



City Council Meeting
July 10, 2023





Mayor Hooks

Call to Order





Rev. Kate Harper, Cross Roads Presbyterian Church

Invocation





Mayor Hooks

Recognition of Retiring Police Chief Terrence Caldwell

- Resolution Awarding Badge and Sidearm
- Resolution Honoring Police Chief Caldwell

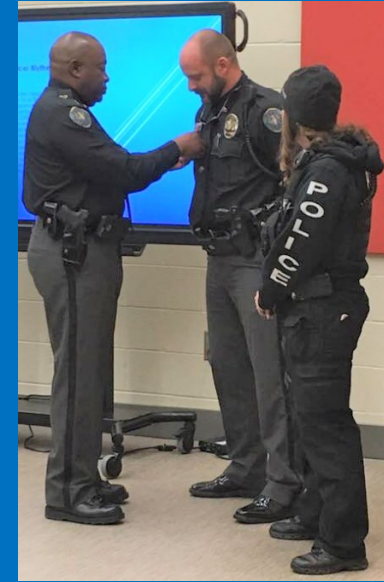




Mayor Pro Tem Bradley

Presentation of The Order of the Long Leaf Pine









Mayor Hooks

Resolution of Designation- Recreation and Parks Month July 2023



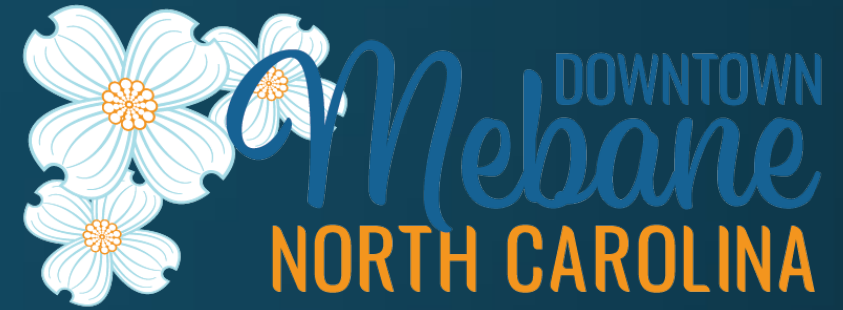


Mayor Hooks

Public Comments



Barbara Hollerand, DMDC Executive Director
Mayor Hooks
Dan Shannon, DMDC President



Downtown Mebane Development Corporation (DMDC) Updates

- Mebane Main Street Designation Letter
- Proclamation- Mebane Main Street Day- July 31st
- DMDC Quarterly Update



Mebane Main Street Designation Letter



NC DEPARTMENT
of COMMERCE
RURAL ECONOMIC
DEVELOPMENT

Roy Cooper
GOVERNOR
Machelle Sanders
SECRETARY
Kenny Flowers
ASSISTANT SECRETARY

June 30, 2023

The Honorable Ed Hooks
Mayor
City of Mebane
106 East Washington Street
Mebane, NC 27302

Dear Mayor Hooks:

On behalf of the North Carolina Department of Commerce, I am pleased to announce that the City of Mebane has been selected to move up from the Downtown Associate Community program to become a designated North Carolina Main Street community. This designation is effective July 1, 2023. The NC Main Street & Rural Planning Center staff believes that your efforts to establish a downtown development position, your commitment to downtown revitalization, and your business mix, building stock, and the potential in downtown, make Mebane an excellent candidate for the Main Street program.

We look forward to our continued work with you and the Mebane City Council, city staff, and the nonprofit community leaders on the implementation of your downtown revitalization plan that will support continued economic growth and development in your community.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenny Flowers".

Kenny Flowers,
Assistant Secretary for Rural Economic Development

Cc: Chris Rollins
Barbara Hollerand
Elizabeth H. Parham





Quarterly Update

Downtown Mebane
Development Corporation

Mebane City Council – July 10, 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.



The DMDC Message

- We're officially Mebane Main Street in July!
- We're advocates for Downtown
- We're a communications resource
- We're a collaborating partner
- Connect with us to find out how you can be involved!



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



Four Points of Main Street

- **Organization**
- **Promotion**
- **Design**
- **Economic Vitality**



Recent Milestones for DMDC

Organization

- 501(c)(3) approval
- Work plan adoption for FY24
- Budget adoption for FY24
- Board elections and officers
- Ongoing Board, Executive Committee and Committee meetings
 - Number of meetings this quarter: 26
 - Number of attendees: 145
 - Total number of volunteer hours: 300+
- NC Main Street visit in April
- Historic Preservation Month proclamation
- Public Works Week recognition
- Communications interns (spring & summer)



Recent Milestones for DMDC

Promotion

- Ribbon cutting program continues (Farm Bureau, Lou's Bakery)
- Andre' Watson Photography (Eggstravaganza & Bunny Hop, Dogwood Festival, Lantern Festival, Farmers Market, Makers Market, business owners/building interiors)
- Promotion of new retail and Downtown events (Mimosas with Mom, Dad is Rad, Wine Down Wednesdays, Red White & Local)



Recent Milestones for DMDC

Promotion *(continued)*

- Alamance County Visitor's Bureau training and networking (Marketing College, FAM tour)
- *Our State's Let's Explore* email newsletter ad
- Tanger Outlets directory ad (collaboration with Destination Downtown)
- Growth in social media followers



