute what they can and are willing to. The CHIP Team understands that all involved in the evolving process of this document and its works are experts in their own rights

**Strategy:** A proactive action, or series of actions, intended to make the goal, and therefore priority, a reality. Strategies can range from building and maintaining relationships, to creating equitable systems, to refining programs that address specific health issues

**Tobacco:** Made from the leaves of tobacco plants. Tobacco contains nicotine, which is an addictive drug. Tobacco also contains toxic chemicals that can affect your health.

**Textile:** The creation of fabric or cloth out of original fibers, using mechanical or chemical processes

**Transgender:** An umbrella term for people whose gender identity differs from the sex they were assigned at birth

o Example: If a person assigned female at birth *does not* identify as a woman, *and does identify as a man*, they are transgender

**Unconscious bias:** Social stereotypes about certain groups of people that individuals form outside their own conscious awareness. Everyone holds unconscious beliefs about various social and identity groups, and these biases stem from one’s tendency to organize social worlds by categorizing



## APPENDIX B

# Acknowledgements

### Data Contributors

<b>Residents of Morrowtown, LatinX community, Pleasant Grove, and Burlington Housing Development</b>	<b>Primary data collection, data summary review</b>
<b>Poll participants</b>	<b>Primary data collection</b>
<b>Healthy Alamance team</b> Mackenzie Nolan Natalie Ziemba Georgia Stoddard Daniel Bascuñan-Wiley Caren Aveldañez Ann Meletzke	<b>Assessment design, research, formatting</b>
<b>University of North Carolina at Chapel Hill - Gillings School of Global Public Health</b> Alex Lightfoot, PhD Melvin Jackson, MSPH Daniela Sostaita <b>Interpreters</b> Jacqui Laukaitis Marlene Norway	<b>Facilitation of charrettes, data summary, data summary review, translation, and interpretation</b>

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# APPENDIX C

## Additional Data & Information

### Chapter 3 - Elon Poll

The Elon University Poll conducted a representative survey of 529 Alamance County, North Carolina residents, from September 20<sup>th</sup> – November 18<sup>th</sup>, 2020. 89% of the interviews were conducted by live telephone interviewers. 11% were conducted with a supplemental opt-in online survey, distributed by the Alamance County Health Department.

Unless otherwise noted, results reported below are percentages (%) and cell sample sizes (n). The margin of error is +/- 4.3 percentage points

#### Covid-19 and Health Equity

“When you go out into the community, how much do you worry about catching COVID-19—not at all, a little, a moderate amount, or a great deal?”

	%	N
<b>Not at all</b>	28.9	153
<b>A little</b>	29.3	155
<b>A moderate amount</b>	27.4	145
<b>A great deal</b>	13.9	74
<b>No opinion</b>	0.3	1
<b>Don't know or refused</b>	0.1	1
<b>Total</b>	100.0	529

“Have you personally contracted coronavirus?”

	%	N
<b>Yes</b>	22.3	118
<b>No</b>	76.0	402

**Don't know** 1.7 9

Total 100.0 529

“Have you personally known anyone who has contracted coronavirus?”

% N

---

**Yes** 90.9 481

**No** 9.1 48

Total 100.0 529

“Have you taken a COVID-19 vaccine?”

% N

---

**Yes** 70.4 372

**No** 28.0 148

**Don't know** 0.9 5

**Refused** 0.8 4

Total 100.0 529

[if Yes]

“Overall, are you glad you took the vaccine or do you wish you hadn't taken it?”

	%	N	April 2021 NC resident s
<b>I am glad I took it.</b>	88.3	33	92.5
	5.2	2	
	.8	3	
	5.7	2	

<b>I wish I had not taken it.</b>	7	3	2.6
	.	0	
	8		
<b>Not sure</b>	6	2	4.9
	.	5	
	5		
<b>Total</b>	1	3	
	0	8	
	0	3	
	.		
	0		

[if No]

“What is the most important reason why you haven’t taken a COVID-19 vaccine?”

[open-ended responses available upon request]

“In the past year, have you delayed, declined, or decided not to seek medical care because of the costs?”

	%	N
<b>Yes</b>	23.4	124
<b>No</b>	76.0	402
<b>Don’t know or refused</b>	0.6	3
<b>Total</b>	100.0	529

“Do you agree or disagree with the following statement: People of my race are treated fairly in a healthcare setting.”

	%	N
<b>Agree</b>	69.7	369
<b>Disagree</b>	23.4	124
<b>No opinion</b>	3.4	18
<b>Don’t know or refused</b>	3.5	18

Total 100.0 529

“I’m going to read you a list of sources of news and information about COVID-19. I’d like you to tell me if you have received news and information from that source in the past 7 days, or not.”

	% got info	N
<b>The Centers for Disease Control (CDC)</b>	37.5	198
<b>Government health authorities or officials</b>	34.8	184
<b>Scientists and other health experts</b>	40.0	212
<b>Doctors and other health professionals you go to for medical care</b>	41.7	220
<b>Friends and family</b>	53.9	285
<b>Religious leaders</b>	12.7	67
<b>Journalists</b>	30.7	162
<b>Social media</b>	52.6	278

“I’m going to read you the same list of sources again. I’d like you to tell me whether you trust that source for news and information about COVID-19, or not.”

	% trust	N
<b>The Centers for Disease Control (CDC)</b>	64.2	340
<b>Government health authorities or officials</b>	47.4	251
<b>Scientists and other health experts</b>	72.4	382

<b>Doctors and other health professionals you go to for medical care</b>	84.0	445
<b>Friends and family</b>	41.2	218
<b>Religious leaders</b>	25.3	134
<b>Journalists</b>	18.8	100
<b>Social media</b>	7.2	38

### Monuments

“Recently there has been some controversy about what to do with Confederate monuments on public, government-owned property (e.g. parks, city squares, court houses). Which of the following statements comes closest to your view?”

	%	N	April 2021 NC residents
<b>Should be removed from public spaces.</b>	39.3	207	41.6
<b>Should remain in public spaces.</b>	47.9	252	58.4
<b>Don't know</b>	10.6	56	
<b>Refused</b>	2.3	12	
Total	100.0	527	100.0

### Housing and Employment

“Do you currently own a home, or, have a mortgage on a home in Alamance County?”

%      N

---

<b>Yes</b>	65.8	348
<b>No</b>	31.2	165
<b>Something else</b>	3.1	16
<b>Total</b>	100.0	529

[If does not own or have a mortgage]

“How likely do you think it is that you will ever purchase a home in Alamance County—very likely, somewhat likely, not very likely, or not at all likely?”

	%	N
<b>Very likely</b>	26.3	39
<b>Somewhat likely</b>	31.2	46
<b>Not very likely</b>	16.8	25
<b>Not at all likely</b>	24.4	36
<b>No opinion</b>	0.5	1
<b>Don't know or refused</b>	0.8	1
<b>Total</b>	100.0	147

“What is the most important reason why you do not currently own a home in Alamance County?”

[open-ended responses available on request]

“Are you currently employed, either full-time or part-time?”

	%	N
<b>Yes, employed</b>	65.7	347
<b>No, not employed</b>	33.5	177



<b>Don't know or refused</b>	0.8	4
<b>Total</b>	100.0	529

[If employed]

“In general, how difficult is it to find affordable housing close to where you work—very difficult, somewhat difficult, or not at all difficult?”

	%	N
<b>Very difficult</b>	25.7	94
<b>Somewhat difficult</b>	30.0	109
<b>Not at all difficult</b>	35.3	129
<b>Don't know or refused</b>	9.0	33
<b>Total</b>	100.0	365

“How long does it take you to get to your job from where you live?”

	%	N
<b>&lt;15 minutes</b>	47.9	175
<b>15-29 minutes</b>	24.0	88
<b>30-44 minutes</b>	14.3	52
<b>45-59 minutes</b>	4.3	16
<b>60 minutes or more</b>	4.9	18
<b>Don't know or refused</b>	4.6	17
<b>Total</b>	100.0	365

“How often do you use Link Transit, the bus system in Alamance County, to get around—every day, a few times a week, a few times a month, a few times a year, almost never, or never?”

	%	N
<b>Every day</b>	1.6	8
<b>A few times a week</b>	0.7	4
<b>A few times a month</b>	1.8	9
<b>A few times a year</b>	0.4	2
<b>Almost never</b>	3.8	20
<b>Never</b>	91.5	483
<b>Don't know or refused</b>	0.3	2
<b>Total</b>	100.0	528

“What is the most important reason why you don't regularly ride Link Transit—is it that you do not need to, the routes are not convenient for you, the fare is not affordable, or, is it something else?”

	%	N
<b>Don't need to</b>	84.0	432
<b>Routes are not convenient</b>	8.6	44
<b>Something else</b>	7.5	38
<b>Total</b>	100.0	514

### **Mental Health**

“In the last month how often have you felt nervous, anxious, or on edge?”

%	N
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<b>None of the time</b>	25.6	135
<b>Rarely</b>	25.0	132
<b>Some of the time</b>	32.1	170
<b>Most of the time</b>	16.5	87
<b>Don't know</b>	0.6	3
<b>Refused</b>	0.3	2
Total	100.0	529

“In the last month, how often have you felt depressed?”

	%	N
<b>None of the time</b>	41.9	222
<b>Rarely</b>	22.3	118
<b>Some of the time</b>	26.2	138
<b>Most of the time</b>	9.0	47
<b>Don't know</b>	0.3	2
<b>Refused</b>	0.3	2
Total	41.9	222

“In the last month, how often have you felt lonely or isolated?”

	%	N
<b>None of the time</b>	51.1	270

<b>Rarely</b>	18.7	99
<b>Some of the time</b>	19.4	102
<b>Most of the time</b>	9.7	51
<b>Don't know</b>	0.9	5
<b>Refused</b>	0.3	2
Total	100.0	529

“In the last month, how often have you felt hopeful about the future?”

	%	N
<b>None of the time</b>	7.7	41
<b>Rarely</b>	13.4	71
<b>Some of the time</b>	31.1	165
<b>Most of the time</b>	46.1	244
<b>Don't know</b>	1.6	8
<b>Refused</b>	0.1	1
Total	100.0	529

### Demographics

Lived in Alamance County...

	%	N
<b>Less than one year</b>	2.1	11

<b>Less than five years but more than one year</b>	10.6	55
<b>Less than ten years but more than five years</b>	9.6	49
<b>Ten years or more</b>	76.5	393
<b>Don't Know</b>	0.7	4
<b>Refused</b>	0.3	1
Total	100.0	513

Live in a....

	%	N
<b>Small City</b>	22.5	96
<b>Large Town</b>	10.0	43
<b>Small Town or Village</b>	37.4	160
<b>Rural or Country</b>	26.5	113
<b>Other</b>	2.4	10
<b>Don't Know</b>	1.1	5
Total	100.0	427

High-Speed Internet Access

	%	N
<b>Yes</b>	93.0	492
<b>No</b>	6.2	33

<b>Don't know</b>	0.8	4
Total	100.0	529

Age

	%	N
<b>18 to 24</b>	12.0	63
<b>25 to 44</b>	34.1	180
<b>45 to 64</b>	32.0	169
<b>65+</b>	21.9	116
Total	100.0	529

Gender

<b>Men</b>	47.5	251
<b>Women</b>	52.5	278
Total	100.0	529

Race

<b>White</b>	73.6	389
<b>Black</b>	20.9	111
<b>Other Race</b>	5.5	29
Total	100.0	529

Income

<b>\$50k or less</b>	50.0	265
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<b>&gt;50k</b>	50.0	264
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Total	100.0	529
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Education

<b>&lt;HS</b>	13.7	72
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<b>HS</b>	49.8	263
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<b>BA or more</b>	36.4	192
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Total	100.0	527
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Party ID (self-identified, including learners)

<b>Republican</b>	46.3	240
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<b>Neither</b>	15.3	80
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<b>Democrat</b>	38.3	199
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Total	100.0	519
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## Question Order

1. Worries about COVID when in community

- When you go out into the community, how much do you worry about catching COVID-19?
2. Information about COVID Battery
    - CDC, Government, Scientists, Doctors, Friends and family, religious leaders, Journalists, social media
  3. Trust in sources of information about COVID Battery
    - CDC, Government, Scientists, Doctors, Friends and family, religious leaders, Journalists, social media
  4. Health Equity
    - In the past year, have you delayed, declined, or decided not to seek medical care because of the costs?
    - People of my race are treated fairly in a healthcare setting.
  5. Housing, Employment, and Transit
    - Do you currently own a home, or, have a mortgage on a home in Alamance County?
    - How likely do you think it is that you will ever purchase a home in Alamance County?
    - Are you currently employed, either full-time or part-time?
    - How difficult is it to find affordable housing close to where you work?
    - How long does it take you to get to your job from where you live?
    - How often do you use Link Transit, the bus system in Alamance County?
    - What is the most important reason why you don't regularly ride Link Transit?
  6. Mental Health Battery

Anxious, Depressed, Isolated, Hopeful

7. Monuments
8. COVID Experience and Vaccine Uptake
  - Have you personally contracted coronavirus?
  - Have you personally known anyone who has contracted coronavirus?
  - Have you taken a COVID-19 vaccine?
  - Did you receive one dose of vaccine or two?
  - What is the most important reason why you haven't taken a COVID-19 vaccine?
  - Overall, are you glad you took the vaccine, or do you wish you hadn't taken it?
9. Demographics



## Methodological Information

Mode:	Mixed- Live Interviewer Telephone and Online
Population:	Alamance County Residents
Margin of Error:	+/- 4.3
Dates in the field:	September 20 <sup>th</sup> - November 18 <sup>th</sup>
Sample Size:	472 telephone interviews, 56 supplemental online surveys
Weighting Variables (NC):	Age, Gender, Race, Education, and Income

### *Procedure*

For this survey, the Elon University Poll used a mixed mode design of phone calls using live interviewers, and supplemental online surveys. Random telephone numbers were purchased from Survey Sampling International (SSI). The optional online surveys were completed by visitors to the Alamance County Health Department who were provided with the survey URL at their appointment.

Survey responses were collected from September 20<sup>th</sup>, 2021 through November 18<sup>th</sup>, 2021. A survey was considered complete only if a respondent progressed through the entire survey.

### *Support for Transparency*

The Elon University Poll supports transparency in survey research and is a charter member of the American Association for Public Opinion Research Transparency Initiative, which is a program promoting openness and transparency about survey research methods and operations among survey research professionals and the industry. All information about the Elon University Poll that we release to the public conforms to reporting conventions recommended by the American Association for Public Opinion Research and the National Council on Public Polls.

## Weighting Information

Weights were generated in Stata using a technique known as iterative proportional fitting, also known as raking. The weight variable was calculated based on all the variables in the table below, using U.S. Census [2020 parameters](#).

Population	Unweighted	Weighted
%	%	%

18-65	78.1	77.6	78.1
65+	21.9	22.4	21.9
Male	47.5	50.1	47.5
Female	52.5	49.9	52.5
White	73.6	75.9	73.6
Black	20.9	15.2	20.9
Other	5.5	8.9	5.5
< HS	13.7	4.6	13.7
HS grad	86.3	95.4	86.3
< \$50k	50.0	33.7	50.0
\$50k or more	50.0	66.3	50.0

### Frequently Asked Questions

#### 1. Who pays for the Elon University Poll?

Elon University fully funds the Elon University Poll. The poll operates under the auspices of the College of Arts and Sciences at Elon University, led by Dean Gabie Smith. The Elon University administration, led by Dr. Connie Ledoux Book, president of the university, fully supports the Elon University Poll as part of its service to the community. Because of this generous support, the Elon University Poll does not engage in any contract work. This permits the Elon University Poll to operate as a neutral, unbiased, non-partisan resource.

**2. Does the Elon University Poll favor a certain party?**

The Elon University Poll is an academic, non-partisan survey research organization. We do not engage or work with any political candidates or parties. We employ best practices to ensure the results are not biased.

**3. Did you weigh the data?**

Yes. We apply weights to the data. For this survey, we generated results using ranking based on the U.S. Census data. For more details, see the Weighting Information above.

**4. What are the advantages and disadvantages of online surveys over traditional random-digital dial surveys?**

Traditional telephone surveys have a clear advantage over online surveys such as this in those assumptions of equal probability of selection are more appropriate. Furthermore, online surveys do not capture opinions of respondents who lack internet access.

However, our opinion is that [declining telephone response rates](#) and the growth in online sample pool sizes have narrowed quality differences between the two modes. In the case of this survey, we hoped to capture opinions related to a breaking news item. An online survey enabled us to quickly gather a large enough sample size to make inferences about the U.S. population. Additionally, like many college students, our student survey interviewers are not on campus currently.

Additional information about opt-in surveys in general is available from AAPOR and the [Pew Research Center](#).

### **About the Elon University Poll**

The Elon University Poll conducts statewide, regional, and national surveys on issues of importance to North Carolinians as well as other states. Information from these polls is shared with media, citizens, and public officials to facilitate informed public policy making through a better understanding of citizens' opinions and attitudes.

[Jason Husser](#) is Director of the Elon University Poll and Associate Professor of Political Science & Policy Studies at Elon University. Dr. Husser holds a Ph.D. in Political Science from Vanderbilt University. He researches American political behavior and survey methodology.

[Kaye Usry](#) is Assistant Director of the Elon University Poll and Assistant Professor of Political Science & Policy Studies at Elon University. She received her Ph.D. from the University of Illinois at Urbana-Champaign. Her research interests are in American politics and political psychology.

[Owen Covington](#) is Director of the Elon University News Bureau. A native North Carolinian, Owen Covington joined the staff of Elon University in 2016 after spending 17 years in the field of journalism as a reporter and editor for daily and weekly news outlets in North Carolina and Kentucky. As director of the Elon University News Bureau, Covington oversees the promotion of Elon and its students, faculty, and staff both through stories told across Elon's media channels as well as through interactions with state, national and international media. He is involved in media relations, including responding to requests from print, digital and broadcast media outlets, and works to promote content generated by a variety of Elon news sources.

## **Collecting Rich Primary Data for Community Health Assessment and COVID Relief – Using Charrettes to Identify Conflicts and Create Solutions with Community**

### **Healthy Alamance Summary Report**

**February 7, 2022**

**Submitted by: Alexandra Lightfoot, Daniela Sostaita, Melvin Jackson**

#### **Project Overview**

As part of its Community Health Assessment (CHA) 2021 process, Healthy Alamance<sup>1</sup> sponsored CBPR Charrettes, a structured and facilitated community engagement and activation process, to gain perspective on health needs and priorities from residents of communities across Alamance County and gather community-driven ideas for how to address them. As described by the National Charrette Institute, a “charrette” is a collaborative planning process most often used in design and architecture that harnesses the talents and energies of all interested parties to create and support a feasible plan to bring about community development and transformation.<sup>2</sup> Healthy Alamance used an adapted charrette process developed by community and academic partners affiliated with the Center for Health Promotion and Disease Prevention and the North Carolina Translational and Clinical Sciences Institute at the University of North Carolina at Chapel Hill (UNC) to incorporate principles of community-based participatory research (CBPR). The CBPR Charrette process is designed to address issues or questions identified by the partnership (Healthy Alamance) to facilitate collaborative discussion among community participants about health concerns within their neighborhoods, identify concerns they wish to prioritize, and generate ideas/solutions from their perspective to address the concerns. This summary reports on the methods used to implement the Alamance County charrettes, synthesizes the data across charrettes, and highlights the themes that resulted from the charrette process. These findings will be brought back to the participating communities for additional feedback, as well as integrated into the 2021 Community Health Assessment. The final report will be shared with elected officials and other decision-makers to inform COVID relief funding priority setting and offer direction for county-based organizations in their strategic planning. Funds for the project were provided by Impact Alamance.

#### **The Framework: Community-Based Participatory Research and Health Equity**

Community-based participatory research (CBPR) is a “collaborative approach to research that equitably involves all partners in the research process and recognizes the unique strengths that each brings. CBPR begins with a research topic of importance to the community and has the aim of combining knowledge with action and achieving social change to improve health outcomes and eliminate health disparities.”<sup>3</sup>



Healthy Alamance has been using a CBPR approach in its efforts to improve community health and advance health equity in the county since 2018. This approach recognizes the range of factors or determinants that affect health, per the Path to Achieving Health Equity figure undergirding Healthy Alamance’s work. The goals of Healthy Alamance include: 1) Build a better community by addressing health issues at the root cause; 2) Understand the community’s context, goals and power structure and partner with those most impacted to make change; 3) Collaborate with those best positioned to make change and measure impact by quality of outcomes as well as quantity. With these values at its core, Healthy Alamance sought out a process to use for its 2021 Community Health Assessment that aligned with its mission and commitment to ensuring that community voices are at the center of the process. They identified the CBPR Charrette process as a tested and effective mechanism to bring together diverse perspectives, identify strengths and concerns, and

brainstorm solutions from the community perspective.<sup>4,5,6</sup> They reached out with their academic partner from Elon University, Stephanie Baker, PhD, to the CBPR Charrette team at UNC, including Program Director, Alexandra Lightfoot, and Community Expert, Melvin Jackson, with their extensive experience using CBPR and conducting charrettes, as well as other community engagement/needs assessments processes,<sup>7</sup> to collaboratively organize and implement a series of charrettes for Alamance County. To support the charrette planning and implementing process, the UNC team brought in Daniela Sostaita, an MPH student at the UNC Gillings School of Global Public Health, as Research Assistant.

## Methods: CBPR Charrette Structure and Process

### Planning

The CBPR Charrette process is designed collaboratively by the partnership requesting the charrette (Healthy Alamance) and the charrette team carrying out the sessions (Jackson, Lightfoot, Sostaita). As a first step, Healthy Alamance supported the development of a planning team in partnership with the Health Equity Collective (HEC) to determine communities to engage and draft relevant questions for the charrette discussion. The Health Equity Collective is a community-based partnership of residents and institutions engaged in the shared work of identifying and addressing the racial disparities most impacting the health of the Alamance County community. Their commitment is to shared and transparent institutional analysis and to strategic and community-informed efforts to eliminate policies, practices, and procedures contributing to disparities. The goal was to identify and involve historically marginalized and excluded communities in the county. Charrettes were implemented in four locations to reach communities “left out” of planning across the county. Locations included: Morrowtown, the Dream Center in downtown Burlington, Pleasant Grove, in the rural Northern part of the county, and the Crump Village Community Center, to include participants from various Burlington Housing Authority communities. Plans to conduct two additional charrettes in January, one sponsored by Southern Alamance Family Empowerment (SAFE) and the second with youth at the Positive Youth center, had to be postponed/canceled due to the Omicron surge.

The HEC planning team worked with the charrette team to draft key questions to prompt discussion during the charrettes. The charrette process is structured to facilitate trust and relationship-building, create a safe/brave space to open discussion among participants with different perspectives/backgrounds/identities/experiences, pinpoint community strengths and assets as well as needs and priorities, and spur ideas collectively for addressing challenges. The process involves multiple ways of engaging participants, through small group activities, large group discussions, individual and collective idea generation, and written and oral communication.

The planning team reached out to community leaders/champions in each of these communities to identify a community-friendly location and spread the word about the charrette opportunity using flyers, word of mouth,

etc. Each charrette, except for Pleasant Grove, was hosted by a community champion. The planning team decided that its members would not attend the charrettes to facilitate open discussion among community resident participants. Each charrette provided a meal for participants at the outset of the meeting with food catered by small local businesses. Each participant was offered an incentive of \$40 for participation which was distributed at the end of the 2 ½ - 3-hour session. Healthy Alamance secured interpreter services for each charrette and the UNC charrette team included a native, fluent Spanish speaker, Daniela Sostaita, as well. Her language abilities were crucial at several charrettes, particularly at the Dream Center where the entire charrette was conducted in Spanish.

#### Charrette Process/Structure

Each charrette followed the structure and process outlined below. The charrettes were facilitated by the UNC charrette team who alternated roles throughout each session to model partnership and collaboration. We took intensive notes at each session, recording participant comments as they were said, to complement the activities completed with flip charts and post-it notes (described below). At all four charrettes, participants sat in a semi-circle or U shape with facilitators in the middle to facilitate a sense of community and collectivism among community residents. Participants were asked to move around at varied points during the session to facilitate interaction and insight sharing with different people.

#### Host Welcome

Each charrette started with a welcome by the community host in all but one of the charrettes (Pleasant Grove). In their welcome, hosts described the purpose of the meeting, our goals to protect confidentiality by not recording names or attributing comments to any individual, and the plans to share the aggregate findings back with the communities, per the statement below.

Good evening and welcome to the [sponsor location] Charrette. Healthy Alamance chose the charrette concept because it allows a group of people to identify issues, realize resources, and develop solutions together. During the next three hours, we will do just that, focusing on health in your community. We will record your charrette and take notes. Names of individuals will not be included in the notes or the summary of the process. The summary will be shared back with you and incorporated into the Community Health Assessment. Additionally, we will discuss the American Rescue Plan Act (ARPA) and the potential for impact on your community's health. This will be shared with our elected officials. You will receive a handout that provides you with additional information on charrettes, ARPA funds, and how to stay involved.

#### Introductions of Facilitators and Participants and Ice Breaker

The host then turned it over to the facilitators and we introduced ourselves. Following our introduction, we asked the participants to share their names, though, as described in the host introduction, we did not record them in the notes. We used a relevant and engaging ice breaker, asking each participant to describe to us as outsiders: Where would you take us in your community? Participants shared places they like to go, and it gave key insight to us as facilitators into what is important to residents of a community. We facilitators learned a lot about wonderful places (parks, restaurants, farmers markets, community gardens, churches, etc.) in Alamance Country through what was shared.

#### Community Agreements

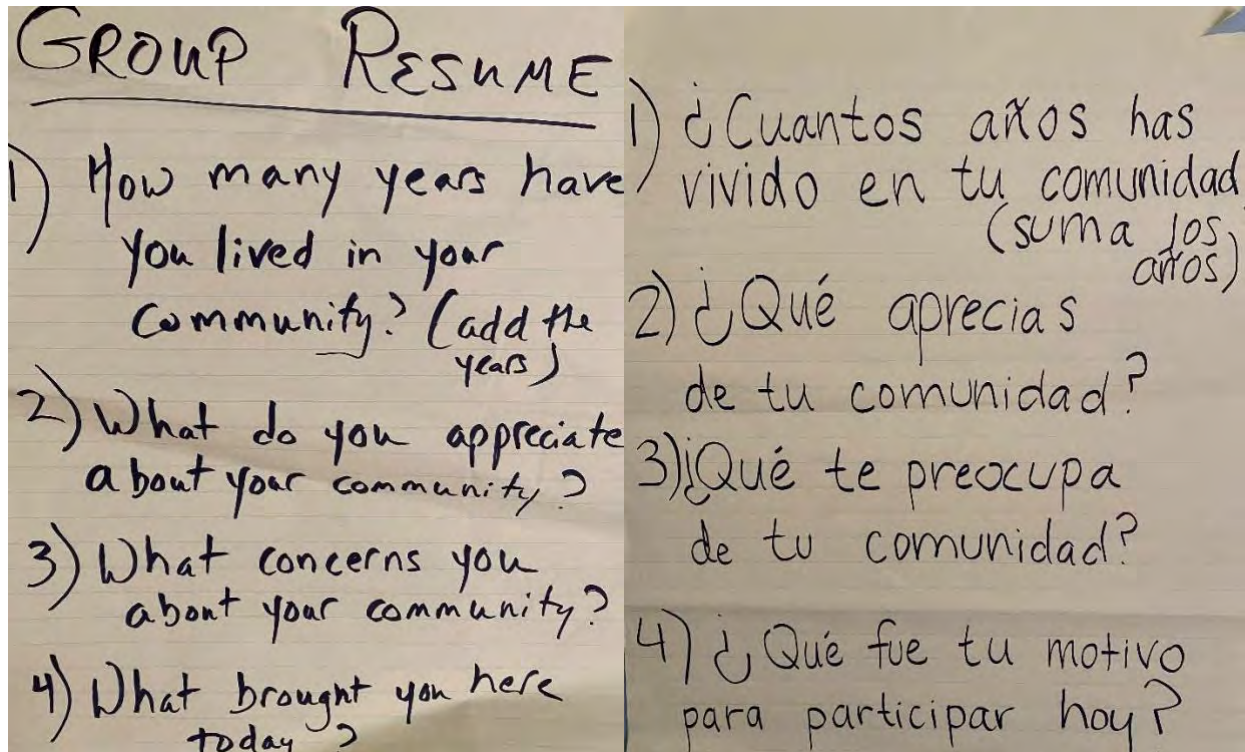
To set the stage for productive communication, active listening, and true engagement among participants with different (and sometimes conflicting) perspectives, we discussed Community Agreements. We offered a list (developed by community partners) at each charrette and invited participants to add any other strategy important to them. These four were the starting points:

- Everyone should feel heard, valued, and appreciated.
- Let's make sure everyone has an opportunity to speak.
- Share what you're comfortable sharing.
- What's said here stays. What's learned here leaves.

### Group Resume

We used a Group Resume process to build rapport among participants and help them learn about each other's experiences, as a foundation for a deeper whole group conversation later. To do so, we had participants count off to divide the larger group into small groups of four to five participants each. Our goal was to put people in groups with people they did not know. Each small group selected a notetaker to record responses to the following questions (offered in both English and Spanish) on flip chart paper (per the list and images below):

- How many years have you lived in your community? (Cumulative across the group)
- What do you appreciate about your community?
- What concerns you about your community?
- What brought you here to the charrette today?



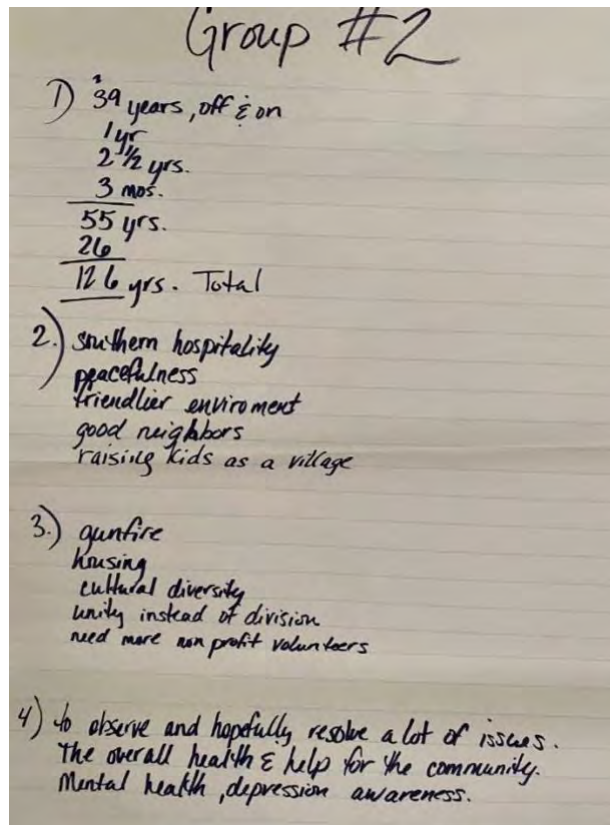
It was important to be able to open conversation among participants using this small group activity and focus the initial conversation on the strengths/assets of their communities (i.e., what they appreciate) as well as their concerns. In addition, it was helpful to us as facilitators to learn what brought them to the charrette. The list below provides insight into participants' reasons for coming, many of which highlight care and concern for their communities, as well as the hope their concerns will be listened to by decision-makers:

- To share my ideas
- Be informed about programs for community
- To contribute and listen to other people
- To inform the representatives about our concerns
- Concern for community growth + giving direction
- Because we were invited (this one came up a lot; shows how much the host has pulled in the community, maybe relevant to highlight)
- To learn and help make things better within the community
- Contribute to make our voices heard

- To voice our opinions
- We have a voice and want to make a change

After they had responded to all questions, we brought the small groups back together to share. Through the sharing process, charrette participants were able to see commonalities and differences within their small groups and across the group. Included below are an example of one small group's Group Resume from each of the four charrettes to demonstrate the type of information gathered through this part of the process and the way participants responded.

### Morrowtown





## Dream Center

**DREAM CENTER**

# años en la Comunidad? 49

2) ¿Que aprecias de tu Comunidad?

- 1- Dream Center
- 2- Tiendas Mexicanas
- 3- Todos esta cerca (comodidad)
- 4- Parks and recreaciones, Festivales
- 5- Comunidad Pequeña me siento Segura.
- 6- Aprecio la historia de la Comunidad de

3) ¿Que te Preocupa de tu comunidad?

- 1- Perder el Dream center. / saber quien nos con quienes nos
- 2- Falta de información de nuestros con quienes nos
- 3- falta de after school, tutoring in our c
- 4- Falta de clinicas gratis y Dental. terapia, Ni
- 5- Consejería Para las familias.
- 6- Mas información como Nuestros hijos pueden ir a la U

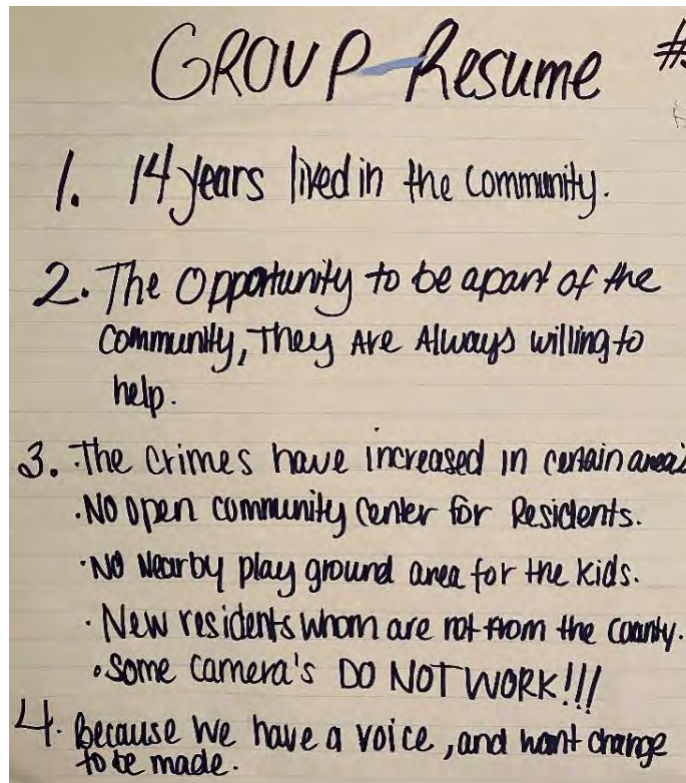
4) ¿Que te motiva a venir a la reunión?

- 1- me motiva a venir a aportar ideas.
- 2- Estaba curioso por la información.
- 3- aprender más de la comunidad.
- 4- A mi motivo venir a aprender de los demás.

## Pleasant Grove

1. 6, 13, 27 = 100 yrs collective
2. Fire dept, At Safety, Church Community  
Christian, Protestant, Islamic standards,  
Quality of Life, fresh air, respect of others and  
agriculture.  
Recreational facilities, Lakes, small/local community Str  
Community gatherings. Freedom to do what you want  
to with your own properties.  
Slow pace of living. Welcoming neighbors & Community.
3. Loss of Farm Lands, Asphalt Plant & Air/Water quali  
Safety, Drug trafficking/sales/route. Communications Broad  
Distribution of Federal Funds to support local Communities.  
Lack of Satillight Community Health centers, Better Commuic
- 4) Friends Notified us. Need better notifications.  
Intrested to find out what is or will impact our Community

## Crump Village Community Center



### Key Questions for Consideration

After this small group activity, the charrette shifted to the heart of the process: addressing the key questions identified by the HEC planning team. Facilitators posed these questions to the whole group of participants and captured comments as detailed in the [notes](#) for each charrette. Questions posed in the charrettes included:

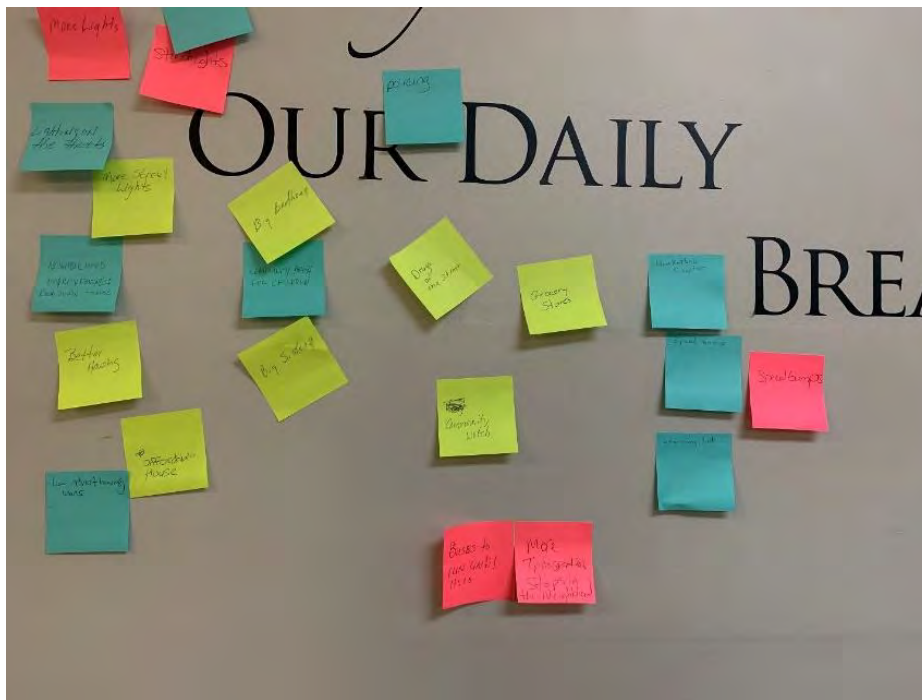
- Question 1: How do you define your community?
  - Prompt: Who is a part of your community? What does your community have?
- Question 2: How do you define health in your community? What challenges to health does your community face?
- Question 3: Who has the power to make decisions about what happens in your community?
  - Prompt: Who makes the decisions about what happens in your community and who should? Are there unique considerations we need to identify about your community?
  - Provide information about ARPA: Approximately 64 million dollars
  - Interactive Activity with Post Its (Individual, Small Group, Large Group): What are the top three issues that need funding in your community to address health concerns?
- Question 4: Who needs to hear what we have talked about today?
- 

Interactive Activity with Post-Its (Individual, Small Group, Large Group): What are the top three issues that need funding in your community to address health concerns?

To generate ideas from the community participants themselves on what they saw as the top issues (per the bullet point in Question 3 above), we used an interactive post-it notes brainstorming activity developed from human-centered design thinking strategies. Human-centered design is a creative, iterative approach to solving complex issues that puts those directly impacted at the center of the process.<sup>8</sup> Human-centered design typically involves three main phases: inspiration, ideation, and implementation. The post-it notes activity done in these charrettes comes from two ideation methods: Brainstorm and Find Themes.

Brainstorms allow us to be creative and tap into big ideas and outside-of-the-box thinking. Brainstorms can be done with the design team (in this case, the charrette facilitators and planning team) and with partners and the people you're designing for (Alamance residents). According to IDEO, "brainstorms work best when the group is positive, optimistic, and focused on generating as many ideas as possible."<sup>9</sup> This differed from one charrette to another, with some groups feeling very enthusiastic and empowered to share their ideas and think big, while other groups felt dismissed by their local government and were hopeless that their ideas would be listened to and/or that these funds would ever reach them.

In our charrette Brainstorm activity, participants were asked to generate three ideas each for how they would like to see the ARPA funds used in their community. Participants had some time to reflect individually and write three ideas on separate post-it notes. Once individuals had finished, they were asked to post their notes on a wall. As



people finished their brainstorming and went up to the wall to post their notes, we moved into Find Themes. Participants looked across the post-it notes and grouped their sticky notes together based on theme or category, looking for patterns and relationships between the ideas. The goal here is to identify key themes that can be translated into opportunities for design, in this case, ways to meet the needs of the community with the ARPA funds (and beyond). After gathering notes and post-it notes from all the charrettes, the design

team, in this case the facilitators, completed this same activity of finding themes that came up across the different charrettes to present design opportunities that incorporate the needs and wants of all [residents](#).

Traditionally, the ideation phase is when the design team makes sense of what they have learned from their end users or stakeholders and identifies opportunities for design by generating ideas and building rough prototypes to share with users/stakeholders. However, these ideation methods were done *with* the end users (the Alamance residents) reflecting the CBPR approach used in the charrettes, rather than by the facilitators or planning team after the fact for several reasons.

- First, we wanted to hear residents' ideas, rather than draw our own conclusions about how they would want these funds used based on what they shared during the charrette.

- Second, it empowered residents to feel ownership over their ideas for these funds and brainstorm how they could be used from the very beginning.
- Third, we knew we would not be able to necessarily bring our ideation results back to as many residents to receive feedback and iterate the process, so we needed to be sure that our results were informed by residents directly in the moment.

Wrap Up – Final Words/Takeaways

At the end of each charrette, we did a quick wrap up, asking participants to share a one-word takeaway from their involvement in the charrette process. See linked notes for reactions, which ranged from appreciation for being heard, to feeling empowered, to renewed commitment to bringing concerns to decision-makers from participants across the four charrettes.

**Synthesis of Findings**



As the word cloud above, derived from the post-it note ideas from all four charrettes, depicts, there were design ideas generated by participants that addressed concerns across communities. The themes listed below represent key findings synthesized from the data collected at the four charrettes conducted in different Alamance County communities. Each of the major themes came up in each charrette in one way or another. Below we briefly describe the themes and list comments offered by charrette participants. Potential strategies/solutions to address concerns are noted with an asterisk. The full list is included in the spreadsheet, along with each charrette’s notes in the notes page linked above.

Theme 1: Disconnection from resources

In general, the charrette discussions made it clear that Alamance residents from the communities engaged feel disconnected from resources, whether feeling like there are not enough resources to meet their needs, they do not know about potential resources, or that the resources that exist do not serve their community (either by race/ethnicity, location, neighborhood, etc.). Yet even while noting the lack of resources, participants also

acknowledged that there many organizational resources in the county that provide support in different and important ways to them and their families (i.e., Dream Center, RHA- therapy, Salvation Army, Catholic church, Big Brother Big Sisters, Elon, and community colleges).

- Participants are disconnected from resources and services in their community and from political leadership; many are doubtful that anyone cares or will listen to them
- Concern about lack of resources for Hispanic/Latinx residents, especially lack of healthcare options in terms of cultural competency of providers and cost
- Many groups mentioned lack of access to internet/broadband
- Lack of safe places for children and teens to gather

### Theme 2: Disconnection among neighbors/Divided communities

Residents participating in all charrettes made it clear they feel disconnected from their neighbors and from the larger community in Alamance County. In the Pleasant Grove charrette residents attributed this sentiment to the rural nature of their community, with homes being more spread out and neighbors further away. One group there also mentioned racism as a divisive factor in the community. The disconnection noted by community residents was brought to life during our Pleasant Grove charrette with participants quite divided in opinion and suspicious of our motives. There was no community champion at this charrette and the absence of a trusted community voice affected the tone and involvement of community members in the process. In the Morrowtown charrette, residents mentioned disconnection along racial/ethnic lines, as Black participants described feeling a lack of unity between them and their Caucasian and Latinx neighbors (although others in attendance challenged this idea). Participants expressed interest in building ties with their Spanish speaking neighbors but felt at a loss at how to bridge the language and cultural gap. Participants at the Dream Center (all Latinx/Hispanic) described the city of Burlington as highly divided. One participant described the divide in this way: “If you are by your house in East town and West town, it is a different place, the area is completely different. The police or the city does not take care of the street, does not take care of this area, nobody takes care of this area. If you go to East town, it is clean and wonderful. That is what I do not understand.” At Crump Village participants noted the lack of unity, particularly among adults, within Burlington Housing Authority communities and expressed concern about outsiders moving in. As one described it, “It is weak. We cannot come together. My community is strong in terms of kids. Adults are not strong. As far as adults get together and plan things, we do not do it. I would like to see more of it.” Across the board, many charrette participants perceived a lack of unity in their community that affects the community’s health.

- New residents from other counties are perceived as bringing in issues
- Discrimination among Latinx community (based on nationality), small immigrant community but big concern
- Comments about Latinx community not interacting with other residents were voiced by a few Black attendees
- Lack of unity within communities
- Not enough community involvement
- \*A day every month to come together and get to know your neighbors

### Theme 3: Concern for young people

The third theme intersects with most other themes, as residents’ concern for their community’s young people encompassed deep apprehension for their safety, education, and future outcomes. From more playgrounds to better education, to addressing bullying in schools and drugs in the community, to building sidewalks and speedbumps to slow cars down, these intersecting concerns were all framed as a concern for the wellbeing, physical, mental, and social health and positive development of children and teens.

- Urban community with nothing for kids or teenagers to do, kids outside without guidance
- No nearby playground
- Concerns over kids’ physical safety due to crime and gun violence and speeding cars
- Bullying in schools
- Delinquency, weapons, and drugs in schools
- Lack of after school care/programming, lack of tutoring
- Need more information about how our children can go to college

- \*Need more parks/places for children to go

#### Theme 4: Safety

Safety as a theme emerged from this focus on the concerns for children, which broadened to overall concerns for community wellbeing. References were made across multiple charrettes to recent deaths of young people in the community at the hands of gun violence. In Morrowtown, participants spoke about community mobilization around violence in the absence of elected officials listening to their concerns. At the Crump Village Community Center, participants spoke about a recent shooting that had intensified their worries for their children. The Dream Center charrette also mentioned unexpected license checkpoints, which may be a different kind of safety issue (i.e., immigration/documentation concerns) but remains important to mention and address.

- Increased crime rate
- Gun violence
- Gangs
- Drugs and alcohol in streets
- Unexpected license check points
- All mentioned drugs + gun violence

#### Theme 5: Infrastructure

Infrastructure challenges were identified in all charrettes, though the focus of concern varied from one community to the next. Housing issues were a major concern across charrettes, whether due to lack of affordability, as expressed in Pleasant Grove and Morrowtown, or to the state of building structures, as described by Burlington Housing Authority residents participating in the Crump Village charrette. Crump Village participants spoke specifically about concerns in their communities' buildings, while joining others describing lack of streetlights, speed bumps, crosswalks, and broken security cameras. Concerns about infrastructure focused on general community safety (many highlighting older adults and children as their main cause for concern here). Ideas for increasing housing affordability and access also came up and Morrowtown participants advocated establishing a Land Trust to facilitate this process in communities such as theirs.

- Bugs, roaches
- Need more parking spaces
- Heating and cooling issues
- Lots of trash on streets
- Security cameras don't work
- Bad sockets
- Paint peeling
- Mold
- Remodel homes
- \*Stop lights, better lighting, streets paved, crosswalks, speed bumps
- \*More affordable housing options and ways to increase homeownership

#### Theme 6: Health

Due to the focus on health in each charrette, a big theme expressed was concern over community health, particularly lack of accessible, comprehensive healthcare services due to cost, a dearth of services in communities, and lack of cultural competence among providers and staff. The need for mental health care services was mentioned by participants at all charrettes.

- Concern over children's health and safety leads to poor mental health among adults
- \*Parents need counseling/therapy, but cannot afford health insurance
- Lack of free clinics and dental clinics, therapy, nutrition services, family counseling services
- \*Sliding scale service clinics
- Mental health related to violence and guns
- Lack of satellite health centers/need to travel to Chapel Hill for healthcare
- Community health workers

- All mentioned mental health services

Other:

- Need for immigration services- lawyers, attorneys, ways to get permits and green cards and citizenship

Charrette participants were engaged and passionate about ways ARPA funds coming into the county could be used to address community challenges and improve the health of communities. Ideas offered ranged across the social ecological model from individual, to community, to policy. This spreadsheet includes all the ideas received:

[https://docs.google.com/spreadsheets/d/1I0mNsm4Kw7pua7ctln92j\\_I9a\\_AlXbMsRAuvRsi-8xY/edit?usp=sharing](https://docs.google.com/spreadsheets/d/1I0mNsm4Kw7pua7ctln92j_I9a_AlXbMsRAuvRsi-8xY/edit?usp=sharing)

### Discussion and Implications

Residents of the communities involved in each of these charrettes recognized both strengths and needs within their communities. In all four, participants conveyed a strong sense of being excluded. Pervasive, too, across all charrettes was the sense among participants that no one cared or cared enough to listen to their concerns, nor did they feel that decision-makers represented their concerns. When one city council member did come to one of the charrettes, participants appreciated his show of interest. Yet some in communities let us know they no longer even try to make their voices heard since they have been ignored repeatedly. Even those who do attend city council or county commissioner meetings to advocate for community needs expressed doubt that what they said would make a difference. As one participant described it, “we have an opportunity to make change, but if you keep saying same thing over and over, . . . it feels like a waste of time. [It is important] to have a concern for everybody else in your community.” Yet community residents also recognized the power of bringing their voices together to spur collective action. Despite the skepticism that many participants felt, many felt buoyed by the opportunity afforded by the charrettes “to voice their opinions,” generate ideas about how “to improve their communities,” and to “learn more from one another and about resources and initiatives they may not already know about.” Engaging the community in a collective process like the charrettes has the potential to intensify awareness of community concerns in a different and potentially impactful way. As one participant described it, “If you are not in the situation, you do not know. If you do know, you cannot just brush [our concerns] off.” As expressed in some one-word takeaways, many participants felt empowered, supported, and heard through participating in this process. They also were clear about holding Healthy Alamance and the charrette team accountable, asking questions about how we were going to use this information, whether they were going to have a chance to see the results, and how the findings could reach elected officials and decision-makers. Underlying these questions lies a fundamental concern about trust, or, more accurately, lack of it towards institutions and leaders that historically exclude and/or ignore their communities. We assured them that Healthy Alamance and the Health Equity Collective, through their shared commitment to health equity and deep connections to communities across the county, was poised to listen and ensure that community residents had the opportunity to review the findings and offer additional feedback before integrating the findings into the Community Health Assessment to inform the Community Health Improvement Process, as well as the ARPA funds designation.

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8. [ideo.org/tools](https://www.ideo.org/tools)
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## Chapter 5

### Spanish Translation of Deena Elrefai's

Estudio de caso: salud reproductiva de latinos: dimensiones de la diversidad y su impacto en la atención médica

Durante las últimas décadas, la composición racial y étnica de la población estadounidense ha cambiado notablemente. La población Latino es una parte super importante en estas transformaciones. Si bien hoy en día uno de cada ocho residentes de los Estados Unidos es latino, se proyecta que las personas latinas podrían representar uno de cada cinco residentes para 2035, uno de cada cuatro para 2055 y uno de cada tres para 2100.

La población latino del condado de Alamance es más alta (13.1 %) que el promedio estatal (9 %). La comunidad Latino en el condado de Alamance, Carolina del Norte, es diversa, pero la mayoría de los programas asumen homogeneidad. El término “Latino” incluye a personas de 21 países de origen que hablan más de 50 idiomas, pero todos están agrupados en los Estados Unidos. A medida que los profesionales crean estrategias para abordar las disparidades en la salud reproductiva, es importante reconocer la diversidad entre las muchas comunidades latinas para crear estándares de atención culturalmente sensibles. Esta investigación tiene como objetivo comprender cómo el racismo asociado con la inmigración y el origen étnico afecta negativamente las experiencias de salud reproductiva de *diversas* comunidades latinas.

Hubo grupos de enfoque con mujeres latinas del condado de Alamance centrados en el uso de anticonceptivos, el apoyo familiar y el conocimiento y las percepciones de los servicios de salud, para aprender más sobre la experiencia de navegar el sistema de atención médica. Casi todos los participantes, independientemente de sus antecedentes, compartieron experiencias negativas con los proveedores de atención médica, incluidas suposiciones sobre el idioma, el estado socioeconómico y el estado migratorio. Otros resultados se centraron en el racismo en relación con diferentes factores asociados con ser Latino: el racismo en los Estados Unidos se muestra estructural, geográfica e interpersonalmente, y existen factores estresantes específicos asociados con el panorama social y político negativo localizado relacionado con la inmigración y el control de aduanas.

Un participante compartió una experiencia negativa con la atención médica:

“Mi experiencia... No sé si diría racista, pero definitivamente tuvo matices de micro agresión desde el principio. Simplemente asumieron que no podía hablar inglés, incluso cuando había estado dos o tres veces.”

Otros participantes indicaron que las experiencias de salud negativas con los proveedores no estaban asociadas solo con una persona o situación, sino que eran intergeneracionales:

“Mi mamá fue a la [clínica de atención médica local] para los controles posparto. No estoy seguro de quién la estaba cuidando... pero lo exageraron. Ella mencionó "oh, me siento un poco deprimida", y dijeron "oh, enviaremos un trabajador social a tu casa.”

Las identidades y los indicadores demográficos, incluidos el país de origen y el nivel socioeconómico, también tienen un impacto en el compromiso con los sistemas de atención médica. Los participantes de entornos más ricos, como los participantes cubanoamericanos, compartieron un mayor sentido de autoeficacia al navegar por los sistemas de salud, mientras que los participantes de entornos menos ricos y diferentes estados migratorios compartieron sobre el uso de los recursos y la experiencia de la comunidad en lugar de los sistemas médicos formales.

El tratamiento de las comunidades Latinos basado en suposiciones de que todos tienen la misma experiencia es dañino y tiene un impacto negativo en las experiencias de salud reproductiva. Es fundamental comprender la diversidad dentro de la comunidad Latino para que las partes interesadas y los proveedores de atención médica puedan crear estándares de atención más culturalmente sensibles que consideren las diferencias dentro de las muchas comunidades Latino.

## Chapter 6

**Preamble:** *WE, THE PEOPLE OF COLOR, gathered together at this multinational People of Color Environmental Leadership Summit, to begin to build a national and international movement of all peoples of color to fight the destruction and taking of our lands and communities, do hereby re-establish our spiritual interdependence to the sacredness of our Mother Earth; to respect and celebrate each of our cultures, languages and beliefs about the natural world and our roles in healing ourselves; to ensure environmental justice; to promote economic alternatives which would contribute to the development of environmentally safe livelihoods; and, to secure our political, economic and cultural liberation that has been denied for over 500 years of colonization and oppression, resulting in the poisoning of our communities and land and the genocide of our peoples, do affirm and adopt these Principles of Environmental Justice:*

### **The United Church of Christ (UCC) and Environmental Justice:**

*The First National People of Color Environmental Leadership Summit has been described as one of the most important events in the history of the environmental justice movement. The four-day Summit sponsored by the United Church of Christ's Commission for Racial Justice began in Washington, D.C., on October 24th, 1991. With around 1,100 persons attending from all 50 states as well as Puerto Rico, Chile, Mexico, and the Marshall Islands, the inclusive breadth of participation allowed for the environmental justice movement to coalesce in re-defining the very meaning of "environment." No longer did the word connote remote wilderness areas and pristine natural landscapes as was often the case for white environmental organizations. The environment was now where one lived, worked, studied, played, and prayed. As such, it encompassed a range of issues from housing and transportation to worker safety and toxic pollution." [30th Anniversary: The First National People of Color Environmental Leadership Summit - United Church of Christ \(ucc.org\)](#)*

October 2021 marked the "30 years since the historic and monumental 1991 [First National People of Color Environmental Leadership Summit](#) in Washington, D.C. where the 17 Principles of Environmental Justice were first established and forever changed how the language and framework used in the United States to address environmental injustices. While much about the current environmental justice movement remains the same today, people of color continue to "transition to the next generation" in so many places and in so many ways..."

On October 28th, 2021, the American Public Health Association (APHA) along with the United Church of Christ (UCC) commemorated 30 years since the historic 1991 Summit took place with original Summit video clips and guest speakers who were participants 30 years. [30th Anniversary: The First National People of Color Environmental Leadership Summit - United Church of Christ \(ucc.org\)](#)

Omega and Brenda Wilson, Co-Founders of the West End Revitalization Association (WERA) in Mebane, NC were invited to be a part of the group that planned, organized, and presented the 30th virtual anniversary of the 1991 Summit with hundreds of people participating from every state. [Omega Wilson, Brenda Wilson, and Brandon Hunter Archives - United Church of Christ \(ucc.org\)](#)

### **Definition of Environmental Justice on US Environmental Protection Agency's website: [Environmental Justice | US EPA:](#)**

*Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. This goal will be achieved when everyone enjoys:*

- *The same degree of protection from environmental and health hazards, and*

- *Equal access to the decision-making process to have a healthy environment in which to live, learn, and work.*

[Read the Factsheet about the EPA's Office of Environmental Justice.](#)

## EJ SCREEN

### **Purposes and uses of EJSCREEN with access links are outlined below from EPA's website:**

*EJSCREEN allows users to access high-resolution environmental and demographic information for locations in the United States and compare their selected locations to the rest of the state, EPA region, or the nation.*

*The tool may help users identify areas with:*

- *Minority and/or low-income populations*
- *Potential environmental quality issues*
- *A combination of environmental and demographic indicators that is greater than usual*
- *Other factors that may be of interest*

*EJSCREEN may also be used to support:*

- *Educational programs*
- *Grant writing*
- *Community awareness efforts*
- *Other purposes*

*This screening tool and data may be of interest to community residents or other stakeholders as they search for environmental or demographic information. It can also support a wide range of research and policy goals. The public has used EJSCREEN in many different locations and in many ways.*

*EPA is sharing EJSCREEN with the public:*

- *to be more transparent about how we consider environmental justice in our work,*
- *to assist our stakeholders in making informed decisions about pursuing environmental justice and*
- *to create a common starting point between the agency and the public when looking at issues related to environmental justice.*

*Screening tools should be used for a "screening-level" look. Screening is a useful first step in understanding or highlighting locations that may be candidates for further review. However, it is essential to remember that screening-level results:*

- *do not, by themselves, determine the existence or absence of environmental justice concerns in each location*
- *they do not provide a risk assessment and*
- *have other significant limitations.*
- [EJSCREEN Home](#)
- [What is EJSCREEN?](#)
  - [How was EJSCREEN Developed?](#)
  - [How Does EPA Use EJSCREEN?](#)
  - [Purposes and Uses for EJSCREEN](#)
- [Learn to Use EJSCREEN](#)
- [Understanding EJSCREEN Results](#)
  - [EJ Indexes](#)
  - [Environmental Indicators](#)
  - [Demographic Indicators](#)
  - [How to Interpret a Standard Report](#)
- [Technical Information about EJSCREEN](#)

- [\*Limitations and Caveats in Using EJSCREEN\*](#)
- [\*Download EJSCREEN Data\*](#)
- [\*Additional Resources and Tools\*](#)

[Contact Us](#) to ask a question, provide feedback, or report a problem.

## In-Depth Formal Request

**On January 14, 2022, WERA requested U.S. Department of Justice investigations of environmental justice impacts under Federal Housing Administration guidelines in Alamance County and Orange County. The following is the content of the formal request:**

January 14, 2022

TO: Max Lapertosa – [Max.Lapertosa@usdoj.gov](mailto:Max.Lapertosa@usdoj.gov)

Lauren Marks – [Lauren.Marks@usdoj.gov](mailto:Lauren.Marks@usdoj.gov)

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Anna Sewell - [asewell@earthjustice.org](mailto:asewell@earthjustice.org)

Mary Rock - [mrock@earthjustice.org](mailto:mrock@earthjustice.org)

The following briefly outlines BLUE links, **environmental justice issues that adversely impact housing in Mebane, NC, and Alamance County**. Per our discussion on December 2, 2021, these adverse housing impacts may not fit the existing US Department of Justice’s Fair Housing Administration. However, environmental justice is of primary importance for all federal, state, and local government agencies to address.

As of January 10, 2022, WERA had participated in one of a series of virtual meetings with officials from the Alamance County Health Department. This series of meetings also included several concerned community leaders. WERA’s Mebane, NC location is also in Alamance County. The City of Mebane in Alamance and Orange counties. Alamance County Health Assessment & Health Equity Collective team partnered with WERA regarding five major areas of concern:

1. First time health assessment to identify of people of color communities for cancers, asthma, and other respiratory illnesses, diabetes, lead exposures, etc.
2. Digitally map communities with predominate percentages of Black, Indigenous, and Latinx populations (using tools like the EPA’s EJSCREEN).
3. Identify and map the location of legacy or new business/commercial/industrial or government sites producing contaminants and toxins that are known to be injurious to humans, animals, and ecosystem (air, soil, water, and human exposure), with disproportionate adverse impact on people of color. This includes new or unknown (newly identified) toxins.
4. Seek collaborative partnerships, technical resources, funding, and legal strategies for cleanup, mitigation, remediation, removal, and restoration for safety human access and improved quality of life use, and
5. Produce a comprehensive Alamance County Health Assessment Report with a first-time section on “Environmental Justice Impacts” for short-term actions and long-term monitoring and evaluation.

The following outlines some of the specific environmental justice, civil rights, and right to basic public health issues that are currently known to adversely impact housing standards and up-to-code standards necessary to improve and maintain a quality of life found in white communities.

**Prioritize Denial of Infrastructure Installation as a Title VI Violation**: Ensure installation of up-to-code safe drinking water and sewer service for Black, Indigenous, and Latinx communities that are necessary for protection

against COVID-19 and other environmental legacy diseases related to pollution and contamination. WERA included this priority in the Environmental Justice Bill S.2236 led by Senator Cory Booker (D/NJ). The City of Mebane has a long history of redlining and denial of access to municipal sewers in Black communities with failing backyard septic systems. In 1999, WERA filed a Title VI of the Civil Rights Act of 1964 and referenced the Environmental Justice Executive Order-12898 of 1994.

In 2000, over \$2.5 million in CDBG funding and City of Mebane match funded first-time sewer and safe drinking water up-grades for about 100 houses in the West End Community. Over \$2.3 million for another CDBG funding, and City of Mebane match, was not used by the City of Mebane for first-time sewer line installation for over 80 houses in the White Level community. Mebane is recognized as one of the top ten fastest growing municipalities in North Carolina due to new industrial and distribution centers like Walmart (\$100 million), Lidl (\$125 million), Cambro Plastics (\$100 million), UPS (\$262 million), Chick-fil-A (\$56 million), Amazon, and many more. The City of Mebane gives millions of local taxpayers' money to each of these billion-dollar corporations along with the installation of new roads, safe drinking water, and sewer infrastructure. Over four hundred homes in historically African American and Indigenous communities continue to be denied access to first-time municipal sewer connection and up-to-code safe drinking water access. **See detailed study ([EPA-EJ Study \(wera-nc.org\)](https://www.wera-nc.org))**

**The marginalized Black, Indigenous, and Latinx communities include sections of West End, White Level, Buckhorn, Perry Hill, and Cheeks Cross. Massive growth still redlines and denies up-to-code safe drinking water and sewer services to people of color today. See the news story: [More development coming to Buckhorn Area | News | mebaneenterprise.com](#)**

*“During the November meeting, the Mebane City Council approved the annexation and conditional rezoning of roughly 129 acres near the intersection of Buckhorn and West Ten Roads, allowing developer Al Neyer to, in three phases, construct six buildings to be known as the Buckhorn Business Centre, which will total nearly 1,000,000 square feet.*

*The future site of the Buckhorn Business Centre is made up of 14 individual parcels. One of those parcels was already within the Mebane city limits and zoned B-2 (general business).*

*The remaining 13 parcels were outside the Mebane extraterritorial jurisdiction (ETJ) in Orange County. Four of those were zoned R-1 by Orange County and the remaining nine were zoned O/RM by Orange County. **All the parcels already have access to city water and sewer, however.**”*

**In 2021, the City of Mebane approved a \$15 million bond to install/upgrade new safe drinking water and sewer services for new mega industrial and commercial developments, and again redline people of color communities: See news article: [City council approves revenue bond application request | News | mebaneenterprise.com](#)**

*“Upgrades to the City of Mebane’s water and sewer system are coming, and the city council recently approved a proposal to apply for revenue bonds to help fund those improvements.*

*Mebane’s Water Resource Recovery Facility (WRRF) needs renovation, and the city said that it will cost \$9 million. Construction of the GKN pump station is also planned and will cost \$1.9 million. The city also needs to refund the 2014 Graham-Mebane Water Plant Upgrade and Sewer Line Extension debt totaling \$2,769,000. These ventures, totaling \$13,613,000, will be financed with the revenue bonds.”*

**The only real progress on environmental justice in the City of Mebane and Alamance County involved federal USDOJ legal actions. See news story: [Tate Avenue-Corregidor Street connector nears completion | News | mebaneenterprise.com](#)**

*“Additionally, the West End was not connected to city water and sewer at the time but the sludge trucks leaving the water treatment facility would ride through the community spilling sludge everywhere, Wilson said.*

*All this, among other issues, was noted in WERA’s environmental justice lawsuit against the City of Mebane.*

*In that lawsuit, the need for a connector of the West End and the rest of the city was raised, as well as a request to stop the 119 Bypass from cutting through the middle of the community.*

*22 years later, the bypass is being built to the west of the community and the connector is nearing completion. But Mayor Hooks acknowledged the lack of connectivity between the West End and the rest of the city has been an issue for a while.*

*“[Folks in West End] had to drive all the way around town to get to the arts center. So, the DOT designed a road and designed a connector as part of this project, which is fantastic,” Hooks said.*

*The mayor also noted that moving the 119 Bypass west, out of the West End, was “the right thing to do.”*

*Prior to the lawsuit, the push to connect Tate Avenue to the rest of the city was started in 1995 by residents Marilyn and Walter Snipes, both deceased.”*



**Western Electric Telephone Industrial Site Also Doubles as Army Chemical Production Plant back to World War II in the 1940’s.**

The plant was closed in 1992 and the blighted site stands as a 22-acre mega polluter in the increasing people of color eastern section of Burlington, NC. See this two-minute YouTube aerial fly-over:

[Abandoned Western Electric Plant is Looking for Occupants - Burlington, NC - YouTube](#)

1) Burlington, NC (Alamance County) is just one the mega abandoned sites for Western Electric Plants in the USA. ARTICLE: [Clear and present danger: Former Army missile plant has polluted a Black, Latino neighborhood in Burlington for more than 30 years | NC Policy Watch](#) Sept 8, 2021.

2) Produced toxic metal and plastics for telephone cables and parts. During World War II, one of many sites that produced secret Army missile chemicals that put communities at risk today.

3) Closed in 1992. Will NIEHS (National Institute of Environmental Health Sciences), EPA, Army, NCDEQ, and USDOJ show up to help clean up in 2022?

4) The abandoned Western Electric Telephone & Army Missile site is within one block of the Alamance County Health Department, Social Services for low-income families, churches, apartments, homes, restaurants, and more.

**Indigenous leaders of Seven Directions of Service with the Occaneechi Tribe of Alamance County and Caswell County have long raised major environmental and environmental injustices to “Mother Earth’s Ecosystem”**  
[Alamance County community outraged over quarry project | WGHP FOX8 \(myfox8.com\)](#)



*“The Snow Camp community in Alamance County is outraged after residents found out a possible quarry may be coming to their area. The county commission held an emergency meeting on Wednesday to discuss a way to address concerns of the people in that area.*

*People filled every seat at the meeting hoping to get their voices heard.*

*“As residents of Snow Camp, we’re concerned that this project went through without any input from our community,” Gary Ulicny said.*

*“I mean a gravel mine by definition is noisy, dusty, including carcinogens, known carcinogens when you ground rock and put into the air. Most importantly, the water. All of us depend on wells and the aquifer,” Ulicny said.*

*Not only are residents worried about it being a health and environmental hazard, but many spoke out about a gas line in that area that could be affected.”*

Similar granite quarry issues and their adverse impacts on less urban residents who can maintain homes only on drinking well water. See this article about residents in the northern area of Alamance County which is the home of surviving members of the Occaneechi Tribe: [Rock Quarry – Protect Caswell](#)

**Citizen concerns with the operation of the quarry:**

- *Dewatering of deep pits (300 and 550 ft) will affect nearby wells that are much shallower:*
  - *Flow rate from wells will decrease and run dry*
  - *Wells will not recharge as quickly*
  - *Sediment will increase*
  - *Contamination will occur*
- *Both pit dewatering and the release of tremendous amounts of stormwater and process water will alter and damage the surrounding ecosystem.*
- *Changes to wetlands and streams will affect aquatic life*
- *Pit dewatering will affect the aquifer ability to recharge*
- *Pit dewatering and the release of water will have adverse effects on Roxboro Lake*

NIEHS actions requested after an all-day webinar on December 11, 2021: [Addressing Racism As a Public Health Issue Through the Lens of Environmental Health Disparities and Environmental Justice - Friday, December 10, 2021<br>Free Virtual Workshop \(nih.gov\)](#) Many of the issues raised here were also raised with NIEHS administrators, leading scientists, and hundreds of grassroots community leaders across the nation. WERA affiliates who helped organize and plan this national environmental justice event were also key presenters (Ayo Wilson, Brenda Wilson, Omega Wilson, Crystal Cavalier-Keck, Jason Keck, and Naeema Muhammad). Access this link: [Speakers - Addressing Racism As a Public Health Issue Through the Lens of Environmental Health Disparities and Environmental Justice: From Problems to Solutions \(nih.gov\)](#)

On November 12, 2021, WERA’s Virtual Dinner Speaker was Cecilia Martinez, PhD, Senior Director for Environmental Justice (EJ) at the White House Council for Environmental Quality (CEQ). WERA shared residences’ public health and safety concerns related to the denial of basic public health infrastructure installation and the unresolved 22-acre Western Electric site and more environmental justice issues. **On January 7, 2022, Dr Martinez resigned from her White House position, leaving the prominent position that effective environmental justice corrective actions and mitigations at the ground level have better chances of success via complaints to the U.S. Department of Justice. See this article: [Top White House environmental justice official to depart post - CNNPolitics](#)**

*“Communities of color in the US are more likely to breathe air pollution, despite contributing less to fouling the air. They are more likely to be exposed to contaminated water and to live near hazardous waste sites. And as the*

climate crisis worsens, many groups -- including poor communities and communities of color -- are the most vulnerable to the dangers of a warming planet.”

“Communities of color and environmental justice communities have been impacted by a number of systemic policy decisions that have been made, whether it be transportation, looking at roads and highways that cut through the heart of many of these communities, whether you look at failed drinking water systems ... or whether you look at facilities that spew pollution in closer proximity than other communities,” EPA administrator Michael Regan told CNN in July.”

The West End Revitalization Association (WERA) and collaborating partners request thorough U.S. Department of Justice investigations of the major and urgent environmental justice concerns brought to your attention here. We seek a timely notification.

Omega and Brenda Wilson, WERA Co-Founders (non-profit 501©-3 1995)

[WERA co-founders receive American Public Health Association award | News | mebaneenterprise.com](#)

Ayo B Wilson, Director WERA Clean Energy & Climate Justice Initiative

Evon P Connally, WERA Board Chair & 30-years Healthcare Professional at

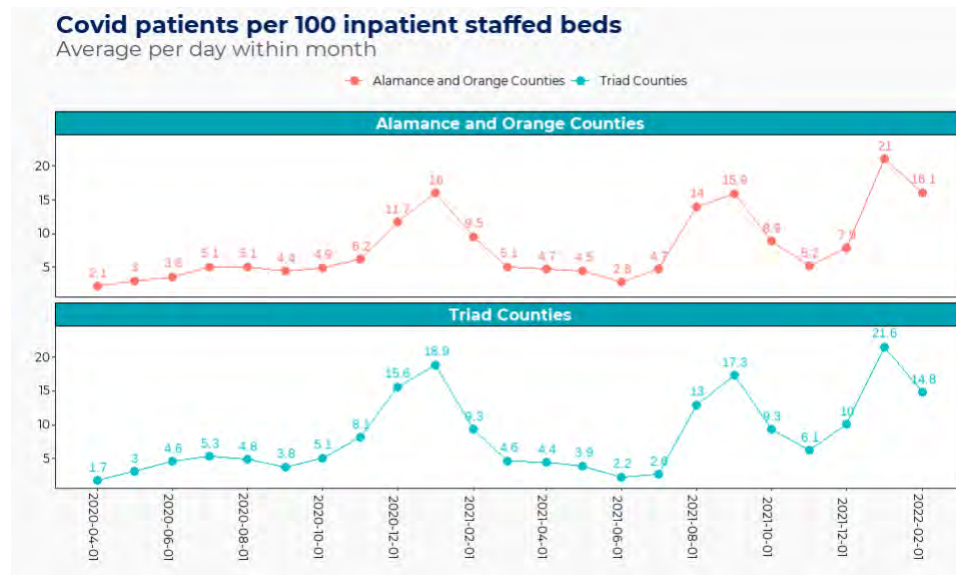
Alamance Regional Medical Center – Cone Health

CC: Barrett Brown, Executive Director of Alamance County NAACP Crystal and Jason Keck, 7 Directions of Service, Occaneechi Saponi Tribe, Emily Sutton and Elaine Chiosso, Haw River Assembly

Chapter 7

# Hospitalizations

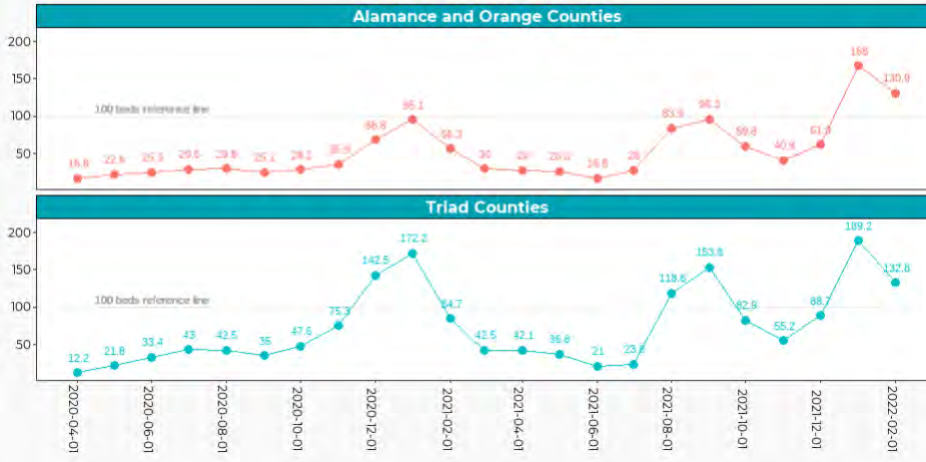
## Total inpatients



### Covid patients per 100 ICU staffed beds

Average per day within month

Alamance and Orange Counties Triad Counties



## APPENDIX D

# Citations & Resources

### Chapter 1

### Chapter 2

#### Brief County Description

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## AGENDA ITEM #6

Ordinance to Extend the Corporate Limits-  
Voluntary Contiguous Annexation-  
Mckay Land NC, LLC

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### Meeting Date

January 9, 2023

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### Presenter

Lawson Brown, City Attorney

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### Public Hearing

Yes  No

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### Summary

The Council will consider the approval of an Ordinance to Extend the Corporate Limits as the next step in the annexation process. This is a contiguous annexation of +/- 6.654 acres located in Alamance County on Wilson Road. A Commercial development of a 35,000 square foot bookstore is planned for this property.

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### Background

At the December 5, 2022, Council Meeting, Council accepted the petition for annexation and the Clerk's certificate of sufficiency and adopted a Resolution setting a date of Public Hearing for January 9, 2023, to consider approval of extending Mebane's corporate limits. The Public Hearing Notice was properly advertised.

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### Financial Impact

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

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### Recommendation

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

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### Suggested Motion

I make a motion to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the +/- 6.654 acres.

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### Attachments

1. Ordinance
2. Map

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

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

Ordinance No. 158

WHEREAS, the City Council has been petitioned under G.S. 160A-31 to annex the area described below; and

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

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Glendel Stephenson Municipal Building at 6:00 p.m. on January 9, 2023, after due notice by the Mebane Enterprise on December 28, 2022; and

WHEREAS, the City Council finds that the petition meets the requirements of G.S. 160A-31;

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

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Mebane as of January 9, 2023:

All that certain tract or parcel of land, being located in Melville Township, Alamance County, North Carolina, being more particularly described as follows:

BEGINNING at an iron pipe found in the southerly right-of-way line of Wilson Road [NCSR 2187]. Said iron being the northeasterly corner of Lot 144 of the W.E. McPherson Estate Subdivision (Plat Book 14, Page 60, Alamance County Register of Deeds), said iron having North Carolina Grid Coordinates (NAD 83/2011) of North(y) = 845,432.79 feet and East(x) = 1,921,300.48 feet; thence with the southerly right-of-way line of Wilson Road North 66 deg. 21' 23" East a distance of 775.69 feet to a point at the centerline of Haw Creek; thence with the centerline of Haw Creek the following fourteen (14) courses and distances:

- 1) South 14 deg. 32' 48" West a distance of 19.85 feet to a point;
- 2) South 17 deg. 40' 55" West a distance of 44.29 feet to a point;
- 3) South 18 deg. 04' 50" West a distance of 58.79 feet to a point;
- 4) South 10 deg. 55' 57" West a distance of 68.73 feet to a point;
- 5) South 10 deg. 09' 26" West a distance of 52.97 feet to a point;
- 6) South 11 deg. 56' 46" West a distance of 37.59 feet to a point;
- 7) South 11 deg. 36' 51" West a distance of 57.16 feet to a point;
- 8) South 16 deg. 01' 43" West a distance of 48.73 feet to a point;
- 9) South 10 deg. 48' 28" West a distance of 40.91 feet to a point;
- 10) South 06 deg. 01' 42" West a distance of 57.80 feet to a point;
- 11) South 13 deg. 50' 44" West a distance of 62.39 feet to a point;
- 12) South 13 deg. 04' 25" West a distance of 35.14 feet to a point;
- 13) South 03 deg. 08' 17" West a distance of 56.60 feet to a point; and

14) South 17 deg. 11' 46" West a distance of 36.05 feet to a point at the northeasterly corner of Lot 19 of the Woodhaven Subdivision, Section Two (Plat Book 21, Page 55, Alamance County Register of Deeds);

Thence with the northerly line of said Lot 19 South 83 deg. 50' 23" West a distance of 322.27 feet (passing an iron pipe found at a distance of 86.77 feet) to an iron pipe found at the northeasterly corner of Lot 18 of said Woodhaven Subdivision, Section Two; thence with the northerly line of said Lot 18 South 84 deg. 09' 52" West a distance of 78.40 feet to an iron pipe found at the southeasterly corner of the aforementioned Lot 144 of the W.E. McPherson Estate Subdivision; thence with the easterly line of said Lot 144 North 23 deg' 28" 31" West a distance of 426.74 feet to the point and place of BEGINNING, containing 6.654 acres, more or less, BEING ALL of that same property described in Deed Book 4226, Pages 977 and 981, Alamance County Register of Deeds.

Section 2. Upon and after January 9, 2023 the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Mebane and shall be entitled to the same privileges and benefits as other parts of the City of Mebane. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted this 9<sup>th</sup> day of January, 2023.

City of Mebane

\_\_\_\_\_  
Ed Hooks, Mayor

ATTEST:

\_\_\_\_\_  
Stephanie W. Shaw, City Clerk

Approved as to form:

\_\_\_\_\_  
Lawson Brown, City Attorney

UNLESS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT NOT FOR RECORDING, SALES OR CONVEYANCES.

**SURVEYOR'S CERTIFICATE:**

I, \_\_\_\_\_, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in book 4226, Page 977 & 981 etc.) (Other); that the boundaries not surveyed are clearly indicated as drawn from information found in book PB 14 page 60, that the ratio of precision or positional accuracy as calculated is 1:25,471; that this plat was prepared in accordance with G. S. 47-30 as amended;

Pursuant to GS 47-30(i)(11), this survey: (c1) is of an existing parcel or parcels of land and does not create a new street or change an existing street.

As per GS 47-30(j), the provisions of GS 47-30 shall not to boundary plots of areas annexed by municipalities nor to plots of municipal boundaries, whether or not required by law to be recorded.

I further certify that the plan shown and described hereon is a true and correct survey of the accuracy required by the Subdivision Ordinance of the City of Mebane, Alamance County, and that the monuments have been placed as shown hereon in accordance with the requirements of the Subdivision Ordinance.

Witness my original signature, license number and seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_.

SEAL OR STAMP

Professional Land Surveyor

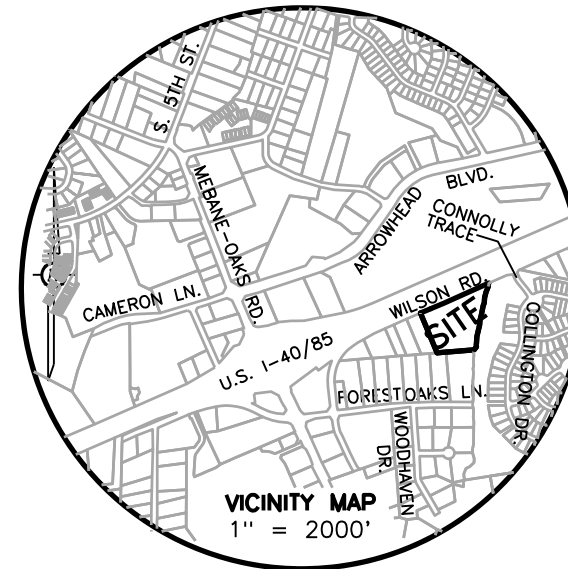
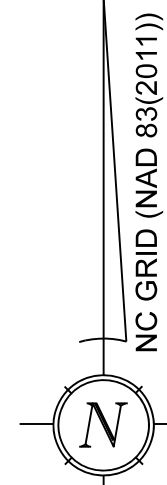
License Number

**PLANNING DIRECTOR CERTIFICATION:**

This tract of land is within the City of Mebane's jurisdiction. No approval is required of the planning board or City Council.

Planning Director \_\_\_\_\_

Date \_\_\_\_\_



**NOT A CERTIFIED DOCUMENT -  
PRELIMINARY PLAT -  
NOT FOR RECORDATION,  
CONVEYANCES, OR SALES**

**LEG TABLE:**

LINE	BEARING	DISTANCE
L1	S 14°32'48" W	13.21'
L2	S 14°32'48" W	19.85'
L3	S 17°40'55" W	44.29'
L4	S 18°04'50" W	58.79'
L5	S 10°55'57" W	68.73'
L6	S 10°09'26" W	52.97'
L7	S 11°56'46" W	37.59'
L8	S 11°36'51" W	57.16'
L9	S 16°01'43" W	48.73'
L10	S 10°48'28" W	40.91'
L11	S 06°01'42" W	57.80'
L12	S 13°50'44" W	62.39'
L13	S 13°04'25" W	35.14'
L14	S 03°08'17" W	56.60'
L15	S 17°11'46" W	36.05'

---	PRESENT CITY LIMITS LINE
---	NEW CITY LIMITS LINE
---	FW FEMA FLOODWAY
---	100 100-YEAR FLOOD ZONE
---	500 500-YEAR FLOOD ZONE

IPF = IRON PIPE FOUND  
RBF = IRON REBAR FOUND  
IPS = IRON PIPE SET  
CP = COMPUTED POINT (NO CORNER MONUMENT FOUND OR SET)  
R/W = RIGHT OF WAY  
N/F = NOW OR FORMERLY  
ESMT. = EASEMENT  
Typ. = TYPICAL  
C/L = CENTERLINE

**LEGEND**

**TOTAL AREA ANNEXED  
= 6.654 Ac. ±  
(0.0104 ± Sq. Miles)**

**MCKAY LAND NC, LLC  
DB 4226 PP 977 & 981  
PB \_\_\_\_\_ PG \_\_\_\_\_ LOT 1**

**KAREN D. WILKINSON  
N/F  
REVOCABLE TRUST  
DB 3710 PG 97 Tr. 2 A  
PB 14 PG 60 LOTS 142-144  
TAX PARCEL #167622**

**LARRY THOMAS TEAUGE &  
CAROLE MOORE TEAUGE  
DB 414 PG 937 Tr. 1  
PB 21 PG 55 LOT 18  
TAX PARCEL #167614**

**LARRY THOMAS TEAUGE &  
CAROLE MOORE TEAUGE  
DB 414 PG 937 Tr. 2  
PB 21 PG 55 LOT 19  
TAX PARCEL #167619**



DRAWING FILE NAME: MCKAY-ANNEX-PLAT.DWG

OWNER:  
MCKAY LAND NC, LLC  
745 JONESTOWN RD.  
WINSTON-SALEM, NC 27103

SURVEYOR:  
STANLEY ROBERT SACKS PLS L-2913

**SSM**  
SACKS SURVEYING & MAPPING, P.C.  
LAND SURVEYORS  
FIRM LIC #C-2741  
3308-B Edgefield Road  
Greensboro, NC 27409  
(336) 931-0566  
FAX 931-0558  
WWW.SSMLAND

REVISIONS:  
11-7-22 - PER PLANNING REVIEW

**NOTES:**

THE PURPOSE OF THIS PLAT IS TO ANNEX THE 6.654 Ac. (0.0104 Sq. Mile) ± PARCEL INTO THE CORPORATE LIMITS OF THE CITY OF MEBANE.

BOUNDARY INFORMATION IS SHOWN PER A SURVEY OF THIS PROPERTY BY SACKS SURVEYING & MAPPING DATED 26 JULY, 2021 (REVISED 8/5/21)

APPARENT SOURCE TITLE: DB 4226 PP 977 & 981

PLAT REFERENCES: PB 14 PG 60 LOTS 145-152  
PB \_\_\_\_\_ PG \_\_\_\_\_ LOT 1

TAX PARCEL #s: 167623 & 167624

TOTAL AREA UNDER HEAVY LINE: 6.654 ACRES, MORE OR LESS

THIS SURVEY WAS PREPARED WITHOUT REFERENCE TO A TITLE REPORT. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.

ALL DEEDS AND MAPS NOTED HEREON WERE USED AS REFERENCES IN PREPARING THIS SURVEY.

N.C. GRID COORDINATES SHOWN HEREON WERE ESTABLISHED BY RAPID STATIC GPS METHODS USING SPECTRA PRECISION SP-80 GPS EQUIPMENT, HOLDING LOCAL CORS STATIONS AS FIXED REFERENCES. A WEIGHTED LEAST-SQUARES AVERAGE OF THREE INDEPENDENT OBSERVATIONS WAS USED TO CALCULATE THE RESULTANT POSITIONS.

Class of Survey: A  
Positional Accuracy: 0.02' Horiz. / 0.06' Vert.  
Type of GPS field procedure: Rapid Static (VRS)  
Date of Survey: 01 July, 2021  
Datum/Epoch: NAD 83 (2011)  
Published/fixed-control used: Local CORS Stations  
Geoid Model: Geoid 18  
Combined grid factor: 0.99995045  
Units: US Survey Feet

ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS NOTED OTHERWISE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #3710982400-L, EFFECTIVE 17 NOVEMBER, 2017, PORTIONS OF THIS SITE LIE WITHIN THE FEMA COMMUNITY FLOODWAY, 100-YEAR (ZONE 'AE') AND 500-YEAR (ZONE 'X') FLOOD ZONES. THE LIMITS OF SAID FLOOD ZONES ARE SHOWN HEREON PER FEMA GIS DATA. THIS SURVEYOR DID NOT PERFORM A FLOOD ELEVATION STUDY IN CONJUNCTION WITH THE PRESENT MAPPING.

THERE ARE IMPROVEMENTS TO THIS PROPERTY WHICH ARE NOT SHOWN HEREON.

**COLLINGTON FARMS PROPERTY  
OWNERS ASSOCIATION, INC.  
DB 2886 PG 991  
PB 71 PP 255-260  
TAX PARCEL #167781**

**NOT A CERTIFIED DOCUMENT -  
PRELIMINARY PLAT -  
NOT FOR RECORDATION,  
CONVEYANCES, OR SALES**

**FINAL PLAT: CITY OF MEBANE CORPORATE  
LIMITS EXTENSION (VOLUNTARY  
CONTIGUOUS ANNEXATION)  
MCKAY: MEBANE  
4053 WILSON RD.  
DEED BOOK 4226 PAGES 977 & 981  
DATE PREPARED: 19 OCTOBER, 2022  
MELVILLE Twp., ALAMANCE COUNTY, N.C.  
SCALE 1"=60'**

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## AGENDA ITEM #6B

Ordinance to Extend the Corporate Limits-  
Voluntary Contiguous Annexation-  
G & L Construction and Larry & Susan Wood

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### Meeting Date

January 9, 2023

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### Presenter

Lawson Brown, City Attorney

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### Public Hearing

Yes  No

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### Summary

The Council will consider the approval of an Ordinance to Extend the Corporate Limits as the next step in the annexation process. This is a contiguous annexation of +/- 10.651 acres located in Alamance County on Baker Lane. A Residential development is planned for this property, Peartree Townhomes.

---

### Background

At the December 5, 2022, Council Meeting, Council accepted the petition for annexation and the Clerk's certificate of sufficiency and adopted a Resolution setting a date of Public Hearing for January 9, 2023, to consider approval of extending Mebane's corporate limits. The Public Hearing Notice was properly advertised.

---

### Financial Impact

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

---

### Recommendation

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

---

### Suggested Motion

I make a motion to adopt an Ordinance to Extend the Corporate Limits of the City of Mebane, North Carolina to include the +/- 10.651 acres.

