



# City Council Meeting February 6, 2023





Mayor Hooks

Call to Order





Mayor Hooks

Moment of Silence





Mayor Hooks

# Public Comments



# 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



# Final Plat Approval- Tupelo Junction, Ph. 2











# 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





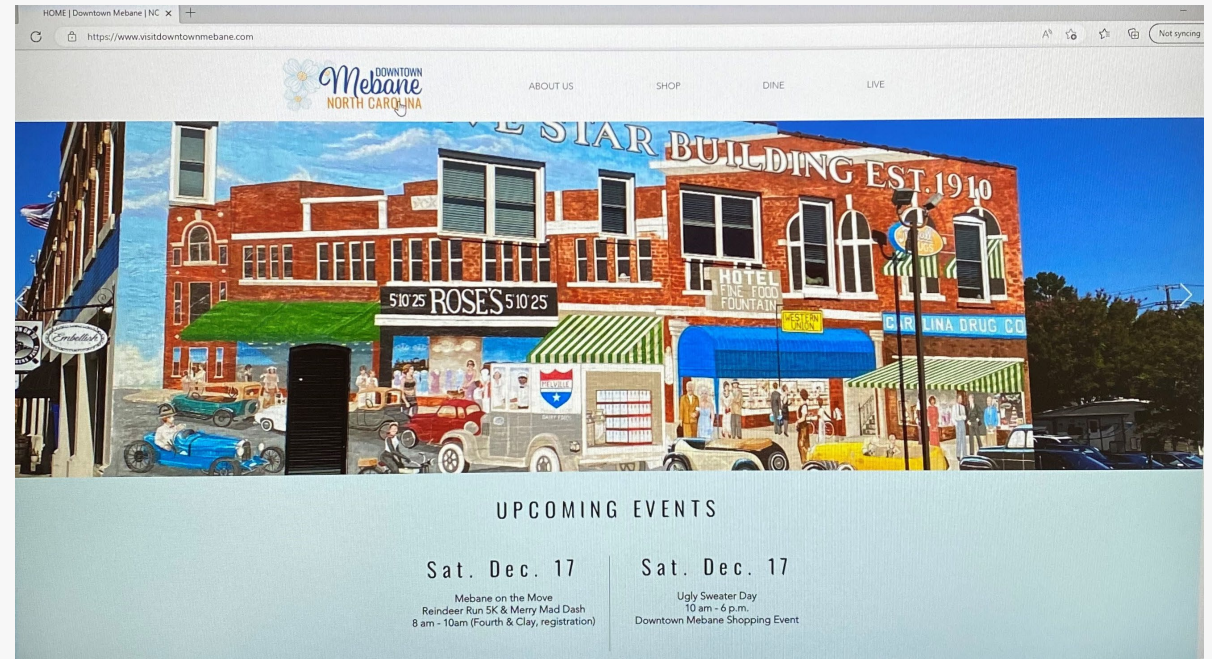
# Recent Milestones for DMDC

## 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?





Aaron Davis, Recreation and Parks Director

Grace VandeVisser, Alamance County Visitors Bureau

# Cycle North Carolina Event- Alcohol Allowance Request





Mark Reich, AWCK

Clay Street Improvements-

-Bid Results and Award

-Budget Ordinance Amendment



# Preliminary Cost Estimates vs Negotiated Bid Amount

Scope of Work	Preliminary Estimate		Negotiated Bid Amount	
	Utility Fund	General Fund	Utility Fund	General Fund
Slip Lining Sanitary Sewer	\$119,000.00	\$0.00	\$216,955.00	
Slip Lining Storm Drainage	\$0.00	\$47,000.00		\$112,400.00
HDPR Injection	\$0.00	\$48,000.00		\$47,725.00
Water Line Improvements	\$313,000.00	\$0.00	\$384,845.00	
Total Utility Improvements	\$432,000.00	\$95,000.00	\$601,800.00	\$160,125.00
<b>Total Estimate</b>	<b>\$527,000.00</b>		<b>\$761,925.00</b>	
Street Improvements	\$0.00	\$473,000.00	TBD-Bid or Change Order	
<b>Total Fund Preliminary Cost Estimate</b>	<b>\$432,000.00</b>	<b>\$568,000.00</b>		
<b>Total Preliminary Cost Estimate</b>	<b>\$1,000,000.00</b>			
<b>Proposed FY 22-23 Utility Fund Reserve Transfer</b>			<b>\$601,800.00</b>	
<b>Proposed FY 22-23 General Fund Reserve Transfer</b>				<b>\$160,125.00</b>

Note: Engineering Fee of \$49,500 was included in Preliminary Estimate; however funds have been appropriated in current budget and omitted from Reserve Transfer values.



