



# City Council Meeting January 6, 2025





Mayor Hooks

Call to Order





Pastor Sammy Ballard, First Baptist Church Mebane

# Invocation





Mayor Hooks

Clerk Stephanie Shaw

Oath of Office-

New City Manager- Richard J. White, III





Recognition of  
Montrena Hadley  
*Council Member*

A banner for the Presidential Lifetime Achievement Award. At the top left is a photo of a smiling man and woman. To their right is the award's logo: a circular emblem with an eagle and the text 'THE PRESIDENT'S LIFETIME ACHIEVEMENT AWARD'. Below the photo is the text 'PRESIDENTIAL LIFETIME ACHIEVEMENT AWARD' in large, bold, white and gold letters. Underneath is the date 'December 29, 2024'. In the bottom left is a portrait of Montrena Hadley. To her right is the word 'Congratulations' in a cursive font, followed by 'Honoree' and a gold badge containing the name 'Montrena Hadley'. At the bottom right are logos for 'Amazing Grace ETQUETTE' and 'RGE Rahnkamp Global Enterprise, Inc.'

THE PRESIDENT'S  
LIFETIME ACHIEVEMENT AWARD

PRESIDENTIAL  
LIFETIME  
ACHIEVEMENT  
AWARD

December 29, 2024

*Congratulations*

Honoree

**Montrena Hadley**

Amazing  
Grace  
ETQUETTE

RGE  
Rahnkamp Global Enterprise, Inc.



Recognition of  
Tim Bradley  
*Mayor Pro Tem*





Mayor Hooks

# Public Comments





Lawson Brown, City Attorney

Public Hearing- Ordinance to Extend the Corporate Limits

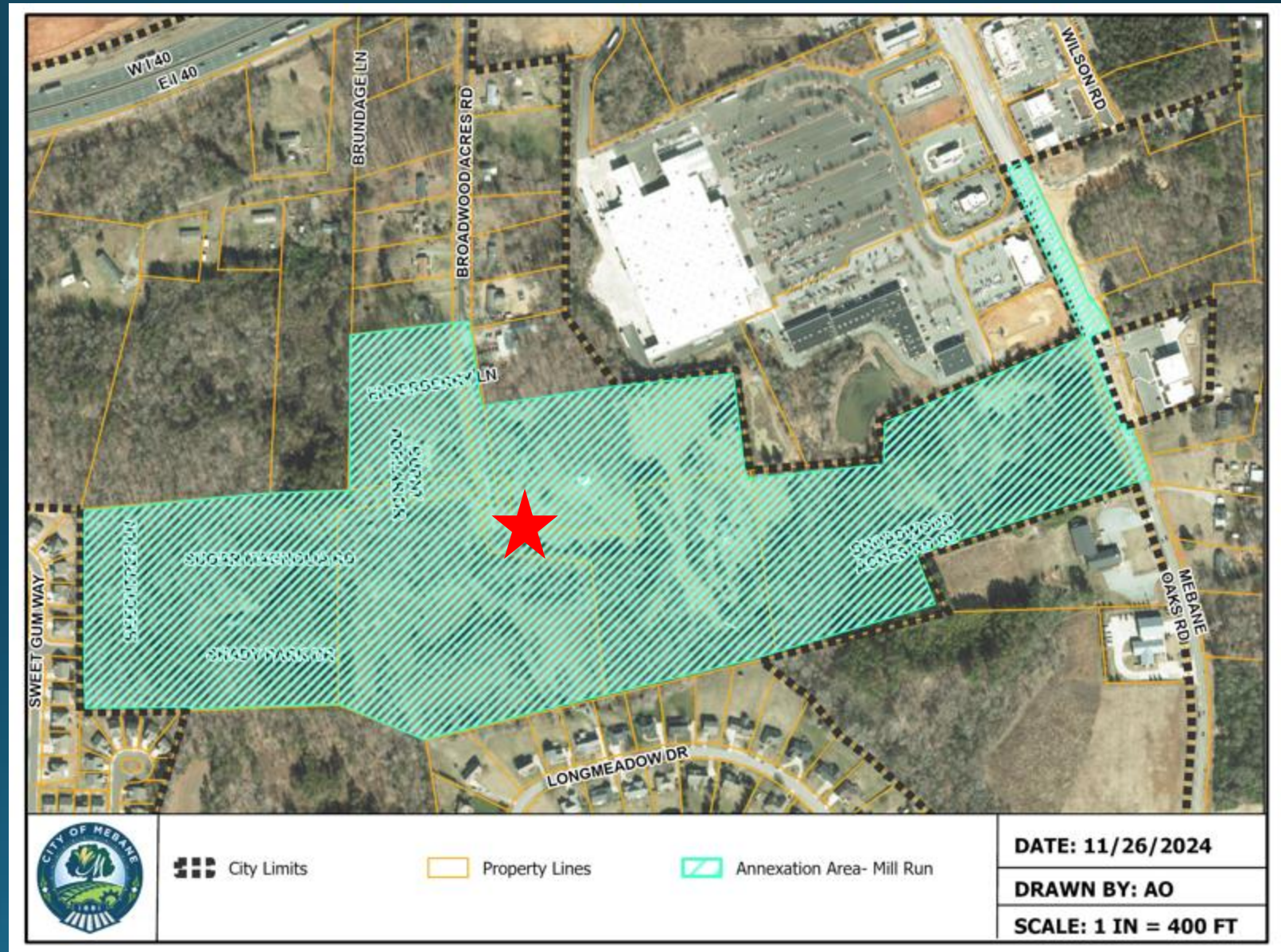
Voluntary Contiguous Annexation- Evolve at Mebane Oaks, LLC