Recent Milestones for DMDC

Design

- History subcommittee
 - Planning for walking tours, history pop-ups, cultural programs
- Public Arts subcommittee
 - Planning for temporary art displays, mural series



Recent Milestones for DMDC

Economic Vitality – Economic Development Strategies (Committees)

- Hub for Regional Leisurely and Recreational Activities
 - Downtown map project
- Center for Community Engagement and Inclusivity
 - Flag giveaway for Pride Month
- Rich with Diverse Small Businesses, Nightlife and Dining Options
 - Proposals for additional seating Downtown



Value of DMDC

- Networking/Collaboration
 - Destination Downtown Mebane
 - Mebane Merchants
 - Mebane Business Association
 - Mebane Historical Museum
 - Fourth of July parade sponsorship
 - Mebane Train Museum
 - Mebane Trail Rangers
 - Mebane Public Library
 - Alamance Main Street directors (Elon & Burlington)
 - Pittsboro Main Street group tour
 - Town of Hillsborough tour
 - Alamance Chamber of Commerce
 - Tuesday Tours for Teachers
 - Alamance Wellness Collaborative
 - Alamance County Visitor's Bureau
 - Elon University
 - City committees (ex. BPAC)
 - Leadership Alamance



Value of DMDC

- City Liaison
 - Clay Street construction project kickoff and weekly updates
 - City-sponsored events (Musical Chairs, Farmers Market)
 - Downtown street closure requests
 - Downtown property inquiries
 - Façade grant program promotion
- 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

- **Mebane Main Street celebration on July 31**
- Summer promotions
 - Umbrella Art Project Trail
 - Anti-Boredom Month campaign to promote experiences
 - Using “Little Surprises. Big Charm.” theming to tie back to “Biggest Little Town on Earth”
- Volunteer outreach & recruitment
- Ongoing organizational capacity building
- Sponsorships and fundraising
- Continuing business support during construction
- Pursuing 501(c)(6) status



Thank you



Questions?



Consent Agenda

- a. Approval of Minutes- June 5, 2023 Regular Meeting
- b. Petition for Voluntary Contiguous Annexation- Mebane Towne Center, Phases A2, A3 and A4
- c. Petition for Voluntary Contiguous Annexation- Elizabeth Woody-Montclair
- d. Final Plat Reapproval- Magnolia Glen Estates, Ph. 3