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### Attachments

1. Ordinance
2. Map



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

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

Ordinance No. 159

WHEREAS, the City Council has been petitioned under G.S. 160A-31 to annex the area described below; and

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

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Glendel Stephenson Municipal Building at 6:00 p.m. on January 9, 2023, after due notice by the Mebane Enterprise on December 28, 2022; and

WHEREAS, the City Council finds that the petition meets the requirements of G.S. 160A-31;

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

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Mebane as of January 9, 2023:

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

BEGINNING AT AN EXISTING AXLE IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, SAID AXEL BEING IN THE NORTHERN RIGHT OF WAY OF BAKER LANE AND MARKING THE SOUTHWESTERN CORNER OF THAT PROPERTY OWNED BY CARRENO DEVELOPERS LLC. (DEED BOOK 3579, PAGE 629 ALAMANCE COUNTY REGISTRY) AND HAVING NC GRID COORDINATES N: 846,796.79', E: 1,920,261.63' NAD 83/11 AS DETERMINED BY AN ACTUAL GPS SURVEY (COMBINED GRID FACTOR 0.99995022); THENCE WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE NORTHERN RIGHT OF WAY OF BAKER LANE N 73° 21' 35" W 246.41' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHEAST CORNER OF THAT PROPERTY OWNED BY QUALITY PROPERTIES TODAY LLC. (DEED BOOK 4033, PAGE 871 ALAMANCE COUNTY REGISTRY); THENCE LEAVING THE EXISTING CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF QUALITY PROPERTIES TODAY LLC. N 16° 28' 53" E 230.85' TO AN EXISTING IRON ROD IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, SAID IRON ROD MARKING SOUTHEAST CORNER OF THAT PROPERTY OWNED BY LORI W. LOWE (DEED BOOK 3271, PAGE 354 ALAMANCE COUNTY REGISTRY); THENCE LEAVING THE NEW CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF LORI W. LOWE N 16° 21' 49" E 119.26' MORE OR LESS TO A CALCULATED POINT IN THE LINE OF LORI W. LOWE; THENCE LEAVING THE EXISTING CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF LORI W. LOWE N 16° 21' 49" E 80.97' TO A NEW IRON PIPE SET AT THE NORTHEASTERN CORNER OF LORI W. LOWE; THENCE CONTINUING WITH THE NEW CITY OF

MEBANE CORPORATE LIMITS ALONG AND WITH THE NORTHEASTERN LINE OF LORI W. LOWE N 72° 51' 07" W 195.51' TO AN EXISTING IRON PIPE IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, SAID IRON PIPE BEING IN THE SOUTHEASTERN LINE OF THAT PROPERTY OWNED BY LINDA S. ALBRIGHT (DEED BOOK 2521, PAGE 872 ALAMANCE COUNTY REGISTRY) THENCE WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF LINDA S. ALBRIGHT N 19° 26' 54" E 44.87' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHEASTERN CORNER OF THAT PROPERTY OWNED BY LARRY P. JR. & SUSAN W. WOOD (DEED BOOK 797, PAGE 809 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF LARRY P. JR. & SUSAN W. WOOD N 19° 49' 51" E 125.97' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHEASTERN CORNER OF THAT PROPERTY OWNED BY KRISTIN MARIE CLEVELAND (DEED BOOK 4236, PAGE 803 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE KRISTIN MARIE CLEVELAND N 19° 42' 52" E 126.00' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHEASTERN CORNER OF THAT PROPERTY OWNED BY GREENLAND HOMES LLC. (DEED BOOK 4130, PAGE 950 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF GREENLAND HOMES LLC. N 18° 41' 22" E 125.86' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHEASTERN CORNER OF THAT PROPERTY OWNED BY JENNIFER SUE M. NEWLIN (DEED BOOK 3588, PAGE 430 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHEASTERN LINE OF JENNIFER SUE M. NEWLIN N 18° 41' 52" E 196.11' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHWESTERN CORNER OF THAT PROPERTY OWNED BY JOSEPH L. & ISOBEL B. WIGGS (DEED BOOK 2003, PAGE 356 ALAMANCE COUNTY REGISTRY); THENCE LEAVING THE EXISTING CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH JOSEPH L. & ISOBEL B. WIGGS THE FOLLOWING THREE (3) CALLS, 1) S 70° 54' 34" E 142.41' TO AN EXISTING IRON PIPE, 2) N 19° 36' 49" E 80.41' TO AN EXISTING IRON PIPE, 3) N 13° 46' 04" E 115.77' TO AN EXISTING IRON ROD, SAID IRON ROD BEING ON THE SOUTHERN RIGHT OF WAY OF STRATFORD ROAD; THENCE CONTINUING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE EASTERN RIGHT OF WAY OF STRATFORD ROAD N 13° 50' 14" E 60.56' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHEASTERN CORNER OF THAT PROPERTY OWNED BY HENRY J. & BARBARA A. EIDEN (DEED BOOK 507, PAGE 308 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH HENRY J. & BARBARA A. EIDEN THE FOLLOWING TWO (2) CALLS, 1) N 13° 42' 02" E 32' TO AN EXISTING IRON PIPE, 2) N 09° 26' 29" E 73.48' TO AN EXISTING IRON PIPE IN THE EXISTING CITY OF MEBANE CORPORATE LIMITS, SAID IRON PIPE MARKING THE SOUTHWESTERN CORNER OF THAT PROPERTY OWNED BY ARROWHEAD GREENS HOMEOWNERS ASSOCIATION INC. (DEED BOOK 4069, PAGE 148 ALAMANCE COUNTY REGISTRY); THENCE LEAVING THE NEW CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHWESTERN LINE OF ARROWHEAD GREENS HOMEOWNERS ASSOCIATION INC. S 73° 15' 29" E 25.06' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHWESTERN CORNER OF THAT PROPERTY OWNED BY HOLLY A. & TYLER W. MICHELS (DEED BOOK 4254, PAGE 504 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHWESTERN LINE OF HOLLY A. & TYLER W. MICHELS S 73° 42' 08" E 68.27' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHWESTERN CORNER OF THAT PROPERTY OWNED BY WENDY W. KUAN (DEED BOOK 4248, PAGE 140 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE SOUTHWESTERN LINE OF WENDY W. KUAN S 73° 58' 01" E 99.84' TO AN EXISTING IRON PIPE, SAID IRON PIPE MARKING THE SOUTHWESTERN CORNER OF THAT PROPERTY OWNED BY MOHAMED DAOUDI & JAOUA RHAZZALI (DEED BOOK 4324, PAGE 570 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH MOHAMED DAOUDI & JAOUA RHAZZALI THE FOLLOWING TWO (2) CALLS, 1) S 73° 28' 53" E 52.05' TO AN EXISTING IRON PIPE, 2) S 73° 42' 31" E 35.78' TO AN EXISTING AXLE, SAID AXLE MARKING THE NORTHWESTERN CORNER OF THAT PROPERTY OWNED BY MEBANE OPERATING COMPANY LLC. (DEED BOOK 4263, PAGE 762 ALAMANCE COUNTY REGISTRY); THENCE CONTINUING WITH THE EXISTING CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE NORTHWESTERN LINE OF MEBANE OPERATING COMPANY LLC. S 16° 18' 34" W 833.16' TO AN EXISTING IRON PIPE SAID IRON PIPE MARKING THE NORTHWESTERN CORNER OF THAT PROPERTY OWNED BY CARRENO DEVELOPERS LLC. (DEED BOOK 3579, PAGE 629 ALAMANCE COUNTY REGISTRY); THENCE LEAVING THE EXISTING CITY OF MEBANE CORPORATE LIMITS AND PROCEEDING WITH THE NEW CITY OF MEBANE CORPORATE LIMITS ALONG AND WITH THE NORTHWESTERN LINE OF CARRENO DEVELOPERS LLC. S 16° 18' 17" W 574.47' BACK TO THE POINT AND PLACE OF BEGINNING, CONTAINING 10.651 ACRES OR 0.0166 SQUARE MILES MORE OR LESS.

AS SHOWN ON PLAT ENTITLED "FINAL PLAT OF: CITY OF MEBANE CORPORATE LIMITS EXTENSION & VOLUNTARY CONTIGUOUS ANNEXATION", BY THOMAS A. TELLUP, PLS, SUMMIT DESIGN AND ENGINEERING SERVICES PROJECT 21-0047, DATED NOVEMBER 4, 2022, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

Section 2. Upon and after January 9, 2023 the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Mebane and shall be entitled to the same privileges and benefits as other parts of the City of Mebane. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted this 9<sup>th</sup> day of January, 2023.

City of Mebane

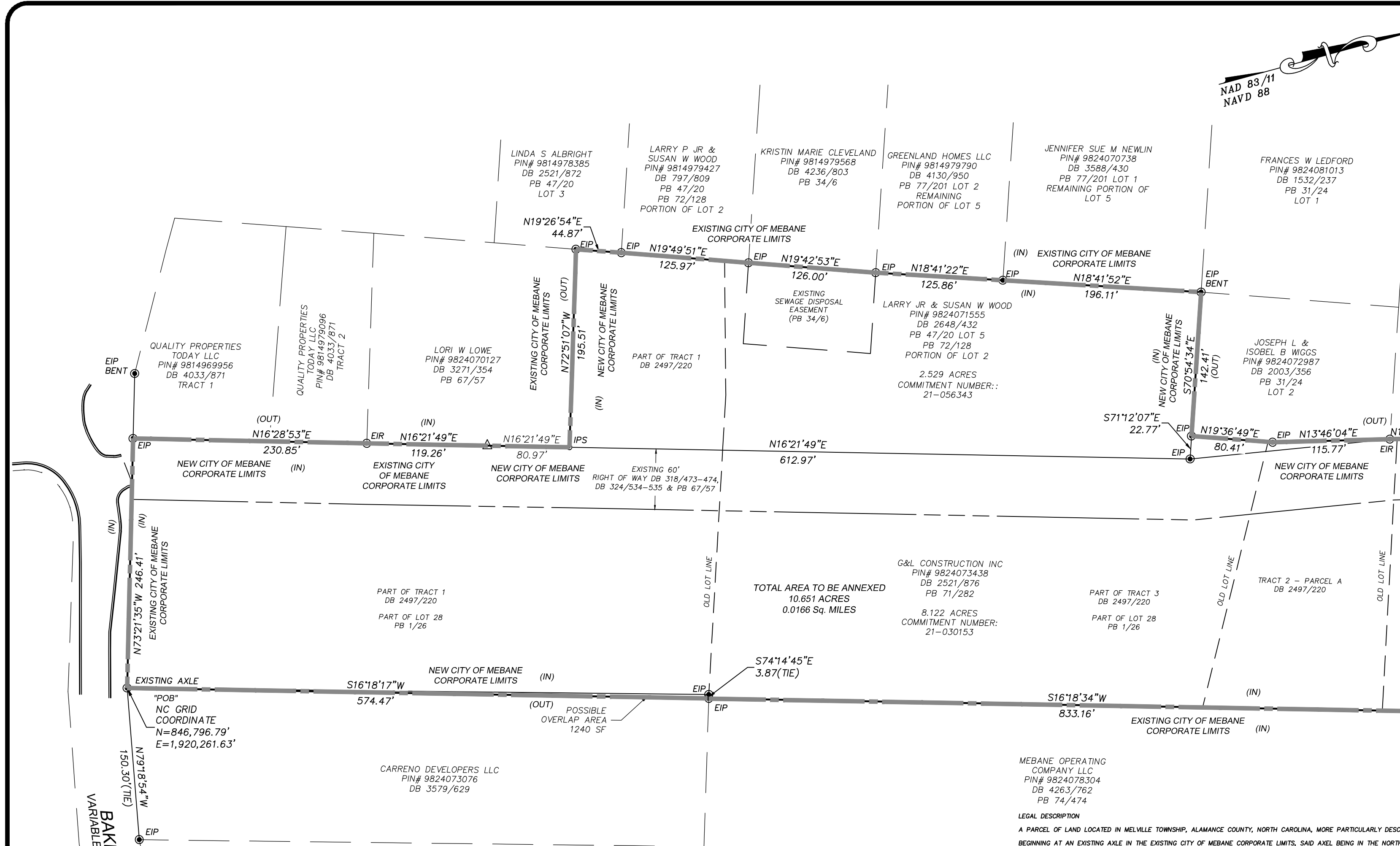
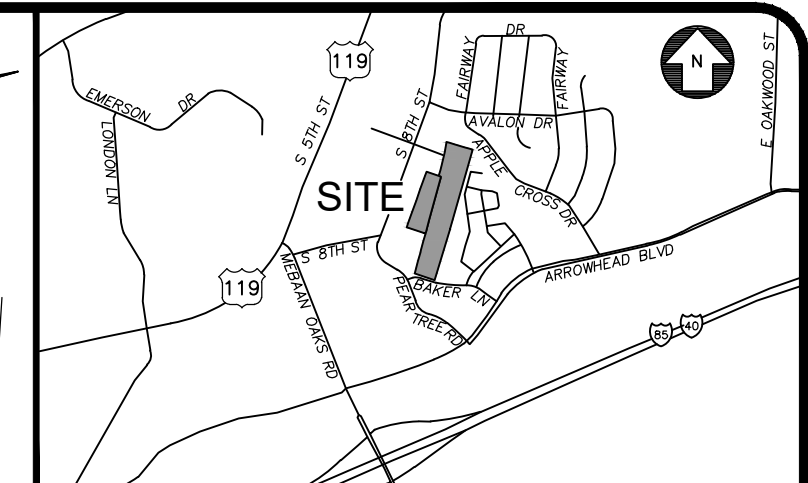
\_\_\_\_\_  
Ed Hooks, Mayor

ATTEST:

\_\_\_\_\_  
Stephanie W. Shaw, City Clerk

Approved as to form:

\_\_\_\_\_  
Lawson Brown, City Attorney



VICINITY MAP NOT TO SCALE

TOTAL AREA TO BE ANNEXED  
10.651 ACRES  
0.0166 Sq. MILES

BAKER LN  
VARIABLE WIDTH RW

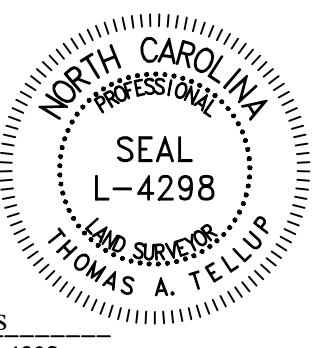
EXISTING AXLE  
"POB"  
NC GRID  
COORDINATE  
N=846,796.79'  
E=1,920,261.63'

I, THOMAS A. TELLUP, N.C.P.L.S. #4298, CERTIFY THAT NC GRID THE DATA SHOWN ON THIS PLAT WAS OBTAINED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: 'A'
- (2) POSITIONAL ACCURACY: 0.07'
- (3) TYPE OF GPS FIELD PROCEDURE: VRS
- (4) DATES OF SURVEY: 05/24/2021
- (5) DATUM/EPOCH: NAD 83/2011
- (6) PUBLISHED/FIXED CONTROL USED: HELD VRS
- (7) GEOD MODEL: 2018
- (8) COMBINED GRID FACTOR: 0.99995022
- (9) UNITS: US SURVEY FEET

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (F)(1)(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" THOMAS TELLUP, PLS NO. 4298, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK/PAGE (AS NOTED HEREON) OR OTHER REFERENCE SOURCE; (AS NOTED HEREON)); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED IN A BROKEN LINE TYPE AS DRAWN FROM INFORMATION IN BOOK/PAGE; (AS NOTED HEREON) OR OTHER REFERENCE SOURCE; (AS NOTED HEREON); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 8th DAY OF NOVEMBER 2022.



**PRELIMINARY PLAT**  
Not for Recordation, Conveyance or Sales  
PROFESSIONAL LAND SURVEYOR L-4298  
SUMMIT DESIGN & ENGINEERING, SERVICES, PLLC. REG. NUMBER P-033

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

N:\2021\21-0047-002-ANNEX\Survey\DWG\_SURVEY\21-0047-002-ANNEX.dwg 18X24 11/11/2022 11:03 AM

COPYRIGHT © 2022  
SUMMIT  
DESIGN AND ENGINEERING  
DRAWING ALTERATION  
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

PIN	9824071555 & 9824073438
PROJECT MANAGER	TT
DRAWN BY	CF

LEGEND	
○	IRON ROD OR PIPE SET
●	EXISTING MONUMENT FOUND; IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
△	MATHEMATICAL POINT; NO MONUMENT SET
■	CONCRETE MONUMENT
EIP	EXISTING IRON PIPE

FINAL PLAT OF:  
**CITY OF MEBANE CORPORATE LIMITS EXTENSION & VOLUNTARY CONTIGUOUS ANNEXATION**  
MELVILLE TWP., ALAMANCE CO., NORTH CAROLINA  
FIELD WORK PERFORMED MAY 24, 2021  
PROPERTY AS DESCRIBED IN  
DEED BOOK 2648 PAGE 432 & DEED BOOK 2521 PAGE 876  
STANDING IN THE NAMES OF  
G & L CONSTRUCTION INC & LARRY JR & SUSAN W WOOD

License #: P-0339  
320 Executive Court  
Hillsborough, NC 27278-8551  
Voice: (919) 732-3883 Fax: (919) 732-6676  
www.summitde.com

PROJECT NO.  
**21-0047**  
DRAWING  
**21-0047\_ANNEX**



---

## AGENDA ITEM #7

### 2021-22 Financial Statements and Audit

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#### Meeting Date

January 9, 2023

---

#### Presenter

Daphna Schwartz, Finance Director  
Patricia Rhodes, Stout Stuart McGowen & King  
LLP

---

#### Public Hearing

Yes  No

---

#### Summary

The Finance Officer and City auditor will present the results of the audit for the previous fiscal year.

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#### Background

As required by General Statute §159-34, each year the City undergoes an independent audit of the financial records. In accordance with recommended best practices, the City employs two audit teams - Cobb Ezekiel & Loy continued to assist with the preparation of financial statements, and Stout Stuart McGowen & King performed the required audit of the statements. The City received an unmodified or “clean” audit opinion for the 2021-22 fiscal year.

The General Fund added \$5,008,192 to Fund Balance, with unassigned fund balance totaling \$14,347,743 on June 30. Tax collections were at 99.8%, and the tax base increased to \$2,654,716,052; a 11.7% increase over the prior year. The General Fund made \$1,594,324 in payments of existing debt in FY22 and issued \$1,365,000 of new debt.

The Utility Fund’s net position increased by \$8,002,436, largely due to contributed capital of \$3,422,692 in the form of new utility lines and \$2,045,130 of revenue replacement from the American Rescue Plan grant. The Utility Fund made \$3,632,095 in payments of existing debt in FY22 and issued \$13,696,000 of new debt.

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#### Financial Impact

None.

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#### Recommendation

Staff recommends acceptance of the report.

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#### Suggested Motion

Motion to accept the report.

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#### Attachments

1. Comprehensive Annual Financial Report for the Year Ended June 30, 2022
2. Audit Presentation
3. Annual Comprehensive Financial Report Presentation



# Annual Comprehensive Financial Report

City of Mebane, North Carolina

For the Year Ended June 30, 2022





# Annual Comprehensive Financial Report

City of Mebane, North Carolina

For the Year Ended June 30, 2022

Prepared by  
Daphna Schwartz  
Finance Director





**City of Mebane, North Carolina**  
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**June 30, 2022**

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November 23, 2022

The Honorable Mayor and  
Members of the City Council  
City of Mebane, North Carolina

Ladies and Gentlemen:

The City of Mebane, North Carolina's Annual Comprehensive Financial Report is submitted for your review and use. The City's Finance Department prepared this report, which is the comprehensive publication of the City's financial position and results of operations as of and for the fiscal year ending June 30, 2022. Like all other local governments in the State, the City is required by state law to publish a complete set of financial statements within four months of the close of each fiscal year. In addition, the financial statements must be presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a licensed, certified public accountant firm. This report is published to fulfill that requirement for the fiscal year ending June 30, 2022, and to provide further accountability to citizens and other interested parties by providing a more comprehensive report in lieu of the minimum basic financial statement requirements.

City management is responsible for both the data's accuracy and the report's completeness and fairness. Accordingly, city management has established a comprehensive framework of internal controls to ensure the reliability of the information. Internal controls protect the City's assets from loss, theft, and misuse and provide reliable information for preparing this report. Because the cost of internal controls should not outweigh their benefits, the City's controls were designed to provide reasonable, rather than an absolute, assurance that the financial statements are free of any material misstatements. As management, to the best of our knowledge and belief, this financial report is complete, accurate, and reliable in all material respects.

As noted earlier, the City is required by state law to have an annual independent financial audit. Stout, Stuart, McGowen & King, LLP, conducted the audit and concluded in an unmodified ("clean") opinion that the financial statements present fairly in conformity with GAAP, in all material respects, the financial position and changes in financial position for the City of Mebane, North Carolina, as of June 30, 2022. The independent auditors' report on the basic financial statements is at the beginning of the financial section of this report.

Management's discussion and analysis of the basic financial statements (MD&A) immediately follows the independent auditors' report and provides a prescribed narrative introduction, overview, and analysis of the basic financial statements. The MD&A is designed to complement this letter of transmittal and should be read in conjunction with it.

### **Profile of the City**

The town was named for Brigadier General Alexander Mebane of the North Carolina Militia and a member of Congress in the 1790s. In 1855, the railroad arrived, and Mebane was incorporated in 1881 as the town of Mebanesville. The name was officially changed to Mebane in 1883. The charter was amended to the City of Mebane in February 1987. Also in 1881, Mebane's industrial growth began with the establishment of the former White Furniture Company, followed by the Mebane Bedding Company (now Kingsdown) in 1904 and the Ridgeville Telephone Company (now Centurylink Communications) in 1907.



The City of Mebane is located in the Piedmont Triad Region of North Carolina, about 45 minutes west of Raleigh, the State capital, 20 minutes west of Research Triangle Park, and 20 minutes east of Greensboro, the State's third largest City. The City has a land area of approximately twelve square miles and a population of 18,116. Mebane is the second largest of ten municipalities on the eastern border of Alamance County. The City is located mainly in Alamance County, with about 28% of it in Orange County.

The City is governed by the council-manager form of government. Policymaking and legislative authority are vested in the City Council, consisting of the Mayor and five Council Members. The City Council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring the City's manager and attorney. The City Manager is responsible for carrying out the policies and ordinances of the City Council, overseeing the day-to-day operations of the City, and appointing the heads of the various departments. Five Council Members and the Mayor are elected to four-year staggered terms. The Council then selects the Mayor Pro-tem from within the Council membership.

The City provides a full range of services, including police and fire protection; the maintenance of streets and other infrastructure; planning and building inspections; solid waste and recycling services; water and sewer services; recreational and cultural activities; and a library. In the 1970s, the City of Mebane and the City of Graham began a joint venture to develop a single water supply for both cities. This intergovernmental cooperation led to the creation of the Graham-Mebane Lake, which supplies drinking water to both towns. The City of Graham operates the water treatment plant and manages all lake operations, with half of the costs paid by the City of Mebane and half borne by the City of Graham. In FY17, Mebane entered into an agreement to buy 750,000 gallons per day of Graham's sewer capacity.

The Mebane City Council is required to adopt a budget by July 1 of each year. The City is empowered to levy a property tax on real estate and personal properties within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the governing board. The City's budget ordinance creates a legal limit on spending authorizations and serves as the foundation for Mebane's financial planning and control. The budget is prepared by fund and department. The budget ordinance authorizes the City Manager to make transfers within funds to facilitate budget execution consistent with Council intent.

## Local Economy

Mebane is uniquely located between two metropolitan areas, the Triangle, and the Triad. Mebane has and continues to lead the area in new homebuilding. This trend is expected to continue as we grow like other Triangle fringe cities. In addition, the trend of increased retail spending is expected to continue and grow stronger as the population of Mebane grows. Interest in the commercial and downtown sector could result in these categories of development creating stand-alone projects versus recent mixed-use approaches. At the October 2022 meeting, the Council approved the re-zoning of 5.74 acres downtown from heavy manufacturing to a central business conditional district to make way for a planned unit development to consist of 217 apartment units, retail space, and 4,200 square feet of event space.

Industrial development also continues in Mebane. UPS is building a \$262 million facility that will employ 451 full-time positions. Thermo Fisher is building a state-of-the-art manufacturing facility in Mebane that is expected to create 150-200 jobs. In addition, Sunlight Batteries will invest \$40 million in a new manufacturing site in the North Carolina Commerce Park in Mebane and create 130 jobs. These facilities demonstrate Mebane's prime location on the Interstate 85/40 corridor that links two of the fastest-growing metro areas on the East Coast. At one end, the



Research Triangle Park region of Raleigh, Durham and Chapel Hill; at the other, the Piedmont Triad region of Greensboro, Winston-Salem, and High Point. The City of Mebane is at the heart of this corridor, where the total resources of the region come together to create exceptional opportunities for expanding and relocating companies in the nationally recognized N.C. Industrial Center, the Buckhorn Industrial Park in Orange County, and the newly established North Carolina Commerce Park. Boasting over 3,000 acres between these three development areas, Mebane is poised for economic growth.

### **Long-Term Financial Planning and Major Initiatives**

The City's 5-year Capital Improvement Plan (CIP) outlines the major capital purchases and capital project expenditures for the next five fiscal years while matching a conservative revenue source for payment. This document also describes the impact of the capital expenditures on the General Fund, Water and Sewer Fund, and the City finances as a whole. The City's long-range plans are committed to maintaining a solid financial position while providing the necessary capital improvements to continue its historically high level of services.

Major initiatives of the CIP include the renovation and expansion of the City's wastewater facility, construction of an elevated storage tank, Lake Michael Dam repairs, a new police station, and a new fire station. In addition, the City's dedication to quality of life is reflected in the commitment to update the Master Recreation and Parks Plan and Bike and Pedestrian Plan by the Fall of 2023.

### **Awards and Acknowledgements**

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Mebane for its annual comprehensive financial report (ACFR) for the fiscal year ending June 30, 2021. To be awarded a Certificate of Achievement, the City published an easily readable and efficiently organized ACFR. This report satisfied both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City of Mebane has received the award for the last nine years. We believe that our current ACFR continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate. We believe that participating in the GFOA's Certificate of Achievement program will improve our transparency and disclosure to the citizens of Mebane.

The preparation of this report would not have been possible without the dedicated efforts of the entire staff of the Finance Department. We want to express our appreciation to all members of the department who assisted and contributed to the preparation of this report. Credit also must be given to the Mayor and the City Council for their unflinching support in maintaining the highest standards of professionalism in managing the City of Mebane's finances.

Respectfully submitted,

Handwritten signature of Chris Rollins in black ink.

Chris Rollins  
City Manager

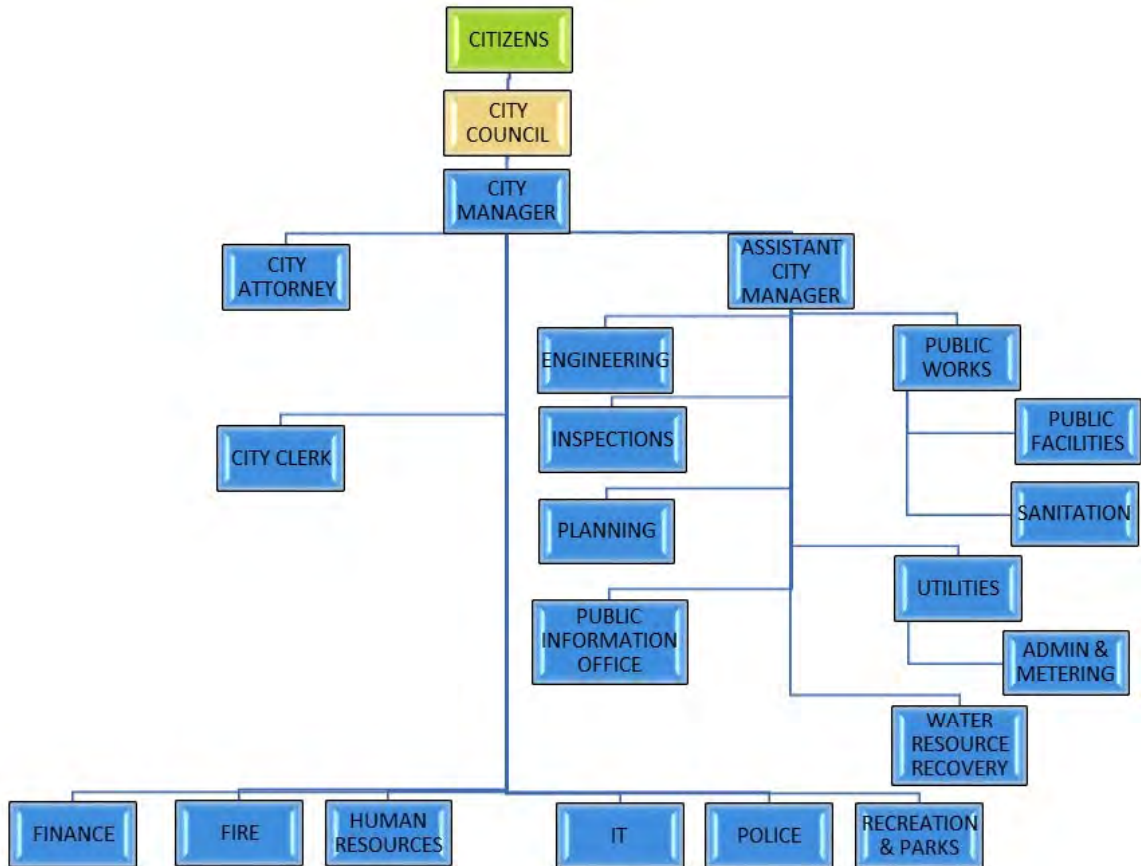
Handwritten signature of Daphna Schwartz in black ink.

Daphna Schwartz  
Finance Director



**City of Mebane, North Carolina**  
**List of Principal Officials**  
**June 30, 2022**

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**Elected Officials**

Ed Hooks	Mayor
Tim Bradley	Mayor Pro-Tem
Katherine Burkholder	Council Member
Sean Ewing	Council Member
Montrena Hadley	Council Member
Jonathan White	Council Member

**Appointed Officials**

Chris Rollins	City Manager
Preston Mitchell	Assistant City Manager
Daphna Schwartz	Finance Director
Lawson Brown	City Attorney
Stephanie Shaw	City Clerk
Terrence Caldwell	Police Chief
Bob Louis	Fire Chief
Charles Smith	Public Works Director
Ashley Ownbey	Interim Development Director
Cliff Ayscue	Inspections Director
Aaron Davis	Recreation and Parks Director
Kyle Smith	Utilities Director
Dennis Hodge	Water Resources Recovery Director
Beatrice Hunter	Human Resources Director
Kirk Montgomery	Information Technology Director



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Mebane  
North Carolina**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

June 30, 2021

*Christopher P. Morrill*

Executive Director/CEO



**STOUT  
STUART  
MCGOWEN  
& KING LLP**

*Certified  
Public  
Accountants*

*Advisors to  
Management*

*Member of PCPS,  
the AICPA Alliance  
For CPA Firms*

**Independent Auditor's Report**

To The Honorable Mayor and  
Members of the City Council  
City of Mebane  
Mebane, North Carolina

**Report on the Audit of Financial Statements**

**Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Mebane, North Carolina, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City of Mebane's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Mebane as of June 30, 2022, and the respective changes in financial position, and cash flows thereof and the respective budgetary comparison for the General Fund, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Mebane and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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e-mail: ssmk@ssmkllp.com

### ***Responsibilities of Management for the Audit of the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raises substantial doubt about the City of Mebane's ability to continue as a going concern for the twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free of material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Governmental Auditing Standards* will always detect material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Governmental Auditing Standards* we

- exercised professional judgement and maintained professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Mebane's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Mebane's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 5 through 11, and the Other Post Employment Benefits' Schedule of Changes in the Total OPEB Liability and Related Ratios on page 66, the Law Enforcement Officers' Special Separation Allowance Schedules of Changes in Total Pension Liability and Total Pension Liability as a Percentage of Covered Payroll on pages 62 through 63, the Local Government Employees' Retirement System's Schedules of the Proportionate Share of the Net Pension Liability (Asset) and Contributions, on pages 59 through 60, respectively, and the Firefighter' and Rescue Squad Worker's Pension Fund's Schedule of the Proportionate Share of Net Pension Liability on page 61 and the Firefighters' Special Separation Allowance schedules of the Changes in Total Pension Liability and Total Pension Liability as a Percentage of Covered Payroll on pages 64 and 65, respectively be presented to supplement the basic financial statements. Such information is the responsibility of management, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consist of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Mebane's basic financial statements. The combining and individual fund financial statements, budgetary schedules, other schedules, as well as the accompanying schedule of expenditures of expenditures of federal and state awards as required by Title 2 *U.S. Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and the State Single Audit Implementation Act are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America by us. In our opinion, based on our audit, the procedures performed as described above, and the combining and individual fund financial statements, budgetary schedules, other schedules and the schedule of expenditures of federal and state awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the introductory information and the statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated November 29, 2022 on our consideration of the City of Mebane's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of City of Mebane's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Mebane's internal control over financial reporting and compliance.

STOUT STUART MCGOWEN & KINGS LLP

Burlington, North Carolina

November 29, 2022

**City of Mebane, North Carolina**  
**Management Discussion and Analysis**  
**June 30, 2022**

---

As management of the City of Mebane, we offer readers of the financial statements this narrative overview and analysis of the City’s financial activities for the fiscal year ended June 30, 2022. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the City’s financial statements, which follow this narrative.

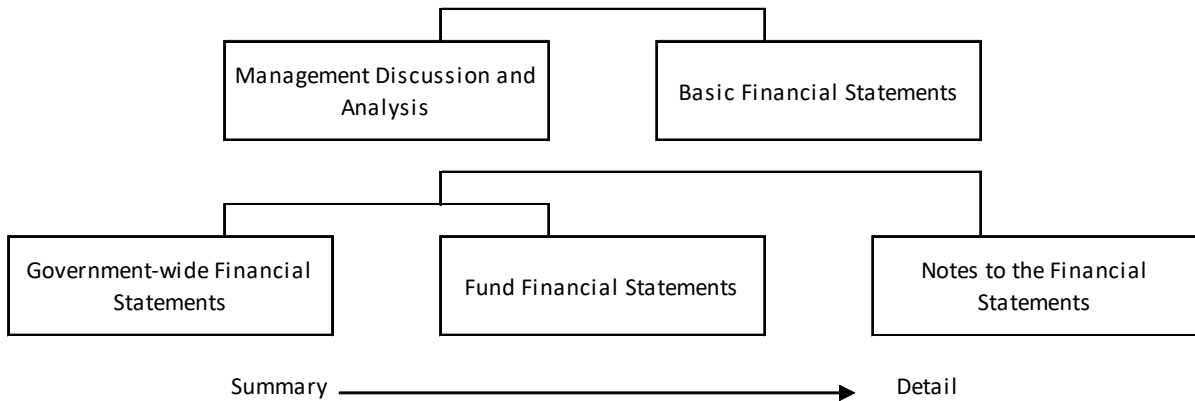
**Financial Highlights**

- The assets and deferred outflows of resources of the City of Mebane exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$134,032,439 (net position).
- The government’s total net position increased by \$15,784,604, due to increases in the government type net position of \$7,782,168 and increases in the business type activities net position of \$8,002,436.
- As of the close of the current fiscal year, the City of Mebane’s governmental funds reported combined ending fund balances of \$20,869,451, an increase of \$4,455,321 in comparison to \$1,458,652 in the prior year. Approximately 20.9 percent of this total amount, or \$4,356,323, is nonspendable or restricted.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$14,347,743 or 66.6 percent of total general fund expenditures for the fiscal year.

**Overview of the Financial Statements**

This discussion and analysis are intended to serve as an introduction to City’s basic financial statements. The City’s basic financial statements consist of three components; 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements (see Figure 1). The basic financial statements present two different views of the City through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader’s understanding of the financial condition of the City of Mebane.

**Required Components of Annual Financial Report (Figure 1)**



**Basic Financial Statements**

The first two statements (Exhibits 1 and 2) in the basic financial statements are the **Government-wide Financial Statements**. They provide both short and long-term information about the City’s financial status.



**City of Mebane, North Carolina**  
**Management Discussion and Analysis**  
**June 30, 2022**

---

The next statements (Exhibits 3 through 8) are **Fund Financial Statements**. These statements focus on the activities of the individual parts of the City government. These statements provide more detail than the government-wide statements. There are three parts to the Fund Financial Statements: 1) the governmental funds statements; 2) the budgetary comparison statements; and 3) the proprietary fund statements.

The next section of the basic financial statements is the **notes**. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, **supplemental information** is provided to show details about the City's individual funds. Budgetary information required by the General Statutes also can be found in this part of the statements.

**Government-wide Financial Statements**

The government-wide financial statements are designed to provide the reader with a broad overview of the City's finances, similar in format to a financial statement of a private-sector business. The government-wide statements provide short and long-term information about the City's financial status as a whole.

The two government-wide statements report the City's net position and how they have changed. Net position is the difference between the City's total assets and deferred outflows of resources and total liabilities and deferred inflows of resources. Measuring net position is one way to gauge the City's financial condition.

The government-wide statements are divided into two categories: 1) governmental activities and 2) business-type activities. The governmental activities include most of the City's basic services such as public safety, parks and recreation, and general administration. Property taxes and state and federal grant funds finance most of these activities. The business-type activities are those that the City charges customers to provide. These include the water and sewer services offered by the City of Mebane.

The government-wide financial statements are on Exhibits 1 and 2 of this report.

**Fund Financial Statements**

The fund financial statements (see Figure 1) provide a more detailed look at the City's most significant activities. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Mebane, like all other governmental entities in North Carolina, uses fund accounting to ensure and reflect compliance (or non-compliance) with finance-related legal requirements, such as the General Statutes or the City's budget ordinance. All of the funds of the City of Mebane can be divided into two categories: governmental funds and proprietary funds.

**Governmental Funds** – Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. Most of the City's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash flow in and out, and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called modified accrual accounting that provides a short-term spending focus. As a result, the governmental fund financial statements give the reader a detailed short-term view that helps him or her determine if there are more or less financial resources available to finance the City's programs. The relationship between government activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in a reconciliation that is a part of the fund financial statements.

The City of Mebane adopts an annual budget for its General Fund, as required by the General Statutes. The budget is a legally adopted document that incorporates input from the citizens of the City, the management of the City, and the decisions of the Board about which services to provide and how to pay for them. It also authorizes the City to obtain funds from identified sources to finance these current period activities. The budgetary statement provided for the General Fund demonstrates how well the City complied with the budget ordinance and whether or not the City succeeded in providing the services as planned when the

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budget was adopted. The budgetary comparison statement uses the budgetary basis of accounting and is presented using the same format, language, and classifications as the legal budget document. The statement shows four columns: 1) the original budget as adopted by the board; 2) the final budget as amended by the board; 3) the actual resources, charges to appropriations, and ending balances in the General Fund; and 4) the difference or variance between the final budget and the actual resources and charges.

**Proprietary Funds** – The City of Mebane has one kind of proprietary fund. Enterprise Funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City of Mebane uses enterprise funds to account for its water and sewer activity. These funds are the same as those functions shown in the business-type activities in the Statement of Net Position and the Statement of Activities.

**Notes to the Financial Statements** – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements begin on page 24 of this report.

**Other Information** – In addition to the basic financial statements and accompanying notes, this report includes certain required supplementary information concerning the City of Mebane’s progress in funding its obligation to provide pension benefits to its employees. Required supplementary information can be found beginning on page 59 of this report.

**Interdependence with Other Entities** – The City depends on financial resources flowing from, or associated with, both the Federal Government and the State of North Carolina. Because of this dependency, the City is subject to changes in specific flows of intergovernmental revenues based on modifications to Federal and State laws and Federal and State appropriations.

**Government-Wide Financial Analysis**

**City of Mebane’s Net Position (Figure 2)**

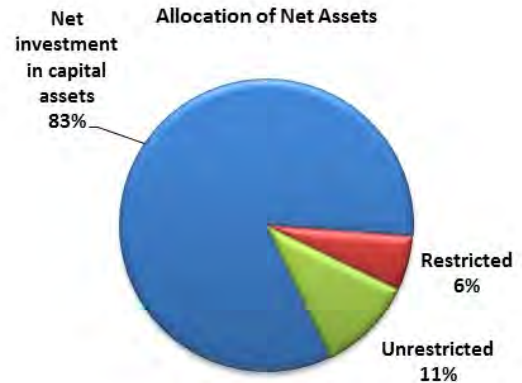
	Governmental Activities			Business-Type Activities			Total		
	2022	2021	2020	2022	2021	2020	2022	2021	2020
Current and other assets.....	\$ 21,553,090	\$ 17,108,874	\$ 16,328,930	\$ 11,173,521	\$ 8,495,903	\$ 8,422,634	\$ 32,726,611	\$ 25,604,777	\$ 24,751,564
Non-current assets.....	2,761,091	2,077,097	1,694,588	14,484,677	3,136,703	1,573,791	17,245,768	5,213,800	3,268,379
Capital assets.....	<u>64,738,517</u>	<u>60,583,002</u>	<u>57,304,415</u>	<u>61,138,183</u>	<u>54,987,245</u>	<u>52,721,275</u>	<u>125,876,700</u>	<u>115,570,247</u>	<u>110,025,690</u>
<b>Total assets</b> .....	<u>89,052,698</u>	<u>79,768,973</u>	<u>75,327,933</u>	<u>86,796,381</u>	<u>66,619,851</u>	<u>62,717,700</u>	<u>175,849,079</u>	<u>146,388,824</u>	<u>138,045,633</u>
<b>Deferred outflows of resources</b> .....	8,237,052	6,984,654	4,717,368	1,187,413	971,957	692,831	9,424,465	7,956,611	5,410,199
Long-term liabilities outstanding.....	22,886,748	22,991,907	19,099,032	19,009,149	8,841,303	9,026,767	41,895,897	31,833,210	28,125,799
Other liabilities.....	<u>2,772,624</u>	<u>2,200,642</u>	<u>2,471,378</u>	<u>3,171,532</u>	<u>1,293,498</u>	<u>1,226,150</u>	<u>5,944,156</u>	<u>3,494,140</u>	<u>3,697,528</u>
<b>Total liabilities</b> .....	<u>25,659,372</u>	<u>25,192,549</u>	<u>21,570,410</u>	<u>22,180,681</u>	<u>10,134,801</u>	<u>10,252,917</u>	<u>47,840,053</u>	<u>35,327,350</u>	<u>31,823,327</u>
<b>Deferred inflows of resources</b> .....	2,962,826	675,694	790,594	438,226	94,556	111,730	3,401,052	770,250	902,324
<b>Net position:</b>									
Net investment in capital assets.....	58,077,074	53,020,166	48,932,506	53,706,014	48,261,754	45,237,242	111,783,088	101,281,920	94,169,748
Restricted.....	4,324,267	3,533,331	2,535,935	3,702,258	2,465,362	970,910	8,026,525	5,998,693	3,506,845
Unrestricted.....	<u>6,266,211</u>	<u>4,331,887</u>	<u>6,215,856</u>	<u>7,956,615</u>	<u>6,635,335</u>	<u>6,837,732</u>	<u>14,222,826</u>	<u>10,967,222</u>	<u>13,053,588</u>
<b>Total net position</b> .....	<u>\$ 68,667,552</u>	<u>\$ 60,885,384</u>	<u>\$ 57,684,297</u>	<u>\$ 65,364,887</u>	<u>\$ 57,362,451</u>	<u>\$ 53,045,884</u>	<u>\$ 134,032,439</u>	<u>\$ 118,247,835</u>	<u>\$ 110,730,181</u>

As noted earlier, net position may serve over time as one useful indicator of a government’s financial condition. The assets and deferred outflows of the City of Mebane exceeded liabilities and deferred inflows by \$134,032,439 as of June 30, 2022. The City’s net position increased by \$15,784,604 for the fiscal year ended June 30, 2022. However, the largest portion (83.4%) reflects the City’s net investment in capital assets (e.g. land, buildings, machinery, and equipment). The City of Mebane uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City of Mebane’s net investment in capital assets is reported net of the outstanding related debt, the resources needed to repay that debt must be provided by other sources, since the capital assets cannot be used to liquidate these liabilities. An additional portion of the City of Mebane’s net position \$8,026,525 (5.99%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$14,222,826 is unrestricted.

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Several particular aspects of the City's financial operations positively influenced the total unrestricted governmental net position:

- Continued diligence in the collection of property taxes by maintaining a tax collection percentage of 99.76%, which compares favorably with the statewide average of 99.12%.
- Other taxes increased \$1,576,630 which included an increase in sales taxes of \$1,514,458.
- Water and sewer charges for services increased by \$557,681 due to an increase in demand for these services.
- A continued low cost of debt due to the City's high bond rating.



**City of Mebane Changes in Net Position (Figure 3)**

	Governmental Activities			Business-Type Activities			Total		
	2022	2021	2020	2022	2021	2020	2022	2021	2020
<b>Revenues:</b>									
<b>Program revenues:</b>									
Charges for services.....	\$ 2,165,375	\$ 2,041,900	\$ 1,464,352	\$ 9,703,779	\$ 9,146,098	\$ 7,644,617	\$ 11,869,154	\$ 11,187,998	\$ 9,108,969
Operating grants and contributions	1,071,973	821,868	957,002	2,045,130	-	-	3,117,103	821,868	957,002
Capital grants and contributions.....	4,284,192	4,465,736	3,927,560	3,422,692	2,890,267	5,400,880	7,706,884	7,356,003	9,328,440
<b>General revenues:</b>									
Property taxes.....	13,129,528	11,807,602	11,378,933	-	-	-	13,129,528	11,807,602	11,378,933
Other taxes.....	7,341,386	5,764,756	5,067,665	-	-	-	7,341,386	5,764,756	5,067,665
Grants and contributions not restricted to specific programs.....	410,380	191,474	31,047	-	-	-	410,380	191,474	31,047
Other.....	630,116	157,929	580,737	63,939	(62,837)	105,857	694,055	95,092	686,594
<b>Total revenues.....</b>	<b>29,032,950</b>	<b>25,251,265</b>	<b>23,407,296</b>	<b>15,235,540</b>	<b>11,973,528</b>	<b>13,151,354</b>	<b>44,268,490</b>	<b>37,224,793</b>	<b>36,558,650</b>
<b>Expenses:</b>									
General government.....	2,838,280	2,945,979	2,508,794	-	-	-	2,838,280	2,945,979	2,508,794
Public safety.....	8,660,213	9,046,866	8,045,419	-	-	-	8,660,213	9,046,866	8,045,419
Public works.....	4,824,551	5,273,617	4,939,677	-	-	-	4,824,551	5,273,617	4,939,677
Economic development.....	2,260,845	2,225,126	1,677,079	-	-	-	2,260,845	2,225,126	1,677,079
Culture and recreation.....	2,064,269	1,931,238	2,005,292	-	-	-	2,064,269	1,931,238	2,005,292
Interest on long-term dept.....	178,756	200,005	257,803	-	-	-	178,756	200,005	257,803
Water and sewer.....	-	-	-	7,656,972	7,656,961	7,298,336	7,656,972	7,656,961	7,298,336
<b>Total expenses.....</b>	<b>20,826,914</b>	<b>21,622,831</b>	<b>19,434,064</b>	<b>7,656,972</b>	<b>7,656,961</b>	<b>7,298,336</b>	<b>28,483,886</b>	<b>29,279,792</b>	<b>26,732,400</b>
<b>Increase in net position before transfers and special item.....</b>	<b>8,206,036</b>	<b>3,628,434</b>	<b>3,973,232</b>	<b>7,578,568</b>	<b>4,316,567</b>	<b>5,853,018</b>	<b>15,784,604</b>	<b>7,945,001</b>	<b>9,826,250</b>
Transfers.....	(423,868)	-	(1,395)	423,868	-	1,395	-	-	-
Special item.....	-	-	-	-	-	-	-	-	-
<b>Increase in net position.....</b>	<b>7,782,168</b>	<b>3,628,434</b>	<b>3,971,837</b>	<b>8,002,436</b>	<b>4,316,567</b>	<b>5,854,413</b>	<b>15,784,604</b>	<b>7,945,001</b>	<b>9,826,250</b>
<b>Net position, July 1.....</b>	<b>60,885,384</b>	<b>57,684,297</b>	<b>53,712,460</b>	<b>57,362,451</b>	<b>53,045,884</b>	<b>47,191,471</b>	<b>118,247,835</b>	<b>110,730,181</b>	<b>100,903,931</b>
<b>Net position, restated.....</b>	<b>60,885,384</b>	<b>57,256,950</b>	<b>53,712,460</b>	<b>57,362,451</b>	<b>53,045,884</b>	<b>47,191,471</b>	<b>118,247,835</b>	<b>110,302,834</b>	<b>100,903,931</b>
<b>Net position, June 30.....</b>	<b>\$68,667,552</b>	<b>\$60,885,384</b>	<b>\$57,684,297</b>	<b>\$65,364,887</b>	<b>\$57,362,451</b>	<b>\$53,045,884</b>	<b>\$134,032,439</b>	<b>\$118,247,835</b>	<b>\$110,730,181</b>

Note: 2020 Net Position has been restated to reflect prior period adjustments.

**Governmental activities:** Governmental activities prior to transfers increased the City's net position by \$8,206,036 thereby accounting for 50.25% of the total growth in the net position of the City of Mebane. Key elements of this change in net position are as follows:

- Property taxes increased by \$1,321,926 over the prior year.
- Other tax revenues increased by \$1,576,630 over the prior year, mostly in sales tax despite the impact of the coronavirus pandemic.
- Charges for services increased by \$123,475 and operating grants increased \$250,105 while capital grants and contributions decreased \$181,544 over the prior year.

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**Business-type activities:** Business-type activities prior to transfers increased the City of Mebane’s net position by \$7,578,568, accounting for 48.01% of the total growth in the government’s net position. Key elements of this change in net position as compared to the prior year are as follows:

- Charges for services increased \$557,681 due to an increase in demand for these services, due to the growth in Mebane.
- Operating grants and contributions increased \$2,045,130 due to the American Rescue Plan Grant proceeds of \$2,045,130 received in the current year.

**Financial Analysis of the City’s Funds**

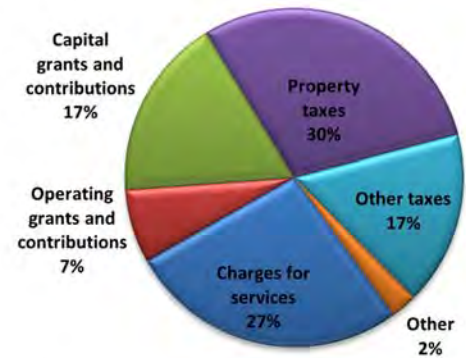
As noted earlier, the City of Mebane uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental Funds:** The focus of the City of Mebane’s governmental funds is to provide information on near-term inflows, outflows, and balances of usable resources. Such information is useful in assessing the City of Mebane’s financing requirements.

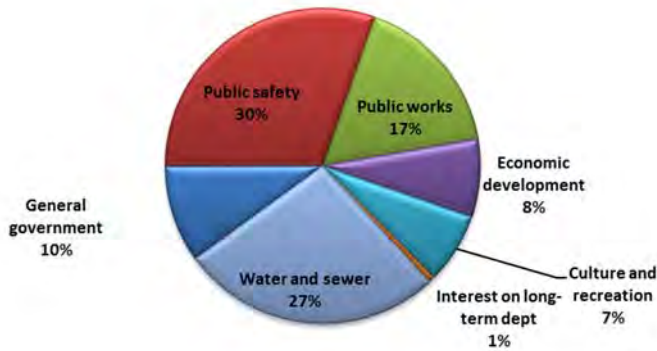
The general fund is the chief operating fund of the City of Mebane. At the end of the current fiscal year, fund balance available in the General Fund was \$16,513,128, while total fund balance reached \$20,728,012. The City currently has an available fund balance of 76.71% of general fund expenditures, while total fund balance represents 96.29% of the same amount.

At June 30, 2022, the governmental funds of the City of Mebane reported a combined fund balance of \$20,869,451, a 27.14% increase over last year. This increase in fund balance is due to an increase in the general fund of \$5,008,192 offset by a decrease in the non-major funds of \$552,871.

**Revenues by Source - All Activities**



**Expenses by Function - All Activities**



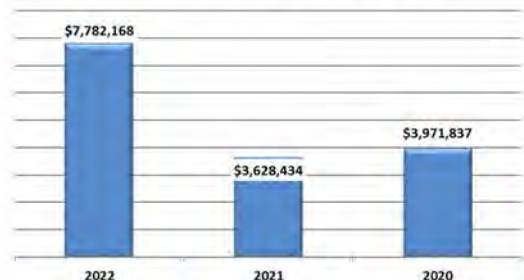
external sources, such as Federal and State grants; and 3) increases in appropriations that become necessary to maintain services.

Revenues were more than the budgeted amounts primarily because tax revenue that the City originally had expected to receive was significantly more. Expenditures were significantly less than budgeted as a result of the delay of many expenditures due to supply change issues.

**Proprietary Funds:** The City’s proprietary funds provide the same type of information found in the government-wide statements but in more detail. Unrestricted net position of the

**General Fund Budgetary Highlights:** During the fiscal year, the City revised the budget on several occasions. Generally, budget amendments fall into one of three categories: 1) amendments made to adjust the estimates that are used to prepare the original budget ordinance once exact information is available; 2) amendments made to recognize new funding amounts from

**Increase in Net Position - Governmental Funds**



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Water and Sewer fund at the end of the fiscal year amounted to \$7,956,615. The total increase in net position was \$8,002,436.

**Capital Asset and Debt Administration**

**Capital assets:** The City of Mebane’s investment in capital assets for its governmental and business-type activities as of June 30, 2022, totals \$125,876,700 (net of accumulated depreciation). These assets include buildings, roads, land, artwork and collections, machinery and equipment, park facilities, and vehicles.

Major capital asset transactions during the year include the following additions and disposals:

- Capital contributions in the general fund in the amount of \$4,284,192 and in the water and sewer fund in the amount of \$3,422,692.
- Construction in progress in the governmental funds consisted of construction related expenses in the Lake Michael Dam Spillway of \$85,253 and the Cates Farm Park of \$44,170.
- Construction in progress for Utility funds includes related expenses of \$1,295,972 for the WRRF Upgrade and \$1,016,746 for the WRRF 0.5 MGD Expansion.

**City of Mebane’s Capital Assets, Net of Depreciation (Figure 4)**

	Governmental Activities			Business-Type Activities			Total		
	2022	2021	2020	2022	2021	2020	2022	2021	2020
Land.....	\$ 7,669,906	\$ 7,509,059	\$ 6,980,512	\$ 766,326	\$ 566,834	\$ 520,198	\$ 8,436,232	\$ 8,075,893	\$ 7,500,710
Artwork and collections.....	68,360	68,360	68,360	-	-	-	68,360	68,360	68,360
Buildings and systems.....	12,533,851	12,515,279	12,834,576	21,830,149	22,100,411	21,650,859	34,364,000	34,615,690	34,485,435
Water and sewer systems.....	-	-	-	34,620,673	30,748,944	29,099,844	34,620,673	30,748,944	29,099,844
Improvements other than buildings	9,510,210	9,994,677	10,114,964	-	-	-	9,510,210	9,994,677	10,114,964
Machinery and equipment.....	1,556,136	1,515,008	1,775,174	982,313	984,340	1,049,187	2,538,449	2,499,348	2,824,361
Computer equipment.....	216,302	213,453	216,441	-	-	-	216,302	213,453	216,441
Infrastructure.....	30,048,595	26,250,167	22,306,612	-	-	-	30,048,595	26,250,167	22,306,612
Vehicles and motorized equipment.	2,678,709	2,225,671	2,954,627	23,713	31,431	43,463	2,702,422	2,257,102	2,998,090
Construction in progress.....	456,448	291,328	53,149	2,915,009	555,285	357,724	3,371,457	846,613	410,873
	<u>\$64,738,517</u>	<u>\$60,583,002</u>	<u>\$57,304,415</u>	<u>\$61,138,183</u>	<u>\$54,987,245</u>	<u>\$52,721,275</u>	<u>\$125,876,700</u>	<u>\$115,570,247</u>	<u>\$110,025,690</u>

Additional information on the City’s capital assets can be found on page 33 of this report.

**Long-term Debt:** As of June 30, 2022, the City of Mebane had no bonded debt outstanding.

**City of Mebane’s Outstanding Debt (Figure 5)**

	Governmental Activities			Business-Type Activities			Total		
	2022	2021	2020	2022	2021	2020	2022	2021	2020
General obligation bonds. \$	-	-	-	-	-	-	-	-	-
Revenue bonds.....	-	-	-	13,573,000	-	-	13,573,000	-	-
Direct Placement Debt.....	7,512,035	7,562,836	8,371,909	144,563	3,186,778	3,617,917	7,656,598	10,749,614	11,989,826
Other long-term payables.	-	-	-	3,211,310	3,538,713	3,866,116	3,211,310	3,538,713	3,866,116
Compensated absences.....	510,453	445,229	465,151	88,740	78,990	76,077	599,193	524,219	541,228
OPEB.....	11,120,836	9,501,292	6,809,240	1,757,921	1,494,607	1,061,570	12,878,757	10,995,899	7,870,810
Pension related debt.....	3,743,424	5,482,550	3,880,079	233,615	542,215	405,087	3,977,039	6,024,765	4,285,166
Total.....	<u>\$22,886,748</u>	<u>\$22,991,907</u>	<u>\$19,526,379</u>	<u>\$19,009,149</u>	<u>\$ 8,841,303</u>	<u>\$ 9,026,767</u>	<u>\$41,895,897</u>	<u>\$31,833,210</u>	<u>\$28,553,146</u>

Note: 2020 Pension related debt has been restated to reflect prior period adjustments.

The City of Mebane’s total debt increased by \$10,062,687 (31.61%) during the past fiscal year, primarily due to increases in revenue bonds of \$13,573,000 and OPEB of \$1,882,858, offset by decreases in pension obligations of \$2,047,726, netted with scheduled principal payments of \$1,868,015 on notes and other long-term payables and the direct placement debt refunded payoff of \$2,713,000 in the Utility Fund.

The City of Mebane has maintained a high bond rating at “AA+” with Standard and Poor’s Corporation. There was no new general obligation debt issued in FY22, and Standard & Poor’s Ratings Services last review affirmed the rating, with a stable outlook for the City of Mebane. They stated that the rating reflects their opinion of the City’s favorable location, growing and diverse property base, very strong finances and low direct debt. The City believes this speaks very highly of the stability and sound management practices of the City of Mebane.

**City of Mebane, North Carolina**  
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North Carolina general statutes limit the amount of general obligation debt that a unit of government can issue to 8 percent of the total assessed value of taxable property located within that government's boundaries. The legal debt margin for City of Mebane is \$204,865,249.

Additional information regarding the City of Mebane's long-term debt can be found on page 50 of this report.

**Economic Factors and Next Year's Budgets and Rates**

The following key economic indicators reflect the growth of the City of Mebane:

- The City has and continues to lead the area in industrial recruitment and new homebuilding. The residential and industrial sector continues to demonstrate growth, with the latter potentially increasing explicitly beyond the number and size of recent years. Interest in the commercial and downtown sector could result in these categories of development creating stand-alone projects versus recent mixed-use approaches.
- The City's tax base continues to grow with industrial development and expansion in the NC Industrial Center and NC Commerce Park, along with new development in Orange County.
- Retail sales are expected to remain strong, with Tanger Outlets sustaining much of its growth.
- The City's population continues to grow at a rapid pace, with the 2020 Census showing a 56.21% increase in the total population from 2010 to 2020.

**Budget Highlights for the Fiscal Year Ending June 30, 2023**

**Governmental Activities:** The tax base is expected to continue to grow; therefore, the City retained a valorem tax rate of \$.47 per \$100 valuation and a 4.6% growth in tax collections. Sales tax revenues were budgeted to increase based on current trends and forecasts, with an overall increase of 29.81%. The expenditures budget added nine new positions and multiple rolling stock purchases of almost \$1 million. Projects include an inclusive playground at Cates Farm Park, the renovation of the Lake Michael Dam spillway, and multiple sidewalk projects. The budget included a 3% cost-of-living increase and merit pay for employees.

**Business-type Activities:** The budget for FY23 included a 6% rate increase for water and sewer services. Water and sewer charges were budgeted to increase due to the rate increase and growth, with overall revenues increasing 11.57% overall. In addition, the budget continued the City's dedication to the maintenance of the system and to address growth, continuing the plan to expand the capacity of the Water Resources Recovery Facility.

**Request for Information**

This report is designed to provide an overview of the City's finances for those interested in this area. Questions concerning any of the information found in this report or request for additional information should be directed to:

Daphna Schwartz  
Finance Director  
106 E. Washington Street Mebane, NC 27302 (919) 563-5901  
[dschwartz@cityofmebane.com](mailto:dschwartz@cityofmebane.com)

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# Basic Financial Statements

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The Basic Financial Statements provide a dual perspective summary overview of the financial position and operating results of the government as a whole (government-wide financial statements) and of all funds (fund financial statements). They also serve as a condensed introduction to the more detailed statements and schedules that follow.

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**City of Mebane, North Carolina**  
**Statement of Net Position**  
**June 30, 2022**

**Exhibit 1**

	<u>Governmental</u>	<u>Business-type</u>	
	<u>Activities</u>	<u>Activities</u>	<u>Total</u>
<b>Assets</b>			
Cash and cash equivalents.....	\$ 18,920,436	\$ 10,061,364	\$ 28,981,800
Taxes receivables, (net).....	77,564	-	77,564
Accrued interest receivable on taxes.....	15,776	-	15,776
Accounts receivable (net).....	115,682	1,112,157	1,227,839
Leases receivable.....	28,887	-	28,887
Due from other governments.....	2,363,029	-	2,363,029
Prepaid items.....	31,716	-	31,716
Restricted cash.....	2,259,324	14,484,677	16,744,001
Notes receivable - Mebane Mill Lofts, LLC.....	501,767	-	501,767
Capital assets (Note 2):			
Land, non-depreciable improvements, and construction in progress .....	8,194,714	3,681,335	11,876,049
Other capital assets, net of depreciation.....	56,543,803	57,456,848	114,000,651
Total capital assets.....	<u>64,738,517</u>	<u>61,138,183</u>	<u>125,876,700</u>
<b>Total assets</b> .....	<u>89,052,698</u>	<u>86,796,381</u>	<u>175,849,079</u>
<b>Deferred outflows of resources</b> .....	8,237,052	1,187,413	9,424,465
<b>Liabilities</b>			
Amounts due within one year:			
Accounts payable and accrued expenses.....	1,609,653	1,793,902	3,403,555
Accrued interest payable.....	43,300	92,665	135,965
Payable from restricted assets.....	1,119,671	738,766	1,858,437
Unearned revenues.....	-	546,199	546,199
Current portion of long-term liabilities.....	1,935,280	1,393,985	3,329,265
Amounts due in more than one year:			
Net pension liability - LGERS.....	1,574,035	233,615	1,807,650
Net pension liability - LEOSA.....	1,503,388	-	1,503,388
Net pension liability - FireSSA.....	666,001	-	666,001
Due in more than one year.....	<u>17,208,044</u>	<u>17,381,549</u>	<u>34,589,593</u>
<b>Total liabilities</b> .....	<u>25,659,372</u>	<u>22,180,681</u>	<u>47,840,053</u>
<b>Deferred inflows of resources</b> .....	2,962,826	438,226	3,401,052
<b>Net Position</b>			
Net investment in capital assets.....	58,077,074	53,706,014	111,783,088
Restricted for:			
Stabilization by State Statute.....	4,182,828	-	4,182,828
Economic development.....	141,439	-	141,439
Future system development.....	-	3,702,258	3,702,258
Unrestricted .....	<u>6,266,211</u>	<u>7,956,615</u>	<u>14,222,826</u>
<b>Total net position</b> .....	<u>\$ 68,667,552</u>	<u>\$ 65,364,887</u>	<u>\$ 134,032,439</u>

The notes to the financial statements are an integral part of this statement.

**City of Mebane, North Carolina**  
**Statement of Activities**  
**For the Year Ended June 30, 2022**

**Exhibit 2**

Functions/Programs	Expenses	Program Revenue			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants & Contributions	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Business-type Activities	Total
<b>Primary government</b>							
<b>Governmental activities</b>							
General government.....	\$ 2,838,280	\$ 4,605	\$ -	\$ -	\$ (2,833,675)	\$ -	\$ (2,833,675)
Public safety.....	8,660,213	22,229	204,572	-	(8,433,412)	-	(8,433,412)
Public works.....	4,824,551	680,282	530,520	4,284,192	670,443	-	670,443
Recreation.....	2,064,269	141,125	7,883	-	(1,915,261)	-	(1,915,261)
Economic & physical development.....	2,260,845	1,317,134	328,998	-	(614,713)	-	(614,713)
Interest on long-term debt.....	178,756	-	-	-	(178,756)	-	(178,756)
<b>Total governmental activities.....</b>	<b>20,826,914</b>	<b>2,165,375</b>	<b>1,071,973</b>	<b>4,284,192</b>	<b>(13,305,374)</b>	<b>-</b>	<b>(13,305,374)</b>
<b>Business-type activities:</b>							
Water and sewer.....	7,656,972	9,703,779	2,045,130	3,422,692	-	7,514,629	7,514,629
<b>Total business-type activities.....</b>	<b>7,656,972</b>	<b>9,703,779</b>	<b>2,045,130</b>	<b>3,422,692</b>	<b>-</b>	<b>7,514,629</b>	<b>7,514,629</b>
<b>Total primary government.....</b>	<b>\$ 28,483,886</b>	<b>\$ 11,869,154</b>	<b>\$ 3,117,103</b>	<b>\$ 7,706,884</b>	<b>(13,305,374)</b>	<b>7,514,629</b>	<b>(5,790,745)</b>
<b>General revenues:</b>							
Taxes:							
Property taxes, levied for general purposes.....					13,129,528	-	13,129,528
Sales taxes.....					5,913,171	-	5,913,171
Franchise tax.....					1,179,423	-	1,179,423
Privilege license tax.....					805	-	805
Excise Tax.....					247,987	-	247,987
Grants & contributions not restricted to specific programs.....					410,380	-	410,380
Unrestricted investment earnings.....					12,614	14,078	26,692
Miscellaneous.....					617,502	49,861	667,363
<b>Total general revenues excluding transfers.....</b>					<b>21,511,410</b>	<b>63,939</b>	<b>21,575,349</b>
Transfers.....					(423,868)	423,868	-
<b>Total general revenues and transfers.....</b>					<b>21,087,542</b>	<b>487,807</b>	<b>21,575,349</b>
<b>Change in net position.....</b>					<b>7,782,168</b>	<b>8,002,436</b>	<b>15,784,604</b>
Net position - beginning .....					60,885,384	57,362,451	118,247,835
<b>Net position - ending.....</b>					<b>\$ 68,667,552</b>	<b>\$ 65,364,887</b>	<b>\$ 134,032,439</b>

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The notes to the financial statements are an integral part of this statement.

**City of Mebane, North Carolina**  
**Balance Sheet**  
**Governmental Funds**  
**June 30, 2022**

**Exhibit 3**

	<u>General Fund</u>	<u>Total Non - Major Funds</u>	<u>Total Governmental Funds</u>
<b>Assets</b>			
Cash and cash equivalents.....	\$ 18,906,921	\$ 13,515	\$ 18,920,436
Restricted cash.....	2,117,885	141,439	2,259,324
Taxes receivable, net.....	77,563	-	77,563
Receivable from other governments.....	2,363,029	-	2,363,029
Other receivables.....	115,682	-	115,682
Leases receivable.....	28,887	-	28,887
Prepaid items.....	31,716	-	31,716
<b>Total assets.....</b>	<u>\$ 23,641,683</u>	<u>\$ 154,954</u>	<u>\$ 23,796,637</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>			
<b>Liabilities</b>			
Accounts payable.....	1,596,138	13,515	1,609,653
Payable from restricted assets.....	1,119,671	-	1,119,671
<b>Total liabilities.....</b>	<u>2,715,809</u>	<u>13,515</u>	<u>2,729,324</u>
<b>Deferred inflows of resources.....</b>	197,862	-	197,862
<b>Fund balances:</b>			
Nonspendable			
Leases.....	340	-	340
Prepaid assets.....	31,716	-	31,716
Restricted			
Stabilization by State Statute.....	4,182,828	-	4,182,828
Economic development.....	-	141,439	141,439
Assigned			
Subsequent year's expenditures.....	2,165,385	-	2,165,385
Unassigned.....	14,347,743	-	14,347,743
<b>Total fund balances.....</b>	<u>20,728,012</u>	<u>141,439</u>	<u>20,869,451</u>
<b>Total liabilities, deferred inflows of resources and fund balances.....</b>	<u>\$ 23,641,683</u>	<u>\$ 154,954</u>	<u>\$ 23,796,637</u>

The notes to the financial statements are an integral part of this statement.

**City of Mebane, North Carolina**  
**Balance Sheet (continued)**  
**Governmental Funds**  
**June 30, 2022**

**Exhibit 3**

**Amounts reported for governmental activities in the Statement of Net Position (Exhibit 1) are different because:**

Total fund balance, governmental funds.....		\$ 20,869,451
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.		
Gross capital assets at historical cost.....	85,405,302	
Accumulated depreciation.....	<u>(20,666,785)</u>	64,738,517
Deferred outflows of resources related to pensions are not reported in the funds.....		4,886,955
Deferred outflows of resources related to OPEB are not reported in the funds.....		3,350,097
Other long-term assets are not available to pay for current-period expenditures and therefore are inflows of resources in the funds.		
Accrued interest receivable on taxes.....	15,776	
Notes receivable.....	<u>501,767</u>	517,543
Earned revenues considered deferred inflows of resources in fund statements.....		77,563
Deferred inflows of resources related to pensions are not reported in the funds.....		(2,300,398)
Deferred inflows of resources related to OPEB are not reported in the funds.....		(542,129)
Long-term liabilities used in governmental activities are not financial uses and therefore are not reported in the funds.		
Notes payable.....	(7,512,035)	
Compensated absences.....	(510,453)	
Net pension liability - LGERS.....	(1,574,035)	
Total pension liability - LEOSSA.....	(1,503,388)	
Total pension liability - FireSSA.....	(666,001)	
OPEB liability.....	<u>(11,120,836)</u>	<u>(22,886,748)</u>
Other long-term liabilities (accrued interest) are not due and payable in the current period and therefore are not reported in the funds.....		<u>(43,299)</u>
<b>Net Position of Governmental Activities.....</b>		<b><u>\$ 68,667,552</u></b>

The notes to the financial statements are an integral part of this statement.

**City of Mebane, North Carolina**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Governmental Funds**  
**For the Year Ended June 30, 2022**

**Exhibit 4**

	<u>General Fund</u>	<u>Total Non- Major Funds</u>	<u>Total Governmental Funds</u>
<b>Revenues</b>			
Property taxes.....	\$ 12,631,940	\$ -	\$ 12,631,940
Other taxes and licenses.....	805	-	805
Unrestricted intergovernmental.....	7,683,475	-	7,683,475
Restricted intergovernmental.....	1,231,498	-	1,231,498
Permits and fees.....	1,388,813	-	1,388,813
Sales and services.....	701,267	-	701,267
Investment earnings.....	9,809	2,806	12,615
Miscellaneous.....	955,798	11,174	966,972
<b>Total revenues.....</b>	<u>24,603,405</u>	<u>13,980</u>	<u>24,617,385</u>
<b>Expenditures</b>			
Current:			
General government.....	2,796,570	-	2,796,570
Public safety.....	7,819,284	-	7,819,284
Public works.....	4,515,439	-	4,515,439
Recreation.....	2,088,479	-	2,088,479
Economic and physical development.....	2,583,545	-	2,583,545
Debt Service:			
Principal.....	1,415,799	-	1,415,799
Interest and other charges.....	178,525	-	178,525
Capital outlay.....	-	129,423	129,423
<b>Total Expenditures.....</b>	<u>21,397,641</u>	<u>129,423</u>	<u>21,527,064</u>
<b>Excess (deficiency) of revenues over expenditures.....</b>	<u>3,205,764</u>	<u>(115,443)</u>	<u>3,090,321</u>
<b>Other Financing Sources (Uses)</b>			
Transfers in.....	566,851	129,423	696,274
Transfers out.....	(129,423)	(566,851)	(696,274)
Installment purchase obligations issued.....	1,365,000	-	1,365,000
<b>Total other financing sources and uses.....</b>	<u>1,802,428</u>	<u>(437,428)</u>	<u>1,365,000</u>
Net change in fund balances.....	5,008,192	(552,871)	4,455,321
Fund balances - beginning .....	15,719,820	694,310	16,414,130
<b>Fund balances - ending.....</b>	<u>\$ 20,728,012</u>	<u>\$ 141,439</u>	<u>\$ 20,869,451</u>

The notes to the financial statements are an integral part of this statement.

**City of Mebane, North Carolina**  
**Statement of Revenues, Expenditures and Changes in Fund Balances (continued)**  
**Governmental Funds**  
**For the Year Ended June 30, 2022**

**Exhibit 4**

**Amounts reported for Governmental Activities in the Statement of Activities are different because:**

Net change in fund balances - total governmental funds		\$ 4,455,321
Governmental funds report capital outlays as expenditures; however, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.		
Capital outlay expenditures which were capitalized.....	\$ 2,597,002	
Capital asset transfers to and from other funds.....	\$ (423,868)	
Depreciation expense for governmental assets.....	<u>(2,449,699)</u>	(276,565)
Cost of capital asset disposed of during the year, not recognized on modified accrual basis.....		(470)
Contributions to the pension plan in the current fiscal year are not included on the Statement of Activities.....		(326,078)
Benefit payments paid and administrative costs for LEOWSA are deferred outflows of resources on the Statement of Activities.....		-
OPEB benefit payments and administrative costs made in the current fiscal year are not included on the Statement of Activities.....		110,906
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds		
Amount of contributed capital and donations.....	4,432,552	
Mebane Mills Lofts notes receivable principal receipts.....	(11,174)	
Change in unavailable revenue for tax revenues.....	<u>(4,209)</u>	4,417,169
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.		
New long-term debt issued.....	(1,365,000)	
Principal payments on long-term debt.....	1,415,799	
Increase in accrued interest payable.....	<u>(231)</u>	50,568
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Compensated absences.....	(66,362)	
Pension expense.....	589,459	
OPEB plan expense.....	<u>(1,171,780)</u>	(648,683)
<b>Total changes in net position of governmental activities .....</b>		<u><u>\$ 7,782,168</u></u>

The notes to the financial statements are an integral part of this statement.

**City of Mebane, North Carolina**  
**Statement of Revenues, Expenditures and Changes in Fund Balances - Annual Budget to Actual**  
**General Fund**  
**For the Year Ended June 30, 2022**

**Exhibit 5**

	<u>Original</u>	<u>Final</u>	<u>Actual</u> <u>Amounts</u>	<u>Variance with</u> <u>Final Budget -</u> <u>Positive</u> <u>(Negative)</u>
<b>Revenues</b>				
Property taxes.....	\$ 12,569,424	\$ 12,569,424	\$ 12,631,940	\$ 62,516
Other taxes and licenses.....	1,000	1,000	805	(195)
Unrestricted intergovernmental.....	5,962,500	5,962,500	7,683,475	1,720,975
Restricted intergovernmental.....	959,570	959,570	1,231,498	271,928
Permits and fees.....	1,335,652	1,335,652	1,388,813	53,161
Sales and services.....	695,550	695,550	701,267	5,717
Investment earnings.....	20,000	20,000	9,809	(10,191)
Miscellaneous.....	587,600	587,602	955,798	368,196
<b>Total revenues.....</b>	<u>22,131,296</u>	<u>22,131,298</u>	<u>24,603,405</u>	<u>2,472,107</u>
<b>Expenditures</b>				
Current:				
General government.....	3,639,890	3,651,516	2,796,570	854,946
Public safety.....	8,896,470	9,034,737	7,819,284	1,215,453
Public works.....	5,355,061	6,136,627	4,515,439	1,621,188
Recreation.....	2,478,023	2,640,417	2,088,479	551,938
Economic and physical development.....	3,455,894	3,823,758	2,583,545	1,240,213
Debt Service:				
Principal.....	1,415,802	1,415,802	1,415,799	3
Interest and other charges.....	204,200	204,200	178,525	25,675
<b>Total expenditures.....</b>	<u>25,445,340</u>	<u>26,907,057</u>	<u>21,397,641</u>	<u>5,509,416</u>
<b>Excess (deficiency) of revenues over expenditures.....</b>	<u>(3,314,044)</u>	<u>(4,775,759)</u>	<u>3,205,764</u>	<u>7,981,523</u>
<b>Other Financing Sources (Uses)</b>				
Transfers in.....	-	-	566,851	566,851
Transfers out.....	-	(908,240)	(129,423)	778,817
Long-term debt obligations issued.....	1,364,044	1,364,044	1,365,000	956
Fund balance appropriated.....	1,950,000	4,319,955	-	(4,319,955)
<b>Total other financing sources and uses.....</b>	<u>3,314,044</u>	<u>4,775,759</u>	<u>1,802,428</u>	<u>(2,973,331)</u>
Net change in fund balances	\$ -	\$ -	5,008,192	\$ 5,008,192
Fund balances - beginning			15,719,820	
<b>Fund balances - ending</b>			<u>\$ 20,728,012</u>	

The notes to the financial statements are an integral part of this statement.



**City of Mebane, North Carolina**  
**Statement of Fund Net Position**  
**Proprietary Funds**  
**June 30, 2022**

**Exhibit 6**

	<u>Water and</u> <u>Sewer Fund</u>
<b>Assets</b>	
Current assets:	
Cash and cash equivalents.....	\$ 10,061,364
Accounts receivable (net) - billed.....	765,038
Accounts receivable (net) - unbilled.....	341,998
Other receivables.....	5,121
Restricted cash.....	<u>14,484,677</u>
Total current assets.....	<u>25,658,198</u>
Non-current assets:	
Net pension asset.....	-
Capital assets:	
Land and other non-depreciable assets.....	3,681,335
Other capital assets, net of depreciation.....	<u>57,456,848</u>
Total capital assets.....	<u>61,138,183</u>
Total non-current assets.....	<u>61,138,183</u>
<b>Total assets.....</b>	<b><u>86,796,381</u></b>
<b>Deferred outflows of resources.....</b>	<b>1,187,413</b>
<b>Liabilities</b>	
Current liabilities:	
Accounts payable and accrued liabilities.....	1,793,902
Accrued interest payable.....	92,665
Payable from restricted assets.....	738,766
Unearned revenues.....	546,199
Compensated absences.....	73,570
Long-term debt - current.....	356,415
Bonds payable - current.....	<u>964,000</u>
Total current liabilities.....	<u>4,565,517</u>
Noncurrent liabilities:	
Compensated absences.....	15,170
Net pension liability.....	233,615
Total OPEB liability.....	1,757,921
Long-term debt - noncurrent.....	7,670,516
Bonds payable - noncurrent.....	<u>7,937,942</u>
Total noncurrent liabilities.....	<u>17,615,164</u>
<b>Total liabilities.....</b>	<b><u>22,180,681</u></b>
<b>Deferred inflows of resources.....</b>	<b>438,226</b>
<b>Net Position</b>	
Net investment in capital assets.....	53,706,014
Restricted for future system development.....	3,702,258
Unrestricted .....	<u>7,956,615</u>
<b>Total net position.....</b>	<b><u>\$ 65,364,887</u></b>

The notes to the financial statements are an integral part of this statement.

**City of Mebane, North Carolina**  
**Statement of Revenues, Expenses and Changes in Fund Net Position**  
**Proprietary Funds**  
**For the Year Ended June 30, 2022**

**Exhibit 7**

	<u>Water and</u> <u>Sewer Fund</u>
<b>Operating Revenues</b>	
Charges for services.....	\$ 7,616,776
Water and sewer taps.....	26,279
Connection fees.....	1,650,570
Miscellaneous.....	<u>415,476</u>
<b>Total operating revenues.....</b>	<b><u>9,709,101</u></b>
<b>Operating Expenses</b>	
Administration, meters and billing.....	959,494
Utility maintenance.....	2,798,410
Engineering.....	306,902
Water resource recovery facility.....	1,621,109
Non-departmental.....	64,185
Depreciation.....	<u>1,710,866</u>
<b>Total operating expenses.....</b>	<b><u>7,460,966</u></b>
<b>Operating income (loss).....</b>	<b><u>2,248,135</u></b>
<b>Nonoperating revenues (expenses)</b>	
Interest and investment revenue.....	14,078
Other.....	44,539
Interest expense.....	(196,006)
ARPA Grant Proceeds.....	<u>2,045,130</u>
<b>Total nonoperating revenues (expenses).....</b>	<b><u>1,907,741</u></b>
Income (loss) before contributions and transfers.....	4,155,876
Capital contributions.....	3,422,692
Transfers in.....	4,465,676
Transfers out.....	<u>(4,041,808)</u>
Change in net position.....	8,002,436
Total net position - beginning.....	<u>57,362,451</u>
<b>Total net position - ending.....</b>	<b><u>\$ 65,364,887</u></b>

The notes to the financial statements are an integral part of this statement.

**City of Mebane, North Carolina**  
**Statement of Cash Flows**  
**Proprietary Funds**  
**For the Year Ended June 30, 2022**

**Exhibit 8**

	<u>Water and Sewer Fund</u>
<b>Cash Flows from Operating Activities</b>	
Cash received from customers.....	\$ 9,166,101
Cash paid for goods and services.....	(1,619,889)
Cash paid to or on behalf of employees for services.....	(2,567,327)
Customer deposits received.....	170,850
Customer deposits returned.....	(103,425)
Other operating revenues.....	415,476
<b>Total cash provided (used) by operating activities.....</b>	<u>5,461,786</u>
<b>Cash Flows from Noncapital Financing Activities</b>	
Transfers from other funds.....	4,041,808
Transfers to other funds.....	(4,041,808)
Grant proceeds-federal ARPA grant.....	2,591,329
<b>Total cash provided (used) by non-capital financing activities.....</b>	<u>2,591,329</u>
<b>Cash Flows from Capital and Related Financing Activities</b>	
Acquisition and construction of capital assets.....	(4,233,031)
Proceeds from new debt.....	13,696,000
Principal paid on bonds and notes payable.....	(3,492,619)
Interest paid on bonds and notes payable.....	(139,475)
<b>Total cash provided (used) by capital and related financing activities.....</b>	<u>5,830,875</u>
<b>Cash Flows from Investing Activities</b>	
Investment income.....	14,078
<b>Total cash provided (used) by investing activities.....</b>	<u>14,078</u>
Net increase (decrease) in cash and equivalents.....	13,898,068
Balance, beginning.....	10,647,973
<b>Balance, ending.....</b>	<u>\$ 24,546,041</u>

The notes to the financial statements are an integral part of this statement.

**City of Mebane, North Carolina**  
**Statement of Cash Flows**  
**Proprietary Funds**  
**For the Year Ended June 30, 2022**

**Exhibit 8**

	<u>Water and</u> <u>Sewer Fund</u>
<b>Reconciliation of operating income to net cash provided by operating activities:</b>	
Operating income (loss).....	\$ 2,248,135
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation.....	1,710,866
Changes in assets and liabilities:	
(Increase) decrease in accounts receivable.....	(154,155)
Increase (decrease) in allowance for doubtful accounts.....	26,631
(Increase) decrease in prepaid items.....	-
(Increase) decrease in deferred outflows of resources for pensions.....	(215,456)
Increase (decrease) accounts payable.....	1,478,903
Increase (decrease) salaries payable.....	(8,698)
Increase (decrease) accrued vacation.....	9,751
Increase (decrease) in net pension liability.....	(308,600)
Increase (decrease) in deferred inflows of resources for pensions.....	361,003
Increase (decrease) in OPEB liability.....	263,314
Increase (decrease) in deferred inflows of resources for OPEB.....	(17,333)
Increase (decrease) in customer deposits.....	<u>67,425</u>
Total adjustments.....	<u>3,213,651</u>
<b>Net cash provided by operating activities.....</b>	<b><u>\$ 5,461,786</u></b>
<b>Noncash investing, capital, and financing activities:</b>	
Noncash capital contributions of capital assets.....	<u>\$ 3,422,692</u>
Unrealized gain/loss on investments.....	<u>\$ -</u>

The notes to the financial statements are an integral part of this statement.

**City of Mebane, North Carolina**  
**Notes to the Financial Statements**  
**June 30, 2022**

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**1. Summary of Significant Accounting Policies**

The accounting policies of the City of Mebane conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant accounting policies:

**A. Reporting Entity**

The City of Mebane is a municipal corporation which is governed by an elected mayor and a five-member council. The City is located in the eastern part of Alamance County and the western part of Orange County. Generally accepted accounting principles require that these financial statements present the primary government (i.e. the City) and any component units, legally separate organization for which the elected officials of the City are financially accountable. The City of Mebane has no component units as defined above.

**B. Basis of Presentation**

**Government-wide Statements:** The statement of net position and the statement of activities display information about the primary government. These statements include the financial activities of the overall government. These statements distinguish between the *governmental* and *business-type activities* of the City. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The statement of activities presents a comparison between direct expenses and program revenues for the different business-type activities of the City and for each function of the City's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. Program revenues include (a) fees and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

**Fund Financial Statements:** The fund financial statements provide information about the City's funds. Separate statements for each fund category – *governmental and proprietary* – are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds.

Proprietary fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Nonoperating revenues, such as subsidies, result from non-exchange transactions. Other non-operating revenues are ancillary activities such as investments earnings.

The City reports the following major governmental funds:

**General Fund.** The General Fund is the general operating fund of the City. The General Fund accounts for all financial resources except those that are required to be accounted for in another fund. The primary revenue sources are ad valorem taxes, federal and State grants, and various other taxes and licenses. The primary expenditures are for public safety, street maintenance and construction, and general government.

The City reports the following non-major governmental funds:

**CDBG- Mebane Mills Loft – Special Revenue Fund:** This fund is used to account for all block grant funds expended for the renovation of the old Dixie Yarns Building into subsidized housing.

**City of Mebane, North Carolina**  
**Notes to the Financial Statements**  
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**Capital Project Fund:** This fund is used to account for various General Fund capital expenditures that are expected to be completed within one year.

**Capital Project Fund – Cates Farm Park:** This fund is used to account for the construction of a new city park.

**Capital Project Fund – Lake Michael Dam Spillway:** This fund is used to account for the construction of upgrades to the Lake Michael Dam Spillway.

The City reports the following major enterprise fund:

**Water and Sewer Fund:** This fund is used to account for the City's water and sewer operations. The Water and Sewer Capital Project Funds and the System Development Capital Reserve Fund have been consolidated into the Water and Sewer Fund for financial reporting purposes. The budgetary comparison for the Water and Sewer Capital Projects Fund has been included in the supplemental information.

**C. Measurement Focus and Basis of Accounting**

In accordance with North Carolina General Statutes, all funds of the City are maintained during the year using the modified accrual basis of accounting.

**Government-wide and Proprietary Fund Financial Statements:** The government-wide and proprietary fund financial statements are reported using the economic resources measurement focus. The government-wide and proprietary fund financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Nonexchange transactions, in which the City gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City enterprise funds are charges to customers for sales and services. The City also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the water and sewer system. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

**Governmental Fund Financial Statements:** Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

The City considers all revenues available if they are collected within 90 days after year-end, except for property taxes. Ad valorem taxes receivable are not accrued as revenue because the amount is not susceptible to accrual. At June 30, taxes receivable for property other than motor vehicles are materially

**City of Mebane, North Carolina**  
**Notes to the Financial Statements**  
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past due and are not considered to be an available resource to finance the operations of the current year. Also, as of September 1, 2013, State law altered the procedures for the assessment and collection of property taxes on registered motor vehicles in North Carolina. Effective with this change in the law, the State of North Carolina is responsible for billing and collecting the property taxes on registered motor vehicles on behalf of all municipalities and special tax districts, including the City of Mebane. Property taxes are due when vehicles are registered. The billed taxes are applicable to the fiscal year in which they are received. Uncollected taxes that were billed in periods prior to September 1, 2013 and for limited registration plates are shown as a receivable in these financial statements and are offset by deferred inflows of resources.

Sales taxes and certain intergovernmental revenues, such as utilities franchise tax, collected and held by the State at year-end on behalf of the City are recognized as revenue. Sales taxes are considered a shared revenue for the City of Mebane because the tax is levied by Alamance County and Orange County and then remitted to and distributed by the State. Most intergovernmental revenues and sales and services are not susceptible to accrual because generally they are not measurable until received in cash. All taxes, including those dedicated for specific purposes are reported as general revenues rather than program revenues. Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants, and general revenues. Thus, when program expenses are incurred, there is both restricted and unrestricted net position available to finance the program. It is the City's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants, and then by general revenues.