# Ordinance to Extend the Corporate Limits- Voluntary Contiguous Annexation- Evolve at Mebane Oaks, LLC

- Voluntary Contiguous Annexation
- +/- 61.830 acres located on Mebane Oaks Road in Alamance County. A planned unit development featuring single-family homes, apartments, and commercial space is planned for this property.
- Council accepted the Petition and Certificate of Sufficiency last month and set the date of the Public Hearing for tonight.





Franz Holt, P.E. – City Engineer

Public Hearing- Water and Wastewater System Development  
Fee Adjustments



## Background – Water and Waster System Development Fee Adjustments

- Stantec completed a System Development Fee (SDF) Study for City in March 2024 and the Council adopted new water and sewer system development fees effective July 1, 2024.
- The Water Resource Recovery Facility (WRRF) expansion/upgrade project bid in August 2024 exceeded construction estimates in the prior SDF study.
- Stantec completed an updated analysis of the wastewater SDF fee charges which includes the now contracted cost of the WRRF expansion/upgrade project.
- The analysis was presented to Council at the November 2024 meeting. A 45-day public comment review period has occurred with no comment being received.



# Sewer SDF Calculation Determined by Stantec

	Treatment	Conveyance / Collection	Total
Replacement Value of Existing Depreciated Assets	\$23,425,547	\$44,147,416	\$67,572,963
Expansion Capital Projects*	79,442,804	2,095,000	81,537,804
<b>Total Value</b>	<b>\$102,868,351</b>	<b>\$46,242,416</b>	<b>\$149,110,767</b>
<i>Less Credits</i>			
Outstanding Debt Principal	(\$4,519,019)	(\$8,516,473)	(\$13,035,492)
Donated Assets	(2,265)	(17,748,383)	(17,750,648)
Revenue Credit (Principal Future Debt during Period)	(22,765,378)	-	(22,765,387)
<b>Net System Value</b>	<b>\$75,581,680</b>	<b>\$19,977,560</b>	<b>\$95,559,240</b>
System Capacity - Million Gallons per Day	4.75	4.75	
Level of Service per ERU (gallons per day)	225	225	
<b>Equivalent Residential Units (ERU)</b>	<b>21,111</b>	<b>21,111</b>	
System Development Fee Per ERU	\$3,580	\$946	
Escalation Factor to Effective Year	3.0%	3.0%	
<b>Wastewater System Development Fee Per ERU</b>	<b>\$3,687</b>	<b>\$974</b>	<b>\$4,662</b>

\*Includes WRRF expansion to 4 MGD, Jones Road Outfall, and GKN Force Main Reroute



# Scaling of System Development Fees

- SDFs must be applied based on units of service (represents potential demand)
- SDFs are often scaled by meter size based on hydraulic capacity of meter for non-residential connections
- Common to use number of bedrooms for scaling single family residential

Meter size	Equivalent Residential Units (ERU)
3/4"	1.00
1"	1.67
1 1/2"	3.33
2"	5.33
3"	11.67
4"	21.00
6"	43.33



# Scaling of System Development Fees Cont.

Current Residential Scaling	ERUs	Water (Gallons per Day)	Sewer (Gallons per Day)
1 & 2 - Bedroom	0.66	167	150
3 - Bedroom	1.00	250	225
4 - Bedroom	1.33	333	300
5 - Bedroom	1.66	417	375

Recommended Residential Scaling*	ERUs	Water (Gallons per Day)	Sewer (Gallons per Day)
1 - Bedroom	0.33	83	75
2 - Bedroom	0.66	167	150
3 - Bedroom	1.00	250	225
4 - Bedroom	1.33	333	300
5 - Bedroom	1.66	417	375

*\*Incorporates SDF for 1-bedroom units based on estimated flow per unit*



# Residential Water System Development Fees

	Current Water SDF	Calculated Water SDF	Change
1-Bedroom	\$1,029	\$519	(\$509)
2-Bedroom	\$1,029	\$1,029	\$0
3-Bedroom	\$1,558	\$1,558	\$0
4-Bedroom	\$2,073	\$2,073	\$0
5-Bedroom	\$2,587	\$2,587	\$0