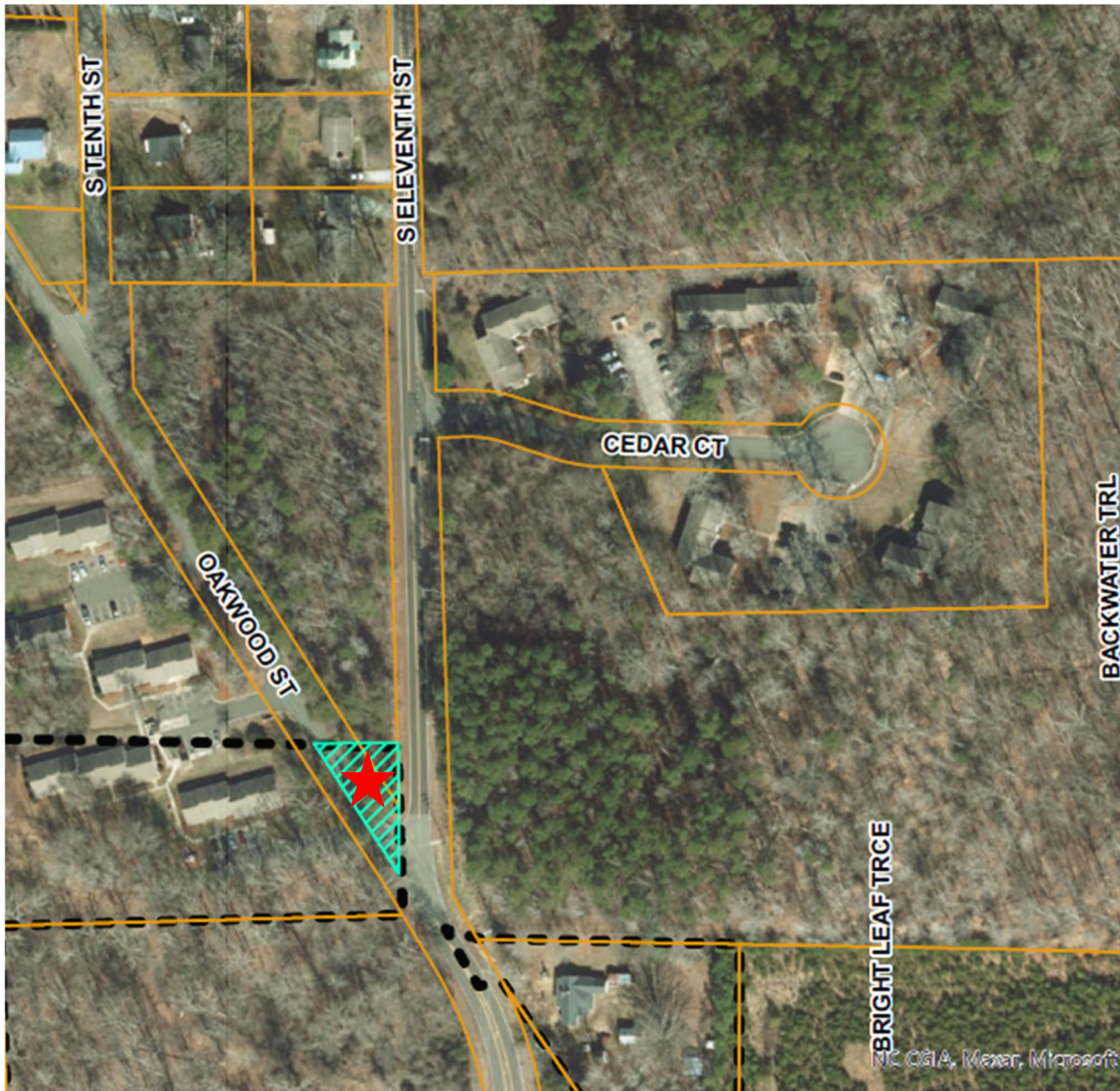




Annexation Petition- Mebane Towne Center- Ph. A2, A3 & A4

- Voluntary Contiguous
- +/- 23.340 acres in Alamance County
- Accept the Petition and Clerk's the Clerk's Certificate of Sufficiency
- Set a Date of Public Hearing for August 7, 2023





Annexation Petition- Elizabeth Woody- Montclair

- Voluntary Contiguous
- +/- 0.327 acres in Orange County
- Accept the Petition and Clerk's the Clerk's Certificate of Sufficiency
- Set a Date of Public Hearing for August 7, 2023



STATE OF NORTH CAROLINA
COUNTY OF ALAMANCE

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

REVIEW OFFICER DATE

GENERAL NOTES

THIS PROPERTY IS WITHIN THE MEANE CITY LIMITS, P.B. 78, PG. 120 & P.B. 82 PG. 188

AREA COMPUTED BY COORDINATE METHOD.

RATIO OF PRECISION IS 1:30,000.

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INVESTIGATION, THEREFORE, THIS MAP
IS SUBJECT TO ANY AND ALL CLAIMS, AGREEMENTS AND RIGHTS OF WAY OF RECORD
BUT NOT VISIBLE OR APPARENT AT THE TIME OF ASSESSMENT.

THIS MAP IS SUBJECT TO ANY AND ALL CLAIMS, AGREEMENTS AND RIGHTS OF WAY OF RECORD
BUT NOT VISIBLE OR APPARENT AT THE TIME OF ASSESSMENT.

NO U.C.G.S. MONUMENT RECOVERED WITHIN 2,000 FEET OF THIS PROPERTY.



VICINITY MAP
1" = 2000'

COURTYARDS AT MAGNOLIA GLEN
VENN HILLSBOROUGH LLC
PIN: 9813588901
D.B. 3490 PG. 193
P.B. 81 PG. 322

PARCEL NOTES:
PIN: 9813588185
PARCEL ID: 1125265
PLAT & DEED REF: D.B. 4261, PG. 779
P.B. 81 PG. 101-102
P.B. 81 PG. 322
ZONING: R 6 (CO)
THIS SUBDIVISION CREATES 38 LOTS
AREA IN R/W: 74,696 SF (1.712 AC.)
AREA IN LOTS: 259,790 SF (5.882 AC.)
COMMON AREA/ELEMENTS DEDICATED
PER THIS PLAT: 98,297 SF (2.282 AC.)
TOTAL PHASE 3 AREA: 473,772 SF (10.876 AC.)
L.I. STREETS PHASE 3: 3,352 LF
REMAINING AREA: 561,233 SF (12.856 AC.)

LOT DIMENSIONAL REQUIREMENTS:

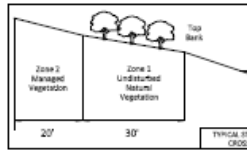
MIN. LOT AREA = 20,000 SF
MIN. LOT WIDTH AT BUILDING LINE = 54 FT.
MIN. LOT WIDTH AT STREET = 35 FT.
FRONT SETBACK = 10 FT.
SIDE SETBACK = 5 FT.
MIN. SEPARATION = 18 FT.
SIDE STREET = 34 FT.
REAR SETBACK = 30 FT.

CERTIFICATE OF FINAL MAJOR SUBDIVISION PLAT APPROVAL
AND ACCEPTANCE BY DEDICATION

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

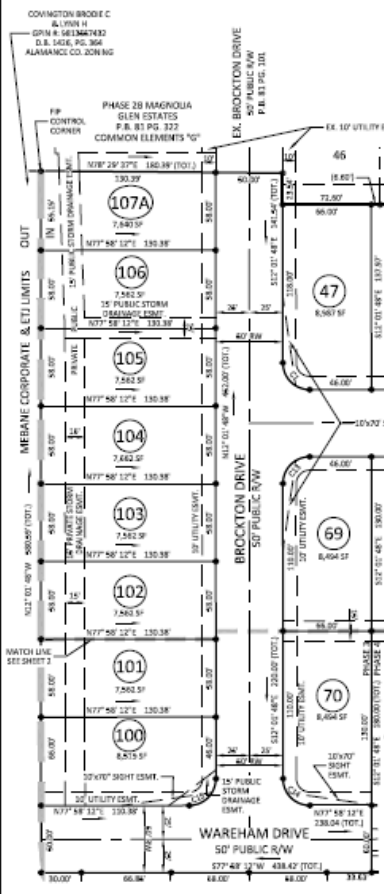
DATE: _____ CITY CLERK

LEGEND:
● ROUND IRON PIPE
● SET IRON PIN
● COMPLETED POINT
- STONE CURB
○ CHORD
- RIGHT OF WAY
P.L. = PLAT BOOK
D.B. = DEED BOOK
P.B. = PLAT



GRAPHIC SCALE

(IN FEET)
1 inch = 60 feet



PHASE 2A MAGNOLIA
GLEN ESTATES
P.B. 81 PG. 322
COMMON ELEMENTS 10'

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 COUNTY, NORTH CAROLINA REGISTER OF DEEDS OFFICE 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,
POINTS OF WAY AND PARKS SHOWN THEREON FOR ALL LANDS, PURPOSES TO WHICH THE
CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF
AND IN ACCORDANCE WITH ALL CITY ORDINANCES, 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 COMERVED
BY VENN HILLSBOROUGH, LLC TO MAGNOLIA GLEN ESTATES HOMEOWNERS ASSOCIATION, INC.
FOR THE USE AND ENJOYMENT OF THE MEMBERS THEREOF PURSUANT TO THE TERMS OF
CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAGNOLIA
GLEN ESTATES DATED MAY 8, 2018 AND RECORDED IN BOOK 17068, PAGE 238, AS AMENDED,
ALAMANCE COUNTY REGISTRY, AND FOR MAGNOLIA GLEN ESTATE HOMEOWNERS
ASSOCIATION, INC. DATED MAY 8, 2018 AND RECORDED IN BOOK 17068, PAGE 238, AS AMENDED,
ALAMANCE COUNTY REGISTRY. THE TERMS AND PROVISIONS OF WHICH ARE INCORPORATED
HEREIN BY THIS REFERENCE.

VENN HILLSBOROUGH, 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 RIGHTS OF RIGHTS
AND EGRESS OVER AND UPON SAID "COMMON ELEMENTS" FOR THE PURPOSE OF
MAINTAINING AND SERVICING WIRES, LINES, CONDUITS, AND PIPES.

OWNER, VENN HILLSBOROUGH, LLC DATE
SHAWN CUMMINGS, MEMBER/MANAGER

(NOTARIZED) DATE

Book No. 4251, Page No. 779-782.

CERTIFICATE OF SURVEY ACCURACY
I, JEFFREY T. ALLRED, PLS., CERTIFY THAT THIS PLAT WAS
DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY
MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED
IN BOOK AS SHOWN, PAGE AS SHOWN, ETC.); THAT THE
BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS
DRAWN FROM INFORMATION FOUND IN BOOK AS SHOWN
PAGE AS SHOWN); THAT THE RATIO OF PRECISION AS
CALCULATED IS 1:30,000; THIS PLAT WAS PREPARED IN
ACCORDANCE WITH N.C.G.S. 47-36 AS AMENDED. WITNESS MY
ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS
DATE DAY OF MONTH, 2023 A.D.

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



ALLRED LAND SURVEYING, PLLC
JEFF ALLRED, PLS. ~ L-4500
8065 COBLE HILL ROAD
SNOW CAMP, NC 27349
PHONE: 336-684-8202

FINAL PLAT
MAGNOLIA GLEN ESTATES PHASE 3
VENN HILLSBOROUGH, LLC
PIN: 9813588185
PARCEL ID: 1125265
PLAT & DEED REF: D.B. 4261, PG. 779
P.B. 81 PG. 101-102
P.B. 81 PG. 322
ZONING: R 6 (CO)
COUNTY: ALAMANCE
TOWNSHIP: MEVILE

REVISION NOTE table with columns for NO., DATE, and REVISION NOTE.

DRAWN BY: AGH
CHECKED BY: JTA
DATE: 05/24/2023
PROJECT NO: 2017-74
REF. NO.:
SCALE: 1" = 80'
NORTH CAROLINA
REGISTERED PROFESSIONAL SURVEYOR
JEFFREY T. ALLRED
02574/2023