**D. Budgetary Data**

The City's budgets are adopted as required by the North Carolina General Statutes. An annual budget is adopted for the General Fund and the Enterprise Fund. All annual appropriations lapse at the fiscal year-end. Project ordinances are adopted for the Special Revenue Funds and the Capital Projects Funds and the Enterprise Capital Projects Funds. The enterprise fund projects are consolidated with the operating funds for reporting purposes. All budgets are prepared using the modified accrual basis of accounting. Expenditures may not legally exceed appropriations at the departmental level for all annually budgeted funds and at the project level for the multi-year funds. Amendments are required for any revisions that alter total expenditures of any fund or that change functional appropriations. All amendments must be approved by the governing board. During the year, several amendments to the original budget were necessary. The budget ordinance must be adopted by July 1 of the fiscal year or the governing board must adopt an interim budget that covers that time until the annual ordinance can be adopted.

**E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Equity**  
**Deposits and Investments**

All deposits of the City are made in board-designated official depositories and are secured as required by State law [G.S. 159-31]. The City may designate, as an official depository, any bank or savings association whose principal office is located in North Carolina. Also, the City may establish time deposit accounts such as NOW and SuperNOW accounts, money market accounts, and certificates of deposit.

State law [G.S. 159-30(c)] authorizes the City to invest in obligations of the United States or obligations fully guaranteed both as to principal and interest by the United States; obligations of the State of North Carolina; bonds and notes of any North Carolina local government or public authority; obligations of certain non-guaranteed federal agencies; certain high quality issues of commercial paper and bankers' acceptances and the North Carolina Capital Management Trust (NCCMT). The City's investments are reported at fair value. The North Carolina Capital Management Trust (NCCMT), which consists of an SEC-registered mutual fund (the Government Portfolio), is authorized by G.S. 159-30(c)(8). The Government Portfolio, which invests in treasuries and government agencies, is a money market mutual fund (2a-7) and maintains an AAAm rating from S&P and AAAMf by Moody's Investor Service. It is reported at fair value. Because the NCCMT Government has a weighted average maturity of less than 90 days, it is presented as an investment with a maturity of less than 6 months.

**City of Mebane, North Carolina**  
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In accordance with State law, the City has invested in securities which are callable and which provide for periodic interest rate increases in specific increments until maturity. These investments are reported at fair value as determined by quoted market prices.

**Cash and Cash Equivalents**

The City pools money from several funds to facilitate disbursement and investment and to maximize investment income. Therefore, all cash and investments are essentially demand deposits and are considered cash and cash equivalents.

**Restricted Assets**

Customer deposits held by the City before any services are supplied are restricted for which the deposit was collected. Contractor reserves and bond deposits received and held are classified as restricted cash. Grant proceeds received in advance for specified purposes are classified as restricted cash. Unexpended loan principal and interest receipts in the CDBG- Mebane Mills Loft Special Revenue Fund is classified as restricted assets because its use is restricted for future economic development per an agreement with the North Carolina Housing Finance Agency. Powell Bill funds are also classified as restricted cash, if applicable, because they can be expended only for the purposes of maintaining, repairing, constructing, reconstructing or widening of local streets per G.S. 136-41.1 through 136-41.4. Unexpended utility system development fees are restricted for use in accordance with G.S 162A-211.

**City of Mebane Restricted Cash**

Governmental Activities

General Fund

Contractor reserves and bond deposits.....	\$ 270,438
Asset forfeiture funds.....	147,620
Unspent loan proceeds.....	850,594
Corrections unused funds.....	445
Stormwater reserves.....	848,788
CDBG- Mebane Mills Loft Capital Project Fund	
Economic Development.....	141,439
Total governmental activities.....	<u>2,259,324</u>

Business-type Activities

Water and Sewer Fund

Customer deposits.....	738,766
Unexpended system development fees.....	3,702,258
Unexpended ARPA Capital Project Fund unexpended proceeds.....	546,949
Unspent bond proceeds.....	<u>9,496,704</u>
Total business-type activities.....	14,484,677
Total Restricted Cash.....	<u>\$ 16,744,001</u>

**Ad Valorem Taxes Receivable**

In accordance with State law [G.S. 105-347 and G.S. 159-13(a)], the City levies ad valorem taxes on property other than motor vehicles on July 1, the beginning of the fiscal year. The taxes are due on September 1 (lien date), however, interest does not accrue until the following January 6th. These taxes are based on the assessed values as of January 1, 2021. As allowed by State law, the City has established a schedule of discounts that apply to taxes that are paid prior to the due date. In the City's General Fund, ad valorem tax revenues are reported net of such discounts.

**Allowances for Doubtful Accounts**

All receivables that historically experience uncollectible accounts are shown net of an allowance for doubtful accounts. This amount is estimated by analyzing the percentage of receivables that were written off in prior years.



**City of Mebane, North Carolina**  
**Notes to the Financial Statements**  
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**Lease Receivable**

The City’s lease receivable is measured at the present value of lease payments expected to be received during the lease term. Under the lease agreement, the City may receive variable lease payments that are dependent upon the lessee’s revenue. There are no variable components under the lease agreement.

A deferred inflow of resources is recorded for the lease. The deferred inflow of resources is recorded at the initiation of the lease in an amount equal to the initial recording of the lease receivable. The deferred inflow of resources is amortized on a straight-line basis over the term of the lease.

**Inventory and Prepaid Items**

The inventories of the City’s enterprise fund consist of expendable materials and supplies that are expensed when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements and expensed as the items are used.

**Capital Assets**

Capital assets are defined by the government as assets with an initial, individual cost of more than a certain cost and an estimated useful life in excess of one year. Minimum capitalization costs are \$5,000 for all items. Donated capital assets received prior to June 15, 2015 are recorded at their estimated fair value at the date of donation. Donated capital assets received after June 15, 2015 are recorded at acquisition value. All other purchased or constructed capital assets are reported at cost or estimated historical cost. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets’ lives are not capitalized.

Property, plant and equipment in the proprietary fund of the City are recorded at original cost at the time of acquisition. The City capitalizes those interest costs which are incurred during the construction period of any major capital projects. Property, plant, and equipment donated to the proprietary fund type operations are recorded at the estimated fair market value at the date of donation.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

<b><u>Asset Class</u></b>	<b><u>Estimated Useful Lives</u></b>
Infrastructure.....	50
Buildings.....	50
Improvements .....	25
Vehicles.....	5/10
Furniture and equipment .....	5/10
Computer equipment .....	3/5/10

**Right to use assets**

The City has no right to use lease assets required to be reported as a result of implementing GASB 87.

**Deferred outflows/inflows of resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, Deferred Outflows of Resources, represent a consumption of net assets that applies to future periods and so will not be recognized as an expense or expenditure until then. The City has three items that meet this criterion, pension deferrals and OPEB deferrals for the 2022 fiscal year. In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, Deferred Inflows of Resources, represent an acquisition of net assets that applies to future periods and so will not be recognized as revenue until then. The City has several items that meet the criterion for this category – prepaid taxes, property taxes receivable, leases, and pension and OPEB deferrals.

**City of Mebane, North Carolina**  
**Notes to the Financial Statements**  
**June 30, 2022**

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**Long-Term Obligations**

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the straight-line method that approximates the effective interest method. Bonds payable are reported net of the applicable bond premiums or discount.

In fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

**Compensated Absences**

The vacation policy of the City provides for the accumulation of up to 240 hours of earned vacation leave with such leave being fully vested when earned. For the City's government-wide and proprietary funds, an expense and a liability for compensated absences and the salary-related payments are recorded as the leave is earned. The City has assumed a first-in, first-out method of using accumulated compensated time. The portion of that time that is estimated to be used in the next fiscal year has been designated as a current liability in the government-wide financial statements.

The City's sick leave policy provides for an unlimited accumulation of earned sick leave. Sick leave does not vest. Since the City does not have any obligation for the accumulated sick leave until it is actually taken, no accrual for sick leave has been made.

**Net Position/Fund Balances**

**Net Position**

Net position in government-wide and proprietary fund financial statements are classified as net investment in capital assets; restricted; and unrestricted. Restricted net position represents constraints on resources that are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through state statute.

**Fund Balances**

In the governmental fund financial statements, fund balance is composed of classifications designed to disclose the hierarchy of constraints placed on how fund balance can be spent.

The governmental fund types classify fund balances as follows:

**Nonspendable Fund Balance** – This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

**Prepaid Assets** – portion of fund balance that is not an available resource because it represents the year-end balance of prepaid assets, which are not spendable resources.

**Leases** – portion of fund balance that is not an available resource because it represents the year-end balance of the lease receivable in excess of the deferred inflow of resources for the lease receivable, which is not a spendable resource.

**Restricted Fund Balance** – This classification includes amounts that are restricted to specific purposes externally imposed by creditors or imposed by law.

**Restricted for Stabilization by State Statute** – portion of fund balance that is restricted by State Statute [G.S. 159-8(a)]. North Carolina G.S. 159-8 prohibits units of government from budgeting or spending a portion of their fund balance. This is one of several statutes enacted by the North

**City of Mebane, North Carolina**  
**Notes to the Financial Statements**  
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Carolina State Legislature in the 1930's that were designed to improve and maintain the fiscal health of local government units. Restricted by State statute (RSS), is calculated at the end of each fiscal year for all annually budgeted funds. The calculation in G.S. 159-8(a) provides a formula for determining what portion of fund balance is available for appropriation. The amount of fund balance not available for appropriation is what is known as "restricted by State statute". Appropriated fund balance in any fund shall not exceed the sum of cash and investments minus the sum of liabilities, encumbrances, and deferred revenues arising from cash receipts, as those figures stand at the close of the fiscal year next preceding the budget. Per GASB guidance, RSS is considered a resource upon which a restriction is "imposed by law through constitutional provisions or enabling legislation." RSS is reduced by inventories and prepaids as they are classified as nonspendable. Outstanding Encumbrances are included within RSS. RSS is included as a component of Restricted Net position and Restricted fund balance on the face of the balance sheet.

**Restricted for Economic Development** – portion of fund balance that is restricted by revenue source for future community development related activities. This amount represents the balance of the total unexpended funds from the amortized repayments of the CDBG monies loaned to Mebane Mills Lofts, LLC.

**Assigned Fund Balance** – portion of fund balance that the City intends to use for specific purposes.

**Subsequent year's expenditures** – portion of fund balance that is appropriated in the next year's budget that is not already classified in restricted or committed. The governing body approves the appropriation; however, the budget ordinance authorizes the budget officer to modify the appropriations by resource or appropriation within funds without limitation. Any transfer between funds must be approved by the governing board in the budget ordinance as amended.

**Unassigned Fund Balance** – portion of fund balance that has not been restricted, committed, or assigned to specific purposes or other funds. Unassigned fund balance is the residual classification for the General Fund. Other governmental funds cannot report positive unassigned fund balance but can report negative unassigned fund balance if expenditures incurred for specific purposes exceeded the amounts restricted, committed, or assigned to those purposes.

The City of Mebane has a revenue spending policy that provides guidance for programs with multiple revenue sources. The Finance Officer will use resources in the following hierarchy: bond proceeds, federal funds, State funds, local non-city funds, city funds. For purposes of fund balance classification, expenditures are to be spent from restricted fund balance first, followed in-order by committed fund balance, assigned fund balance and lastly unassigned fund balance. The Finance Officer has the authority to deviate from this policy if it is in the best interest of the City.

The City of Mebane has adopted a fund balance policy that instructs management to conduct the business of the City in such a manner that unrestricted fund balance is 50% of annual budgeted expenditures and transfers. Any portion in excess of 50% may be set aside for future capital improvements or to other purposes as directed by the City Council.

**Defined Benefit Cost-Sharing Plans**

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Local Governmental Employees' Retirement System (LGERS) and additions to/deductions from LGERS' fiduciary net position have been determined on the same basis as they are reported by LGERS. For this purpose, plan member contributions are recognized in the period in which the contributions are due. The City of Mebane's employer contributions are recognized when due and the City of Mebane has a legal requirement to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of LGERS. Investments are reported at fair value.

**City of Mebane, North Carolina**  
**Notes to the Financial Statements**  
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For purposes of measuring the net pension expense, information about the fiduciary net position of the Firefighters’ and Rescue Squad Workers’ Pension Fund (FRSWPF) and additions to/deductions from FRSWPF’s fiduciary net position have been determined on the same basis as they are reported by FRSWPF. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**F. Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**2. Detail Notes on All Funds**

**A. Assets**

**Deposits**

All the deposits of the City are either insured or collateralized by using one of two methods. Under the Dedicated Method, all deposits that exceed the federal depository insurance coverage level are collateralized with securities held by the City’s agent in the City’s name. Under the Pooling Method, which is a collateral pool, all uninsured deposits are collateralized with securities held by the State Treasurer’s agent in the name of the State Treasurer. Since the State Treasurer is acting in a fiduciary capacity for the City, these deposits are considered to be held by the City’s agent in the City’s name. The amount of the pledged collateral is based on an approved averaging method for non-interest bearing deposits and the actual current balance for interest-bearing deposits. Depositories using the Pooling Method report to the State Treasurer the adequacy of their pooled collateral covering uninsured deposits. The State Treasurer does not confirm this information with the City or the escrow agent. Because of the inability to measure the exact amounts of collateral pledged for the City under the Pooling Method, the potential exists for under-collateralization, and this risk may increase in periods of high cash flows. However, the State Treasurer of North Carolina enforces strict standards of financial stability for each depository that collateralizes public deposits under the Pooling Method. The City has no formal policy regarding custodial credit risk for deposits, but relies on the State Treasurer to enforce standards of minimum capitalization for all pooling method financial institutions and to monitor them for compliance. The City complies with the provisions of G.S. 159-31 when designating official depositories and verifying that deposits are properly secured.

At June 30, 2022 the City’s deposits had a carrying amount of \$43,605,377, and a bank balance of \$34,343,107. Of the bank balance, \$1,026,740 was covered by federal depository insurance and the remainder was covered by collateral held under the pooling method. Petty cash on hand at June 30, 2022 was \$400.

**Investments**

At June 30, 2022, the City’s investment balances were as follows:

<b><u>Investments by Type</u></b>	<b><u>Valuation</u></b>	<b><u>Book Value at</u></b>	<b><u>Maturity</u></b>	<b><u>Rating</u></b>
	<b><u>Measurement</u></b>	<b><u>6/30/2022</u></b>		
	<b><u>Method</u></b>			
NC Capital Management Trust				
- Government Portfolio.....	Fair Value Level 1	\$ 2,120,024	N/A	AAAm
<b>Total.....</b>		<b><u>\$ 2,120,024</u></b>		

**City of Mebane, North Carolina**  
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All investments are measured using the market approach: using prices and other relevant information generated by market transactions involving identical or comparable assets or a group of assets.

Level of fair value hierarchy: Level 1 debt securities are valued using directly observable, quoted prices (unadjusted) in active markets for identical assets. Level 2 debt securities are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' benchmark quoted prices.

*Interest Rate Risk.* The City has no formal investment policy regarding interest rate risk. As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's internal investment policy limits at least half of the City's investment portfolio to maturities of less than 12 months. Also, the City's internal management policy requires purchases of securities to be laddered with staggered maturity dates and limits all securities to a final maturity of no more than two years.

*Credit Risk.* The City has no formal policy regarding credit risk, but has internal management procedures that limits the City's investments to the provisions of G.S. 159-30 and restricts the purchase of securities to the highest possible ratings whenever particular types of securities are rated. State law limits investments in commercial paper to the top rating issued by nationally recognized statistical rating organizations (NRSROs). As of June 30, 2022, the City did not hold any investments in commercial paper. The City's investment in the NC Capital Management Trust Government Portfolio carried a credit rating of AAAM by Standard & Poor's and AAAM-mf by Moody's Investors Service as of June 30, 2022.

*Concentration of Credit Risk.* The City's Council places no limit on the amount that the City may invest in any one issuer. For the year ended June 30, 2022, there were no investments in commercial paper that totaled more than 5 percent of the City's investments.

**Receivables – Allowance for Doubtful Accounts**

The amount of taxes receivable presented in the Balance Sheet and the Statement of Net Position includes penalties levied and outstanding in the amount of \$13,294.

The amounts presented in the Balance Sheet and the Statement of Net Position for the year ended June 30, 2022 are net of the following allowances for doubtful accounts:

**Funds**

General Fund:		
Taxes Receivable.....	\$	11,695
Accounts Receivable.....		-
Total.....		<u>11,695</u>
Enterprise Fund.....		<u>201,551</u>
Total.....	\$	<u><u>213,246</u></u>

**Leases Receivable**

In July 2020, the City entered into a lease with Alamance County. Under the lease, the Alamance County pays the City \$450 per month for three years in exchange for maintaining a room and parking bay at the City fire department. The lease receivable is measured as the present value of the future minimum rent payments expected to be received during the lease term at a discount rate of 2.6%, which is the City's incremental borrowing rate.

In fiscal year 2022, the City recognized \$3,998 of lease revenue and \$189 of interest revenue under the lease.

In prior years, the City entered into separate five year renewable leases with three mobile phone companies. Under the leases, the mobile phone companies pay the City rents in the amounts of \$2,409, \$1,331, and \$1,452 per month in exchange for antenna space on the City's water tower. The leases receivable are measured as the present value of the future minimum rent payments expected to be

**City of Mebane, North Carolina**  
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received during the lease terms at a discount rate of 2.6%, which is the City's incremental borrowing rate.

In fiscal year 2022, the City recognized \$4,802, \$15,749, and \$4,337 of lease revenue and \$454, \$559, and \$308 of interest revenue under the leases.

**Capital Assets**

**Primary Government**

Capital asset activity for the Primary Government for the year ended June 30, 2022, was as follows:

	<u>Beginning</u>			<u>Ending</u>
	<u>Balances</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balances</u>
<b>Governmental activities:</b>				
<b>Capital assets not being depreciated:</b>				
Land.....	\$ 7,509,059	\$ 160,847	\$ -	\$ 7,669,906
Artwork and collections.....	68,360	-	-	68,360
Construction in progress.....	291,328	165,120	-	456,448
Total capital assets not being depreciated...	<u>7,868,747</u>	<u>325,967</u>	<u>-</u>	<u>8,194,714</u>
<b>Capital assets being depreciated:</b>				
Buildings.....	16,910,432	377,613	-	17,288,045
Other improvements.....	11,567,334	446,278	592,669	11,420,943
Equipment.....	3,364,825	292,575	4,686	3,652,714
Computer equipment.....	618,764	65,711	19,250	665,225
Vehicles and motorized equipment.....	8,744,706	1,059,247	42,341	9,761,612
Infrastructure.....	29,829,007	4,462,162	(130,881)	34,422,050
Total capital assets being depreciated.....	<u>71,035,068</u>	<u>6,703,586</u>	<u>528,065</u>	<u>77,210,589</u>
<b>Less accumulated depreciation for:</b>				
Buildings.....	4,395,153	359,041	-	4,754,194
Other improvements.....	1,572,657	368,858	30,782	1,910,733
Equipment.....	1,849,817	260,152	13,391	2,096,578
Computer equipment.....	405,311	43,612	-	448,923
Vehicles and motorized equipment.....	6,519,035	606,209	42,341	7,082,903
Infrastructure.....	3,578,840	811,829	17,214	4,373,455
Total accumulated depreciation.....	<u>18,320,813</u>	<u>\$2,449,701</u>	<u>\$ 103,728</u>	<u>20,666,786</u>
Total capital assets being depreciated, net...	<u>52,714,255</u>			<u>56,543,803</u>
<b>Governmental activity capital assets, net.....</b>	<b><u>\$ 60,583,002</u></b>			<b><u>\$64,738,517</u></b>

Depreciation was charged to functions/programs of the primary government as follows:

General government.....	\$ 103,856
Public safety.....	686,299
Public works.....	1,164,611
Recreation.....	480,305
Economic & physical development.....	14,630
Total.....	<u>\$2,449,701</u>

**City of Mebane, North Carolina**  
**Notes to the Financial Statements**  
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**Business-type Activities**

The capital assets of the Enterprise Fund for the year ended June 30, 2022, was as follows:

	<b><u>Beginning</u></b>			<b><u>Ending</u></b>
	<b><u>Balances</u></b>	<b><u>Increases</u></b>	<b><u>Decreases</u></b>	<b><u>Balances</u></b>
<b>Water and Sewer Fund:</b>				
<b>Capital assets not being depreciated:</b>				
Land.....	\$ 566,834	\$ 199,492	\$ -	\$ 766,326
Construction in progress.....	555,285	2,359,724	-	2,915,009
Total capital assets not being depreciated.....	<u>1,122,119</u>	<u>2,559,216</u>	-	<u>3,681,335</u>
<b>Capital assets being depreciated:</b>				
Water sources.....	13,937,610	-	-	13,937,610
Lift stations, pumping stations and tanks.....	8,847,539	18,950	-	8,866,489
Water and sewer lines.....	41,885,773	4,863,741	-	46,749,514
Land improvements.....	10,971	66,123	-	77,094
Water Resource Recovery Facility.....	9,491,911	304,665	-	9,796,576
Machinery and equipment.....	1,916,181	103,913	17,406	2,002,688
Vehicles.....	485,245	-	41,415	443,830
Total capital assets being depreciated.....	<u>76,575,230</u>	<u>5,357,392</u>	<u>58,821</u>	<u>81,873,801</u>
<b>Less accumulated depreciation for:</b>				
Water sources.....	4,282,031	285,942	-	4,567,973
Lift stations, pumping stations and tanks.....	2,044,407	163,812	-	2,208,219
Water and sewer lines.....	11,136,829	992,012	-	12,128,841
Land improvements.....	9,841	1,018	-	10,859
Water Resource Recovery Facility.....	3,851,341	209,228	-	4,060,569
Machinery and equipment.....	931,841	105,940	17,406	1,020,375
Vehicles.....	453,814	7,718	41,415	420,117
Total accumulated depreciation.....	<u>22,710,104</u>	<u>\$ 1,765,670</u>	<u>\$ 58,821</u>	<u>24,416,953</u>
Total capital assets being depreciated, net.....	<u>53,865,126</u>			<u>57,456,848</u>
<b>Business-type activity capital assets, net.....</b>	<b><u>\$ 54,987,245</u></b>			<b><u>\$ 61,138,183</u></b>

During the year ended June 30, 2022, several capital assets were reclassified between categories. These reclassifications were presented in the "decreases" columns of the schedules above.

**City of Mebane, North Carolina**  
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**Construction Commitments**

The government has active construction projects as of June 30, 2022. At year end, the government's commitments with contractors are as follows:

<b><u>Project</u></b>	<b><u>Spent to Date</u></b>	<b><u>Remaining Contract</u></b>
Jones Road Sewer Survey & Preliminary Design.....	\$ 165	\$ 49,335
GKN Force Main Survey and Preliminary Design.....	2,659	46,842
Construction Contract for N. First Sidewalk Improv.....	123,884	7,916
Lead & Copper Engineering Services.....	-	10,000
AWCK Design and Bidding at Cates Farm Park.....	44,170	5,330
AWCK - Lake Michael Connector Engineering and Des.....	19,180	16,820
WRRF Upgrade Construction Services.....	141,324	395,066
WRRF Design/Engineering Services.....	956,646	2,353,354
McKinley St Water Line Engineering.....	18,529	8,347
City of Mebane WRRF Upgrade.....	542,040	6,384,960
LRUP and Flow Reduction Study.....	21,902	13,098
WRRF Construction Administration.....	-	5,000
GKN Re-Route Final Design.....	-	49,500
Fence and Gate Access Control.....	-	89,419
Atlas Fence Jobs - MACC and B-Ball Court.....	-	13,649
Gate Access -.....	-	2,351
McKinley Street Water Line Replacement.....	-	143,550
Public Works/Utilities/WRRF Driveway Improvements.....	92,884	5,466
New equipment shed at Public Works.....	-	122,612
Total.....	<u>\$ 1,963,383</u>	<u>\$ 9,722,615</u>

**Right to Use Leased Assets**

The City has no right to use leased assets for the year ended June 30, 2022.

**B. Liabilities**

**Pension Plan and Postemployment Obligations**

**Local Governmental Employees' Retirement System**

**Plan Description.** The City of Mebane is a participating employer in the statewide Local Governmental Employees' Retirement System (LGERS), a cost-sharing multiple-employer defined benefit pension plan administered by the State of North Carolina. LGERS membership is comprised of general employees and local law enforcement officers (LEOs) of participating local governmental entities. Article 3 of G.S. Chapter 128 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. Management of the plan is vested in the LGERS Board of Trustees, which consists of 13 members – nine appointed by the Governor, one appointed by the State Senate, one appointed by the State House of Representatives, and the State Treasurer and State Superintendent, who serve as ex-officio members. The Local Governmental Employees' Retirement System is included in the Annual Comprehensive Financial Report (ACFR) for the State of North Carolina. The State's ACFR includes financial statements and required supplementary information for LGERS. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, by calling (919) 981-5454, or at [www.osc.nc.gov](http://www.osc.nc.gov).

**Benefits Provided.** LGERS provides retirement and survivor benefits. Retirement benefits are determined as 1.85% of the member's average final compensation times the member's years of creditable service. A



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member's average final compensation is calculated as the average of a member's four highest consecutive years of compensation. Plan members are eligible to retire with full retirement benefits at age 65 with five years of creditable service, at age 60 with 25 years of creditable service, or at any age with 30 years of creditable service. Plan members are eligible to retire with partial retirement benefits at age 50 with 20 years of creditable service or at age 60 with five years of creditable service (age 55 for firefighters). Survivor benefits are available to eligible beneficiaries of members who die while in active service or within 180 days of their last day of service and who have either completed 20 years of creditable service regardless of age (15 years of creditable service for firefighters and rescue squad members who are killed in the line of duty) or have completed five years of service and have reached age 60. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions. The plan does not provide for automatic post-retirement benefit increases. Increases are contingent upon actuarial gains of the plan.

LGERS plan members who are LEOs are eligible to retire with full retirement benefits at age 55 with five years of creditable service as an officer, or at any age with 30 years of creditable service. LEO plan members are eligible to retire with partial retirement benefits at age 50 with 15 years of creditable service as an officer. Survivor benefits are available to eligible beneficiaries of LEO members who die while in active service or within 180 days of their last day of service and who also have either completed 20 years of creditable service regardless of age, or have completed 15 years of service as a LEO and have reached age 50, or have completed five years of creditable service as a LEO and have reached age 55, or have completed 15 years of creditable service as a LEO if killed in the line of duty. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions.

**Contributions.** Contribution provisions are established by General Statute 128-30 and may be amended only by the North Carolina General Assembly. City of Mebane employees are required to contribute 6% of their compensation. Employer contributions are actuarially determined and set annually by the LGERS Board of Trustees. The City of Mebane's contractually required contribution rate for the year ended June 30, 2022, was 12.1% of compensation for law enforcement officers and 11.35% for general employees and firefighters, actuarially determined as an amount that, when combined with employee contributions, is expected to finance the costs of benefits earned by employees during the year. Contributions to the pension plan from the City of Mebane were \$2,065,813 for the year ended June 30, 2022.

**Refunds of Contributions** – City employees who have terminated service as a contributing member of LGERS, may file an application for a refund of their contributions. By state law, refunds to members with at least five years of service include 4% interest. State law requires a 60 day waiting period after service termination before the refund may be paid. The acceptance of a refund payment cancels the individual's right to employer contributions or any other benefit provided by LGERS.

***Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions***

At June 30, 2022, the City reported a liability of \$1,807,650 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2021. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2020. The total pension liability was then rolled forward to the measurement date of June 30, 2021 utilizing update procedures incorporating the actuarial assumptions. The City's proportion of the net pension liability was based on a projection of the City's long-term share of future payroll covered by the pension plan, relative to the projected future payroll covered by the pension plan of all participating LGERS employers, actuarially determined. At June 30, 2021, the City's proportion was 0.118%, which was an increase of 0.006% from its proportion measured as of June 30, 2020.

**City of Mebane, North Carolina**  
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For the year ended June 30, 2022, the City recognized pension expense of \$1,424,922. At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows</u> <u>of Resources</u>	<u>Deferred Inflows of</u> <u>Resources</u>
Differences between expected and actual experience.....	\$ 575,078	\$ -
Changes of assumptions.....	1,135,666	-
Net difference between projected and actual earnings on pension plan investments.....	-	2,582,588
Changes in proportion and differences between City contributions and proportionate share of contributions..	1,128,407	123
City contribution subsequent to the measurement date.....	<u>2,065,813</u>	-
Total.....	<u>\$ 4,904,964</u>	<u>\$ 2,582,711</u>

\$2,065,813 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a decrease of the net pension liability in the year ended June 30, 2023. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

**Year ended June 30:**

2023.....	\$ 684,703
2024.....	330,395
2025.....	31,630
2026.....	(790,288)
2027.....	-
Thereafter.....	-

**Actuarial Assumptions.** The total pension liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.5 percent
Salary increases	3.25 to 8.25 percent, including inflation and productivity factor
Investment rate of return	6.50 percent, net of pension plan investment expense, including inflation

The plan currently uses mortality tables that vary by age, gender, employee group (i.e. general, law enforcement officer) and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2020 valuation were based on the results of an actuarial experience study for the period January 1, 2015 through December 31, 2019.

Future ad hoc COLA amounts are not considered to be substantively automatic and are therefore not included in the measurement.

The projected long-term investment returns and inflation assumptions are developed through review of current and historical capital markets data, sell-side investment research, consultant whitepapers, and historical performance of investment strategies. Fixed income return projections reflect current yields across the U.S. Treasury yield curve and market expectations of forward yields projected and

**City of Mebane, North Carolina**  
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interpolated for multiple tenors and over multiple year horizons. Global public equity return projections are established through analysis of the equity risk premium and the fixed income return projections. Other asset categories and strategies' return projections reflect the foregoing and historical data analysis. These projections are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class as of June 30, 2021 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>
Fixed Income.....	26.7%
Public Equity .....	36.8%
Cash and receivables.....	10.9%
Other.....	<u>25.6%</u>
Total.....	<u>100.0%</u>

The information above is based on 30 year expectations developed with the consulting actuary for the 2020 asset, liability, and investment policy study for the North Carolina Retirement Systems, including LGERS. The long-term nominal rates of return underlying the real rates of return are arithmetic annualized figures. The real rates of return are calculated from nominal rates by multiplicatively subtracting a long-term inflation assumption of 3.00%. All rates of return and inflation are annualized.

**Discount rate.** The discount rate used to measure the total pension liability was 6.50%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of the current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**Sensitivity of the City's proportionate share of the net pension liability to changes in the discount rate.** The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 6.50 percent, as well as what the City's proportionate share of the net pension asset or net pension liability would be if it were calculated using a discount rate that is one percentage point lower (5.50 percent) or one percentage point higher (7.50 percent) than the current rate:

	<u>1% Decrease</u> <u>(5.50%)</u>	<u>Discount Rate</u> <u>(6.50%)</u>	<u>1% Increase</u> <u>(7.50%)</u>
City's proportionate share of the net pension liability (asset).....	\$ 7,017,145	\$ 1,807,650	\$ (2,479,463)

**Pension plan fiduciary net position.** Detailed information about the pension plan's fiduciary net position is available in the separately issued Annual Comprehensive Financial Report (ACFR) for the State of North Carolina.

**Law Enforcement Officers' Special Separation Allowance**

**Plan Description.** The City of Mebane administers a public employee retirement system (the *Separation Allowance*), a single-employer defined benefit pension plan that provides retirement benefits to the City's qualified sworn law enforcement officers under the age of 62 who have completed at least 30 years of creditable service or have attained 55 years of age and have completed five or more years of

**City of Mebane, North Carolina**  
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creditable service. The Separation Allowance is equal to 0.85 percent of the annual equivalent of the base rate of compensation most recently applicable to the officer for each year of creditable service. The retirement benefits are not subject to any increases in salary or retirement allowances that may be authorized by the General Assembly. Article 12D of G.S. Chapter 143 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly.

All full-time law enforcement officers of the City are covered by the Separation Allowance. At December 31, 2020, the valuation date, the Separation Allowance’s membership consisted of:

Retirees receiving benefits .....	-
Terminated plan members entitled to but not receiving benefits .....	-
Active plan members .....	<u>34</u>
Total .....	<u>34</u>

**Summary of Significant Accounting Policies:**

**Basis of Accounting.** The City has chosen to fund the Separation Allowance on a pay as you go basis. Pension expenditures are made from the General Fund, which is maintained on the modified accrual basis of accounting. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan.

The Separation Allowance has no assets accumulated in a trust that meets the criteria which are outlined in GASB Statement 73.

**Actuarial Assumptions.** The entry age actuarial cost method was used in the December 31, 2020 valuation. The total pension liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.5 percent
Salary increases	3.25 to 7.75 percent, including inflation and productivity factor
Discount rate	2.25 percent

The discount rate used is the S&P Municipal Bond 20 Year High Grade Rate Index as of December 31, 2020.

Mortality rates are based on the Pub-2010 amount-weighted tables with adjustments projected forward generationally from the valuation date using MP-2019.

**Contributions.** The City is required by Article 12D of G.S. Chapter 143 to provide these retirement benefits and has chosen to fund the amounts necessary to cover the benefits earned on a pay as you go basis through appropriations made in the General Fund operating budget. There were no contributions made by employees. The City’s obligation to contribute to this Plan is established and may be amended by the North Carolina General Assembly. Administration costs of the Separation Allowance are financed through investment earnings. The City had no benefits come due for the reporting period.

**Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

At June 30, 2022, the City reported a total pension liability of \$1,503,388. The total pension liability was measured as of December 31, 2021 based on a December 31, 2020 actuarial valuation. The total pension liability was then rolled forward to the measurement date of December 31, 2021 utilizing update procedures incorporating the actuarial assumptions. For the year ended June 30, 2022, the City recognized pension expense of \$211,550.

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	<u>Deferred</u> <u>Outflows of</u> <u>Resources</u>	<u>Deferred</u> <u>Inflows of</u> <u>Resources</u>
Differences between expected and actual experience.....	\$ 155,723	\$ -
Changes of assumptions.....	355,015	58,289
Benefit payments and administrative expenses made subsequent to the measurement date.....	-	-
Total.....	<u>\$ 510,738</u>	<u>\$ 58,289</u>

\$0 was reported as deferred outflows of resources related to pensions resulting from benefit payments made and administrative expenses incurred subsequent to the measurement date will be recognized as a decrease of the total pension liability in the year ended June 30, 2022. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

**Year ended June 30:**

2023.....	\$ 92,656
2024.....	94,041
2025.....	80,324
2026.....	81,483
2027.....	69,060
Thereafter.....	34,885

\$0 paid as benefits came due and \$0 of administrative expenses subsequent to the measurement date are reported as deferred outflows of resources.

*Sensitivity of the City's total pension liability to changes in the discount rate.* The following presents the City's total pension liability calculated using the discount rate of 2.25 percent, as well as what the City's total pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (1.25 percent) or 1-percentage-point higher (3.25 percent) than the current rate:

	<u>1% Decrease</u> <u>(1.25%)</u>	<u>Discount Rate</u> <u>(2.25%)</u>	<u>1% Increase</u> <u>(3.25%)</u>
Total pension liability.....	\$ 1,655,609	\$ 1,503,388	\$ 1,365,445

**Schedule of Changes in Total Pension Liability**  
**Law Enforcement Officers' Special Separation Allowance**

	<b>2022</b>
Beginning balance.....	\$ 1,372,013
Service cost at end of year.....	92,414
Interest of total pension liability.....	26,480
Changes of benefit terms.....	-
Differences between expected and actual experience in the measurement of the total pension liability.....	59,602
Changes of assumptions or other inputs.....	(47,121)
Benefit payments.....	-
Other changes.....	-
Ending balance of the total pension liability.....	<u>\$ 1,503,388</u>

The plan currently uses mortality tables that vary by age, and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant

**City of Mebane, North Carolina**  
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portions of the U.S. population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2020 valuation were based on the results of an actuarial experience study for the five year period ending December 31, 2019.

**Firefighters' Special Separation Allowance**

**Plan Description.** The City of Mebane administers a public employee retirement system (the *Separation Allowance*), a single-employer defined benefit pension plan that provides retirement benefits to the City's qualified firefighters under the age of 62 who have completed at least 30 years of creditable service or have attained 60 years of age and have completed twenty-five or more years of creditable service. The Separation Allowance is equal to 0.85 percent of the annual equivalent of the base rate of compensation most recently applicable to the officer for each year of creditable service. The retirement benefits are not subject to any increases in salary or retirement allowances that may be authorized by the General Assembly. Article 12D of G.S. Chapter 143 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly.

All full-time firefighters of the City are covered by the Separation Allowance. At December 31, 2019 the Separation Allowance's membership consisted of:

Retirees receiving benefits .....	-
Terminated plan members entitled to but not receiving benefits .....	-
Active plan members .....	<u>27</u>
Total .....	<u>27</u>

**Summary of Significant Accounting Policies:**

**Basis of Accounting.** The City has chosen to fund the Separation Allowance on a pay as you go basis. Pension expenditures are made from the General Fund, which is maintained on the modified accrual basis of accounting. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan.

The Separation Allowance has no assets accumulated in a trust that meets the criteria which are outlined in GASB Statement 73.

**Actuarial Assumptions.** The entry age actuarial cost method was used in the December 31, 2019 valuation. The total pension liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.5 percent
Salary increases	3.25 to 8.00 percent, including inflation and productivity factor
Discount rate	2.25 percent

The discount rate used is the S&P Municipal Bond 20 Year High Grade Rate Index as of December 31, 2020.

Mortality rates are based on the Pub-2010 amount-weighted tables with adjustments projected forward generationally from the valuation date using MP-2019.

**Contributions.** The City is required by Article 12D of G.S. Chapter 143 to provide these retirement benefits and has chosen to fund the amounts necessary to cover the benefits earned on a pay as you go basis through appropriations made in the General Fund operating budget. There were no contributions made by employees. The City's obligation to contribute to this Plan is established and may be amended by the North Carolina General Assembly. Administration costs of the Separation Allowance are financed through investment earnings. The City had no benefits come due for the reporting period.

**City of Mebane, North Carolina**  
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***Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions***

At June 30, 2022, the City reported a total pension liability of \$666,001. The total pension liability was measured as of December 31, 2021 based on a December 31, 2020 actuarial valuation. The total pension liability was then rolled forward to the measurement date of December 31, 2021 utilizing update procedures incorporating the actuarial assumptions. For the year ended June 30, 2022, the City recognized pension expense of \$76,219.

	<u>Deferred</u> <u>Outflows of</u> <u>Resources</u>	<u>Deferred</u> <u>Inflows of</u> <u>Resources</u>
Differences between expected and actual experience.....	\$ 1,333	\$ -
Changes of assumptions.....	111,499	20,401
Benefit payments and administrative expenses made subsequent to the measurement date.....	-	-
Total.....	<u>\$ 112,832</u>	<u>\$ 20,401</u>

\$0 was reported as deferred outflows of resources related to pensions resulting from benefit payments made and administrative expenses incurred subsequent to the measurement date will be recognized as a decrease of the total pension liability in the year ended June 30, 2022. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

**Year ended June 30:**

2023.....	\$ 24,359
2024.....	24,359
2025.....	24,359
2026.....	22,086
2027.....	(2,732)
Thereafter.....	-

\$0 paid as benefits came due and \$0 of administrative expenses subsequent to the measurement date are reported as deferred outflows of resources.

*Sensitivity of the City's total pension liability to changes in the discount rate.* The following presents the City's total pension liability calculated using the discount rate of 2.25 percent, as well as what the City's total pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (1.25 percent) or 1-percentage-point higher (3.25 percent) than the current rate:

	<u>1% Decrease</u> <u>(1.25%)</u>	<u>Discount Rate</u> <u>(2.25%)</u>	<u>1% Increase</u> <u>(3.25%)</u>
Total pension liability.....	\$ 746,361	\$ 666,001	\$ 594,064

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**Schedule of Changes in Total Pension Liability**  
**Firefighters' Special Separation Allowance**

	<u>2022</u>
Beginning balance.....	\$ 637,293
Service cost at end of year.....	39,560
Interest of total pension liability.....	12,300
Changes of benefit terms.....	-
Differences between expected and actual experience in the measurement of the total pension liability.....	1,618
Changes of assumptions or other inputs.....	(24,770)
Benefit payments.....	-
Other changes.....	<u>-</u>
Ending balance of the total pension liability.....	<u>\$ 666,001</u>

The plan currently uses mortality tables that vary by age, and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2020 valuation were based on the results of an actuarial experience study for the five year period ending December 31, 2019.



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***Total Expense, Liabilities, and Deferred Outflows and Inflows of Resources of Related to Pensions***

Following is information related to the proportionate share and pension expense for all pension plans:

	<u>LGERS</u>	<u>LEOSSA</u>	<u>Fire SSA</u>	<u>Total</u>
Pension Expense.....	\$ 1,424,922	\$ 211,550	\$ 76,219	\$ 1,712,691
Pension Liability.....	1,807,650	1,503,388	666,001	3,977,039
Proportionate share of the net pension liability.....	0.11787%	n/a	n/a	
 Deferred Outflows of Resources				
Differences between expected and actual experience.....	575,078	155,723	1,333	732,134
Changes of assumptions.....	1,135,666	355,015	111,499	1,602,180
Net difference between projected and actual earnings on plan investments.....	-	-	-	-
Changes in proportion and differences between contributions and proportionate share of contributions.....	1,128,407	-	-	1,128,407
Benefit payments and administrative costs paid subsequent to the measurement date..	2,065,813	-	-	2,065,813
 Deferred Inflows of Resources				
Differences between expected and actual experience.....	-	-	-	-
Changes of assumptions.....	-	58,289	20,401	78,690
Net difference between projected and actual earnings on plan investments.....	2,582,588	-	-	2,582,588
Changes in proportion and differences between contributions and proportionate share of contributions.....	123	-	-	123

**Supplemental Retirement Income Plan for Non-Law Enforcement Officers**

***Pension Descriptions.*** The City contributes to the Supplemental Retirement Income Plan (Plan), a defined contribution pension plan administered by The Prudential Insurance Company of America. The Plan provides retirement benefits to non-law enforcement officers employed by the City. The City Council has the authority for establishing or amending the plan's provisions.

***Funding Policy.*** The City contributes an amount equal to five percent of each employee's salary, and all amounts contributed are vested immediately. Also, the employees may make voluntary contributions to the plan. The City Council has the authority for establishing or amending contribution requirements. Contributions for the year ended June 30, 2022 were \$480,838, which consisted of \$311,357 from the City and \$169,481, respectively, from the employees.

**Supplemental Retirement Income Plan for Law Enforcement Officers**

***Plan Description.*** The City contributes to the Supplemental Retirement Income Plan (Plan), a defined contribution pension plan administered by the Department of State Treasurer and a Board of Trustees. The Plan provides retirement benefits to law enforcement officers employed by the City. Article 5 of G.S. Chapter 135 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. The Supplemental Retirement Income Plan for Law Enforcement Officers is included in the Annual Comprehensive Financial Report (ACFR) for the State of North Carolina. The State's ACFR includes the pension trust fund financial statements for the Internal Revenue Code Section 401(k) plan that includes the Supplemental Retirement Income Plan for Law Enforcement Officers. That report may

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be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, or by calling (919) 981-5454.

**Funding Policy.** Article 12E of G.S. Chapter 143 requires the City to contribute each month an amount equal to five percent of each officer's salary, and all amounts contributed are vested immediately. The law enforcement officers may also make voluntary contributions to the plan. Contributions for the year ended June 30, 2022 were \$147,119, which consisted of \$103,572 from the City and \$43,547, respectively, from the law enforcement officers.

**Firefighters' and Rescue Squad Workers' Pension Fund**

**Plan Description.** The State of North Carolina contributes, on behalf of the City of Mebane, to the Firefighters' and Rescue Squad Workers' Pension Fund (FRSWPF), a cost-sharing multiple-employer defined benefit pension plan with a special funding situation administered by the State of North Carolina. FRSWPF provides pension benefits for eligible fire workers that have elected to become members of the fund. Article 86 of G.S. Chapter 58 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. Management of the plan is vested in the LGERS Board of Trustees, which consists of 13 members – nine appointed by the Governor, one appointed by the state Senate, one appointed by the state House of Representatives, and the State Treasurer and State Superintendent, who serve as ex-officio members. The Firefighter's Pension Fund is included in the Annual Comprehensive Financial Report (ACFR) for the state of North Carolina. The State's ACFR includes financial statements and required supplementary information for the Fund. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, by calling (919) 981-5454, or at [www.osc.nc.gov](http://www.osc.nc.gov).

**Benefits Provided.** FRSWPF provides retirement and survivor benefits. The present retirement benefit is \$170 per month. Plan members are eligible to receive the monthly benefit at age 55 with 20 years of creditable service as a firefighter or rescue squad worker, and have terminated duties as a firefighter or rescue squad worker. Eligible beneficiaries of members who die before beginning to receive the benefit will receive the amount paid by the member and contributions paid on the member's behalf into the plan. Eligible beneficiaries of members who die after beginning to receive benefits will be paid the amount the member contributed minus the benefits collected.

**Contributions.** Plan members are required to contribute \$10 per month to the plan. The State, a non-employer contributor, funds the plan through appropriations. The City is not required to contribute to the Fund; however, as a benefit to the firefighters, the City has chosen to fund the member's contributions. Contribution provisions are established by General Statute 58- 86 and may be amended only by the North Carolina General Assembly. For the fiscal year ending June 30, 2022, the State contributed \$18,302,000 to the plan. The City of Mebane's proportionate share of the State's contribution is \$27,727.

**Refunds of Contributions** – Plan members who are no longer eligible or choose not to participate in the plan may file an application for a refund of their contributions. Refunds include the member's contributions and contributions paid by others on the member's behalf. No interest will be paid on the amount of the refund. The acceptance of a refund payment cancels the individual's right to employer contributions or any other benefit provided by FRSWPF.

**Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

At June 30, 2022, the City reported no liability for its proportionate share of the net pension liability, as the State provides 100% pension support to the City through its appropriations to the FRSWPF. The total portion of the net pension liability that was associated with the City and supported by the State was \$40,756. The net pension liability was measured as of June 30, 2021. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2020. The

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total pension liability was then rolled forward to the measurement date of June 30, 2021 utilizing update procedures incorporating the actuarial assumptions. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers. As the City is not projected to make any future contributions to the plan, its proportionate share at June 30, 2022 and at June 30, 2021 was 0%.

For the year ended June 30, 2022, the City recognized pension expense of \$2,992 and revenue of \$2,992 for support provided by the State. At June 30, 2022, the City reported no deferred outflows of resources and no deferred inflows of resources related to pensions.

**Actuarial Assumptions.** The total pension liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.5 percent
Salary increases	Not applicable
Investment rate of return	6.50 percent, net of pension plan investment expense, including inflation

For more information regarding actuarial assumptions, including mortality tables, the actuarial experience study, the consideration of future ad hoc COLA amounts, the development of the projected long-term investment returns, and the asset allocation policy, refer to the discussion of actuarial assumptions for the LGERS plan noted above.

**Discount rate.** The discount rate used to measure the total pension liability was 6.50%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of the current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**Pension plan fiduciary net position.** Detailed information about the pension plan's fiduciary net position is available in the separately issued Annual Comprehensive Financial Report (ACFR) for the State of North Carolina.

**Other Post-employment Benefits**

***Healthcare Benefits***

**Plan Description.** Employees who retire under the provisions of the North Carolina Local Government Employees' Retirement System (NCLGERS) and have fifteen (15) or more years of service with the City at the time of retirement are eligible to continue coverage in the City's health plan, a single-employer defined benefit plan. Coverage in the health plan will continue until the retiree becomes Medicare eligible, at which time coverage will be converted to a Medicare Supplement Plan. Health care and prescription drug coverage are provided by the City's health plan. A separate stand-alone report is not issued.

Membership of the Health Care Plan consisted of the following at June 30, 2020, the date of the latest actuarial valuation:

	<b><u>General</u></b>	<b><u>Law Enforcement</u></b>
	<b><u>Employees</u></b>	<b><u>Officers</u></b>
Retirees and dependents receiving benefits .....	25	5
Active plan members .....	<u>100</u>	<u>38</u>
Total .....	<u>125</u>	<u>43</u>

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**Total OPEB Liability**

The City's total OPEB liability of \$12,878,757 was measured as of June 30, 2021 with a determination date of June 30, 2020, the actuarial valuation date.

*Actuarial assumptions and other inputs.* The total OPEB liability in the June 30, 2020 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement unless otherwise specified:

Inflation	2.5 percent
Real wage growth	0.75 percent
Wage inflation	3.25 percent
Salary increases	General Employees- 3.25 to 8.41 percent, Firefighters 3.25 to 8.15 percent, Law Enforcement Officers 3.25 to 7.90 percent, including inflation
Discount rate	2.16 percent
Healthcare cost trend rates	Pre-Medicare- 7.00 percent for 2021 to 4.50 percent by 2031 Medicare- 5.125 percent for 2021 to 4.50 percent by 2024

The discount rate is based on the June average of the Bond Buyer General Obligation 20-year Municipal Bond Index published weekly by The Bond Buyer.

**Changes in the Total OPEB Liability**

Total OPEB Liability, Balance at July 1, 2021.....	\$	10,995,899
Changes for the year		
Service cost.....		699,762
Interest.....		256,952
Changes in benefit terms.....		-
Differences between expected and actual experience.....		297,009
Changes in assumptions or other inputs.....		767,656
Benefit payments.....		(138,521)
Net changes.....		<u>1,882,858</u>
Total OPEB Liability, Balance at June 30, 2022.....	\$	<u>12,878,757</u>

Changes in assumptions and other inputs reflect a change in the discount rate from 2.21% to 2.16%.

Mortality rates were based on the Pub-2010 mortality tables, with adjustments for LGERS experience and generational mortality improvements using Scale MP-2019.

The actuarial assumptions used in the June 30, 2020 valuation were based on the results of an actuarial experience study for the period January 2015 through December 2019.

*Sensitivity of the total OPEB liability to changes in the discount rate.* The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current discount rate:

	<u>1% Decrease</u>	<u>Discount Rate</u>	<u>1% Increase</u>
	<u>(1.16%)</u>	<u>(2.16%)</u>	<u>(3.16%)</u>
Total OPEB liability.....	\$ 15,902,834	\$ 12,878,757	\$ 10,586,982

*Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates.* The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

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	<u>1% Decrease</u>		<u>Current</u>		<u>1% Increase</u>
Total OPEB liability.....	\$ 10,271,357	\$	12,878,757	\$	16,437,534

**OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB**

For the year ended June 30, 2022, the City recognized OPEB expense of \$1,371,222. At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>		<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience.....	\$ 1,151,717	\$	4,567
Changes of assumptions.....	2,617,143		614,785
Benefit payments and administrative costs made subsequent to the measurement date.....	127,071		-
Total.....	<u>\$ 3,895,931</u>	<u>\$</u>	<u>619,352</u>

\$127,071 reported as deferred outflows of resources related to OPEB resulting from benefit payments made and administrative expenses incurred subsequent to the measurement date will be recognized as a decrease of the total OPEB liability in the year ended June 30, 2022. Other amounts reported as deferred inflows of resources related to OPEB will be recognized in pension expense as follows:

**Year ended June 30:**

2023.....	\$ 414,508
2024.....	414,508
2025.....	414,508
2026.....	414,508
2027.....	450,692
Thereafter.....	1,040,784

**Other Employment Benefits**

The City has elected to provide death benefits to employees through the Death Benefit Plan for members of the Local Governmental Employees' Retirement System (Death Benefit Plan), a multiple-employer, State-administered, cost-sharing plan funded on a one-year term cost basis. The beneficiaries of those employees who die in active service after one year of contributing membership in the System, or who die within 180 days after retirement or termination of service and have at least one year of contributing membership service in the System at the time of death are eligible for death benefits. Lump sum death benefit payments to beneficiaries are equal to the employee's 12 highest months' salary in a row during the 24 months prior to the employee's death, but the benefit may not exceed \$50,000 or be less than \$25,000. Because all death benefit payments are made from the Death Benefit Plan and not by the City, the City does not determine the number of eligible participants. The City has no liability beyond the payment of monthly contributions. The contributions to the Death Benefit Plan cannot be separated between the post-employment benefit amount and the other benefit amount. Contributions are determined as a percentage of monthly payroll based upon rates established annually by the State. Separate rates are set for employees not engaged in law enforcement and for law enforcement officers. The City considers these contributions to be immaterial.

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**Deferred Outflows and Inflows of Resources**

The City has several deferred outflows of resources. Deferred outflows of resources is comprised of the following:

Pensions- differences between expected and actual experience.....	\$	575,078
Pensions- change of assumptions.....		1,135,666
Pensions- difference between projected and actual investment earnings.....		-
Pensions- change in proportion and difference between employer contributions and proportionate share of contributions.....		1,128,407
Contributions to pension plan in current fiscal year.....		2,065,813
LEOSSA- differences between expected and actual experience.....		155,723
LEOSSA- change of assumptions.....		355,015
FFSSA- differences between expected and actual experience.....		1,333
FFSSA- change of assumptions.....		111,499
OPEB- differences between expected and actual experience.....		1,151,717
OPEB- change of assumptions.....		2,617,143
Benefit payments for OPEB made subsequent to measurement date.....		127,071
LEOSSA- benefit payments made and administrative expenses.....		-
Total.....	\$	<u>9,424,465</u>

Deferred inflows of resources at year-end is comprised of the following:

	<b><u>Statement of</u></b> <b><u>Net Position</u></b>	<b><u>General Fund</u></b> <b><u>Balance Sheet</u></b>
Pensions- difference between projected and actual investment earnings.....	\$ 2,582,588	\$ -
Pensions- change in proportion and difference between employer contributions and proportionate share of contributions.....	\$ 123	\$ -
LEOSSA- change of assumptions.....	58,289	-
FFSSA- change of assumptions.....	20,401	-
OPEB- differences between expected and actual experience.....	4,567	-
OPEB- change of assumptions.....	614,785	-
Leases receivable (General Fund).....	29,227	29,227
Prepaid taxes and licenses (General Fund).....	91,072	91,072
Taxes receivable, less penalties (General Fund).....	-	77,563
Total.....	<u>\$ 3,401,052</u>	<u>\$ 197,862</u>

**Risk Management**

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions, injuries to employees; and natural disasters. The City carries commercial coverage for all other risks of loss. There have been no significant reductions in insurance coverage in the prior year, and settled claims have not exceeded coverage in any of the last four fiscal years.

The City has not been designated as being in a flood zone and thus carries no commercial flood insurance.

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In accordance with G.S. 159-29, the City's employees that have access to \$100 or more at any given time of the City's funds are performance bonded through a commercial surety bond. The finance officer and tax collector are individually bonded for \$50,000 each and the City Manager for \$25,000. The remaining employees that have access to funds are bonded under a blanket bond for \$25,000.

**Claims, Judgments and Contingent Liabilities**

At June 30, 2022, the City was a defendant to various lawsuits. In the opinion of the City's management and the City attorney, the ultimate effect of these legal matters will not have a material adverse effect on the City's financial position.

**Long-Term Obligations**

**Capital Leases**

The City has no lease agreements that qualify as other than short-term leases required to be reported under GASB 87.

**General Obligation Indebtedness**

The general obligation bonds and the notes payable, which were issued to finance the construction of facilities utilized in the operations of the water and sewer system and which are being retired by its resources, are reported as long-term debt in the Water and Sewer Fund. All general obligation bonds are collateralized by the full faith, credit, and taxing power of the City. Principal and interest requirements are appropriated on all indebtedness when due.

Bonds and notes payable at June 30, 2022 are comprised of the following individual issues:

***Revenue Bonds:***

Serviced by the Water and Sewer Fund:

\$2,749,000 2021 Series A Refunding Utilities Revenue Bonds due in annual installments of \$329,000 to \$359,000 through June 30, 2030; interest at 1.27%.....	\$ 2,749,000
\$10,824,000 2021 Series B Utilities Revenue Bonds due in annual installments of \$635,000 to \$815,000 through August 1, 2036; interest at 1.78% .....	<u>10,824,000</u>
Total Revenue Bonds .....	<u>\$ 13,573,000</u>

The City is in compliance with the covenants as to rates, fees, rentals and charges in Section 4 of the Master Trust Agreement, authorizing the issuance of the City's Combined Utilities Revenue Bonds, Series 2021A and 2021B. Section 4.03 of the Master Trust Agreement requires the sum of the income available for debt service and 15% of the system fund balance to be no less than 120% of the long-term debt service requirement for parity indebtedness and the income available for debt service will be not less than the sum of the long-term debt service requirement for parity indebtedness and subordinate indebtedness and the debt service on all installment debt and system general obligation debt.

The debt service calculation is as follows:

Operating revenues	\$ 9,709,101
Operating expenses less depreciation	<u>(5,750,100)</u>
Operating income	3,959,001
Nonoperating revenues (expenses)	<u>2,453,940</u>
Income available for debt service	6,412,941
15% of Unrestricted Net Position	<u>1,553,396</u>
Total Balance for 120% Parity	<u>\$ 7,966,337</u>
Debt service principal and interest (Revenue Bond only)	1,183,839
Debt service coverage ratio on first-lien debt	673%
Debt service all debt	1,213,574
Debt service coverage ratio on all debt together	656%

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***Installment Purchases:***

Serviced by the General Fund:

Direct placement contract payable to Bank of America, N.A. for the City Hall and Recreation Building renovation projects. Principal payments of \$106,667 plus interest are due semi-annually starting on December 27, 2008. The note bears interest at the rate of 3.52%. The City Hall and Recreation buildings are security for the debt while the debt is outstanding .....	213,333
Direct placement contract payable to BB&T for the Southside Fire Station Project. Principal payments of \$86,667 plus interest are due semi-annually starting on July 23, 2014. The note bears interest at the rate of 2.84%. All property, equipment and deposits acquired with these local funds are the security for the debt while the debt is outstanding .....	1,213,333
Direct placement contract payable to Piedmont Electric Membership Corporation as part of the USDA Rural Economic Development Loan (REDL) Program for the purchase of two fire trucks and related fire truck equipment and firefighting equipment for the Southside Fire Station. Principal payments of \$140,889 are due annually starting on February 1, 2015 with final payment due February 1, 2023. The note bears no interest as part of the REDL program. The fire trucks and equipment are security for the debt while the debt is outstanding .....	140,889
Direct placement contract payable to Piedmont Electric Membership Corporation as part of the USDA Rural Economic Development Loan (REDL) Program for the purchase of a fire truck. Principal payments of \$46,833 are due annually starting on August 1, 2017 with final payment due August 1, 2026. The note bears no interest as part of the REDL program. The fire truck is security for the debt while the debt is outstanding .....	234,165
Direct placement contract payable to American National Bank and Trust Company for the City Park Project. Principal payments of \$194,333 plus interest are due semi-annually starting on October 15, 2017. The note bears interest at the rate of 3.23%. All property, improvements and equipment acquired with these local funds are the security for the debt while the debt is outstanding .....	3,886,667
Direct placement contract payable to Branch Banking and Trust Company for the Fire Department Radio Equipment. Principal payments of \$43,187 plus interest are due semi-annually starting on April 27, 2018. The note bears interest at the rate of 1.85%. All equipment and improvements acquired with these local funds are the security for the debt while the debt is outstanding .....	43,187
Direct placement contract payable to First Bank for the Police Department Radio Equipment. Principal payments of \$46,900 plus interest are due semi-annually starting on May 9, 2019. The note bears interest at the rate of 3.02%. All equipment and improvements acquired with these local funds are the security for the debt while the debt is outstanding .....	140,700
Direct placement contract payable to First Bank for the Police Department Vehicles. Principal payments of \$26,647 plus interest are due semi-annually starting on October 16, 2019. The note bears interest at the rate of 2.58%. All equipment and improvements acquired with these local funds are the security for the debt while the debt is outstanding .....	106,587



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Direct placement contract payable to U.S. Bancorp Government Leasing and Finance, Inc., for sanitation vehicles. Principal payments of \$43,050 plus interest are due semi-annually starting on February 28, 2022. The note bears interest at the rate of 1.363%. All equipment and improvements acquired with these local funds are the security for the debt while the debt is outstanding..... 301,350

Direct placement contract payable to Truist Bank, for equipment and rolling stock. Principal payments of \$133,176 to \$138,871 plus interest are due semi-annually starting on January 20, 2022. The note bears interest at the rate of 1.070%. All equipment and rolling stock acquired with these local funds are the security for the debt while the debt is outstanding ..... 1,231,824

Serviced by the Water and Sewer Fund:

Direct placement contract payable from the North Carolina Water Pollution Control Revolving Fund for 9th Street Sewer improvements. Principal payments of \$4,806 annually on the indebtedness started on May 1, 2010. The interest rate as established under this program is zero percent. This debt is not secured ..... 33,640

Direct placement contract payable to Truist Bank, for equipment and rolling stock. Principal payments of \$12,077 to \$12,528 plus interest are due semi-annually starting on January 20, 2022. The note bears interest at the rate of 1.070%. All equipment and rolling stock acquired with these local funds are the security for the debt while the debt is outstanding ..... 110,923

Total installment purchases..... 7,656,598

Total long-term debt..... 21,229,598

Less: Current portion of long-term debt..... (2,501,083)

Non-current portion of long-term debt..... \$ 18,728,515

At June 30, 2022, the City of Mebane had no authorized but unissued bonds and had a legal debt margin of \$204,865,249.

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The following table summarizes the annual requirements to amortize all long-term liabilities outstanding at June 30, 2022 (excluding compensated absences, pension liabilities, OPEB liabilities, and any claims or judgments).

	Revenue Bonds		Other Long-term Indebtedness		Total Debt Due	
	Principle	Interest	Principle	Interest	Principle	Interest
<b>Serviced by General Fund:</b>						
<b>Fiscal Year</b>	<b>Principle</b>	<b>Interest</b>	<b>Principle</b>	<b>Interest</b>	<b>Principle</b>	<b>Interest</b>
2023.....	-	-	1,508,070	156,112	1,508,070	156,112
2024.....	-	-	1,066,643	127,406	1,066,643	127,406
2025.....	-	-	969,362	106,576	969,362	106,576
2026.....	-	-	929,257	87,652	929,257	87,652
2027.....	-	-	748,703	69,873	748,703	69,873
2028-2032.....	-	-	2,290,000	145,223	2,290,000	145,223
2033-2037.....	-	-	-	-	-	-
2038-maturity.....	-	-	-	-	-	-
Total.....	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,512,035</u>	<u>\$ 692,842</u>	<u>\$ 7,512,035</u>	<u>\$ 692,842</u>
<b>Serviced by Water &amp; Sewer Fund:</b>						
<b>Fiscal Year</b>	<b>Principle</b>	<b>Interest</b>	<b>Principle</b>	<b>Interest</b>	<b>Principle</b>	<b>Interest</b>
2023.....	964,000	219,839	29,012	723	993,012	220,562
2024.....	980,000	204,225	29,272	463	1,009,272	204,688
2025.....	995,000	188,356	29,534	372	1,024,534	188,728
2026.....	1,010,000	172,238	29,800	336	1,039,800	172,574
2027.....	1,028,000	155,849	17,333	-	1,045,333	155,849
2028-2032.....	4,662,000	532,917	9,612	-	4,671,612	532,917
2033-2037.....	3,934,000	177,555	-	-	3,934,000	177,555
2038-maturity.....	-	-	-	-	-	-
Total.....	<u>\$13,573,000</u>	<u>\$1,650,979</u>	<u>\$ 144,563</u>	<u>\$ 1,894</u>	<u>\$ 13,717,563</u>	<u>\$1,652,873</u>

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**Changes in Long-Term Liabilities**

	<u>Balance July 1,</u>			<u>Balance June</u>	<u>Current</u>
	<u>2021</u>	<u>Increases</u>	<u>Decreases</u>	<u>30, 2022</u>	<u>Portion of</u>
					<u>Balance</u>
<b><u>Governmental activities:</u></b>					
Direct Placement					
Installment purchase.....	\$ 7,562,836	\$ 1,365,000	\$ 1,415,801	\$ 7,512,035	\$ 1,508,070
Compensated absences.....	445,229	415,255	350,031	510,453	427,210
Total OPEB liability.....	9,501,292	1,619,544	-	11,120,836	-
Net pension liability (LGERS).....	3,473,244	-	1,899,209	1,574,035	-
Net pension liability (LEOSSA).....	1,372,013	131,375	-	1,503,388	-
Total pension liability (Firefighters SSA)...	637,293	28,708	-	666,001	-
Governmental activity					
long-term liabilities.....	<u>\$22,991,907</u>	<u>\$ 3,559,882</u>	<u>\$ 3,665,041</u>	<u>\$ 22,886,748</u>	<u>\$ 1,935,280</u>
<b><u>Business-type activities:</u></b>					
Direct Placement					
Installment purchase.....	\$ 3,186,778	\$ 123,000	\$ 3,165,215	\$ 144,563	\$ 29,012
Revenue bonds.....	-	13,573,000	-	13,573,000	964,000
Graham/Mebane Watershed					
Agreement.....	1,656,249	-	127,403	1,528,846	127,403
Graham/Mebane Capacity					
Agreement.....	1,882,464	-	200,000	1,682,464	200,000
Net pension liability (LGERS).....	542,215	-	308,600	233,615	-
Compensated absences.....	78,990	89,634	79,884	88,740	73,570
Total OPEB liability.....	<u>1,494,607</u>	<u>263,314</u>	<u>-</u>	<u>1,757,921</u>	<u>-</u>
Business-type activity					
long-term liabilities.....	<u>\$ 8,841,303</u>	<u>\$ 14,048,948</u>	<u>\$ 3,881,102</u>	<u>\$ 19,009,149</u>	<u>\$ 1,393,985</u>

Compensated absences have typically been liquidated in the General Fund.

**C. Interfund Balances and Activity**

There are no balances due to/from other funds at June 30, 2022.

Interfund balances resulted from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. Interfund services provided and used are not eliminated in the process of consolidation. These balances routinely clear out each month prior to or at year-end.

**City of Mebane, North Carolina**  
**Notes to the Financial Statements**  
**June 30, 2022**

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A summary of interfund transfers for the fiscal year ended June 30, 2022 is as follows:

Cash Transfers:

Transfer from General Fund to:	
Cates Farm Park Capital Project Fund.....	\$ 44,170
Lake Michael Dam Spillway Capital Project Fund.....	85,253
Transfer from General Fund Capital Project Fund to:	
General Fund.....	566,851
Transfer from Utility Fund to:	
WRRF 0.5 MGD Expansion Capital Project Fund.....	1,016,746
Transfer from Utility Capital Project Fund to:	
Utility Fund.....	197,755
Transfer from WRRF Renovation Capital Project Fund to:	
Utility Fund.....	583,000
Transfer from American Rescue Plan Grant Project Fund to:	
Utility Fund.....	2,045,130
Transfer from System Development Capital Reserve Fund to:	
Utility Capital Project Fund.....	<u>199,177</u>
Total Cash Transfers .....	<u>\$ 4,738,082</u>

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to spend them and (2) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

Further, during the year ended June 30, 2022, the City made the following one-time transfers:

- 1) A transfer of \$44,170 from the General Fund to the Cates Farm Park Capital Project Fund for capital improvements.
- 2) A transfer of \$85,253 from the General Fund to the Lake Michael Dam Spillway Capital Project Fund for capital improvements.
- 3) A transfer of \$566,851 from the General Fund Capital Project Fund to the General Fund for capital project fund closeout.
- 4) A transfer of \$1,016,746 from the Utility Fund to the WRRF 0.5 MGD Expansion Capital Project Fund for capital improvements.
- 5) A transfer of \$197,755 from the Utility Capital Project Fund to the Utility Fund for capital project fund closeout.
- 6) A transfer of \$583,000 from WRRF Renovation Capital Project Fund to the Utility Fund for repayment of expenses subsequently covered by loan proceeds in the project.
- 7) A transfer of \$2,045,130 for the American Rescue Plan Grant Project Fund to the Utility fund to cover payroll expenses.
- 8) A transfer of \$199,177 from the System Development Capital Reserve Fund to the Utility Fund for capital improvements.

**D. On-Behalf Payments for Fringe Benefits and Salaries**

The City has recognized as a revenue and an expenditure on-behalf payments for fringe benefits and salaries of \$2,992, for the salary supplement and stipend benefits paid to eligible firemen by the local board of trustees of the Firemen’s Relief Fund during the fiscal year ended June 30, 2022. Under State

**City of Mebane, North Carolina**  
**Notes to the Financial Statements**  
**June 30, 2022**

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law the local board of trustees for the Fund receives an amount each year which the board may use at its own discretion for eligible firemen or their departments.

**E. Net Investment in Capital Assets**

	<u>Governmental</u>	<u>Business-type</u>
Capital assets.....	\$ 64,738,517	\$ 61,138,183
less: long-term debt.....	7,512,035	16,928,873
add: unexpended debt proceeds.....	<u>850,592</u>	<u>9,496,704</u>
Net investment in capital assets.....	<u>\$ 58,077,074</u>	<u>\$ 53,706,014</u>

**F. Fund Balance**

The following schedule provides management and citizens with information on the portion of General fund balance that is available for appropriation:

Total fund balance – General Fund.....	\$ 20,728,012
Less: Nonspendable Prepaid Assets.....	(31,716)
Nonspendable Leases Receivable.....	(340)
Stabilization by State Statute.....	(4,182,828)
Appropriated Fund Balance in 2023 budget.....	(2,165,385)
Working Capital.....	<u>(14,347,743)</u>
Remaining fund balance.....	<u>\$ -</u>

The outstanding encumbrances are amounts needed to pay any commitments related to purchase orders and contracts that remain unperformed at year-end. Outstanding encumbrances for the Governmental Funds at June 30, 2022 were \$1,704,457 for the General Fund.

**G. Jointly Governed Organization**

The City, in conjunction with twelve counties and sixty other municipalities established the Piedmont Triad Regional Council (Council). The participating governments established the Council to coordinate various funding received from federal and State agencies. Each participating government appoints one member and one alternate if they so desire, to the Council’s governing board. The City paid \$3,009 in general membership fees and \$6,635 in stormwater fees to the Council during the fiscal years ended June 30, 2022.

**H. Joint Ventures**

The City, in conjunction with the Cities of Burlington and Graham, participate in the Alamance Municipal ABC Board. Each participating government appoints board members. The ABC Board is a joint venture established to facilitate control over alcoholic beverages within the Cities. The ABC Board has been in existence for over 38 years and is self-sustaining. The City has an ongoing financial responsibility for the ABC Board because it and the Cities of Burlington and Graham are legally obligated under the intergovernmental agreement that created the ABC Board to honor any deficiencies in the event that proceeds from other default remedies are insufficient. The participating governments do not have any equity interest in the joint venture, so no equity interest has been reflected in the financial statements at June 30, 2022. Complete financial statements for the ABC Board can be obtained from the administrative offices at 603 W. Harden Street, Graham, North Carolina, 27253.

**I. Joint Operation**

The City of Mebane and the City of Graham are co-owners and operators of a water supply reservoir and water treatment plant per an Intergovernmental Watershed Agreement. Since June 22, 1973, the ownership of the assets and improvements of the joint undertaking remained at 66.7% interest for the City of Graham and 33.3% interest for the City of Mebane. Due to relative growths of the populations in units of government, the parties agreed as February 3, 2014 to adjust the capacity, treatment and operational costs, improvements, upgrades, and repairs to be borne equally by the units. At this time, the City of Mebane also agreed to pay to the City of Graham an equalizing sum of \$2,548,070 for their

**City of Mebane, North Carolina**  
**Notes to the Financial Statements**  
**June 30, 2022**

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capital interest. The amount is to be paid in twenty annual installments of \$127,403 with the first payment due July 31, 2014. No interest is included in the agreement. The balance of the payable as of June 30, 2022 was \$1,528,846.

**J. Interlocal Cooperation Agreement**

The City of Mebane and the City of Graham entered into an interlocal cooperation agreement for the allocation of Twenty One and Forty Three One Hundredths percent (21.43%) of capacity usage of the City of Graham's wastewater treatment plant. The cost of agreed upon improvements or upgrades to the wastewater treatment plant and the Cherry Lane pump station will be shared by the City of Mebane and the City of Graham based on percentage of capacity usage, as noted above. The duration for the continuation of the agreement is 99 years. The City of Mebane has agreed to pay the City of Graham \$2,682,464 for this capacity usage. The amount is to be paid in twenty annual installments of \$200,000 (payments 1-5), \$150,000 (payments 6-10), \$100,000 (payments 11-15), and \$86,493 (payments 16-20) with the first payment due July 10, 2018. No interest is included in the agreement. The balance of the payable as of June 30, 2022 was \$1,682,464.

**K. Summary Disclosure of Significant Contingencies**

**Federal and State Assisted Programs**

The City has received proceeds from several federal and State grants. Periodic audits of these grants are required and certain costs may be questioned as not being appropriate expenditures under the grant agreements. Such audits could result in the refund of grant monies to the grantor agencies. Management believes that any required refunds will be immaterial. No provision has been made in the accompanying financial statements for the grant monies.

**L. Significant Effects of Subsequent Events**

In accordance with ASC 855, the City evaluated subsequent events through November 29, 2022, the date the financial statements were available to be issued. There were no material subsequent events that required recognition or additional disclosure in these financial statements.

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# Required Supplementary Information

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This section contains additional information required by generally accepted accounting principles.

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- **Schedule of Proportionate Share of Net Pension Liability (Asset) for Local Government Employees' Retirement System**
- **Schedule of Contributions to Local Government Employees' Retirement System**
- **Schedule of Proportionate Share of Net Pension Liability for Firefighters' and Rescue Squad Workers' Pension Plan**
- **Schedule of Changes in Total Pension Liability (Asset) for Firefighters' and Rescue Squad Workers' Pension Plan**
- **Schedule of Total Pension Liability as a Percentage of Covered Payroll for Law Enforcement Officers' Special Separation Allowance**
- **Schedule of Total Pension Liability as a Percentage of Covered Payroll for Firefighters' Special Separation Allowance**
- **Schedule of Changes in Total OPEB Liability and Related Ratios**





**City of Mebane, North Carolina**  
**Required Supplementary Information**  
**City of Mebane's Proportionate Share of Net Pension Liability (Asset)**  
**Last Nine Fiscal Years \***  
**June 30, 2022**

**Local Government Employees' Retirement System**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Mebane's proportion of the net pension liability (asset) (%).....	0.11787%	0.11237%	0.11189%	0.10735%	0.10919%	0.10681%	0.10043%	0.09862%	0.99260%
Mebane's proportion of the net pension liability (asset) (\$).....	\$ 1,807,650	\$ 4,015,459	\$ 3,055,629	\$ 2,546,709	\$ 1,668,121	\$ 2,266,866	\$ 450,724	\$ (581,608)	\$ 1,116,186
Mebane's covered payroll.....	\$ 8,101,894	\$ 7,506,863	\$ 7,137,816	\$ 6,539,336	\$ 6,062,960	\$ 5,990,336	\$ 5,169,065	\$ 5,064,935	\$ 4,888,462
Mebane's proportionate share of the net pension liability (asset) as a percentage of its covered payroll.....	22.31%	53.49%	42.81%	38.94%	27.51%	37.84%	8.72%	( 11.48%)	22.83%
Plan fiduciary net position as a percentage of the total pension liability **.....	95.51%	88.61%	90.86%	91.63%	94.18%	91.47%	98.09%	102.64%	94.35%

\* The amounts presented for each fiscal year were determined as of the prior fiscal year ending June 30. This schedule is intended to show information for ten years. Additional years' information will be displayed as it becomes available.

\*\* This will be the same percentage for all participant employers in the LGERS plan.

**City of Mebane, North Carolina**  
**Required Supplementary Information**  
**City of Mebane's Contributions**  
**Last Nine Fiscal Years \***  
**June 30, 2022**

**Local Government Employees' Retirement System**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Contractually required contribution.....	\$ 970,164	\$ 671,809	\$ 624,341	\$ 526,288	\$ 364,077	\$ 438,800	\$ 404,627	\$ 376,969	\$ 353,916
Contributions in relation to the									
contractually required contribution...	<u>970,164</u>	<u>671,809</u>	<u>624,341</u>	<u>526,288</u>	<u>364,077</u>	<u>438,800</u>	<u>404,627</u>	<u>376,969</u>	<u>353,916</u>
Contribution deficiency (excess).....	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Mebane's covered payroll.....	\$ 8,177,170	\$ 8,101,894	\$ 7,506,863	\$ 7,137,816	\$ 6,539,336	\$ 6,062,960	\$ 5,990,336	\$ 5,169,065	\$ 5,064,935
Contributions as a percentage of									
covered payroll.....	11.86%	8.29%	8.32%	7.37%	5.57%	7.24%	6.75%	7.29%	6.99%

\* This schedule is intended to show information for ten years. Additional years' information will be displayed as it becomes available.

**City of Mebane, North Carolina**  
**Required Supplementary Information**  
**City of Mebane's Proportionate Share of Net Pension Liability**  
**Last Eight Fiscal Years \***  
**June 30, 2022**

**Firefighters' and Rescue Squad Workers' Pension**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Mebane's proportionate share of the net pension liability (%).....	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%	0.00000%
Mebane's proportionate share of the net pension liability (\$).....	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State's proportionate share of the net pension liability associated with the City of Mebane..	<u>40,756</u>	<u>52,183</u>	<u>53,623</u>	<u>75,430</u>	<u>61,719</u>	<u>45,002</u>	<u>38,775</u>	<u>31,152</u>
Total.....	<u>\$ 40,756</u>	<u>\$ 52,183</u>	<u>\$ 53,623</u>	<u>\$ 75,430</u>	<u>\$ 61,719</u>	<u>\$ 45,002</u>	<u>\$ 38,775</u>	<u>\$ 31,152</u>
Mebane's covered payroll.....	\$ 1,648,356	\$ 1,650,409	\$ 1,534,858	\$ 1,371,047	\$ 1,289,371	\$ 1,227,668	\$ 1,268,042	\$ 945,728
Mebane's proportionate share of the net pension liability (asset) as a percentage of its covered payroll.....	2.47%	3.16%	3.49%	5.50%	4.79%	3.67%	3.06%	3.29%
Plan fiduciary net position as a percentage of the total pension liability.....	105.58%	92.30%	90.50%	89.35%	94.94%	91.40%	93.42%	92.76%

\* The amounts are presented for the prior fiscal year. This schedule is intended to show information for ten years. Additional years' information will be displayed as it becomes available.

**City of Mebane, North Carolina**  
**Schedule of Changes in Total Pension Liability**  
**Law Enforcement Officers' Special Separation Allowance**  
**Last Six Fiscal Years\***  
**June 30, 2022**

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	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Beginning balance.....	\$ 1,372,013	\$ 802,190	\$ 621,186	\$ 574,870	\$ 427,541	\$ 400,968
Service cost.....	92,414	56,536	49,682	45,895	37,803	35,736
Interest on the total pension liability.....	26,480	26,151	22,611	18,057	16,370	14,155
Changes of benefit terms.....	-	-	-	-	-	-
Differences between expected and actual experience in the measurement of the total pension liability.....	59,602	46,055	77,061	23,723	53,293	-
Changes of assumptions or other inputs.....	(47,121)	441,081	31,650	(34,476)	46,746	(14,371)
Benefit payments.....	-	-	-	(6,883)	(6,883)	(8,947)
Other changes.....	-	-	-	-	-	-
Ending balance of the total pension liability.....	<u>\$ 1,503,388</u>	<u>\$ 1,372,013</u>	<u>\$ 802,190</u>	<u>\$ 621,186</u>	<u>\$ 574,870</u>	<u>\$ 427,541</u>

\* The amounts presented for each fiscal year were determined as of the prior fiscal year ending December 31. This schedule is intended to show information for ten years. Additional years' information will be displayed as it becomes available.

**City of Mebane, North Carolina**  
**Schedule of Total Pension Liability as a Percentage of Covered Payroll**  
**Law Enforcement Officers' Special Separation Allowance**  
**Last Ten Fiscal Years**  
**June 30, 2022**

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	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Total pension liability.....	\$ 1,503,388	\$ 1,372,013	\$ 802,190	\$ 621,186	\$ 574,870	\$ 427,541	\$ 400,968	\$ 258,154	\$ 238,533	\$ 226,153
Covered payroll.....	2,088,345	1,971,990	1,889,896	1,622,281	1,553,944	1,443,743	1,443,743	1,228,378	1,097,171	931,673
Total pension liability as a percentage of covered payroll...	71.99%	69.58%	42.45%	38.29%	36.99%	29.61%	27.77%	21.02%	21.74%	24.27%

**Notes to the Required Schedules**

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The City of Mebane has no assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 73 to pay related benefits.

**City of Mebane, North Carolina**  
**Schedule of Changes in Total Pension Liability**  
**Firefighters' Special Separation Allowance**  
**Last Two Fiscal Years\*\***  
**June 30, 2022**

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	<u>2022</u>	<u>2021</u>
Beginning balance.....	\$ 637,293	\$ 427,347
Service cost.....	39,560	27,629
Interest on the total pension liability.....	12,300	13,932
Changes of benefit terms.....	-	-
Differences between expected and actual experience in the measurement of the total pension liability.....	1,618	-
Changes of assumptions or other inputs.....	(24,770)	168,385
Benefit payments.....	-	-
Other changes.....	-	-
Ending balance of the total pension liability.....	<u>\$ 666,001</u>	<u>\$ 637,293</u>

\* The amounts presented for each fiscal year were determined as of the prior fiscal year ending December 31.

\*\*This schedule is intended to show information for ten years. Additional years' information will be displayed as it becomes available.

**City of Mebane, North Carolina**  
**Schedule of Total Pension Liability as a Percentage of Covered Payroll**  
**Firefighters' Special Separation Allowance**  
**Last Two Fiscal Years\*\***  
**June 30, 2022**

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	<u>2022</u>	<u>2021</u>
Total pension liability.....	\$ 666,001	\$ 637,293
Covered payroll.....	1,647,382	1,368,060
Total pension liability as a percentage of covered payroll.....	40.43%	46.58%

**Notes to the Required Schedules**

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The City of Mebane has no assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 73 to pay related benefits.

\*\*This schedule is intended to show information for ten years. Additional years' information will be displayed as it becomes available.



**City of Mebane, North Carolina**  
**Schedule of Changes in Total OPEB Liability and Related Ratios**  
**Last Five Fiscal Years\***  
**June 30, 2022**

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<u>Total OPEB Liability</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Service cost.....	\$ 699,762	\$ 459,321	\$ 380,966	\$ 402,678	\$ 452,991
Interest .....	256,952	289,711	238,114	213,111	183,870
Changes of benefit terms.....	-	-	-	-	-
Differences between expected and actual experience.....	297,009	5,490	1,302,981	8,326	(9,652)
Changes of assumptions.....	767,656	2,476,778	(115,846)	(384,358)	(663,734)
Benefit payments.....	<u>(138,521)</u>	<u>(106,211)</u>	<u>(112,112)</u>	<u>(97,786)</u>	<u>(74,215)</u>
Net change in total OPEB liability.....	1,882,858	3,125,089	1,694,103	141,971	(110,740)
Total OPEB liability - beginning.....	<u>10,995,899</u>	<u>7,870,810</u>	<u>6,176,707</u>	<u>6,034,736</u>	<u>6,145,476</u>
Total OPEB liability - ending.....	<u>\$ 12,878,757</u>	<u>\$ 10,995,899</u>	<u>\$ 7,870,810</u>	<u>\$ 6,176,707</u>	<u>\$ 6,034,736</u>
Covered payroll.....	7,289,922	6,848,284	6,848,284	6,100,000	6,100,000
Total OPEB liability as a percentage of covered payroll.....	176.67%	160.56%	114.93%	101.26%	98.93%

Notes to Schedule

Changes of assumptions: Changes of assumptions and other inputs reflect the effects of changes in the discount rate of each period. The following are the discount rates used in each period:

<u>Fiscal Year</u>	<u>Rate</u>
2022	2.16%
2021	2.21%
2020	3.50%
2019	3.89%
2018	3.56%

\* This schedule is intended to show information for ten years. Additional years' information will be displayed as it becomes available.

# Major Governmental Funds

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- **The General Fund** – This fund is used to account for resources traditionally associated with government which are not required legally or by sound financial management to be accounted for in another fund.