# Residential Sewer System Development Fees

	Current Sewer SDF	Calculated Sewer SDF	Change
1-Bedroom	\$2,598	\$1,554	(\$1,044)
2-Bedroom	\$2,598	\$3,077	\$479
3-Bedroom	\$3,936	\$4,662	\$726
4-Bedroom	\$5,234	\$6,200	\$966
5-Bedroom	\$6,533	\$7,739	\$1,205





# Non-Residential Sewer System Development Fees

Meter size	Current Sewer SDF	Calculated Sewer SDF	Change
3/4" (1 ERU)	\$3,936	\$4,662	\$726
1"	\$6,559	\$7,770	\$1,211
1 1/2"	\$13,119	\$15,539	\$2,420
2"	\$20,990	\$24,863	\$3,873
3"	\$45,916	\$54,387	\$8,471
4"	\$82,648	\$97,897	\$15,249
6"	\$170,544	\$202,010	\$31,466



# Residential – Combined System Development Fees

	Calculated Water SDF	Calculated Sewer SDF	<i>Combined SDF</i>
1-Bedroom	\$519	\$1,554	\$2,073
2-Bedroom	\$1,029	\$3,077	\$4,106
3-Bedroom	\$1,558	\$4,662	\$6,220
4-Bedroom	\$2,073	\$6,200	\$8,273
5-Bedroom	\$2,587	\$7,739	\$10,326



# Non- Residential – Combined System Development Fees

Meter Size	Calculated Water SDF	Calculated Sewer SDF	<i>Combined SDF</i>
3/4" (1 ERU)	\$1,558	\$4,662	\$6,220
1"	\$2,597	\$7,770	\$10,367
1 1/2"	\$5,195	\$15,539	\$20,734
2"	\$8,311	\$24,863	\$33,174
3"	\$18,181	\$54,387	\$72,568
4"	\$32,726	\$97,897	\$130,623
6"	\$67,530	\$202,010	\$269,540



## Recommended Council Action

- Staff recommends Council adopt new system development fees as presented (for the maximum calculated fee charges) from the Stantec December 18<sup>th</sup>, 2024, final report and making the new fees effective January 7<sup>th</sup>, 2025.
- Questions?





Patricia Rhodes- Stout Stuart McGowan and King LLP  
Audit Presentation for Year Ended June 30, 2024





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# AUDIT PRESENTATION TO THE CITY COUNCIL

For Year Ended June 30, 2024

January 6, 2025

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# AUDIT HIGHLIGHTS

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- Mebane's 14<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)

	<u>Population</u>	<u>Unassigned Fund Balance</u>	<u>% of General Fund Net Expenditures and Transfers to Fund Balance</u>
City of Mebane	20,782	14,066,634	45.55%
Belmont	15,669	15,916,851	79.24%
Elon	11,583	11,871,488	122.30%
Graham	18,752	13,354,783	82.16%
Fuquay Varina	46,907	34,388,462	62.45%
Hillsborough	9,788	9,605,870	73.22%



# COMPARATIVE INFORMATION

## A Comparison of Utility Fund Unrestricted Net Position to Similar Municipalities (based on most recently available statistics)

	<u>Unrestricted Net Position</u>
City of Mebane	6,199,548
Belmont	2,452,134
Elon	8,039,773
Graham	12,591,035
Fuquay Varina	18,902,631
Hillsborough	11,867,203

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Thank You to the Mebane City Council,  
Preston Mitchell, Daphna Schwartz, and  
their staff





Daphna Schwartz, Finance Director

Annual Comprehensive Financial Report for Year  
Ended June 30, 2024





# Annual Comprehensive Financial Report

For the year ended June 30, 2024

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 \$166,126,365 (net position)
- Total net position increased by \$16,278,641 from the prior year
- Combined ending governmental fund balances of \$26,740,014, an increase of \$1,910,268 over the prior year



# General Fund

- Overall, revenues came in 3% higher than budgeted:
  - Federal Equitable Sharing
  - Miscellaneous revenues
    - \$334K revenue in lieu
    - \$100K Impact Alamance
    - \$100K Downtown Grant
  - Investment earnings
- Overall, expenditures came in 19% lower than budgeted:
  - Delayed delivery of two fire trucks and a dump truck
- Fund balance increased due to planned FY24 expenditures being pushed to FY25.