SHEET
1 OF 2





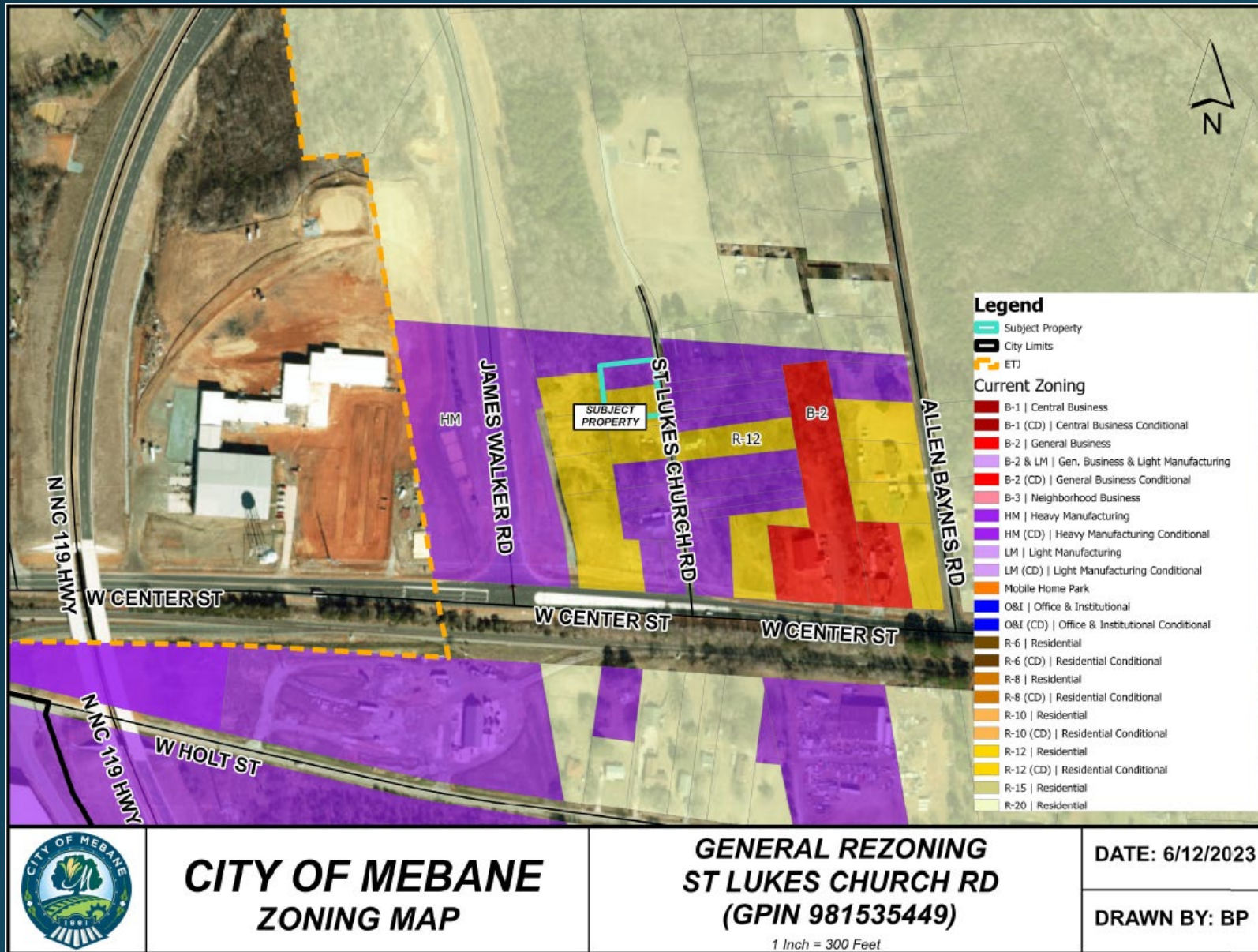
Ashley Ownbey, Development Director

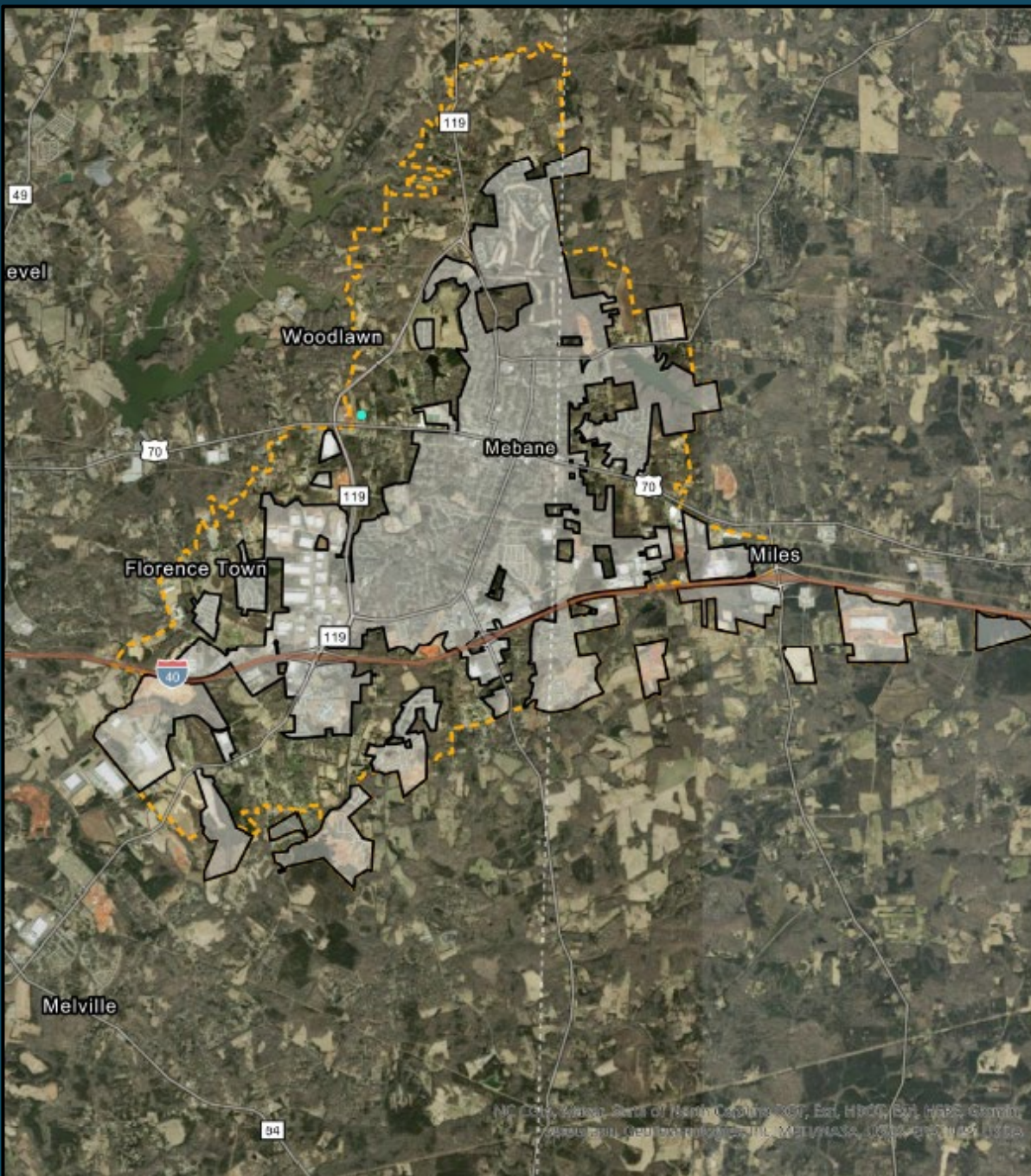
Public Hearing-Rezoning Request: R-12 & HM to R-12
by GD Adams, LLC



