

City Council Meeting
Mebane Municipal Building
Joint Meeting
Thursday, September 18, 2014

The Mebane City Council and the Orange County Commissioners met for dinner at 5:30p.m. followed by a joint meeting at 6:00 p.m. on Thursday, September 18, 2014 at the Municipal Building located at 106 E. Washington Street.

MEBANE COUNCIL MEMBERS PRESENT: Mayor Glendel Stephenson, Mayor Pro-Tem Ed Hooks and Councilmembers Jill Auditori, Patty Philipps and Everette Greene

MEBANE COUNCIL MEMBERS ABSENT: Tim Bradley

MEBANE STAFF PRESENT: City Manager David Cheek, Assistant City Manager Chris Rollins, Darrell Russell, City Engineer, City Attorney Lawson Brown, Finance Director Jeanne Tate, Planning Officer Montrena Hadley, Public Works Director Wayne Pore, Recreation and Parks Director Dean Ray and City Clerk Stephanie Shaw

ORANGE COUNTY COMMISSIONERS PRESENT: Chairman Barry Jacobs, Vice Chair Earl McKee, Commissioners Mark Dorosin and Penny Rich

ORANGE COUNTY COMMISSIONERS ABSENT: Commissioners Alice Gordon, Renee Price and Bernadette Pelissier

ORANGE COUNTY STAFF PRESENT: County Manager Bonnie Hammersley, Planning Director Craig Benedict, Department of Environment, Agriculture , Parks and Recreation Dave Stancil and Economic Development Director Steve Brantley

ORANGE COUNTY SCHOOLS REPRESENTATIVES: Chair Steve Halkiotis, Vice Chair Tony McKnight and Interim Deputy Superintendent Pam Jones

Mayor Stephenson called the meeting to order at 6:05p.m. Mayor Pro-Tem Ed Hooks requested a moment of silence for the recent passing of a well-known Mebane citizen George Chockley. Mr. Hooks then gave the invocation.

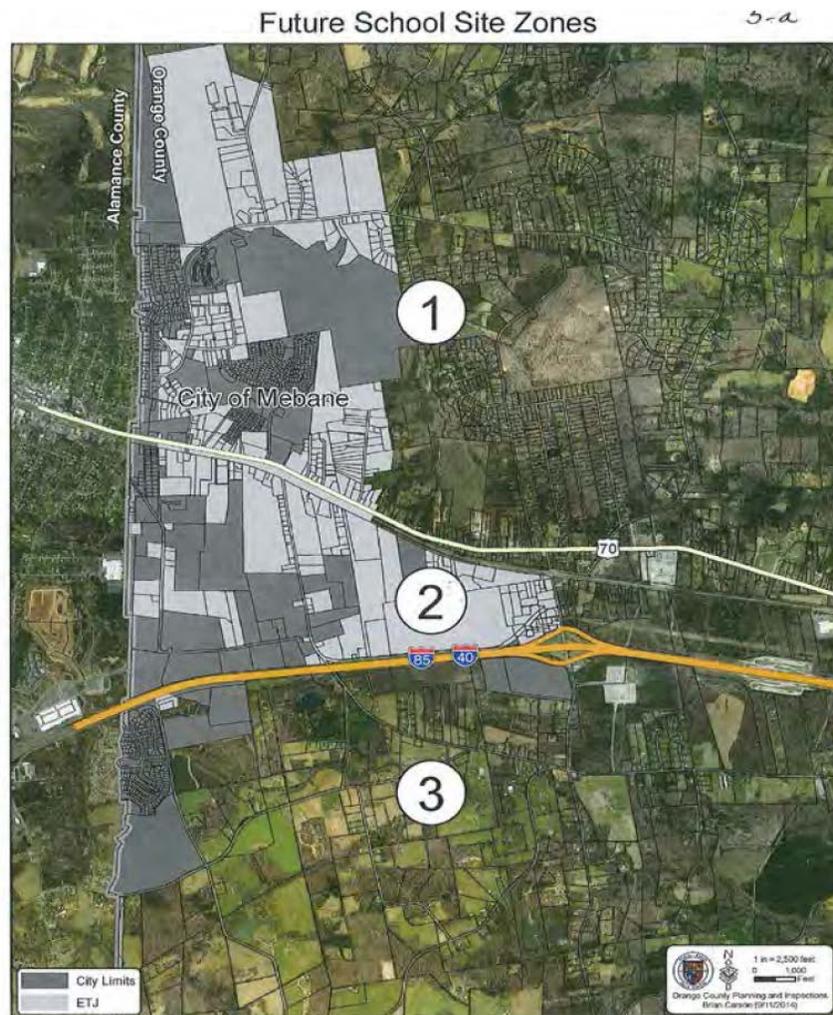
Mayor Stephenson welcomed the Orange County elected officials and staff. Chairman Jacobs introduced attendees from the Orange County School System, Chair Steve Halkiotis, Vice Chair Tony McKnight and Interim Deputy Superintendent Pam Jones. Chairman Jacobs thanked Mebane for their hospitality and the partnership that has developed over the years.

