



The Mebane City Council met for its regular monthly meeting at 6:00 p.m., Monday, February 6, 2023 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
Aaron Davis, Recreation and Parks Director
Chuck Smith, Public Works Director
Ashely Ownbey, Development Director

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

Mayor Hooks recognized Rick Smith, Author and retired CEO of Mebane First Savings and Loan, who recently published his second book, *Crumbs from Heaven*. Mr. Smith came forward to speak briefly about the book.

No one spoke during the Public Comment Period.

Mayor Hooks gave an overview of the Consent Agenda:

- a. Approval of Minutes- January 9, 2023 Regular Meeting
- b. Final Plat- Tupelo Junction, Ph. 2
- c. Final Plat Reapproval- Buckhorn Business Centre, Ph. 1
- d. Final Plat Reapproval- St. Barts Place
- e. Bi-Annual Disposed Asset List
- f. Quarterly Financial Report

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

Barbara Hollerand, Executive Director of the DMDC gave a quarterly update via the attached PowerPoint presentation. During her presentation, Ms. Hollerand introduced the members of the DMDC Board of Directors who were in attendance. She also spoke about what full designation as Mebane Main Street, coming in July, would look like for Downtown. DMDC President Dan Shannon shared a few brief comments as well.

Mr. Davis presented a request for allowance of alcohol at the upcoming Cycle North Carolina Event in Mebane. He introduced Grace VandeVisser, Director of the Alamance County Visitors Bureau. Mr. Davis explained that they are both in attendance on behalf of Cycle NC asking for approval of the alcohol allowance request. He said that the City of Mebane was selected as an overnight location for the 2023 Cycle North Carolina, Mountains to Coast Ride. The "Mebane" overnight stay will occur on Tuesday, October 3rd, at the MACC Soccer Fields. Cycle NC has many sponsors for this event, one of which donates alcohol for distribution VIA a Happy Hour at most locations, a ticketed one (1) drink per participant. This year's sponsor has not been selected yet, but the distribution would take place between 4:00 and 5:00pm only, on site at the MACC Soccer Fields. It was stated that transportation will be provided to and from different areas in by the Alamance County Visitors Bureau.

Mr. Bradley made a motion, seconded by Ms. Burkholder, to approve the one-hour, happy hour, allowing alcohol to be given away by Cycle NC and its Sponsor. The motion carried unanimously.

Mark Reich, Engineer with Alley, Williams, Carmen and King, presented a request for an award of contract to Breece Enterprises, Inc. in the negotiated amount of \$761,925.00 to complete the Clay Street Infrastructure Improvements-Utility Contract and for approval of the related budget ordinance amendment. Mr. Reich explained that bids were advertised for the project in December and bids were to be received on January 10, 2023. However, only one (1) bid was received from

Breece Enterprises, Inc. Therefore, bids could not be opened. The project was then readvertised and only one (1) bid was received on January 25, 2023 from Breece Enterprises, Inc. Funding for the project requires a fund balance appropriation for the General Fund in the amount of \$172,125 and the Utility Fund in the amount of \$639,300.

Mr. Bradley made a motion, seconded by Mr. Ewing, to award a contract to Breece Enterprises, Inc. in the amount of \$761,925.00 for the Clay Street Infrastructure Improvements-Utility Contract and to approve the related budget ordinance amendment appropriating fund balance of \$172,125 in the General Fund and \$639,300 in the Utility Fund. The motion carried unanimously.

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

ARTICLE I

APPROPRIATIONS	Current Budget	Change	Revised Budget
Utility Fund - Utilities	\$ 6,929,187	\$ 639,300	\$ 7,568,487
General Fund - Public Works	\$ 3,326,097	\$ 172,125	\$ 3,498,222

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
Utility Fund - Appropriated Fund Balance	\$ 3,729,203	\$ 639,300	\$ 4,368,503
General Fund - Appropriated Fund Balance	\$ 4,696,038	\$ 172,125	\$ 4,868,163

This the 6th day of February, 2023.

Mr. Davis presented a request for an award of contract to W.C. Construction at \$108,000 to construct the Fiddler Stage at Mebane Community Park and the fund balance appropriation of \$45,000 to complete the project and provide a contingency. Mr. Davis stated that three (3) bids were received, all of which totaled over the budgeted amount and will require both approval of the low bid, and increased funds to proceed with this project.

Mr. Ewing made a motion, seconded by Ms. Hadley to award the contract to the lowest bidder for the Fiddler Stage to W.C. Construction at \$108,000 and the fund balance appropriation of \$45,000 to complete the project and provide a contingency. The motion carried unanimously.

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

ARTICLE I

APPROPRIATIONS	Current Budget	Change	Revised Budget
General Fund - Recreation & Parks	\$ 2,636,376	\$ 45,000	\$ 2,681,376

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
General Fund - Appropriated Fund Balance	\$ 4,696,038	\$ 45,000	\$ 4,741,038

This the 6th day of February, 2023.

Mr. Brown presented a request for approval of an agreement with NCDOT which would allow NCDOT to install traffic signalization on the two interchange ramps on I 40/85 at Buckhorn Road. Mr. Brown explained that the City has experienced industrial based growth in the Buckhorn Economic Development Zone in western Orange County where interstate highway access is best afforded at the Buckhorn Road exits off and onto Interstate 40/85. Al Neyer has paid to the City \$260,000 to be used to address traffic issues in the area. The payments were a part of conditional industrial zonings as offered payments by Al Neyer. NCDOT has agreed to design and install the signalization contingent upon the City paying \$232,000 of the costs. The moneys from the City will be appropriated from the \$260,000 paid by Al Neyer.

Mr. Bradley made a motion, seconded by Mr. Ewing, approving that the City enter into the Agreement with the NCDOT and appropriate the \$232,000 to pay for the same, such funds to be taken from the \$260,000 paid by Al Neyer. The motion carried unanimously.

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

ARTICLE I

APPROPRIATIONS	Current Budget	Change	Revised Budget
General Fund - Public Works	\$ 3,326,097	\$ 232,000	\$ 3,558,097

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
General Fund - Appropriated Fund Balance	\$ 4,696,038	\$ 232,000	\$ 4,928,038

This the 6th day of February, 2023.

Mr. Smith presented a request for approval of a budget ordinance amendment for the new street lighting along NC 119, specifically costs associated with boring, tamping and seeding. Ms. Smith stated that staff is proposing to add street lighting at the following locations:

- NC 119 from S. Third Street to Smith Street/Development Center Drive
- Corregidor Street from Water Works Road to the southern entrance of the Mebane Arts & Community Center
- Roosevelt Street from Corregidor Street to approximately 500' (the newly constructed section of road)
- S. Third Street Ext. from NC 119 to Stoneham Road
- S. Fifth Street from NC 119 to S. Fifth Street Ext.
- S. Fifth Street Ext. from NC 119 to S. Fifth Street

He added that the street lighting as proposed would allow consistency with the previous lighting provided along NC 119 from Lowes Blvd. to S. Fifth Street and also along the re-aligned streets.

Mr. White made a motion, seconded by Mr. Bradley, to approve the budget ordinance amendment for the new street lighting along NC 119 costs associated with boring, tamping and seeding. The motion carried unanimously.

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

ARTICLE I

APPROPRIATIONS	Current Budget	Change	Revised Budget
General Fund - Public Works	\$ 3,326,097	\$ 109,195	\$ 3,435,292
General Fund - Recreation & Parks	\$ -	\$ -	\$ -

ARTICLE II

REVENUES	Current Budget	Change	Revised Budget
General Fund - Appropriated Fund Balance	\$ 4,696,038	\$ 109,195	\$ 4,805,233

This the 6th day of February, 2023.

Ms. Ownbey presented a request for appointments to the Bicycle and Pedestrian Advisory Commission (BPAC). Ms. Ownbey explained that there are currently two (2) City openings on the BPAC, reserved for individuals living in the Mebane City Limits. Those members shall serve three-year terms. Three qualified individuals applied for the two open positions: Allison Tate, Tyson Smith, and Matthew Cummings.