**City of Mebane, North Carolina**  
**Comparative Balance Sheets**  
**General Fund**  
**June 30, 2022 and 2021**

**Statement A-1**

	<u>June 30, 2022</u>	<u>June 30, 2021</u>
<b>Assets</b>		
Cash and equivalents.....	\$ 18,906,921	\$ 13,745,250
Restricted cash.....	2,117,885	1,436,696
Taxes receivable.....	77,563	82,899
Accounts receivable.....	115,682	166,065
Leases receivable.....	28,887	-
Prepaid items.....	31,716	31,715
Advance to other funds.....	-	-
Due from other governments.....	2,363,029	2,435,035
<b>Total assets.....</b>	<u>\$ 23,641,683</u>	<u>\$ 17,897,660</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>		
Liabilities:		
Accounts payable .....	\$ 1,596,138	\$ 1,052,795
Due to other governments.....	-	15,819
Payable from restricted assets.....	1,119,671	1,023,687
<b>Total liabilities.....</b>	<u>2,715,809</u>	<u>2,092,301</u>
<b>Deferred inflows of resources.....</b>	197,862	85,539
<b>Fund balances:</b>		
Nonspendable:		
Leases.....	340	-
Prepaid assets.....	31,716	31,715
Restricted for:		
Stabilization by State Statute.....	4,182,828	3,405,872
Assigned:		
Subsequent year's expenditures.....	2,165,385	1,950,000
Unassigned.....	14,347,743	10,332,231
<b>Total fund balances.....</b>	<u>20,728,012</u>	<u>15,719,820</u>
<b>Total liabilities, deferred inflows of resources and fund balances.....</b>	<u>\$ 23,641,683</u>	<u>\$ 17,897,660</u>

**City of Mebane, North Carolina**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual**  
**General Fund**  
**For the Fiscal Year Ended June 30, 2022**  
**(With Comparative Totals for the Fiscal Year Ended June 30, 2021)** **Statement A-2**

	<u>2022</u>		<u>Variance</u>	<u>2021 Actual</u>
	<u>Budget</u>	<u>Actual</u>	<u>Positive</u> <u>(Negative)</u>	
<b>Revenues</b>				
<b>Property taxes:</b>				
Current and prior years.....	\$	\$ 12,574,194	\$	\$ 11,331,936
Penalties and interest, net of discounts.....		57,746		7,411
Total.....	<u>12,569,424</u>	<u>12,631,940</u>	<u>62,516</u>	<u>11,339,347</u>
<b>Other taxes and licenses:</b>				
Privilege licenses.....	<u>1,000</u>	<u>805</u>	<u>(195)</u>	<u>955</u>
<b>Unrestricted intergovernmental:</b>				
Local option sales tax.....		5,781,791		4,261,900
Telecommunications sales tax.....		54,274		74,249
Utility franchise tax.....		1,179,423		1,141,022
Video franchise fee.....		77,107		62,564
Beer and wine tax.....		70,859		59,850
ABC profit distribution.....		163,667		153,491
Tax sharing.....		315,498		313,314
Other.....		40,856		34,970
Total.....	<u>5,962,500</u>	<u>7,683,475</u>	<u>1,720,975</u>	<u>6,101,360</u>
<b>Restricted intergovernmental:</b>				
Powell Bill allocation.....		497,992		354,268
Controlled substance tax.....		1,726		1,403
ABC Revenue for law enforcement.....		43,323		38,978
Solid waste disposal tax.....		13,461		10,725
On-behalf of payments - fire.....		50,815		48,184
Federal equitable sharing.....		119,771		18,880
One NC Grant.....		-		-
Cares funding.....		-		187,904
Other grants and awards.....		2,437		-
Fire district tax funds.....		501,973		494,324
Total.....	<u>959,570</u>	<u>1,231,498</u>	<u>271,928</u>	<u>1,154,666</u>
<b>Permits and fees:</b>				
Building permits.....		712,334		615,935
Inspection fees.....		336,176		412,766
Planning fees.....		178,488		104,845
Street and utility inspection fees.....		147,650		193,353
Development fees.....		-		-
Other.....		14,165		11,136
Total.....	<u>1,335,652</u>	<u>1,388,813</u>	<u>53,161</u>	<u>1,338,035</u>

**City of Mebane, North Carolina**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual**  
**General Fund**  
**For the Fiscal Year Ended June 30, 2022**  
**(With Comparative Totals for the Fiscal Year Ended June 30, 2021)**

**Statement A-2**

	<u>2022</u>		<u>Variance</u>	<u>2021 Actual</u>
	<u>Budget</u>	<u>Actual</u>	<u>Positive</u> <u>(Negative)</u>	
<b>Revenues (continued)</b>				
<b>Sales and services:</b>				
Recreation department fees.....	\$	\$ 141,125	\$	\$ 86,368
Sanitation fees.....		524,592		493,408
Cemetery plot sales.....		35,550		36,750
Total.....	<u>695,550</u>	<u>701,267</u>	<u>5,717</u>	<u>616,526</u>
<b>Investment earnings.....</b>	<u>20,000</u>	<u>9,809</u>	<u>(10,191)</u>	<u>52,436</u>
<b>Miscellaneous:</b>				
Material sales.....		1,378		15,140
Rent.....		65,854		69,035
Other grants and awards.....		566,050		34,570
Other.....		322,516		133,139
Total.....	<u>587,602</u>	<u>955,798</u>	<u>368,196</u>	<u>251,884</u>
<b>Total revenues.....</b>	<u>22,131,298</u>	<u>24,603,405</u>	<u>2,472,107</u>	<u>20,855,209</u>
<b>Expenditures</b>				
<b>General government:</b>				
City Council:				
Salaries and employee benefits.....		58,925		54,410
Other operating expenditures.....		8,928		18,563
Total.....	<u>88,127</u>	<u>67,853</u>	<u>20,274</u>	<u>72,973</u>
Administration:				
Salaries and employee benefits.....		708,008		800,898
Other operating expenditures.....		208,391		160,813
Capital outlay.....		15,500		-
Total.....	<u>1,130,927</u>	<u>931,899</u>	<u>199,028</u>	<u>961,711</u>
Finance:				
Salaries and employee benefits.....		368,628		317,970
Other operating expenditures.....		239,681		212,398
Capital outlay.....		-		-
Total.....	<u>715,712</u>	<u>608,309</u>	<u>107,403</u>	<u>530,368</u>
Information Technology:				
Salaries and employee benefits.....		178,685		153,763
Other operating expenditures.....		298,498		249,513
Capital outlay.....		151,528		23,600
Total.....	<u>788,857</u>	<u>628,711</u>	<u>160,146</u>	<u>426,876</u>

**City of Mebane, North Carolina**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual**  
**General Fund**  
**For the Fiscal Year Ended June 30, 2022**  
**(With Comparative Totals for the Fiscal Year Ended June 30, 2021)** **Statement A-2**

	<u>2022</u>		<u>Variance</u>	<u>2021 Actual</u>
	<u>Budget</u>	<u>Actual</u>	<u>Positive</u> <u>(Negative)</u>	
<b>Expenditures (continued)</b>				
<b>General government:</b>				
Non-departmental:				
Salaries and employee benefits.....	\$	\$ 127,326	\$	\$ 129,300
Other operating expenditures.....		432,472		443,035
Total.....	<u>927,893</u>	<u>559,798</u>	<u>368,095</u>	<u>572,335</u>
Total general government.....	<u>3,651,516</u>	<u>2,796,570</u>	<u>854,946</u>	<u>2,564,263</u>
<b>Public safety:</b>				
Police:				
Salaries and employee benefits.....		3,471,541		3,272,176
Maintenance.....		118,750		70,105
Other operating expenditures.....		687,082		508,036
Capital outlay.....		437,788		201,311
Total.....	<u>5,257,947</u>	<u>4,715,161</u>	<u>542,786</u>	<u>4,051,628</u>
Fire:				
Salaries and employee benefits.....		2,653,334		2,582,303
Maintenance.....		152,125		114,738
Other operating expenditures.....		289,857		271,156
Capital outlay.....		8,807		-
Total.....	<u>3,776,790</u>	<u>3,104,123</u>	<u>672,667</u>	<u>2,968,197</u>
Total public safety.....	<u>9,034,737</u>	<u>7,819,284</u>	<u>1,215,453</u>	<u>7,019,825</u>
<b>Public works:</b>				
Public works:				
Salaries and employee benefits.....		716,761		742,390
Maintenance.....		746,627		1,044,220
Other operating expenditures.....		323,806		286,214
Capital outlay.....		650,859		8,420
Total.....	<u>3,453,742</u>	<u>2,438,053</u>	<u>1,015,689</u>	<u>2,081,244</u>
Public facilities:				
Salaries and employee benefits.....		292,141		261,431
Maintenance.....		207,516		207,847
Other operating expenditures.....		60,824		192,633
Capital outlay.....		34,284		-
Total.....	<u>914,346</u>	<u>594,765</u>	<u>319,581</u>	<u>661,911</u>

**City of Mebane, North Carolina**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual**  
**General Fund**  
**For the Fiscal Year Ended June 30, 2022**  
**(With Comparative Totals for the Fiscal Year Ended June 30, 2021)** **Statement A-2**

	<u>2022</u>		<u>Variance</u>	<u>2021 Actual</u>
	<u>Budget</u>	<u>Actual</u>	<u>Positive</u> <u>(Negative)</u>	
<b>Expenditures (continued)</b>				
Sanitation:				
Salaries and employee benefits.....		\$ 425,570		\$ 435,920
Maintenance.....		125,889		128,723
Tipping fees.....		477,583		493,088
Other operating expenditures.....		142,373		96,396
Capital outlay.....		311,206		-
Total.....	<u>1,768,539</u>	<u>1,482,621</u>	<u>285,918</u>	<u>1,154,127</u>
Total public works.....	<u>6,136,627</u>	<u>4,515,439</u>	<u>1,621,188</u>	<u>3,897,282</u>
<b>Recreation:</b>				
Parks and recreation:				
Salaries and employee benefits.....		847,152		778,229
Maintenance.....		201,970		217,503
Other operating expenditures.....		489,376		297,581
Capital outlay.....		549,981		839,027
Total.....	<u>2,640,417</u>	<u>2,088,479</u>	<u>551,938</u>	<u>2,132,340</u>
Total recreation.....	<u>2,640,417</u>	<u>2,088,479</u>	<u>551,938</u>	<u>2,132,340</u>
<b>Economic and physical development:</b>				
Planning:				
Salaries and employee benefits.....		260,218		235,444
Maintenance.....		9,733		958
Professional services.....		62,769		64,500
Other operating expenditures.....		88,129		65,006
Capital outlay.....		31,284		-
Total.....	<u>584,593</u>	<u>452,133</u>	<u>132,460</u>	<u>365,908</u>
Inspections:				
Salaries and employee benefits.....		546,524		488,194
Maintenance.....		2,718		1,593
Professional services.....		-		-
Other operating expenditures.....		33,798		21,919
Capital outlay.....		276,340		35,293
Total.....	<u>890,067</u>	<u>859,380</u>	<u>30,687</u>	<u>546,999</u>
Engineering:				
City Engineer contracted services.....		87,660		60,000
Professional services stormwater.....		70,000		81,500
Professional services.....		293,828		289,000
Total.....	<u>451,488</u>	<u>451,488</u>	<u>-</u>	<u>430,500</u>



**City of Mebane, North Carolina**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual**  
**General Fund**  
**For the Fiscal Year Ended June 30, 2022**  
**(With Comparative Totals for the Fiscal Year Ended June 30, 2021)** **Statement A-2**

	<u>2022</u>			<u>2021 Actual</u>
	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>	
<b>Expenditures (continued)</b>				
Main Street Program:				
Professional services.....	\$	\$ 47,875	\$	\$ 4,688
Other operating expenditures.....		17,320		3,985
Total.....	<u>151,810</u>	<u>65,195</u>	<u>86,615</u>	<u>8,673</u>
Economic development:				
Other operating expenditures.....		755,349		847,092
Total.....	<u>1,745,800</u>	<u>755,349</u>	<u>990,451</u>	<u>847,092</u>
Total economic and physical development.....	<u>3,823,758</u>	<u>2,583,545</u>	<u>1,240,213</u>	<u>2,199,172</u>
<b>Debt Service:</b>				
Principal Retirement.....	1,415,802	1,415,799	3	1,239,573
Interest and other charges.....	204,200	178,525	25,675	211,159
Total debt service.....	<u>1,620,002</u>	<u>1,594,324</u>	<u>25,678</u>	<u>1,450,732</u>
<b>Total expenditures.....</b>	<u>26,907,057</u>	<u>21,397,641</u>	<u>5,509,416</u>	<u>19,263,614</u>
<b>Excess (deficiency) of revenues over expenditures.....</b>	<u>(4,775,759)</u>	<u>3,205,764</u>	<u>7,981,523</u>	<u>1,591,595</u>
<b>Other Financing Sources (Uses)</b>				
Transfers in.....	-	566,851	566,851	-
Transfers out.....	(908,240)	(129,423)	778,817	(1,144,592)
Proceeds from long-term debt obligations issued.....	<u>1,364,044</u>	<u>1,365,000</u>	<u>956</u>	<u>430,500</u>
<b>Total other financing sources (uses).....</b>	<u>455,804</u>	<u>1,802,428</u>	<u>1,346,624</u>	<u>(714,092)</u>
Fund balance appropriated.....	<u>4,319,955</u>	<u>-</u>	<u>(4,319,955)</u>	<u>-</u>
Net change in fund balances.....	<u>\$ -</u>	<u>5,008,192</u>	<u>\$ 5,008,192</u>	<u>877,503</u>
Fund balances - beginning .....		<u>15,719,820</u>		<u>14,842,317</u>
<b>Fund balances - ending.....</b>		<u>\$ 20,728,012</u>		<u>\$ 15,719,820</u>

# Non-Major Governmental Funds

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Non-major governmental funds are those funds whose revenues, expenditures/expenses, assets or liabilities are less than 10% of corresponding totals for all governmental or enterprise funds or less than 5% of the aggregate amount for all governmental and enterprise funds for the same item.

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- **The Mebane Mills Loft Community Development Block Grant (CDBG) Special Revenue Fund** – This fund is used to account for all block grant funds expended for the renovation of the old Dixie Yarns Building into subsidized housing.
- **Capital Project Fund** – This fund is used to account for various General Fund capital expenditures that are expected to be completed within one year.
- **The Cates Farm Park Capital Project Fund** – This fund is used to account for the land purchase and construction of the city park.
- **The Lake Michael Dam Spillway Capital Project Fund** – This fund is used to account for the construction of the Lake Michael Dam Spillway.



**City of Mebane, North Carolina  
Combining Balance Sheet  
Nonmajor Governmental Funds  
June 30, 2022**

**Statement B-1**

	<u>Special</u>		<u>Capital Project</u>	<u>Capital Project</u>	<u>Total</u>
	<u>Revenue Fund</u>		<u>Fund - Cates</u>	<u>Fund - Lake</u>	<u>Nonmajor</u>
	<u>- CDBG -</u>	<u>Capital Project</u>	<u>Fund - Cates</u>	<u>Fund - Lake</u>	<u>Governmental</u>
	<u>Mebane Mills</u>	<u>Fund - General</u>	<u>Farm Park</u>	<u>Michael Dam</u>	<u>Funds</u>
	<u>Loft</u>	<u>Fund</u>	<u>Project</u>	<u>Spillway</u>	
<b>Assets</b>					
Cash and cash equivalents .....	\$ -	\$ -	\$ 13,515	\$ -	\$ 13,515
Restricted cash.....	141,439	-	-	-	141,439
<b>Total assets.....</b>	<u>\$ 141,439</u>	<u>\$ -</u>	<u>\$ 13,515</u>	<u>\$ -</u>	<u>\$ 154,954</u>
<b>Liabilities and Fund Balances</b>					
<b>Liabilities:</b>					
Accounts payable.....	\$ -	\$ -	\$ 13,515	\$ -	\$ 13,515
<b>Total liabilities .....</b>	<u>-</u>	<u>-</u>	<u>13,515</u>	<u>-</u>	<u>13,515</u>
<b>Fund balances:</b>					
Restricted					
Economic development.....	141,439	-	-	-	141,439
Assigned					
Capital improvements.....	-	-	-	-	-
<b>Total fund balances.....</b>	<u>141,439</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>141,439</u>
<b>Total liabilities and fund balances.....</b>	<u>\$ 141,439</u>	<u>\$ -</u>	<u>\$ 13,515</u>	<u>\$ -</u>	<u>\$ 154,954</u>

**City of Mebane, North Carolina**  
**Combining Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Nonmajor Governmental Funds**  
**For the Year Ended June 30, 2022**

**Statement B-2**

	<u>Special</u> <u>Revenue</u>		<u>Capital</u>	<u>Capital</u>	<u>Total</u>
	<u>Fund - CDBG -</u>	<u>Capital</u>	<u>Project Fund -</u>	<u>Project Fund -</u>	<u>Nonmajor</u>
	<u>Mebane Mills</u>	<u>Project Fund -</u>	<u>Cates Farm</u>	<u>Lake Michael</u>	<u>Governmental</u>
	<u>Loft</u>	<u>General Fund</u>	<u>Park Project</u>	<u>Dam Spillway</u>	<u>Funds</u>
<b>Revenues</b>					
Program revenue.....	\$ 11,174	\$ -	\$ -	\$ -	\$ 11,174
Interest earnings.....	2,806	-	-	-	2,806
<b>Total revenues.....</b>	<u>13,980</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>13,980</u>
<b>Expenditures</b>					
Capital outlay - other.....	-	-	44,170	85,253	129,423
Capital outlay - equipment.....	-	-	-	-	-
<b>Total expenditures.....</b>	<u>-</u>	<u>-</u>	<u>44,170</u>	<u>85,253</u>	<u>129,423</u>
<b>Excess (deficiency) of revenues</b>					
<b>over expenditures</b>	<u>13,980</u>	<u>-</u>	<u>(44,170)</u>	<u>(85,253)</u>	<u>(115,443)</u>
<b>Other Financing Sources (Uses)</b>					
Transfers from other funds.....	-	-	44,170	85,253	129,423
Transfers to other funds.....	-	(566,851)	-	-	(566,851)
Appropriated fund balance.....	-	-	-	-	-
<b>Total Other Financing Sources (Uses).....</b>	<u>-</u>	<u>(566,851)</u>	<u>44,170</u>	<u>85,253</u>	<u>(437,428)</u>
Net change in fund balances.....	13,980	(566,851)	-	-	(552,871)
Fund balances - beginning.....	127,459	566,851	-	-	694,310
<b>Fund balances - ending.....</b>	<u>\$ 141,439</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 141,439</u>

**City of Mebane, North Carolina**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**Special Revenue Fund - CDBG - Mebane Mills Loft**  
**From Inception and For the Year Ended June 30, 2022** **Statement B-3**

	<u>Authorization</u>	<u>Prior Years</u>	<u>Actual</u>		<u>Variance Positive (Negative)</u>
			<u>Current Year</u>	<u>Total to Date</u>	
<b>Revenues</b>					
CDBG.....	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	\$ -
Program revenue- principal receipts.....	-	87,095	11,174	98,269	98,269
Program revenue- interest receipts.....	-	38,311	2,752	41,063	41,063
Investment earnings.....	-	2,053	54	2,107	2,107
<b>Total revenues.....</b>	<u>250,000</u>	<u>377,459</u>	<u>13,980</u>	<u>391,439</u>	<u>141,439</u>
<b>Expenditures</b>					
Pedestrian improvements.....	56,700	56,700	-	56,700	-
Historic preservation.....	145,645	145,645	-	145,645	-
Other activities.....	27,655	27,655	-	27,655	-
Administration.....	20,000	20,000	-	20,000	-
<b>Total expenditures.....</b>	<u>250,000</u>	<u>250,000</u>	<u>-</u>	<u>250,000</u>	<u>-</u>
<b>Revenue over (under) expenditures.....</b>	<u>-</u>	<u>127,459</u>	<u>13,980</u>	<u>141,439</u>	<u>141,439</u>
Net change in fund balance.....	<u>\$ -</u>	<u>\$ 127,459</u>	13,980	<u>\$ 141,439</u>	<u>\$ 141,439</u>
Fund balance, July 1.....			127,459		
<b>Fund balance, June 30.....</b>			<u>\$ 141,439</u>		

City of Mebane, North Carolina  
 Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
 Capital Project Fund - General Fund  
 For the Year Ended June 30, 2022 Statement B-4

	<u>Budget</u>		<u>Variance</u>	
	<u>Authorization</u>	<u>Actual</u>	<u>Positive</u>	<u>2021 Actual</u>
			<u>(Negative)</u>	
<b>Expenditures</b>				
Art.....	\$ -	\$ -	\$ -	\$ -
Holt St Greenway.....	-	-	-	24,256
Foust Road widening.....	-	-	-	117,390
Bike and Ped maintenance.....	-	-	-	-
3rd Street Alleyway- drainage maint.....	-	-	-	-
Streets maintenance.....	-	-	-	-
Sidewalk construction.....	-	-	-	65,264
Public works vehicles.....	-	-	-	156,910
Inspections and planning building.....	-	-	-	-
Fire vehicles.....	-	-	-	-
Capital Outlay - Lake Michael Dam.....	-	-	-	129,100
Capital Outlay - Cates Farm Park.....	-	-	-	-
<b>Total expenditures.....</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>492,920</u>
<b>Revenue over (under) expenditures.....</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(492,920)</u>
<b>Other Financing Sources (Uses)</b>				
Operating transfers in (out):				
From General Fund for				
capital improvements.....	-	-	-	1,059,769
To General Fund for				
for project closeout.....	-	(566,851)	566,851	-
Appropriated fund balance.....	-	-	-	-
<b>Total other financing sources (uses).....</b>	<u>-</u>	<u>(566,851)</u>	<u>566,851</u>	<u>1,059,769</u>
<b>Revenues and other sources over (under)</b>				
<b>  expenditures and other uses.....</b>	<u>\$ -</u>	<u>(566,851)</u>	<u>\$ 566,851</u>	<u>566,849</u>
Fund balance, July 1.....		<u>566,851</u>		<u>2</u>
<b>Fund balance, June 30.....</b>		<u>\$ -</u>		<u>\$ 566,851</u>

**City of Mebane, North Carolina**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**Capital Project Fund - Cates Farm Park Project**  
**From Inception and For the Year Ended June 30, 2022** **Statement B-5**

	<u>Actual</u>				<u>Variance</u>
	<u>Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total to Date</u>	<u>Positive</u> <u>(Negative)</u>
<b>Expenditures</b>					
Professional services.....	\$ 888	\$ -	\$ -	\$ -	\$ 888
Design and engineering.....	50,550	-	44,170	44,170	6,380
Construction administration.....	17,200	-	-	-	17,200
Construction.....	612,323	84,823	-	84,823	527,500
<b>Total expenditures.....</b>	<u>680,961</u>	<u>84,823</u>	<u>44,170</u>	<u>128,993</u>	<u>551,968</u>
<b>Revenue over (under) expenditures.....</b>	<u>(680,961)</u>	<u>(84,823)</u>	<u>(44,170)</u>	<u>(128,993)</u>	<u>551,968</u>
<b>Other Financing Sources (Uses)</b>					
Operating transfers in:					
From General Fund for					
capital improvements.....	680,961	84,823	44,170	128,993	(551,968)
<b>Total other financing sources (uses).....</b>	<u>680,961</u>	<u>84,823</u>	<u>44,170</u>	<u>128,993</u>	<u>(551,968)</u>
<b>Revenues and other sources over (under)</b>					
<b>expenditures and other uses.....</b>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>	<u>\$ -</u>
Fund balance, July 1.....			-		
<b>Fund balance, June 30.....</b>			<u>\$ -</u>		



**City of Mebane, North Carolina**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**Capital Project Fund - Lake Michael Dam Spillway**  
**From Inception and For the Year Ended June 30, 2022** **Statement B-6**

	<u>Actual</u>				<u>Variance</u>
	<u>Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total to Date</u>	<u>Positive</u>
					<u>(Negative)</u>
<b>Expenditures</b>					
Design and engineering.....	\$ 908,240	\$ -	\$ 85,253	\$ 85,253	\$ 822,987
<b>Total expenditures.....</b>	<u>908,240</u>	<u>-</u>	<u>85,253</u>	<u>85,253</u>	<u>822,987</u>
<b>Revenue over (under) expenditures.....</b>	<u>(908,240)</u>	<u>-</u>	<u>(85,253)</u>	<u>(85,253)</u>	<u>822,987</u>
<b>Other Financing Sources (Uses)</b>					
Operating transfers in:					
From General Fund for					
capital improvements.....	908,240	-	85,253	85,253	(822,987)
<b>Total other financing sources (uses).....</b>	<u>908,240</u>	<u>-</u>	<u>85,253</u>	<u>85,253</u>	<u>(822,987)</u>
<b>Revenues and other sources over (under)</b>					
<b>expenditures and other uses.....</b>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>	<u>\$ -</u>
Fund balance, July 1.....			-		
<b>Fund balance, June 30.....</b>			<u>\$ -</u>		

# Proprietary Funds

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Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent of the government's board is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or where the government's board has decided that periodic determination of net income is appropriate for accountability purposes.

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- **Water and Sewer Fund** – This fund is used to account for the operations of the City's water and sewer system.
- **System Development Capital Reserve Fund** – This fund is specifically dedicated to setting aside financial resources for long term or large-scale capital projects for the proprietary fund. Revenue generated from system development fees are used as a funding source.
- **Utility – Capital Project Fund** – This fund is used to account for various Utility capital expenditures that are expected to be completed within one year.
- **WRRF Renovation – Capital Project Fund** – This fund is used to account for the construction upgrade of the City's water resource recovery facility.
- **WRRF 0.5 MGD Expansion – Capital Project Fund** – This fund is used to account for the construction expansion of the City's water resource recovery facility.
- **American Rescue Plan – Grant Project Fund** – This fund is used to account for expenditures related to the American Rescue Plan Grant.



**City of Mebane, North Carolina**  
**Comparative Statement of Net Position**  
**Proprietary Funds**  
**June 30, 2022 and 2021**

**Statement C-1**

	<u>June 30, 2022</u>	<u>June 30, 2021</u>
<b>Assets</b>		
Current assets:		
Cash and equivalents.....	\$ 10,061,364	\$ 7,511,270
Restricted cash.....	14,484,677	3,136,703
Accounts Receivable, net - billed.....	765,038	657,559
Accounts Receivable, net - unbilled.....	341,998	320,655
Other receivables.....	5,121	6,419
Due from other governments.....	-	-
Prepaid items.....	-	-
<b>Total current assets.....</b>	<u>25,658,198</u>	<u>11,632,606</u>
Non-current assets:		
Capital assets:		
Land and other non-depreciable assets.....	3,681,335	1,122,119
Other capital assets, net of depreciation.....	57,456,848	53,865,126
<b>Total capital assets.....</b>	<u>61,138,183</u>	<u>54,987,245</u>
<b>Total non-current assets.....</b>	<u>61,138,183</u>	<u>54,987,245</u>
<b>Total assets.....</b>	<u>86,796,381</u>	<u>66,619,851</u>
<b>Deferred outflows of resources.....</b>	<u>1,187,413</u>	<u>971,957</u>
<b>Total assets and deferred outflows of resources.....</b>	<u>\$ 87,983,794</u>	<u>\$ 67,591,808</u>
<b>Liabilities</b>		
Current liabilities:		
Accounts payable and accrued liabilities.....	\$ 1,793,902	\$ 323,697
Accrued interest payable.....	92,665	36,135
Due to other governments.....	-	262,325
Payable from restricted assets.....	738,766	671,341
Unearned revenues.....	546,199	-
Compensated absences.....	73,570	66,299
Long-term debt - current.....	356,415	767,542
Bonds payable - current.....	964,000	-
<b>Total current liabilities.....</b>	<u>4,565,517</u>	<u>2,127,339</u>
Noncurrent liabilities:		
Compensated absences.....	15,170	12,690
Net pension liability.....	233,615	542,215
Other postemployment benefits.....	1,757,921	1,494,607
Long-term debt - noncurrent.....	7,670,516	5,957,950
Bonds payable - noncurrent.....	7,937,942	-
<b>Total noncurrent liabilities.....</b>	<u>17,615,164</u>	<u>8,007,462</u>
<b>Total liabilities.....</b>	<u>22,180,681</u>	<u>10,134,801</u>
<b>Deferred inflows of resources.....</b>	<u>438,226</u>	<u>94,556</u>
<b>Net Position</b>		
Net investment in capital assets.....	53,706,014	48,261,754
Restricted for future system development.....	3,702,258	2,465,362
Unrestricted .....	7,956,615	6,635,335
<b>Total net position.....</b>	<u>65,364,887</u>	<u>57,362,451</u>
<b>Total liabilities, deferred outflows of resources, and net position.....</b>	<u>\$ 87,983,794</u>	<u>\$ 67,591,808</u>

**City of Mebane, North Carolina**  
**Combining Statement of Net Position**  
**Proprietary Funds - By Subfund**  
**June 30, 2022**

**Statement C-2**

	<u>Operating Fund</u>	<u>System Development Capital Reserve Fund</u>	<u>Capital Project Fund - Utility</u>	<u>WRRF Renovation Capital Project Fund</u>	<u>WRRF 0.5 MGD Expansion Capital Project Fund</u>	<u>American Rescue Plan Grant Project</u>	<u>Total</u>
<b>Assets</b>							
Current assets:							
Cash and equivalents.....	\$ 9,870,264	\$ -	\$ -	\$ -	\$ 191,100	\$ -	\$ 10,061,364
Restricted cash.....	2,591,925	3,702,258	-	7,643,545	-	546,949	14,484,677
Accounts receivable, net - billed.....	765,038	-	-	-	-	-	765,038
Accounts receivable, net - unbilled.....	341,998	-	-	-	-	-	341,998
Other receivables.....	5,121	-	-	-	-	-	5,121
Due from other governments.....	-	-	-	-	-	-	-
Prepaid items.....	-	-	-	-	-	-	-
Non-capital eliminations.....	-	-	-	-	-	-	-
<b>Total current assets.....</b>	<b>13,574,346</b>	<b>3,702,258</b>	<b>-</b>	<b>7,643,545</b>	<b>191,100</b>	<b>546,949</b>	<b>25,658,198</b>
Non-current assets:							
Capital assets:							
Land and other non-depreciable assets.....	3,681,335	-	-	-	-	-	3,681,335
Other capital assets, net of depreciation.....	57,456,848	-	-	-	-	-	57,456,848
<b>Total capital assets.....</b>	<b>61,138,183</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>61,138,183</b>
<b>Total non-current assets.....</b>	<b>61,138,183</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>61,138,183</b>
<b>Total assets.....</b>	<b>74,712,529</b>	<b>3,702,258</b>	<b>-</b>	<b>7,643,545</b>	<b>191,100</b>	<b>546,949</b>	<b>86,796,381</b>
<b>Deferred outflows of resources.....</b>	<b>1,187,413</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,187,413</b>
<b>Total assets and deferred outflows of resources.....</b>	<b>\$ 75,899,942</b>	<b>\$ 3,702,258</b>	<b>\$ -</b>	<b>\$ 7,643,545</b>	<b>\$ 191,100</b>	<b>\$ 546,949</b>	<b>\$ 87,983,794</b>
<b>Liabilities</b>							
Current liabilities:							
Accounts payable and accrued liabilities.....	\$ 1,017,428	\$ -	\$ -	\$ 585,374	\$ 191,100	\$ -	\$ 1,793,902
Accrued interest payable.....	92,665	-	-	-	-	-	92,665
Due to other governments.....	-	-	-	-	-	-	-
Payable from restricted assets.....	738,766	-	-	-	-	-	738,766
Unearned revenues.....	-	-	-	-	-	546,199	546,199
Compensated absences.....	73,570	-	-	-	-	-	73,570
Long-term debt - current.....	356,415	-	-	-	-	-	356,415
Bonds payable - current.....	-	-	-	964,000	-	-	964,000
<b>Total current liabilities.....</b>	<b>2,278,844</b>	<b>-</b>	<b>-</b>	<b>1,549,374</b>	<b>191,100</b>	<b>546,199</b>	<b>4,565,517</b>
Noncurrent liabilities:							
Compensated absences.....	15,170	-	-	-	-	-	15,170
Net pension liability.....	233,615	-	-	-	-	-	233,615
Other postemployment benefits.....	1,757,921	-	-	-	-	-	1,757,921
Long-term debt - noncurrent.....	7,670,516	-	-	-	-	-	7,670,516
Bonds payable - current.....	-	-	-	7,937,942	-	-	7,937,942
<b>Total noncurrent liabilities.....</b>	<b>9,677,222</b>	<b>-</b>	<b>-</b>	<b>7,937,942</b>	<b>-</b>	<b>-</b>	<b>17,615,164</b>
<b>Total liabilities.....</b>	<b>11,956,066</b>	<b>-</b>	<b>-</b>	<b>9,487,316</b>	<b>191,100</b>	<b>546,199</b>	<b>22,180,681</b>
<b>Deferred inflows of resources.....</b>	<b>438,226</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>438,226</b>
<b>Net Position</b>							
Net investment in capital assets.....	53,706,014	-	-	-	-	-	53,706,014
Restricted for future system development.....	-	3,702,258	-	-	-	-	3,702,258
Unrestricted.....	9,799,636	-	-	(1,843,771)	-	750	7,956,615
<b>Total net position.....</b>	<b>63,505,650</b>	<b>3,702,258</b>	<b>-</b>	<b>(1,843,771)</b>	<b>-</b>	<b>750</b>	<b>65,364,887</b>
<b>Total liabilities, deferred outflows of resources, and net position.....</b>	<b>\$ 75,899,942</b>	<b>\$ 3,702,258</b>	<b>\$ -</b>	<b>\$ 7,643,545</b>	<b>\$ 191,100</b>	<b>\$ 546,949</b>	<b>\$ 87,983,794</b>

City of Mebane, North Carolina  
 Combining Schedule of Revenues, Expenses, and Changes in Net Position  
 Proprietary Funds - By Subfund  
 June 30, 2022

Statement C-3

	<u>Operating Fund</u>	<u>System</u>	<u>Capital</u>	<u>WRRF</u>	<u>WRRF 0.5</u>	<u>American</u>	<u>Eliminations</u>	<u>Total</u>
		<u>Development</u>	<u>Project Fund -</u>	<u>Renovation</u>	<u>MGD</u>	<u>Rescue Plan</u>		
		<u>Capital</u>	<u>Utility</u>	<u>Capital Project</u>	<u>Expansion</u>	<u>Grant Project</u>		
		<u>Reserve Fund</u>		<u>Fund</u>	<u>Project Fund</u>			
<b>Operating Revenues</b>								
Charges for services.....	\$ 7,616,776	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,616,776
Water and sewer taps.....	26,279	-	-	-	-	-	-	26,279
Connection fees.....	215,790	1,434,780	-	-	-	-	-	1,650,570
Miscellaneous.....	415,476	-	-	-	-	-	-	415,476
<b>Total operating revenues.....</b>	<b>8,274,321</b>	<b>1,434,780</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>9,709,101</b>
<b>Operating Expenses</b>								
Administration, meters and billing.....	959,494	-	-	-	-	-	-	959,494
Utility maintenance.....	2,798,410	-	-	-	-	-	-	2,798,410
Engineering.....	306,902	-	-	-	-	-	-	306,902
Water resource recovery facility.....	1,621,109	-	-	-	-	-	-	1,621,109
Non-departmental.....	64,185	-	-	-	-	-	-	64,185
Depreciation.....	1,710,866	-	-	-	-	-	-	1,710,866
<b>Total operating expenses.....</b>	<b>7,460,966</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,460,966</b>
<b>Operating income (loss).....</b>	<b>813,355</b>	<b>1,434,780</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,248,135</b>
<b>Nonoperating revenues (expenses)</b>								
Interest and investment revenue.....	4,549	1,293	-	7,486	-	750	-	14,078
Other.....	44,539	-	-	-	-	-	-	44,539
Interest expense.....	(196,006)	-	-	-	-	-	-	(196,006)
ARPA Grant Proceeds.....	-	-	-	-	-	2,045,130	-	2,045,130
<b>Total nonoperating revenues (expenses).....</b>	<b>(146,918)</b>	<b>1,293</b>	<b>-</b>	<b>7,486</b>	<b>-</b>	<b>2,045,880</b>	<b>-</b>	<b>1,907,741</b>
Income (loss) before								
contributions and transfers.....	666,437	1,436,073	-	7,486	-	2,045,880	-	4,155,876
Capital contributions.....	3,422,692	-	-	-	-	-	-	3,422,692
Expense transfer from projects.....	2,312,718	-	-	(1,295,972)	(1,016,746)	-	-	-
Capital asset transfers from								
other funds.....	423,868	-	-	-	-	-	-	423,868
Transfers in.....	3,025,062	-	-	-	1,016,746	-	-	4,041,808
Transfers out.....	(1,016,746)	(199,177)	(197,755)	(583,000)	-	(2,045,130)	-	(4,041,808)
Change in net position.....	8,834,031	1,236,896	(197,755)	(1,871,486)	-	750	-	8,002,436
Total net position - beginning.....	54,671,619	2,465,362	197,755	27,715	-	-	-	57,362,451
<b>Total net position - ending.....</b>	<b>\$ 63,505,650</b>	<b>\$ 3,702,258</b>	<b>\$ -</b>	<b>\$ (1,843,771)</b>	<b>\$ -</b>	<b>\$ 750</b>	<b>\$ -</b>	<b>\$ 65,364,887</b>

**City of Mebane, North Carolina**  
**Schedule of Revenues and Expenditures - Budget to Actual**  
**Water and Sewer Fund**  
**For the Fiscal Year Ended June 30, 2022**  
**(With Comparative Totals for the Fiscal Year Ended June 30, 2021)**

**Statement C-4**

	<b>2022</b>		<u>Variance</u>	<b>2021 Actual</b>
	<u>Budget</u>	<u>Actual</u>	<u>Positive (Negative)</u>	
<b>Revenues</b>				
<b>Charges for services:</b>				
Water sales.....	\$	\$ 3,839,044	\$	\$ 3,355,092
Sewer charges.....		3,783,019		3,436,667
Water and sewer taps.....		26,279		37,002
Total.....	<u>7,425,200</u>	<u>7,648,342</u>	<u>223,142</u>	<u>6,828,761</u>
<b>Other operating revenues:</b>				
Other operating revenues.....		631,269		748,941
Total.....	<u>757,545</u>	<u>631,269</u>	<u>(126,276)</u>	<u>748,941</u>
<b>Other nonoperating revenues:</b>				
Other.....		44,539		(97,543)
Interest and investment earnings.....		4,548		23,478
Total.....	<u>(61,000)</u>	<u>49,087</u>	<u>110,087</u>	<u>(74,065)</u>
<b>Total revenues.....</b>	<b><u>8,121,745</u></b>	<b><u>8,328,698</u></b>	<b><u>206,953</u></b>	<b><u>7,503,637</u></b>
<b>Expenditures</b>				
<b>Administration, meters and billing:</b>				
Salaries and employee benefits.....		748,052		707,312
Supplies.....		27,749		24,946
Other operating expenditures.....		178,553		157,221
Total.....	<u>1,168,739</u>	<u>954,354</u>	<u>214,385</u>	<u>889,479</u>
<b>Utility maintenance:</b>				
Salaries and employee benefits.....		1,013,294		951,134
Chemicals.....		133,824		90,678
Supplies.....		125,272		114,169
Maintenance.....		139,117		166,120
Purchases of water .....		980,001		839,426
Highway 119 project expenses.....		-		-
Other operating expenditures.....		350,574		318,816
Total.....	<u>3,449,311</u>	<u>2,742,082</u>	<u>707,229</u>	<u>2,480,343</u>
<b>Engineering:</b>				
City Engineer contracted services.....		124,447		84,000
Other operating expenditures.....		182,455		176,000
Total.....	<u>325,000</u>	<u>306,902</u>	<u>18,098</u>	<u>260,000</u>

**City of Mebane, North Carolina**  
**Schedule of Revenues and Expenditures - Budget to Actual**  
**Water and Sewer Fund**  
**For the Fiscal Year Ended June 30, 2022**  
**(With Comparative Totals for the Fiscal Year Ended June 30, 2021)**

**Statement C-4**

	<b>2022</b>		<u>Variance</u>	<u>2021 Actual</u>
	<u>Budget</u>	<u>Actual</u>	<u>Positive</u> <u>(Negative)</u>	
<b>Expenditures (continued)</b>				
<b>Water resource recovery facility:</b>				
Salaries and employee benefits.....		\$ 672,838		\$ 697,614
Chemicals.....		88,949		99,026
Supplies.....		37,770		35,026
Maintenance.....		517,437		481,343
Other operating expenditures.....		272,907		236,084
Total.....	<u>2,038,040</u>	<u>1,589,901</u>	<u>448,139</u>	<u>1,549,093</u>
<b>Non-departmental:</b>				
Other operating expenditures.....		64,185		-
Total.....	<u>236,930</u>	<u>64,185</u>	<u>172,745</u>	<u>-</u>
<b>Debt Service:</b>				
Principal Retirement.....	4,112,843	3,492,619	620,224	758,542
Interest and other charges.....	244,321	139,476	104,845	91,182
Total.....	<u>4,357,164</u>	<u>3,632,095</u>	<u>725,069</u>	<u>849,724</u>
<b>Capital outlay:</b>				
Miscellaneous water.....	3,878,106	1,492,215	2,385,891	423,017
Miscellaneous sewer.....	187,058	210,312	(23,254)	162,421
Total.....	<u>4,065,164</u>	<u>1,702,527</u>	<u>2,362,637</u>	<u>585,438</u>
<b>Total expenditures.....</b>	<u>15,640,348</u>	<u>10,992,046</u>	<u>4,648,302</u>	<u>6,614,077</u>
<b>Excess (deficiency) of revenues</b>				
<b>over expenditures.....</b>	<u>(7,518,603)</u>	<u>(2,663,348)</u>	<u>4,855,255</u>	<u>889,560</u>
<b>Other Financing Sources (Uses)</b>				
Transfers in.....	699,177	3,025,062	2,325,885	-
Transfers out.....	(3,525,000)	(1,016,746)	2,508,254	(450,000)
Proceeds from long-term debt.....	4,794,058	4,794,058	-	-
<b>Total other financing sources (uses).....</b>	<u>1,968,235</u>	<u>6,802,374</u>	<u>4,834,139</u>	<u>(450,000)</u>
Fund balance appropriated.....	<u>5,550,368</u>	<u>-</u>	<u>(5,550,368)</u>	<u>-</u>
<b>Revenues and other sources over</b>				
<b>expenditures and other uses.....</b>	<u>\$ -</u>	<u>\$ 4,139,026</u>	<u>\$ 4,139,026</u>	<u>\$ 439,560</u>



**City of Mebane, North Carolina**  
**Schedule of Revenues and Expenditures - Budget to Actual**  
**Water and Sewer Fund**  
**For the Fiscal Year Ended June 30, 2022**  
**(With Comparative Totals for the Fiscal Year Ended June 30, 2021)**

**Statement C-4**

	<u>2022</u>		<u>Variance</u>	
	<u>Budget</u>	<u>Actual</u>	<u>Positive</u> <u>(Negative)</u>	<u>2021 Actual</u>
<b>Reconciliation from budgetary basis (modified accrual) to full accrual:</b>				
<b>Revenues and other sources over expenditures and other uses.....</b>		\$ 4,139,026		\$ 439,560
<b>Reconciling items:</b>				
Principal retirement.....		3,492,619		758,542
Capital outlays.....		1,702,527		585,438
Proceeds from long-term debt.....		(4,794,058)		-
Increase (decrease) in receivable allowance.....		(26,631)		15,632
Increase (decrease) in unbilled receivables.....		21,343		31,696
(Increase) decrease in accrued interest payable.....		(56,530)		3,928
(Increase) decrease in vacation pay.....		(9,749)		(2,915)
Increase (decrease) in deferred outflows of resources - pensions.....		141,958		(12,721)
(Increase) decrease in net pension liability.....		308,600		(137,128)
(Increase) decrease in deferred inflows of resources - pensions.....		(361,003)		-
Increase (decrease) in deferred outflows of resources - OPEB.....		73,498		291,847
(Increase) decrease in deferred inflows of resources - OPEB.....		17,333		17,174
(Increase) decrease in OPEB liability.....		(263,314)		(433,037)
Depreciation.....		(1,710,866)		(1,626,168)
Amortization of deferred loss on refunding.....		-		-
Capital contributions.....		3,422,692		2,890,267
Interest income from Water and Sewer Capital Project Funds.....		9,529		4,595
Capital asset transfers from other funds.....		423,868		-
Restricted income from System Development Capital Reserve Fund.....		1,434,780		1,527,703
Income from American Rescue Plan Grant Project Special Revenue Fund.....		2,045,130		-
Net Transfers to (from) Capital Project funds.....		(2,008,316)		(37,846)
Total reconciling items.....		<u>3,863,410</u>		<u>3,877,007</u>
<b>Change in net position.....</b>		<u>\$ 8,002,436</u>		<u>\$ 4,316,567</u>

**City of Mebane, North Carolina**  
**Schedule of Revenues and Expenditures - Budget to Actual**  
**System Development Capital Reserve Fund**  
**For the Fiscal Year Ended June 30, 2022**  
**(With Comparative Totals for the Fiscal Year Ended June 30, 2021)** **Statement C-5**

	<u>2022</u>		<u>Variance</u>	<u>2021 Actual</u>
	<u>Budget</u>	<u>Actual</u>	<u>Positive</u> <u>(Negative)</u>	
<b>Revenues</b>				
<b>Charges for services:</b>				
System Development Fees- Water.....	\$	\$ 425,919	\$	\$ 392,211
System Development Fees- Sewer.....		1,008,861		1,135,492
Total.....	<u>1,107,000</u>	<u>1,434,780</u>	<u>327,780</u>	<u>1,527,703</u>
<b>Other nonoperating revenues:</b>				
Interest and investment earnings.....		1,293		4,595
Total.....	<u>2,500</u>	<u>1,293</u>	<u>(1,207)</u>	<u>4,595</u>
<b>Total revenues.....</b>	<u>1,109,500</u>	<u>1,436,073</u>	<u>326,573</u>	<u>1,532,298</u>
<b>Excess (deficiency) of revenues</b>				
<b>over expenditures.....</b>	<u>1,109,500</u>	<u>1,436,073</u>	<u>326,573</u>	<u>1,532,298</u>
<b>Other Financing Sources (Uses)</b>				
Utility Capital Reserve.....	(609,500)	-	609,500	-
Transfers to other funds:				
Utility Capital Project Fund.....	(699,177)	(199,177)	500,000	(37,846)
Appropriated fund balance.....	199,177	-	(199,177)	-
<b>Total other financing sources (uses).....</b>	<u>(1,109,500)</u>	<u>(199,177)</u>	<u>910,323</u>	<u>(37,846)</u>
<b>Revenues and other sources over</b>				
<b>expenditures and other uses.....</b>	<u>\$ -</u>	<u>\$ 1,236,896</u>	<u>\$ 1,236,896</u>	<u>\$ 1,494,452</u>

**City of Mebane, North Carolina**  
**Schedule of Revenues and Expenditures - Budget to Actual**  
**Capital Project Fund - Utility**  
**For the Fiscal Year Ended June 30, 2022**  
**(With Comparative Totals for the Fiscal Year Ended June 30, 2021)** **Statement C-6**

	<u>2022</u>		<u>Variance</u>	<u>2021 Actual</u>
	<u>Budget</u>	<u>Actual</u>	<u>Positive</u> <u>(Negative)</u>	
<b>Expenditures</b>				
Oversizing sewer lines.....	\$	\$ -	\$	\$ -
Meter changeout project.....		-		487,846
Arbor Creek outfall.....		-		-
WRRF floodwall.....		-		-
<b>Total expenditures.....</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>487,846</u>
<b>Excess (deficiency) of revenues over expenditures.....</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(487,846)</u>
<b>Other Financing Sources (Uses)</b>				
Operating transfers in (out):				
From Water and Sewer Fund for utility capital improvements.....	-		-	450,000
From Utility Capital Reserve Fund for utility capital improvements.....	-	-	-	37,846
To Water and Sewer Fund for project closeout.....	-	(197,755)	(197,755)	-
Appropriated fund balance.....	-	-	-	-
<b>Total other financing sources (uses).....</b>	<u>-</u>	<u>(197,755)</u>	<u>(197,755)</u>	<u>487,846</u>
<b>Revenues and other sources over (under) expenditures and other uses.....</b>	<u>\$ -</u>	<u>\$ (197,755)</u>	<u>\$ (197,755)</u>	<u>\$ -</u>

**City of Mebane, North Carolina**  
**Schedule of Revenues and Expenditures - Budget and Actual (Non - GAAP)**  
**WRRF Renovation Capital Project Fund**  
**From Inception and For the Year Ended June 30, 2022**

**Statement C-7**

	<u>Actual</u>				<u>Variance Positive (Negative)</u>
	<u>Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total to Date</u>	
<b>Revenues</b>					
Investment earnings.....	\$ -	\$ -	\$ 7,486	\$ 7,486	\$ 7,486
<b>Total revenues.....</b>	<u>-</u>	<u>-</u>	<u>7,486</u>	<u>7,486</u>	<u>7,486</u>
<b>Expenditures</b>					
Professional services.....	101,284	-	92,284	92,284	9,000
Design and engineering.....	555,285	555,285	-	555,285	-
Construction administration.....	541,390	-	141,324	141,324	400,066
Construction.....	6,927,000	-	538,614	538,614	6,388,386
Equipment.....	523,750	-	523,750	523,750	-
Contingency.....	253,233	-	-	-	253,233
<b>Total expenditures.....</b>	<u>8,901,942</u>	<u>555,285</u>	<u>1,295,972</u>	<u>1,851,257</u>	<u>7,050,685</u>
<b>Revenue over (under) expenditures.....</b>	<u>(8,901,942)</u>	<u>(555,285)</u>	<u>(1,288,486)</u>	<u>(1,843,771)</u>	<u>7,058,171</u>
<b>Other Financing Sources (Uses)</b>					
Operating transfers in:					
From Water and Sewer Fund for utility capital improvements.....	-	583,000	-	583,000	583,000
Operating transfers out:					
To Water and Sewer Fund for utility capital improvements.....	-	-	(583,000)	(583,000)	(583,000)
Installment purchase obligations issued.....	8,901,942	-	8,901,942	8,901,942	-
<b>Total other financing sources (uses).....</b>	<u>8,901,942</u>	<u>583,000</u>	<u>8,318,942</u>	<u>8,901,942</u>	<u>-</u>
<b>Revenues and other sources over (under) expenditures and other uses.....</b>					
	<u>\$ -</u>	<u>\$ 27,715</u>	<u>\$ 7,030,456</u>	<u>\$ 7,058,171</u>	<u>\$ 7,058,171</u>

**City of Mebane, North Carolina**

**Schedule of Revenues and Expenditures - Budget and Actual (Non - GAAP)**

**WRRF 0.5 MGD Expansion Capital Project Fund**

**From Inception and For the Year Ended June 30, 2022**

**Statement C-8**

	<u>Actual</u>				<u>Variance Positive (Negative)</u>
	<u>Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total to Date</u>	
<b>Expenditures</b>					
Design and engineering.....	\$ 3,525,000	\$ -	\$ 1,016,746	\$ 1,016,746	\$ 2,508,254
Contingency.....	-	-	-	-	-
<b>Total expenditures.....</b>	<u>3,525,000</u>	<u>-</u>	<u>1,016,746</u>	<u>1,016,746</u>	<u>2,508,254</u>
<b>Revenue over (under) expenditures.....</b>	<u>(3,525,000)</u>	<u>-</u>	<u>(1,016,746)</u>	<u>(1,016,746)</u>	<u>2,508,254</u>
<b>Other Financing Sources (Uses)</b>					
Operating transfers in:					
From Water and Sewer Fund for utility capital improvements.....	3,525,000	-	1,016,746	1,016,746	(2,508,254)
<b>Total other financing sources (uses).....</b>	<u>3,525,000</u>	<u>-</u>	<u>1,016,746</u>	<u>1,016,746</u>	<u>(2,508,254)</u>
<b>Revenues and other sources over (under)</b>					
<b>expenditures and other uses.....</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

City of Mebane, North Carolina  
 Schedule of Revenues and Expenditures - Budget and Actual (Non - GAAP)  
 American Rescue Plan Grant Project  
 From Inception and For the Year Ended June 30, 2022

Statement C-9

	<u>Authorization</u>	<u>Prior Years</u>	<u>Actual</u>		<u>Variance Positive (Negative)</u>
			<u>Current Year</u>	<u>Total to Date</u>	
<b>Revenues</b>					
ARPA Grant Proceeds.....	\$ 5,182,478	\$ -	\$ 2,045,130	\$ 2,045,130	\$ (3,137,348)
Investment earnings.....	-	-	750	750	750
<b>Total revenues.....</b>	<u>5,182,478</u>	<u>-</u>	<u>2,045,880</u>	<u>2,045,880</u>	<u>(3,136,598)</u>
<b>Other Financing Sources (Uses)</b>					
Operating transfers out:					
To Water and Sewer Fund for salaries and benefits reimbursements.....	(5,182,478)	-	(2,045,130)	(2,045,130)	3,137,348
<b>Total other financing sources (uses).....</b>	<u>(5,182,478)</u>	<u>-</u>	<u>(2,045,130)</u>	<u>(2,045,130)</u>	<u>3,137,348</u>
<b>Revenues and other sources over (under)</b>					
<b>expenditures and other uses.....</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 750</u>	<u>\$ 750</u>	<u>\$ 750</u>

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# Additional Financial Data

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This section contains additional information on property taxes and interfund transfers.

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- **Schedule of Ad Valorem Taxes Receivable**
- **Analysis of Current Tax Levy**
- **Schedule of Ten Largest Taxpayers**





**City of Mebane, North Carolina**  
**Schedule of Ad Valorem Taxes Receivable**  
**June 30, 2022**

**Schedule D-1**

<u>Fiscal Year</u>	<u>Uncollected Balance 6/30/2021</u>	<u>Additions</u>	<u>Collections and Credits</u>	<u>Uncollected Balance 6/30/2022</u>
2021-2022.....	\$ -	\$ 12,478,822	\$ 12,448,629	\$ 30,193
2020-2021.....	40,593	-	23,199	17,394
2019-2020.....	13,354	-	4,984	8,370
2018-2019.....	12,848	-	1,626	11,222
2017-2018.....	2,983	-	296	2,687
2016-2017.....	2,280	-	1,169	1,111
2015-2016.....	4,621	-	106	4,515
2014-2015.....	4,284	-	94	4,190
2013-2014.....	4,504	-	35	4,469
2012-2013.....	5,092	-	(16)	5,108
2011-2012.....	4,155	-	4,155	-
	<u>\$ 94,714</u>	<u>\$ 12,478,822</u>	<u>\$ 12,484,277</u>	<u>89,259</u>
Less: Allowance for uncollectible accounts (General Fund).....				<u>11,695</u>
<b>Ad valorem taxes receivable - net.....</b>				<u><u>\$ 77,564</u></u>
<b>Reconciliation with revenues:</b>				
Ad valorem taxes - General Fund.....				\$ 12,631,940
Add (subtract):				
Penalties and interest, net of discounts.....				(57,746)
Amount written off for tax year 2011-2012.....				4,155
Refunds and other adjustments.....				(94,072)
<b>Total collections and credits.....</b>				<u><u>\$ 12,484,277</u></u>

**City of Mebane, North Carolina  
 Analysis of Current Tax Levy  
 City - Wide Levy  
 For the Fiscal Year Ended June 30, 2022**

**Schedule D-2**

	<u>City - Wide</u>			<u>Total Levy</u>	
	<u>Total Property Valuation</u>	<u>Rate</u>	<u>Amount of Levy</u>	<u>Property Excluding Registered Motor Vehicles</u>	<u>Registered Motor Vehicles</u>
<b>Tax levy:</b>					
Real property .....	\$ 1,931,258,902	0.47	\$ 9,076,917	\$ 9,076,917	\$ -
Personal property .....	706,724,061	0.47	3,321,603	2,426,025	895,578
Public service companies.....	<u>17,085,572</u>	0.47	<u>80,302</u>	<u>80,302</u>	<u>-</u>
Subtotals.....	<u>2,655,068,535</u>		<u>12,478,822</u>	<u>11,583,244</u>	<u>895,578</u>
Less: Homestead exemptions.....	<u>(352,483)</u>	0.47	<u>(1,657)</u>	<u>(1,657)</u>	<u>-</u>
<b>Totals.....</b>	<b><u>\$ 2,654,716,052</u></b>		<b>12,477,165</b>	<b>11,581,587</b>	<b>895,578</b>
Advertising, interest cost and late filing fees.....			<u>13,294</u>	<u>13,294</u>	<u>-</u>
Gross levy.....			<u>12,490,459</u>	<u>11,594,881</u>	<u>895,578</u>
Release and adjustments.....			<u>-</u>	<u>-</u>	<u>-</u>
Net levy.....			<u>12,490,459</u>	<u>11,594,881</u>	<u>895,578</u>
Uncollected taxes at June 30, 2021.....			<u>30,193</u>	<u>22,170</u>	<u>8,023</u>
<b>Current year taxes collected.....</b>			<b><u>\$ 12,460,266</u></b>	<b><u>\$ 11,572,711</u></b>	<b><u>\$ 887,555</u></b>
<b>Current levy collection percentage.....</b>			<b><u>99.76%</u></b>	<b><u>99.81%</u></b>	<b><u>99.10%</u></b>

**City of Mebane, North Carolina**  
**Analysis of Current Tax Levy**  
**City - Wide Levy**  
**For the Fiscal Year Ended June 30, 2022**

**Schedule D-3**

**Secondary Market Disclosures:**

Assessed Valuation:

Assessment Ratio (Note 1).....		100%
	<u>Current Year Rate</u>	<u>Prior Year Rate</u>
Real Property.....	\$ 1,931,258,902	\$ -
Personal Property.....	704,000,231	2,723,830
Public service companies (Note 2).....	17,085,572	-
Total Assessed Valuation.....	<u>2,652,344,705</u>	<u>2,723,830</u>
Tax Rate per \$100.....	<u>0.47</u>	<u>0.47</u>
	<u>12,466,020</u>	<u>12,802</u>
Levy.....		<u>\$ 12,478,822</u>

Note 1: Percentage of appraised value has been established by statute.

Note 2: Valuation of railroads, telephone companies and other utilities as determined by the North Carolina Property Tax Commission.

**City of Mebane, North Carolina  
 Ten Largest Taxpayers  
 For the Fiscal Year Ended June 30, 2022**

**Schedule D-4**

<u>Name</u>	<u>Type of Enterprise</u>	<u>Assessed Valuation</u>	<u>Tax Levy</u>	<u>Percentage of Total Assessed Valuation</u>
GKN Automotive				
Components.....	Auto Components Manufacturing.....	\$ 85,655,962	\$ 402,583	3.23%
Liggett Group - One Hundred				
Maple, LLC.....	Tobacco Manufacturing.....	53,505,837	\$ 251,477	2.02%
Industrial Connections &				
Solutions LLC.....	Electronics Manufacturing.....	52,653,817	\$ 247,473	1.98%
Wal-Mart.....	Retail.....	49,253,101	\$ 231,490	1.86%
Lotus Bakeries US LLC.....	Natural Snack Product Manufacturing.....	43,502,662	\$ 204,463	1.64%
Nypro, Inc. (a Jabil Company).....	Plastics Manufacturing.....	42,923,810	\$ 201,742	1.62%
Tanger Properties LMTD Partner...	Retail.....	42,389,129	\$ 199,229	1.60%
Keystone at Mebane Oaks, LLC.....	Apartment Complex.....	41,411,560	\$ 194,634	1.56%
Morinaga America Foods, Inc.....	Japanese confectionery.....	30,794,748	\$ 144,735	1.16%
MRE MNC LLC.....	Real Estate Holding Company.....	28,015,300	\$ 131,672	1.06%
		<u>\$ 470,105,926</u>	<u>\$ 2,209,498</u>	<u>17.71%</u>

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# Statistical Section

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This part of the City of Mebane's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information say about the government's overall financial health.

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- **Financial Trends** - These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.
- **Revenue Capacity** - These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax.
- **Debt Capacity** - These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future.
- **Demographic and Economic Information** - These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.
- **Operating Information** - These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.

**Sources:** Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial report for the relevant year.

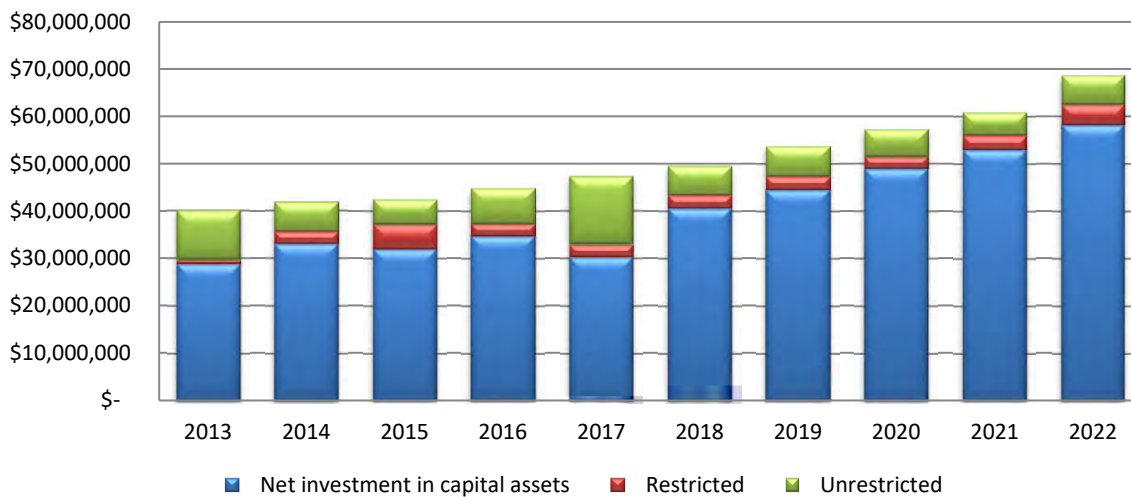


**City of Mebane, North Carolina**  
**Net Position by Component**  
**Last Ten Fiscal Years**  
**(Accrual Basis of Accounting)**

**Table 1**  
**Page 1 of 2**

	<b>Fiscal Year Ending June 30,</b>				
	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
<b>Governmental activities</b>					
Net investment in capital assets.....	\$ 28,863,807	\$ 33,039,857	\$ 32,011,821	\$ 34,801,671	\$ 30,319,096
Restricted.....	755,213	2,594,241	5,225,747	2,589,616	2,615,433
Unrestricted.....	<u>10,432,825</u>	<u>6,195,064</u>	<u>5,185,319</u>	<u>7,502,406</u>	<u>14,338,635</u>
<b>Total governmental activities net position.....</b>	<b><u>\$ 40,051,845</u></b>	<b><u>\$ 41,829,162</u></b>	<b><u>\$ 42,422,887</u></b>	<b><u>\$ 44,893,693</u></b>	<b><u>\$ 47,273,164</u></b>
<b>Business-type activities</b>					
Net investment in capital assets.....	\$ 29,700,671	\$ 31,622,606	\$ 33,155,614	\$ 34,178,396	\$ 34,527,281
Restricted.....	-	-	-	-	-
Unrestricted.....	<u>8,348,062</u>	<u>6,415,219</u>	<u>5,635,431</u>	<u>7,589,047</u>	<u>8,948,578</u>
<b>Total business-type activities net position.....</b>	<b><u>\$ 38,048,733</u></b>	<b><u>\$ 38,037,825</u></b>	<b><u>\$ 38,791,045</u></b>	<b><u>\$ 41,767,443</u></b>	<b><u>\$ 43,475,859</u></b>
<b>Primary government</b>					
Net investment in capital assets.....	\$ 58,564,478	\$ 64,662,463	\$ 65,167,435	\$ 68,980,067	\$ 64,846,377
Restricted.....	755,213	2,594,241	5,225,747	2,589,616	2,615,433
Unrestricted.....	<u>18,780,887</u>	<u>12,610,283</u>	<u>10,820,750</u>	<u>15,091,453</u>	<u>23,287,213</u>
<b>Total primary government activities net position.....</b>	<b><u>\$ 78,100,578</u></b>	<b><u>\$ 79,866,987</u></b>	<b><u>\$ 81,213,932</u></b>	<b><u>\$ 86,661,136</u></b>	<b><u>\$ 90,749,023</u></b>

**Governmental Activities - Net Assets by Component**



**City of Mebane, North Carolina**  
**Net Position by Component**  
**Last Ten Fiscal Years**  
**(Accrual Basis of Accounting)**

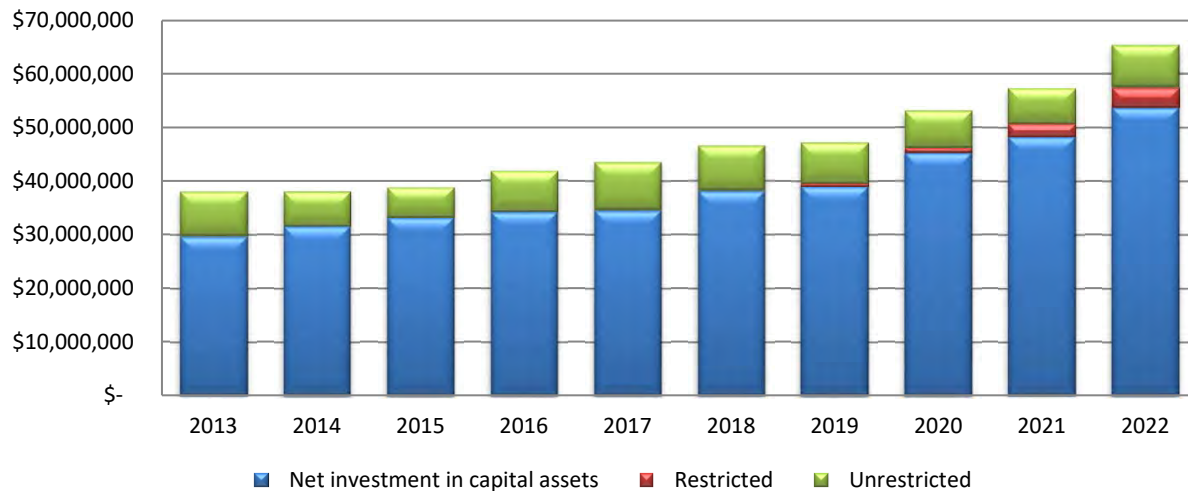
**Table 1**  
**Page 2 of 2**

	<b>Fiscal Year Ending June 30,</b>				
	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
<b>Governmental activities</b>					
Net investment in capital assets.....	\$ 40,610,954	\$ 44,539,110	\$ 48,932,506	\$ 53,020,166	\$ 58,077,074
Restricted.....	2,757,579	2,844,468	2,535,935	3,005,430	4,324,267
Unrestricted.....	6,147,464	6,328,882	5,788,509	4,859,788	6,266,211
<b>Total governmental activities net position.....</b>	<b><u>\$ 49,515,997</u></b>	<b><u>\$ 53,712,460</u></b>	<b><u>\$ 57,256,950</u></b>	<b><u>\$ 60,885,384</u></b>	<b><u>\$ 68,667,552</u></b>
<b>Business-type activities</b>					
Net investment in capital assets.....	\$ 38,122,626	\$ 38,984,945	\$ 45,237,242	\$ 48,261,754	\$ 53,706,014
Restricted.....	-	586,608	970,910	2,465,362	3,702,258
Unrestricted.....	8,413,024	7,619,918	6,837,732	6,635,335	7,956,615
<b>Total business-type activities net position.....</b>	<b><u>\$ 46,535,650</u></b>	<b><u>\$ 47,191,471</u></b>	<b><u>\$ 53,045,884</u></b>	<b><u>\$ 57,362,451</u></b>	<b><u>\$ 65,364,887</u></b>
<b>Primary government</b>					
Net investment in capital assets.....	\$ 78,733,580	\$ 83,524,055	\$ 94,169,748	\$ 101,281,920	\$ 111,783,088
Restricted.....	2,757,579	3,431,076	3,506,845	5,470,792	8,026,525
Unrestricted.....	14,560,488	13,948,800	12,626,241	11,495,123	14,222,826
<b>Total primary government activities net position.....</b>	<b><u>\$ 96,051,647</u></b>	<b><u>\$ 100,903,931</u></b>	<b><u>\$ 110,302,834</u></b>	<b><u>\$ 118,247,835</u></b>	<b><u>\$ 134,032,439</u></b>

**Notes:**

(1) 2020 includes a prior period restatement of \$427,347; 2018 includes a prior period restatement of \$2,337,035; 2017 includes a prior period restatement of \$15,099; 2016 includes a prior period restatement of \$545,860; 2015 includes a prior period restatement of \$(531,756).

**Business-type Activities - Net Assets by Component**



**City of Mebane, North Carolina**  
**Changes in Net Position**  
**Last Ten Fiscal Years**  
**(Accrual Basis of Accounting)**

**Table 2**  
**(Page 1 of 2)**

	Fiscal Year Ending June 30				
	2013	2014	2015	2016	2017
<b>Expenses</b>					
<b>Governmental activities:</b>					
General government.....	\$ 2,143,420	\$ 2,133,862	\$ 2,130,084	\$ 2,058,889	\$ 2,023,497
Public safety.....	4,571,950	4,400,496	4,929,504	5,521,196	6,132,593
Public works.....	2,879,581	3,887,001	3,848,791	4,169,363	3,907,270
Cultural and recreation.....	1,224,727	1,179,235	1,163,723	1,288,321	1,195,553
Economic and physical development.....	207,551	1,137,040	584,532	1,415,831	461,389
Interest on long-term debt.....	132,923	151,011	178,086	156,676	174,166
<b>Total governmental activities expenses.....</b>	<b>11,160,152</b>	<b>12,888,645</b>	<b>12,834,720</b>	<b>14,610,276</b>	<b>13,894,468</b>
<b>Business-type activities:</b>					
Water and sewer.....	3,901,404	4,493,195	4,288,957	4,926,465	6,139,854
<b>Total Business-type activities.....</b>	<b>3,901,404</b>	<b>4,493,195</b>	<b>4,288,957</b>	<b>4,926,465</b>	<b>6,139,854</b>
<b>Total primary government expenses.....</b>	<b>15,061,556</b>	<b>17,381,840</b>	<b>17,123,677</b>	<b>19,536,741</b>	<b>20,034,322</b>
<b>Program revenues</b>					
<b>Governmental activities:</b>					
Charges for services:					
General government.....	58,381	60,900	45,470	213,347	58,291
Public safety.....	130,897	12,986	13,964	13,905	21,135
Public works.....	316,398	355,012	338,920	420,613	401,609
Cultural and recreation.....	74,518	75,170	77,245	85,535	86,690
Economic and physical development.....	-	222,071	287,110	374,248	427,814
Operating grants and contributions.....	397,732	667,594	498,060	448,823	574,891
Capital grants and contributions.....	2,013,681	912,272	2,157,849	972,045	639,266
<b>Total governmental activities program revenue.....</b>	<b>2,991,607</b>	<b>2,306,005</b>	<b>3,418,618</b>	<b>2,528,516</b>	<b>2,209,696</b>
<b>Business-type activities:</b>					
Charges for services.....	4,732,814	5,041,627	5,316,218	7,399,492	6,491,915
Capital grants and contributions.....	1,051,250	203,400	196,230	1,376,780	465,220
<b>Total business-type activities program revenue.....</b>	<b>5,784,064</b>	<b>5,245,027</b>	<b>5,512,448</b>	<b>8,776,272</b>	<b>6,957,135</b>
<b>Total primary government program revenue.....</b>	<b>8,775,671</b>	<b>7,551,032</b>	<b>8,931,066</b>	<b>11,304,788</b>	<b>9,166,831</b>
<b>Net (Expense)/Revenue</b>					
Governmental activities.....	(8,168,545)	(10,582,640)	(9,416,102)	(12,081,760)	(11,684,772)
Business-type activities.....	1,882,660	751,832	1,223,491	3,849,807	817,281
<b>Total primary government net expense.....</b>	<b>(6,285,885)</b>	<b>(9,830,808)</b>	<b>(8,192,611)</b>	<b>(8,231,953)</b>	<b>(10,867,491)</b>
<b>General revenues and other changes in net position</b>					
<b>Governmental activities:</b>					
Taxes.....					
Property taxes, levied for general purpose.....	7,640,328	8,054,225	8,572,861	8,859,077	9,751,487
Other taxes.....	3,297,348	3,519,938	4,105,041	4,188,891	4,299,798
Grants and contributions not restricted					
to specific programs.....	4,000	7,000	4,500	12,509	3,050
Unrestricted investment earnings.....	11,943	2,096	4,083	6,399	25,200
Miscellaneous.....	40,670	(7,678)	60,600	41,404	69,609
Special item: Conveyance of land for economic development.....	-	-	(2,691,591)	-	-
Transfers.....	517,500	784,376	393,092	965,000	-
<b>Total governmental activities.....</b>	<b>11,511,789</b>	<b>12,359,957</b>	<b>10,448,586</b>	<b>14,073,280</b>	<b>14,149,144</b>
<b>Business-type activities:</b>					
Unrestricted investment earnings.....	9,706	5,801	259	2,244	6,344
Miscellaneous.....	9,865	15,835	15,559	22,773	784,791
Transfers.....	(517,500)	(784,376)	(393,092)	(965,000)	-
<b>Total business-type activities.....</b>	<b>(497,929)</b>	<b>(762,740)</b>	<b>(377,274)</b>	<b>(939,983)</b>	<b>791,135</b>
<b>Total primary government.....</b>	<b>11,013,860</b>	<b>11,597,217</b>	<b>10,071,312</b>	<b>13,133,297</b>	<b>14,940,279</b>
<b>Change in Net Position</b>					
Governmental activities.....	3,343,244	1,777,317	1,032,484	1,991,520	2,464,372
Business-type activities.....	1,384,731	(10,908)	846,217	2,909,824	1,608,416
<b>Change in primary government net position.....</b>	<b>\$ 4,727,975</b>	<b>\$ 1,766,409</b>	<b>\$ 1,878,701</b>	<b>\$ 4,901,344</b>	<b>\$ 4,072,788</b>

**City of Mebane, North Carolina**  
**Changes in Net Position**  
**Last Ten Fiscal Years**  
**(Accrual Basis of Accounting)**

**Table 2**  
**(Page 2 of 2)**

	Fiscal Year Ending June 30				
	2018	2019	2020	2021	2022
<b>Expenses</b>					
<b>Governmental activities:</b>					
General government.....	\$ 2,227,259	\$ 2,262,074	\$ 2,508,794	\$ 2,945,979	\$ 2,838,280
Public safety.....	6,567,770	7,070,899	8,045,419	9,046,866	8,660,213
Public works.....	3,885,804	3,803,467	4,939,677	5,273,617	4,824,551
Cultural and recreation.....	1,301,845	1,900,889	1,677,079	1,931,238	2,064,269
Economic and physical development.....	1,879,946	1,269,525	2,005,292	2,225,126	2,260,845
Interest on long-term debt.....	300,632	281,751	257,803	200,005	178,756
<b>Total governmental activities expenses.....</b>	<b>16,163,256</b>	<b>16,588,605</b>	<b>19,434,064</b>	<b>21,622,831</b>	<b>20,826,914</b>
<b>Business-type activities:</b>					
Water and sewer.....	6,039,261	6,762,948	7,298,336	7,656,961	7,656,972
<b>Total Business-type activities.....</b>	<b>6,039,261</b>	<b>6,762,948</b>	<b>7,298,336</b>	<b>7,656,961</b>	<b>7,656,972</b>
<b>Total primary government expenses.....</b>	<b>22,202,517</b>	<b>23,351,553</b>	<b>26,732,400</b>	<b>29,279,792</b>	<b>28,483,886</b>
<b>Program revenues</b>					
<b>Governmental activities:</b>					
Charges for services:					
General government.....	60,580	1,100	11,850	5,400	4,605
Public safety.....	19,941	21,350	17,532	19,750	22,229
Public works.....	422,237	501,353	617,855	701,980	680,282
Cultural and recreation.....	87,018	92,443	74,138	80,918	141,125
Economic and physical development.....	391,359	863,738	742,977	1,233,852	1,317,134
Operating grants and contributions.....	934,764	742,312	957,002	821,868	1,071,973
Capital grants and contributions.....	3,380,460	2,617,102	3,927,560	4,465,736	4,284,192
<b>Total governmental activities program revenue.....</b>	<b>5,296,359</b>	<b>4,839,398</b>	<b>6,348,914</b>	<b>7,329,504</b>	<b>7,521,540</b>
<b>Business-type activities:</b>					
Charges for services.....	6,676,309	6,995,810	7,644,617	9,146,098	9,703,779
Operating grants and contributions.....	-	-	-	-	2,045,130
Capital grants and contributions.....	2,508,340	226,820	5,400,880	2,890,267	3,422,692
<b>Total business-type activities program revenue.....</b>	<b>9,184,649</b>	<b>7,222,630</b>	<b>13,045,497</b>	<b>12,036,365</b>	<b>15,171,601</b>
<b>Total primary government program revenue.....</b>	<b>14,481,008</b>	<b>12,062,028</b>	<b>19,394,411</b>	<b>19,365,869</b>	<b>22,693,141</b>
<b>Net (Expense)/Revenue</b>					
Governmental activities.....	(10,866,897)	(11,749,207)	(13,085,150)	(14,293,327)	(13,305,374)
Business-type activities.....	3,145,388	459,682	5,747,161	4,379,404	7,514,629
<b>Total primary government net expense.....</b>	<b>(7,721,509)</b>	<b>(11,289,525)</b>	<b>(7,337,989)</b>	<b>(9,913,923)</b>	<b>(5,790,745)</b>
<b>General revenues and other changes in net position</b>					
<b>Governmental activities:</b>					
Taxes.....					
Property taxes, levied for general purpose.....	10,279,056	10,895,740	11,378,933	11,807,602	13,129,528
Other taxes.....	4,563,646	4,885,951	5,067,665	5,764,756	7,341,386
Grants and contributions not restricted					
to specific programs.....	3,050	4,050	31,047	191,474	410,380
Unrestricted investment earnings.....	129,302	180,725	153,113	56,026	12,614
Miscellaneous.....	164,578	36,506	427,623	101,903	617,502
<i>Special item: Conveyance of land for economic development.....</i>	-	-	-	-	-
Transfers.....	(2,003)	(57,302)	(1,394)	-	(423,868)
<b>Total governmental activities.....</b>	<b>15,137,629</b>	<b>15,945,670</b>	<b>17,056,987</b>	<b>17,921,761</b>	<b>21,087,542</b>
<b>Business-type activities:</b>					
Unrestricted investment earnings.....	28,295	63,336	89,202	28,073	14,078
Miscellaneous.....	193,241	75,501	16,655	(90,910)	49,861
Transfers.....	2,003	57,302	1,395	-	423,868
<b>Total business-type activities.....</b>	<b>223,539</b>	<b>196,139</b>	<b>107,252</b>	<b>(62,837)</b>	<b>487,807</b>
<b>Total primary government.....</b>	<b>15,361,168</b>	<b>16,141,809</b>	<b>17,164,239</b>	<b>17,858,924</b>	<b>21,575,349</b>
<b>Change in Net Position</b>					
Governmental activities.....	4,270,732	4,196,463	3,971,837	3,628,434	7,782,168
Business-type activities.....	3,368,927	655,821	5,854,413	4,316,567	8,002,436
<b>Change in primary government net position.....</b>	<b>\$ 7,639,659</b>	<b>\$ 4,852,284</b>	<b>\$ 9,826,250</b>	<b>\$ 7,945,001</b>	<b>\$ 15,784,604</b>

**Notes:**

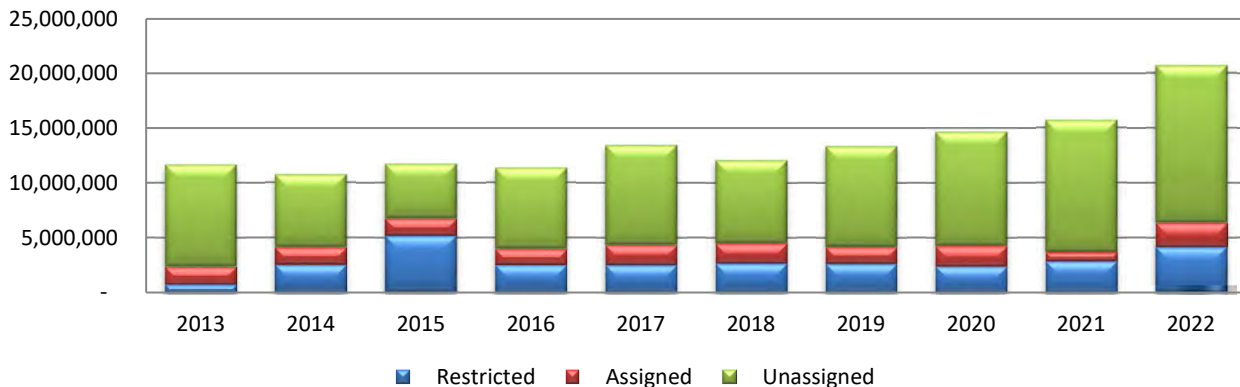
(1) 2020 includes a prior period restatement of \$427,347; 2018 includes a prior period restatement of \$2,337,035; 2017 includes a prior period restatement of \$15,099; 2016 includes a prior period restatement of \$545,860; 2015 includes a prior period restatement of \$(531,756).

**City of Mebane, North Carolina**  
**Fund Balances - Governmental Funds**  
**Last Ten Fiscal Years**  
**(Modified Accrual Basis of Accounting)**

**Table 3**  
**Page 1 of 2**

	Fiscal Year Ending June 30				
	2013	2014	2015	2016	2017
<b>General Fund</b>					
Nonspendable.....	\$ -	\$ 20,511	\$ 27,361	\$ 116,295	\$ 51,005
Restricted.....	755,213	2,566,389	5,183,933	2,533,840	2,545,731
Committed.....	-	-	-	-	-
Assigned.....	1,586,386	1,543,138	1,549,082	1,419,254	1,803,854
Unassigned.....	9,309,149	6,612,572	4,991,002	7,377,790	9,083,988
<b>Total general fund.....</b>	<b><u>\$ 11,650,748</u></b>	<b><u>\$ 10,742,610</u></b>	<b><u>\$ 11,751,378</u></b>	<b><u>\$ 11,447,179</u></b>	<b><u>\$ 13,484,578</u></b>
<b>All Other Governmental Funds</b>					
Nonspendable.....	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted.....	-	27,852	41,814	55,776	69,702
Committed.....	-	-	-	-	-
Assigned.....	316,850	1,925,422	1,181,066	640,198	5,986,376
Unassigned.....	-	-	-	-	-
<b>Total all other governmental funds.....</b>	<b><u>\$ 316,850</u></b>	<b><u>\$ 1,953,274</u></b>	<b><u>\$ 1,222,880</u></b>	<b><u>\$ 695,974</u></b>	<b><u>\$ 6,056,078</u></b>
<b>Total Governmental Funds</b>					
Nonspendable.....	\$ -	\$ 20,511	\$ 27,361	\$ 116,295	\$ 51,005
Restricted.....	755,213	2,594,241	5,225,747	2,589,616	2,615,433
Committed.....	-	-	-	-	-
Assigned.....	1,903,236	3,468,560	2,730,148	2,059,452	7,790,230
Unassigned.....	9,309,149	6,612,572	4,991,002	7,377,790	9,083,988
<b>Total governmental funds.....</b>	<b><u>\$ 11,967,598</u></b>	<b><u>\$ 12,695,884</u></b>	<b><u>\$ 12,974,258</u></b>	<b><u>\$ 12,143,153</u></b>	<b><u>\$ 19,540,656</u></b>

**Fund Balances - General Fund**

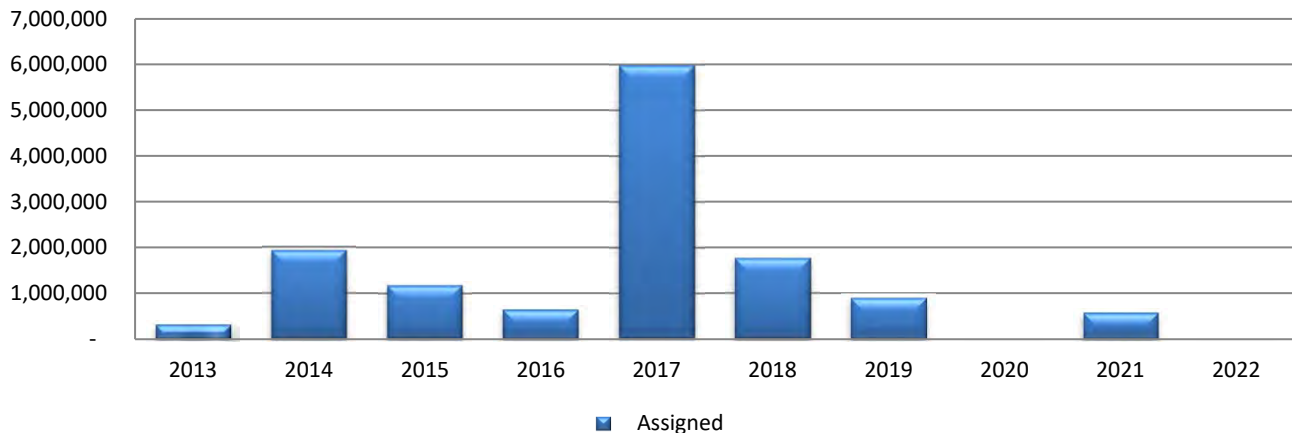


**City of Mebane, North Carolina**  
**Fund Balances - Governmental Funds**  
**Last Ten Fiscal Years**  
**(Modified Accrual Basis of Accounting)**

**Table 3**  
**Page 2 of 2**

	Fiscal Year Ending June 30				
	2018	2019	2020	2021	2022
<b>General Fund</b>					
Nonspendable.....	\$ 131,945	\$ 46,552	\$ 168,052	\$ 31,716	\$ 32,056
Restricted.....	2,673,951	2,658,975	2,422,768	2,877,971	4,182,828
Committed.....	-	-	-	-	-
Assigned.....	1,828,000	1,500,000	1,823,718	804,772	2,165,385
Unassigned.....	7,563,514	9,186,167	10,427,779	12,005,360	14,347,743
<b>Total general fund.....</b>	<b>\$ 12,197,410</b>	<b>\$ 13,391,694</b>	<b>\$ 14,842,317</b>	<b>\$ 15,719,819</b>	<b>\$ 20,728,012</b>
<b>All Other Governmental Funds</b>					
Nonspendable.....	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted.....	83,628	98,182	113,160	127,459	141,439
Committed.....	-	-	-	-	-
Assigned.....	1,757,022	884,814	-	566,851	-
Unassigned.....	-	-	-	-	-
<b>Total all other governmental funds.....</b>	<b>\$ 1,840,650</b>	<b>\$ 982,996</b>	<b>\$ 113,160</b>	<b>\$ 694,310</b>	<b>\$ 141,439</b>
<b>Total Governmental Funds</b>					
Nonspendable.....	\$ 131,945	\$ 46,552	\$ 168,052	\$ 31,716	\$ 32,056
Restricted.....	2,757,579	2,757,157	2,535,928	3,005,430	4,324,267
Committed.....	-	-	-	-	-
Assigned.....	3,585,022	2,384,814	1,823,718	1,371,623	2,165,385
Unassigned.....	7,563,514	9,186,167	10,427,779	12,005,360	14,347,743
<b>Total governmental funds.....</b>	<b>\$ 14,038,060</b>	<b>\$ 14,374,690</b>	<b>\$ 14,955,477</b>	<b>\$ 16,414,129</b>	<b>\$ 20,869,451</b>

**Fund Balances - All Other Governmental Funds**



**City of Mebane, North Carolina**  
**Changes in Fund Balances - Governmental Funds**  
**Last Ten Fiscal Years**  
**(Modified Accrual Basis of Accounting)**

**Table 4**  
**Page 1 of 2**

	Fiscal Year Ending June 30				
	2013	2014	2015	2016	2017
<b>Revenues</b>					
Ad valorem taxes.....	\$ 7,322,698	\$ 7,705,045	\$ 8,207,631	\$ 8,436,102	\$ 9,349,863
Other taxes and licenses.....	189,355	199,935	190,058	795	960
Unrestricted intergovernmental.....	3,136,030	3,323,889	5,033,302	4,191,306	4,427,170
Restricted intergovernmental.....	695,117	1,497,810	893,277	880,010	904,619
Permits and fees.....	136,214	244,104	320,358	606,212	482,809
Sales and services.....	382,049	416,084	392,832	433,014	444,814
Investment earnings.....	11,943	17,190	1,746	6,363	25,200
Miscellaneous.....	112,033	94,753	260,119	155,294	270,538
<b>Total revenues.....</b>	<b>11,985,439</b>	<b>13,498,810</b>	<b>15,299,323</b>	<b>14,709,096</b>	<b>15,905,973</b>
<b>Expenditures</b>					
General government.....	1,950,508	2,087,742	2,094,055	2,151,509	1,997,039
Public safety.....	4,157,723	5,091,637	4,901,955	5,414,023	6,171,044
Public works.....	2,818,822	3,708,213	3,708,075	3,733,538	3,268,769
Cultural and recreation.....	1,110,864	1,195,637	1,318,029	1,466,564	1,056,609
Economic and physical development.....	505,146	3,832,902	703,466	1,466,432	703,062
Debt service:					
Principal.....	426,667	426,667	833,854	835,083	836,338
Interest and other charges.....	135,000	119,484	182,646	161,067	139,372
Capital outlay.....	116,669	1,437,893	2,138,037	1,276,985	634,567
<b>Total expenditures.....</b>	<b>11,221,399</b>	<b>17,900,175</b>	<b>15,880,117</b>	<b>16,505,201</b>	<b>14,806,800</b>
<b>Excess (deficiency) of revenues over (under) expenditures.....</b>	<b>764,040</b>	<b>(4,401,365)</b>	<b>(580,794)</b>	<b>(1,796,105)</b>	<b>1,099,173</b>
<b>Other Financing Sources (Uses)</b>					
Transfers to other funds.....	(245,000)	(245,000)	(1,450,000)	(856,734)	(60,000)
Transfers from other funds.....	762,500	1,029,376	1,843,092	1,821,734	60,000
Issuance of debt.....	-	4,345,275	-	-	6,298,330
<b>Total other financing sources (uses).....</b>	<b>517,500</b>	<b>5,129,651</b>	<b>393,092</b>	<b>965,000</b>	<b>6,298,330</b>
<b>Net change in fund balances.....</b>	<b>1,281,540</b>	<b>728,286</b>	<b>(187,702)</b>	<b>(831,105)</b>	<b>7,397,503</b>
Fund balances, beginning.....	10,686,058	11,967,598	12,695,884	12,974,258	12,143,153
Prior period adjustment.....	-	-	466,076	-	-
Fund balances, beginning as restated.....	10,686,058	11,967,598	13,161,960	12,974,258	12,143,153
<b>Fund balances, ending.....</b>	<b>\$ 11,967,598</b>	<b>\$ 12,695,884</b>	<b>\$ 12,974,258</b>	<b>\$ 12,143,153</b>	<b>\$ 19,540,656</b>
<b>Debt service as a percentage of noncapital expenditures.....</b>	<b>5.5%</b>	<b>4.6%</b>	<b>8.2%</b>	<b>7.0%</b>	<b>7.4%</b>

**City of Mebane, North Carolina**  
**Changes in Fund Balances - Governmental Funds**  
**Last Ten Fiscal Years**  
**(Modified Accrual Basis of Accounting)**

**Table 4**  
**Page 2 of 2**

	Fiscal Year Ending June 30				
	2018	2019	2020	2021	2022
<b>Revenues</b>					
Ad valorem taxes.....	\$ 9,851,605	\$ 10,413,402	\$ 10,897,067	\$ 11,339,347	\$ 12,631,940
Other taxes and licenses.....	1,005	1,030	955	955	805
Unrestricted intergovernmental.....	4,866,039	5,095,144	5,433,058	6,101,360	7,683,475
Restricted intergovernmental.....	1,265,968	1,589,184	1,262,717	1,154,666	1,231,498
Permits and fees.....	411,580	915,604	811,186	1,338,035	1,388,813
Sales and services.....	462,033	494,687	576,421	616,526	701,267
Investment earnings.....	129,302	180,725	153,113	56,027	12,615
Miscellaneous.....	322,138	167,614	524,824	262,594	966,972
<b>Total revenues.....</b>	<b>17,309,670</b>	<b>18,857,390</b>	<b>19,659,341</b>	<b>20,869,510</b>	<b>24,617,385</b>
<b>Expenditures</b>					
General government.....	2,244,898	2,179,611	2,265,058	2,540,663	2,629,542
Public safety.....	6,526,581	6,544,785	6,888,994	6,818,514	7,372,689
Public works.....	3,400,679	3,113,625	3,048,385	3,888,863	3,519,090
Cultural and recreation.....	1,828,941	1,445,320	1,343,057	1,293,315	1,538,498
Economic and physical development.....	1,878,174	1,255,070	1,927,454	2,163,879	2,275,921
Debt service:					
Principal.....	1,316,286	1,347,620	1,272,748	1,239,573	1,415,799
Interest and other charges.....	306,592	285,412	264,189	211,159	178,525
Capital outlay.....	5,739,986	3,652,717	2,068,669	1,685,392	2,597,000
<b>Total expenditures.....</b>	<b>23,242,137</b>	<b>19,824,160</b>	<b>19,078,554</b>	<b>19,841,358</b>	<b>21,527,064</b>
<b>Excess (deficiency) of revenues over (under) expenditures.....</b>	<b>(5,932,467)</b>	<b>(966,770)</b>	<b>580,787</b>	<b>1,028,152</b>	<b>3,090,321</b>
<b>Other Financing Sources (Uses)</b>					
Transfers to other funds.....	(1,726,812)	(1,500,000)	(1,183,857)	(1,144,592)	(696,274)
Transfers from other funds.....	1,724,810	2,067,932	1,183,857	1,144,592	696,274
Issuance of debt.....	431,873	735,468	-	430,500	1,365,000
<b>Total other financing sources (uses).....</b>	<b>429,871</b>	<b>1,303,400</b>	<b>-</b>	<b>430,500</b>	<b>1,365,000</b>
<b>Net change in fund balances.....</b>	<b>(5,502,596)</b>	<b>336,630</b>	<b>580,787</b>	<b>1,458,652</b>	<b>4,455,321</b>
Fund balances, beginning.....	19,540,656	14,038,060	14,374,690	14,955,477	16,414,130
Prior period adjustment.....	-	-	-	-	-
Fund balances, beginning as restated.....	19,540,656	14,038,060	14,374,690	14,955,477	16,414,130
<b>Fund balances, ending.....</b>	<b>\$ 14,038,060</b>	<b>\$ 14,374,690</b>	<b>\$ 14,955,477</b>	<b>\$ 16,414,129</b>	<b>\$ 20,869,451</b>
<b>Debt service as a percentage of noncapital expenditures.....</b>	<b>10.3%</b>	<b>10.2%</b>	<b>8.8%</b>	<b>8.0%</b>	<b>8.4%</b>

**Notes:**

(1) 2015 includes a prior period restatement of \$466,076.



