

Mebane Arts and Community Center
 Tuesday, January 19, 2016 – 9:00 am-3:00 pm
 (NOTES PREPARED BY FACILITATOR LYDIAN ALTMAN)

Attendees

Mayor, Council Members (5), City Manager, Assistant City Manager, City Attorney, Clerk, Department Heads, Comprehensive Land Development Plan Consultants

Retreat Objectives

- To recognize our successes over the last few years.
- To assess the implications of upcoming changes in our community.
- To establish preliminary vision for the community.

What’s happened in the last year or so of which you are most proud?

# Mentions	Comments
8	Livability of the city: maintaining charm; bike and pedestrian ways; sidewalks; amenities outlined in the parks and rec master plan; new community park; Art and community center space and activities
5	Working relationships of council (together) and council and staff <ul style="list-style-type: none"> • Inclusive of citizens, too
5	Talent and functioning of the staff transition team
3	NC Commerce park: joint work it took to make this happen; activity and potential
3	Staff response, acceptance of change; staff innovations; proactive efforts of staff
2	White Furniture (re)development into apartments
	Downtown business is thriving
	3 rd fire station came online, means lower insurance premiums for residents and new hires for city
	Efforts and impact of local fundraising efforts
	Renegotiating contracts to save us money
	Pace of undertaking infrastructure improvements
	New lab for wastewater
	Minimal citizen complaints about service
	Update of the comprehensive plan now underway
	City-wide network and wireless capability
	First-ever human resources effort for the city

What are changes do you anticipated in the next 5 years?

Short-Term (Next 18 Months)	Medium-Term (18-36 Months)	Long-Term (3-5 years)
<ul style="list-style-type: none"> Traffic congestion: Hwy 119 Changes-2017 construction starts; 2019 done to Mebane-Rogers (phase one); 2022 Phase two starts New downtown residents- Will we have enough downtown parking to accommodate all? Jordan Lake Rules: 2019 implementation of state for interlocal work Continued progress with county government relationships More demand for apartments. What’s the right balance of multi-family and single family? How can we promote that balance? Rising health insurance costs 	<ul style="list-style-type: none"> Within 18 months, must begin restructuring solid waste collection routes and adding personnel and equipment Expectations for more diverse set of services, e.g., soccer, lacrosse and baseball HRIS software will be needed to track HR functions of growing work force Buckhorn Road bike and pedestrian lane added in 2017-19 Need to hire consultant to prepare a transportation Improvement Plan (TIP) Population growth & demand for services. 	<ul style="list-style-type: none"> Need to make some decisions about regional transportation, storm water management. Will you ask some of this from developers? Do you have staff to meet compliance requirements? Construction of expansion of Mebane-Oaks interchange begins in 5 years. (\$2M in DOT design funds allocated now.) Tax Changes Additional wastewater treatment capacity needed Changing demographics and higher/different expectations of citizens about the role of government, e.g., 311, accessibility of information/staff to citizens Water line extension needed – partner with Graham? Where to place? Retirements of key personnel, bit at the department head level and within various departments. Do we have succession plans in place? New facilities needed. Park, police substation, greenways and sidewalks Sewer at capacity? Only enough now for 6-8K new people Staffing needs to serve bigger population
<p>Continuous (Ongoing)</p>		
<ul style="list-style-type: none"> Need to estimate cost of providing services and infrastructure as we grow, e.g., inspections, police, fire, recreations, public works, water and sewer. Really ALL city services will be impacted. Traffic and transportation concerns will be ongoing Uncertainty of legislative actions and impact on our revenues – sales tax redistributions Eroding local control over authority and revenue generating ability (by state legislature) 		

Values and Vision

# Votes*	Value	Vision
19	Safe and Secure Community	<ul style="list-style-type: none"> • Charm and livability • Comfortable • Mix of people; diversity. • We love our <u>community</u>! • Employees’ mood is great; committed to service. • Preservation of green space. • Connected civically (Govt., civic associations, volunteers) • Invested and involved community; engaged. • Biotech or higher paying jobs here in Mebane. • Industrial Park(s) bustling, active ED growth going on. • Best use of commercial space- location and type are right match (consistent with existing use; valued appropriately, fits needs of community). • Mix of apartments/smaller, denser houses and single family.
16	Livable and Well Maintained Neighborhoods Defined: <ul style="list-style-type: none"> • Amenities [such as recreation package, pool, clubhouse, trails, dog parks, pocket parks, sidewalks and streets] and open space is potential trade-off for higher density development • Interest is in high quality of construction, which can be achieved through special use permit requirements, e.g., type of shingles, roof line, foundation 	
13	Infrastructure to Support Growth	
9	Physically and Culturally Engaged Citizens	
8	Full Employment	
8	Nurturing and Family Friendly City	
7	Clean and Green Environment	
7	Fiscally Conservative Finances	
6	Well Maintained Streets	
3	Affordable and Safe Housing	
*includes both council and staff votes		

What actions or decisions must be made today to enable the vision you’ve outlined?

- Develop and commit to using the long range strategic plan
- Decide where density makes sense. This will be done through the comprehensive land use plan just getting underway.
- Decide the right balance of residential and commercial growth and greenspace.
- Decide how the city can improve transportation problems. Explore financing options, like impact fees.
- Expand services to match growth. This requires raising more revenues to pay for services.
- Set ‘sound’ financing policies.
- Adopt and portray a positive attitude for growth.
- Council can be a proactive and prominent voice to the public about the construction of Highway 119 bypass (2017-19). Act as a problem-solver and facilitator with various stakeholders involved with the project.

- Actively fund the greenway plan that preserves and enhances quality of life and the community values mentioned above. Explore breadth of financing options to achieve this (and other) goals.
- Begin planning for water and sewer expansion now.
- Develop policy that defines role of local government in funding transportation projects. Long-standing approaches may not fit in today’s environment and provide enough support for the challenges that lie ahead for Mebane.

Planning efforts underway in the next 12 months

- Water and sewer infrastructure
- Wastewater flow
- Parks and recreation Master Plan implementation. Projects and costs will come. Do you want to prioritize/sequence these?
- Comprehensive Land Development Plan: Starting now; will take 9-12 months to complete. This plan will shape how and where we want to grow. What are council’s opportunities for input? Decisions to make?
- Comprehensive Transportation Plan just getting started and to be completed in 9 months. This plan will:
 - Identifies areas of congestion and future potential congestion.
 - Identifies location of new roads so we can protect these future corridors.
 - Provides opportunities to think about role of city in responding to transportation issues and various funding methods available for use.

Suggested Decision Matrix (partially completed, complete at next retreat)

Actions, Decisions	Questions to Answer	Appropriate Planning Process	Timing
	How do we determine what mix of housing we want, and where? Where else do we develop (besides existing areas that will be full)?	Comp Plan	
	What are the growth markers for when we’ll have to expand services (and staffing) to meet increased demand for city services?		
	Design standards	UDO review	January 2017 <ul style="list-style-type: none"> • After state changes are complete • After Comp plan done

Evaluation of the Day

What worked well?	What we might do differently next time?
<ul style="list-style-type: none"> • Got to concentrate on two items that need decisions. Want more. (transportation & bike trails/greenways) • Sharing of ideas • Discovered similarities in approaches and thinking • Developed focus in two areas and stayed at a higher level of discussion (rather than getting caught up in the details) 	<ul style="list-style-type: none"> • Design after lunch time to move around more' • Explore best practices of financing and (transportation & bike trails/greenways)