Mr. White made a motion, seconded by Mr. Bradley, to appoint Matthew Cummings and Allison Tate to serve on the City of Mebane BPAC and provide guidance to the Mebane City Council on the implementation of the Bicycle and Pedestrian Transportation Plan and related matters. The motion carried unanimously.

Mr. Ewing expressed interest in having Mayor Hooks issue a proclamation honoring Black History Month. Mayor Hooks stated that a proclamation is being prepared.

Mr. Rollins announced that the traffic signal at Old Hillsborough Road and Mebane Oaks Road is now functioning. He also gave a brief update on the Mebane Oaks bridge currently under construction, sharing that there will be a delay of a couple months in the completion of that project. As a last announcement, he shared that Lumos has begun installing new internet lines throughout Mebane.

Mr. Bradley called attention to some recent gas line installation work on Jackson Street and questioned if the City inspects that work to ensure the streets are repaired to meet the City's standards. Utilities Director Kyle Smith replied yes, the City staff is inspecting and evaluating that repair work.

There being no further business, the meeting adjourned at 7:09 p.m.

ATTEST:

Stephanie W. Shaw, City Clerk

Ed Hooks, Mayor



Quarterly Update

Downtown Mebane
Development Corporation

Mebane City Council – Feb. 6, 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



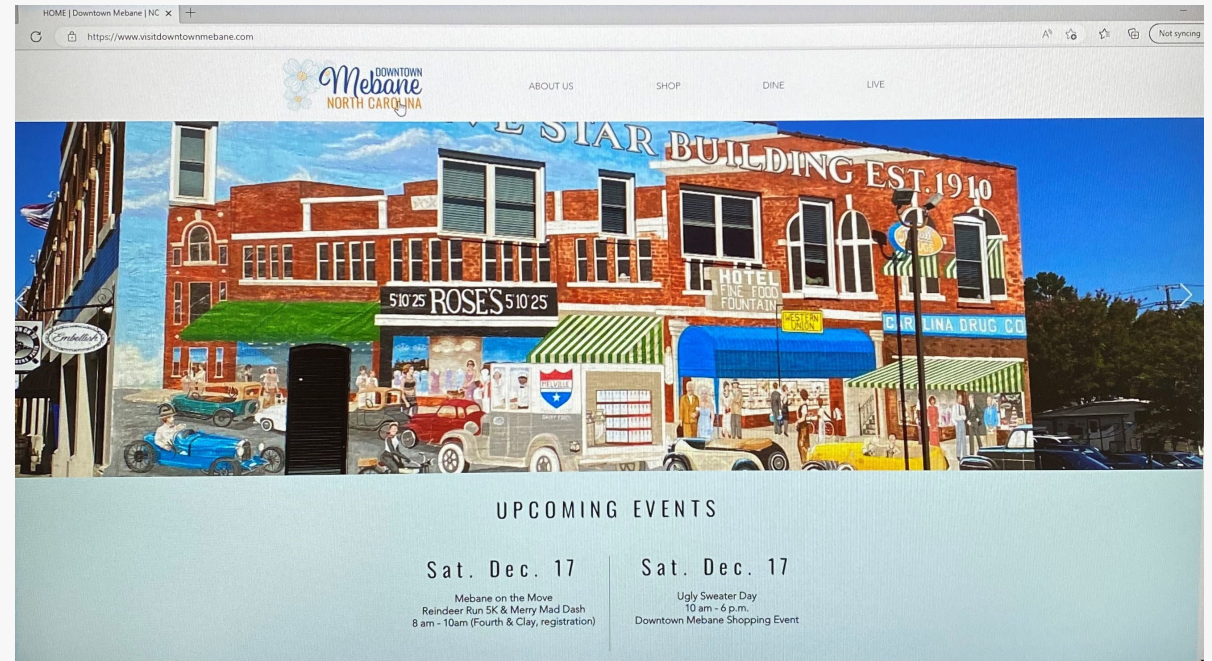
Recent Milestones for DMDC

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?