# Updated Project Cost Estimate

Scope of Work	Preliminary Estimate	
	Utility Fund	General Fund
Slip Lining Sanitary Sewer	\$216,955	\$0
Slip Lining Sanitary Storm Drainage	\$0	\$112,400
HDPR Injection	\$0	\$47,725
Water Line Improvements	\$384,845	\$0
Street Improvements (1)	\$0	\$573,000
Engineering Encumbered	\$49,500	
<b>Totals</b>	<b>\$651,300</b>	<b>\$733,125</b>
Total Project Cost	\$1,384,425	
(1) Includes Engineering Fee of \$48,000		





Mr. Davis

Fiddler Stage

- Bid Results and Award
- Budget Ordinance Amendment





# What is a Fiddler Stage Cover?

- Similar to the shade structure at the Community Park Playground
- A safe cover for performers from the elements
- Includes removable sound barrier panels to shield neighbors from noises



# Fiddler Stage Cover Location.

- Community Park
- On the already poured cement pad
- Near the playground and splash pad.
- A perfect location for smaller performances and movies in the park.



# What events do we expect?

- Small Concerts
- Movies in the Park
- Sports Awards Ceremonies
- Event “MC” location
- Dance performances
- Small plays/artist expression
- Children's entertainment
- Family Game Show night!
- Much much more!



# Fiddler Stage – Bid Tabulation

**City of Mebane - Fiddler Stage**

Project: Mebane Community Park Fiddler Stage

Location: Glendal Stephenson Municipal Building, Mebane NC.

Bids Opened By: Garrett Baker, PLA, Project Architect

Date: Bid Opening on January 24, 2023 at 3:00 PM

Witnessed By: City Staff and all three bidders

Project Number: 2264X15

Contractors	NC License No.	Bid Security	Addenda No 1	Qualificatio n Statement	Affidavit A or B	E-Verify	Iran Cert	Total Bid Amount
Brooks General Contactors	1376	√	√	√	A - 0%	√	√	\$ 179,453.00
Central Builders Inc of Mebane	4176	√	√	√	A - 0%	√	√	\$ 166,000.00
WC Construction Company LLC	63557	√	√	√	A - 3%	√	√	\$ 108,000.00



*This is certified to be a true copy of the bids received. Date: 01-27-23*



Surface



# Overall project budget

- FYI 23 budgeted amount - \$75,000
- Amount spent w/Surface 678 - \$8,000
- Low Bid - \$108,000
- **Funding Gap - \$41,000**



# Fiddler Stage Timeline

- June 2022 – project approved in City CIP/annual budget.
- July – December 2022 – project meetings for planning, and design specifications.
- January 12, 2023 – project was put out for bid
- January 17, 2023 – pre bid/submittal meeting
- January 24, 2023 – bid opening @ City Hall
- February 6, 2023 – bid award @ City Council Meeting
- February – May 2023 – project start / finish
- Juneteenth Event – First “official use” of the Fiddler Stage





Questions?





Lawson Brown, City Attorney

NCDOT Municipal Agreement- Buckhorn Road and 40/85 Signal Lights

- Overview
- Budget Ordinance Amendment







The NCDOT will design and install a traffic signal at each ramp of the interchange of I-40 and SR 114 (Buckhorn Road) in Mebane.

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Chuck Smith, Public Works Director