Fiscal Year 2023-2024			
Governmental Funds - FY24 Results	Amended Budget	FY24 Actuals	% of Collected/Spent
Property Taxes	\$ 15,579,883	\$ 15,765,493	101%
Unrestricted Intergovernmental	\$ 8,928,500	\$ 8,870,097	99%
Restricted Intergovernmental	\$ 1,618,101	\$ 1,773,038	110%
Permits and Fees	\$ 1,919,910	\$ 1,338,575	70%
Sales and Services	\$ 776,958	\$ 798,243	103%
Miscellaneous	\$ 272,579	\$ 845,813	310%
Other taxes and licenses	\$ 900	\$ 965	107%
Investment earnings	\$ 20,000	\$ 641,259	3206%
<b>Operating Revenues</b>	<b>\$ 29,116,831</b>	<b>\$ 30,033,483</b>	<b>103%</b>
Other financing sources	\$ 2,772,662	\$ 2,097,500	76%
Fund Balance Appropriated	\$ 6,469,508	\$ -	0%
<b>Total Revenues and other funding sources</b>	<b>\$ 38,359,001</b>	<b>\$ 32,130,983</b>	<b>84%</b>
Personnel & Benefits	\$ 16,090,938	\$ 14,282,111	89%
Operating Expenses	\$ 8,911,130	\$ 8,775,115	98%
Capital Expenses	\$ 11,014,685	\$ 4,051,300	37%
Debt Payments	\$ 2,035,812	\$ 1,649,353	81%
Transfers Out	\$ 2,115,263	\$ 2,121,486	100%
<b>Total Expenses</b>	<b>\$ 38,359,001</b>	<b>\$ 30,879,365</b>	<b>81%</b>
Net Gain/(Loss)		\$ 1,251,618	
Purchase Orders rolled over to FY25 to be paid from Fund Balance		\$ (1,883,127)	
Cash Carryover from FY24 to FY25		\$ (386,646)	
Amount of Fund Balance that would have been used in FY24 if all rolled purchase orders and the cash carryforward had been spent.		\$ (1,018,155)	

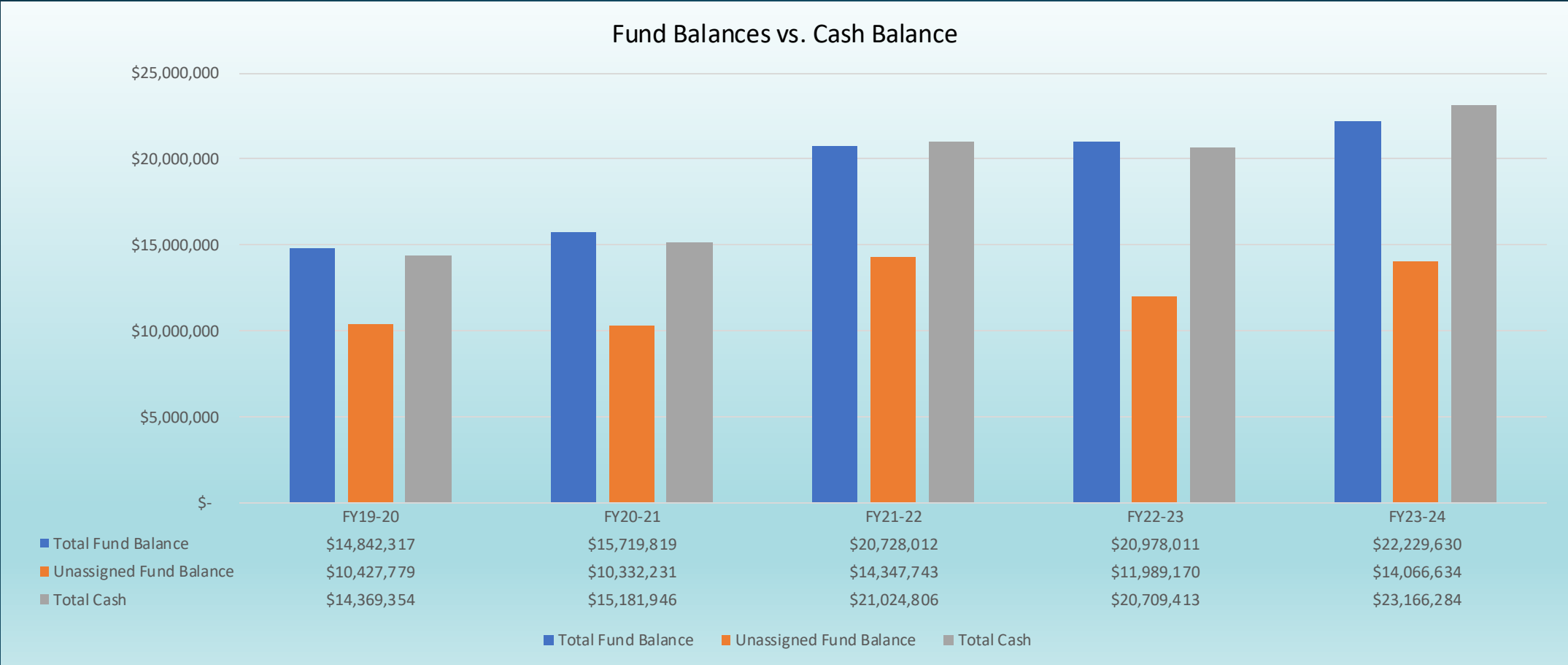
General Fund Balance Components	FY19-20	FY20-21	FY21-22	FY22-23	FY23-24
<b>Non-spendable</b>	\$ 168,052	\$ 31,716	\$ 32,056	\$ -	\$ -
<b>Restricted</b>	\$ 2,422,768	\$ 3,405,872	\$ 4,182,828	\$ 6,191,378	\$ 5,862,996
<b>Committed</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Assigned (to the next fiscal year)</b>	\$ 1,823,718	\$ 1,950,000	\$ 2,165,385	\$ 2,797,463	\$ 2,300,000
<b>Unassigned</b>	\$ 10,427,779	\$ 10,332,231	\$ 14,347,743	\$ 11,989,170	\$ 14,066,634
<b>Total Fund Balance</b>	<b>\$ 14,842,317</b>	<b>\$ 15,719,819</b>	<b>\$ 20,728,012</b>	<b>\$ 20,978,011</b>	<b>\$ 22,229,630</b>
<b>Fund Balance Policy Percentage</b>	77%	68%	76%	62%	53%
<b>Fund Balance using unassigned</b>	66%	57%	66%	51%	46%
<b>Total Expenditures and transfers</b>	\$ 15,826,028	\$ 18,119,022	\$ 21,835,069	\$ 23,694,835	\$ 30,879,366

Last Five Audited Fiscal Years





# Fund Balances vs. Cash Balance





# General Capital Reserve Fund

- Revenues came in higher than budgeted due to growth.

Fiscal Year 2023-2024			
<b>General Capital Reserve Fund - FY24 Results</b>	<b>Amended Budget</b>	<b>FY24 Actuals</b>	<b>% of Collected/Spent</b>
Investment earnings	\$ -	\$ 2,622	N/A
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 2,622</b>	<b>N/A</b>
<b>Transfers from the General Fund</b>	<b>\$ 840,317</b>	<b>\$ 846,540</b>	<b>101%</b>
<b>Change in net position</b>		<b>\$ 849,162</b>	
<b>Beginning fund balance</b>		<b>\$ -</b>	
<b>Ending fund balance</b>		<b>\$ 849,162</b>	



# Utility Fund

- Operating revenues came in 2% higher than budgeted.
- Non-operating revenues came in below budget because engineering construction fees came in lower than expected.
- Transfers in are from the American Rescue Plan revenue replacement grant. FY24 was the last year for this grant.
- Overall, expenditures came in 19% lower than budgeted.
  - Capital items not received in FY24 and pushed to FY25.
- In the current fiscal year 2025, \$1,635,333 was transferred to the WRRF Upgrade & Expansion Project.
- This table is presented on the budget basis of accounting.

Fiscal Year 2023-2024			
Utility Fund - FY24 Results	Amended Budget	FY24 Actuals	% of Collected/Spent
Charges for services	\$ 8,844,194	\$ 9,301,506	105%
Other operating revenues	\$ 671,900	\$ 388,222	58%
<b>Operating revenues</b>	<b>\$ 9,516,094</b>	<b>\$ 9,689,728</b>	<b>102%</b>
Non-operating revenues	\$ 320,000	\$ 245,682	77%
Transfers In	\$ 1,120,500	\$ 1,120,584	100%
Fund Balance Appropriated	\$ 2,525,795	\$ -	0%
<b>Total Revenue</b>	<b>\$ 13,482,389</b>	<b>\$ 11,055,994</b>	<b>82%</b>
Personnel & Benefits	\$ 3,615,836	\$ 3,241,904	90%
Operating Expenses	\$ 5,523,393	\$ 4,286,839	78%
Capital Expenses	\$ 1,808,291	\$ 819,288	45%
Debt Payments	\$ 1,491,369	\$ 1,491,364	100%
Transfers Out	\$ 1,043,500	\$ 1,043,500	100%
<b>Total Expenses</b>	<b>\$ 13,482,389</b>	<b>\$ 10,882,895</b>	<b>81%</b>
Revenues and other sources over expenditures and other uses		\$ 173,099	
Purchase Orders rolled over to FY25 to be paid from Fund Balance		\$ (702,856)	
Amount of Fund Balance that would have been used in FY24 if all rolled purchase orders and the cash carryforward had been spent.		\$ (529,757)	
Please note, in October 2025 \$1,635,333 was transferred to the WRRF Expansion Project.			

# Last Five Audited Years

All Utility Funds	FY19-20	FY20-21	FY21-22	FY22-23	FY23-24
<b>Utility Fund - Unrestricted net position</b>	\$ 6,195,829	\$ 6,409,865	\$ 9,799,636	\$ 14,657,872	\$ 11,467,313
<b>Capital Project Ordinance Funds - Unrestricted net position</b>	\$ 641,903	\$ 225,470	\$ (1,843,021)	\$ (5,536,945)	\$ (5,267,765)
<b>Total Proprietary Funds Unrestricted net position</b>	\$ 6,837,732	\$ 6,635,335	\$ 7,956,615	\$ 9,120,927	\$ 6,199,548
<b>Unrestricted Net Position Balance Percentage</b>	115%	108%	61%	113%	63%
<b>Total Expenditures and transfers</b>	\$ 6,654,412	\$ 6,164,077	\$ 13,000,362	\$ 8,087,098	9,916,479