St. Lukes Church Rd. General Rezoning Request

- Request by GD Adams, LLC
- +/- 12,632 square foot lot
- Existing zoning: R-12 & HM
- Requested zoning: R-12





St. Lukes Church Rd. General Rezoning Request

- Mebane ETJ, Alamance County
- Orange-Alamance Water; Septic

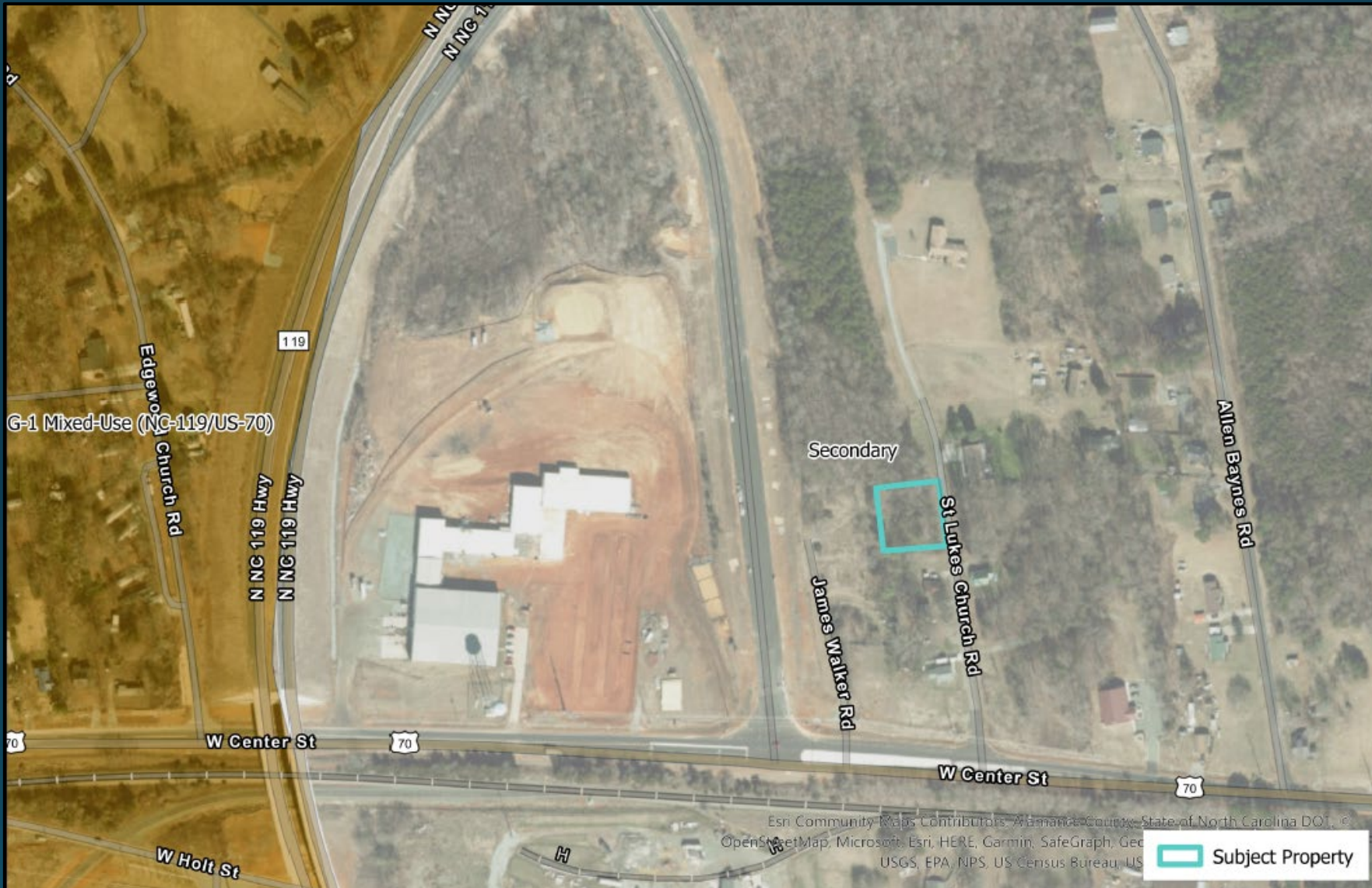




St. Lukes Church Rd. General Rezoning

- Vacant, forested
- Surrounding uses include:
 - Vacant
 - Single-Family Residential
 - Church





St. Lukes Church Rd. General Rezoning Request

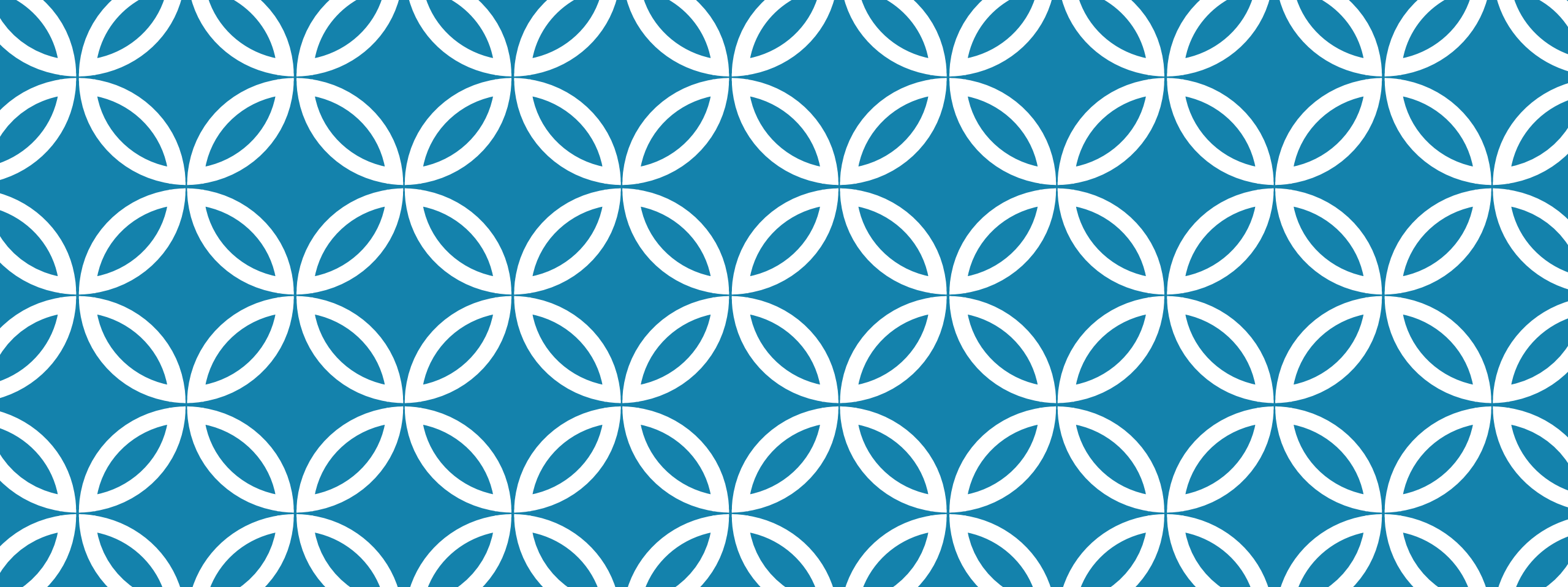
- *Mebane By Design G-4 Secondary Growth Area*