**City of Mebane, North Carolina**  
**Assessed Value and Estimated Actual Value of Taxable Property**  
**Last Ten Fiscal Years**

**Table 5**

<u>Fiscal</u> <u>Year</u>	<u>Real Property</u>	<u>Personal</u> <u>Property</u>	<u>Public Service</u> <u>Companies</u>	<u>Less Tax-</u> <u>Exempt</u> <u>Property</u>	<u>Total Taxable</u> <u>Assessed Value</u>	<u>Total</u> <u>Direct</u> <u>Tax</u> <u>Rate</u>	<u>Estimated Actual</u> <u>Taxable Value</u>	<u>Ratio of</u> <u>Assessed</u> <u>Value to</u> <u>Estimated</u> <u>Actual</u> <u>Value</u>
2013	1,138,480,584	417,965,044	22,126,189	(8,199,338)	1,570,372,479	0.47	1,489,959,352	105.4%
2014	1,163,814,338	476,296,137	22,343,241	(8,380,262)	1,654,073,454	0.47	1,574,895,032	105.0%
2015	1,171,969,829	498,060,858	22,232,490	(8,580,903)	1,683,682,274	0.49	1,603,949,005	105.0%
2016	1,215,674,661	511,076,370	23,926,263	(9,087,410)	1,741,589,884	0.49	1,648,732,865	105.6%
2017	1,355,230,856	550,037,154	20,701,422	(6,871,152)	1,919,098,280	0.49	1,919,559,215	100.0%
2018	1,519,215,965	576,423,148	21,265,042	(6,231,130)	2,110,673,025	0.47	2,165,774,122	97.5%
2019	1,572,394,043	593,126,106	19,041,041	(2,685,151)	2,181,876,039	0.47	2,238,905,875	97.5%
2020	1,627,662,514	648,540,774	19,264,439	(243,533)	2,295,224,194	0.47	2,449,836,538	93.7%
2021	1,755,206,176	602,162,652	19,101,600	(243,533)	2,376,226,895	0.47	2,542,954,665	93.4%
2022	1,931,258,902	706,724,061	17,085,572	(352,483)	2,654,716,052	0.47	2,872,643,553	92.4%

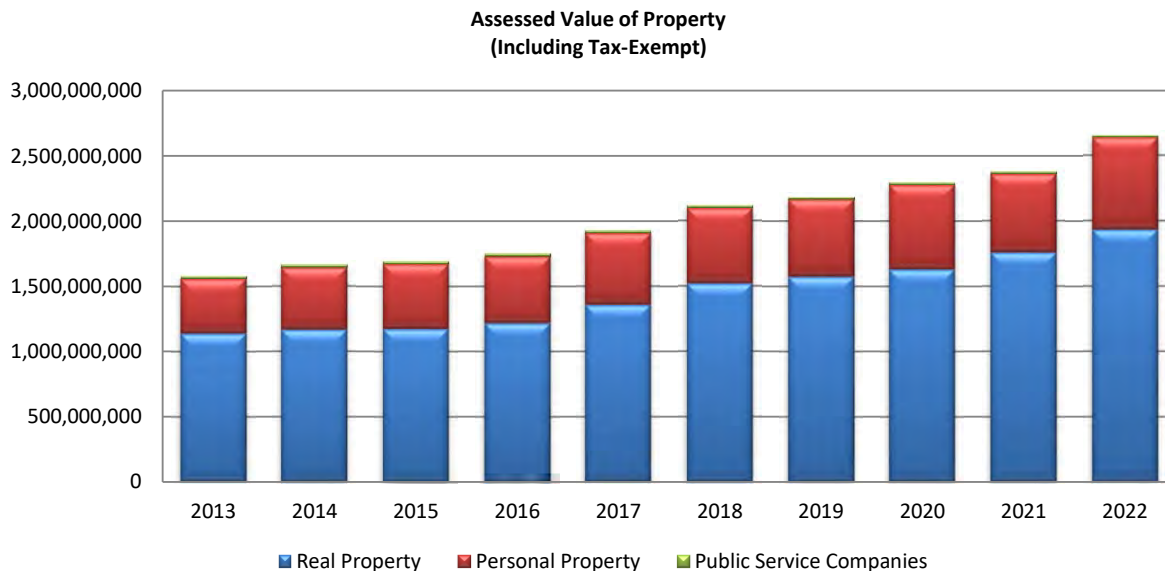
**Sources:**

Alamance County and Orange County Tax Departments.

**Notes:**

Assessed valuations are established by the Alamance County Board of Commissioners at 100% of estimated market value. A revaluation of real property is required by the North Carolina General Statutes at least every eight years. Property was last revalued in FY 2018.

Estimated actual taxable value is calculated using information provided in Alamance and Orange County's Annual Comprehensive Financial Reports (ACFRs).



**City of Mebane, North Carolina**  
**Direct and Overlapping Property Tax Rates**  
**Last Ten Years**  
**(Rates are Per \$100 of Assessed Value)**

**Table 6**

<u>Fiscal Year</u>	<u>Direct Rate</u>	<u>Overlapping Rates</u>		<u>Combined Tax Rate</u>	
	<u>City of Mebane</u>	<u>Alamance County<sup>(1)</sup></u>	<u>Orange County<sup>(2)</sup></u>	<u>Alamance County</u>	<u>Orange County</u>
2013.....	0.47	0.520	0.858	0.990	1.328
2014.....	0.47	0.540	0.858	1.010	1.328
2015.....	0.49	0.530	0.858	1.020	1.348
2016.....	0.49	0.580	0.878	1.070	1.368
2017.....	0.49	0.580	0.878	1.070	1.368
2018.....	0.47	0.580	0.838	1.050	1.308
2019.....	0.47	0.590	0.850	1.060	1.320
2020.....	0.47	0.670	0.868	1.140	1.338
2021.....	0.47	0.670	0.868	1.140	1.338
2022.....	0.47	0.660	0.819	1.130	1.289

**Sources:**

<sup>(1)</sup> Alamance County Tax Department.

<sup>(2)</sup> Orange County Tax Department.

**Notes:**

Overlapping rates are the county government rates that apply to property owners within the City of Mebane. The City of Mebane is located in both Alamance and Orange counties. Not all overlapping rates apply to all property owners, but at least one County overlapping rates applies to each property owner.

**City of Mebane, North Carolina  
Principal Property Taxpayers  
Current Year and Nine Years Ago**

**Table 7**

	2022			2013		
	<u>Taxable Assessed Value</u> (1)	<u>Rank</u>	<u>Percentage of Total Taxable Assessed Value</u>	<u>Taxable Assessed Value</u>	<u>Rank</u>	<u>Percentage of Total Taxable Assessed Value</u>
GKN Automotive Components.....	\$ 85,655,962	1	3.23%	\$ 101,632,878	1	6.47%
Liggett Group - One Hundred Maple.....	53,505,837	2	2.02%	68,000,708	2	4.33%
Industrial Connections & Solutions LLC.....	52,653,817	3	1.98%	(2)		
Walmart Stores Inc.....	49,253,101	4	1.86%	16,372,001	8	1.04%
Lotus Bakeries US, LLC.....	43,502,662	5	1.64%	(2)		
Nypro, Inc. (a Jabil Company).....	42,923,810	6	1.62%	13,930,219	9	0.89%
Tanger Properties LMTD Partner.....	42,389,129	7	1.60%	34,813,065	4	2.22%
Keystone at Mebane Oaks LLC.....	41,411,560	8	1.56%	(2)		
Morinaga American Foods Inc.....	30,794,748	9	1.16%	(2)		
MRE MNC LLC.....	28,015,300	10	1.06%	(2)		
Sandvik Inc.....	(2)			49,305,583	3	3.14%
Armacell LLC/Armstrong	(2)			21,569,012	6	1.37%
Carden Place Investors LLC	(2)			16,868,033	7	1.07%
Spring Forest, LLC.....	(2)			13,251,550	10	0.84%
Mebane Packaging / Meadwestvaco.....	(2)			21,569,012	5	1.37%
<b>Total.....</b>	<b>\$470,105,926</b>		<b>17.71%</b>	<b>\$357,312,061</b>		<b>22.77%</b>

**Source:**

Alamance County Tax Department.

**Notes:**

(1) Assessed valuation represents taxes assessed and due in the fiscal year ended June 30, 2022.

(2) Not within top ten ranking.

**City of Mebane, North Carolina  
Property Tax Levies and Collections  
Last Ten Fiscal Years**

**Table 8**

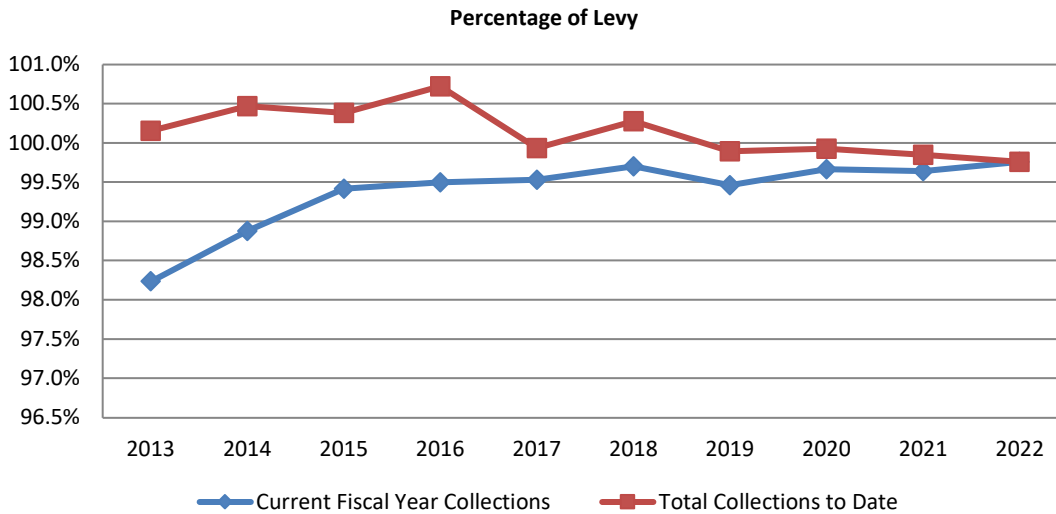
Fiscal Year	Fiscal Year of the Levy			Total Collections to Date		
	Taxes Levied for the Fiscal	Amount	Percentage	Collections in Subsequent	Amount	Percentage
	Year <sup>(1)</sup>	Collected	of Levy	Years		of Levy
2013.....	7,354,497	7,224,810	98.2%	141,080	7,365,890	100.2%
2014.....	7,764,524	7,677,173	98.9%	123,702	7,800,875	100.5%
2015.....	8,223,909	8,175,886	99.4%	79,410	8,255,296	100.4%
2016.....	8,528,175	8,485,223	99.5%	104,458	8,589,681	100.7%
2017.....	9,288,710	9,244,828	99.5%	37,563	9,282,391	99.9%
2018.....	9,815,332	9,785,748	99.7%	56,481	9,842,229	100.3%
2019.....	10,383,208	10,326,956	99.5%	45,031	10,371,987	99.9%
2020.....	10,854,564	10,817,844	99.7%	28,350	10,846,194	99.9%
2021.....	11,273,675	11,233,082	99.6%	23,199	11,256,281	99.8%
2022.....	12,490,459	12,460,266	99.8%	-	12,460,266	99.8%

**Sources:**

Alamance County Tax Department.

**Notes:**

<sup>(1)</sup> Taxes levied for the fiscal year are not adjusted for discoveries in subsequent years but their collection is included in the total collections to date for the year in which they would have been levied.



**City of Mebane, North Carolina**  
**Ratios of Outstanding Debt by Type**  
**Last Ten Fiscal Years**

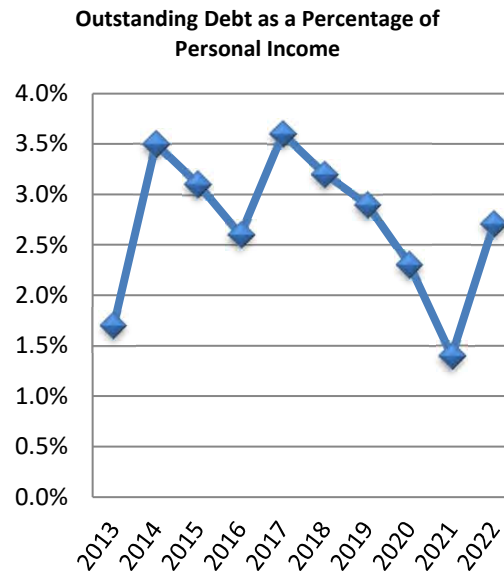
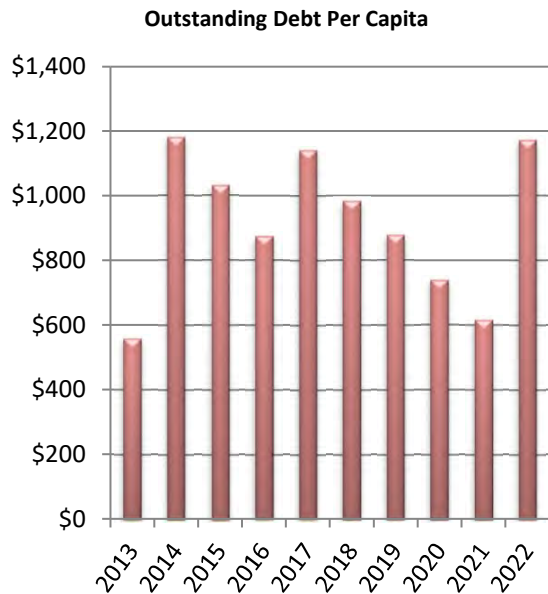
**Table 9**

Fiscal Year	Governmental Activities		Business-type Activities			Total	Percentage of Personal Income <sup>(1)</sup>	
	Installment Financing <sup>(2)</sup>	General Obligation Bonds	Revenue Bonds	Installment Financing <sup>(2)</sup>	Per Capita <sup>(1)</sup>			
2013.....	3,430,002	570,000	-	2,758,161	6,758,163	1.7%	557	
2014.....	7,348,610	455,000	-	6,788,750	14,592,360	3.5%	1,180	
2015.....	6,514,756	335,000	-	6,162,611	13,012,367	3.1%	1,032	
2016.....	5,679,678	215,000	-	5,272,472	11,167,150	2.6%	874	
2017.....	11,141,683	95,000	-	4,869,335	16,106,018	3.6%	1,141	
2018.....	10,257,277	-	-	4,459,195	14,716,472	3.2%	983	
2019.....	9,645,099	-	-	4,042,056	13,687,155	2.9%	878	
2020.....	8,371,909	-	-	3,617,917	11,989,826	2.3%	737	
2021.....	7,562,836	-	-	3,186,778	10,749,614	1.4%	615	
2022.....	7,512,035	-	13,573,000	144,563	21,229,598	2.7%	1,172	

**Notes:**

<sup>(1)</sup> See Table 13 for personal income and population data. These ratios are calculated using personal income and population for the calendar year.

<sup>(2)</sup> Details regarding outstanding debt can be found in the notes to the financial statements.



**City of Mebane, North Carolina**  
**Ratios of General Bonded Debt Outstanding**  
**Last Ten Fiscal Years**

**Table 10**

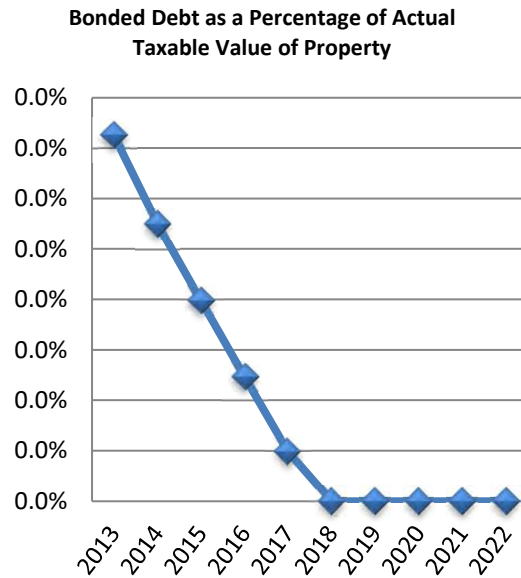
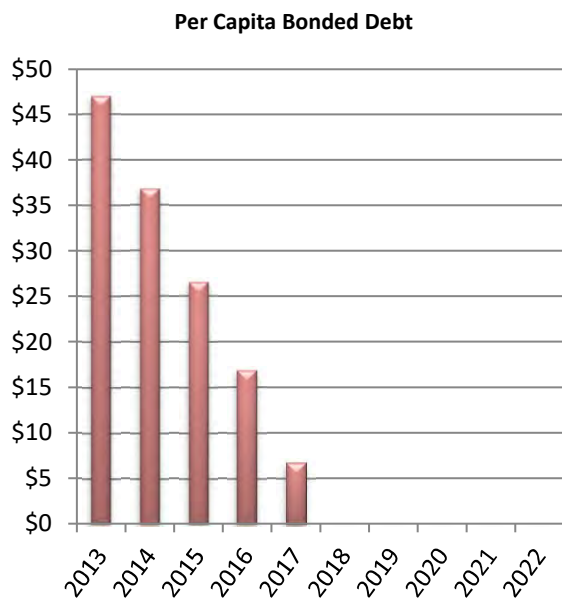
<u>Fiscal Year</u>	<u>General Bonded Debt</u>	<u>Percentage of Actual</u>	
		<u>Taxable Value of Property</u> <sup>(1)</sup>	<u>Per Capita Bonded Debt</u> <sup>(2)</sup>
2013.....	570,000	0.04%	47
2014.....	455,000	0.03%	37
2015.....	335,000	0.02%	27
2016.....	215,000	0.01%	17
2017.....	95,000	0.00%	7
2018.....	-	0.00%	-
2019.....	-	0.00%	-
2020.....	-	0.00%	-
2021.....	-	0.00%	-
2022.....	-	0.00%	-

**Notes:**

<sup>(1)</sup> See Table 5 for Assessed Value of Taxable Property.

<sup>(2)</sup> See Table 13 for personal income and population data. These ratios are calculated using personal income and population for the calendar year.

<sup>(3)</sup> Details regarding outstanding debt can be found in the notes to the financial statements.



**City of Mebane, North Carolina**  
**Direct and Overlapping Governmental Activities Debt**  
**As of June 30, 2022**

**Table 11**

<u>Governmental Unit</u>	<u>Debt</u> <u>Outstanding</u>	<u>Estimated</u> <u>Percentage</u> <u>Applicable</u> <sup>(1)</sup>	<u>Estimated</u> <u>Share of Direct</u> <u>and</u> <u>Overlapping</u> <u>Debt</u>
Alamance County general obligation debt.....	\$ 203,600,622	15.00%	\$ 30,535,405
Orange County general obligation debt.....	128,250,000	2.98%	<u>3,818,269</u>
Subtotal, overlapping debt.....			34,353,674
City of Mebane debt.....			<u>7,512,035</u>
Total direct and overlapping debt.....			<u>\$ 41,865,709</u>

**Sources:**

Alamance and Orange County debt outstanding provided by Alamance and Orange Counties.

**Notes:**

Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident and, therefore, responsible for repaying the debt of each overlapping government.

<sup>(1)</sup> For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the City of Mebane's boundaries and dividing it by each unit's total taxable assessed value. Taxable assessed property values as of June 30, 2022 were used to determine the overlapping debt percentage.

**City of Mebane, North Carolina  
 Legal Debt Margin Information  
 Last Ten Fiscal Years**

**Table 12**

<u>Fiscal Year</u>	<u>Debt Limit</u>	<u>Total Net Debt</u>		<u>Legal Debt Margin as a</u>	
		<u>Applicable to</u>	<u>Legal Debt</u>	<u>Percent of Debt</u>	
		<u>Limit</u>	<u>Margin</u>	<u>Limit</u>	
2013.....	125,629,798	12,757,391	112,872,407	89.8%	
2014.....	132,325,876	13,808,094	118,517,782	89.6%	
2015.....	134,694,582	17,117,480	117,577,102	87.3%	
2016.....	139,327,191	17,644,973	121,682,218	87.3%	
2017.....	153,527,862	25,367,821	128,160,041	83.5%	
2018.....	168,853,842	31,431,998	137,421,844	81.4%	
2019.....	174,550,083	20,412,713	154,137,370	88.3%	
2020.....	183,617,936	22,755,008	160,862,928	87.6%	
2021.....	190,098,152	18,470,042	171,628,110	90.3%	
2022.....	212,377,284	7,512,035	204,865,249	96.5%	

**Notes:**

**Legal Debt Margin Calculation for Fiscal Year 2021:**

Assessed valuation.....	\$ 2,654,716,052	
Statutory limit percentage.....	8.0%	
Debt limit - 8.0% of assessed value.....		\$ 212,377,284
Gross debt:		
Total bonded debt.....	-	
Authorized and unissued bonds.....	-	
Lease financing agreements.....	7,512,035	
Total gross debt.....	7,512,035	
Less: statutory deductions.....	-	
Total amount of debt applicable to debt limit (net debt).....		7,512,035
<b>Legal Debt Margin.....</b>		<b>\$ 204,865,249</b>



**City of Mebane, North Carolina**  
**Demographic and Economic Statistics**  
**Last Ten Calendar Years**

**Table 13**

<u>Fiscal Year</u>	<u>Population (1)</u>	<u>Median value of owner -occupied housing (2)</u>	<u>Median Family Income</u>	<u>Median Age (4)</u>	<u>Unemployment Rate (5)</u>
2013.....	12,128	163,500	* 53,166	35.8	6.2%
2014.....	12,366	161,000	* 52,586	35.8	6.3%
2015.....	12,613	* 165,800	* 53,029	35.8	5.7%
2016.....	12,774	* 172,400	* 53,029	35.8	4.7%
2017.....	14,117	* 178,700	* 54,430	35.9	4.0%
2018.....	14,973	* 185,700	* 56,037	35.8	4.0%
2019.....	15,589	* 193,500	* 60,851	34.8	3.7%
2020.....	16,262	* 195,800	* 54,157	34.2	4.4%
2021.....	17,472	* 189,600	* 64,729	34.7	5.7%
2022.....	18,116	* 202,900	* 61,213	35.3	4.5%

Note: Many of these data elements are not published annually for cities. Data is estimated using the ratio of Mebane to Alamance County from the 2020 census and the 2005-2014 American Community Survey. That ratio was applied back to annual county data to estimate the data for the City of Mebane.

Notes:

(1) Office of State Management and Budget, NC Department of Revenue

(2) U. S. Department of Commerce, Bureau of Economic Analysis.

United States Census Bureau, Most recent available census data.

(3) American City Survey Fact Finder.

(4) N. C. Employment Security Commission, Local Area Unemployment Statistics

(5) N. C. Employment Security Commission, Local Area Unemployment Statistics

\* Data not available - estimated based on trends.

**City of Mebane, North Carolina  
Principal Employers  
Current Year and Nine Years Ago**

**Table 14**

<u>Employer</u>	<u>2022<sup>(1)</sup></u>			<u>2013<sup>(2)</sup></u>		
	<u>Employees</u>	<u>Rank</u>	<u>Percentage of</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of</u>
			<u>Total</u>			<u>Total</u>
			<u>Employment</u>			<u>Employment</u>
ABB (General Electric).....	817	1	4.51%	315	4	5.0%
Walmart Distribution.....	600	2	3.31%		*	(3)
GKN.....	426	3	2.35%	500	1	8.0%
AKG of America.....	404	4	2.23%	350	3	5.6%
Liggett Group LLC.....	280	5	1.55%	299	6	4.8%
Sports Endeavors.....	275	6	1.52%	311	5	4.9%
Armcell.....	255	7	1.41%	250	7	4.0%
Morinaga.....	237	8	1.31%		*	(3)
Jabil (Nypro).....	225	9	1.24%	250	8	4.0%
Sandvik.....	168	10	0.93%		*	(3)
Lotus.....	160	*	0.88%		*	(3)
Cambro.....	130	*	0.72%		*	(3)
Carrier (Walter Kidde).....	102	*	0.56%	114	10	1.8%
Ferraro Foods.....	100	*	0.55%		*	(3)
Kingsdown.....	92	*	0.51%	150	9	2.4%
UPI (Universal PersevaChem Inc).....	75	*	0.41%		*	(3)
West Rock (Meadwestvaco).....	-	*	0.00%	400	2	6.4%
Prescient - Closed.....		*	0.00%		*	(3)
<b>Total.....</b>	<b>4,346</b>		<b>23.99%</b>	<b>2,939</b>		<b>46.9%</b>

**Sources:**

- (1) Human Resource Directors- Phone or Email
- (2) Alamance County Area Chamber of Commerce data for closest year available
- (3) Not available

\* Not in top ten this year

**City of Mebane, North Carolina**  
**Full-time-Equivalent Employees by Function**  
**Last Ten Fiscal Years**

**Table 15**

<u>Function / Department</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
<b>General Government:</b>										
Mayor & City Council.....	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
City Manager.....	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
City Clerk.....	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Finance.....	2.0	2.0	3.0	3.0	4.0	4.0	5.0	5.0	5.0	6.0
Human Resources.....	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0
Tax Collector.....	1.0	1.0	1.0	1.0	-	-	-	-	-	-
City Attorney.....	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Information Technology.....	-	-	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0
Public Buildings.....	2.0	4.0	4.0	4.0	4.0	5.0	5.0	5.0	5.0	5.0
<b>Public Safety:</b>										
Police Department.....	31.0	31.0	32.0	35.0	35.5	40.0	40.0	40.0	41.0	49.5
Fire Department.....	16.0	16.0	25.0	25.0	25.0	25.0	28.0	29.0	29.0	31.0
<b>Economic and Physical Development:</b>										
Planning.....	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0
Inspections.....	3.0	4.0	4.0	4.0	5.0	4.0	4.0	5.0	6.0	6.0
<b>Public Works:</b>										
Streets.....	9.0	-	-	-	-	-	-	-	-	-
Sanitation.....	7.0	7.0	7.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
Public Works.....	5.0	12.0	12.0	12.0	13.0	12.0	14.0	14.0	12.0	14.0
<b>Culture and Recreation:</b>										
Recreation.....	5.0	5.0	5.0	5.0	5.0	7.0	7.0	7.0	8.0	10.0
Arts and Community Center.....	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0
<b>Water and Sewer:</b>										
Billing and Metering.....	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	2.0
Water distribution and maintenance.....	2.0	2.0	2.0	3.0	3.0	3.0	5.0	5.0	7.0	11.0
<b>Waste Collection and Treatment:</b>										
Pretreatment - industrial monitoring.....	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Wastewater Treatment Plant.....	5.0	5.0	5.0	5.0	5.0	5.0	6.0	5.0	6.0	6.0
Laboratory.....	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Sewer mains and lift stations.....	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0
<b>Total.....</b>	<b><u>109.5</u></b>	<b><u>110.5</u></b>	<b><u>122.5</u></b>	<b><u>128.5</u></b>	<b><u>131.0</u></b>	<b><u>136.5</u></b>	<b><u>145.5</u></b>	<b><u>147.5</u></b>	<b><u>152.5</u></b>	<b><u>172.0</u></b>

**Sources:**

City of Mebane staff

**Notes:**

A full-time employee is scheduled to work 2,080 hours per year (including vacation and sick leave). Full-time-equivalent employment is calculated by dividing total labor hours by 2,080.

**City of Mebane, North Carolina  
Operating Indicators by Function  
Last Ten Fiscal Years**

**Table 16**

<b>Function</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
<b>General Government</b>										
Finance Department										
Vendor checks issued.....	3,003	2,952	3,029	3,095	3,104	3,299	3,668	3,613	3,621	3,984
Human Resources										
Workers' compensation lost time (days).....	52	122	-	-	-	-	23	-	-	-
Employee turnover rate.....	7%	3%	5%	9%	5%	9%	4%	6%	12%	13%
<b>Public Safety</b>										
Fire Protection										
Incident calls.....	732	823	773	840	909	918	921	919	939	1,175
Structure fires.....	303	211	15	19	26	34	21	25	36	49
Inspections.....	177	190	186	394	363	250	545	233	188	725
Child passenger seat inspections.....	242	191	154	204	193	237	190	217	107	219
Police Protection										
Physical arrests.....	653	568	501	377	438	482	506	436	274	299
Citations issued.....	1,489	1,226	1,028	926	1,585	1,522	1,846	1,720	970	1,186
Response to calls/officer initiated activity.....	15,363	14,942	14,685	16,968	16,363	17,220	19,764	21,718	20,932	22,657
Traffic accidents.....	583	528	491	620	790	628	809	642	767	813
<b>Public Works</b>										
Street resurfacing (miles).....	0.54	2.67	1.48	1.48	1.51	1.32	2.20	1.56	4.15	3.35
Refuse collected (tons annually).....	3,267	3,390	3,585	3,880	4,073	4,278	4,594	4,950	5,459	5,454
Homes receiving service.....	4,522	3,965	4,756	4,527	4,717	5,354	4,965	5,243	5,538	5,867
Recyclables collected (tons annually).....	1,063	1,112	1,100	841	862	864	831	1,265	792	1,024
<b>Economic &amp; Physical Development</b>										
Inspections										
Residential inspections conducted.....	3,460	5,914	5,212	6,477	7,348	4,765	7,032	7,357	11,159	10,274
Commercial inspections conducted.....	332	785	1,462	8,499	9,710	5,449	5,291	2,761	2,214	1,565
Total inspections conducted.....	<u>3,792</u>	<u>6,699</u>	<u>6,674</u>	<u>14,976</u>	<u>17,058</u>	<u>10,214</u>	<u>12,323</u>	<u>10,118</u>	<u>13,373</u>	<u>11,839</u>
Certificates of occupancy issued.....	125	131	154	166	216	102	206	207	285	322
Building permits issued.....	277	228	155	191	143	171	196	259	348	268
<b>Cultural &amp; Recreation</b>										
Recreation										
Athletics participants.....	3,140	2,693	2,653	2,744	2,679	2,679	2,923	1,623	1,846	2,933
<b>Water Distribution</b>										
Accounts.....	4,454	4,566	4,744	4,934	5,227	5,471	5,717	5,972	6,008	6,678
Average daily consumption (mgd).....	1.290	1.350	1.400	1.510	1.880	1.760	1.710	1.707	1.911	1.931
<b>Wastewater Treatment</b>										
Accounts.....	4,125	4,263	4,424	4,587	4,898	5,034	5,170	5,395	5,564	6,031
Average daily treatment (mgd).....	1.100	1.340	1.202	1.359	1.373	1.290	1.690	1.570	1.770	1.588

**Sources:**

Various City departments

**Notes:**

"NA" indicates "not available"

**City of Mebane, North Carolina**  
**Capital Asset Statistics by Function**  
**Last Ten Fiscal Years**

**Table 17**

<b>Function</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
<b>Public Safety</b>										
Fire Protection										
Stations.....	2	2	3	3	3	3	3	3	3	3
Fire trucks.....	12	13	13	13	13	13	13	13	13	13
Police Protection										
Stations.....	1	1	1	1	1	1	1	1	1	1
Patrol units.....	32	32	30	29	31	39	36	36	36	37
<b>Public Works</b>										
Miles of streets.....	52.2	52.4	54.0	54.3	54.7	56.6	58.0	60.1	62.4	65.6
Maintenance vehicles.....	56	56	58	58	51	45	29	31	32	32
Miles of sidewalks (linear feet).....	43.0	43.0	50.1	50.8	54.2	55.3	57.5	59.8	63.6	69.0
Refuse collection trucks.....	5	6	6	6	6	6	6	6	6	7
<b>Cultural &amp; Recreation</b>										
Number of parks .....	6	6	6	6	6	7	8	9	9	10
Park acreage.....	275	275	275	275	308	308	328	328	362	365
Trails (miles).....	3	3	3	3	3	3	5	5	5	5
Playgrounds.....	5	5	5	5	5	3	4	5	5	6
Baseball/softball diamonds.....	6	6	6	6	6	6	6	6	6	6
Soccer fields.....	10	10	10	10	10	10	7	7	7	7
<b>Water and Sewer</b>										
Miles of gravity sewer lines.....	88.7	89.1	94.3	97.8	98.6	100.1	113.4	118.8	122.1	123.6
Miles of water lines.....	103.1	104.6	111.3	111.3	114.9	117.2	117.8	122.2	125.8	130.0
Miles of sewer force mains.....	18.7	18.5	18.3	21.9	18.3	18.5	24.2	27.8	27.8	27.8
Miles of storm sewer.....	57.0	57.6	58.5	61.1	61.8	64.9	65.0	67.6	71.5	81.3

**Source:**

Various City departments

**Notes:**

"NA" indicates "not available"

# Compliance Section

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This section contains compliance reports for the City's Governmental Compliance.

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- **Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards**



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**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON  
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT  
AUDITING STANDARDS***

**Independent Auditor's Report**

To The Honorable Mayor and  
Members of the City Council  
City of Mebane  
Mebane, North Carolina

We have audited, in accordance with the auditing standards generally accepted in the United State of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of Mebane, North Carolina, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprises the City of Mebane's basic financial statements and have issued our report thereon dated November 29, 2022.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered the City of Mebane's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Mebane's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider material weaknesses. However, material weaknesses may exist that have not been identified.

### Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Mebane's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

STOUT STUART MCGOWEN & KINGS, LLP

Burlington, North Carolina  
November 29, 2022





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REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM;  
REPORT ON INTERNAL CONTROL OVER COMPLIANCE; WITH OMB  
UNIFORM GUIDANCE AND THE STATE SINGLE AUDIT IMPLEMENTATION  
ACT

**Independent Auditor's Report**

To the Honorable Mayor and  
Members of the City Council  
City of Mebane, North Carolina

**Report on Compliance for Each Major Federal Program**

***Opinion on Each Major Federal Program***

We have audited the City of Mebane, North Carolina, compliance with the types of compliance requirements described in the OMB *Compliance Supplement* and the *Audit Manual for Governmental Auditors in North Carolina*, issued by the Local Government Commission, that could have a direct and material effect on each of the City of Mebane's major federal programs for the year ended June 30, 2022. The City of Mebane's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City of Mebane complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2022.

***Basis for Opinion on Each Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance) and the State Single Audit Implementation Act. Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of City of Mebane and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a reasonable basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City of Mebane's compliance with the compliance requirements referred to above.

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### ***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to City of Mebane federal programs.

### ***Auditor's Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on City of Mebane's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about City of Mebane's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding City of Mebane's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- obtain an understanding of City of Mebane's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of City of Mebane's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### **Report on Internal Control Over Compliance**

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in Auditor's Responsibilities for the Audit of Compliance section and above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies or material weaknesses in internal control over compliance. Given these limitations, during our audit, we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

STOUT STUART MCGOWEN & KINGS LLP

Burlington, North Carolina

November 29, 2022



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REPORT ON COMPLIANCE FOR EACH MAJOR STATE PROGRAM; REPORT ON INTERNAL CONTROL OVER COMPLIANCE; WITH OMB UNIFORM GUIDANCE AND THE STATE SINGLE AUDIT IMPLEMENTATION ACT

**Independent Auditor’s Report**

To The Honorable Mayor and  
Members of the City Council  
City of Mebane  
Mebane, North Carolina

**Report on Compliance for Each Major State Program**

We have audited the City of Mebane, North Carolina, compliance with the types of compliance requirements described in the OMB *Compliance Supplement* and the *Audit Manual for Governmental Auditors in North Carolina*, issued by the Local Government Commission, that could have a direct and material effect on each of the City of Mebane’s major State programs for the year ended June 30, 2022. The City of Mebane’s major State programs are identified in the summary of auditor’s results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City of Mebane complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major State programs for the year ended June 30, 2022.

***Basis for Opinion on Each Major State Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and the State Single Audit Implementation Act. Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor’s Responsibilities for the Audit Compliance section of our report.

We are required to be independent of City of Mebane and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provides a reasonable basis for our opinion on compliance for each major State program. Our audit does not provide a legal determination of the City of Mebane's compliance with the compliance requirements referred to above.

***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to City of Mebane State programs.

### ***Auditor's Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on City of Mebane's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about City of Mebane's compliance with the requirements of each major State program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding City of Mebane's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- obtain an understanding of City of Mebane's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of City of Mebane's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### **Report on Internal Control Over Compliance**

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a State program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a State program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a State program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in Auditor's Responsibilities for the Audit of Compliance section and above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies or material weaknesses in internal control over compliance. Given these limitations, during our audit, we did not identify any deficiencies in internal control over compliance that we consider to be

material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

STOUT STUART MCGOWEN & KINGS LLP

Burlington, North Carolina  
November 29, 2022

CITY OF MEBANE, NORTH CAROLINA  
 SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
 For the Fiscal Year Ended June 30, 2022

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Section I. Summary of Auditor's Results

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Financial Statements

Type of auditor's report issued: Unmodified

Internal control over financial reporting:

Material weakness(es) identified? \_\_\_\_\_ Yes   X   No

Significant Deficiency(s) identified that are not  
 considered to be material weaknesses \_\_\_\_\_ Yes   X   None Reported

Noncompliance material to financial statements noted \_\_\_\_\_ Yes   X   No

Federal Awards

Internal control over major federal programs:

Material weakness(es) identified? \_\_\_\_\_ Yes   X   No

Significant Deficiency(s) identified that are not  
 considered to be material weaknesses \_\_\_\_\_ Yes   X   None Reported

Type of auditor's report issued on compliance for  
 major federal programs: Unmodified

Any audit findings disclosed that are required to be  
 reported in accordance with 2 CFR 200.516(a)? \_\_\_\_\_ Yes   X   No

Identification of major federal programs:

Federal Assistance Listing No.    Names of Federal Program or Cluster

21.027                      Coronavirus State and Local Fiscal  
    Recovery Fund

Dollar threshold used to distinguish between Type A and  
 Type B programs: \$750,000

Auditee qualified as low-risk auditee? \_\_\_\_\_ Yes   X   No

CITY OF MEBANE, NORTH CAROLINA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
For the Fiscal Year Ended June 30, 2022

---

Section I. Summary of Auditor's Results

---

State Awards

Internal control over major State programs:

Material weakness(es) identified? \_\_\_\_\_ Yes        X   No

Significant Deficiency(s) identified that are not  
considered to be material weaknesses      \_\_\_\_\_ Yes        X   None Reported

Type of auditor's report issued on compliance for  
major State programs:      Unmodified

Any audit findings disclosed that are required to be  
reported in accordance with State Single Audit  
Implementation Act      \_\_\_\_\_ Yes        X   No

Identification of major State program:

State Program Name

Powell Bill  
Building Reuse Grant

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Section II. Financial Statement Findings

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None reported.

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Section III. Federal Award Findings and Questioned Costs

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None reported.

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Section IV. State Award Findings and Questioned Costs

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None reported.



CITY OF MEBANE, NORTH CAROLINA  
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS  
For the Fiscal Year Ended June 30, 2022

None

**City of Mebane, North Carolina**  
**Schedule of Expenditures of Federal and State Awards**  
**For The Year Ended June 30, 2022**

Grantor/Pass-through <u>Grantor/Program Title</u>	Federal Assistance Listing No.	State/ Pass-through Grantor's Number	Federal (Direct and Pass-through) Expenditures	State Expenditures	Passed Through to Subrecipient
<b>Federal Awards:</b>					
<b>Cash Programs:</b>					
<u>U.S. Dept. of Justice</u>					
Direct Program:					
Federal Equitable Sharing Funds	16.922	na	\$ 100,507	\$ -	\$ -
<u>U.S. Dept. of Treasury</u>					
Passed-through the Office of State Budget and Management:					
NC Pandemic Recovery Office					
Coronavirus State and Local Fiscal Recovery Fund	21.027		<u>2,045,130</u>	-	-
Total assistance - federal programs			<u>2,145,637</u>	-	-
<b>Cash Assistance:</b>					
<u>N.C. Department of Transportation:</u>					
Powell Bill	na	2000001817	-	497,992	-
<u>N.C. Department of Commerce</u>					
Building Reuse Grant	na		-	480,000	-
One NC Fund	na		<u>-</u>	<u>65,250</u>	<u>-</u>
Total assistance - state programs			<u>-</u>	<u>1,043,242</u>	<u>-</u>
Total assistance			<u>\$ 2,145,637</u>	<u>\$ 1,043,242</u>	<u>\$ -</u>

Notes to the Schedule of Expenditures of Federal and State Awards:

1. The accompanying schedule of expenditures of federal and State awards (SEFSA) includes the federal and State grant activity of the City of Mebane under the programs of the federal government and the State of North Carolina for the year ended June 30, 2022. The information in this SEFSA is presented in accordance with the requirements of Title 2 US Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost principles, and Audit Requirements for Federal Awards and the State Single Audit Implementation Act. Because the Schedule presents only a selected portion of the operations of the City of Mebane, it is not intended to and does not present the financial position, changes in net position, or cash flows of the City of Mebane.
2. Expenditures reported in the SEFSA are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.
3. City of Mebane has elected not to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.



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# AUDIT PRESENTATION TO THE CITY COUNCIL

For Year Ended June 30, 2022

January 9, 2023

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# AUDIT HIGHLIGHTS

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- Mebane's 12<sup>th</sup> Annual Comprehensive Financial Report
- Unmodified Opinion
- An Audit is:
  - Consideration of the system used to capture financial data
  - Consideration of the Internal Controls
  - Testing of Internal Controls
- Internal Control – No Findings
- Single Audit

# COMPARATIVE INFORMATION

## A Comparison of Fund Balance to Similar Municipalities (based on most recently available statistics)

	Population	Unassigned Fund Balance	% of General Fund Net Expenditures to Fund Balance
City of Mebane	17,797	14,347,743	66.60%
Belmont	15,010	5,032,498	33.73%
Elon	11,336	8,229,084	101.45%
Graham	17,157	10,083,559	69.00%
Fuquay Varina	34,152	27,632,730	61.00%
Hillsborough	9,660	6,438,825	59.96%

---

Thank You to the Mebane City Council,  
Chris Rollins, Preston Mitchell, Daphna  
Schwartz, and their staff





# Annual Comprehensive Financial Report

For the year ended June 30, 2022

Daphna Schwartz  
Finance Director



# Agenda

- Annual Comprehensive Financial Report (ACFR) Highlights
- General Fund
- Utility Fund
- Capital Reserve Fund
- Capital Projects
- Debt Portfolio





# ACFR Highlights

- “Clean” Audit Opinion
- Assets exceeded liabilities by \$134,032,439 (net position)
- Total net position increased by \$15,784,604 from the prior year
- Combined ending general fund balances of \$20,869,451, an increase of \$4,455,321 over the prior year



# General Fund

- Overall, revenues came in 11% higher than budgeted:
  - Sales Tax
  - Federal Equitable Sharing
  - ABC Distributions
  - Miscellaneous revenues
- Overall, expenditures came in 20% lower than budgeted:
  - Supply Chain issues
  - Delayed economic development incentives
- Fund balance increased

Governmental Funds - FY22 Results	Fiscal Year 2021-2022		
	Amended Budget	FY22 Actuals	% of Collected/Spent
Property Taxes	\$ 12,569,424	\$ 12,631,940	100%
Unrestricted Intergovernmental	\$ 5,962,500	\$ 7,683,475	129%
Restricted Intergovernmental	\$ 959,570	\$ 1,231,498	128%
Permits and Fees	\$ 1,335,652	\$ 1,388,813	104%
Sales and Services	\$ 695,550	\$ 701,267	101%
Miscellaneous	\$ 587,602	\$ 955,798	163%
Other taxes and licenses	\$ 1,000	\$ 805	81%
Investment earnings	\$ 20,000	\$ 9,809	49%
<b>Operating Revenues</b>	<b>\$ 22,131,298</b>	<b>\$ 24,603,405</b>	<b>111%</b>
Debt Proceeds	\$ 1,364,044	\$ 1,365,000	100%
Transfers	\$ (908,240)	\$ 437,428	-48%
Fund Balance Appropriated	\$ 4,319,955	\$ -	0%
<b>Total Revenues</b>	<b>\$ 26,907,057</b>	<b>\$ 26,405,833</b>	
Personnel & Benefits	\$ 11,511,287	\$ 10,654,813	93%
Operating Expenses	\$ 9,507,570	\$ 6,680,927	70%
Capital Expenses	\$ 4,268,198	\$ 2,467,577	58%
Debt Payments	\$ 1,620,002	\$ 1,594,324	98%
<b>Total Expenses</b>	<b>\$ 26,907,057</b>	<b>\$ 21,397,641</b>	<b>80%</b>
<b>Net Gain/(Loss)</b>		<b>\$ 5,008,192</b>	



# Utility Fund

- Overall, operating revenues came in 1% higher than budgeted.
- Overall, expenditures came in 30% lower than budgeted.
  - Supply chain issues.
  - Revenue bond debt was lower than expected in the first year.

Utility Fund - FY22 Results	Amended Budget	FY22 Actuals	% of Collected/Spent
Charges for services	\$ 7,425,200	\$ 7,648,342	103%
Other operating revenues	\$ 757,545	\$ 631,269	83%
<b>Operating revenues</b>	<b>\$ 8,182,745</b>	<b>\$ 8,279,611</b>	<b>101%</b>
Non-operating revenues	\$ (61,000)	\$ 49,087	-80%
Transfers	\$ (2,825,823)	\$ 2,008,316	-71%
Fund Balance Appropriated	\$ 5,550,368	\$ -	0%
Proceeds from debt	\$ 4,794,058	\$ 4,794,058	100%
<b>Total Revenue</b>	<b>\$ 15,640,348</b>	<b>\$ 15,131,072</b>	<b>97%</b>
Personnel & Benefits	\$ 3,027,297	\$ 2,434,184	80%
Operating Expenses	\$ 4,190,723	\$ 3,223,240	77%
Capital Expenses	\$ 4,065,164	\$ 1,702,527	42%
Debt Payments	\$ 4,357,164	\$ 3,632,095	83%
<b>Total Expenses</b>	<b>\$ 15,640,348</b>	<b>\$ 10,992,046</b>	<b>70%</b>
Net Gain/(Loss)		\$ 4,139,026	



# System Development Capital Reserve Fund

- Revenues came in higher than budgeted due to growth.
- Transfers were lower than expected due to higher revenues in the Water and Sewer Funds.
- The transferred amount was used to purchase land for the water tank project.
- Statutorily, the use of system development fees are restricted. In general, the fees can be used to fund future water or sewer capital projects.

<b>System Development Capital Reserve Fund - FY22 Results</b>	<b>Amended Budget</b>	<b>FY22 Actuals</b>	<b>% of Collected/Spent</b>
Charges for Services	\$ 1,107,000	\$ 1,434,780	130%
Other nonoperating revenues	\$ 2,500	\$ 1,293	52%
<b>Total Revenues</b>	<b>\$ 1,109,500</b>	<b>\$ 1,436,073</b>	<b>129%</b>
<b>Transfers</b>	<b>\$ 1,109,500</b>	<b>\$ 199,177</b>	<b>18%</b>
<b>Net Gain/Loss</b>		<b>\$ 1,236,896</b>	



# Governmental Capital Projects

Capital Project Funds - FY22 Results	Amended Budget	FY22 Actuals	% of Collected/Spent
<b>Cates Farm Park</b>			
Transfer from General Fund	\$ 680,961	\$ 128,992	19%
Expenditures	\$ 680,961	\$ 128,992	19%
Fund Balance		\$ -	
<b>Lake Michael Dam Spillway</b>			
Transfer from General Fund	\$ 908,240	\$ 85,253	9%
Expenditures	\$ 908,240	\$ 85,253	9%
Fund Balance		\$ -	



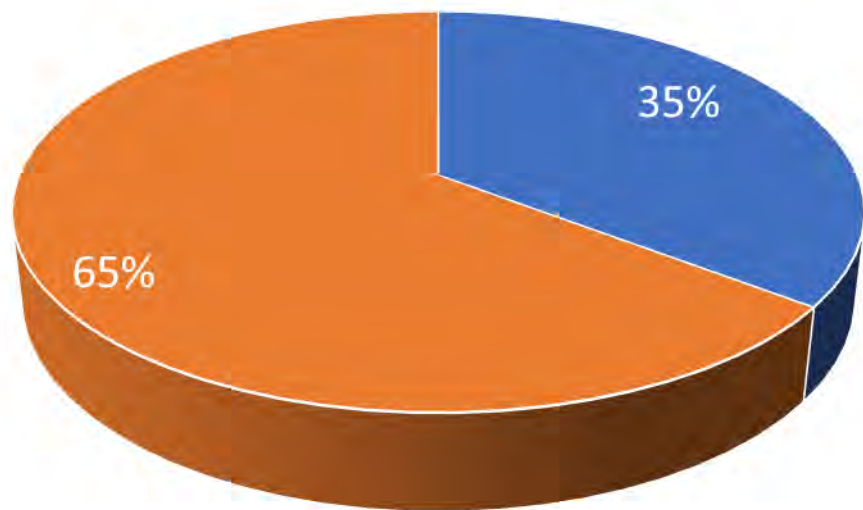
# Utility Capital Projects

Capital Project Funds - FY22 Results	Amended Budget	FY22 Actuals	% of Collected/Spent
<b>WRRF Renovation</b>			
Total financing sources	\$ 8,901,942	\$ 8,909,428	100%
Total Transfers and Expenditures	\$ 8,901,942	\$ 1,878,972	21%
Fund Balance		\$ 7,030,456	
<b>WRRF Expansion</b>			
Transfers from Utility Fund	\$ 3,525,000	\$ 1,016,746	29%
Expenditures	\$ 3,525,000	\$ 1,016,746	29%
Fund Balance		\$ -	
<b>American Rescue Plan (ARP) Grant Project</b>			
Total financing sources	\$ 5,182,478	\$ 2,045,880	39%
Expenditures	\$ 5,182,478	\$ 2,045,130	39%
Fund Balance		\$ 750.00	



# Debt Portfolio

FY22 Outstanding Debt



■ Governmental Activities ■ Business-Type Activities

- Debt Portfolio remains well within legal limits
- Governmental Activities \$7.5 M
- Business-Type Activities \$13.7M
- In FY22 the General Fund issued \$1,365,000 of debt for rolling stock.
- In FY22 the Utility Fund issued \$123,000 of debt for rolling stock and \$13,573,000 in revenue bonds for debt refunding, GKN pump station re-route and the WRRF renovation.

# Thank you

The 6/30/22 ACFR is available on the City's website at the following link:

[www.cityofmebane.gov/city-financial-information/](http://www.cityofmebane.gov/city-financial-information/)

Daphna Schwartz

Finance Director

[Daphna.Schwartz@cityofmebane.com](mailto:Daphna.Schwartz@cityofmebane.com)







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## AGENDA ITEM #8

### Popular Annual Financial Report Fiscal Year Ended June 30, 2022

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#### Meeting Date

January 9, 2023

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#### Presenter

Daphna Schwartz, Finance Director

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#### Public Hearing

Yes  No

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#### Summary

The Finance Officer will introduce and present the City's first Popular Annual Financial Report. This type of report is encouraged by the Government Finance Officers Association (GFOA) and is produced by many North Carolina state and local governments.

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#### Background

The GFOA encourages governments to supplement their annual comprehensive financial report with simpler, "popular" reports designed to assist those who need or desire a less detailed overview of a government's financial activities. A Popular Annual Financial Report (PAFR) is a way to communicate selected financial data to a broad audience.

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#### Financial Impact

None.

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#### Recommendation

Staff recommends acceptance of the report.

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#### Suggested Motion

Motion to accept the report.

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#### Attachments

1. Popular Annual Financial Report 2022
2. Popular Annual Financial Report Presentation



# Mebane

*Positively Charming*



## **POPULAR ANNUAL FINANCIAL REPORT 2022**

FISCAL YEAR ENDED JUNE 30, 2022

## What is the PAFR?

The Popular Annual Financial Report (PAFR) is a document that contains information from the Annual Comprehensive Financial Report (ACFR). It provides the City of Mebane’s financial and statistical information in a user-friendly format. The PAFR is intended to increase awareness throughout the community on the financial operations of the City.

Unlike the ACFR, the PAFR is not prepared in accordance with Generally Accepted Accounting Principles (GAAP). Residents who prefer to review a report that is GAAP compliant may review the audited financial statements (ACFR) on the City’s website at <https://cityofmebanenc.gov/>.

## What’s Inside

City Government Overview 1

### About Mebane

A Message From the City Manager 2  
 Organizational Chart 3  
 History, Geography, and Demographic Facts 4  
 Local Economy 5

### City Finances

Financial Structure 6  
 Net Position 7  
 The General Fund 9  
 The Utility Fund 12  
 Capital Investments and City Debt 13  
 Operating Indicators 14  
 Understanding Your Utility Bill 15

**1** Glossary of Terms 16

## What is the form of government?

The City is governed by the council-manager form of municipal government. The City Council consists of the mayor and five council members. The mayor serves as the presiding officer at City Council meetings, and acts as the head of the City for ceremonial purposes. Policy making and legislative authority are vested in the City Council who are responsible for passing ordinances, adopting the budget, appointing committees, and hiring both the City’s manager and attorney, among other duties. The five members of the City Council and the Mayor are elected to four-year staggered terms. The Council then selects the Mayor Pro-tem from within the Council membership.

## Mebane’s Mayor, Council & Staff



**Front:** (l-r) Council Member Montrena Hadley, Mayor Ed Hooks, Mayor Pro-tem Tim Bradley, Council Member Katie Burkholder

**Back:** (l-r) City Clerk Stephanie Shaw, City Manager Chris Rollins, Council Member Sean Ewing, Council Member Jonathan White, City Attorney Lawson Brown, Assistant City Manager Preston Mitchell

## Boards, Committees & Commissions

- Bicycle and Pedestrian Advisory Commission
- Board of Adjustment
- Planning Board
- Racial Equity Advisory Committee
- Recreation and Parks Advocacy Commission

For more information visit:

<https://cityofmebanenc.gov/departments/boards-and-commissions/>



To the Mayor, City Council, and the citizens of Mebane:

I am pleased to present the first Popular Annual Financial Report (PAFR) for the City of Mebane covering the fiscal year 2022 (July 1, 2021, to June 30, 2022). The PAFR highlights the City and its financial position at a glance. It is intended to be a supplement to the FY 2022 Annual Comprehensive Financial Report, not a replacement.

The City ended FY 2022 with an overall net position of \$134,032,439, an increase of \$15,784,604. The governmental funds increased by \$7,782,168, and the proprietary funds increased by \$8,002,436. FY 2022 revenues remained strong increasing 18.92% over the prior year. Citywide expenditures decreased by 2.72% from the preceding year.

The governmental funds reported combined fund balances of \$20,869,451, an increase of \$4,455,321. Of that balance, \$14,347,743 is unassigned or available for emergencies or one-time projects.

Moving forward, staff will actively work to implement the Capital Improvement Plan approved by the Mayor and City Council. The plan includes an inclusive playground at Cates Farm Park, a new fire station, a new water tower, and the renovation and preliminary plans for the expansion of the wastewater plant.

A big "thank you" to the Finance staff for producing this outstanding report. Also, a big "thank you" to all City staff who have provided top-quality services to City residents and visitors throughout the year.

I hope this PAFR assists readers in gaining a better understanding of the City's financial activities and demonstrates transparency to residents, businesses, City Council, and all interested persons by providing important information while demonstrating continued dedication and service.



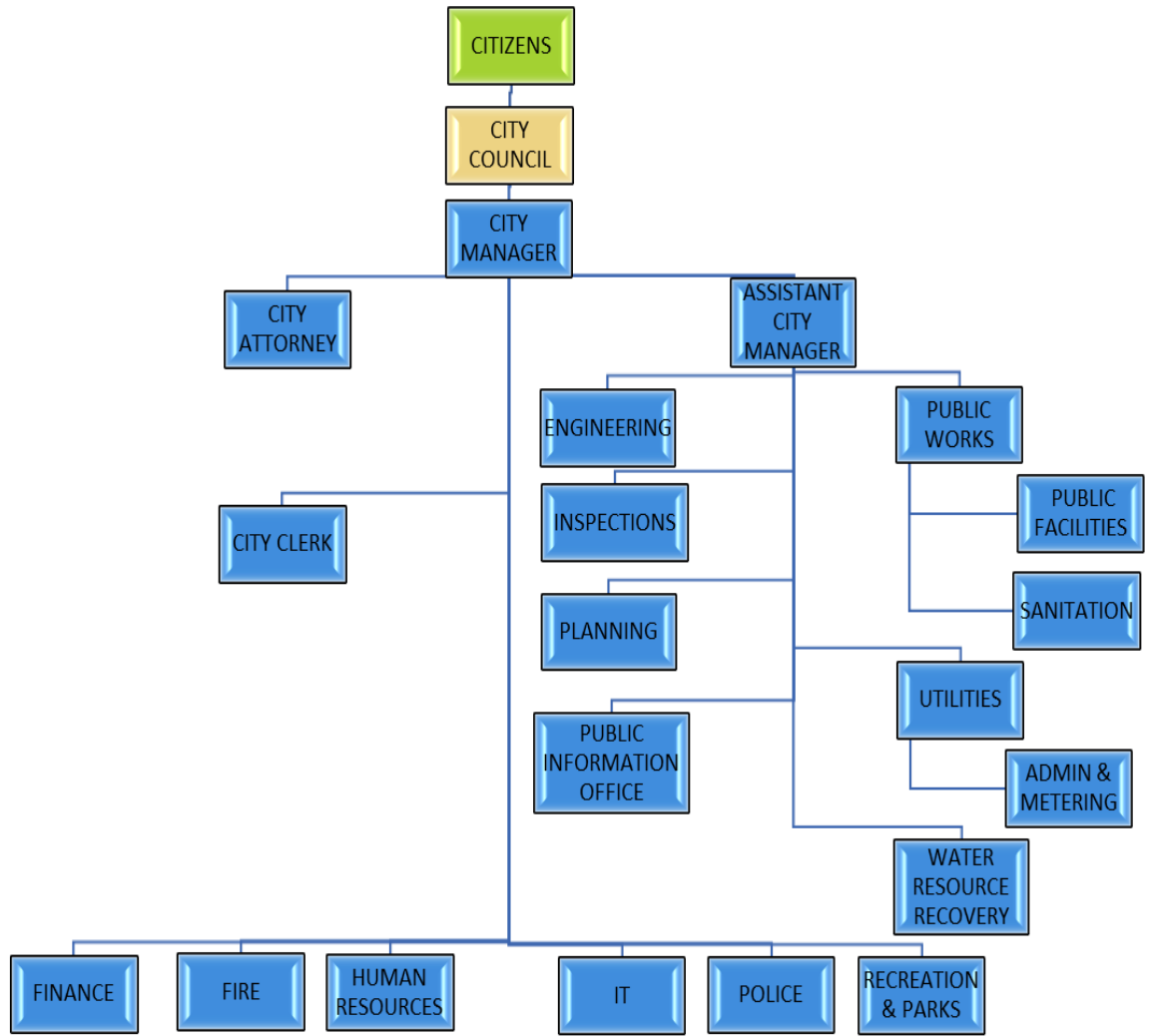
Sincerely,

Chris Rollins  
City Manager

## Services Provided by the City:

- Police protection
- Fire protection
- Water and wastewater utilities
- Economic development
- Recycling and sanitation
- Yard waste, loose leaf, and bulk item collection
- Snow removal
- Cemetery
- Stormwater management
- Street maintenance
- Public parks
- Recreation programs
- Dog park
- Splash pad
- Trails
- Planning and zoning
- Licensing, permitting and inspections





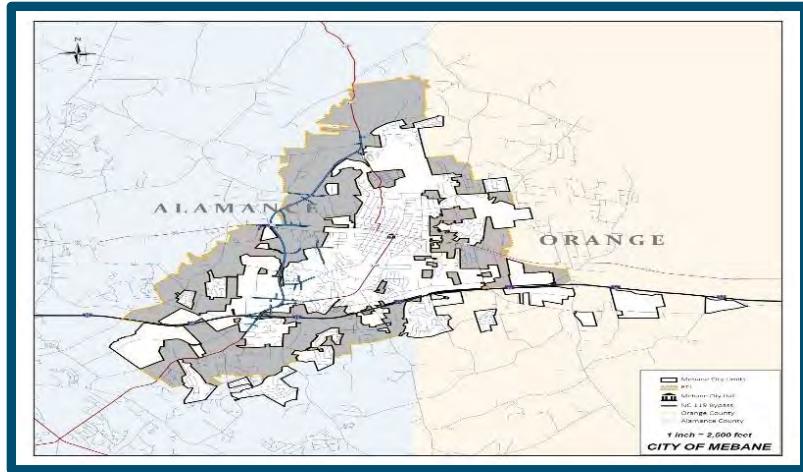
## HISTORY

<b>1881</b>	<b>1883</b>	<b>1921</b>	<b>1922</b>	<b>1987</b>
Incorporated as the town of Mebanesville	Name is officially changed to Mebane	Water and sewer facilities were placed in operation	The first paving of streets and laying of sidewalks	Name is officially changed to the City of Mebane

The City of Mebane is named after Brigadier General Alexander Mebane of the North Carolina Militia and a member of Congress in the 1790s. For more information go to <https://www.mebanehistoricalmuseum.org/>

## GEOGRAPHY

- Located in the Piedmont Triad Region of North Carolina
- 45 minutes west of Raleigh, the State capital
- 20 minutes west of Research Triangle Park
- 20 minutes east of Greensboro, the State's third-largest City
- The land area is approximately 12 square miles
- The majority of Mebane is in Alamance County, with about 28% in Orange County



## DEMOGRAPHICS

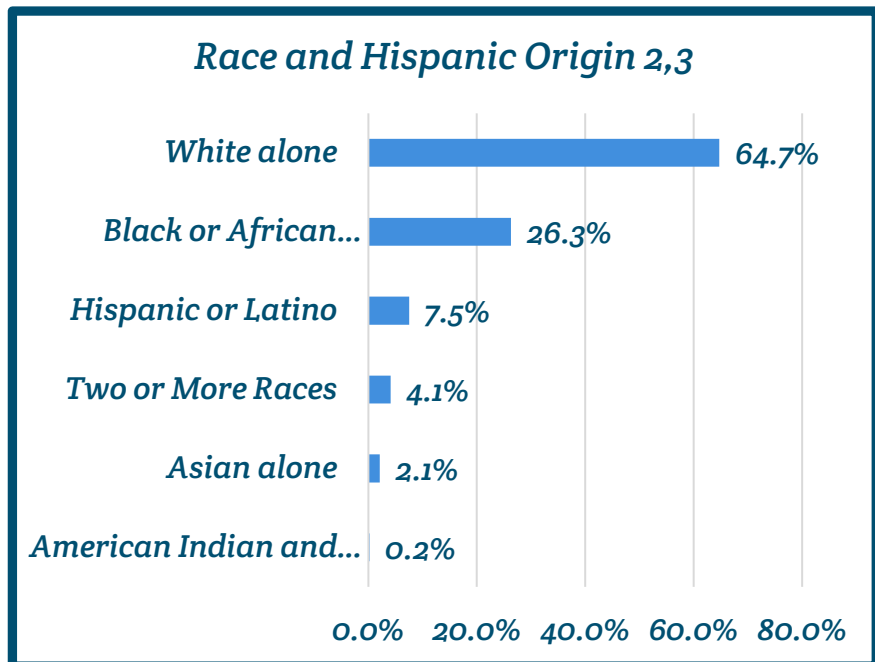
**Population: 18,116<sup>1</sup>**

**Median Age: 35.3<sup>1</sup>**

### EDUCATIONAL ATTAINMENT FOR THE POPULATION OVER AGE 25:

**95.0% graduated high school or equivalent**

**35.7% Bachelor's degree or higher**



1. Office of State Management and Budget, NC Department of Revenue

2. U.S. Department of Commerce, Bureau of Economic Analysis, United States Census Bureau

3. The percentages in the chart do not add up to 100% because individuals can be a person of Hispanic or Latino origin regardless of race. Also, some individuals select more than one race, or Hispanic or Latino only, and do not select a race.

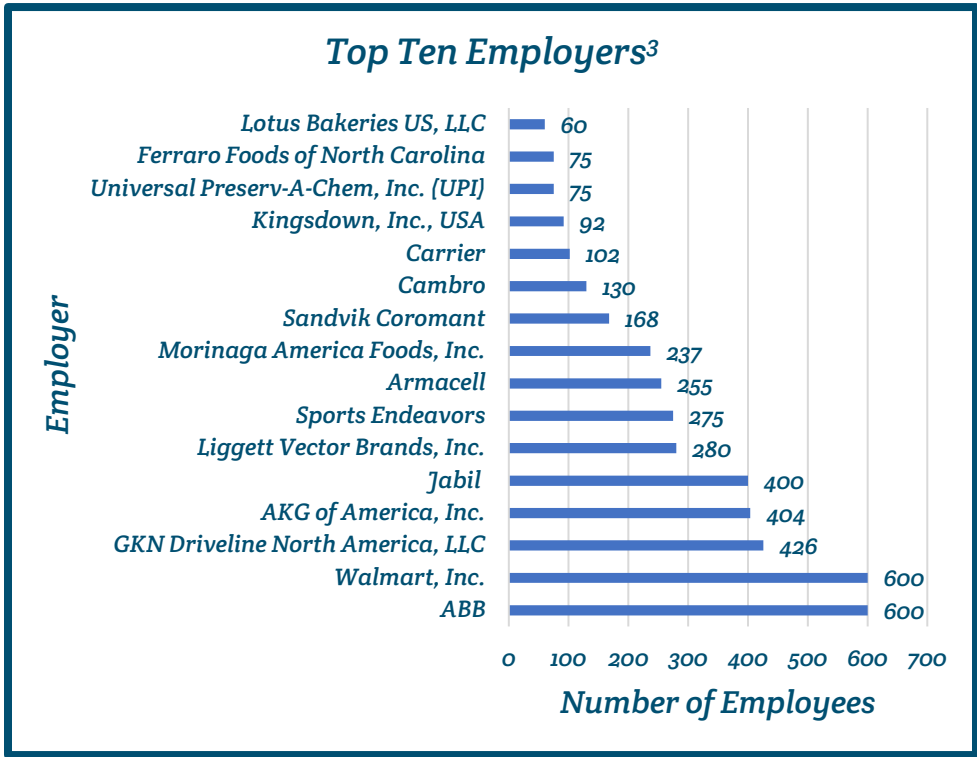
## Strong Growth Trends

Mebane’s proximity between two large metropolitan areas, the Triangle and the Triad, as well as Interstate 40/85, makes it an attractive location for families, homebuilders, and commercial and industrial developers and businesses. Mebane has and will continue to lead the area in new home building. Industrial development is steady with recent additions including a Chick-Fil-A Supply distribution center, and Lotus Bakeries expansion. UPS is building a \$262 million facility that will employ 451 full-time positions. Additionally, Thermo-Fisher and Sunlight Batteries are building new manufacturing facilities in Mebane.



## ECONOMIC AND PHYSICAL DEVELOPMENT

<i>Residential inspections conducted:</i>	<b>10,274</b>
<i>Commercial inspections conducted:</i>	<b>1,565</b>
<i>Certificate of occupancy issued:</i>	<b>322</b>
<i>Building permits issued</i>	<b>268</b>
<i>Median value of owner-occupied housing:</i>	<b>\$202,900<sup>2</sup></b>
<i>Median household income:</i>	<b>\$61,213<sup>2</sup></b>
<i>Unemployment rate:</i>	<b>4.5%<sup>1</sup></b>



1. Office of State Management and Budget, NC Department of Revenue  
 2. U.S. Department of Commerce, Bureau of Economic Analysis, United States Census Bureau  
 3. Data acquired from the company directly or the Alamance County Chamber of Commerce

## FUNDS

**Governmental Funds:** The City's major governmental fund is the **General Fund** through which most governmental functions of the City are financed, such as police, fire, recreation and parks, sanitation, and public works. All general tax revenues and other receipts not allocated by law or contractual agreement to another fund are accounted for in this fund.

**Proprietary (Business-Type) Funds:** The City's proprietary fund is an enterprise fund. Enterprise funds are used to report activities for which a fee is charged to external users for goods or services. The City utilizes one enterprise fund, the **Utility Fund**, to account for revenues and expenses to the City's water and wastewater activities, financed through user charges and fees for services.

**Capital Reserve Fund:** The City has one capital reserve fund, the **Utility Capital Reserve Fund**. This fund preserves system development fees (paid for each new home constructed) for future use in utility capital and infrastructure projects.

## BUDGET

The City of Mebane's budget is developed annually for each of the City's funds. The City's budgeted revenues are presented by funding source while the budgeted expenditures are presented by department.

Budgeting is a year-round activity in most municipalities. The City operates on a July 1 to June 30 fiscal year. Therefore, budgeting for a new year usually starts in November or December and moves through the steps in the budget cycle shown above.

The City follows a budget calendar each year that outlines each step of the process and the date on which it should occur. The City Council adopts the budget by June 30 each year, while budget amendments may happen throughout the year. The current fiscal year's budget calendar and adopted budget may be found [here](#).

**THE BUDGET CYCLE**



## What is the City of Mebane's financial structure?

The City uses fund accounting to maintain control over resources that have been segregated for specific activities or objectives.

Governmental funds account for the City's basic operations. Proprietary funds are self-supporting, where costs are covered by charges and fees. Capital reserve funds may be established as a mechanism for legally saving money to finance all or part of future infrastructure, equipment or other capital requirements.



## What is the City of Mebane's net position?

Net position, the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources, serves over time as a useful indicator of a government's overall financial condition. Net position is divided into three categories: net investment in capital assets, restricted net position, and unrestricted net position.

The City of Mebane's overall net position was \$134,032,439 million in FY 2022. This was a 13.35% increase of \$15,784,604 million from FY 2021. The largest portion, 83.4%, reflects the City's net investment in capital assets.

The City's net investment in capital assets was \$111,783,088 million, an increase of 8.95% or \$10,501,168 million from FY 2021. This was largely due to \$7,706,884 of capital contributions from developers.

Restricted net position, resources that are subject to external restrictions on how they may be used, represents, \$8,026,525 million of the City's total net position.

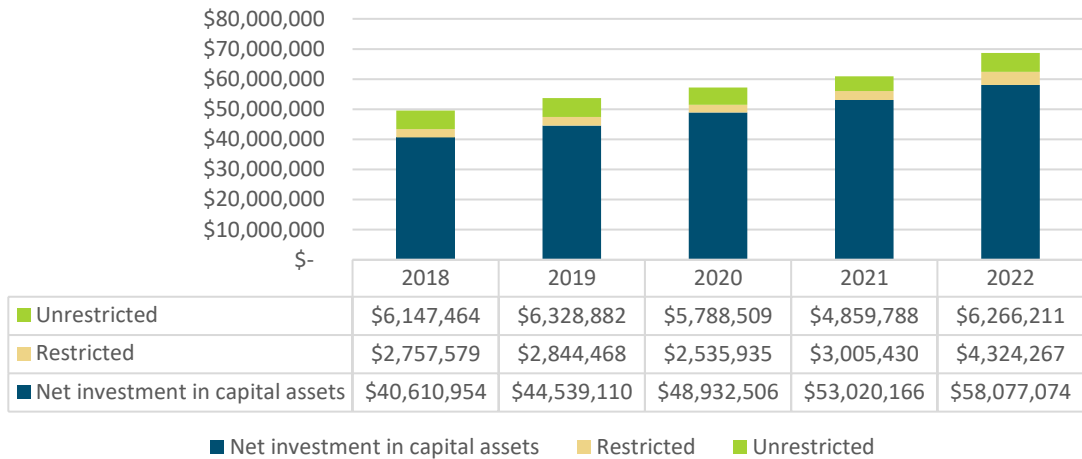
Unrestricted net position, which is used to meet the City's ongoing obligations to citizens, creditors, and employee pension plans, represents \$14,222,826 million. Business-type activities account for \$7,956,615 million of this total, while \$6,266,211 million account for governmental activities.

## Changes in Net Position

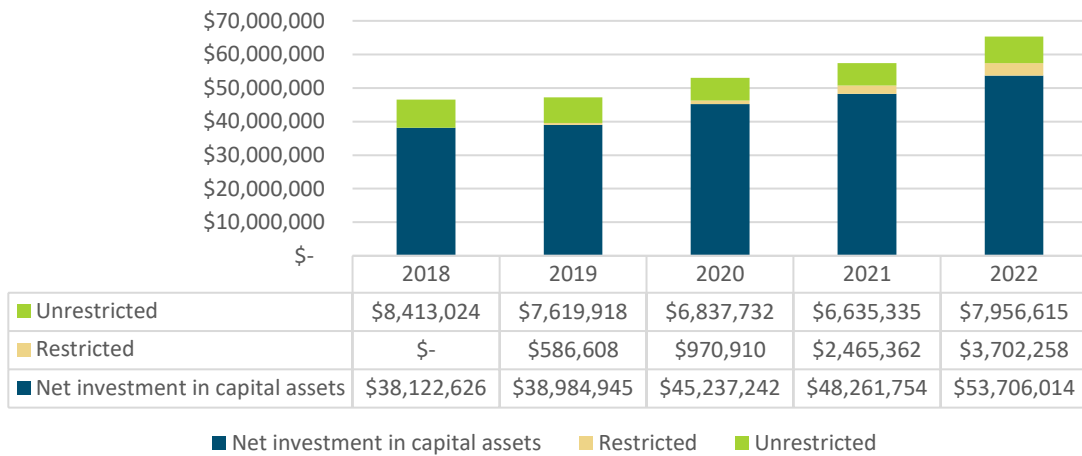
	Governmental Activities	Business- Type Activities	City-Wide Totals
<b>Revenues:</b>			
<b>Program revenues:</b>			
Charges for services	\$ 2,165,375	\$ 9,703,779	\$ 11,869,154
Operating grants and contributions	1,071,973	2,045,130	\$ 3,117,103
Capital grants and contributions	4,284,192	3,422,692	\$ 7,706,884
<b>General Revenues:</b>			
Property Taxes	13,129,528		\$ 13,129,528
Other Taxes	7,341,386		\$ 7,341,386
Grants and contributions not restricted to specific programs	410,380		\$ 410,380
Other	630,116	63,939	\$ 694,055
<b>Total Revenues</b>	<b>29,032,950</b>	<b>15,235,540</b>	<b>\$ 44,268,490</b>
<b>Expenses:</b>			
General government	\$ 2,838,280		\$ 2,838,280
Public safety	8,660,213		8,660,213
Public works	4,824,551		4,824,551
Economic development	2,260,845		2,260,845
Culture and recreation	2,064,269		2,064,269
Interest on long-term debt	178,756		178,756
Water and sewer	-	7,656,972	7,656,972
<b>Total expenses</b>	<b>20,826,914</b>	<b>7,656,972</b>	<b>28,483,886</b>
Increase in net position before transfers and special items	8,206,036	7,578,568	15,784,604
Transfers	(423,868)	423,868	
Special Items			
Increase in net position	7,782,168	8,002,436	15,784,604
Net position, July 1	60,885,384	57,362,451	118,247,835
Net position, June 30	68,667,552	65,364,887	134,032,439

## History of Net Position

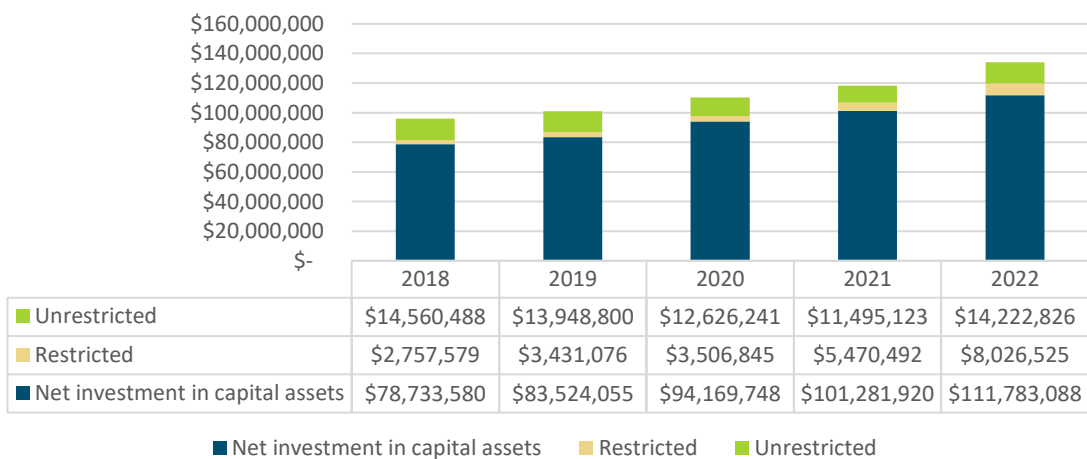
### Governmental Activities Net Position



### Business-Type Activities Net Position



### City-Wide Net Position



### What is fund balance?

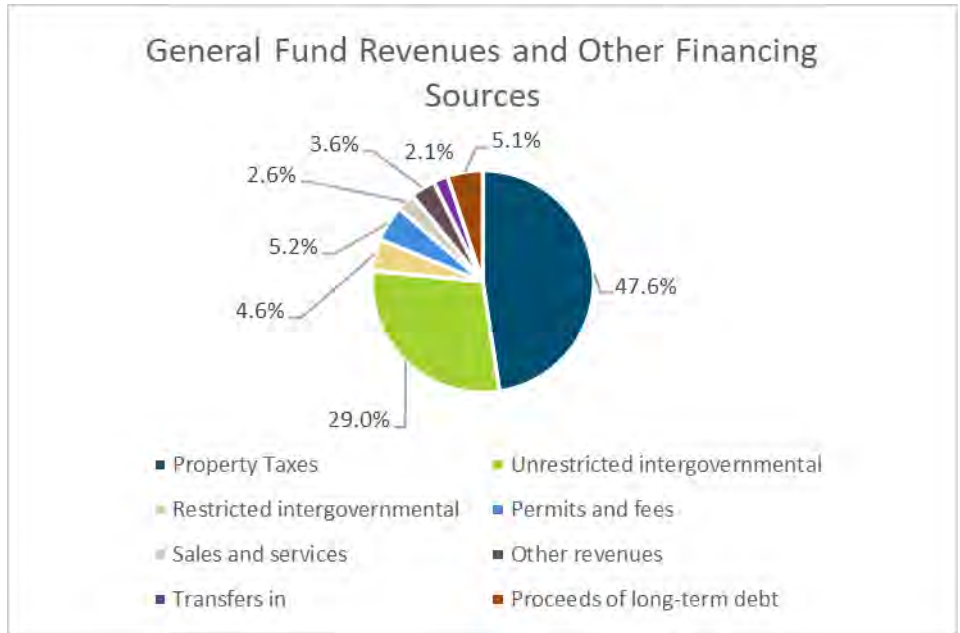
Fund balance, the City’s savings account, measures the net financial resources available to finance expenditures in the future. Fund balance demonstrates the difference between assets and deferred inflows of resources over its liabilities and deferred outflows of resources.

### What is the fund balance policy?

The City’s fund balance policy requires an unassigned fund balance of fifty percent (50%) of annual budgeted expenditures and transfers for each operating fund.

### Why do we need a fund balance?

The purpose is to alleviate significant unanticipated expenditures or revenue shortfalls and to ensure the continued delivery of City services.



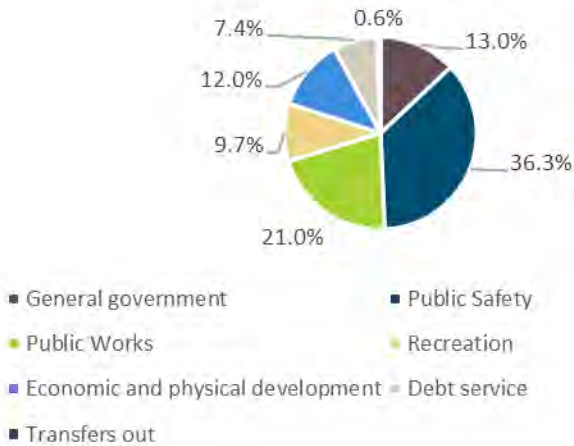
General Fund revenues were \$24,603,405, approximately \$2.5 million more than budgeted, mainly due to sales taxes coming in at \$1.5 million more than anticipated. Revenues were \$3,748,196 higher than the prior year. Property taxes account for over half of the City's revenues. Other financing sources include approximately \$1.4 million in debt proceeds and \$600,000 of transfers in from a closed capital fund.

### Principal Property Taxpayers

Name	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
GKN Driveline North America, LLC	85,655,962	1	3.13%
Liggett Vector Brands, Inc.	53,505,837	2	1.96%
ABB	52,653,817	3	1.93%
Walmart, Inc.	49,253,101	4	1.80%
Lotus Bakeries US, LLC	43,502,662	5	1.59%
Jabil	42,923,810	6	1.57%
Tanger Properties LMTD Partner	42,389,129	7	1.55%
Keystone at Mebane Oaks, LLC	41,411,560	8	1.51%
Morinaga America Foods, Inc.	30,794,748	9	1.13%
Medline Industries	28,015,300	10	1.02%
	<u>470,105,926</u>		<u>17.19%</u>

\*New to Top Ten List  
 Source: Alamance & Orange County Tax Department  
 Assessed Valuation represents taxes assessed and due in the fiscal year ended June 30, 2022.

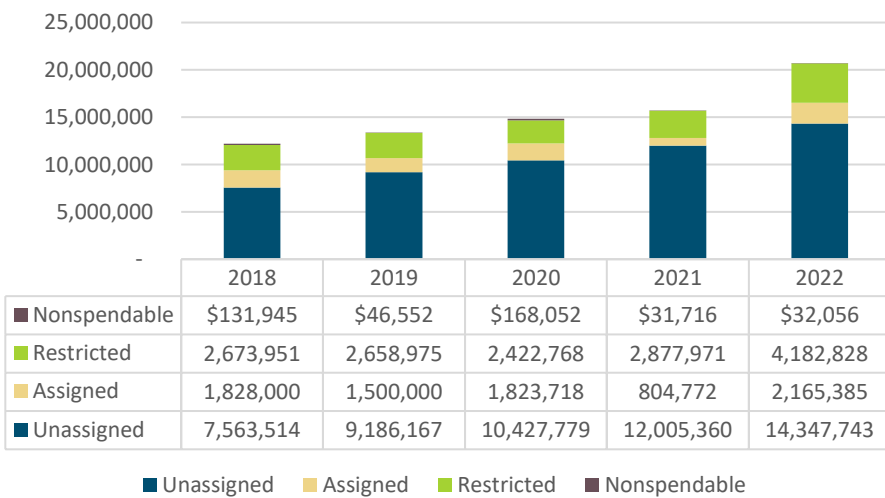
General Fund Expenditures and Other Financing Uses



Expenditures for the General Fund were \$21,397,641, which was approximately \$5.5 million less than budgeted, primarily due to supply chain issues delaying projects and delivery of vehicles and a fire engine. Expenditures were \$2,134,026 higher than the prior year. Other financing uses include approximately \$130,000 transferred to the Cates Farm Park and Lake Michael Dam Spillway capital projects.

The General Fund's balance increased by \$5,008,912 for a total of \$20,728,012. The unassigned fund balance was \$14,347,743, which is 75% of actual expenditures and transfers, whereas the policy only requires 50%.

General Fund Balance



Fund Balance Components

In the governmental fund financial statements, fund balance is composed of classifications designed to explain the requirements placed on how fund balance can be spent.

**Non-spendable** – Amounts in this classification cannot be spent because they are an asset, such as inventory, or are legally or contractually unable to be spent.

**Restricted** – This classification includes amounts that are restricted to specific purposes externally imposed by creditors or imposed by law.

**Assigned** – This classification includes the portion of fund balance that the City intends for specific purposes. Most frequently this is amount is the portion of fund balance budgeted in the following years budget.

**Unassigned** – Amounts not included in any other classification.

## City of Mebane's Property Tax Rate

Local governments have historically relied on ad valorem property taxes as a major source of revenue. Ad valorem property taxes are based on residential and commercial property throughout the City of Mebane. Taxes are based on the value of land, buildings, improvements, and significant assets such as business machinery and equipment.

County tax assessors are responsible for determining the assessed value of property.

There was no change in Mebane's tax rate in FY 2022. The tax rate remained \$0.47 per \$100 of assessed value.

## Property Tax Revenues

In FY 2022, every \$0.01 charged in property tax generated approximately \$279,352 in revenue. Total FY 2022 property tax revenues of \$13,129,528 were higher than projections by \$560,104 and higher than FY 2021 by \$1,321,926. The increase is the result of growth.

## Assessed Values and Collection Rates

Fiscal Year	Total Taxable Assessed Value	Tax Rate	Taxes Levied	Total Collections to Date	Percentage Collected
2018	\$ 2,110,673,025	0.47	\$ 9,815,332	9,842,229	100.3%
2019	\$ 2,181,876,039	0.47	\$ 10,383,208	10,371,987	99.9%
2020	\$ 2,295,224,194	0.47	\$ 10,854,564	10,846,194	99.9%
2021	\$ 2,376,226,895	0.47	\$ 11,273,675	11,256,281	99.8%
2022	\$ 2,654,716,052	0.47	\$ 12,490,459	12,460,266	99.8%

## Ways Your Taxpayer Dollar is Used



Public safety - \$0.37



Public works - \$0.21



General government - \$0.13



Economic and physical development - \$0.12



Recreation - \$0.10



Debt service - 0.07



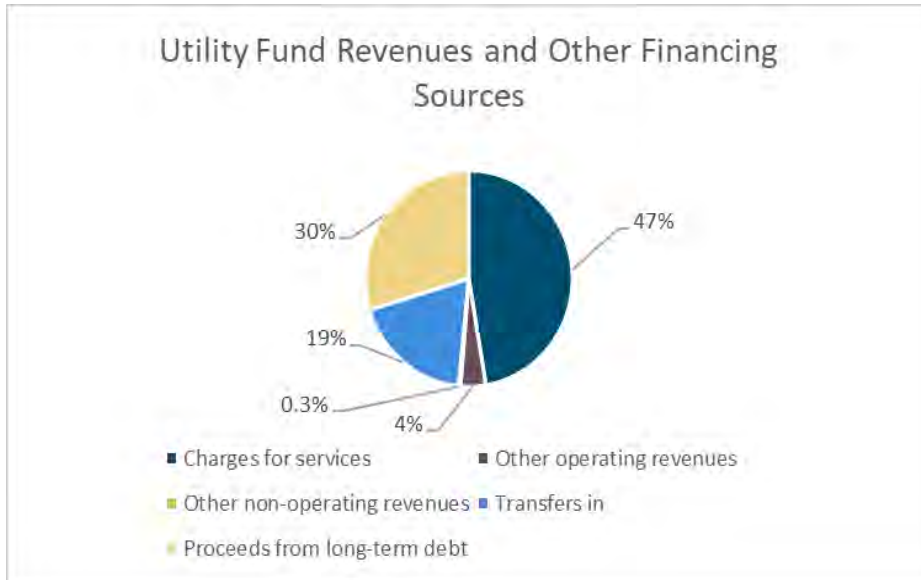
The Utility Fund revenues were \$8,328,698, which was \$206,953 more than budgeted. Revenues were \$825,061 higher than the prior year, primarily due to a 10% rate increase. Other financing sources include approximately \$4.8 million in proceeds from long-term debt, mostly revenue bonds, and roughly \$3.0 million in transfer in from the American Rescue Plan grant funds.

## Utility Rates and Fees

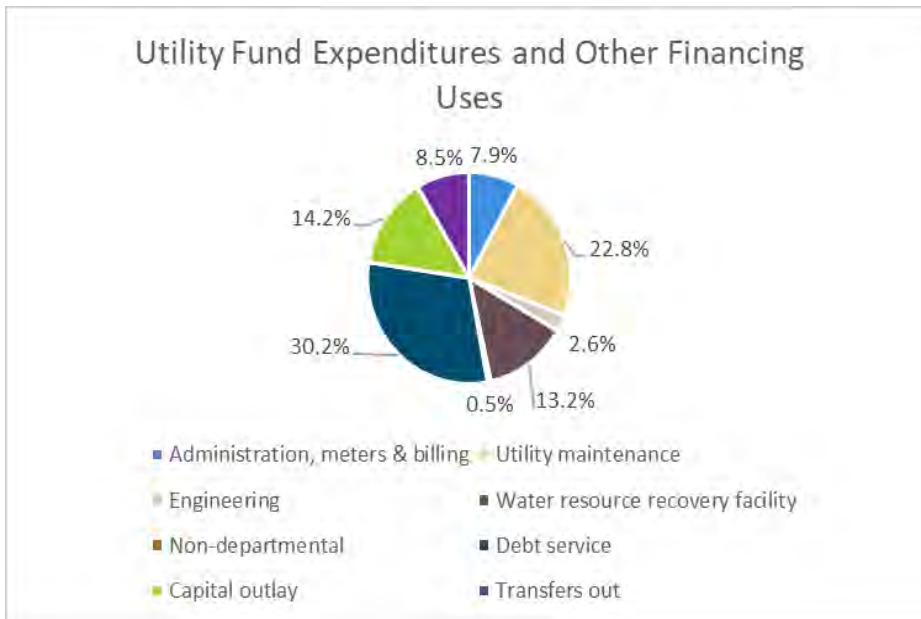
The Utility Fund is supported by user fees. These fees include rates for water usage and sewer services, bulk water purchases, fees for water and sewer taps, meters, and new development. These fees cover operating costs, including maintenance, and capital costs, such as new equipment, renovations, and expansions.

Fees are set by the City Council each year during the budget process and become effective July 1. Since the fees must cover all costs of the utility, at times, the fees must be increased.

The City increased water and sewer rates as well as system development fees in fiscal year 2021-2022.



Expenditures for the Utility Fund were \$10,992,046, approximately \$4.6 million less than budgeted, mainly due to supply chain issues delaying projects and delivery of trucks. Expenditures were \$4,377,969 higher than the prior year, primarily due to the refinancing of \$3,015,000 of debt. Other financing uses include transferring approximately \$1.0 million to the Water Resource Recovery Facility expansion capital project ordinance.



Revenues and other sources over expenditures and other uses for FY 2022 were \$4,139,026.

### How does the City pay for Capital Investments?

Capital investments are funded from various sources, including transfers from the General or Utility funds, federal and state grants, developer contributions, user charges and fees, and bond or installment financing agreement proceeds.

### Is there a limit on the amount of debt the City can issue?

The City Council approves the issuance of all new debt. The legal debt limit imposed by state statute is 8% of assessed property value. As of June 30, 2022, the City’s legal debt limit was \$212,377,284 with total net debt applicable to the limit of \$7,512,035.

### NC Local Government Commission (LGC)

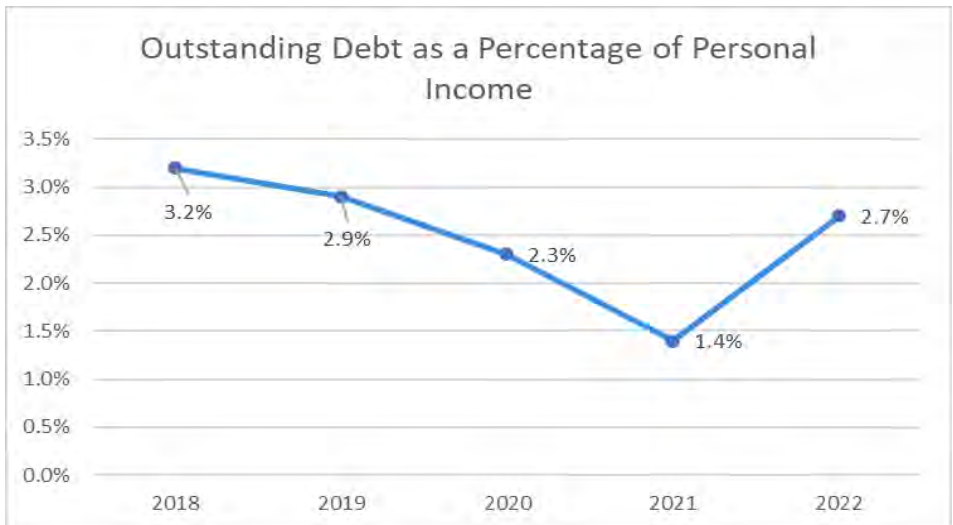
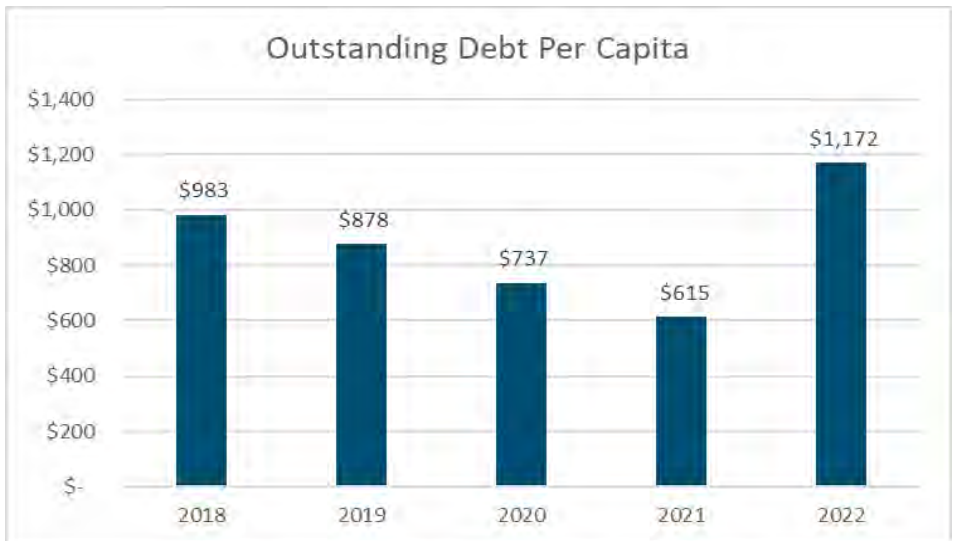
The City is required to have the majority of debt issuances approved by the NC LGC, which is an oversight commission established by the NC General Assembly in 1931 after a wave of municipal bond defaults in the first years of the Great Depression.

## City of Mebane’s Capital Budget

The City plans its capital improvement plan (CIP) over a five-year period. The City defines capital assets as assets with an initial cost of more than \$5,000; however, only items with a cost of \$25,000 or more are included in the CIP. In 2022, the City’s capital assets for governmental activities and proprietary activities increased by \$4,155,515 and \$6,150,938, respectively.

The City finances capital purchases through various funding sources, including Pay-go (cash), grants, installment loans, and revenue bonds. Significant capital projects and the corresponding capital expenditures are shown below.

Project	FY20	FY21	FY22	Total
Cates Farm Park		\$ 84,823	\$ 44,170	\$ 128,992
Lake Michael Dam Spillway			\$ 85,253	\$ 85,253
<b>Water Resource Recovery</b>				
Facility Renovation	\$ 138,852	\$ 416,433	\$ 1,304,972	\$ 1,860,257
<b>Water Resource Recovery</b>				
Facility Expansion			\$ 1,016,746	\$ 1,016,746
<b>Total</b>	<b>\$ 138,852.15</b>	<b>\$ 501,255.27</b>	<b>\$ 2,451,140.39</b>	<b>\$ 3,091,247.81</b>



365 park acres

10 parks

6 playgrounds

1,833 athletic participants

4.9 miles of trails

7 soccer fields

6 baseball/softball diamonds

37 patrol units

22,657 police responses to calls

49 structure fires

1,175 fire incident calls

65.56 miles of streets

69 miles of sidewalks

5,454 tons of refuse collected

10,274 residential inspections

1,565 commercial inspections

322 certificates of occupancy issued

268 building permits issued

6,678 water accounts

6,031 sewer accounts

3.35 miles of streets resurfaced

725 fire inspections

130 miles of water lines

123.64 miles of gravity sewer lines

3,984 vendor payments

0 workers comp lost days







**CITY OF MEBANE**  
 106 E Washington St  
 Mebane, NC 27302-2656  
 (919) 563-5901

<b>Account Number</b>	<b>AMOUNT DUE</b>
99-99999-00	\$52.37
<b>Meter 9999999</b>	
<b>Due Date</b>	<b>After Due Date Pay</b>
11/20/2022	\$52.37
<b>Service Address</b>	
1234 City Street	

Any check, electronic payment or bank draft that is returned for insufficient funds or any other reason will be assessed a \$25 return charge.

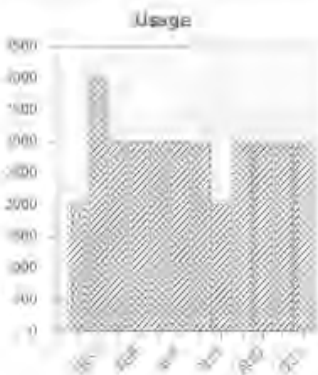
MAKE CHECK PAYABLE &  
 REMIT TO:

BOB AND MARY SMITH  
 1234 CITY STREET  
 MEBANE, NC 27302

**CITY OF MEBANE**  
 106 E Washington St  
 Mebane, NC 27302

**CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS**

Name		Service Address			Account Number	
BOB AND MARY SMITH		1234 CITY STREET			99-99999-00	
Status	Service Dates		# Days	Bill Date	Penalty Date	Due Date
	From	To				
Active	9/10/2022	10/10/2022	30	10/31/2022	11/25/2022	11/20/2022



METER	CURRENT READING	PREVIOUS READING	USAGE
3056559	37,000	34,000	3,000

PREVIOUS BALANCE	\$52.37
PAYMENTS	(\$52.37)
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
<b>PAST DUE AMOUNT</b>	<b>\$0.00</b>
<b>INSIDE WATER</b>	<b>21.39</b>
<b>INSIDE SEWER</b>	<b>22.98</b>
<b>GARBAGE/RECYCLING</b>	<b>8.00</b>
<b>CURRENT BILL</b>	<b>\$52.37</b>
<b>AMOUNT DUE</b>	<b>\$52.37</b>

1. The number of days represents the number of days in a billing period.
2. The usage represents the usage in gallons for a billing period.
3. Water usage fees are based on the location of the service address. The current rate for service addresses inside the City is \$7.13 per 1,000 gallons, and for outside the City, the rate is \$14.26 per 1,000 gallons.
4. Sewer usage fees are based on the location of the service address. The current rate for service addresses inside the City is \$7.66 per 1,000 gallons, and for outside the City, the rate is \$15.30 per 1,000 gallons.
5. The garbage/recycling fee is \$8 per month.

*Do you want to track your water usage and receive an alert in the event of unexpected occurrences, such as a leak? Then grab your last water bill and go to [www.waterscope.us](http://www.waterscope.us) to register.*

**Annual Budget:** A budget that applies to a single fiscal year. The term is also used to describe the City's current budget.

**Annual Comprehensive Financial Report:** The official annual report of the City.

**Assessed Valuation:** A government's valuation of real estate or other property as a basis for levying taxes.

**Assets:** Items the City owns.

**Business-Type Activities:** Activities financed through fees charged to external parties.

**Capital Assets:** Assets with a life extending beyond the current year that are intended to continue to be used over time, such as land, buildings, vehicles, machinery, infrastructure like roads and bridges, and other equipment.

**Capital Reserve Fund:** A fund that provides a mechanism for legally saving money to finance all or part of future infrastructure, equipment, or other capital requirements.

**Deferred Inflow of Resources:** An accounting term for acquiring assets applicable to a future reporting period. An example is taxes received before the period for which they are levied. (i.e., receive 2023 taxes in 2022).

**Deferred Outflow of Resources:** An accounting term for the City's use of assets applicable to a future reporting period. An example is a grant received by the City before meeting the related timing requirements. (i.e., received in 2022 but will be used in 2023).

**Enterprise Fund:** Account for operations that are financed like a private business, where the intent is that the costs of providing goods and services to the general public continually be financed or recovered through user charges. The City's sole enterprise fund is the Utility Fund.

**Expenditures:** City purchases using revenue and/or borrowed funds.

**Fund:** A fiscal and accounting entity with a self-balancing set of accounts that are segregated to carry on specific activities or attain particular objectives in accordance with special regulations, restrictions, or limitations.

**Fund Balance:** The excess of a fund's assets over liabilities and reserves. Commonly referred to as the City's savings.

**Fiscal Year (FY):** The twelve months beginning July 1 and ending the following June 30. The fiscal year 2022 covers July 1, 2021, to June 30, 2022.

**Generally Accepted Accounting Principles (GAAP):** The accounting standards adopted by the United States Securities and Exchange Commission (SEC).

**Governmental Activities:** Activities financed through taxes and intergovernmental revenues.

**Governmental Fund:** Governmental funds are typically used to account for most of a government's activities, including those that are tax-supported. The General Fund is a governmental fund.

**Liabilities:** Planned future spending resulting from past transactions and/or events, such as obtaining an item without yet paying for it.

**Net Position:** The difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources. This is the City's equity.

**Proprietary Fund:** Funds that focus on determining operating income, changes in net assets, financial position, and cashflows. The Utility Fund is the only proprietary fund for the City of Mebane.

**Popular Annual Financial Report (PAFR):** This report is a condensed version of the ACFR and is geared toward public use.

**Revenue:** Financial resources received from various sources.

**Revenue Bond:** A bond for which payment is supported by a specific revenue stream. The City of Mebane's revenue bond is supported by the revenue generated by the Utility Fund.



**Pay Your Bill Online**

Visit: <https://cityofmebanenc.gov/>

**Connect with us on social media**

Visit: <https://cityofmebanenc.gov/connect/>





# Popular Annual Financial Report

For the year ended June 30, 2022

Daphna Schwartz  
Finance Director



# Agenda

- What is a Popular Annual Financial Report (PAFR)?
- Is it new?
- What's inside?
- How do I access the PAFR?



# What is a PAFR?

## A PAFR....

- ...is a document that contains information from the Annual Comprehensive Financial Report.
- ...provides the City's financial and statistical information in a user-friendly format.
- ...is intended to increase awareness throughout the community on the financial operations of the City.



# Is it new?

- The PAFR is new to the City of Mebane.
- The Government Finance Officers Association (GFOA) encourages governments to supplement their annual comprehensive financial report with simpler, “popular” reports designed to assist those who need or desire a less detailed overview of a government's financial activities.
- Many North Carolina state and local governments produce a PAFR. Alamance County, the Town of Hillsborough, and the cities of Raleigh and Durham are among them.



# What's inside?

## About Mebane

- City government overview
- A message from the City Manager
- Organizational chart
- History, geography, and demographic facts
- Local economy

## City Finances

- Financial structure
- Net position
- The General Fund
- The Utility Fund
- Capital investments and City debt
- Operating indicators
- Understanding your utility bill
- Glossary of terms



# Thank you

The 6/30/22 PAFR is available on the City's website at the following link:

[www.cityofmebane.gov/city-financial-information/](http://www.cityofmebane.gov/city-financial-information/)

Daphna Schwartz

Finance Director

[Daphna.Schwartz@cityofmebane.com](mailto:Daphna.Schwartz@cityofmebane.com)





# AGENDA ITEM #9i

## Modification to Council Plat Approval- Summerhaven

### Presenter

Ashley Ownbey, Development Director

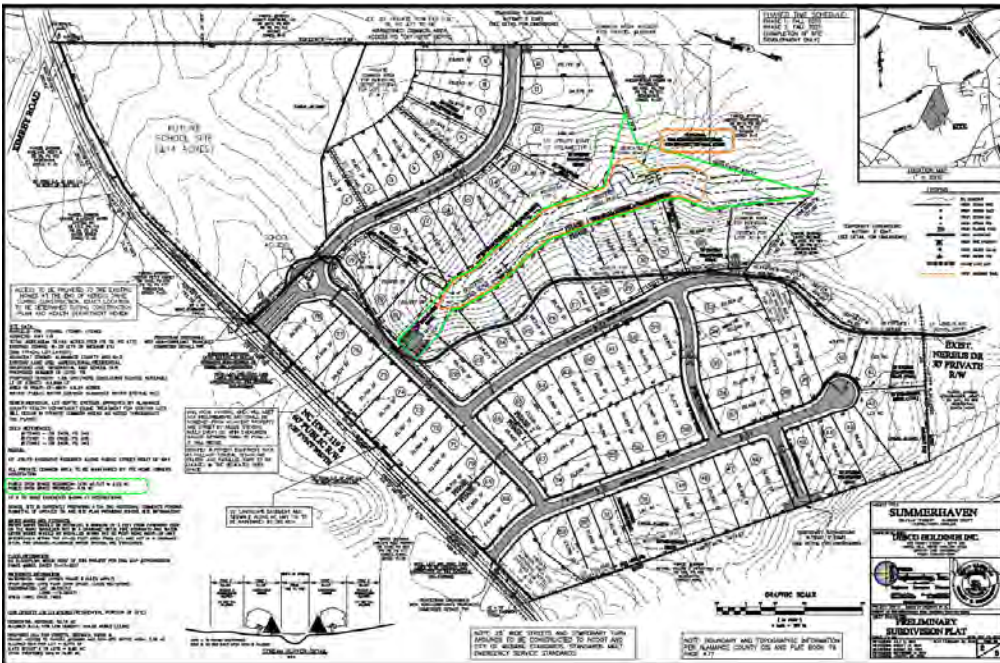
### Applicant

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

### Public Hearing

Yes  No

### Preliminary Plat



### Property

NC Hwy 119  
South, Nereus  
Drive, Alamance  
County

GPINs  
9803578217  
9803557617

### Proposed Zoning

N/A

### Current Zoning

R-20

### Size

+/-76.14 ac

### Surrounding Zoning

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

### Surrounding Land Uses

Residential, Vacant

### Utilities

To be extended at  
developer's  
expense

### Floodplain

No

### Watershed

No

### City Limits

No

---

### Summary

Desco Summerhaven, LLC, is requesting modification to the approval of the preliminary plat for the Summerhaven Subdivision originally approved by the Mebane City Council on March 2, 2020. The subdivision is permitted by-right, is in the City's Extraterritorial Jurisdiction (ETJ), and will not be annexed into the City; it will not have municipal utilities or services; and, its roads will be maintained by the North Carolina Department of Transportation (NCDOT). The subdivision has two phases. The plat for the first phase has been recorded and homes are under construction. The plat for the second phase was approved by the City Council at the November 7, 2022, meeting but has not yet been recorded.

The proposed modification is to the southern entrance of the subdivision. The developer is proposing to change the entrance from full-access movement to right-in/right-out only. The original Traffic Impact Analyses (TIAs) prepared for the Summerhaven Subdivision and adjoining Bradford Academy included construction of northbound, right-turn lanes and southbound, left-turn lanes on NC 119 at two full-access entrances. A memorandum was prepared by Davenport Engineering to discuss the effects of changing the southern site access to right-in/right-out only and found no adverse impacts. The modification to right-in/right-out requires installation of a monolithic island on NC 119 in accordance with NCDOT requirements and extending at minimum 150' north and south of the site entrance. The right-turn lane on NC 119 is proposed to remain at the entrance and the left-turn lane is to be removed. Additionally, the NCDOT is requiring modification of the northern entrance to accommodate the additional left turns. The developer is required to install an exclusive westbound, left-turn lane on Summer Walk Drive, which is the internal road connecting to NC 119.

Staff have determined this change to warrant Council approval. Section 2-23 of the Mebane Unified Development Ordinance (UDO) allows for staff to approve insignificant deviations and minor design modifications. Minor design modifications are defined as those having "no substantial impact on neighboring properties, the general public, or those intended to occupy or use the proposed development." The proposed modification to right-in/right-out was determined to have substantial impact on how the development is accessed and NC 119 is traveled. The modification has been reviewed by the Mebane Technical Review Committee (TRC), including the Mebane Fire and Police Departments, and the applicant has addressed all comments.

---

### Financial Impact

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

---

### Recommendation

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

---

### Suggested Motion

Approve the modification to Council's original approval of the major subdivision plat, as presented. It complies with the criteria of the City of Mebane Unified Development Ordinance for a major subdivision in a R-20 Zoning District.

---

### Attachments

1. Preliminary Presentation Slides
2. Summerhaven Subdivision Preliminary Plat Approved March 2, 2020

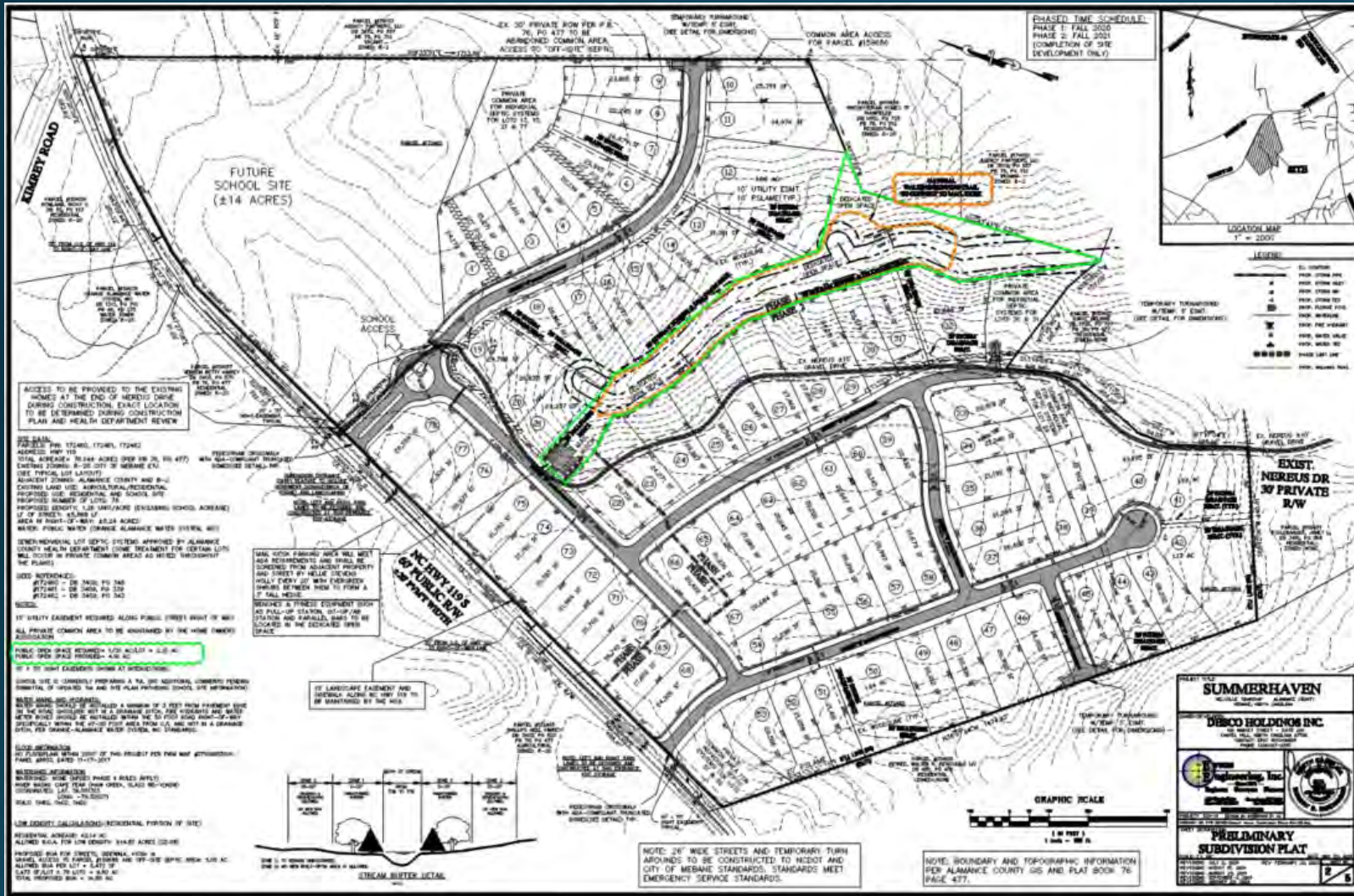
3. Summerhaven Right-In/Right-Out Plans, November 15, 2022
4. Summerhaven Transportation Report, May 2022
5. NCDOT Review of RIRO Memorandum, June 2022
6. Original TIAs and Reviews – [click here to access and download](#)



Ashley Ownbey, Development Director

Modification to Council Plat Approval - Summerhaven



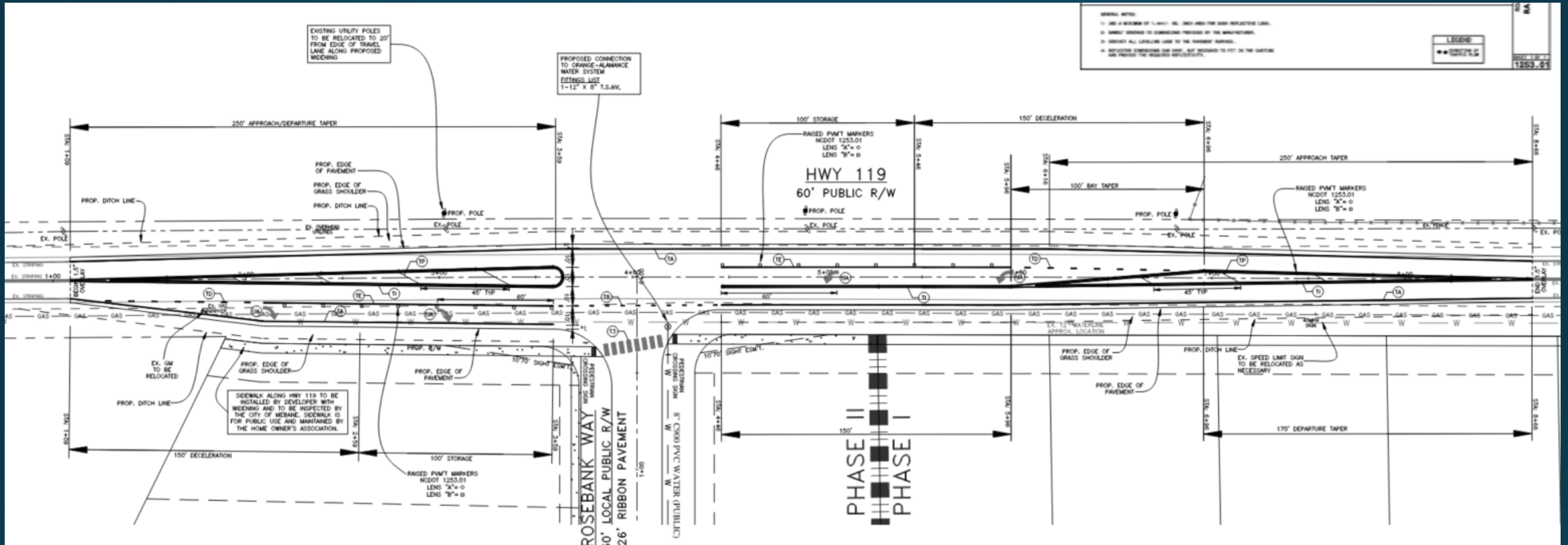


# Summerhaven

## Modification to Plat Approval

- By-right subdivision
  - No rezoning
  - Required to meet all UDO requirements
  - Located in Mebane ETJ
- Preliminary Plat approved March 2, 2020
  - Two connections to NC 119
  - Both full-access movement, allowing left and right turns into and out of the subdivision
  - Both included construction of left and right turn lanes on NC 119
- Considered major modification to original approval, requiring consideration by City Council
  - Section 2-23 of the Mebane UDO

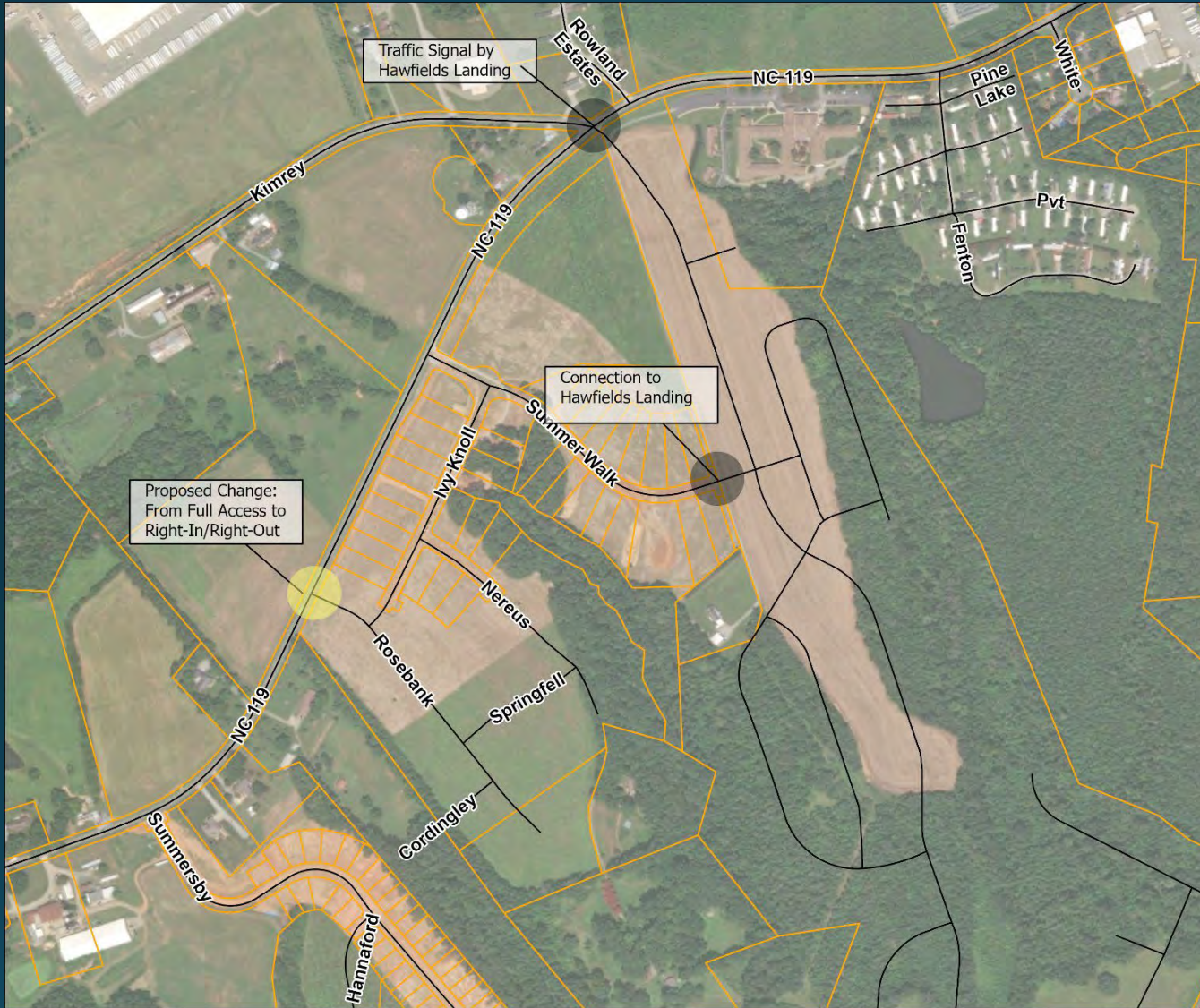




## Summerhaven Modification to Plat Approval

- The construction drawings approved by City staff show right and left turn lanes as indicated on the preliminary plat.





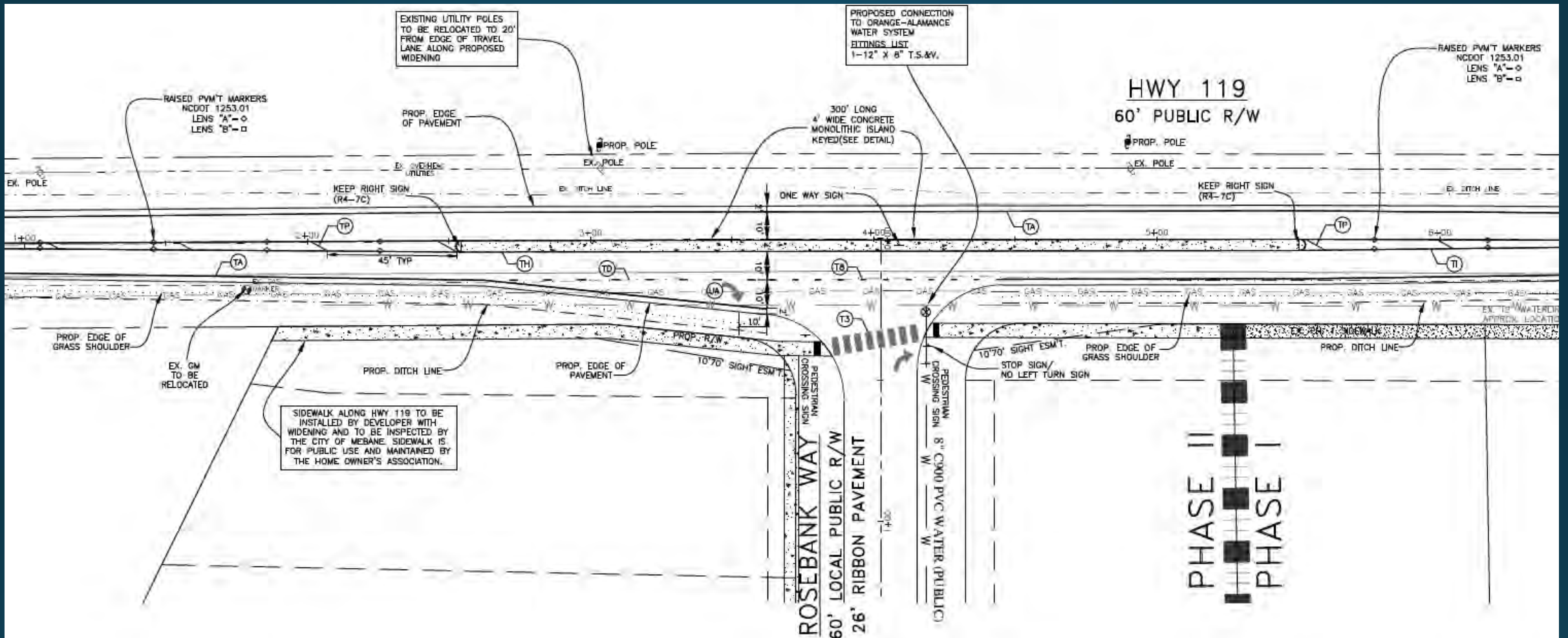
# Summerhaven

## Modification to Plat Approval

- The developer is proposing to change the second driveway to right-in/right-out.
- A memorandum was prepared by Davenport Engineering and showed no adverse impacts caused by this change.
- The NCDOT and City staff have reviewed the proposed change.



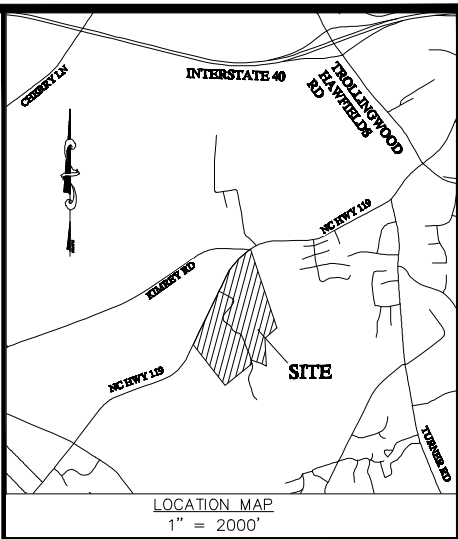
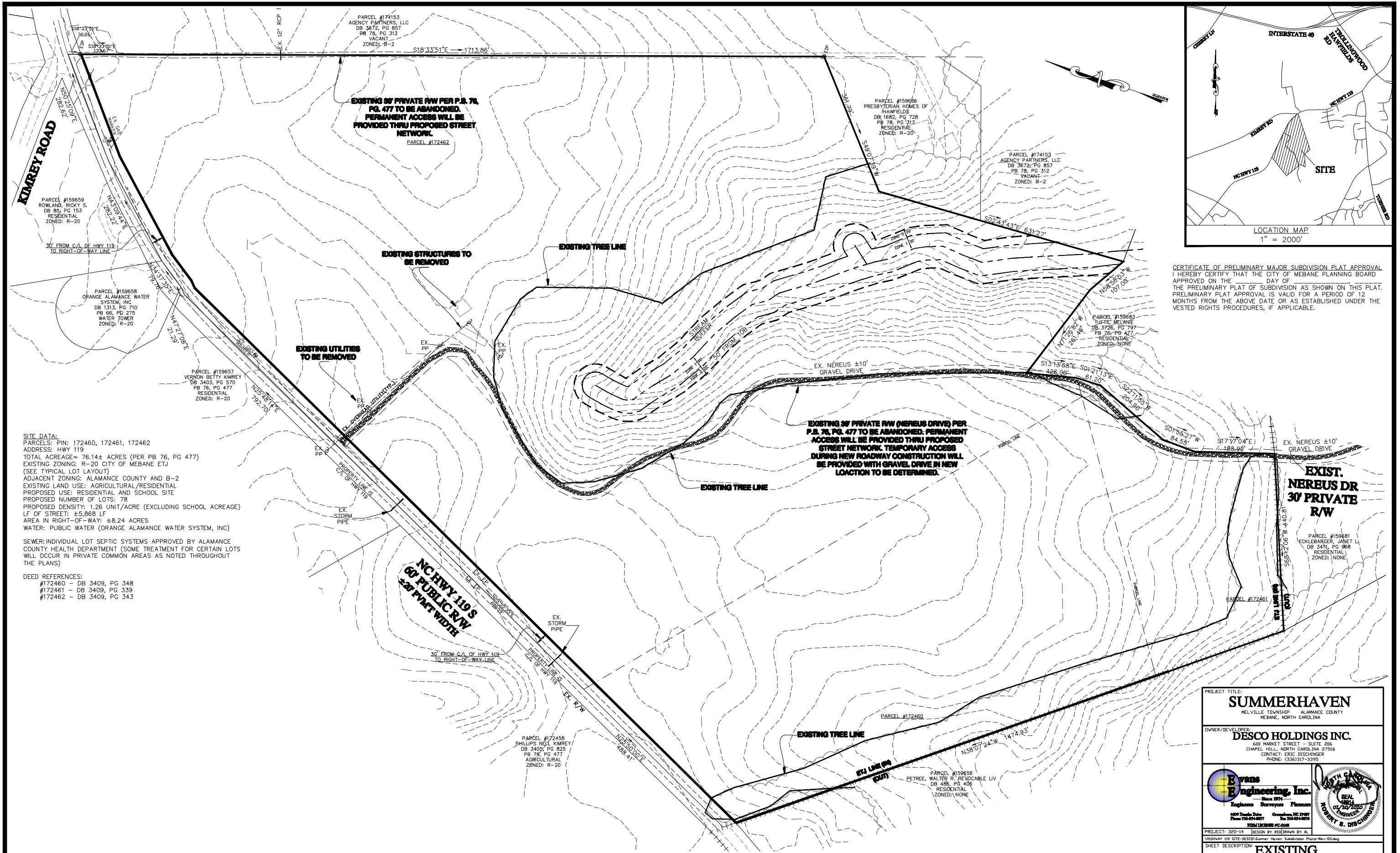




## Summerhaven Modification to Plat Approval

- The change to right-in/right-out requires construction of a 4' wide monolithic island in the center of NC 119.
- The right turn lane is shown to remain at the entrance.

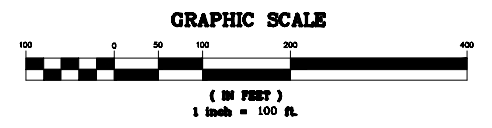


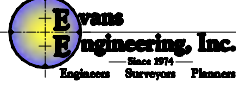



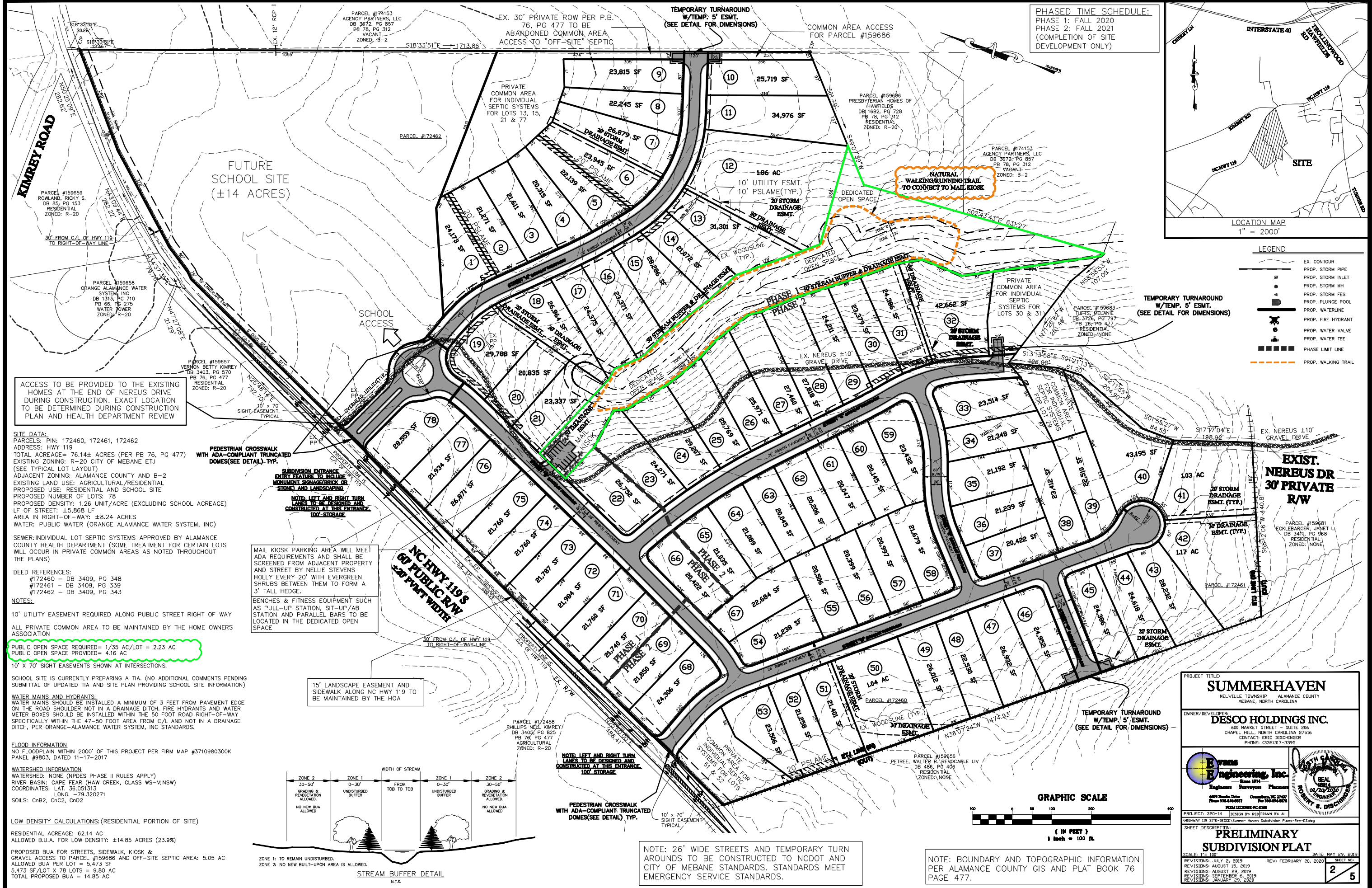
CERTIFICATE OF PRELIMINARY MAJOR SUBDIVISION PLAT APPROVAL  
 I HEREBY CERTIFY THAT THE CITY OF MEBANE PLANNING BOARD  
 APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 THE PRELIMINARY PLAT OF SUBDIVISION AS SHOWN ON THIS PLAT.  
 PRELIMINARY PLAT APPROVAL IS VALID FOR A PERIOD OF 12  
 MONTHS FROM THE ABOVE DATE OR AS ESTABLISHED UNDER THE  
 VESTED RIGHTS PROCEDURES, IF APPLICABLE.

**SITE DATA:**  
 PARCELS: PIN: 172460, 172461, 172462  
 ADDRESS: HWY 119  
 TOTAL ACREAGE= 76.14± ACRES (PER PB 76, PG 477)  
 EXISTING ZONING: R-20 CITY OF MEBANE ETJ  
 (SEE TYPICAL LOT LAYOUT)  
 ADJACENT ZONING: ALAMANCE COUNTY AND B-2  
 EXISTING LAND USE: AGRICULTURAL/RESIDENTIAL  
 PROPOSED USE: RESIDENTIAL AND SCHOOL SITE  
 PROPOSED NUMBER OF LOTS: 78  
 PROPOSED DENSITY: 1.26 UNIT/ACRE (EXCLUDING SCHOOL ACREAGE)  
 LF OF STREET: ±5,868 LF  
 AREA IN RIGHT-OF-WAY: ±8.24 ACRES  
 WATER: PUBLIC WATER (ORANGE ALAMANCE WATER SYSTEM, INC)  
 SEWER: INDIVIDUAL LOT SEPTIC SYSTEMS APPROVED BY ALAMANCE  
 COUNTY HEALTH DEPARTMENT (SOME TREATMENT FOR CERTAIN LOTS  
 WILL OCCUR IN PRIVATE COMMON AREAS AS NOTED THROUGHOUT  
 THE PLANS)  
**DEED REFERENCES:**  
 #172460 - DB 3409, PG 348  
 #172461 - DB 3409, PG 339  
 #172462 - DB 3409, PG 343

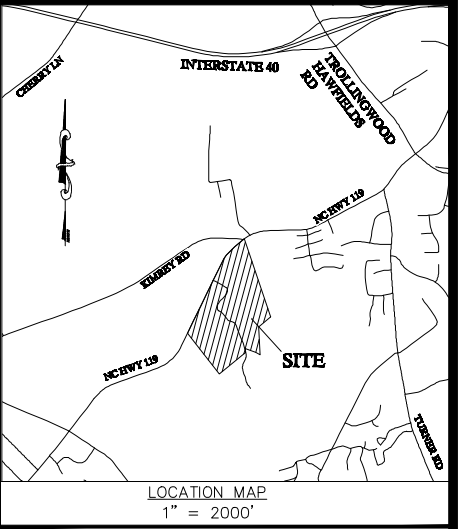
NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION  
 PER ALAMANCE COUNTY GIS AND PLAT BOOK 76  
 PAGE 477.



<b>PROJECT TITLE:</b> <b>SUMMERHAVEN</b> MELVILLE TOWNSHIP ALAMANCE COUNTY MEBANE, NORTH CAROLINA	
<b>OWNER/DEVELOPER:</b> <b>DESCO HOLDINGS INC.</b> 600 MARKET STREET - SUITE 206 CHAPEL HILL, NORTH CAROLINA 27516 CONTACT: ERIC DISCHINGER PHONE: (336)317-3395	
 <b>Evens Engineering, Inc.</b> Since 1974 Engineers Surveyors Planners 4699 Double Drive Chapel Hill, NC 27517 Phone 336-494-0877 Fax 336-494-6870 www.evenseng.com	
PROJECT: 320-14 SECTION BY: RSD DRAWN BY: AJL HIGHWAY 119 SITE-DESCO/Summer Haven Subdivision Plans-Rev-05.dwg	
<b>EXISTING CONDITIONS MAP</b>	
SCALE: 1" = 100'	DATE: MAY 29, 2019
REVISIONS: JULY 2, 2019	REV: FEBRUARY 20, 2020
REVISIONS: AUGUST 15, 2019	
REVISIONS: AUGUST 29, 2019	
REVISIONS: SEPTEMBER 6, 2019	
REVISIONS: JANUARY 29, 2020	
SHEET NO.	<b>1</b>
<b>5</b>	



**PHASED TIME SCHEDULE:**  
 PHASE 1: FALL 2020  
 PHASE 2: FALL 2021  
 (COMPLETION OF SITE DEVELOPMENT ONLY)



- LEGEND**
- EX. CONTOUR
  - PROP. STORM PIPE
  - PROP. STORM INLET
  - PROP. STORM MH
  - PROP. STORM FES
  - PROP. PLUNGE POOL
  - PROP. WATERLINE
  - PROP. FIRE HYDRANT
  - PROP. WATER VALVE
  - PROP. WATER TEE
  - PHASE LIMIT LINE
  - PROP. WALKING TRAIL

ACCESS TO BE PROVIDED TO THE EXISTING HOMES AT THE END OF NEREUS DRIVE DURING CONSTRUCTION. EXACT LOCATION TO BE DETERMINED DURING CONSTRUCTION PLAN AND HEALTH DEPARTMENT REVIEW

**SITE DATA:**  
 PARCELS: PIN: 172460, 172461, 172462  
 ADDRESS: HWY 119  
 TOTAL ACREAGE = 76.14± ACRES (PER PB 76, PG 477)  
 EXISTING ZONING: R-20 CITY OF MEBANE ETJ  
 (SEE TYPICAL LOT LAYOUT)  
 ADJACENT ZONING: ALAMANCE COUNTY AND B-2  
 EXISTING LAND USE: AGRICULTURAL/RESIDENTIAL  
 PROPOSED USE: RESIDENTIAL AND SCHOOL SITE  
 PROPOSED NUMBER OF LOTS: 78  
 PROPOSED DENSITY: 1.26 UNIT/ACRE (EXCLUDING SCHOOL ACREAGE)  
 LF OF STREET: ±5,868 LF  
 AREA IN RIGHT-OF-WAY: ±8.24 ACRES  
 WATER: PUBLIC WATER (ORANGE ALAMANCE WATER SYSTEM, INC)  
 SEWER: INDIVIDUAL LOT SEPTIC SYSTEMS APPROVED BY ALAMANCE COUNTY HEALTH DEPARTMENT (SOME TREATMENT FOR CERTAIN LOTS WILL OCCUR IN PRIVATE COMMON AREAS AS NOTED THROUGHOUT THE PLANS)  
 DEED REFERENCES:  
 #172460 - DB 3409, PG 348  
 #172461 - DB 3409, PG 339  
 #172462 - DB 3409, PG 343

**NOTES:**  
 10' UTILITY EASEMENT REQUIRED ALONG PUBLIC STREET RIGHT OF WAY  
 ALL PRIVATE COMMON AREA TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION  
 PUBLIC OPEN SPACE REQUIRED = 1/35 AC/LOT = 2.23 AC  
 PUBLIC OPEN SPACE PROVIDED = 4.16 AC  
 10' X 70' SIGHT EASEMENTS SHOWN AT INTERSECTIONS.

SCHOOL SITE IS CURRENTLY PREPARING A TIA. (NO ADDITIONAL COMMENTS PENDING SUBMITTAL OF UPDATED TIA AND SITE PLAN PROVIDING SCHOOL SITE INFORMATION)  
**WATER MAINS AND HYDRANTS:**  
 WATER MAINS SHOULD BE INSTALLED A MINIMUM OF 3 FEET FROM PAVEMENT EDGE ON THE ROAD SHOULDER NOT IN A DRAINAGE DITCH. FIRE HYDRANTS AND WATER METER BOXES SHOULD BE INSTALLED WITHIN THE 50 FOOT ROAD RIGHT-OF-WAY SPECIFICALLY WITHIN THE 47-50 FOOT AREA FROM C/L AND NOT IN A DRAINAGE DITCH, PER ORANGE-ALAMANCE WATER SYSTEM, INC STANDARDS.

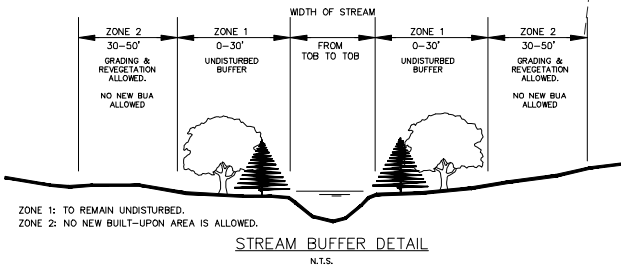
**FLOOD INFORMATION**  
 NO FLOODPLAIN WITHIN 2000' OF THIS PROJECT PER FIRM MAP #3710980300K PANEL #9803, DATED 11-17-2017  
**WATERSHED INFORMATION**  
 WATERSHED: NONE (NPDES PHASE II RULES APPLY)  
 RIVER BASIN: CAPE FEAR (HAW CREEK, CLASS WS-V;NSW)  
 COORDINATES: LAT. 36.051313  
 LONG. -79.320271  
 SOILS: CnB2, CnC2, CnD2

**LOW DENSITY CALCULATIONS: (RESIDENTIAL PORTION OF SITE)**  
 RESIDENTIAL ACREAGE: 62.14 AC  
 ALLOWED B.U.A. FOR LOW DENSITY: ±14.85 ACRES (23.9%)  
 PROPOSED BUA FOR STREETS, SIDEWALK, KIOSK & GRAVEL ACCESS TO PARCEL #159686 AND OFF-SITE SEPTIC AREA: 5.05 AC  
 ALLOWED BUA PER LOT = 5,473 SF  
 5,473 SF/LOT X 78 LOTS = 9.80 AC  
 TOTAL PROPOSED BUA = 14.85 AC

MAIL KIOSK PARKING AREA WILL MEET ADA REQUIREMENTS AND SHALL BE SCREENED FROM ADJACENT PROPERTY AND STREET BY NELLIE STEVENS HOLLY EVERY 20' WITH EVERGREEN SHRUBS BETWEEN THEM TO FORM A 3' TALL HEDGE.

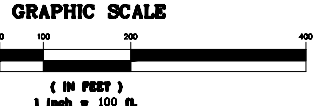
BENCHES & FITNESS EQUIPMENT SUCH AS PULL-UP STATION, SIT-UP/AB STATION AND PARALLEL BARS TO BE LOCATED IN THE DEDICATED OPEN SPACE

15' LANDSCAPE EASEMENT AND SIDEWALK ALONG NC HWY 119 TO BE MAINTAINED BY THE HOA



NOTE: 26' WIDE STREETS AND TEMPORARY TURN AROUNDS TO BE CONSTRUCTED TO NCDOT AND CITY OF MEBANE STANDARDS. STANDARDS MEET EMERGENCY SERVICE STANDARDS.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PER ALAMANCE COUNTY GIS AND PLAT BOOK 76 PAGE 477.



**PROJECT TITLE:**  
**SUMMERHAVEN**  
 MELVILLE TOWNSHIP ALAMANCE COUNTY  
 MEBANE, NORTH CAROLINA

**DOWNER/DEVELOPER:**  
**DESCO HOLDINGS INC.**  
 600 MARKET STREET - SUITE 206  
 CHAPEL HILL, NORTH CAROLINA 27516  
 CONTACT: ERIC DISCHINGER  
 PHONE: (336)317-3395

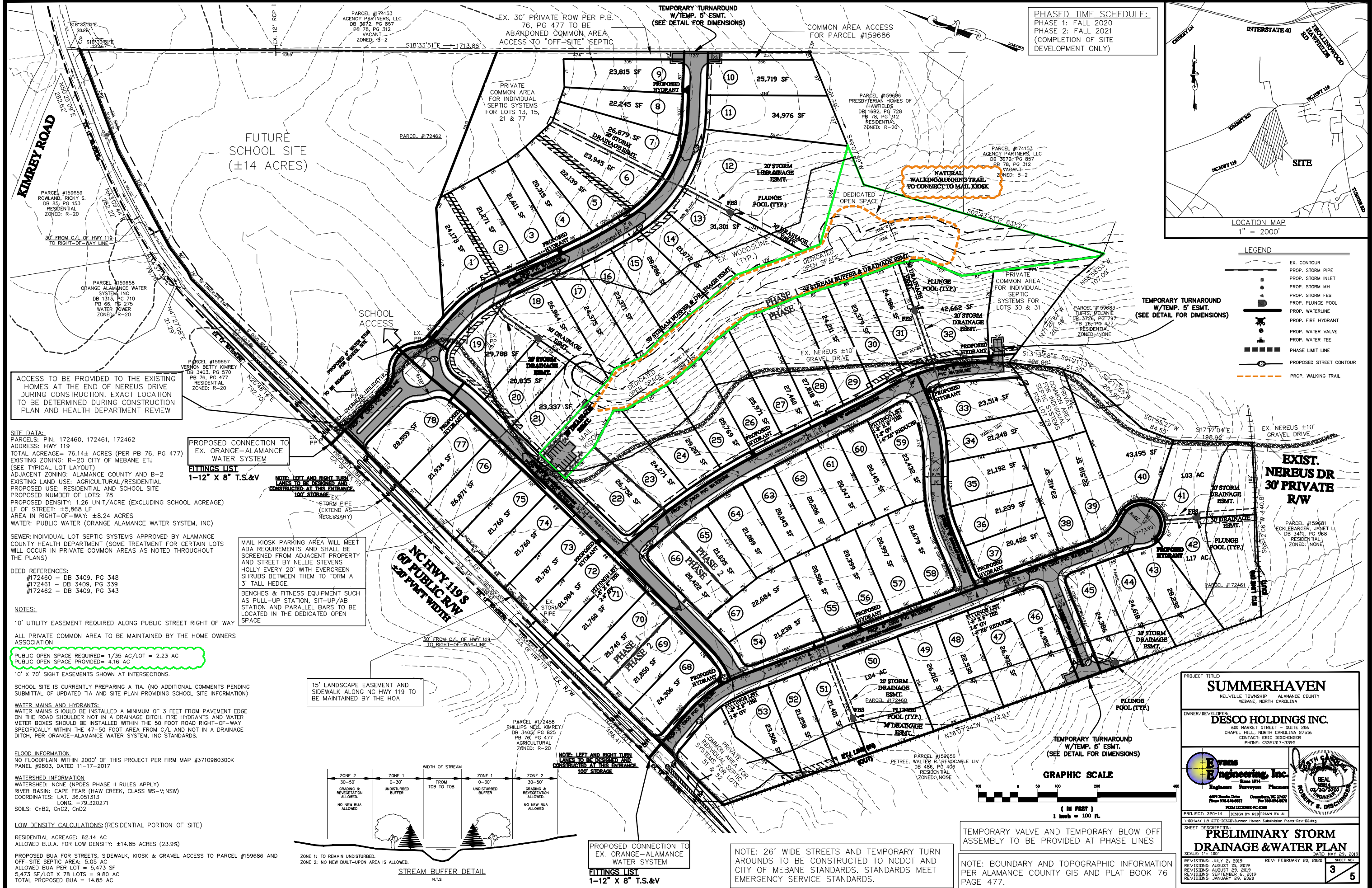
**Engineers Surveyors Planners**  
**Evans Engineering, Inc.**  
 Since 1994  
 4800 Thomas Dale  
 Phone 336-544-0077 Fax 336-544-0070  
 PERM LICENSE #02108

**PROJECT:** 320-14  
**DESIGN BY:** RSD  
**DRAWN BY:** AL  
 VEHWAY 119 SITE-BECOND Summer Haven Subdivision Plans-Rev-05.dwg

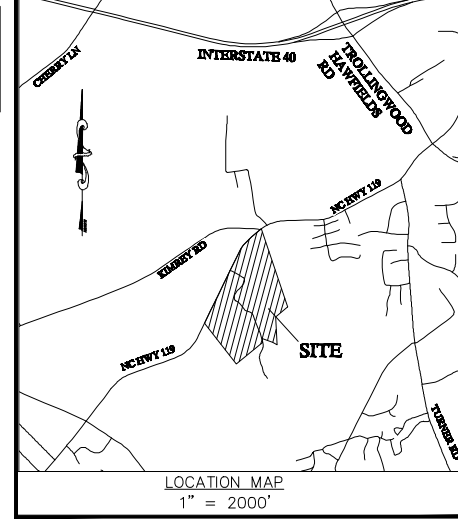
**SHEET DESCRIPTION:**  
**PRELIMINARY SUBDIVISION PLAT**

DATE: MAY 29, 2019  
 REVISIONS: JULY 2, 2019  
 REVISIONS: AUGUST 15, 2019  
 REVISIONS: AUGUST 29, 2019  
 REVISIONS: SEPTEMBER 4, 2019  
 REVISIONS: JANUARY 29, 2020

REV: FEBRUARY 20, 2020 SHEET 2 OF 5



**PHASED TIME SCHEDULE:**  
 PHASE 1: FALL 2020  
 PHASE 2: FALL 2021  
 (COMPLETION OF SITE DEVELOPMENT ONLY)



**LEGEND**

- EX. CONTOUR
- PROP. STORM PIPE
- PROP. STORM INLET
- PROP. STORM MH
- PROP. STORM FES
- PROP. PLUNGE POOL
- PROP. WATERLINE
- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. WATER TEE
- PHASE LIMIT LINE
- PROPOSED STREET CONTOUR
- PROP. WALKING TRAIL

ACCESS TO BE PROVIDED TO THE EXISTING HOMES AT THE END OF NEREUS DRIVE DURING CONSTRUCTION. EXACT LOCATION TO BE DETERMINED DURING CONSTRUCTION PLAN AND HEALTH DEPARTMENT REVIEW

**SITE DATA:**  
 PARCELS: PIN: 172460, 172461, 172462  
 ADDRESS: HWY 119  
 TOTAL ACREAGE = 76.14± ACRES (PER PB 76, PG 477)  
 EXISTING ZONING: R-20 CITY OF MEBANE ETJ  
 (SEE TYPICAL LOT LAYOUT)  
 ADJACENT ZONING: ALAMANCE COUNTY AND B-2  
 EXISTING LAND USE: AGRICULTURAL/RESIDENTIAL  
 PROPOSED USE: RESIDENTIAL AND SCHOOL SITE  
 PROPOSED NUMBER OF LOTS: 78  
 PROPOSED DENSITY: 1.26 UNIT/ACRE (EXCLUDING SCHOOL ACREAGE)  
 LF OF STREET: ±5,868 LF  
 AREA IN RIGHT-OF-WAY: ±8.24 ACRES  
 WATER: PUBLIC WATER (ORANGE ALAMANCE WATER SYSTEM, INC)

**SEWER:** INDIVIDUAL LOT SEPTIC SYSTEMS APPROVED BY ALAMANCE COUNTY HEALTH DEPARTMENT (SOME TREATMENT FOR CERTAIN LOTS WILL OCCUR IN PRIVATE COMMON AREAS AS NOTED THROUGHOUT THE PLANS)  
**DEED REFERENCES:**  
 #172460 - DB 3409, PG 348  
 #172461 - DB 3409, PG 339  
 #172462 - DB 3409, PG 343

**NOTES:**  
 10' UTILITY EASEMENT REQUIRED ALONG PUBLIC STREET RIGHT OF WAY  
 ALL PRIVATE COMMON AREA TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION  
 PUBLIC OPEN SPACE REQUIRED = 1/35 AC/LOT = 2.23 AC  
 PUBLIC OPEN SPACE PROVIDED = 4.16 AC  
 10' X 70' SIGHT EASEMENTS SHOWN AT INTERSECTIONS.

SCHOOL SITE IS CURRENTLY PREPARING A TIA. (NO ADDITIONAL COMMENTS PENDING SUBMITTAL OF UPDATED TIA AND SITE PLAN PROVIDING SCHOOL SITE INFORMATION)  
**WATER MAINS AND HYDRANTS:**  
 WATER MAINS SHOULD BE INSTALLED A MINIMUM OF 3 FEET FROM PAVEMENT EDGE ON THE ROAD SHOULDER NOT IN A DRAINAGE DITCH. FIRE HYDRANTS AND WATER METER BOXES SHOULD BE INSTALLED WITHIN THE 50 FOOT ROAD RIGHT-OF-WAY SPECIFICALLY WITHIN THE 47-50 FOOT AREA FROM C/L AND NOT IN A DRAINAGE DITCH, PER ORANGE-ALAMANCE WATER SYSTEM, INC STANDARDS.

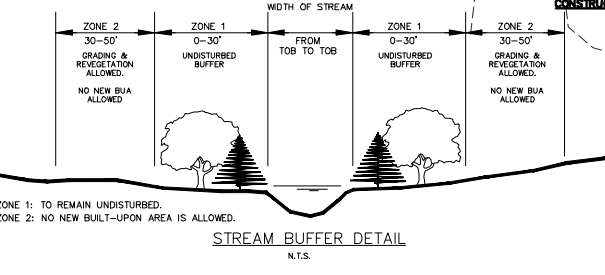
**FLOOD INFORMATION**  
 NO FLOODPLAIN WITHIN 2000' OF THIS PROJECT PER FIRM MAP #3710980300K PANEL #9803, DATED 11-17-2017  
**WATERSHED INFORMATION**  
 WATERSHED: NONE (NPDES PHASE II RULES APPLY)  
 RIVER BASIN: CAPE FEAR (HAW CREEK, CLASS WS-V,NSW)  
 COORDINATES: LAT. 36.051313 LONG. -79.320271  
 SOILS: CnB2, CnC2, CnD2

**LOW DENSITY CALCULATIONS:** (RESIDENTIAL PORTION OF SITE)  
 RESIDENTIAL ACREAGE: 62.14 AC  
 ALLOWED B.U.A. FOR LOW DENSITY: ±14.85 ACRES (23.9%)  
 PROPOSED B.U.A. FOR STREETS, SIDEWALK, KIOSK & GRAVEL ACCESS TO PARCEL #159686 AND OFF-SITE SEPTIC AREA: 5.05 AC  
 ALLOWED B.U.A. PER LOT = 6.473 SF  
 5,473 SF/LOT X 78 LOTS = 9.80 AC  
 TOTAL PROPOSED B.U.A. = 14.85 AC

PROPOSED CONNECTION TO EX. ORANGE-ALAMANCE WATER SYSTEM  
**FITTINGS LIST**  
 1-12" X 8" T.S.&V

MAIL KIOSK PARKING AREA WILL MEET ADA REQUIREMENTS AND SHALL BE SCREENED FROM ADJACENT PROPERTY AND STREET BY NELLIE STEVENS HOLLY EVERY 20' WITH EVERGREEN SHRUBS BETWEEN THEM TO FORM A 3' TALL HEDGE.  
 BENCHES & FITNESS EQUIPMENT SUCH AS PULL-UP STATION, SIT-UP/AB STATION AND PARALLEL BARS TO BE LOCATED IN THE DEDICATED OPEN SPACE

15' LANDSCAPE EASEMENT AND SIDEWALK ALONG NC HWY 119 TO BE MAINTAINED BY THE HOA

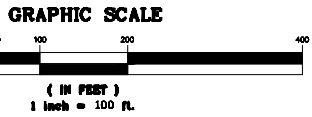


PROPOSED CONNECTION TO EX. ORANGE-ALAMANCE WATER SYSTEM  
**FITTINGS LIST**  
 1-12" X 8" T.S.&V

NOTE: 26' WIDE STREETS AND TEMPORARY TURN AROUNDS TO BE CONSTRUCTED TO NCDOT AND CITY OF MEBANE STANDARDS. STANDARDS MEET EMERGENCY SERVICE STANDARDS.

TEMPORARY VALVE AND TEMPORARY BLOW OFF ASSEMBLY TO BE PROVIDED AT PHASE LINES

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PER ALAMANCE COUNTY GIS AND PLAT BOOK 76 PAGE 477.



**PROJECT TITLE:**  
**SUMMERHAVEN**  
 MELVILLE TOWNSHIP ALAMANCE COUNTY  
 MEBANE, NORTH CAROLINA

**OWNER/DEVELOPER:**  
**DESCO HOLDINGS INC.**  
 600 MARKET STREET - SUITE 206  
 CHAPEL HILL, NORTH CAROLINA 27516  
 CONTACT: ERIC DISCHINGER  
 PHONE: (336)317-3395

**Engineers, Surveyors, Planners**  
**E. Evans Engineering, Inc.**  
 Since 1974  
 4800 Dunbar Drive, Greensboro, NC 27409  
 Phone: 336-454-0977 Fax: 336-654-0976  
 WWW.EVANS-INC.COM

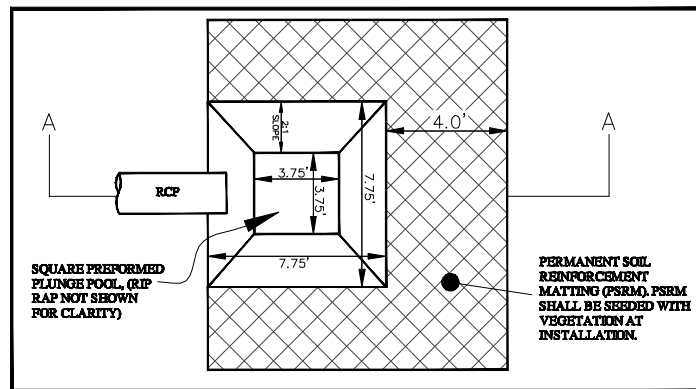
**PROJ.:** 320-14 **DESIGN BY:** RSD/DRAWN BY: AL  
**HWYWAY 119 SITE-DESCO-Summer Haven Subdivision Plans-Rev-05.dwg**

**SHEET DESCRIPTION:**  
**PRELIMINARY STORM DRAINAGE & WATER PLAN**

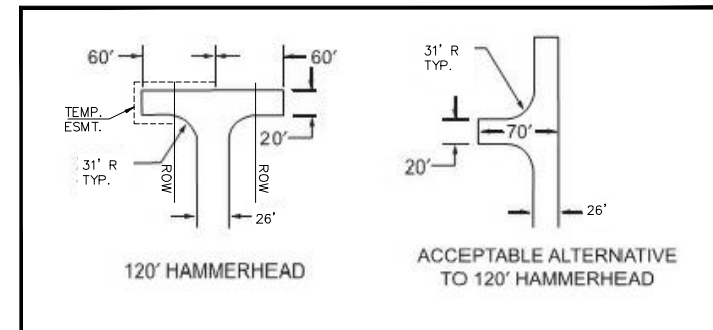
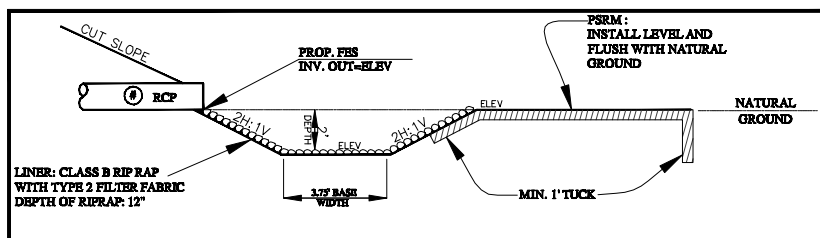
REVISIONS: JULY 2, 2019  
 REVISIONS: AUGUST 15, 2019  
 REVISIONS: AUGUST 29, 2019  
 REVISIONS: SEPTEMBER 6, 2019  
 REVISIONS: JANUARY 29, 2020

DATE: MAY 29, 2020  
 SHEET NO. 3 OF 5

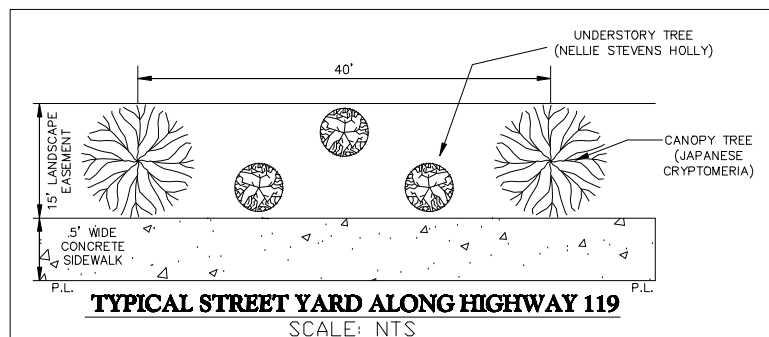
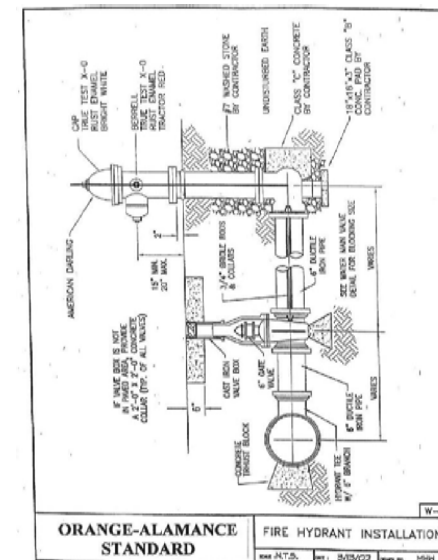
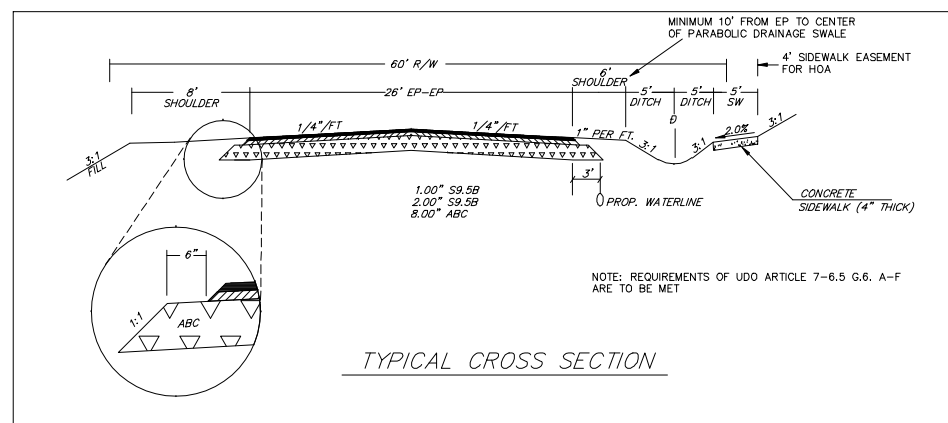
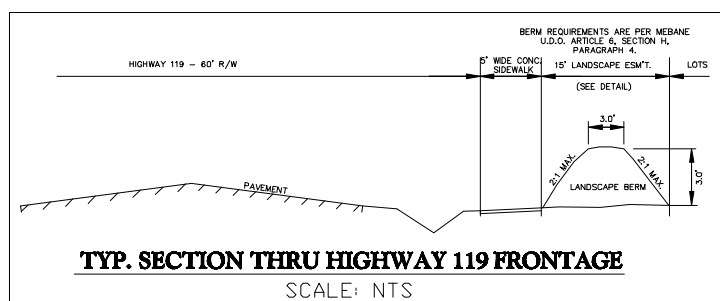
**PLUNGE POOLS TO BE INSTALLED AT ALL PIPE OUTLETS  
(SEE TYPICAL DETAIL BELOW)**



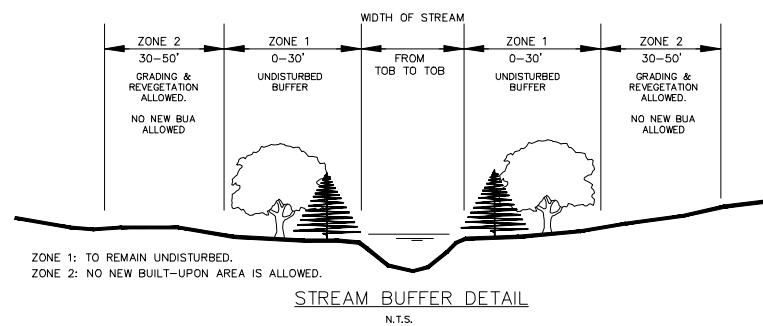
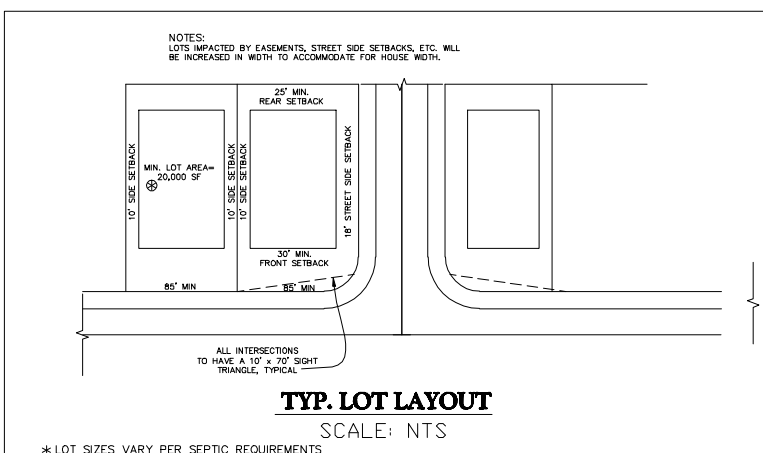
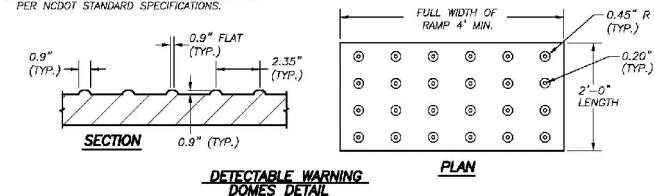
**PREFORMED PLUNGE POOL SPECIFICATIONS:**  
 RECEIVING PIPE SIZE: RCP  
 100-YR FLOW FROM HIGH FLOW BYPASS : Q CFS  
 SCOUR HOLE BOTTOM DIMENSIONS: 3.75' X 3.75'  
 SCOUR HOLE SIDE SLOPES: 2:1  
 SCOUR HOLE DEPTH: 2'  
 TOP ELEVATION: DESIGN  
 BOTTOM ELEVATION: DESIGN  
 RIP-RAP SIZE FOR PLUNGE POOL: CLASS B



**TEMPORARY TURNAROUND DETAILS  
NOT TO SCALE**



- NOTES:
1. DETECTABLE WARNING DOMES SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
  2. THE RAMP MAY BE YELLOW IN COLOR OR ANY COLOR WITH A 70% CONTRAST RATIO.
  3. PROVIDE SEALANT OVER EXPANSION JOINTS AS PER NCDOT STANDARD SPECIFICATIONS.



NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PER ALAMANCE COUNTY GIS AND PLAT BOOK 76 PAGE 477.

PROJECT TITLE:  
**SUMMERHAVEN**  
MELVILLE TOWNSHIP ALAMANCE COUNTY  
MEBANE, NORTH CAROLINA

OWNER/DEVELOPER:  
**DESCO HOLDINGS INC.**  
600 MARKET STREET - SUITE 206  
CHAPEL HILL, NORTH CAROLINA 27516  
CONTACT: ERIC DISCHINGER  
PHONE: (336) 217-3295

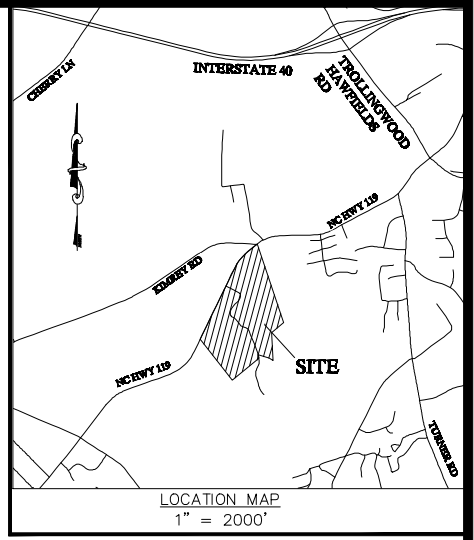
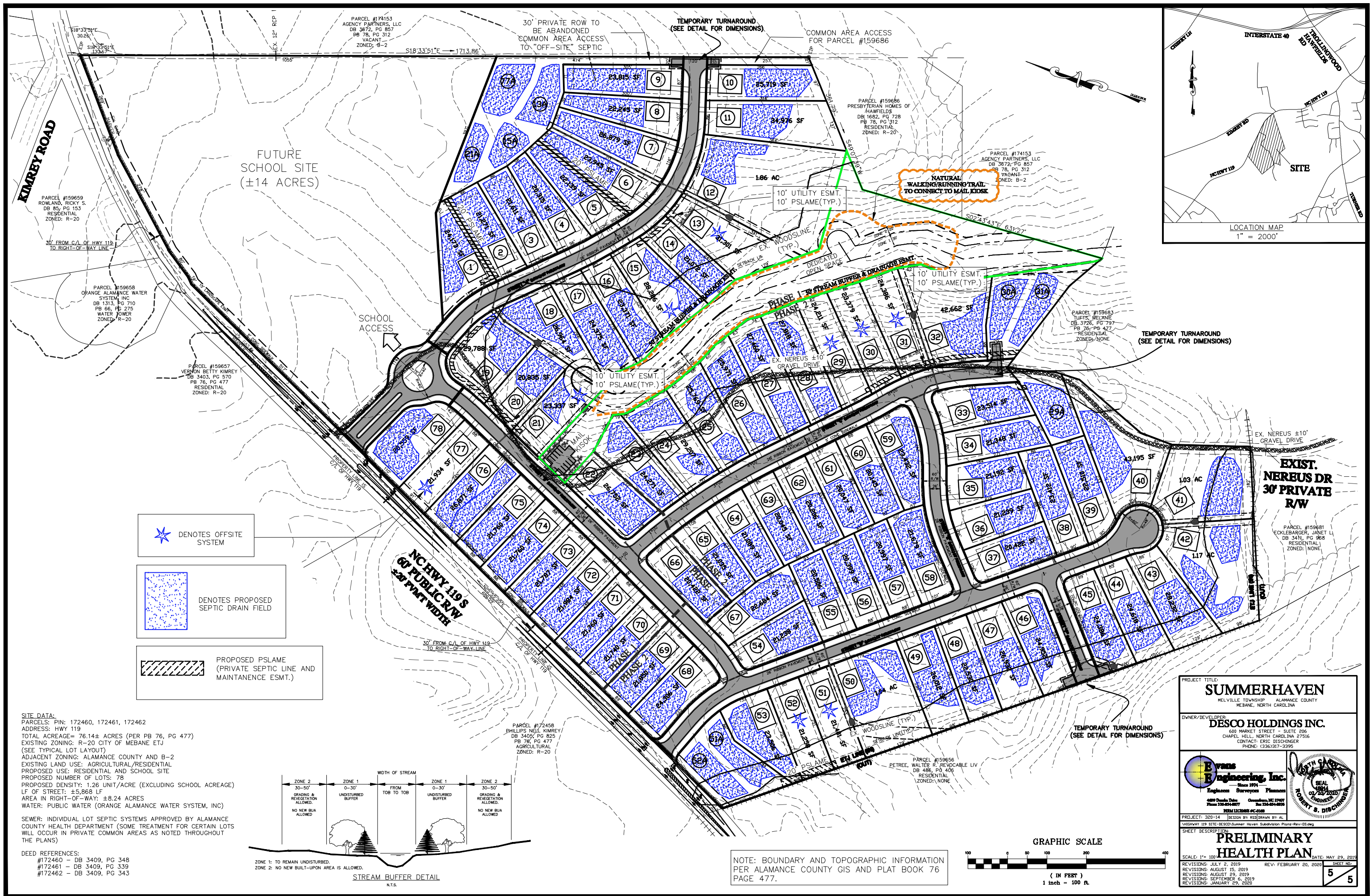
**E. Evans Engineering, Inc.**  
Engineers Surveyors Planners  
4800 Dundas Drive Concord, NC 27007  
Phone: 336-454-4877 Fax: 336-454-4875  
MEMBER: NCEM, NCSPE, NCSPP, NCSRS, NCSW, NCSW, NCSW, NCSW



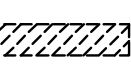
PROJECT: 320-14 DESIGN BY: RSD DRAWN BY: AL  
HIGHWAY 119 SITE-DESCO Summer Haven Subdivision Plans-Rev-03.dwg

SHEET DESCRIPTION:  
**DETAIL PLAN**

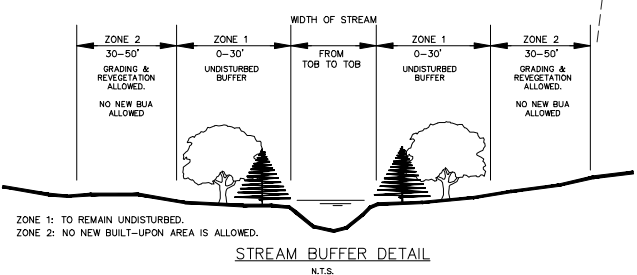
SCALE: N.T.S. DATE: MAY 29, 2019

REVISIONS: JULY 8, 2019 REVI: FEBRUARY 20, 2020 SHEET NO. 4  
 REVISIONS: AUGUST 15, 2019  
 REVISIONS: AUGUST 25, 2019  
 REVISIONS: SEPTEMBER 6, 2019  
 REVISIONS: JANUARY 29, 2020

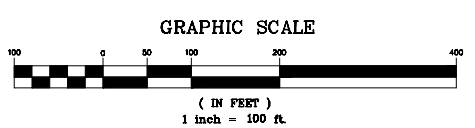


-  DENOTES OFFSITE SYSTEM
-  DENOTES PROPOSED SEPTIC DRAIN FIELD
-  PROPOSED PSLAME (PRIVATE SEPTIC LINE AND MAINTENANCE ESMT.)

**SITE DATA:**  
 PARCELS: PIN: 172460, 172461, 172462  
 ADDRESS: HWY 119  
 TOTAL ACREAGE= 76.14± ACRES (PER PB 76, PG 477)  
 EXISTING ZONING: R-20 CITY OF MEBANE ETJ  
 (SEE TYPICAL LOT LAYOUT)  
 ADJACENT ZONING: ALAMANCE COUNTY AND B-2  
 EXISTING LAND USE: AGRICULTURAL/RESIDENTIAL  
 PROPOSED USE: RESIDENTIAL AND SCHOOL SITE  
 PROPOSED NUMBER OF LOTS: 78  
 PROPOSED DENSITY: 1.26 UNIT/ACRE (EXCLUDING SCHOOL ACREAGE)  
 LF OF STREET: ±5,868 LF  
 AREA IN RIGHT-OF-WAY: ±8.24 ACRES  
 WATER: PUBLIC WATER (ORANGE ALAMANCE WATER SYSTEM, INC)  
 SEWER: INDIVIDUAL LOT SEPTIC SYSTEMS APPROVED BY ALAMANCE COUNTY HEALTH DEPARTMENT (SOME TREATMENT FOR CERTAIN LOTS WILL OCCUR IN PRIVATE COMMON AREAS AS NOTED THROUGHOUT THE PLANS)  
 DEED REFERENCES:  
 #172460 - DB 3409, PG 348  
 #172461 - DB 3409, PG 339  
 #172462 - DB 3409, PG 343



NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PER ALAMANCE COUNTY GIS AND PLAT BOOK 76 PAGE 477.



PROJECT TITLE:  
**SUMMERHAVEN**  
 MELVILLE TOWNSHIP ALAMANCE COUNTY  
 MEBANE, NORTH CAROLINA

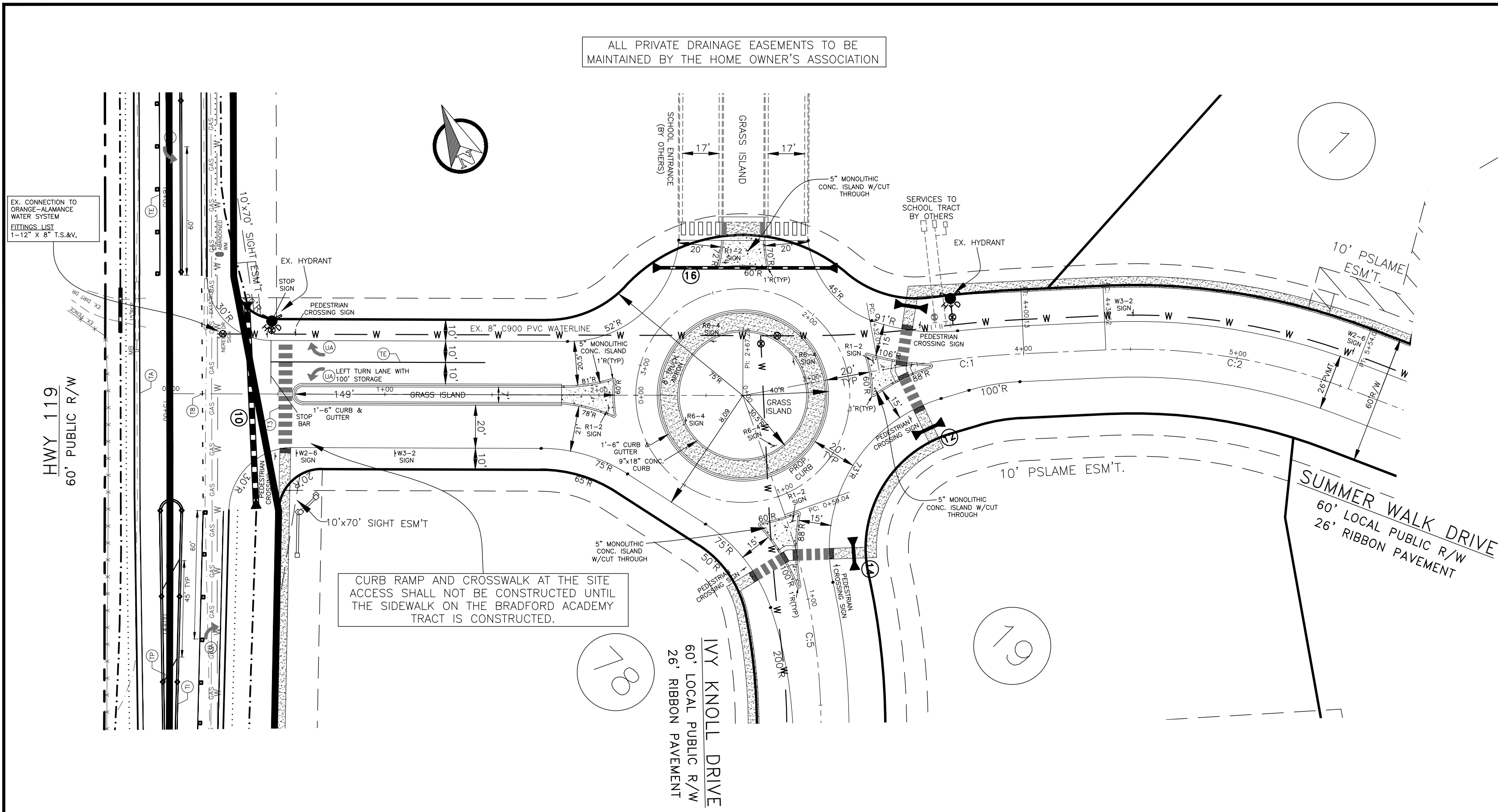
OWNER/DEVELOPER:  
**DESCO HOLDINGS INC.**  
 600 MARKET STREET - SUITE 206  
 CHAPEL HILL, NORTH CAROLINA 27516  
 CONTACT: ERIC DISCHINGER  
 PHONE: (336)237-3295

**E. Evans Engineering, Inc.**  
 License No. 971  
 Engineers Surveyors Planners  
 4609 Trade Oaks  
 Phone: 336-454-4977  
 Concord, NC 27007  
 Fax: 336-454-4975  
 NCEM LICENSE #C-0108

PROJECT: 320-14 DESIGN BY RSD/DRAWN BY AL  
 HIGHWAY 119 SITE: SECD/Summer Haven Subdivision Plans-Rev-05.dwg  
 SHEET DESCRIPTION:  
**PRELIMINARY HEALTH PLAN**  
 SCALE: 1" = 100' DATE: MAY 29, 2019  
 REVISIONS: JULY 2, 2019 REVI: FEBRUARY 20, 2020  
 REVISIONS: AUGUST 15, 2019  
 REVISIONS: AUGUST 29, 2019  
 REVISIONS: SEPTEMBER 6, 2019  
 REVISIONS: JANUARY 29, 2020

SHEET NO. **5** OF **5**

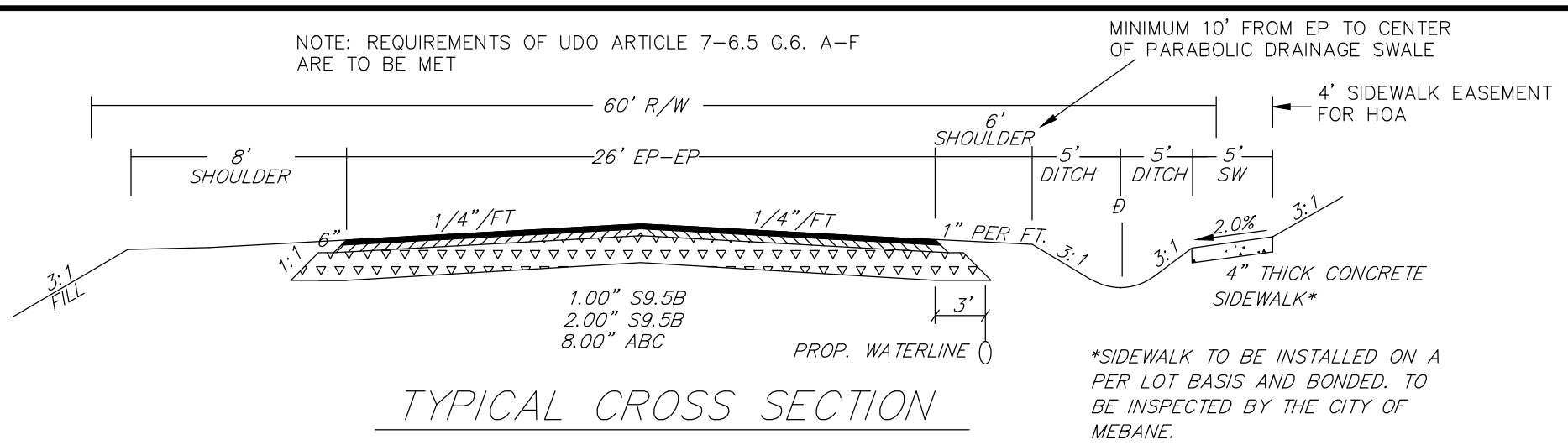
ALL PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION



CENTERLINE CURVE DATA:

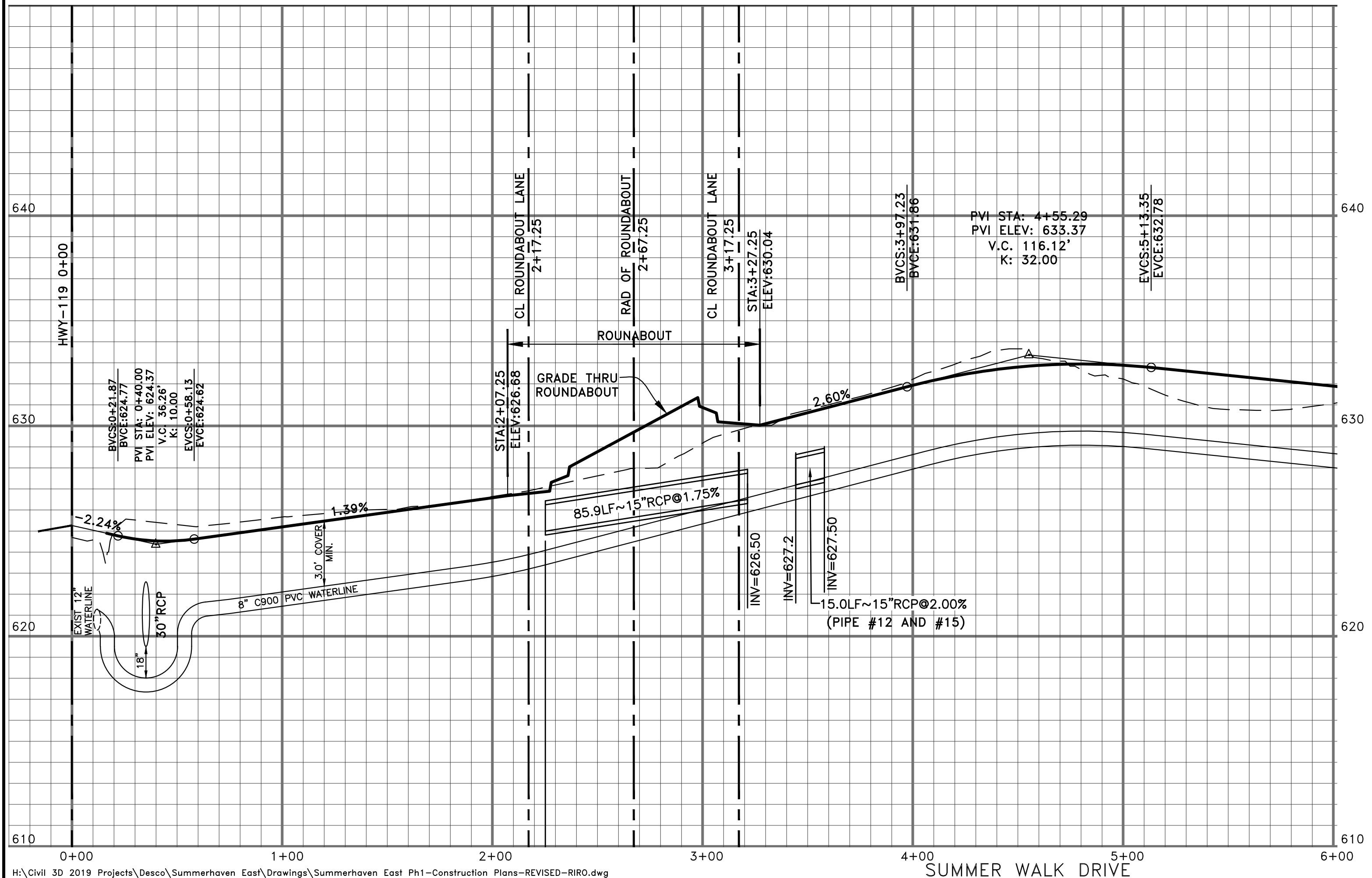
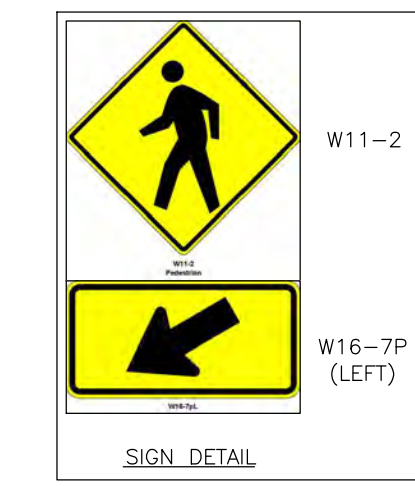
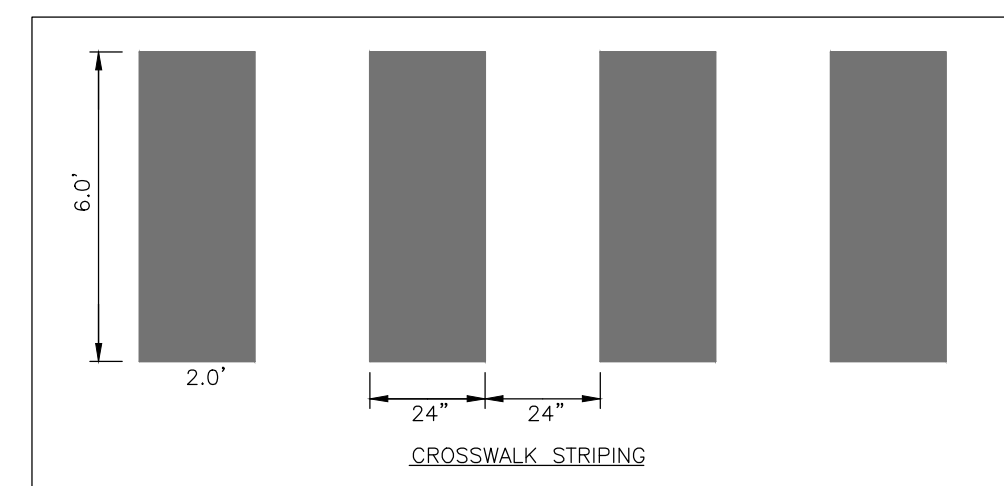
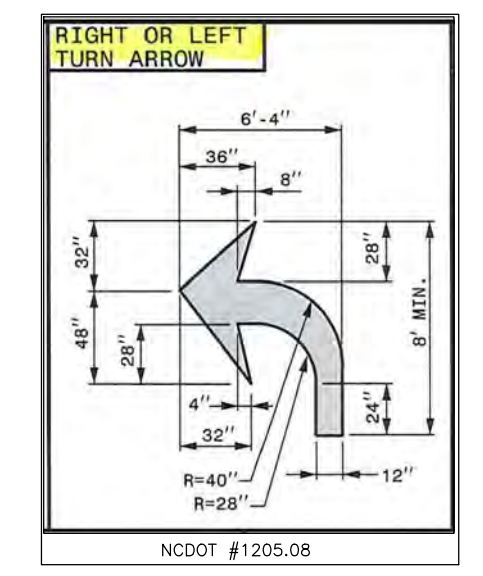
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C:1	07°48'20"	500.00'	68.12'	34.11'
C:2	23°38'22"	280.00'	115.52'	58.60'
C:3	06°03'53"	995.00'	105.32'	52.71'
C:4	57°18'47"	330.00'	330.10'	180.34'

NOTE: REQUIREMENTS OF UDO ARTICLE 7-6.5 C.6. A-F ARE TO BE MET



- GENERAL NOTES:
1. ALL WATER CONSTRUCTION TO BE TO ORANGE-ALAMANCE STANDARDS AND SPECIFICATIONS.
  2. ALL ROADWAY REQUIREMENTS FOR K-VALUES, PAVEMENT WIDTH, PAVEMENT SECTION, TURNAROUNDS, AND COMMON END TREATMENTS FOR DRIVEWAY PIPES AND STORM SEWER CONSTRUCTION TO BE PER NCDOT STANDARDS AND CITY OF MEBANE SPECIFICATIONS. STANDARDS MEET EMERGENCY SERVICE STANDARDS.
  3. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INSTALLATION OF UTILITIES.
  4. CONTRACTOR TO COMPLY WITH THE NEW O.S.H.A. REGULATIONS CONCERNING TRENCHING FOR INSTALLATION OF UTILITIES.
  5. NO SUBSURFACE INVESTIGATION CONDUCTED BY EVANS ENGINEERING, INC.
  6. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL PER NCDOT STANDARDS.
  7. CONTRACTOR IS RESPONSIBLE TO PHOTOGRAPH THE ACTUAL MEASUREMENT BETWEEN ALL WATER LINE CROSSINGS DURING CONSTRUCTION AND MUST PROVIDE THIS PHOTO TO THE DESIGN ENGINEER.
  8. ALL RCP PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
  9. HOUSES WILL BE CRAWL SPACE OR STEM WALL TYPE CONSTRUCTION.
  10. ALL SIDEWALKS ARE FOR PUBLIC USE AND ARE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION BY MEANS OF AN ENCROACHMENT.
  11. SEPTIC ENCASUREMENT PIPES TO BE MAINTAINED BY THE H.O.A. AND WILL REQUIRE A 3-PARTY ENCROACHMENT AGREEMENT FROM NCDOT.
  12. THE PROPOSED WATERLINE WILL BE MAINTAINED BY ORANGE-ALAMANCE WATER SYSTEM AND WILL REQUIRE A 3-PARTY ENCROACHMENT AGREEMENT FROM NCDOT.

- PAVEMENT MARKING LEGEND
- \* ALL MARKINGS TO BE THERMOPLASTIC
  - (TA) 4" WHITE X 90 MILS - EDGELINE
  - (TL) 4" WHITE X 120 MILS - 3 FT. MINISKIP (9' GAP)
  - (TE) 4" WHITE X 120 MILS - SOLID LANE LINE
  - (TI) 4" YELLOW X 120 MILS - DOUBLE CENTER
  - (TF) 12" YELLOW X 90 MILS - DIAGONAL
  - (LA) WHITE 90 MILS - LEFT/RIGHT TURN ARROW
  - (L3) WHITE X 120 MILS - 24" CROSSWALK LINE
  - (LB) 4" WHITE X 120 MILS - 2 FT. MINISKIP (6' GAP)
  - ◊ LENS "A" - RAISED PVM'T MARKERS NCDOT 1253.01
  - ◊ LENS "B" - RAISED PVM'T MARKERS NCDOT 1253.01



PLAN VIEW SCALE: 1" = 40'  
 PROFILE VIEW HOR. SCALE: 1" = 40'  
 VERT. SCALE: 1" = 4'

UTILITY SEPARATION  
 MIN. 24" SEPARATION BETWEEN STORM AND SANITARY SEWER.  
 MIN. 18" SEPARATION BETWEEN STORM AND WATER.  
 MIN. 24" SEPARATION BETWEEN WATER AND SANITARY SEWER.

GENERAL NOTES:  
 1. ALL CONSTRUCTION PER N.C.D.O.T. STANDARDS AND SPECIFICATIONS.  
 2. CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.  
 3. RELOCATION OF ANY EXISTING UTILITIES SHALL BE COORDINATED WITH APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION BY CONTRACTOR.  
 4. ALL STRIPING MATERIAL TO BE N.C.D.O.T. THERMOPLASTIC.  
 5. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL MEASURES PER N.C.D.O.T. GUIDELINES.  
 6. ALL ASPHALT CEMENT PLANT MIX AND METHOD OF PLACEMENT SHALL COMPLY WITH N.C.D.O.T. STANDARD SPECIFICATIONS.  
 7. ALL EROSION CONTROL DEVICES PER N.C.D.E.N.R. STANDARDS AND SPECIFICATIONS.

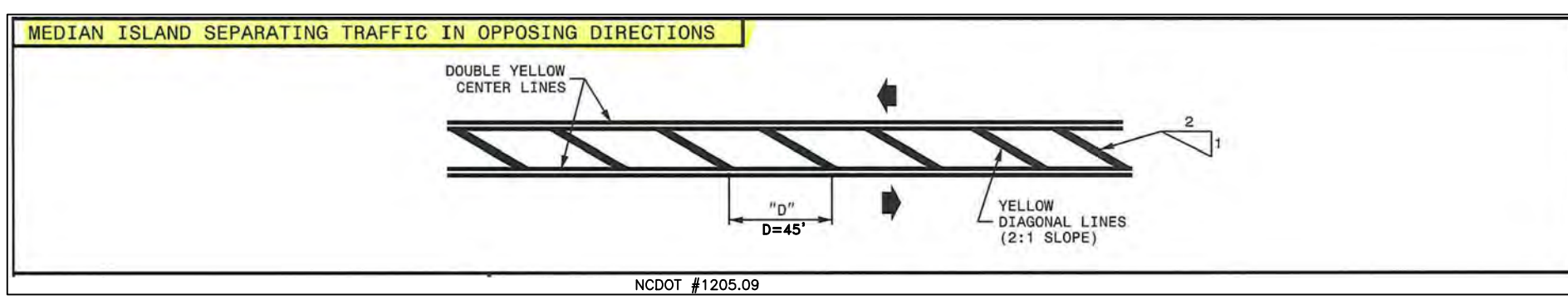


OWNER/DEVELOPER  
 DESCO SUMMERHAVEN, LLC  
 600 MARKET STREET, SUITE 206  
 CHAPEL HILL, NC 27516  
 CONTACT: ERIC DISCHINGER  
 CONTACT PHONE: 336-317-3395

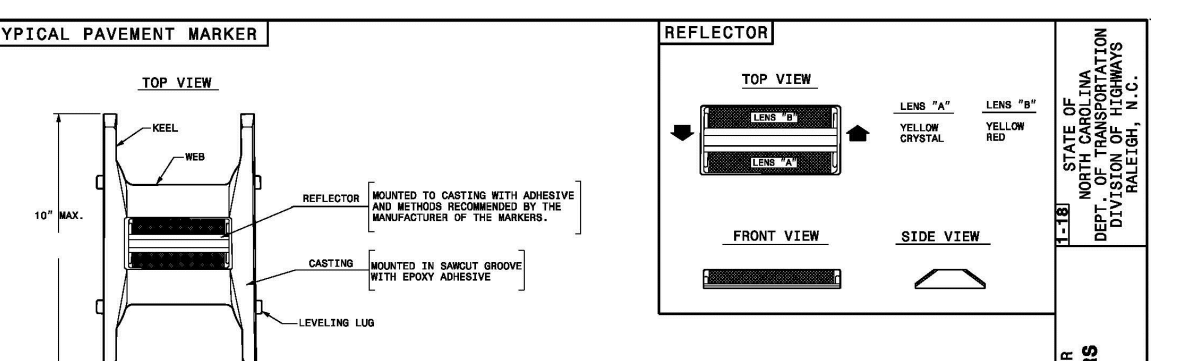
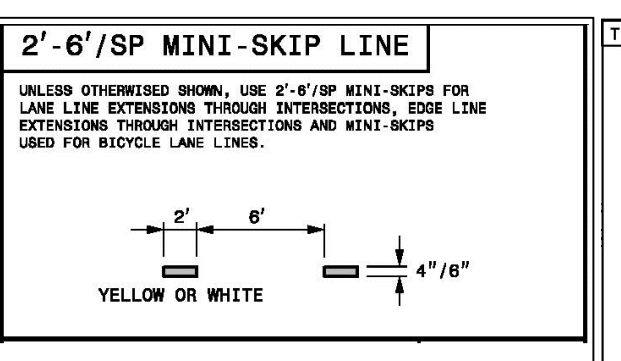
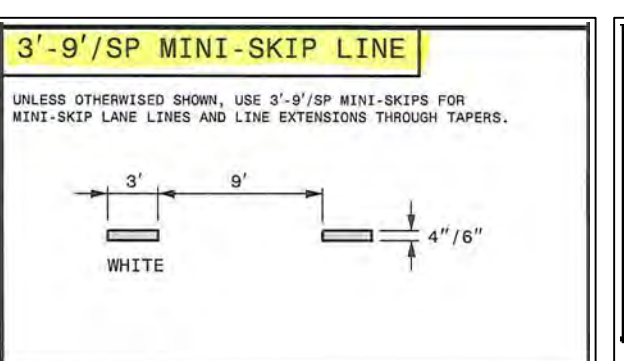
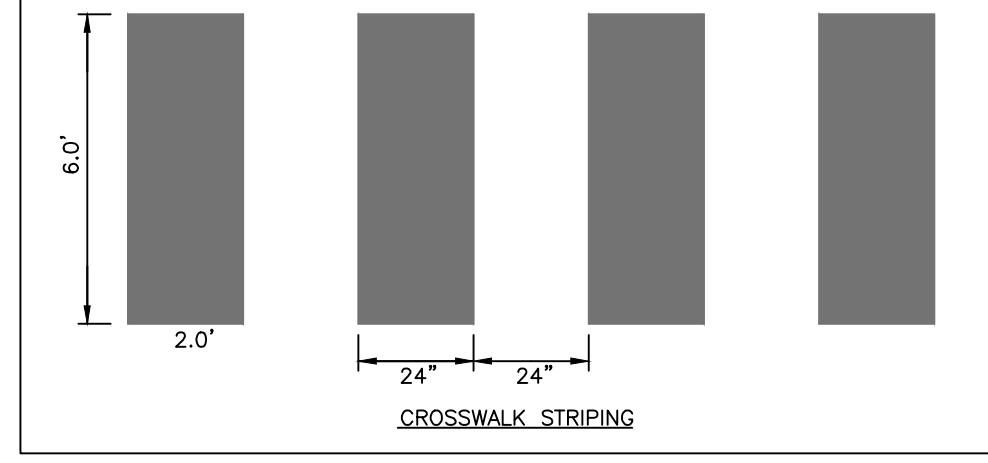
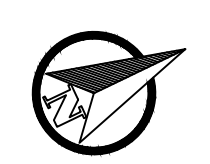
**EVANS ENGINEERING, INC.**  
 ENGINEERS - SURVEYORS - PLANNERS  
 4609 DUNDAS DRIVE  
 PHONE:(336)854-8877 DATE: GREENSBORO, N.C. 27407  
 FAX:(336)854-8876

ALAMANCE COUNTY  
 SUMMERHAVEN EAST - PHASE I  
 SUMMER WALK DRIVE  
 0+00 TO 6+00

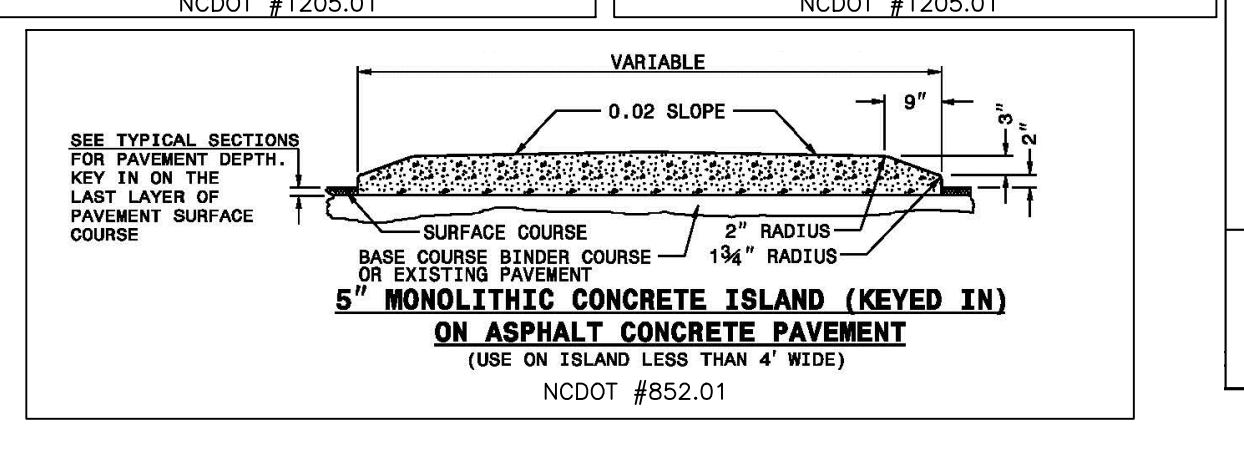
DESIGNED BY: DWS  
 DRAWN BY: DWS  
 HOR: 1"=40'  
 VER: 1"=4'  
 PROJECT# 320.37  
 I OF I



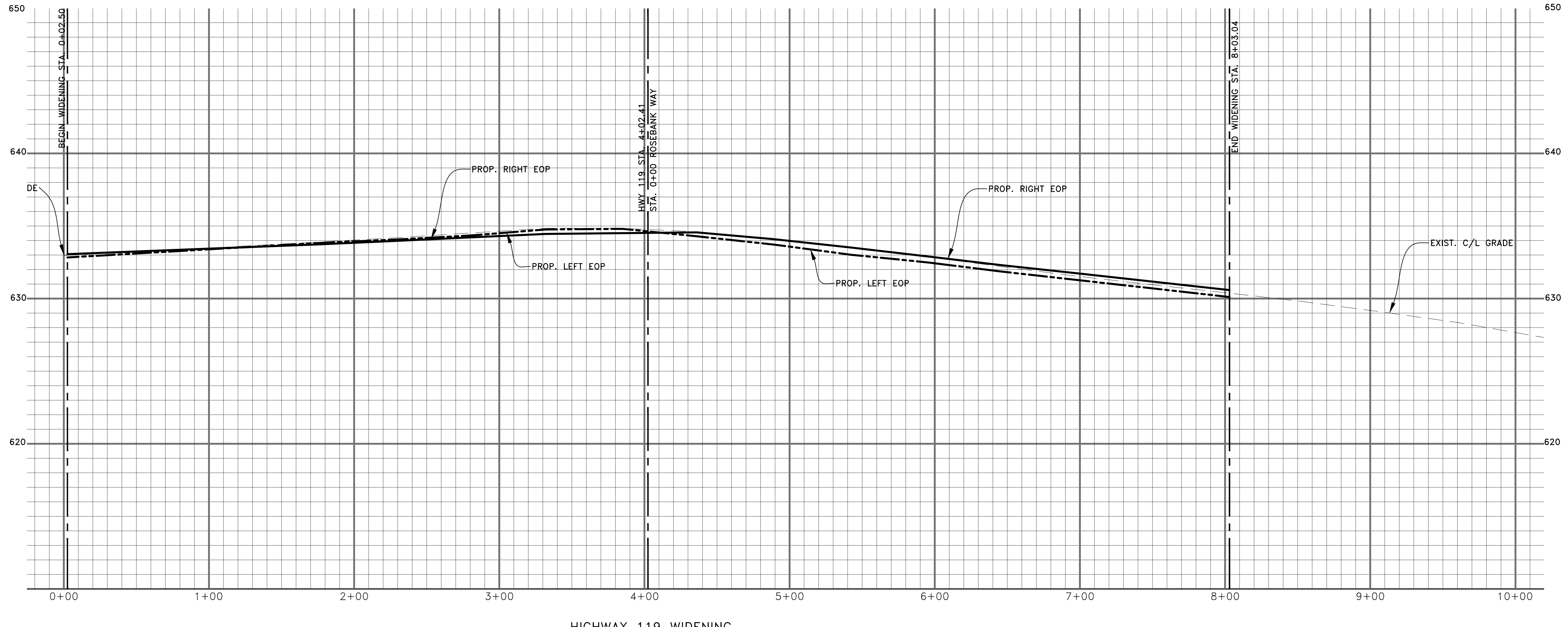
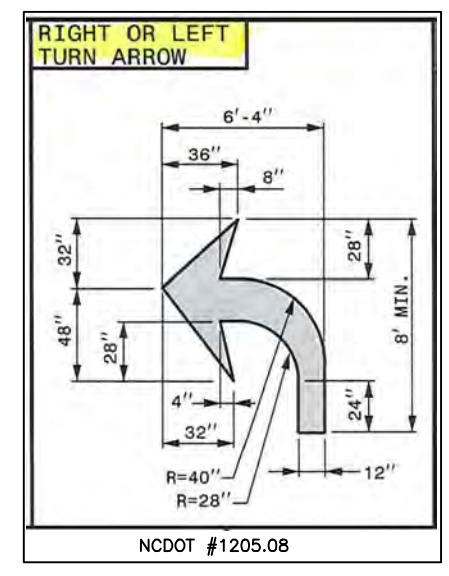
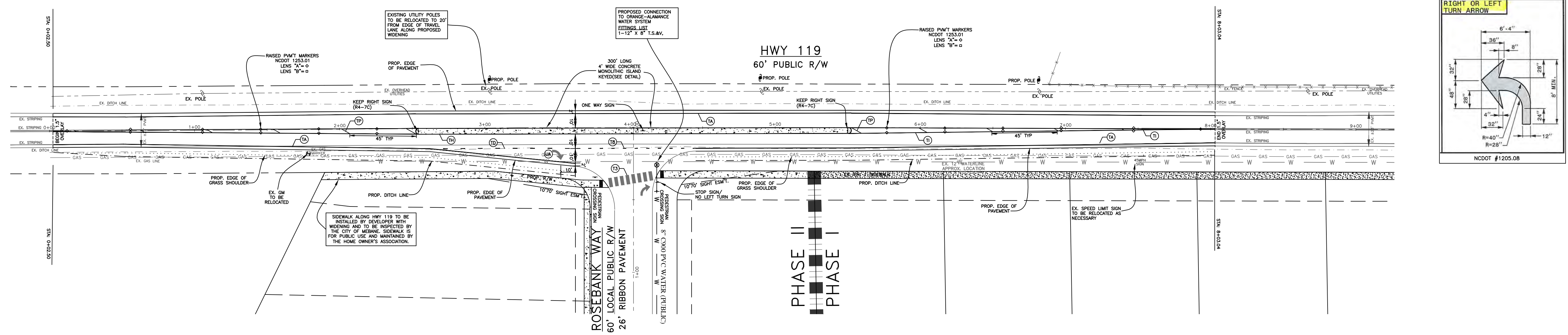
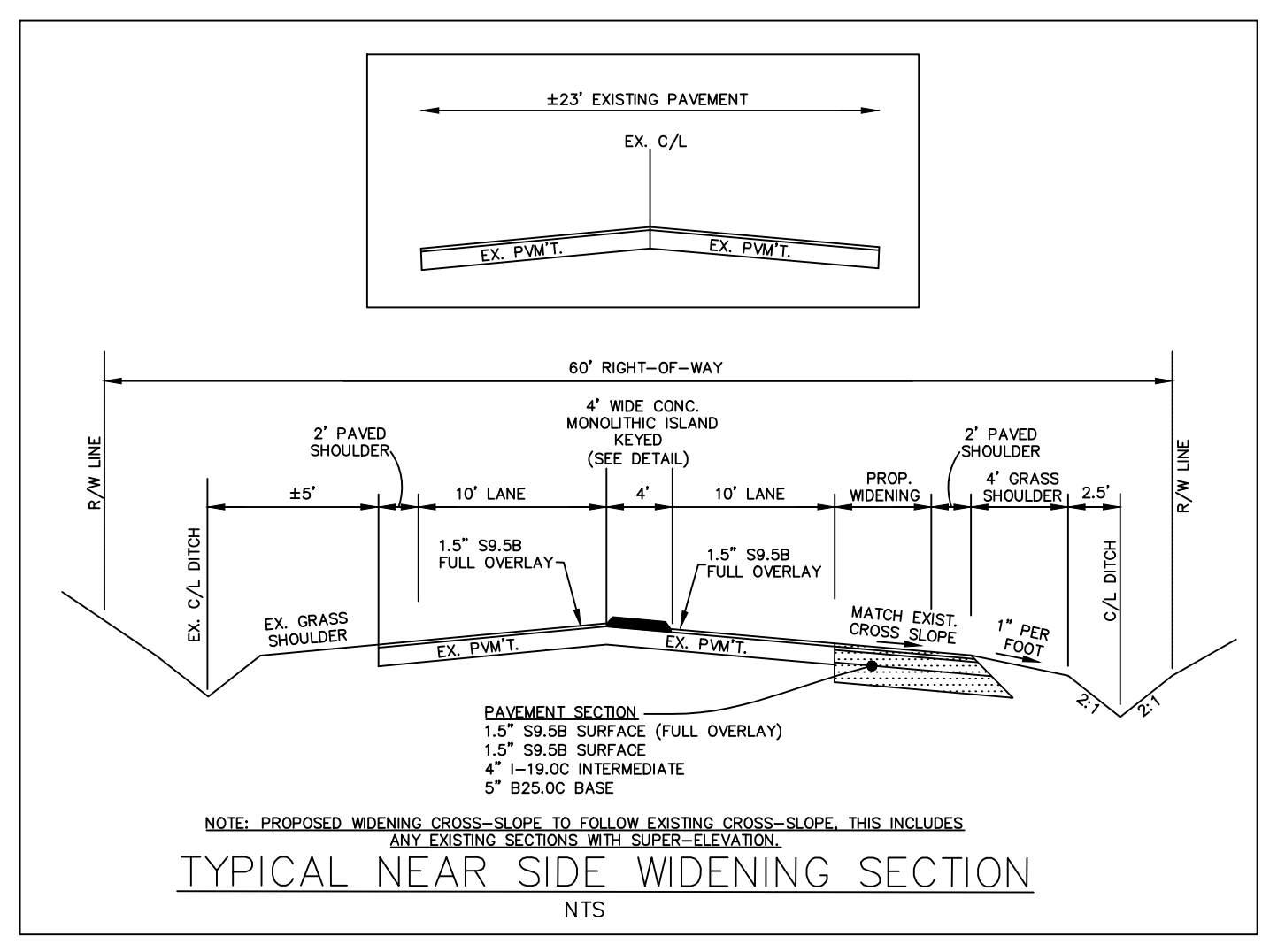
**WIDENING DESIGN INFORMATION**  
 PROPOSED LANE WIDTHS: 10' THRU, 10' TURN, 2' PAVED SHOULDER  
 POSTED SPEED LIMIT: 40MPH & 45MPH  
 DESIGN SPEED: 50MPH  
 WIDTH OF LATERAL SHIFT: 5'  
 APPROACH/DEPARTURE TAPER (A): (5)(50)=250'  
 DECELERATION LENGTH (D): 150'  
 BAY TAPER LENGTH (T): 100'



- PAVEMENT MARKING LEGEND**  
 \* ALL MARKINGS TO BE THERMOPLASTIC
- (A) 4" WHITE X 90 MILS - EDGELINE
  - (D) 4" WHITE X 120 MILS - 3 FT. MINISKIP (9' GAP)
  - (E) 4" WHITE X 120 MILS - SOLID LANE LINE
  - (H) 4" YELLOW X 120 MILS - SINGLE CENTER
  - (I) 4" YELLOW X 120 MILS - DOUBLE CENTER
  - (P) 12" YELLOW X 90 MILS - DIAGONAL
  - (A) WHITE 90 MILS - LEFT/RIGHT TURN ARROW
  - (3) WHITE X 120 MILS - 24" CROSSWALK LINE
  - (B) 4" WHITE X 120 MILS - 2 FT. MINISKIP (6' GAP)
- ◊ LENS "A" - RAISED PVM'T MARKERS NCDOT 1253.01
  - ◊ LENS "B" - RAISED PVM'T MARKERS NCDOT 1253.01



**RAISED PAVEMENT MARKINGS**  
 SEE NCDOT STANDARD #1250.01 FOR SPACING AND ADDITIONAL DETAILS FOR RAISED PAVEMENT MARKERS



H:\CIVIL 3D 2019 Projects\Desco\Summerhaven East\Drawings\Summerhaven East Ph2-Construction Plans-Revised-RIR0-NEW.dwg

**UTILITY SEPARATION**  
 MIN. 24" SEPARATION BETWEEN STORM AND SANITARY SEWER.  
 MIN. 18" SEPARATION BETWEEN STORM AND WATER.  
 MIN. 24" SEPARATION BETWEEN WATER AND SANITARY SEWER.

**GENERAL NOTES:**  
 1. ALL CONSTRUCTION PER N.C.D.O.T. STANDARDS AND SPECIFICATIONS.  
 2. CONTRACTOR IS RESPONSIBLE TO VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.  
 3. RELOCATION OF ANY EXISTING UTILITIES SHALL BE COORDINATED WITH APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION BY CONTRACTOR.  
 4. ALL STRIPING MATERIAL TO BE N.C.D.O.T. THERMOPLASTIC.  
 5. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL MEASURES PER N.C.D.O.T. GUIDELINES.  
 6. ALL ASPHALT CEMENT PLANT MIX AND METHOD OF PLACEMENT SHALL COMPLY WITH N.C.D.O.T. STANDARD SPECIFICATIONS.  
 7. ALL EROSION CONTROL DEVICES PER N.C.D.E.N.R. STANDARDS AND SPECIFICATIONS.

**PLAN VIEW**  
 SCALE: 1" = 40'

**PROFILE VIEW**  
 HOR. SCALE: 1" = 40'  
 VERT. SCALE: 1" = 4'



**OWNER/DEVELOPER**  
 DESCO SUMMERHAVEN, LLC  
 600 MARKET STREET, SUITE 206  
 CHAPEL HILL, NC 27516  
 CONTACT: ERIC DISCHINGER  
 CONTACT PHONE: 336-317-3395

**EVANS ENGINEERING, INC.**  
**ENGINEERS - SURVEYORS - PLANNERS**  
 4609 DUNDAS DRIVE GREENSBORO, N.C. 27407  
 PHONE:(336)854-8877 DATE:11-15-2022 FAX:(336)854-8876

**ALAMANCE COUNTY**  
**SUMMERHAVEN - PHASE 2**  
**HIGHWAY 119 NEAR SIDE WIDENING**  
 0+00 TO 8+00

DESIGNED BY: AL  
 DRAWN BY: AL  
 HOR: 1"=40'  
 VER: 1"=4'  
 PROJECT# 320.44  
 I OF I





STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

J. ERIC BOYETTE  
SECRETARY

June 1, 2022

**ALAMANCE COUNTY**

Dionne Brown, PE  
Davenport  
4600 Marriott Drive, Suite 340  
Raleigh, NC 27612

Subject: Proposed Summerhaven RIRO Located on NC 119  
**Review of RIRO Memorandum Dated May 3, 2022**

Dear Ms. Brown,

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

**General:**

This development is located on the eastern side of NC 119 south of Kimrey Road in Mebane, North Carolina and will consist of 78 single family homes. Previously, the developer was proposing two (2) full movement accesses along NC 119 and were required to install left and right turn lanes with 100' of storage and appropriate tapers at both site accesses. Permits have been issued for Phase 1 (northern access). Recently, the developer proposed converting the southern access to a RIRO and this memorandum is to ensure the proposed RIRO will not adversely impact the northern driveway or the state road network. Our understanding from the applicant is they are no longer pursuing the RIRO.

**Findings and Requirements:**

Based on the information provided, if the developer wishes to proceed with the RIRO, they will be required to construct the following road improvements to mitigate the anticipated impacts of site traffic.

*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

*Location:*  
115 EAST CRESCENT SQUARE DRIVE  
GRAHAM, NC 27253

*Website:* [www.ncdot.gov](http://www.ncdot.gov)

NC 119 and Site Access 1:

- In addition to the previously stipulated improvements, provide an exclusive westbound left turn lane on Summer Walk Drive with 100' of storage and appropriate deceleration taper.

NC 119 and Site Access 2 (RIRO):

- Install a monolithic island on NC 119 extending a minimum of 150' both north and south of the site access with appropriate transitions meeting NCDOT Standards.

**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  
City of Mebane



**Summerhaven Development  
 Transportation Report  
 Mebane, NC  
 Prepared for Desco Investments Co., Inc.  
 May 3, 2022**

This memorandum provides information for the proposed Summerhaven Development, to be located on the eastern side of NC 119 south of Kimrey Road in Mebane, North Carolina. A TIA was previously completed by DAVENPORT in October 2019 that included an approved school, Bradford Academy, north of the subdivision. The purpose of this memorandum is to show that the proposed southern access as a right-in/ right-out will not adversely affect the capacity and level of service.

Figure 1 shows a sketch plan of the subject parcel. The site is accessible by two (2) location on NC 119. The northern access will be shared with the approved Bradford Academy, the southern access is proposed to be a right-in/ right-out. The subject parcel is proposed to consist of 78 single family homes.

Though the original TIA was conducted during the school’s AM (7-9) and Dismissal (2-4) peak hours; it was discussed to include the PM (4-6) peak hour for the updated analysis. During the scoping of the project, two (2) developments: Alamance South High School and Summerhaven West were approved. These development site trips were incorporated as background site trips and the committed improvements from Hawfield Development were included in the model.

Table 1 shows the trip generation for Summerhaven Development. Trip generation was computed based on rates and equations from the ITE *Trip Generation Manual 11<sup>th</sup> Edition*, in accordance with NCDOT Congestion Management standards.

Table 1 - ITE Trip Generation									
Summerhaven East Development									
Average Weekday Driveway Volumes					24 Hour Two-Way	AM Peak Hour		PM Peak Hour	
Land Use	ITE Land Code	Size		Data Source	Volume	Enter	Exit	Enter	Exit
Single Family House	210	78	Dwelling Units	Adjacent - Equations	803	18	53	50	29
<b>Total Trips</b>					<b>803</b>	<b>19</b>	<b>53</b>	<b>50</b>	<b>29</b>

A capacity analysis was evaluated for the 2023 build year. Summerhaven will be evaluated with two site accesses and modified site trip distribution based on the new configuration. The future build scenario represents the Summerhaven Development plus the Bradford Academy site trips. Table 2 illustrates the level of service.

Intersection	Scenario 2		
	AM Build	Dismissal Build	PM Build
NC 119 at Main Site Access 1	F (212.7) WB Approach	E (46.8) WB Approach	C (19.0) WB Approach
Internal Roundabout	A (6.3) Roundabout	A (4.7) Roundabout	A (3.0) Roundabout
NC 119 at Site Access 2	C (18.4) WB Approach	C (15.5) WB Approach	B (11.5) WB Approach

LOS (delay in seconds)  
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay

LOS F is expected in the AM peak for the intersection of NC 119 at Main Site Access. LOS F is typical for stop-controlled intersections which lack gaps for left turn movements on to the main roadway. LOS E is expected in during the Dismissal peak and LOS C during the PM peak.

Sidra 9.0 was utilized to analyze the internal roundabout. It is expected that the roundabout will operate at LOS A in all scenarios. The roundabout was also analyzed for the 20-year design, where it is expected to remain operating at LOS A

The proposed right-in/ right-out access is expected to operate at LOS C or better in the future build scenarios.

The 95<sup>th</sup> percentile queues were evaluated in SimTraffic and Sidra for the study intersections and are shown in Table 3.

	NC 119 at Site Access 1				Internal Roundabout				NC 119 at Site Access 2
	WBLR	NBR	SBL	SBT	EBLTR	WBLTR	NBLTR	SBLTR	WBR
AM Peak	121	10	80	68	65	3	5	2	25
Dismissal Peak	43		58		31	2	3	2	20
PM Peak	31		32		4	2	2	2	21

With the additional Summerhaven East site trips to the main access, a turn lane warrant was evaluated for the future build scenario based on Synchro and SimTraffic 95<sup>th</sup> percentile queue. The queue is expected to be maintained within the recommended storage for the southbound left turn of 100 feet with appropriate taper. The northbound right turn lane is expected to be maintained in the recommended 100 foot storage with appropriate taper.



The proposed right-in/ right-out at Site Access 2 with a northbound right turn lane of 100 feet of storage will be adequate to handle the proposed development traffic.

The queues within the internal roundabout are not expected to interfere with movements entering or exiting to NC 119 or the school.

In summary, the following improvements are recommended for the Summerhaven East Development:

- NC 119 at Main Site Access 1
  - o Southbound left turn lane of 100 feet storage with appropriate taper
  - o Northbound right turn lane of 100 feet storage with appropriate taper
- NC 119 at Site Access 2 (RIRO)
  - o Northbound right turn lane of 100 feet storage with appropriate taper

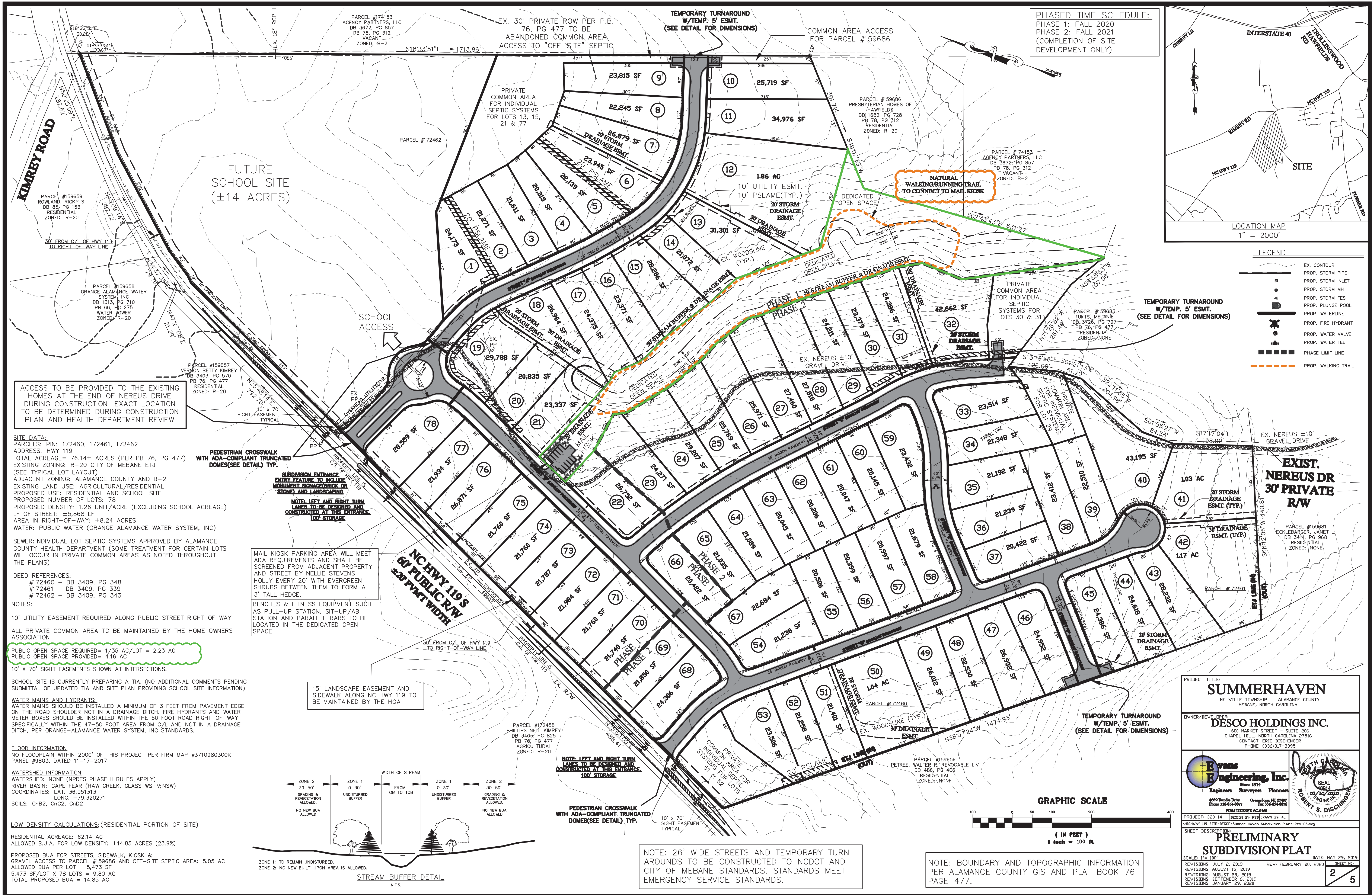
Please let us know if you need additional information.

Sincerely,

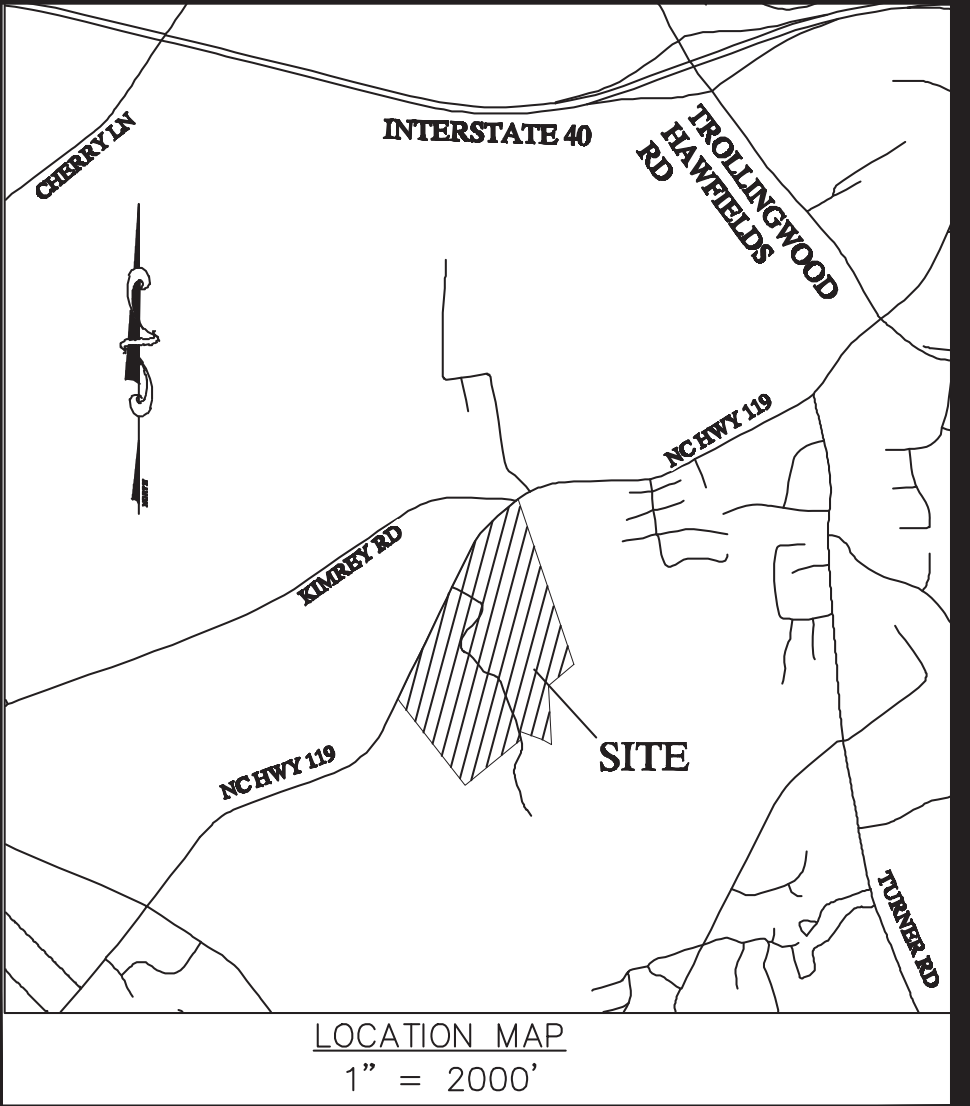
Dionne C. Brown, P.E.  
[dbrown@davenportworld.com](mailto:dbrown@davenportworld.com)



NC License: C-2522



**PHASED TIME SCHEDULE:**  
 PHASE 1: FALL 2020  
 PHASE 2: FALL 2021  
 (COMPLETION OF SITE DEVELOPMENT ONLY)



**LEGEND**

	EX. CONTOUR
	PROP. STORM PIPE
	PROP. STORM INLET
	PROP. STORM MH
	PROP. STORM FES
	PROP. PLUNGE POOL
	PROP. WATERLINE
	PROP. FIRE HYDRANT
	PROP. WATER VALVE
	PROP. WATER TEE
	PHASE LIMIT LINE
	PROP. WALKING TRAIL

ACCESS TO BE PROVIDED TO THE EXISTING HOMES AT THE END OF NEREUS DRIVE DURING CONSTRUCTION. EXACT LOCATION TO BE DETERMINED DURING CONSTRUCTION PLAN AND HEALTH DEPARTMENT REVIEW

**SITE DATA:**  
 PARCELS: PIN: 172460, 172461, 172462  
 ADDRESS: HWY 119  
 TOTAL ACREAGE= 76.14± ACRES (PER PB 76, PG 477)  
 EXISTING ZONING: R-20 CITY OF MEBANE ETJ  
 (SEE TYPICAL LOT LAYOUT)  
 ADJACENT ZONING: ALAMANCE COUNTY AND B-2  
 EXISTING LAND USE: AGRICULTURAL/RESIDENTIAL  
 PROPOSED USE: RESIDENTIAL AND SCHOOL SITE  
 PROPOSED NUMBER OF LOTS: 78  
 PROPOSED DENSITY: 1.26 UNIT/ACRE (EXCLUDING SCHOOL ACREAGE)  
 LF OF STREET: ±5,868 LF  
 AREA IN RIGHT-OF-WAY: ±8.24 ACRES  
 WATER: PUBLIC WATER (ORANGE ALAMANCE WATER SYSTEM, INC)

**SEWER:** INDIVIDUAL LOT SEPTIC SYSTEMS APPROVED BY ALAMANCE COUNTY HEALTH DEPARTMENT (SOME TREATMENT FOR CERTAIN LOTS WILL OCCUR IN PRIVATE COMMON AREAS AS NOTED THROUGHOUT THE PLANS)

**DEED REFERENCES:**  
 #172460 - DB 3409, PG 348  
 #172461 - DB 3409, PG 339  
 #172462 - DB 3409, PG 343

**NOTES:**  
 10' UTILITY EASEMENT REQUIRED ALONG PUBLIC STREET RIGHT OF WAY  
 ALL PRIVATE COMMON AREA TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION

PUBLIC OPEN SPACE REQUIRED= 1/35 AC/LOT = 2.23 AC  
 PUBLIC OPEN SPACE PROVIDED= 4.16 AC

SCHOOL SITE IS CURRENTLY PREPARING A TIA. (NO ADDITIONAL COMMENTS PENDING SUBMITTAL OF UPDATED TIA AND SITE PLAN PROVIDING SCHOOL SITE INFORMATION)

**WATER MAINS AND HYDRANTS:**  
 WATER MAINS SHOULD BE INSTALLED A MINIMUM OF 3 FEET FROM PAVEMENT EDGE ON THE ROAD SHOULDER NOT IN A DRAINAGE DITCH. FIRE HYDRANTS AND WATER METER BOXES SHOULD BE INSTALLED WITHIN THE 50 FOOT ROAD RIGHT-OF-WAY SPECIALLY WITHIN THE 47-50 FOOT AREA FROM C/L AND NOT IN A DRAINAGE DITCH, PER ORANGE-ALAMANCE WATER SYSTEM, INC STANDARDS.

**FLOOD INFORMATION:**  
 NO FLOODPLAIN WITHIN 2000' OF THIS PROJECT PER FIRM MAP #3710980300K PANEL #803, DATED 11-17-2017

**WATERSHED INFORMATION:**  
 WATERSHED: NONE (NPDES PHASE II RULES APPLY)  
 RIVER BASIN: CAPE FEAR (HAW CREEK, CLASS WS-V;NSW)  
 COORDINATES: LAT. 36.051313  
 LONG. -79.320271  
 SOILS: CnB2, CnC2, CnD2

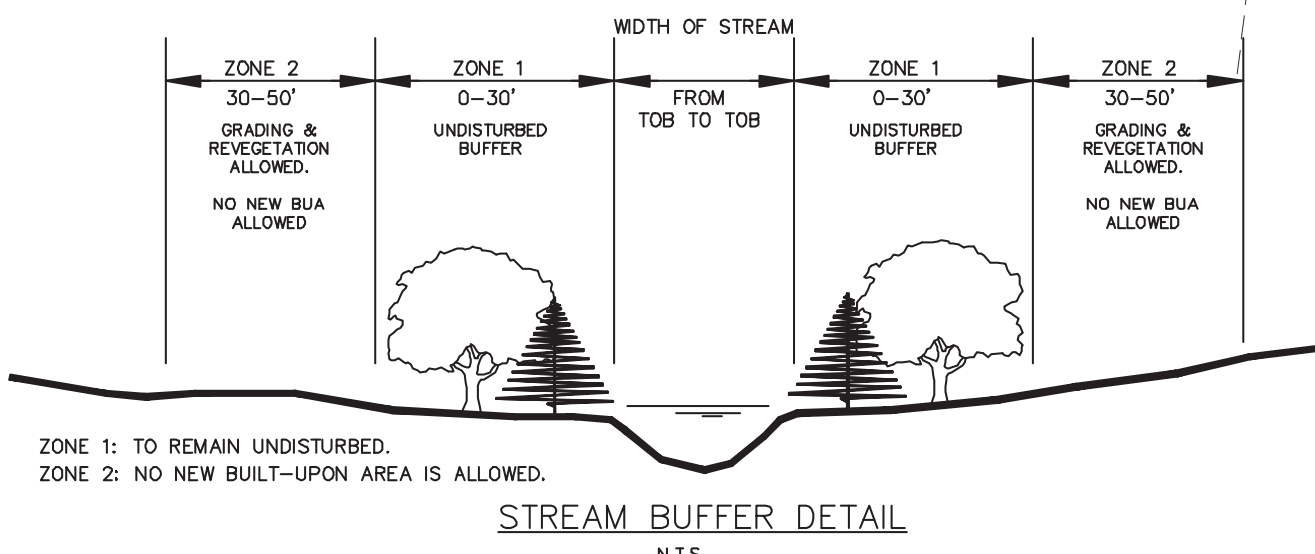
**LOW DENSITY CALCULATIONS: (RESIDENTIAL PORTION OF SITE)**

RESIDENTIAL ACREAGE: 62.14 AC  
 ALLOWED B.U.A. FOR LOW DENSITY: ±14.85 ACRES (23.9%)  
 PROPOSED BUA FOR STREETS, SIDEWALK, KIOSK & GRAVEL ACCESS TO PARCEL #159686 AND OFF-SITE SEPTIC AREA: 5.05 AC  
 ALLOWED BUA PER LOT = 5,473 SF  
 5,473 SF/LOT X 78 LOTS = 9.80 AC  
 TOTAL PROPOSED BUA = 14.85 AC

MAIL KIOSK PARKING AREA WILL MEET ADA REQUIREMENTS AND SHALL BE SCREENED FROM ADJACENT PROPERTY AND STREET BY NELLIE STEVENS HOLLY EVERY 20' WITH EVERGREEN SHRUBS BETWEEN THEM TO FORM A 3' TALL HEDGE.

BENCHES & FITNESS EQUIPMENT SUCH AS PULL-UP STATION, SIT-UP/AB STATION AND PARALLEL BARS TO BE LOCATED IN THE DEDICATED OPEN SPACE

15' LANDSCAPE EASEMENT AND SIDEWALK ALONG NC HWY 119 TO BE MAINTAINED BY THE HOA



NOTE: 26' WIDE STREETS AND TEMPORARY TURN AROUNDS TO BE CONSTRUCTED TO NCDOT AND CITY OF MEBANE STANDARDS. STANDARDS MEET EMERGENCY SERVICE STANDARDS.

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PER ALAMANCE COUNTY GIS AND PLAT BOOK 76 PAGE 477.

**SUMMERHAVEN**  
 MELVILLE TOWNSHIP ALAMANCE COUNTY  
 MEBANE, NORTH CAROLINA

OWNER/DEVELOPER:  
**DESCO HOLDINGS INC.**  
 600 MARKET STREET - SUITE 206  
 CHAPEL HILL, NORTH CAROLINA 27516  
 CONTACT: ERIC DISCHINGER  
 PHONE: (336)317-3395

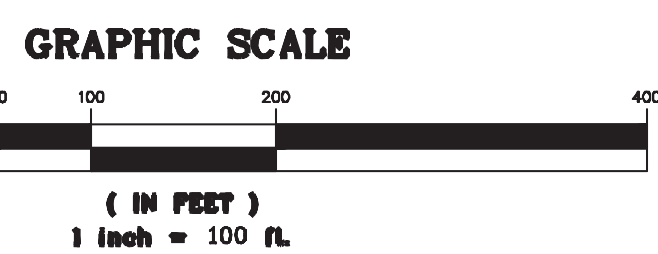
**Evans Engineering, Inc.**  
 Since 1974  
 Engineers Surveyors Planners  
 4009 Dimple Drive  
 Phone: 336-654-8877 Fax: 336-654-8876  
 FORM LICENSE #C0168

**Robert S. Dischinger**  
 Professional Engineer  
 License #10014

PROJECT: 2020-14 (DESIGN BY RSD) DRAWN BY: AL  
 HIGHWAY 119 SITE-SPECIFIC Summer Haven Subdivision Plans-Rev-03.dwg  
 SHEET DESCRIPTION:  
**PRELIMINARY SUBDIVISION PLAT**  
 SCALE: 1" = 100'  
 DATE: MAY 29, 2019

REVISIONS: JULY 2, 2019 REV: FEBRUARY 20, 2020  
 REVISIONS: AUGUST 15, 2019  
 REVISIONS: AUGUST 29, 2019  
 REVISIONS: SEPTEMBER 6, 2019  
 REVISIONS: JANUARY 29, 2020

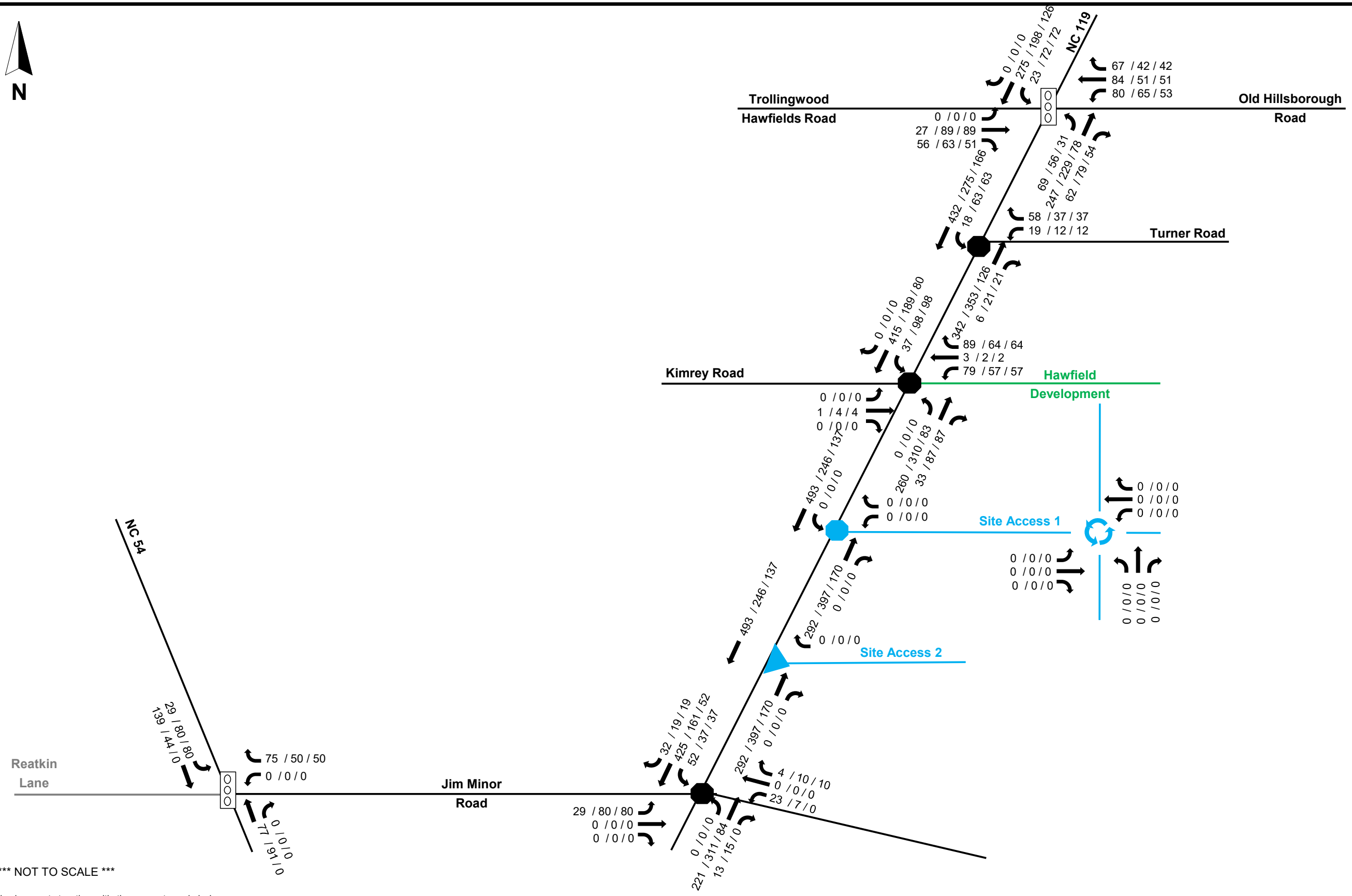
SHEET NO. **2** OF **5**



## **SUPPORTING DOCUMENTS**



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
	BLACK = EXISTING
	BLUE = PROPOSED
	GREY = UNANALYZED
AM / DISMISSAL / PM PEAKS	



\*\*\* NOT TO SCALE \*\*\*

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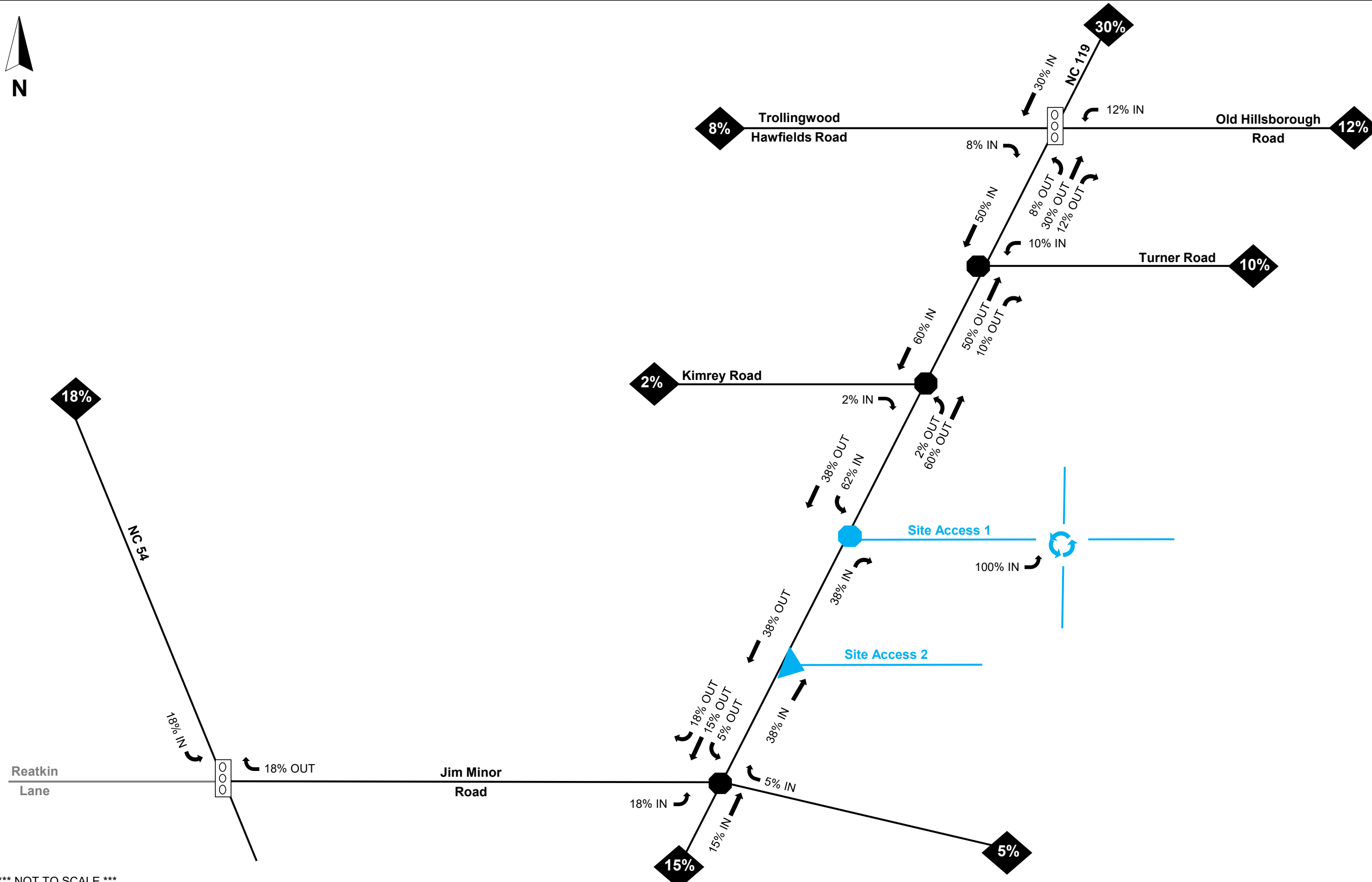
Figure A  
Approved Development

Summerhaven East Development  
Mebane, NC  
DAVENPORT Project Number 220035





LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
	DESTINATION NODE
BLACK = EXISTING BLUE = PROPOSED GREY = UNANALYZED	



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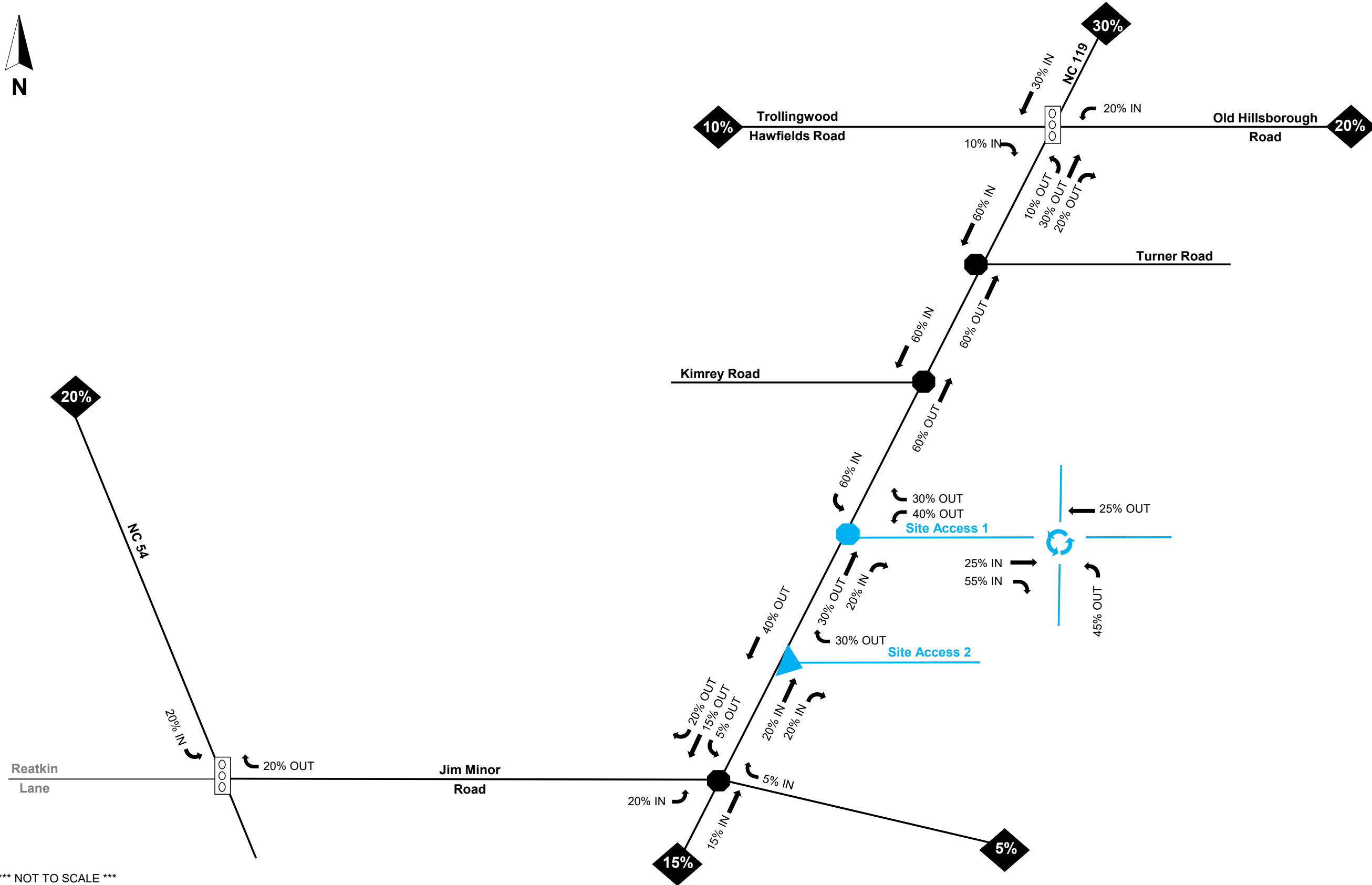


Figure 2A - Bradford Academy Trip Distribution

Summerhaven East Development  
Mebane, NC  
DAVENPORT Project Number 220035



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
	DESTINATION NODE
BLACK = EXISTING BLUE = PROPOSED GREY = UNANALYZED	



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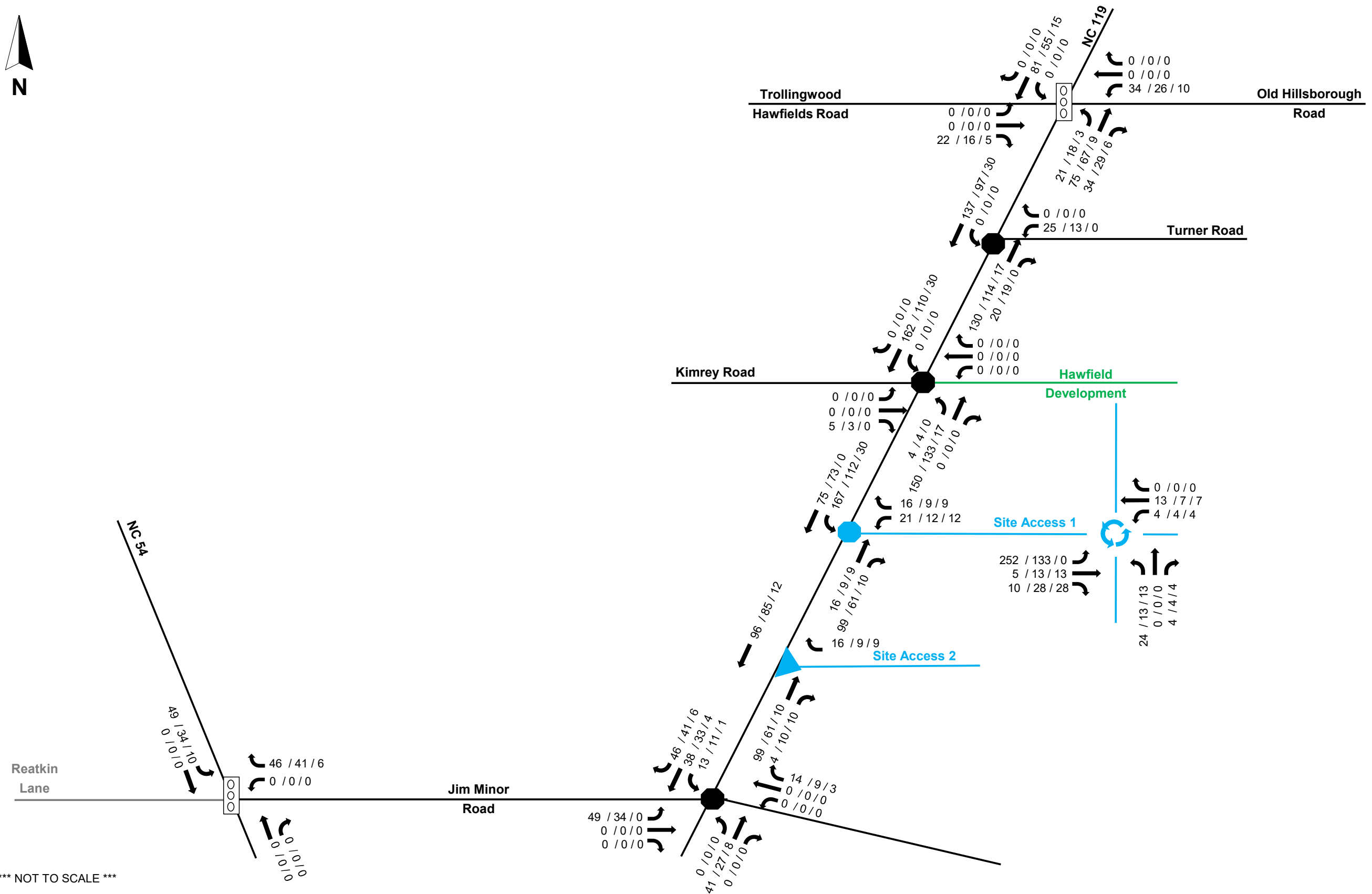


Figure 2B - Summerhaven East Trip Distribution

Summerhaven East Development  
Mebane, NC  
DAVENPORT Project Number 220035



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
	BLACK = EXISTING
	BLUE = PROPOSED
	GREY = UNANALYZED
AM / DISMISSAL / PM PEAKS	



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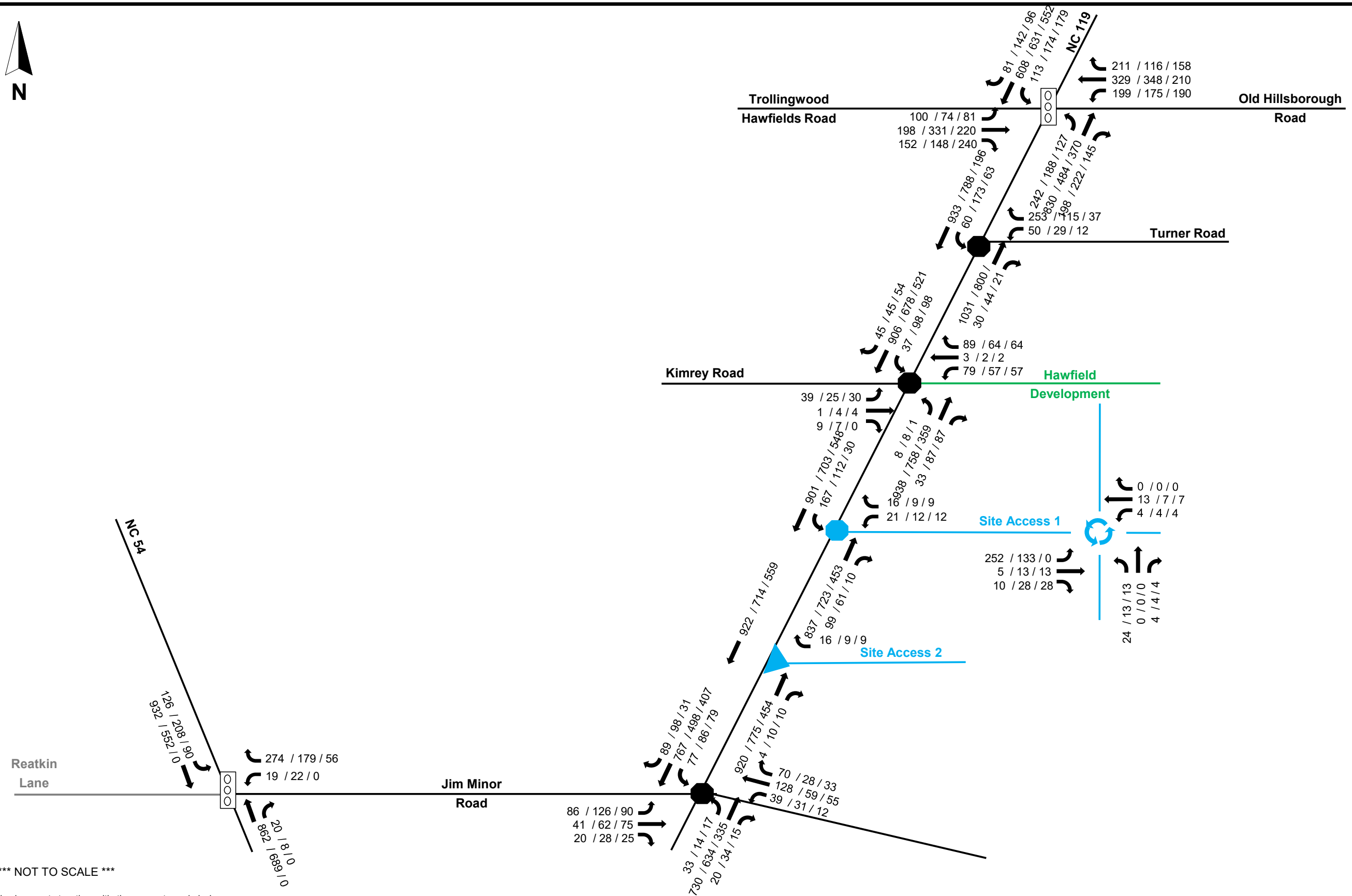


Figure 3  
Scenario 2: Site Trips

Summerhaven East Development  
Mebane, NC  
DAVENPORT Project Number 220035



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
	BLACK = EXISTING
	BLUE = PROPOSED
	GREY = UNANALYZED
AM / DISMISSAL / PM PEAKS	



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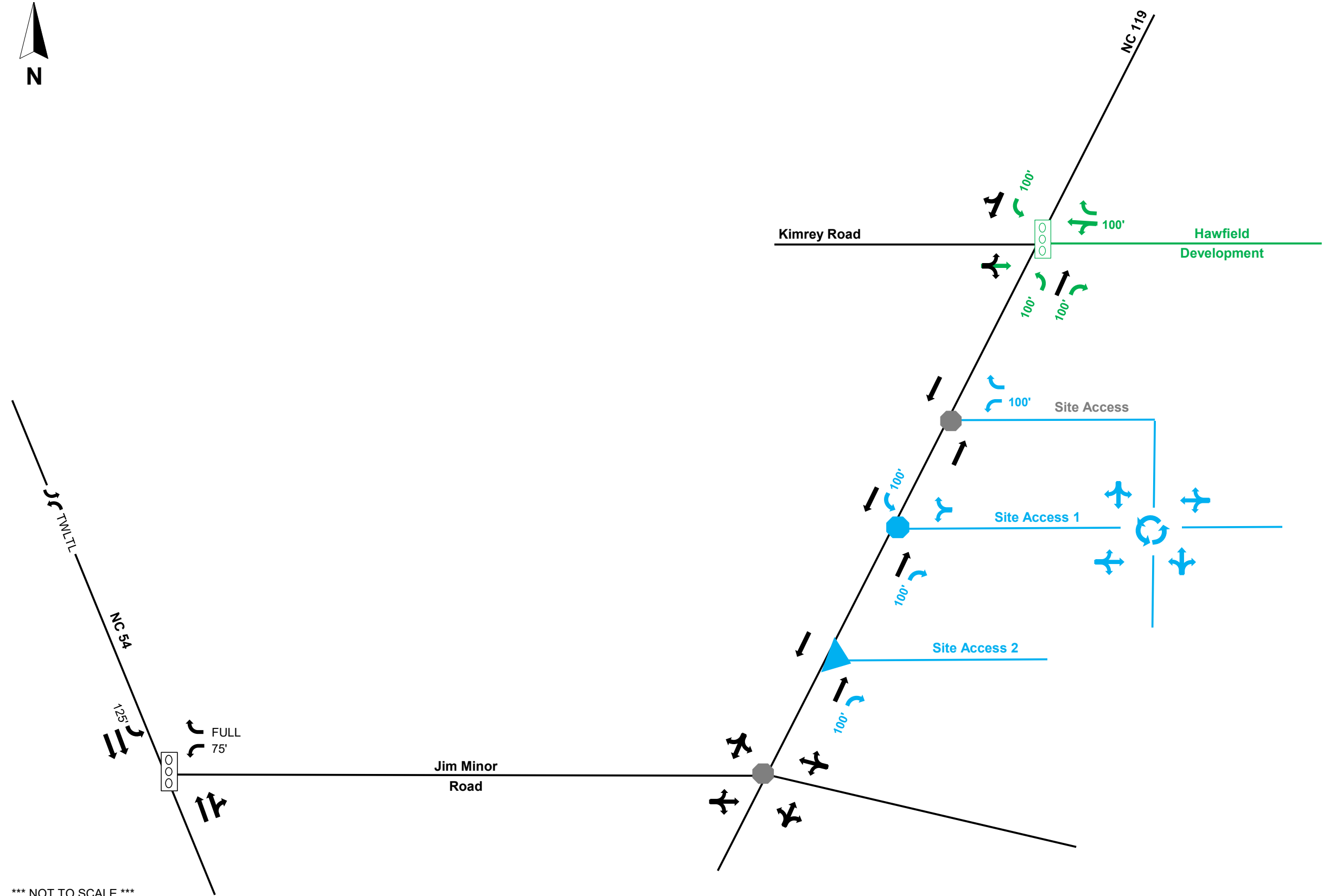


Figure 4  
Scenario 2: 2023 Future Build Volumes

Summerhaven East Development  
Mebane, NC  
DAVENPORT Project Number 220035



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING	
BLUE = PROPOSED	
GREEN = COMMITTED/ SUGGESTED IMPROVEMENTS	
PURPLE = IMPROVEMENTS NEEDED DUE TO BACKGROUND TRAFFIC	
GREY = UNANALYZED	



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Figure 5 - Recommended Improvements

Summerhaven East Development  
Mebane, NC  
DAVENPORT Project Number 220035

Intersection						
Int Delay, s/veh	4.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		↑	↑	↑	↑
Traffic Vol, veh/h	21	16	837	99	167	901
Future Vol, veh/h	21	16	837	99	167	901
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	2	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	18	930	110	186	1001

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	2303	930	0	0	1040
Stage 1	930	-	-	-	-
Stage 2	1373	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	42	324	-	-	669
Stage 1	384	-	-	-	-
Stage 2	235	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	30	324	-	-	669
Mov Cap-2 Maneuver	30	-	-	-	-
Stage 1	384	-	-	-	-
Stage 2	170	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	212.7	0	1.9
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	49	669
HCM Lane V/C Ratio	-	-	0.839	0.277
HCM Control Delay (s)	-	-	212.7	12.4
HCM Lane LOS	-	-	F	B
HCM 95th %tile Q(veh)	-	-	3.5	1.1

# INTERSECTION SUMMARY

 Site: 800 [AM Peak Scenario 2 (Site Folder: General)]

Summerhaven East  
 Site Category: (None)  
 Roundabout

Intersection Performance - Hourly Values		
Performance Measure	Vehicles	Persons
Travel Speed (Average)	23.4 mph	23.4 mph
Travel Distance (Total)	392.2 veh-mi/h	470.7 pers-mi/h
Travel Time (Total)	16.8 veh-h/h	20.1 pers-h/h
Desired Speed (Program)	25.0 mph	
Speed Efficiency	0.94	
Travel Time Index	9.29	
Congestion Coefficient	1.07	
Demand Flows (Total)	611 veh/h	733 pers/h
Percent Heavy Vehicles (Demand)	0.2 %	
Degree of Saturation	0.386	
Practical Spare Capacity	120.5 %	
Effective Intersection Capacity	1584 veh/h	
Control Delay (Total)	1.01 veh-h/h	1.22 pers-h/h
Control Delay (Average)	6.0 sec	6.0 sec
Control Delay (Worst Lane)	6.3 sec	
Control Delay (Worst Movement)	6.3 sec	6.3 sec
Geometric Delay (Average)	0.0 sec	
Stop-Line Delay (Average)	6.0 sec	
Idling Time (Average)	5.1 sec	
Intersection Level of Service (LOS)	LOS A	
95% Back of Queue - Vehicles (Worst Lane)	2.6 veh	
95% Back of Queue - Distance (Worst Lane)	64.8 ft	
Ave. Queue Storage Ratio (Worst Lane)	0.02	
Total Effective Stops	50 veh/h	60 pers/h
Effective Stop Rate	0.08	0.08
Proportion Queued	0.18	0.18
Performance Index	22.9	22.9
Cost (Total)	278.23 \$/h	278.23 \$/h
Fuel Consumption (Total)	12.6 gal/h	
Carbon Dioxide (Total)	112.3 kg/h	
Hydrocarbons (Total)	0.008 kg/h	
Carbon Monoxide (Total)	0.050 kg/h	
NOx (Total)	0.031 kg/h	

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Sign Control.

Intersection LOS value for Vehicles is based on average delay for all vehicle movements.

Roundabout Capacity Model: US HCM 6.

Delay Model: HCM Delay Formula (Geometric Delay is not included).

Queue Model: HCM Queue Formula.

Site Model Variability Index (Iterations 3 to N): 0.0 %

Number of Iterations: 3 (Maximum: 10)

Largest change in Lane Degrees of Saturation for the last three Flow-Capacity Iterations: 100.0% 92.1% 0.0%

Intersection Performance - Annual Values		
Performance Measure	Vehicles	Persons
Demand Flows (Total)	293,120 veh/y	351,744 pers/y
Delay	487 veh-h/y	584 pers-h/y
Effective Stops	23,826 veh/y	28,592 pers/y
Travel Distance	188,275 veh-mi/y	225,930 pers-mi/y
Travel Time	8,047 veh-h/y	9,656 pers-h/y
Cost	133,548 \$/y	133,548 \$/y
Fuel Consumption	6,058 gal/y	
Carbon Dioxide	53,927 kg/y	
Hydrocarbons	4 kg/y	
Carbon Monoxide	24 kg/y	

NOx

15 kg/y

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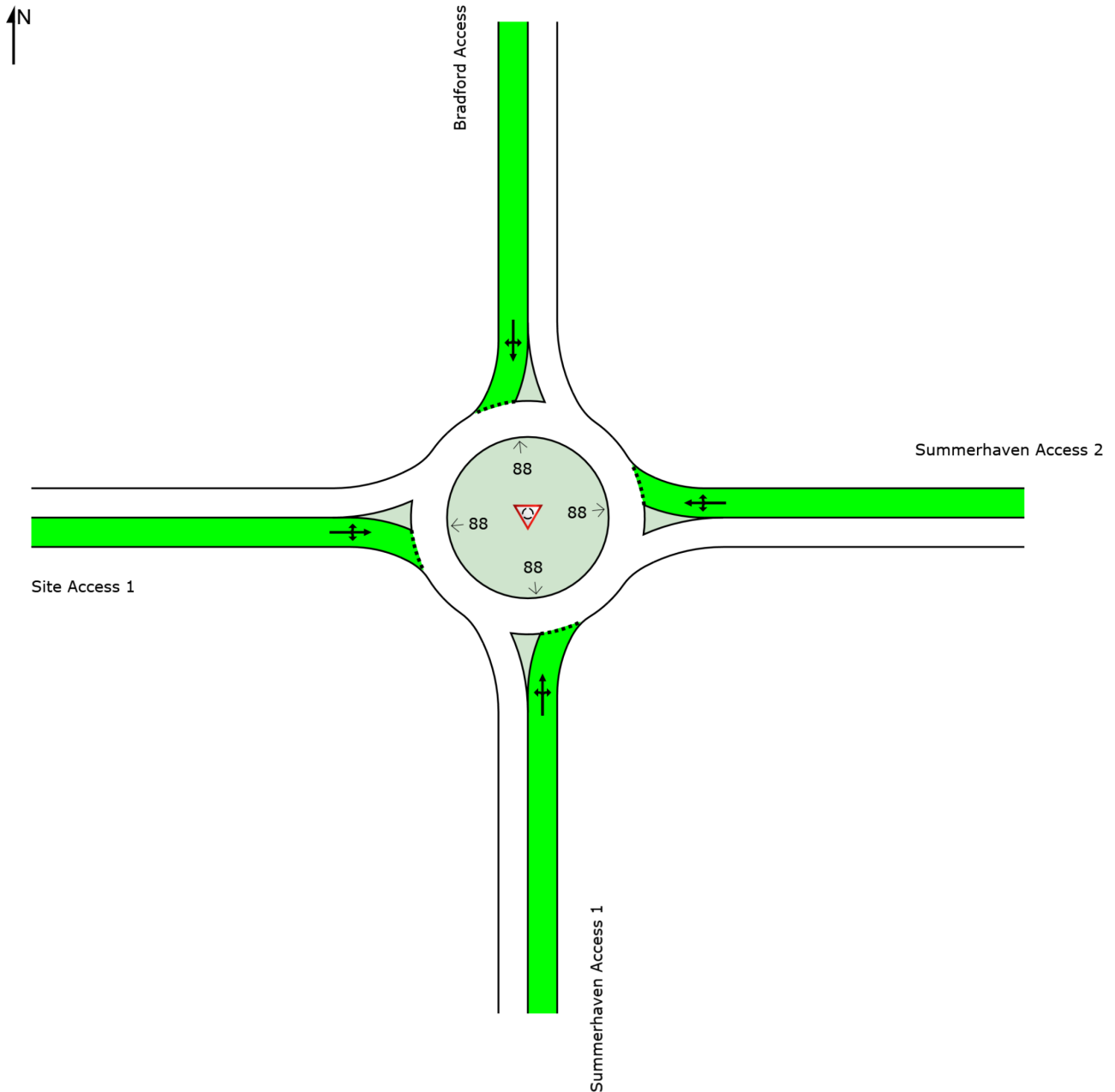
# LEVEL OF SERVICE

## Lane Level of Service

 **Site: 800 [AM Peak Scenario 2 (Site Folder: General)]**

Summerhaven East  
Site Category: (None)  
Roundabout

	Approaches				Intersection
	South	East	North	West	
LOS	A	A	A	A	A



Colour code based on Level of Service



Site Level of Service (LOS) Method: Delay &  $v/c$  (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).  
LOS F will result if  $v/c > 1$  irrespective of movement delay value (does not apply for approaches and intersection).

NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).

Roundabout Level of Service Method: Same as Sign Control

Delay Model: HCM Delay Formula (Geometric Delay is not included).

---

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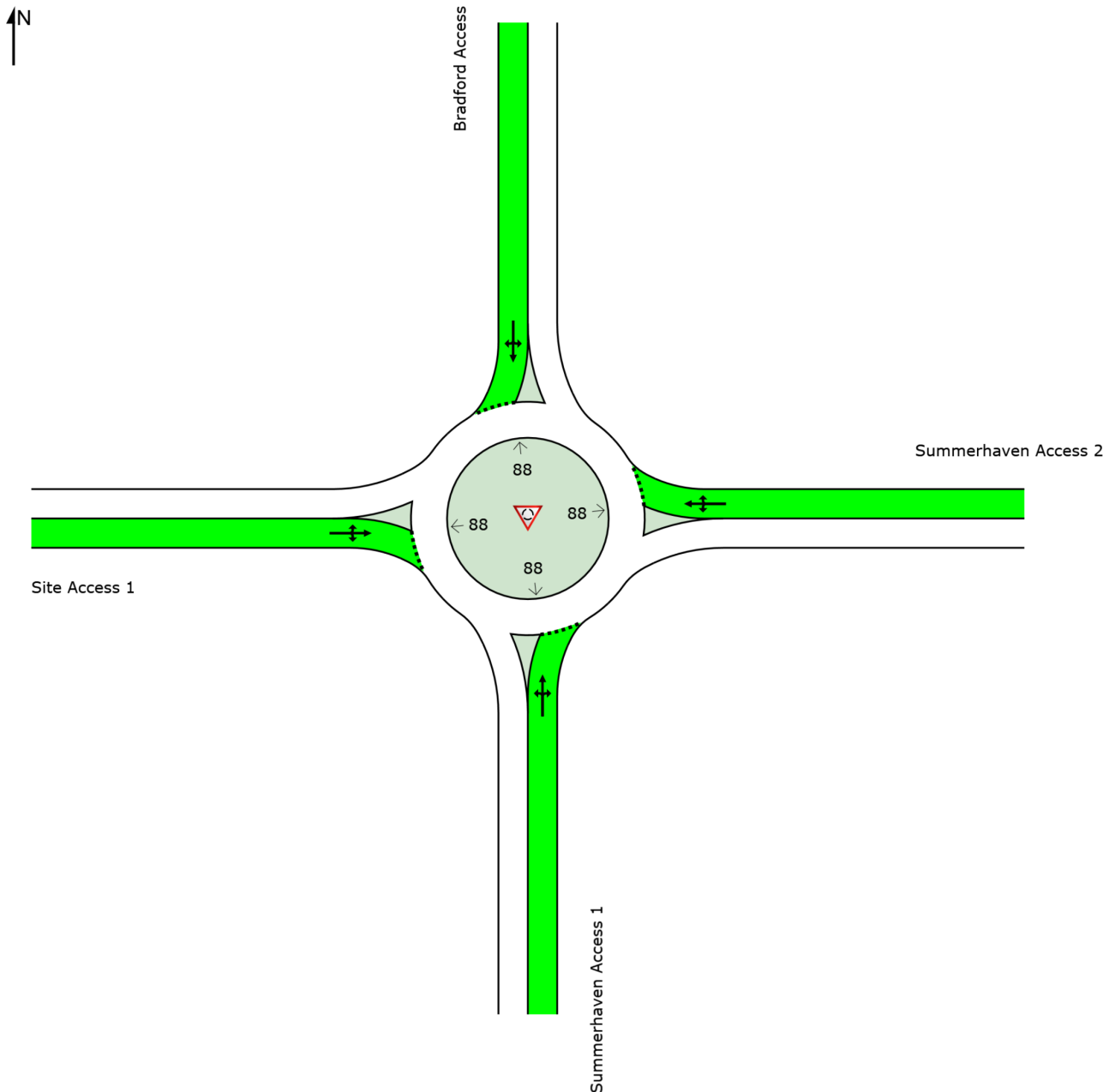
# DEGREE OF SATURATION

Ratio of Demand Volume to Capacity, v/c ratio per lane

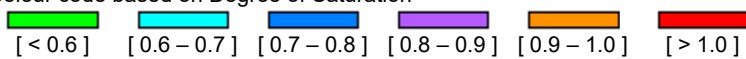
 Site: 800 [AM Peak Scenario 2 (Site Folder: General)]

Summerhaven East  
 Site Category: (None)  
 Roundabout

	Approaches				Intersection
	South	East	North	West	
Degree of Saturation	0.05	0.03	0.02	0.39	0.39



Colour code based on Degree of Saturation



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# QUEUE DISTANCE (PERCENTILE)

Largest 95% Back of Queue Distance for any lane used by the vehicle movement (feet)

Site: 800 [AM Peak Scenario 2 (Site Folder: General)]

Summerhaven East  
Site Category: (None)  
Roundabout

Use the button below to open or close all popup boxes. Click value labels to open selected ones.  
Click and drag popup boxes to move to preferred positions.

Close All Popups



Queue Dist (%ile) X

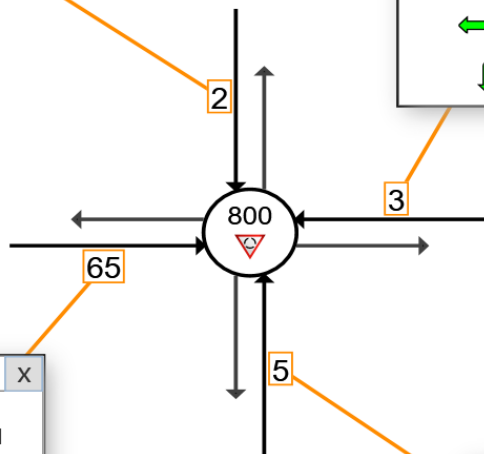
Site: 800 [...enario 2]  
App: N [Bra...rd Access]

2	2	2
---	---	---

Queue Dist (%ile) X

Site: 800 [...enario 2]  
App: E [Sum... Access 2]

3
---



Queue Dist (%ile) X

Site: 800 [...enario 2]  
App: W [Site Access 1]

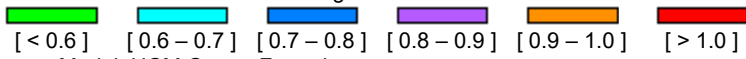
65
----

Queue Dist (%ile) X

Site: 800 [...enario 2]  
App: S [Sum... Access 1]

5	5	5
---	---	---

Colour code based on Queue Storage Ratio



Queue Model: HCM Queue Formula.

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Intersection						
Int Delay, s/veh	0.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↘			↑
Traffic Vol, veh/h	0	16	920	4	0	922
Future Vol, veh/h	0	16	920	4	0	922
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	18	1022	4	0	1024

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	-	1024	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	286	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	286	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	18.4	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBT
Capacity (veh/h)	-	-	286
HCM Lane V/C Ratio	-	-	0.062
HCM Control Delay (s)	-	-	18.4
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.2

Intersection						
Int Delay, s/veh	1.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘↗		↑	↗↘	↘↗	↑
Traffic Vol, veh/h	12	9	723	61	112	703
Future Vol, veh/h	12	9	723	61	112	703
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	2	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	10	803	68	124	781

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1832	803	0	0	871	0
Stage 1	803	-	-	-	-	-
Stage 2	1029	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	84	383	-	-	774	-
Stage 1	441	-	-	-	-	-
Stage 2	345	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	71	383	-	-	774	-
Mov Cap-2 Maneuver	71	-	-	-	-	-
Stage 1	441	-	-	-	-	-
Stage 2	290	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	46.8	0	1.4
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	109	774
HCM Lane V/C Ratio	-	-	0.214	0.161
HCM Control Delay (s)	-	-	46.8	10.5
HCM Lane LOS	-	-	E	B
HCM 95th %tile Q(veh)	-	-	0.8	0.6



# INTERSECTION SUMMARY

 **Site: 800 [Dismissal Peak Scenario 2 (Site Folder: General)]**

Summerhaven East Development

Site Category: (None)

Roundabout

Intersection Performance - Hourly Values		
Performance Measure	Vehicles	Persons
Travel Speed (Average)	23.8 mph	23.8 mph
Travel Distance (Total)	244.6 veh-mi/h	293.6 pers-mi/h
Travel Time (Total)	10.3 veh-h/h	12.3 pers-h/h
Desired Speed (Program)	25.0 mph	
Speed Efficiency	0.95	
Travel Time Index	9.47	
Congestion Coefficient	1.05	
Demand Flows (Total)	383 veh/h	459 pers/h
Percent Heavy Vehicles (Demand)	0.4 %	
Degree of Saturation	0.231	
Practical Spare Capacity	267.6 %	
Effective Intersection Capacity	1655 veh/h	
Control Delay (Total)	0.47 veh-h/h	0.56 pers-h/h
Control Delay (Average)	4.4 sec	4.4 sec
Control Delay (Worst Lane)	4.6 sec	
Control Delay (Worst Movement)	4.7 sec	4.7 sec
Geometric Delay (Average)	0.0 sec	
Stop-Line Delay (Average)	4.4 sec	
Idling Time (Average)	3.8 sec	
Intersection Level of Service (LOS)	LOS A	
95% Back of Queue - Vehicles (Worst Lane)	1.2 veh	
95% Back of Queue - Distance (Worst Lane)	31.2 ft	
Ave. Queue Storage Ratio (Worst Lane)	0.01	
Total Effective Stops	22 veh/h	26 pers/h
Effective Stop Rate	0.06	0.06
Proportion Queued	0.15	0.15
Performance Index	13.3	13.3
Cost (Total)	170.49 \$/h	170.49 \$/h
Fuel Consumption (Total)	7.7 gal/h	
Carbon Dioxide (Total)	68.9 kg/h	
Hydrocarbons (Total)	0.005 kg/h	
Carbon Monoxide (Total)	0.031 kg/h	
NOx (Total)	0.023 kg/h	

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Sign Control.

Intersection LOS value for Vehicles is based on average delay for all vehicle movements.

Roundabout Capacity Model: US HCM 6.

Delay Model: HCM Delay Formula (Geometric Delay is not included).

Queue Model: HCM Queue Formula.

Site Model Variability Index (Iterations 3 to N): 0.0 %

Number of Iterations: 3 (Maximum: 10)

Largest change in Lane Degrees of Saturation for the last three Flow-Capacity Iterations: 100.0% 89.9% 0.0%

Intersection Performance - Annual Values		
Performance Measure	Vehicles	Persons
Demand Flows (Total)	183,680 veh/y	220,416 pers/y
Delay	225 veh-h/y	270 pers-h/y
Effective Stops	10,340 veh/y	12,408 pers/y
Travel Distance	117,423 veh-mi/y	140,908 pers-mi/y
Travel Time	4,932 veh-h/y	5,918 pers-h/y
Cost	81,837 \$/y	81,837 \$/y
Fuel Consumption	3,711 gal/y	
Carbon Dioxide	33,054 kg/y	
Hydrocarbons	2 kg/y	
Carbon Monoxide	15 kg/y	

NOx

11 kg/y

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# LEVEL OF SERVICE

## Lane Level of Service

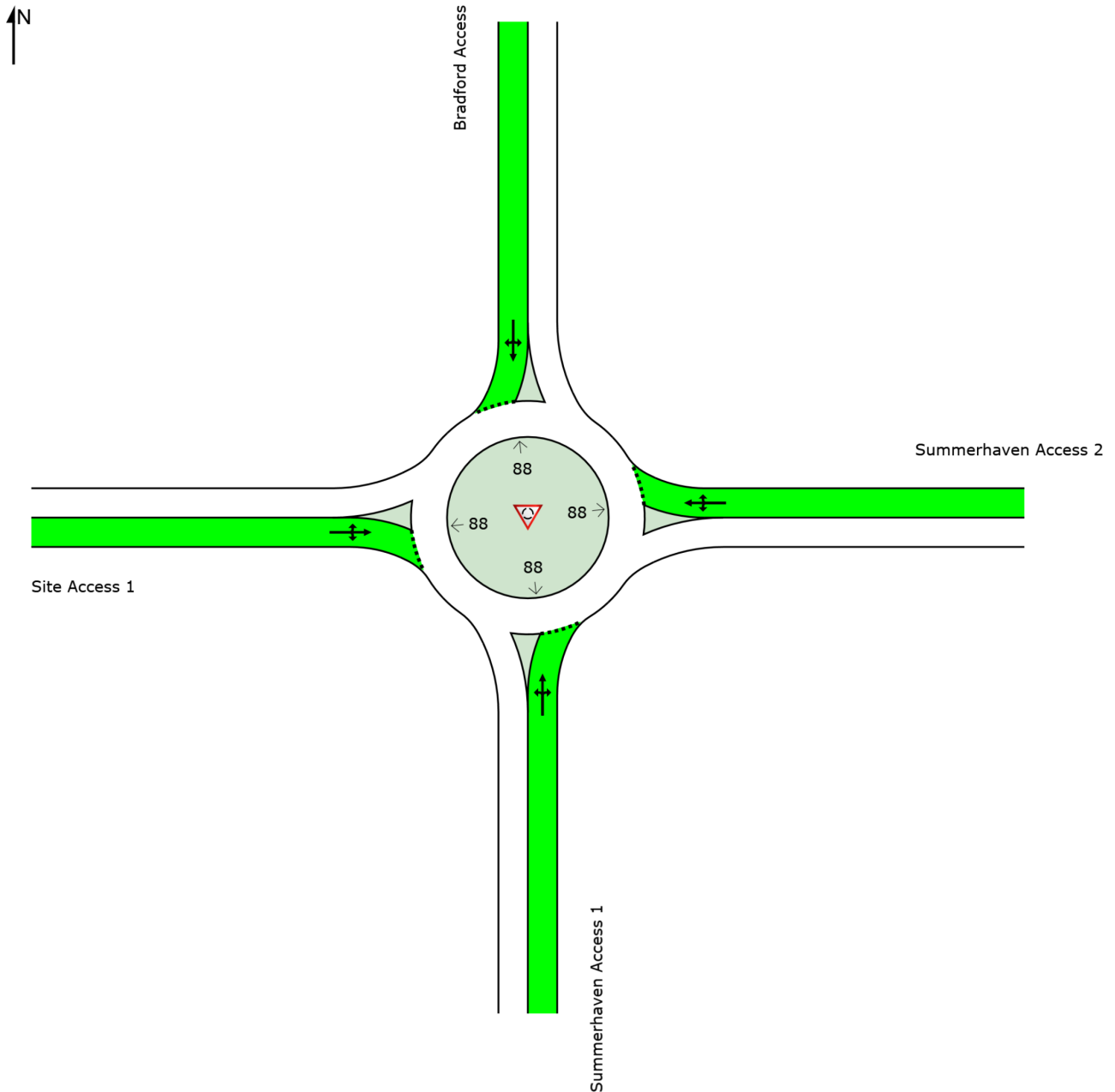
 Site: 800 [Dismissal Peak Scenario 2 (Site Folder: General)]

Summerhaven East Development

Site Category: (None)

Roundabout

	Approaches				Intersection
	South	East	North	West	
LOS	A	A	A	A	A



Colour code based on Level of Service



Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).  
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).

Roundabout Level of Service Method: Same as Sign Control

Delay Model: HCM Delay Formula (Geometric Delay is not included).

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# DEGREE OF SATURATION

Ratio of Demand Volume to Capacity, v/c ratio per lane

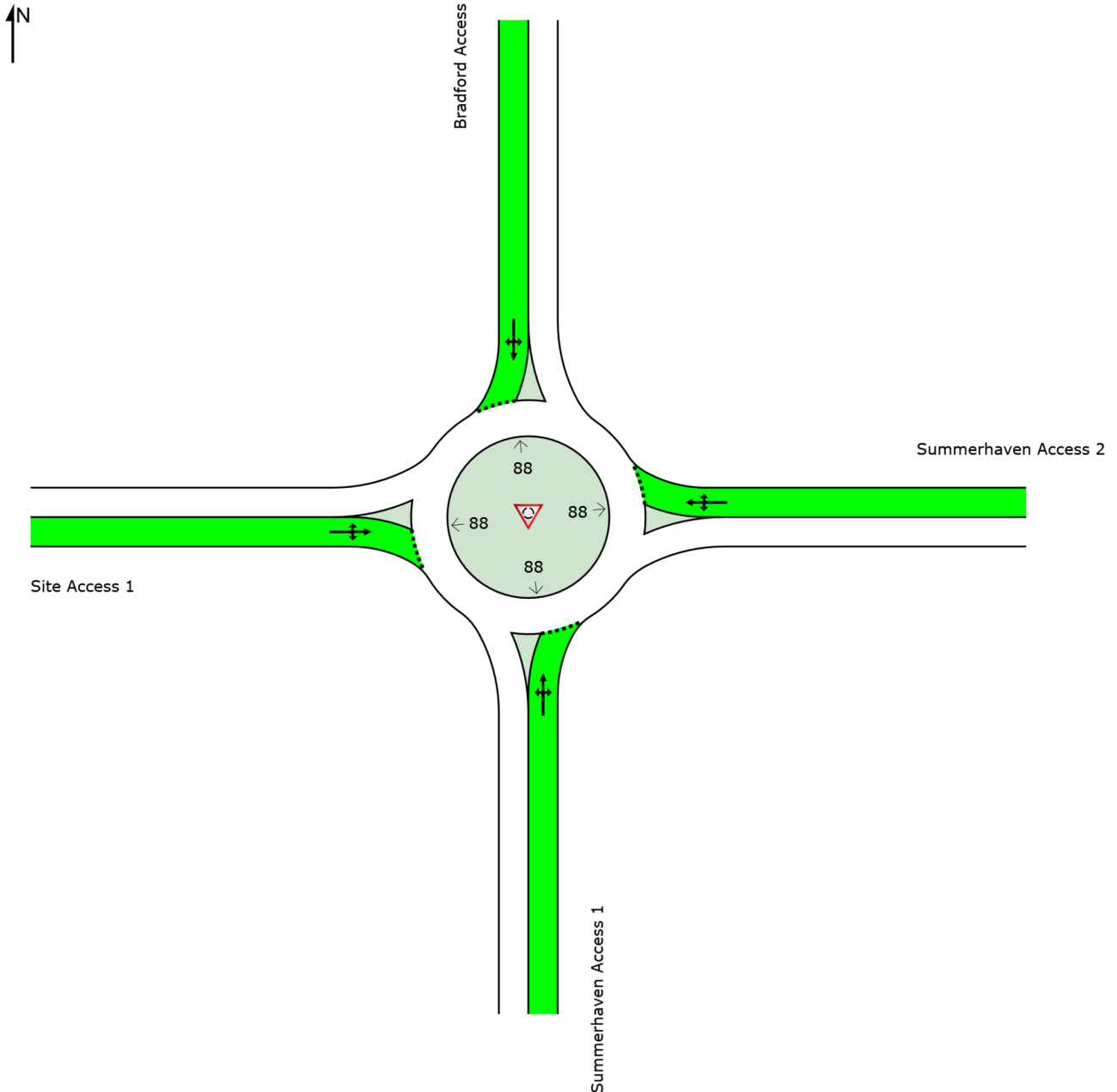
 Site: 800 [Dismissal Peak Scenario 2 (Site Folder: General)]

Summerhaven East Development

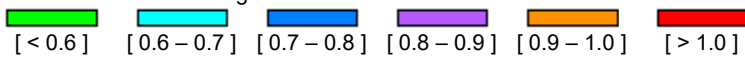
Site Category: (None)

Roundabout

	Approaches				Intersection
	South	East	North	West	
Degree of Saturation	0.03	0.02	0.02	0.23	0.23



Colour code based on Degree of Saturation



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# QUEUE DISTANCE (PERCENTILE)

Largest 95% Back of Queue Distance for any lane used by the vehicle movement (feet)

**Site: 800 [Dismissal Peak Scenario 2 (Site Folder: General)]**

Summerhaven East Development

Site Category: (None)

Roundabout

Use the button below to open or close all popup boxes. Click value labels to open selected ones. Click and drag popup boxes to move to preferred positions.

Close All Popups



Queue Dist (%ile) X

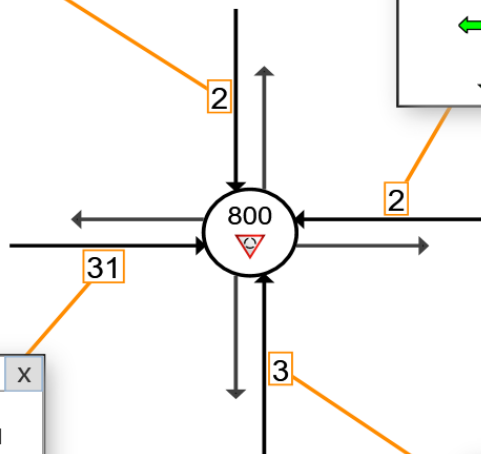
Site: 800 [...enario 2]  
App: N [Bra...rd Access]

2	2	2
---	---	---

Queue Dist (%ile) X

Site: 800 [...enario 2]  
App: E [Sum... Access 2]

2
2
2



Queue Dist (%ile) X

Site: 800 [...enario 2]  
App: W [Site Access 1]

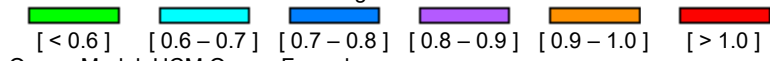
31	→
31	→
31	→

Queue Dist (%ile) X

Site: 800 [...enario 2]  
App: S [Sum... Access 1]

3	3	3
---	---	---

Colour code based on Queue Storage Ratio



Queue Model: HCM Queue Formula.

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Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↘			↑
Traffic Vol, veh/h	0	9	775	10	0	714
Future Vol, veh/h	0	9	775	10	0	714
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	10	861	11	0	793

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	-	867	0	0	-
Stage 1	-	-	-	-	-
Stage 2	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-
Pot Cap-1 Maneuver	0	352	-	-	0
Stage 1	0	-	-	-	0
Stage 2	0	-	-	-	0
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	-	352	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-
Stage 1	-	-	-	-	-
Stage 2	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.5	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBT
Capacity (veh/h)	-	-	352
HCM Lane V/C Ratio	-	-	0.028
HCM Control Delay (s)	-	-	15.5
HCM Lane LOS	-	-	C
HCM 95th %tile Q(veh)	-	-	0.1

Intersection						
Int Delay, s/veh	0.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘↗		↑	↗↘	↘↗	↑
Traffic Vol, veh/h	12	9	453	10	30	548
Future Vol, veh/h	12	9	453	10	30	548
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	2	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	10	503	11	33	609

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	1178	503	0	0	514
Stage 1	503	-	-	-	-
Stage 2	675	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	211	569	-	-	1052
Stage 1	607	-	-	-	-
Stage 2	506	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	204	569	-	-	1052
Mov Cap-2 Maneuver	204	-	-	-	-
Stage 1	607	-	-	-	-
Stage 2	490	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19	0	0.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	281	1052
HCM Lane V/C Ratio	-	-	0.083	0.032
HCM Control Delay (s)	-	-	19	8.5
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	0.3	0.1

# INTERSECTION SUMMARY

 Site: 800 [PM Peak Scenario 2 (Site Folder: General)]

Summerhaven East Development

Site Category: (None)

Roundabout

Intersection Performance - Hourly Values		
Performance Measure	Vehicles	Persons
Travel Speed (Average)	24.4 mph	24.4 mph
Travel Distance (Total)	78.3 veh-mi/h	93.9 pers-mi/h
Travel Time (Total)	3.2 veh-h/h	3.9 pers-h/h
Desired Speed (Program)	25.0 mph	
Speed Efficiency	0.98	
Travel Time Index	9.72	
Congestion Coefficient	1.03	
Demand Flows (Total)	125 veh/h	150 pers/h
Percent Heavy Vehicles (Demand)	1.2 %	
Degree of Saturation	0.040	
Practical Spare Capacity	2009.0 %	
Effective Intersection Capacity	3093 veh/h	
Control Delay (Total)	0.10 veh-h/h	0.12 pers-h/h
Control Delay (Average)	2.9 sec	2.9 sec
Control Delay (Worst Lane)	3.0 sec	
Control Delay (Worst Movement)	3.0 sec	3.0 sec
Geometric Delay (Average)	0.0 sec	
Stop-Line Delay (Average)	2.9 sec	
Idling Time (Average)	2.5 sec	
Intersection Level of Service (LOS)	LOS A	
95% Back of Queue - Vehicles (Worst Lane)	0.2 veh	
95% Back of Queue - Distance (Worst Lane)	4.4 ft	
Ave. Queue Storage Ratio (Worst Lane)	0.00	
Total Effective Stops	3 veh/h	4 pers/h
Effective Stop Rate	0.02	0.02
Proportion Queued	0.10	0.10
Performance Index	4.0	4.0
Cost (Total)	53.28 \$/h	53.28 \$/h
Fuel Consumption (Total)	2.4 gal/h	
Carbon Dioxide (Total)	21.6 kg/h	
Hydrocarbons (Total)	0.001 kg/h	
Carbon Monoxide (Total)	0.010 kg/h	
NOx (Total)	0.013 kg/h	

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Sign Control.

Intersection LOS value for Vehicles is based on average delay for all vehicle movements.

Roundabout Capacity Model: US HCM 6.

Delay Model: HCM Delay Formula (Geometric Delay is not included).

Queue Model: HCM Queue Formula.

Site Model Variability Index (Iterations 3 to N): 0.0 %

Number of Iterations: 3 (Maximum: 10)

Largest change in Lane Degrees of Saturation for the last three Flow-Capacity Iterations: 100.0% 86.8% 0.0%

Intersection Performance - Annual Values		
Performance Measure	Vehicles	Persons
Demand Flows (Total)	59,840 veh/y	71,808 pers/y
Delay	49 veh-h/y	58 pers-h/y
Effective Stops	1,465 veh/y	1,758 pers/y
Travel Distance	37,572 veh-mi/y	45,086 pers-mi/y
Travel Time	1,541 veh-h/y	1,849 pers-h/y
Cost	25,573 \$/y	25,573 \$/y
Fuel Consumption	1,159 gal/y	
Carbon Dioxide	10,355 kg/y	
Hydrocarbons	1 kg/y	
Carbon Monoxide	5 kg/y	

NOx

6 kg/y

---

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Roundabout\_2022.05.02.sip9

# LEVEL OF SERVICE

## Lane Level of Service

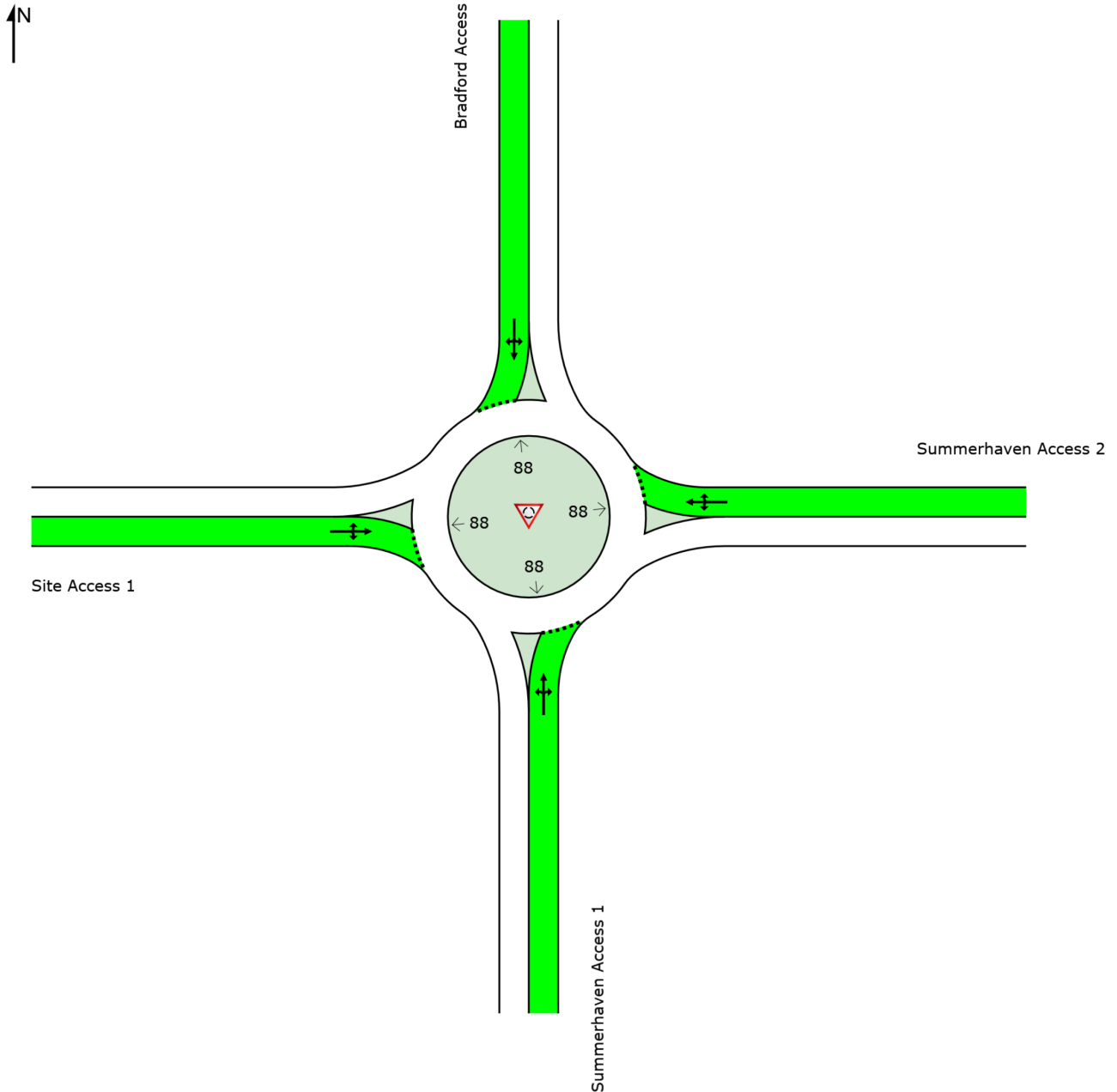
 **Site: 800 [PM Peak Scenario 2 (Site Folder: General)]**

Summerhaven East Development

Site Category: (None)

Roundabout

	Approaches				Intersection
	South	East	North	West	
LOS	A	A	A	A	A



Colour code based on Level of Service



Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).  
LOS F will result if  $v/c > 1$  irrespective of movement delay value (does not apply for approaches and intersection).

NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).

Roundabout Level of Service Method: Same as Sign Control

Delay Model: HCM Delay Formula (Geometric Delay is not included).

---

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# DEGREE OF SATURATION

Ratio of Demand Volume to Capacity, v/c ratio per lane

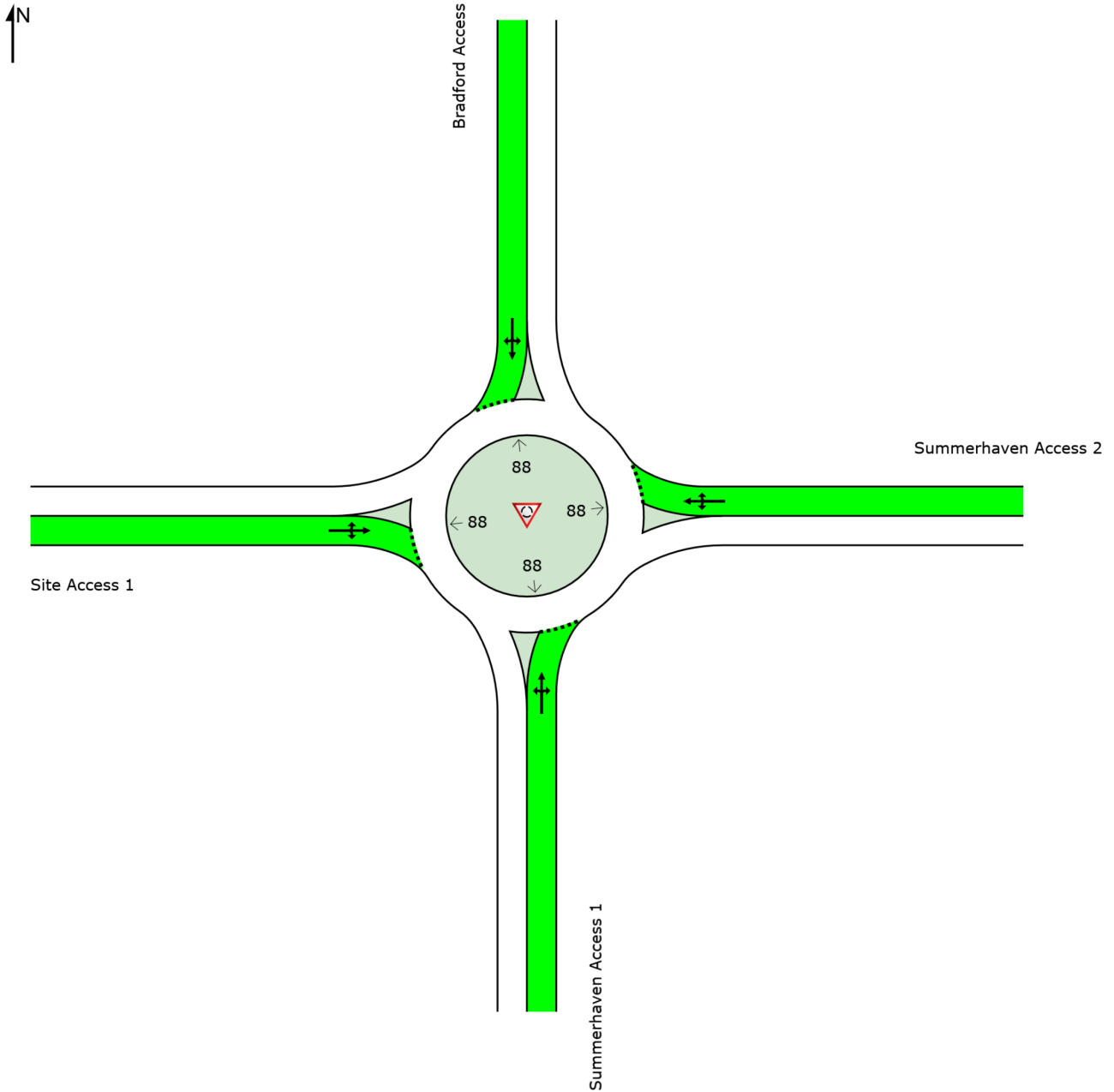
 Site: 800 [PM Peak Scenario 2 (Site Folder: General)]

Summerhaven East Development

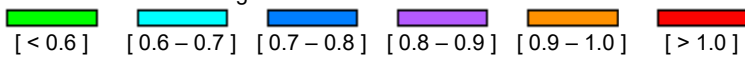
Site Category: (None)

Roundabout

	Approaches				Intersection
	South	East	North	West	
Degree of Saturation	0.02	0.02	0.02	0.04	0.04



Colour code based on Degree of Saturation



---

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Roundabout\_2022.05.02.sip9



# QUEUE DISTANCE (PERCENTILE)

Largest 95% Back of Queue Distance for any lane used by the vehicle movement (feet)

Site: 800 [PM Peak Scenario 2 (Site Folder: General)]

Summerhaven East Development

Site Category: (None)

Roundabout

Use the button below to open or close all popup boxes. Click value labels to open selected ones. Click and drag popup boxes to move to preferred positions.

Close All Popups



Queue Dist (%ile) X

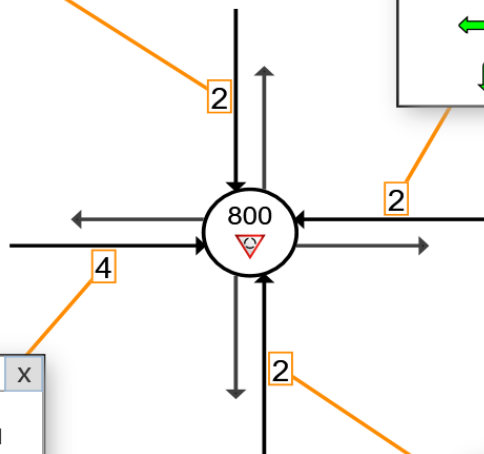
Site: 800 [...enario 2]  
App: N [Bra...rd Access]

2 2 2

Queue Dist (%ile) X

Site: 800 [...enario 2]  
App: E [Sum... Access 2]

2 2 2



Queue Dist (%ile) X

Site: 800 [...enario 2]  
App: W [Site Access 1]

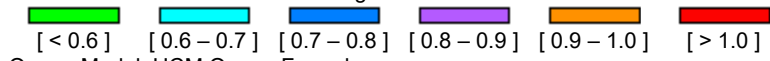
4 4 4

Queue Dist (%ile) X

Site: 800 [...enario 2]  
App: S [Sum... Access 1]

2 2 2

Colour code based on Queue Storage Ratio



Queue Model: HCM Queue Formula.

---

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Project: Z:\2022\220035\_DescolInvestment\_SummerHavenEast\TRAFFIC ENGINEERING\CAPACITY ANALYSIS\SIDRA\Internal Roundabout\_2022.05.02.sip9

Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↘			↑
Traffic Vol, veh/h	0	9	454	10	0	559
Future Vol, veh/h	0	9	454	10	0	559
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	10	504	11	0	621

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	-	510	0	0	-
Stage 1	-	-	-	-	-
Stage 2	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-
Pot Cap-1 Maneuver	0	563	-	-	0
Stage 1	0	-	-	-	0
Stage 2	0	-	-	-	0
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	-	563	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-
Stage 1	-	-	-	-	-
Stage 2	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.5	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBT
Capacity (veh/h)	-	-	563
HCM Lane V/C Ratio	-	-	0.018
HCM Control Delay (s)	-	-	11.5
HCM Lane LOS	-	-	B
HCM 95th %tile Q(veh)	-	-	0.1



# AGENDA ITEM #9ii

SUB 22-11

Final Subdivision Plat  
Summerhaven, Phase 2

REAPPROVAL

### 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.

This major subdivision plat was originally approved by the City Council at its November 7, 2022, meeting and is appearing for reapproval due to the request for modifications to the original plat approval.

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### Financial Impact

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

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### 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.

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### Suggested Motion

Motion to approve the final plat as presented.

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### 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 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 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 public

Notary's printed name \_\_\_\_\_  
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 \_\_\_\_\_ District Engineer \_\_\_\_\_ Date \_\_\_\_\_

**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 streets.'

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/EPDC: NAD 83 (2011) (EPDC) 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'

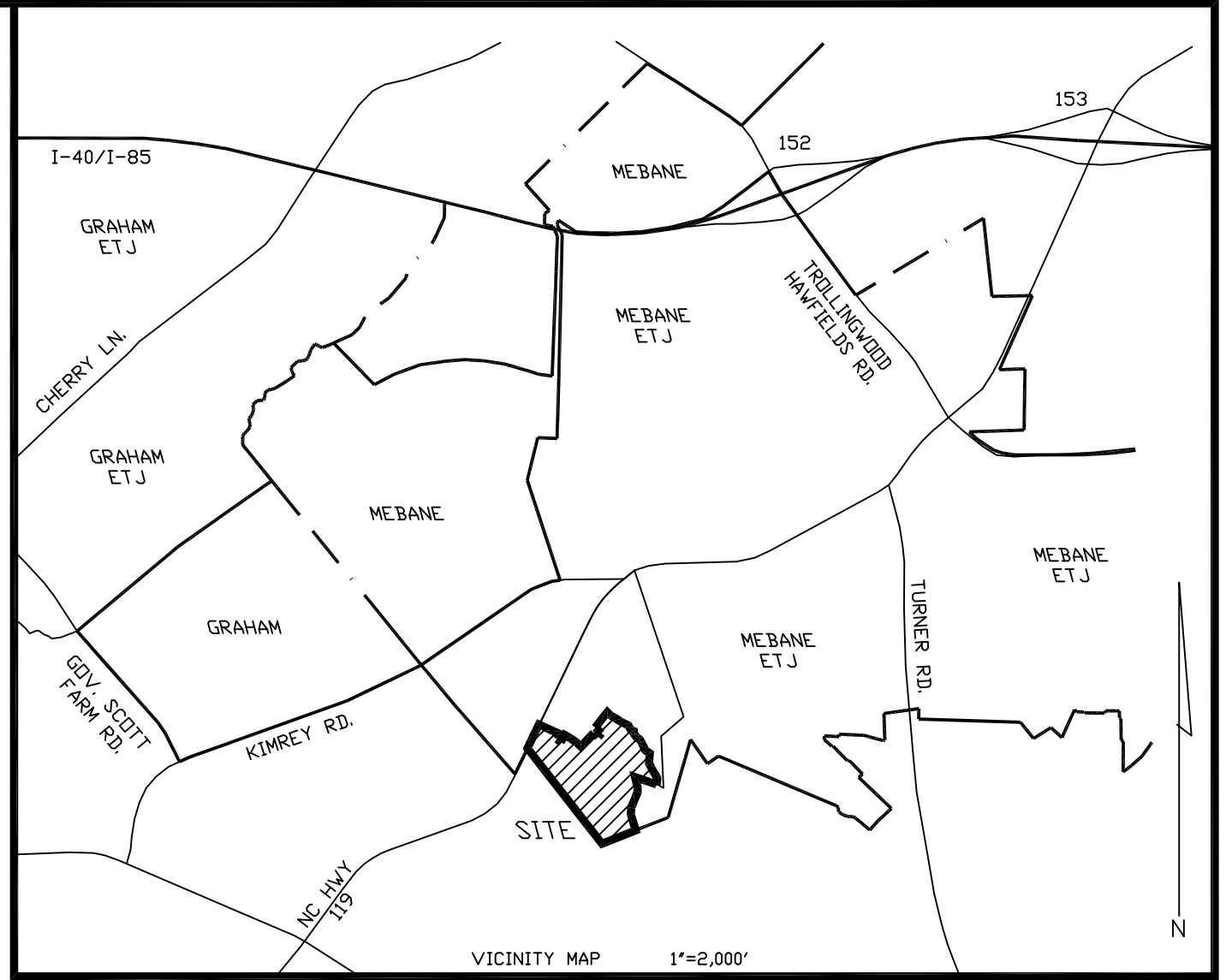
LINE	BEARING	DISTANCE
L-1	S44°54'22"E	57.61'
L-2	S61°28'13"E	51.92'
L-3	S28°52'46"E	67.43'
L-4	S70°51'59"E	35.46'
L-5	S03°44'35"E	33.27'
L-6	S38°38'29"E	56.05'
L-7	S57°32'34"E	41.34'
L-8	S31°21'12"E	46.54'
L-9	S55°56'07"E	63.90'
L-10	S13°07'23"E	85.60'
L-11	S13°07'23"E	40.38'
L-12	S01°14'38"E	6.74'
L-13	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'

EASEMENT 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'

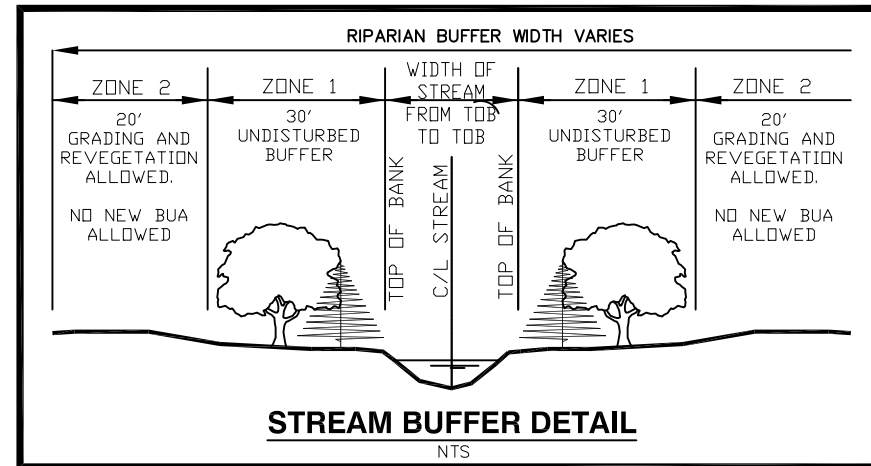
**LEGEND:**

- 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

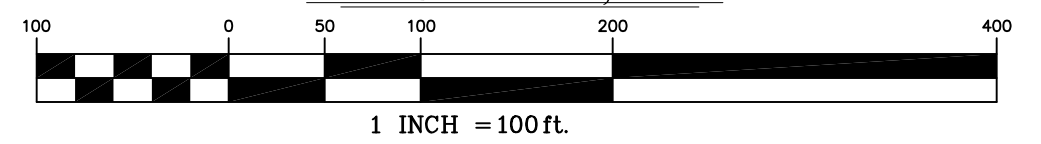
**NOTES:**

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 ENCROACHMENT.
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 IMPERVIOUS 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

ACCESS NOTE A:  
 TEMPORARY ACCESS ROAD WILL BE REMOVED  
 AS SOON AS INTERNAL ACCESS IS PROVIDED.

15' COMMON ELEMENTS  
 8,181 S.F.  
 SHOWN IN SAME LOCATION  
 AS HALF OF EX. 30' PRIVATE  
 RIGHT OF WAY.  
 SEE INSTRUMENT RECORDED IN  
 D.B. \_\_\_\_\_ PG. \_\_\_\_\_

NEREUS DRIVE  
 30' (PRIVATE) R/W PER  
 P.B. 76 PG. 477  
 (FOR CONTINUED USE)

NAIL AT  
 BASE BENT EIP  
 1.80' SOUTH OF LINE

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

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

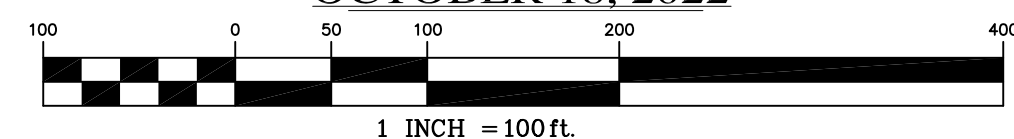
GRAY STONE  
 GRID N=835,390.5472'  
 GRID E=1,905,571.3940'

- LEGEND:**
- EP EDGE OF EXISTING PAVEMENT
  - N.C.G.S. NORTH CAROLINA GEODETIC SURVEY
  - C CENTERLINE
  - D.B. DEED BOOK
  - P.B. PLAT BOOK
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  - 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**



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 PHONE: (336) 854-8877 FAX: (336) 854-8876  
 FIRM LICENSE C-0168



## AGENDA ITEM #10

### Planning Board Extraterritorial Jurisdiction (ETJ) Recommendation

#### Presenter

Ashley Ownbey, Development Director

#### Applicant

N/A

#### Public Hearing

Yes  No

#### Summary

The City of Mebane Planning Board has one opening for representation of the Alamance County Extraterritorial Jurisdiction (ETJ) caused by a vacancy. Any representative of the City's ETJ must be formally appointed by the county in which they reside. The City Council may resolve to request the appointment of this position. The appointment would fill an existing term that expires in 2025.

Applicants were required to apply through Alamance County. The City received one eligible application from David Scott (1777 Foxhall Lane) for this recommendation of appointment by the Alamance County Board of Commissioners.

#### Financial Impact

N/A

#### Recommendation

Staff recommends that the Council make the recommendation for the Alamance County ETJ appointment by the Board of Commissioners at its discretion. Staff recommends that it resolve to recommend the appointment of Mr. Scott to represent the Alamance County ETJ.

#### Suggested Motion

A motion of resolution requesting the Alamance County Commissioners appoint David Scott of 1777 Foxhall Lane to the City of Mebane Planning Board representing the Alamance County extraterritorial jurisdictional area of the City of Mebane.

#### Attachments

1. Applications for the Alamance County ETJ Planning Board position.



# Application for Committee Membership

\*Alamance County does not discriminate on the basis of race, color, religion, sex, age, national origin, handicap or disability. Information given on this application is a matter of public record and can be disclosed to third parties.

**Date of Application**

November 26, 2022

**Name of Applicant**

David Malone Scott

**Are you 18 years of age or older?**

Yes

**Home Address**

1777 Foxhall Lane

**City**

Mebane

**ZIP Code**

27302

**Home Phone Number**

336-214-4417

**Employer**

Retired

**E-mail Address**

david@mebanesales.com

**Fax Number**

N/A

**Have you ever been convicted of a felony?**

No

**Are you a registered voter in Alamance County?**

Yes

**Educational Background**

BA; Th.B; M.A.

**Are you currently serving on any other boards or committees in Alamance County?**

No

**Please list any qualifications that you possess that would assist your service on this board or committee**

Became a business owner and executive in Burlington in 1977, moving to Mebane in 1980. With partners I developed 54 acres at the SE corner of 119S and I85/40 (Cracker Barrell; Smithfield, 3 hotels, 2 apartment complex's, etc.).

**Please list any volunteer or civic activities that you are involved in**

Chairman of the Hospice Golf Event which contributes an average of \$65,000+ to the operation of our Hospice Home. My other involvement is lecturing in Church History in various pastors colleges in several African countries.

**What impact do you hope to have by serving on this board or committee?**

A balance view of reasonable, sustainable growth which is always concerned with the impact of that growth on our existing community and citizens.

**Gender (Required by State)**

Male

**Number of Years as an Alamance County resident**

74

**Residence located in which area of county (Township / City / Area)**

Melville Township, Mebane

**Additional Comments**

My family and I have benefited from the good government of the City of Mebane, and Alamance County. It is time for me to give back a little to the effort of continuing this good government.

**Board Applied For:**

Mebane Planning Board (ETJ)

**Date / Time**

Saturday, November 26, 2022 10:41



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## AGENDA ITEM #11

### Mebane Fire Department Executive Board 2023

---

**Meeting Date**

January 9, 2023

---

**Presenter**

Bob Louis, Fire Chief

---

**Public Hearing**

Yes  No

---

**Summary**

Approval of the 2023 Mebane Fire Department Executive Board.

---

**Background**

Chief Louis requests Council's approval of the 2023 Executive Board.

---

**Financial Impact**

No financial impact.

---

**Recommendation**

Staff recommends the approval of the Executive Board as presented.

---

**Suggested Motion**

I move to approve the 2023 Mebane Fire Department Executive Board as presented.

---

**Attachments**

1. List of 2023 Executive Board

TO: Chris Rollins

FROM: Bob Louis

DATE: December 28<sup>th</sup>, 2022

RE: 2023 Executive Board Membership

Mr. Rollins,

The following is a list of the Executive Board Membership for the year 2023.

Chief	Bob Louis	(Career Position)
1 <sup>st</sup> Assistant Chief	Tim Bradley	(Volunteer Appointed)
2 <sup>nd</sup> Assistant Chief	Jimmy Hinshaw	(Volunteer Appointed)
Captain 301	Greg Massey	(Career Position Appointed)
Deputy FM 302	Jamie Joseph	(Career Position Appointed)
Captain 303	John Wellons	(Volunteer Appointed)
Captain 304	Mike Hoover	(Volunteer Appointed)
Captain 305	Brandon Dunn	(Volunteer Appointed)
Captain 306	Jerry Payne	(Career Position Appointed)
Captain 307	Lee Hicks	(Career Position Appointed)
Captain 308	Troy Shaw	(Career Position Appointed)
Lieutenant 311	Clark McVey	(Career Position Appointed)
Lieutenant 312	Josh Little	(Career Position Appointed)
Lieutenant 313	Jason Hackler	(Career Position Appointed)
Lieutenant	Chris Sizemore	(Career Position Appointed)
Lieutenant	Kyle Riley	(Career Position Appointed)
Lieutenant	Andy Koczak	(Career Position Appointed)
Secretary	Nick Martin	(Volunteer Position Elected)
Treasurer	Mike Harris	(Volunteer Position Elected)

Bob Louis



---

## AGENDA ITEM #12

### Proclamation- Year of the Trail

---

#### Meeting Date

January 9, 2023

---

#### Presenter

Aaron Davis, Recreation and Park Director  
Sherri Seagroves, RPAC and Mebane Trail Rangers

---

#### Public Hearing

Yes  No

---

#### Summary

The State of North Carolina has declared 2023, “The Year of the Trail.” Communities are encouraged to have a formal proclamation to help advertise this distinction and share their intent to advocate for trail creation, maintenance, and use.

---

#### Background

The North Carolina General Assembly designated 2023 as the Year of the Trail in North Carolina to promote and celebrate the state’s extensive network of trails that showcase the state’s beauty, vibrancy, and culture.

---

#### Financial Impact

N/A

---

#### Recommendation

Mayor Hooks to read the proclamation recognizing that the City of Mebane supports the Year of the Trail.

---

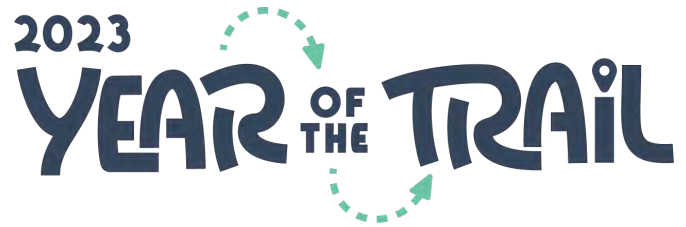
#### Suggested Motion

N/A

---

#### Attachments

1. Proclamation



## 2023 YEAR OF THE TRAIL PROCLAMATION

WHEREAS, The City of Mebane's natural beauty is critical to its residents' quality of life, health, and economic wellbeing; and

WHEREAS, the trails that span across our community and at our parks are an integral part of the recreational and transportation possibilities of our area and promote an enjoyment of scenic beauty and wellness opportunity for our residents and our visitors; and

WHEREAS, the parks, greenways, trails and natural areas in our community are welcoming to all and provide a common ground for people of all ages, abilities and backgrounds to access our rich and diverse natural, cultural, and historic resources; and

WHEREAS, The City of Mebane's natural assets and resources are integral to disaster recovery and resiliency to climate change for future generations; and

WHEREAS, The City of Mebane's nature trails vary in length, surface, and location with the expectation of future expansion. These trails include, but are not limited to:

- A portion of the the Mountains-to-Sea Trail that stretches more than 1,000 miles from the mountains to the coast.
- Mebane on the Move Urban Trails - 15.8 miles
- Cates Farm Trail - 2 miles
- Lake Michael Trail - 3 miles
- among other trails spanning the 69 miles of sidewalks throughout the city of Mebane.

WHEREAS, trails offer quality-of-life benefits to all as expressions of local community character and pride, as outdoor workshops for science education, as tools for economic revitalization, as free resources for healthy recreation, as accessible alternative transportation, and as sites for social and cultural events; and

WHEREAS, The City of Mebane has partnered with the Mebane Trail Rangers to help promote current program and to offer special "new" trail related programs related to "Year of the Trail."

WHEREAS, the North Carolina General Assembly designated 2023 as the Year of the Trail in North Carolina to promote and celebrate the state's extensive network of trails that showcase our state's beauty, vibrancy and culture; and

WHEREAS, North Carolina is known as the "Great Trails State;"  
NOW, THEREFORE, I, Mayor Ed Hooks, do hereby proclaim 2023 as "THE YEAR OF THE TRAIL" in Mebane, North Carolina, and commend its observance to all people.



---

## AGENDA ITEM #13

Quarterly Report from Downtown  
Mebane Development Corporation  
(DMDC) Inc.

---

### Meeting Date

January 9, 2023

---

### Presenter

Barbara Hollerand, DMDC Exec. Director  
Dan Shannon, DMDC President

---

### Public Hearing

Yes  No

---

### Summary

Downtown Mebane Development Corporation (DMDC) will be presenting a Second Quarter Report on its program operations as required in the Memorandum of Understanding between the City of Mebane and DMDC.

---

### Background

Downtown Mebane, currently a Downtown Associate Community, is on track to receive full Main Street designation with the NC Main Street & Rural Planning Center on July 1, 2023. The current FY 22-23 is serving as a transition year toward achieving full designation.

DMDC was incorporated on July 21, 2022 and has applied for 501(c)(3) status as a nonprofit organization. On September 12, 2022, the Mebane City Council approved a Memorandum of Understanding (MOU) with DMDC to memorialize the agreement between the nonprofit and the City, which will hold the charter for the future Mebane Main Street program. A provision in the MOU called for DMDC to provide quarterly reports to the City Council. This Second Quarter FY 22-23 Report is the first since the adoption of the MOU.

---

### Financial Impact

\$100,000 was appropriated within the current FY 22-23 budget to fund the Mebane Main Street program.

---

### Recommendation

No action required.

---

### Suggested Motion

N/A

---

### Attachments

1. DMDC Quarterly Report, Second Quarter FY 22-23
2. PowerPoint presentation to City Council January 9, 2023
3. DMDC adopted work plan for FY 22-23



## **Downtown Mebane Development Corporation Quarterly Report: 2<sup>nd</sup> Quarter FY 22-23**

### **Highlights of the quarter included:**

#### **Organizational Structure and Development**

- Continued coordinating with the NC Main Street & Rural Planning Center on meeting benchmarks for July 2023 program designation including attending required training.
- Hired Barbara Hollerand to serve as executive director in October.
- Welcomed new board member Sarah Williams with Habitat for Humanity in November.
- Advertised two additional DMDC board openings on City's website.
- Contracted for bookkeeping services, opened bank account, and purchased liability insurance policies.
- Applied for IRS tax exemption for a 501(c)(3) non-profit organization in December.
- Applied for a charitable solicitation license exemption for 2022.
- Planned a January board retreat.
- Developed a plan for kicking off committees in January and recruiting members. Committees are centered around three economic development strategies: Center for Community Engagement and Inclusivity; Hub for Regional Leisurely and Recreational Activities; and Rich with Diverse Small Businesses, Nightlife and Dining Options.
- Developed a plan for kicking off program subcommittees in January/February and recruiting members. The three subcommittees are History, Public Arts, and Downtown Businesses.

#### **Branding & Marketing**

- Introduced a Downtown Mebane logo and brand in October created by destination marketing firm Small Town Soul.
- Launched Downtown Mebane website in November.
- Activated Downtown Mebane social media accounts on Facebook and Instagram in December.
- Introduced the "Covid Catch-Up ribbon cutting" series in October and celebrated five new Downtown businesses with ribbon cuttings at Sweet Grace Market, 2 Twelve Seasonal Kitchen + Bar, Metanoia, Candor Market, and Carolina Pickin' Antiques and Collectibles.
- Co-hosted Downtown business interviews with City staff during the livestream of the Mebane Christmas Parade.
- Participated in creating designs for electronic billboard campaign.



## Initiatives, Events & Promotions

- Created the “VIP View” fundraiser in December to coincide with the Mebane Christmas Parade. Three winners and their guests were treated to second-floor viewing experiences along the parade route.
- Conducted a baseline “Getting to Know You” survey of Downtown businesses.
- Recruited a spring 2023 intern to create social media posts and develop website content.
- Supported holiday Downtown events including:
  - Chili Cookoff (Destination Downtown Mebane)
  - Hometown Holidays Celebration (Destination Downtown Mebane)
  - Shop Small Saturday (Mebane Merchants)
  - Makers of Modern Mebane (Mebane Historical Museum)
- Collaborated with Downtown businesses on promoting these joint holiday sales events in December:
  - Dashing Through Downtown
  - Ugly Sweater Day
- Advocacy efforts by DMDC this quarter included:
  - Hosting Clay Street and Fourth Street infrastructure improvements public info sessions with City.
  - Voicing Downtown business owners’ support for the mixed-use Manor on Washington development.
  - Promoting the next cycle of the City’s Downtown Exterior Improvement Grants program.

## Budget Snapshot: End of 2<sup>nd</sup> Quarter FY23 (period ending Dec. 31, 2022)

Account	Budget	Expended	Encumbered	Remaining	Notes
Professional Services	\$60,734	\$36,470	\$20,735	\$3,529	Payroll for ED, professional services contracts, and financial review
Social Media & Marketing	\$16,100	\$3,527	\$4,200	\$8,373	Website and branding
Advertising	\$11,000	\$7,362	\$2,444	\$1,194	Billboard contract and \$1,500 in miscellaneous advertising
Property & Liability Insurance	\$4,500	\$1,519	0	\$2,981	Business Liability and Directors & Officers Liability Policies
Small Equipment	\$1,631	\$1,631	0	0	Computer and printer
Telephone & Postage	\$1,666	0	0	\$1,666	Cell phone
Supplies & Misc.	\$1,869	\$663	0	\$1,206	
Schools & Conferences	\$2,000	\$112	0	\$1,888	State-required training and annual conference in March
Dues & Subscriptions	\$500	0	0	\$500	
<b>Total (excluding façade grants)</b>	<b><u>\$100,000</u></b>	<b><u>\$51,284</u></b>	<b><u>\$27,379</u></b>	<b><u>\$21,337</u></b>	



# Quarterly Update

Downtown Mebane  
Development Corporation

Mebane City Council – Jan. 9, 2023



# The DMDC Mission

The Downtown Mebane Development Corporation facilitates the revitalization and preservation of historic Downtown Mebane through an inclusive collaboration and partnership with greater Mebane.



# Timeline

- In 2019, became a Downtown Associate Community with NC Main Street & Rural Planning Center
- “Mebane Model” Main Street Program chosen, emphasizing close partnership with the City
- Incorporated in July 2022
- Memorandum of Understanding with City in September 2022
- Executive director hired in October 2022
- Applied for non-profit 501(c)(3) status
- FY22-23 serving as **transition year** before designation as a Main Street Community in July 2023



# DMDC Board of Directors

- **Dan Shannon** (Edward Jones) - President
- **Steve Krans** (Junction on 70) – Vice President
- **Sugaree Thornton** (Clay Street Printing & Signs) – Secretary
- **Kat Mathias** (Impulsive Creativity) – Treasurer
- **Teresa Dallas** (The Curious Peddler)
- **Barbara Guttman** (Downtown property owner)
- **Sarah Williams** (Habitat for Humanity of Alamance County)
  
- **Mayor Ed Hooks** – Ex-officio
- **Council Member Katie Burkholder** – Ex-officio
- **Aaron Davis** (City of Mebane Recreation and Parks) – Ex-officio
- **Grace VandeVisser** (Alamance County Visitors Bureau) – Ex-officio



# The DMDC Message

- Full designation as Mebane Main Street is coming in July
- We're advocates for Downtown
- We're a communications resource
- Stay tuned to find out how you can be involved!



# Program Accountability

- NC Main Street & Rural Planning Center
  - Adoption of annual work plan and budget
  - Annual program assessment
  - Required training
- City of Mebane
  - Quarterly program updates
  - Annual budget appropriation process



# Four Points of Main Street

- **Organization**
- **Promotion**
- **Design**
- **Economic Vitality**





# Recent Milestones for DMDC

## **Organization – On track for July designation**

- NC Main Street training requirements
- Executive Committee monthly meetings
- DMDC Board monthly meetings
- Filled vacant seat (now a full board)
- Kickoff for committees in early 2023
- Creating program awareness and education
- Applied for IRS tax exempt status
- Applied for/received exemption for charitable solicitation license for 2022
- Interns – spring and summer 2023



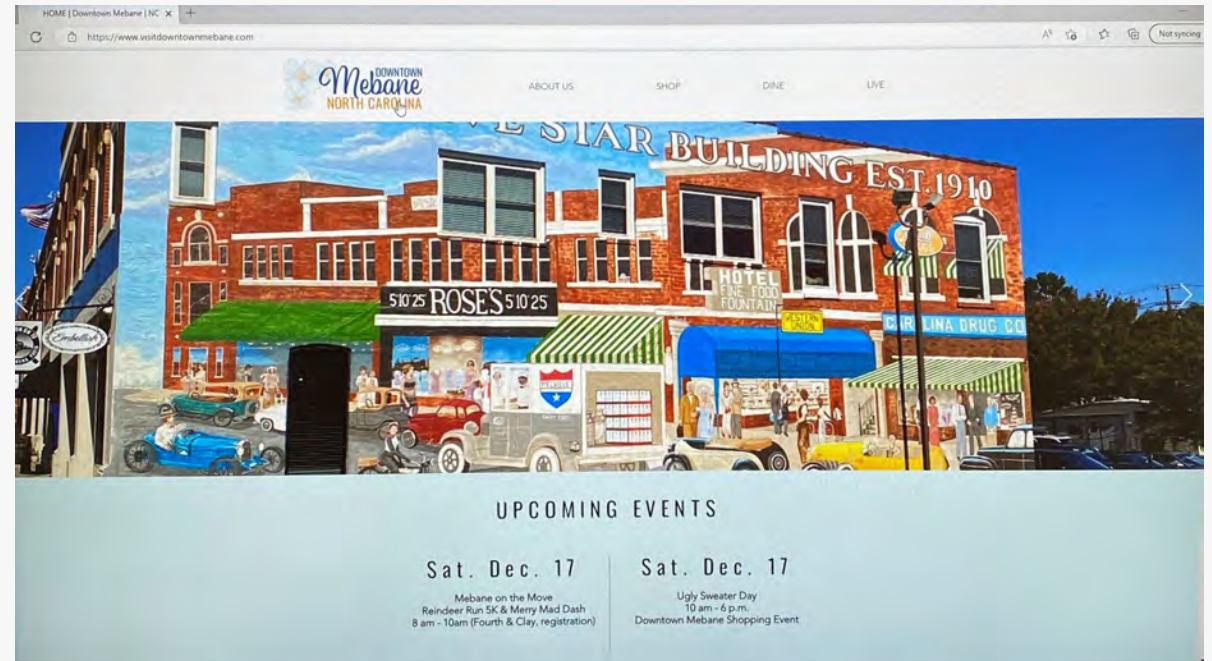
# Recent Milestones for DMDC

## Promotion

- Covid Catch-Up Ribbon Cuttings



# Recent Milestones for DMDC



## Promotion *(continued)*

- Website launched Nov. 21

<https://www.VisitDowntownMebane.com>

- Business listings (Dine, Shop, Live)
- About the Mebane Main Street program
- Coming soon: Events, Blog



# Recent Milestones for DMDC



## Promotion *(continued)*

- Hometown Holidays Celebration (Destination Downtown Mebane)
- Small Business Saturday (Mebane Merchants)
- Mebane Christmas Parade (City of Mebane)
  - VIP View fundraiser
  - Business spotlights during livestream



# Recent Milestones for DMDC

## **Promotion** *(continued)*

- Billboard program
- Downtown Businesses monthly meeting
  - Website/social media
  - Joint and seasonal promotions



# Recent Milestones for DMDC



## Design

- Forming a History subcommittee
- Forming a Public Arts subcommittee



# Recent Milestones for DMDC

## Economic Vitality – Economic Development Strategies (Committees)

- Center for Community Engagement and Inclusivity
- Hub for Regional Leisurely and Recreational Activities
- Rich with Diverse Small Businesses, Nightlife and Dining Options



# Value of DMDC

- Networking/Collaboration
  - Destination Downtown Mebane
  - Mebane Merchants
  - Mebane Business Association
  - Mebane Historical Museum
  - Mebane Trail Rangers
  - Main Street directors (Elon & Burlington)
  - Alamance Chamber of Commerce
  - Alamance County Visitor's Bureau
  - Elon University
  - City committees (ex. BPAC)
- Engagement
  - Downtown Baseline Survey





# Value of DMDC

- City Liaison
  - Clay Street construction projects
  - Downtown Exterior Improvement Grants
  - Downtown redevelopment projects (ex. Manor on Washington)
- Exposure and Education
  - Downtown businesses
  - Greater Mebane business community
  - Non-profits
  - Social organizations
  - Schools
  - Individuals
  - Anyone with an interest in Downtown Mebane



# Coming Up Next Quarter

- NC Main Street Annual Conference  
“Trek on Down to Main Street”
  - **Save the dates: Mar. 14-16**
  - More details to come



Thank you



Questions?



## Downtown Mebane Economic Development Implementation Plan - FY2022/2023

**Economic Positioning/Vision:** Historic downtown Mebane, one of the fastest growing municipalities in North Carolina, is the hub for regional leisurely and recreational activities. Downtown serves as the center for community engagement and is rich with diverse small businesses, nightlife, and dining options for a positively charming experience.

**Mission:** The Downtown Mebane Development Corporation facilitates the revitalization and preservation of historic Downtown Mebane through an inclusive collaboration and partnership with greater Mebane.

**Implementation Strategy:** Mebane is a designated NC Main Street community. The City of Mebane has charged Downtown Mebane Development Corporation with the administration of the Main Street program at the local level. The agency uses the Main Street America™ model of establishing economic development strategies and applying the Main Street Four-Point Approach® to downtown revitalization: Organization, Promotion, Design and Economic Vitality, to implement a plan that achieves measurable results.

DOWNTOWN ECONOMIC DEVELOPMENT STRATEGIES	ORGANIZATION	PROMOTION	DESIGN	ECONOMIC VITALITY
<p><b>Economic Development Strategy:</b> <b>Downtown Mebane is the hub for regional leisurely and recreational activities.</b></p> <p><b>Goal:</b> To be connected as in the hub for recreation within the region while promoting downtown as the place for more leisurely activities.</p> <p><b>Objective:</b> Connect with the existing recreational assets (passive and active) to increase sales annually by <b>X %</b> in downtown businesses and add <b>X</b> physical connections to green space and trails by 2027.</p>	<p>Action:</p> <ol style="list-style-type: none"> <li>Assemble a committee of members to proactively carry out the implementation plan for this strategy.</li> <li>Put in place a method to track sales annually, with the first year being a baseline.</li> </ol>	<p>Action:</p> <ol style="list-style-type: none"> <li>Create a robust downtown website to connect downtown businesses and leisurely recreation.</li> <li>Develop an ongoing sales promotion targeted to the recreation and leisurely markets.</li> </ol>	<p>Action:</p> <ol style="list-style-type: none"> <li>Develop a unique pedestrian and cycling wayfinding system into downtown along surrounding trails and paths.</li> <li>Facilitate a downtown pedestrian safety audit and create a follow up report as to findings.</li> <li>Put public art in place.</li> </ol>	<p>Action:</p> <ol style="list-style-type: none"> <li>Work with existing businesses to incorporate inventory, services, and menu selections that support the recreation and leisurely activity markets.</li> <li>Explore the viability of a sporting goods store.</li> </ol>
<p><b>Economic Development Strategy:</b> <b>Downtown Mebane is the center for community engagement and inclusivity.</b></p> <p><b>Goal:</b> Downtown is a third-place destination after home and work. It is a place where all feel safe and welcome.</p> <p><b>Objective:</b> Foster five additional experiential businesses or services within downtown, striving to cultivate at least 3 ethnically/culturally diverse businesses in the downtown</p>	<p>Action:</p> <ol style="list-style-type: none"> <li>Assemble a committee of members to proactively carry out the implementation plan for this strategy.</li> <li>Work with Small Business Center to see if there are seminars/webinars to assist with growing more racially diverse businesses.</li> </ol>	<p>Action:</p> <ol style="list-style-type: none"> <li>Determine how downtown businesses may be more effective in marketing to diverse population segments.</li> <li>Expand an existing successful event to showcase Mebane’s diverse population.</li> </ol>	<p>Action:</p> <ol style="list-style-type: none"> <li>From the Downtown Vision plan look at the connectivity between neighborhoods to determine where improvements are needed.</li> <li>Develop a public art project that conveys Mebane’s commitment to supporting engagement and inclusivity.</li> </ol>	<p>Action:</p> <ol style="list-style-type: none"> <li>Explore Marion’s GEM’s program.</li> <li>Create a document, both digital and in print on “How to do business in Downtown Mebane.”</li> <li>Consider incentives to match the vision. (Minority owned business incentives, loans, etc.).</li> </ol>

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district by 2027.				
<p><b>Economic Development Strategy:</b> <b>Downtown Mebane is rich with diverse small businesses, nightlife, and dining options.</b> <b>Goal:</b> To grow and expand options for services, dining, nightlife, and shopping. <b>Objective:</b> Recruit and/or expand X businesses that add to dining and/or nightlife by 2025.</p>	<p>Action:</p> <ol style="list-style-type: none"> <li>1. Assemble a committee of members to proactively carry out the implementation plan for this strategy.</li> <li>2. Study the AARP livability index to explore and act upon opportunities for improvement.</li> <li>3. Determine a funding source for the incentives developed under the Economic Vitality action.</li> <li>4. Explore downtown as a group to inventory existing businesses and potential opportunities for businesses and redevelopment.</li> </ol>	<p>Action:</p> <ol style="list-style-type: none"> <li>1. Develop a comprehensive downtown marketing plan.</li> <li>2. Build out itineraries for the NC Main to Main Trail program.</li> </ol>	<p>Action:</p> <ol style="list-style-type: none"> <li>1. Conduct a design/construction workshop showcasing how to approach an upper floor redevelopment project in an existing building.</li> <li>2. Identify locations for additional outdoor seating, both public property and private property.</li> </ol>	<p>Action:</p> <ol style="list-style-type: none"> <li>1. Identify barriers to business startups.</li> <li>2. Invest in a downtown business recruitment package.</li> </ol>

**Economic Development Strategy: Downtown Mebane is the hub for regional leisurely and recreational activities.**

Goal: To be connected as in the hub for recreation within the region while promoting downtown as the place for more leisurely activities.

Objective: Connect with the existing recreational assets (passive and active) to increase sales annually by X % in downtown businesses and add X physical connections to green space and trails by 2027.

## Organization

**Organization Action/Project: Assemble a committee of members to proactively carry out the implementation plan for this strategy.**

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Form a strong alliance with the Mountain to Sea Trail Organization.						
	Identify & invite key community members to participate.						
	Educate committee members on existing and planned trails and recreation.						

**Organization Action/Project: Put in place a method to track sales annually, with the first year being a baseline.**

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Meet with representatives of different types of businesses to establish industry-specific methods for tracking business activity to reflect different markets and demands (services vs. retail).						

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	Develop communication materials to inform businesses of value and purpose of data collection and address concerns.						
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## Promotion

**Promotion Action/Project:** Create a robust downtown website to connect downtown businesses and leisurely recreation.

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Develop an online resource hub with information on Downtown businesses and events.						
	Incorporate a QR code-driven historic walking tour.						
	Develop a calendar of community outdoor exercise opportunities, utilizing downtown businesses whenever possible.						
	Fine-tune the boundaries of the Downtown Mebane district.						

**Promotion Action/Project:** Develop an ongoing sales promotion targeted to the recreation and leisurely markets.

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Refer to prior successes. (e.g. 12 Stamps of Christmas)						



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	Attend Main Street Conference & Workshops to learn about successful sales promotions and tap into MS networks.						
	Establish one new sales promotion targeted to the recreation and leisurely markets.						

## Design

### Design Action/Project: Develop a unique pedestrian and cycling wayfinding system into downtown along surrounding trails and paths.

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Recommend that the City invest in wayfinding signs to direct visitors to Downtown from city parks, featuring QR codes that tie back to the Downtown website.						
	Obtain examples of this type of signage from other communities.						

### Design Action/Project: Facilitate a downtown pedestrian safety audit and create a follow up report as to findings.

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Coordinate with City PD, PW & Management to conduct twice, when leaves on/off.						

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	Develop a report that presents findings of audit and recommendations.						
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**Design Action/Project: Put public art in place.**

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Incorporate into wayfinding – coordinate with BPAC on recommending artistic crosswalks on City-maintained streets						
	Develop an arts promotional event and coordinate with sales promotions.						
	Request city to continue DEIG (Downtown Exterior Improvement Grant)						

## Economic Vitality

**Economic Vitality Action/Project: Work with existing businesses to incorporate inventory, services, and menu selections that support the recreation and leisurely activity markets.**

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Develop a qualitative business survey for all Downtown establishments that will describe their offerings and market.						
	Educate Downtown businesses to garner						

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support for Main Street program and the recreation market strategy.						
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**Economic Vitality Action/Project: Explore the viability of a sporting goods store.**

Completed ✓	Task	Name of <u>Person</u> Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Conduct a leakage analysis of Downtown Mebane, with a specific goal of knowing what sporting goods retail potential might be. (NCMS provides this service.)						
	Review the leakage analysis results to identify other types of businesses to recruit, or work with existing businesses to expand to capture sales from these sectors.						

**Economic Development Strategy: Downtown Mebane is the center for community engagement and inclusivity.**

Goal: Downtown is a third-place destination after home and work. It is a place where all feel safe and welcome.

Objective: Foster **five** additional experiential businesses or services within downtown, striving to cultivate at least 3 ethnically/culturally diverse businesses in the downtown district by 2027.

## Organization

Organization Action/Project: Assemble a committee of members to proactively carry out the implementation plan for this strategy.

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Engage with key community organizations (churches, REAC, ABSS, etc.) regarding how to optimize inclusion and diversity.						
	Identify and invite individuals to participate in committee, recruit BPAC participation in this committee.						
	Meet with faith-based leaders of African American groups to share the downtown vision, discuss better engagement and inclusivity and how to grow more diverse						

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businesses.						
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**Organization Action/Project: Work with the Small Business Center to see if there are seminars/webinars to assist with growing more racially diverse businesses.**

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Reach out to ACC and Alamance Co COC regarding the resources they have available.						
	Reach out to Orange County ED office regarding their resources and Downtown's potential eligibility for support.						

## Promotion

**Promotion Action/Project: Determine how downtown businesses may be more effective in marketing to diverse population segments.**

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Tasks TBD by OA #1 Committee.						

**Promotion Action/Project: Expand an existing successful event to showcase Mebane's diverse population.**

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Fiddlers Festival as a focus to the event.						
	Recruit REAC (and others) participation in cultivating this event.						
	Partner with Mebane Rec & Parks on using Community Park as a						

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focus for this new event.						
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## Design

**Design Action/Project:** From the Downtown Vision Plan look at the connectivity between neighborhoods to determine where improvements are needed.

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Make sure that this need is identified in the revised Bike/Ped Plan.						
	Integrate into Clean/Safe Audit.						

**Design Action/Project:** Develop a public art project that conveys Mebane's commitment to supporting engagement and inclusivity.

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Develop a list of potential public art projects.						
	Identify a pilot project for city funding.						
	Develop a budget for the project to recommend inclusion in the City budget.						

## Economic Vitality

**Economic Vitality Action/Project:** Explore Marion's GEMs program.

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Research and familiarize						

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	with the program - explore curriculum, success stories, etc.						
	Brainstorm how a program like this can best serve the diversity and inclusion strategy.						
	Draft a framework for a Mebane program and determine a pathway to realization.						

**Economic Vitality Action/Project: Create a document, both digital and in print, on "How to Do Business in Downtown Mebane".**

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	City staff will draft this document with input from Planning, Inspections, Fire, and Utilities departments.						
	Convene round table of architects, GC's, and new businesses to ensure product serves the needs of this goal.						
	Produce paper and web-based resource.						

**Economic Vitality Action/Project: Consider incentives to match the vision. (Minority-owned business incentives, loans, etc.)**

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Explore partnerships with possible funding partners who specialize in WMOBs.						
	Explore partnership with City to dedicate funding to this purpose, with						

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	guidance from REAC.						
	Research best practices and success stories throughout NC and US.						
	Include in discussions with Small Business Center partners for their feedback and guidance.						



**Economic Development Strategy: Downtown Mebane is rich with diverse small businesses, nightlife, and dining options.**

Goal: To grow and expand options for services, dining, nightlife, and shopping.

Objective: Recruit and/or expand **X** businesses that add to dining and/or nightlife by 2025.

## Organization

**Organization Action/Project: Assemble a committee of members to proactively carry out the implementation plan for this strategy.**

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Identify and invite business community members to participate.						
	Include redevelopment professionals – architects, financial experts, real estate professionals, etc.						
	Rely upon NCMS resources and include in scope of leakage report – broad consumer sectors.						

**Organization Action/Project: Study the AARP Livability Index to explore and act upon opportunities for improvement.**

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Review and discuss report, consider possible other resources to fully serve Downtown’s needs.						

**Organization Action/Project: Determine a funding source for the incentives developed under the Economic Vitality action.**

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Completed ✓	Task	Name of <u>Person</u> Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	TBD once incentives are identified.						

Organization Action/Project: Explore downtown as a group to inventory existing businesses and potential opportunities for business and redevelopment.

Completed ✓	Task	Name of <u>Person</u> Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Coordinate with website and walking tour committees to gather information one time.						

Promotion

Promotion Action/Project: Develop a comprehensive downtown marketing plan.

Completed ✓	Task	Name of <u>Person</u> Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Draft a simple initial plan and build it to be more comprehensive over time.	Downtown Director					
	Coordinate with website committee.						
	Identify different audiences, with different tools employed for engagement (public, business recruitment,						

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	potential developers, elected officials).					
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**Promotion Action/Project: Build out itineraries for the NC Main to Main Trail program.**

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Review the existing NCMS page and determine what type of approach will work best for Mebane.						

# Design

**Design Action/Project: Conduct a design/construction workshop showcasing how to approach an upper floor redevelopment project in an existing building.**

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Convene a working group to host a workshop on this topic – funding, grants, code compliance, architecture, timelines, etc.						
	Flock Designs to lead a workshop - grant support dependent, on redeveloping older properties, particularly upper stories.						
	Coordinate closely with “How to Do Business in Downtown Mebane” product committee.						

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	Create a permanent document as a final product so it can serve as a reference material in the future.						
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**Design Action/Project: Identify locations for additional outdoor seating, both public property and private property.**

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Refer to the Vision Plan and opportunities it identifies.						
	Have a follow up meeting/event where other opportunities are identified by the public/committee – consider using GIS.						
	Identify short- mid- and long-term opportunities.						

## Economic Vitality

**Economic Vitality Action/Project: Identify barriers to business startups.**

Completed ✓	Task	Name of Person Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Interview new businesses about their experiences.						
	Interview businesses that ultimately choose to open elsewhere.						
	Develop two incentives to overcome these barriers.						

**Economic Vitality Action/Project: Invest in a Downtown Business Recruitment package.**

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Completed ✓	Task	Name of <u>Person</u> Responsible	In-House- Outsource	Cost / Time	Tools	Partners / Assistance	Date To Be completed
	Build upon existing City product and enhance it with updated figures and messaging.						
	Update annually and expand it in some scope to reflect the growth and trends of Downtown Mebane.						
	Develop relationship with City where it is providing technical details to support Director's narrative and report.						

## Mebane Fire Dept. Monthly Report

	November	Year to Date	% Change from 2021
<b>Structural Response</b>			
<b>Totals</b>	<b>27</b>	<b>348</b>	<b>13%</b>
<b>Average Personnel Per Response</b>	<b>9</b>	<b>10</b>	
<b>Average Volunteer Response</b>	<b>1</b>	<b>2</b>	
<b>Non Structural Responses</b>			
<b>Totals</b>	<b>69</b>	<b>742</b>	<b>4%</b>
<b>Total Fire Response</b>	<b>96</b>	<b>1090</b>	<b>6%</b>
<b>Location (Year to Date)</b>	<b>North</b>	<b>South</b>	
<b>Total Number/Percentage</b>	<b>537/49%</b>	<b>552/51%</b>	
<b>Average Fire Response Time</b>	<b>North 5:07</b>	<b>South 5:36</b>	
<b>Percentage of Calls Inside City</b>	<b>52%</b>	<b>54%</b>	
<b>Percentage of Calls Outside City</b>	<b>31%</b>	<b>32%</b>	
<b>Percentage of Calls for Mutual Aid</b>	<b>17%</b>	<b>14%</b>	
<b>EMT Response</b>	<b>173</b>	<b>1946</b>	<b>11%</b>
<b>Location (Year to Date)</b>	<b>North</b>	<b>South</b>	
<b>Total Number/ Percentage</b>	<b>953/49%</b>	<b>993/51%</b>	
<b>CPS Seats Checked</b>	<b>11</b>	<b>161</b>	
<b>Smoke Alarms Checked/Installed</b>	<b>0</b>	<b>89</b>	
<b>Station Tours/Programs</b>	<b>5</b>	<b>47</b>	
<b># of Participants</b>	<b>357</b>	<b>3939</b>	
<b>Events Conducted/Attended</b>	<b>3</b>	<b>29</b>	
<b>Views on Fire Safety Facebook Posts</b>	<b>0</b>	<b>2698</b>	