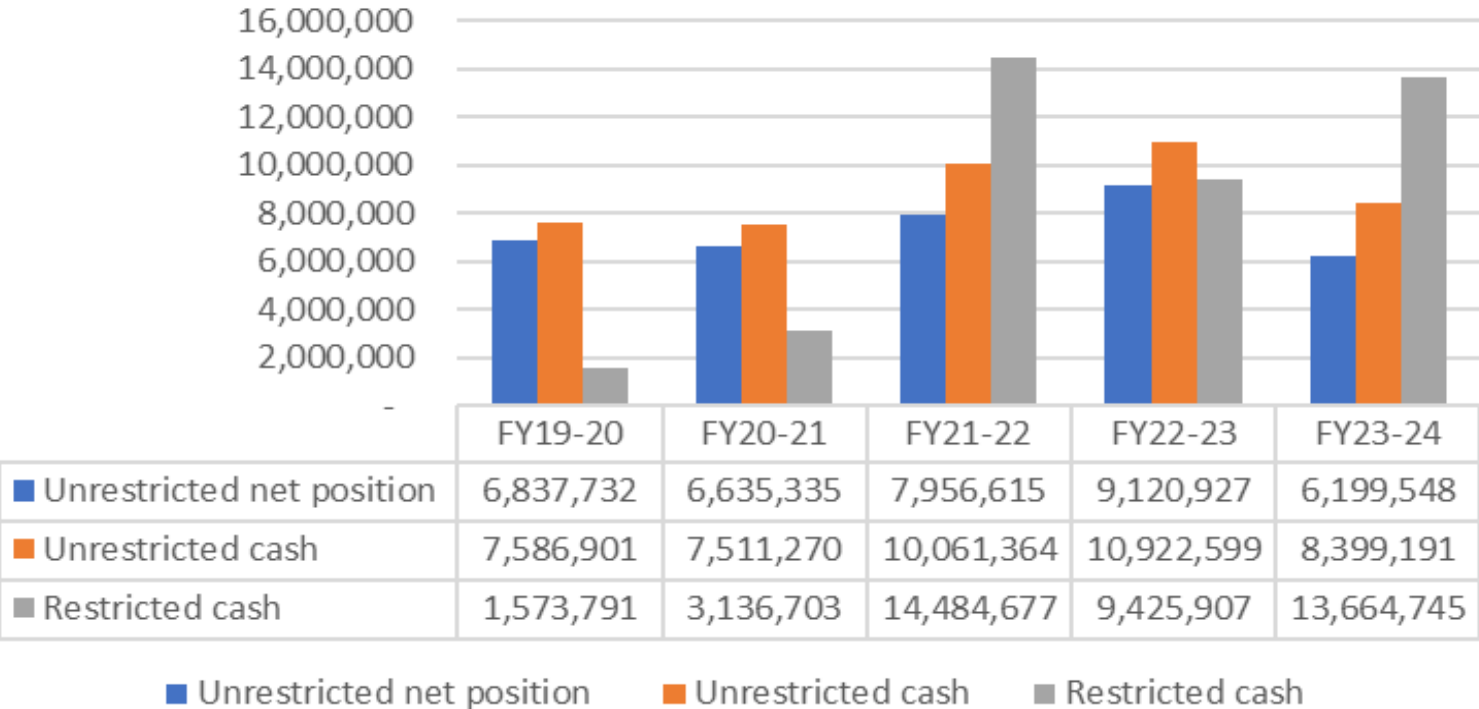
In October 2024, \$1,635,333 was transferred from the Utility Fund to the Capital Project Ordinance Fund for the WRRF upgrade and expansion project.

This chart is presented on the full-accrual basis of accounting.



# Net Position vs. Cash Balances

Utility Fund Last Five Audited Years





# System Development Capital Reserve Fund

- Revenues came in higher than budgeted due to growth and a high rate of return on investments.
- Statutorily, the use of system development fees are restricted. In general, the fees can be used to fund future water or sewer capital projects.
- The net position in the fund as of June 30, 2023, was \$7,706,238.

Fiscal Year 2023-2024			
<b>System Development Capital Reserve Fund - FY24 Results</b>	<b>Amended Budget</b>	<b>FY24 Actuals</b>	<b>% of Collected/Spent</b>
Charges for Services	\$ 1,670,000	\$ 2,000,373	120%
Other nonoperating revenues	\$ 3,000	\$ 166,130	5538%
<b>Total Revenues</b>	<b>\$ 1,673,000</b>	<b>\$ 2,166,503</b>	<b>129%</b>
<b>Transfers</b>	<b>\$ 1,673,000</b>	<b>\$ -</b>	<b>0%</b>
<b>Change in fund balance</b>		<b>\$ 2,166,503</b>	
<b>Beginning fund balance</b>		<b>\$ 5,539,735</b>	
<b>Ending fund balance</b>		<b>\$ 7,706,238</b>	
Please note, in October 2025 \$7,012,136 was transferred to the WRRF Expansion Project.			



# Governmental Capital Projects

Capital Project Funds as of June 30, 2024	Amended Budget	Actuals as of 6/30/24	% of Collected/Spent
<b>Cates Farm Park</b>			
Transfer from General Fund	\$ 1,377,809	\$ 1,377,810	100%
Investment earnings	\$ -	\$ 14,386	
Expenditures	\$ 1,377,809	\$ 1,350,626	98%
Fund Balance		\$ 41,570	
<b>Lake Michael Dam Spillway</b>			
Transfer from General Fund	\$ 908,240	\$ 322,433	36%
Expenditures	\$ 908,240	\$ 365,394	40%
Fund Balance		\$ (42,961)	



# Governmental Capital Projects

Capital Project Funds as of June 30, 2024	Amended Budget	Actuals as of 6/30/24	% of Collected/Spent
<b>Transload Facility</b>			
State Grant Proceeds	\$ 2,600,000	\$ 2,600,000	100%
Alamance County Portion	\$ 300,843	\$ -	0%
Investment earnings	\$ -	\$ 81,032	
<b>Total revenues</b>	<b>\$ 2,900,843</b>	<b>\$ 2,681,032</b>	<b>92%</b>
Transfer from General Fund	\$ 300,843	\$ 300,843	100%
<b>Total revenues and other financing sources</b>	<b>\$ 3,201,686</b>	<b>\$ 2,981,875</b>	<b>93%</b>
<b>Expenditures</b>	<b>\$ 3,201,686</b>	<b>\$ 573,989.00</b>	<b>18%</b>
<b>Fund Balance</b>		<b>\$ 2,407,886</b>	
<b>Greenway</b>			
Investment earnings	\$ -	\$ 27,167.00	N/A
<b>Total revenues</b>	<b>\$ -</b>	<b>\$ 27,167.00</b>	
Transfer from General Fund	\$ 1,274,946.00	\$ 1,274,946.00	100%
<b>Total revenues and other financing sources</b>	<b>\$ 1,274,946.00</b>	<b>\$ 1,302,113.00</b>	<b>102%</b>
<b>Expenditures</b>	<b>\$ 1,274,946.00</b>	<b>\$ 222,369.00</b>	<b>17%</b>
<b>Fund Balance</b>		<b>\$ 1,079,744.00</b>	





# Utility Capital Projects

Capital Project Funds as of June 30, 2024	Amended Budget	Actuals as of 6/30/24	% of Collected/Spent
<b>WRRF Renovation</b>			
Total financing sources	\$ 8,951,942	\$ 8,951,942	100%
Investment earnings	\$ -	\$ 186,114	
Total Expenditures	\$ 8,951,942	\$ 8,693,978	97%
Fund Balance		\$ 444,078	
<b>WRRF Expansion</b>			
ARP Grant Proceeds	\$ 11,925,000	\$ -	N/A
Transfers from Utility Fund	\$ 3,800,000	\$ 3,580,189	94%
Expenditures	\$ 15,725,000	\$ 3,648,077	23%
Fund Balance		\$ (67,888.00)	
<b>American Rescue Plan (ARP) Grant Project</b>			
ARP Grant Proceeds	\$ 5,182,658	\$ 5,182,658	100%
Investment proceeds	\$ -	\$ 32,864	
Expenditures	\$ 5,182,658	\$ 5,182,658	100%
Fund Balance		\$ 32,864	