Applicant Presentation





**PRESENTATION ON THE GOVERNMENT
ALLIANCE ON RACE AND EQUITY (GARE)
CITY OF MEBANE COUNCIL MEETING
JULY 10, 2023**

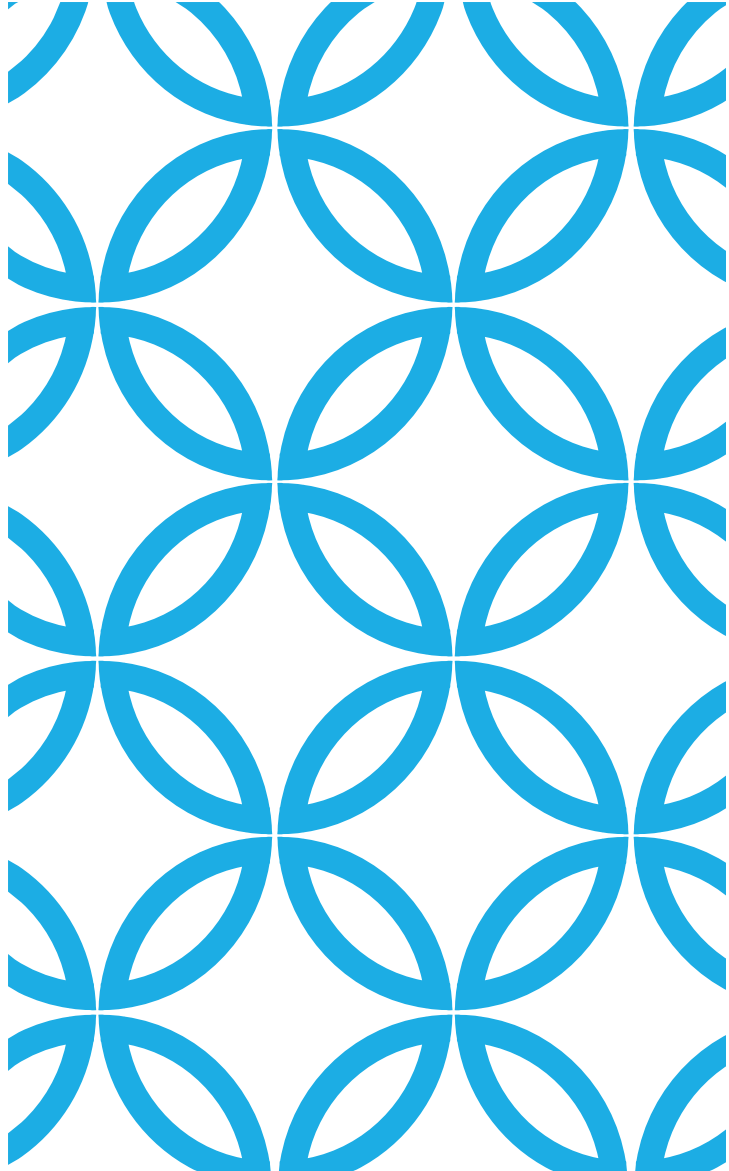
Allison De Marco, MSW PhD
UNC School of Social Work
Beverly Scurry, MBA, MHA
National League of Cities

BACKGROUND

- Connected with staff, scholars, and interns through social work research conference Jan. 2015
- Graduated MSW intern with City of Seattle Office of Civil Rights moved to North Carolina in 2015
- Worked with small ad hoc team of electeds and community leaders to invite and learn about GARE
- Town of Carrboro, first OC member in 2018 (following Charlotte and Durham in 2017)
- School of Social Work economic justice course using GARE racial equity toolkit since 2016

CALL FOR GOVERNMENTS TO ADVANCE EQUITY

- Racial inequities exist across all indicators for success in education, criminal legal system, employment, housing, public infrastructure and health, regardless of intent, region of the country or size of jurisdiction
- Government played central role in creation and maintenance of racial inequity, did so explicitly for centuries and has done so for 50+ years implicitly via policies and practices that perpetuate inequities, even when they are color-blind or race-neutral
- Situation will continue to perpetuate racial inequities unless there are intentional and strategic interventions that lead to transformation.



“The Government Alliance on Race and Equity (GARE) is working to advance racial equity and increase opportunities for all communities. GARE is building the field of practice to advance racial equity within and through government.”

THE GARE APPROACH

Goal - must move closing gaps; must lift up overall outcomes, focusing efforts on those faring worst.

Six Strategies:

1. Use a racial equity framework
2. Build organizational capacity
3. Implement racial equity tools
4. Be data-driven
5. Partner with other institutions and communities
6. Operate with urgency and accountability

GARE MEMBERSHIP NETWORK

- Over 467 jurisdictions at the forefront of local and regional government's work to advance racial equity
- North Carolina member jurisdictions: Carrboro, Chapel Hill, Durham, Durham County, Hillsborough, Orange County, Greensboro, Guilford Co, Asheville, Charlotte, Davidson, Salisbury, Lexington, Winston-Salem, High Point, Apex, Raleigh, Buncombe Co
- Professional peer-to-peer network to exchange information, collaborate to advance practice, and develop solutions to racial equity challenges.



GARE MEMBERSHIP NETWORK

- Membership includes:
 - GARE Conversations With (CoP); GARE Presents (webinars on new tools and resources); Rapid Response (emerging topics)
 - Access to GARE Member Portal for recordings of past programs, templates, job descriptions, examples, presentations, and more.
 - Jurisdiction-specific trainings
 - Foundational training “Governing for Racial Equity” open to public
 - GARE Employee Survey – baseline and track progress
- Annual fees based on number of employees
- Governing for All: A GARE National Convening (late fall 2023)





Chris Rollins, City Manager

Capital Reserve Fund Resolution





Kyle Smith, Utilities Director

AIA Grant- Study of Existing Water Infrastructure
related to the January 2021 LCRR



Announcements:

- Friday, July 21st - Police Chief Mitch McKinney Swearing In Ceremony – 3pm at Council Chambers
- Friday, July 21st - 7-9 p.m.- Musical Chairs Concert Series- Ultimate Rock Machine
- Monday, July 31st - Mebane Main Street Day & Celebration





Mayor Hooks

Adjournment