Mr. Cheek welcomed all attendees including Orange County's new Manager Bonnie Hammersley. He continued with presenting an overview of Mebane's ongoing growth. He stated the economic growth has been stunning and the three major economic engines driving that growth are the North Carolina Industrial Center, Hawfields Economic Development Zone and the Buckhorn Economic Development Zone. Mr. Cheek stated Mebane's budget theme for this past year has been "Embracing Growth, Maintaining Community".

Ms. Hammersley thanked Mebane's administration for welcoming her and she looks forward to future collaboration with Mebane.

Mr. Benedict spoke about school site collaboration. He stated Orange County and the City of

Mebane, over the years, have been pursuing collaborative planning in areas of mutual interest. He presented an overview map depicting areas that are under consideration, noting that no specific sites have been selected.



Past discussions have suggested the next Orange County Schools elementary school be sited with the City of Mebane’s utility services area because of the continued growth within the western portion of the county concentrated around the City of Mebane.

Dr. Stephen Halkiotis, on behalf of the Orange County School System (OCSS), thanked the boards for extending the invitation for their participation in the meeting. He spoke of the strong partnership that the OCSS has with the County especially the planning department. He stated the collaborative efforts have allowed them to successfully build schools in the correctly identified areas. He stated they build prototype schools focusing on functionality, practicality and cost effectiveness.

Mr. Benedict explained the Schools Adequate Public Facilities Ordinance (SAPFO). He stated SAPFO is a multi-party agreement between all of the school districts, all municipalities and the county. Since annual changing conditions of membership, capacity and student projections may

affect the School Capital Investment Plan (CIP), a formal annual report is completed each year as new information is available. The annual report and any comments from the SAPFO partners are considered in the first half of each year by the Board of County Commissioners and “certified” to be formally considered in the process of the upcoming CIP. With growth in residential activity, increased coordination with the City of Mebane regarding development issues may be necessary, especially as it relates to the SAPFO.

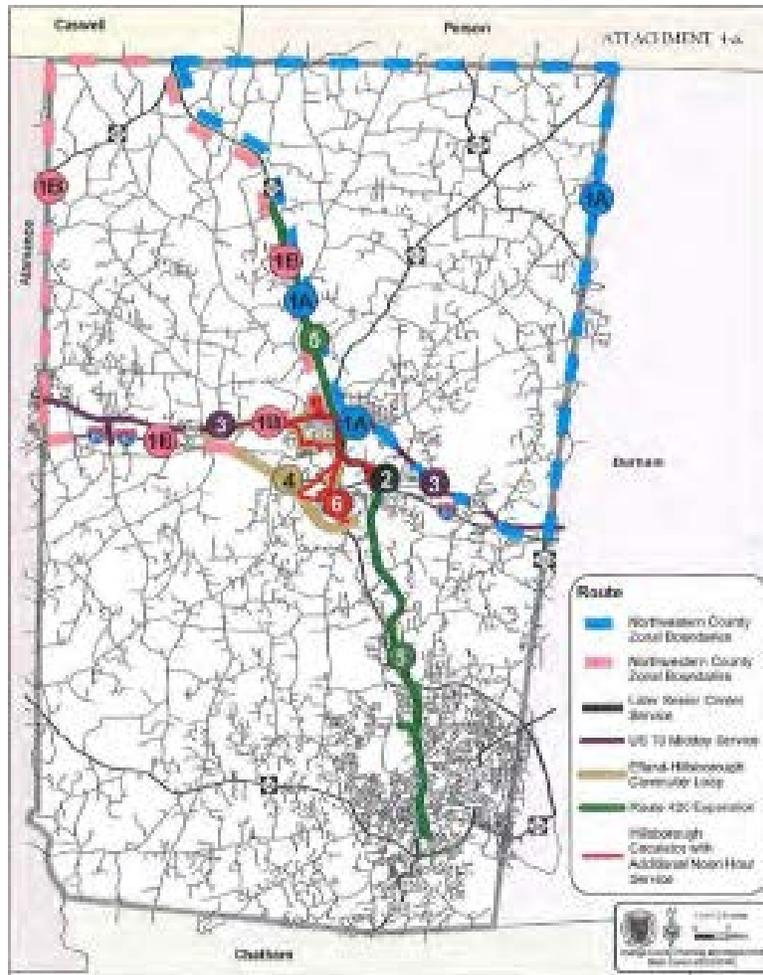
Mr. Jacobs added that they try to pace school construction to development. He stated it helps them project how fast the funding will be needed in order to renovate existing schools and/or build new schools.

Mr. Brantley gave an economic development activity update. He spoke briefly about the status of Morinaga America. He stated his office continues to market various properties within the Buckhorn Economic Development District. There has been an increased effort in updating site maps and marketing materials and identifying new properties for development within Mebane’s city limits and ETJ.