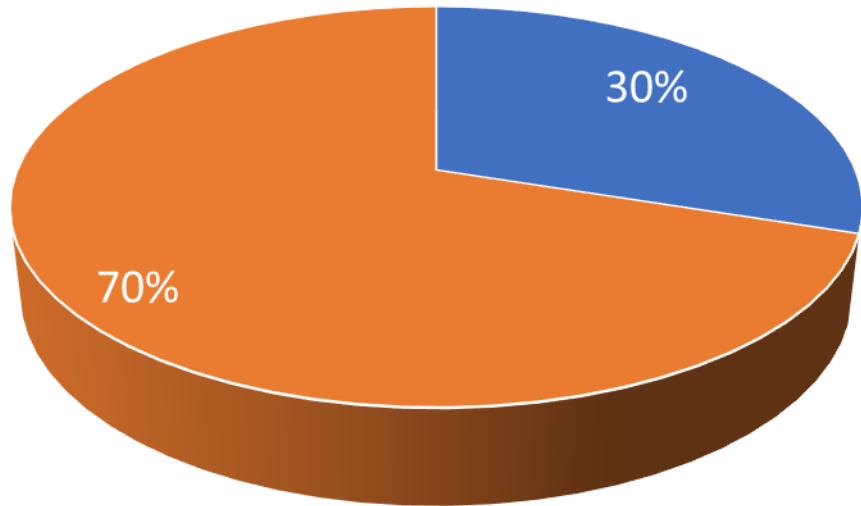
# Utility Capital Projects

Capital Project Funds as of June 30, 2023	Amended Budget	Actuals as of 6/30/23	% of Collected/Spent
<b>Elevated Water Tank</b>			
American Rescue Plan Grant Proceeds	\$ 2,502,990	\$ 527,716	21%
State Capital Infrastructure Grant Proceeds	\$ 150,000	\$ 150,000	100%
Debt proceeds	\$ 5,772,010	\$ 5,773,000	100%
Investment earnings	\$ -	\$ 80,118	
<b>Total revenues and other financing sources</b>	<b>\$ 8,425,000</b>	<b>\$ 6,530,834</b>	<b>78%</b>
<b>Expenditures</b>	<b>\$ 8,425,000</b>	<b>\$ 5,373,812</b>	<b>64%</b>
<b>Fund Balance</b>		<b>\$ 1,157,022</b>	
<b>GKN Pump Station</b>			
Debt proceeds	\$ 1,853,159	\$ 1,853,159	100%
Investment earnings		\$ 123,561	
Expenditures	\$ 1,853,159	\$ 46,597	3%
<b>Fund Balance</b>		<b>\$ 1,930,123</b>	
<b>West Ten Road Water Connector</b>			
Investment earnings	\$ -	\$ 2,978	N/A
Transfers from Utility Fund	\$ 135,000	\$ 135,000	100%
Expenditures	\$ 135,000	\$ -	
<b>Fund Balance</b>		<b>\$ 137,978</b>	



# Debt Portfolio

FY24 Outstanding Debt



■ Governmental Activities ■ Business-Type Activities

- Debt Portfolio remains well within legal limits
- Governmental Activities \$7.5 M
- Business-Type Activities \$17.5M
- In FY24 the General Fund issued \$1,910,737 of debt for rolling stock.
- In FY24, the Utility Fund issued \$5,773,000 of Revenue Bonds.

# Thank you

The 6/30/24 Annual Comprehensive Financial Report (ACFR) and the Popular Annual Financial Report (PAFR) is available on the City's website at the following link:

[www.cityofmebanenc.gov/city-financial-information/](http://www.cityofmebanenc.gov/city-financial-information/)

Daphna Schwartz  
Finance Director  
[dschwartz@cityofmebane.com](mailto:dschwartz@cityofmebane.com)





Franz Holt, City Engineer

Aaron Davis, Recreation and Parks Director

Jeff Johnson, AIA

# Old Rec Gym Sub Floor Repairs - Contract Award



# Bid Tabulation

Repairs to the Existing Floor Structure of Gym Floor at Mebane Old Recreation Center  
(Bid Opening on Monday, December 9, 2024, at 2:00 P.M.)

Name of Bidder	Base Bid	Alternate #1 (Removal of Pipes in Crawl Space)	Completion Time (Calendar Days)
Stonewall Construction Services	\$158,200	\$2,500	45
Brooks General Contractors	\$293,655	\$6,400	120
Central Builders, Inc.	\$188,000	\$9,800	60
H.M. Kern Construction	\$675,000	\$4,700	180



# Background

A cursory visual condition assessment was completed by Matt Riddle, P.E. with Mid-Carolina Structures. As noted, the gym sub floor, while in need of repairs, does meet the requirements for live loading. However, possible additional loading from a scissor lift (for maintenance) or mobile basketball goals (for additional play) requires the installation of new girders and piers.

Regarding the bid work, the primary purpose is to stabilize the floor system and stop any continued settling by repairing and reinforcing the floor structure. The scope of work includes:

- construction of new piers and installing new girders
- replacing damaged floor joists
- replacement of two access doors
- removal of metal drop girders
- sealing of cracks in in existing brick walls
- removing existing unused piping in crawl space
- floor system reinforcement will also allow for motorized scissor lift to be utilized for maintenance

Please note that this work will not result in the leveling of the floor. To level it will require replacement of the current finish floor and possible replacement of many framing members.



# Financial Impact

The project construction budget includes \$175,000 for the repair work.

- Base Bid with alternate - \$160,700
- Project Contingencies - \$14,300

# Recommendation

Staff recommendation is for the City Council to award a gym sub floor repair contract to Stonewall Construction Services for the amount of \$160,700 (base bid and alternate). In addition, providing a project contingency in the amount of \$14,300 for a total construction project budget of \$175,000.

# Work Starting

Anticipating a contract award work would start no sooner than March 10<sup>th</sup>, 2025 and being completed by May, 2025 with no scheduled activities in the gym during construction.







Aaron Davis, Recreation and Parks Director

# Rams Lacrosse Program and Field Use Agreement



## Announcements-

- City offices will be closed Monday, January 20<sup>th</sup> in observance of MLK, Jr. Day
- Alamance County is accepting applications to fill one (1) Mebane representative vacancy on the Library Committee- Visit the County's website for more details and to apply online.





Mayor Hooks

Adjournment