Duke Energy NC 119 Project Street Lights-

- Overview

- Budget Ordinance Amendment





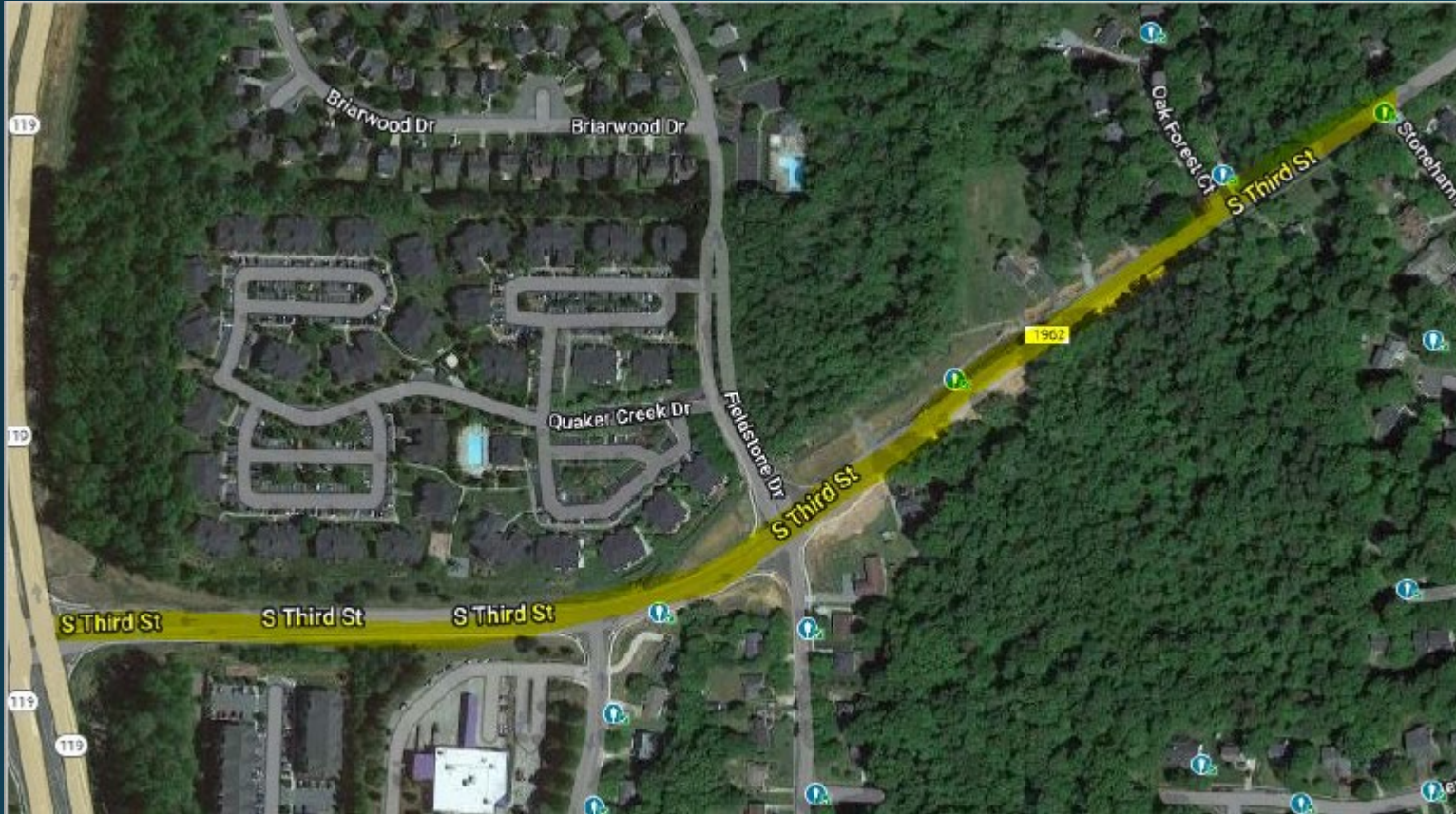
NC 119 from S. Third St. to Smith St/Development Center Drive



S. Fifth St. from NC 119 to S. Fifth St. Ext. and S. Fifth St. Ext. from NC 119 to S. Fifth St



S. Third St. Ext. from NC 119 to Stoneham Rd.



Corregidor St. from Water Works Rd. to the southern entrance of the MACC  
Roosevelt St. from Corregidor St. to approximately 500' (newly constructed section of rd.)





Ashley Ownbey, Development Director

Bicycle and Pedestrian Advisory Commission Appointments



# Announcements:

- Friday, February 10<sup>th</sup> 1:00-6:00 p.m. @ MACC- REAC/Council Workshop
- Wednesday, March 22<sup>nd</sup> 1:30 p.m. @ City Hall- Budget Meeting
- Thursday, March 30<sup>th</sup> 1:30 p.m. @ City Hall- Budget Meeting





Mayor Hooks

Adjournment