Mr. Benedict gave an infrastructure update. Buckhorn Mebane EDD Utilities Phase 2 is a four million dollar water and sewer project. Over 3 miles of 16” water main and over 3 miles of gravity sewer create ‘backbone’ utility infrastructure that will serve a 1,000-acre economic development zone primarily south of the interstate. The Phase 2 (Phase 1 provided service to Gravelly Hill Middle School in 2007) water and sewer improvements are approaching completion. A portion of the 18” gravity sewer has been completed that provided for the Morinaga project to proceed. The 16” water line loop along East Washington Street to West Ten Road has been installed and is in the final testing phase. Completion is expected within the next several months.

Mr. Russell spoke concerning the Efland Sewer Changeover. He explained the existing Brookhollow pump station force main will be redirected to a new 12” gravity sewer line that will flow to a new pump station on West Ten Road. A 12” force main from the West Ten Road pump station will connect to the existing 18” gravity sewer in Rock Quarry Rd. that flows to the existing South Regional pump station. The design also provides for possible future flow increases to the West Ten Road pump station and the Southeast Regional pump station.

Mr. Benedict gave a transportation update. He stated part of a ½ cent sales tax initiative known as the “transit tax” allowed Orange County to use those monies for a potential light rail system, a potential Bus Rapid Transit system, Martin Luther King Corridor and an augmented bus, both for Triangle Transit, Orange Public Transportation (OPT) and Chapel Hill Transit. Triangle Transit, in partnership with Orange County and City of Mebane staff, is refining logistical implementation details associated with the planned Mebane-Efland-Hillsborough-Durham express bus route. Phase 1 of the Orange Durham Express (ODX) route has been implemented to Hillsborough. Phase II of Triangle Transit’s ODX is scheduled to come online in January, 2015, completing the Mebane-Hillsborough-Durham connection. Mr. Benedict referred to a route map (shown below).



He stated conversations have not only been taking place with Mebane but Orange County is now a member of the Burlington-Graham Urban Metropolitan Planning Organization and there have been discussions of tying in with Piedmont Area Regional Transit (PART) and Alamance County Transportation Authority. There may be an opportunity for Triangle Transit to collaborate with the PART to implement a joint facility to serve both the Orange County/Triangle Transit regional express route and PART's plans for connections from the Burlington and Mebane areas to the Triangle region. Mr. Rollins added that discussions are taking place with multiple parties about potential park-and-ride locations which have been identified in Mebane near I-85/40. There was considerable discussion related to funds that are available through the Urbanized Area Formula Program (5307).

Mr. Benedict spoke concerning Mattress Factory Road Interchange opportunities. The Interchange Analysis and Corridor Study for Mattress Factory Road was completed in November, 2012. A modified diamond interchange design was recommended for the interchange design. The conceptual design in this study considers one bridge structure over I- 40/85 at the new interchange with a 5-lane cross-section, and a bike lane and sidewalk. The interchange design would also require the relocation of a portion of the Industrial Drive Service Road. The I-85/40 New Interchange project is listed on the Burlington-Graham Metropolitan Planning Organization (BGMPO) Transportation Improvement Program. In order to receive approval of an interchange at the proposed location from the Federal Highway Administration, additional studies and

coordination will be required. He stated the staffs of Mebane, Orange County and the BGMPO are working together to identify how this intersection can be more competitive as they look at funding in the future. Mr. Rollins stated a couple of things have changed since the study was completed such as Mebane Oaks Road being identified as a potential improvement project during the NCDOT SPOT 3.0 process. Also the Governor recently announced a new proposal for a bond that could allow the Hwy 119 bypass to be funded.

Mr. Ray gave a Recreation and Parks Department update. He stated that Mebane recently adopted their first Comprehensive Recreation and Parks Plan. Also the 20 year old Mebane Arts and Community Center is currently undergoing a “facelift” renovation and Holt Street Park is undergoing renovations as well. He said in the Comprehensive Plan one of the main concerns was Lake Michael Park. They have two existing trails but they would like to create a trail all the way around the lake and would like to work with Orange County towards that goal.

Mr. Stancil stated Orange County is also working towards adopting a Comprehensive Plan and in that plan they are aware of the goals for Lake Michael. He stated the western part of the county is fairly well served due to the Efland Cheeks Park. He spoke about the Soccer.com Center (formerly Eurosport Soccer Center) and the success of that facility and soccer program. He stated they are looking at expansion of that facility. He added, in tandem with that active recreation facility, they have plans for trails which they refer to as the “Seven Mile Creek Preserve”.

Chairman Jacobs pointed out in 2001 there was a bond for parks and recreation that had money in it for Lake Michael and they are doing another bond in May 2016, so if they do identify recreational opportunities that Mebane and Orange County can partner on, it is possible they could include that on a parks and recreation bond. Mr. Greene added that there’s a definite need to create a walking trail from the Ashbury subdivision to Lake Michael. Mr. Rollins stated Mebane is currently working on a Bike and Pedestrian plan and that is one of the items staff plans to include.

Mr. Cheek gave a brief update on the White Furniture Redevelopment. He stated the project is moving forward. The property will accommodate 157 market-rate apartments and will have amenities such as a business center, pool, and fitness center. The project will use federal historic tax credits and the North Carolina historic mill tax credit. Construction is planned to begin by December 2014.

There being no further business, the meeting was adjourned at 7:55pm.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk