

SPECIAL JOINT MEETING  
MEBANE CITY COUNCIL AND ORANGE COUNTY COMMISSIONERS  
SEPTEMBER 20, 2012-6:00 P.M.  
MEBANE MUNICIPAL BUILDING

Mebane City Council and Orange County Commissioners met in a joint dinner meeting on Thursday, September 20, 2012 at 6:00 p.m. in the Mebane Municipal Building.

**Mebane City Council Members present:** Mayor Glendel Stephenson, Ed Hooks, Jill Auditori, Everette Greene

**Mebane City Council Members absent:** Tim Bradley, Patty Philipps

**Mebane City Staff present:** City Manager Robert Wilson, Asst. City Manager David Cheek, City Attorney Charles Bateman, City Clerk Stephanie Shaw, City Engineer Darrell Russell, Planning Director Montrena Hadley, Public Works Director Jimmy Jobe, Asst. Public Works Director Wayne Pore, Parks & Recreation Director Dean Ray

**Orange County Commissioners present:** Chair Bernadette Pelissier, Alice Gordan (arrived late), Pam Hemminger, Barry Jacobs, Steve Yuhasz, Earl McKee

**Orange County Commissioner absent:** Valerie Foushee

**Orange County Staff present:** County Manager Frank Clifton, Assistant County Manager Michael Talbert, Clerk to the Board Donna Baker, Orange County Planner Craig Benedict, Economic Development Director Steve Brantley, Assistant County Manager, CFO - Administrative Services Clarence Grier, Public Affairs Officer Carla Banks, Assistant to the County Manager for Legislative Affairs Greg Wilder

Mayor Stephenson called the meeting to order. City Manager Robert Wilson introduced Mebane City Council members and city staff that were present. County Manager Frank Clifton introduced Orange County Commissioners and county staff that were present.

Orange County Planner Craig Benedict gave an update on Economic Development and Infrastructure taking place in both the city and county. Mr. Benedict stated over the last few years they have been moving forward with collaboration starting with the Efland-Buckhorn-Mebane Small Area Plan that set some ideas on how Mebane and Orange County could work together to put growth in the right places. He referred to a Master Plan Map which identified Water and Sewer Improvements for the area. He stated earlier this year the City of Mebane and Orange County approved a utility extension agreement which was an amendment to the 2004 agreement. Mr. Benedict briefly explained the utility expansion and improvements which will take place and the areas which will benefit from the expansion. He stated they are currently receiving bids for the projects. Orange County Manager Frank Clifton stated the projects will be financed but paid for with the ¼ cent sales tax revenue. Mr. Clifton stated they hope to bring the bids before the Orange County Commissioners in November for approval and the work could begin around the first of the year. City Engineer Darrell Russell stated there has been a good working relationship with Orange County. Economic Development Director Steve Brantley spoke of Mebane's staff and the good working relationship he has had with them over the last year. Mr. Brantley stated they are generating activity primarily in the Buckhorn area. He stated all properties within this area are being shown to various developers, consultants and the State. He expressed his interest in having Mebane staff work with them in marketing the properties. Mr. Brantley shared they have reconstituted their advisory board for Orange County Economic Development with 10 (ten) members. Mr. Benedict briefly touched on a few other opportunities for joint collaboration such as transportation issues, parks and recreation items, along with land use issues to make sure there is consistency as development moves forward.

Mr. Benedict went on to discuss updates with the Metropolitan Planning Organization (MPO) Boundaries. He referred to the map showing the current Burlington-Graham (B-G) & Durham-Chapel Hill- Carrboro (DCHC) Boundaries titled Option 4. He explained the areas identified on the map as the following:

- **Areas 1 & 2-** 2010 Census Urbanized Areas (UZAs) that the BG MPO will expand into. These areas include properties within Mebane's jurisdiction.
- **Area 3-** 2010 Census Urbanized Area (UZA) that the DCHC MPO will retain. This area does not include properties within Mebane's jurisdiction.
- **Area 4-** 2010 Census Urbanized Area (UZA) in Efland and along Hwy. 70 that the DCHC MPO will retain.
- **Area 5-** 2010 Census Urbanized Area (UZA) along Hwy. 70 that the DCHC will expand into so that the MPO designation along the east side of Frazier Road will be consistent.

- **Areas 3, 4, & 5-** are areas the DCHC will oversee by virtue of an Memorandum of Agreement (MOA) with the BG MPO
- **Area 6-** Deletion of an area from the DCHC MPO boundary. This area will return to TARPO

There was considerable discussion among the Council members and Commissioners concerning support of Option 4.

Orange County Manager Frank Clifton spoke concerning the Mill Creek Orange/Alamance County Line issue. He spoke of having the City and County jointly agree to pursue Alamance County Commissioners support for a change in the county line boundary inclusive of the Mill Creek development area, as preferred by the residents, along with an area at the southern part of the counties.

Mr. Clifton went on to speak of Orange County's need to expand their school system. He stated in the near future they will be looking for a site for an elementary school and possibly a middle school. He stated some of the demand is generated by the residential development in Mebane which is located in Orange County. He stated the reality of the limitations is that they must put schools where water and sewer exists. Mr. Clifton requested that Mebane City staff be available to look at future sights with the school board and Orange County staff. Considerable discussion took place concerning the need for school(s) and future parks and recreation needs.

Updates were given on the Transit Planning Activities. Orange County Planner Craig Benedict spoke concerning these updates. He referred to a map which depicted an Orange County Transit Plan: Proposed Regional Bus Service Improvements. He stated if the ½ cent sales tax transit referendum is approved, Orange County would receive investments in public transportation that would include new and enhanced bus services, express bus lane improvements on Martin Luther King Jr. Blvd., Amtrak Rail Station in Hillsborough and Light Rail connection from UNC to Duke and Downtown Durham. Orange County Commissioner Alice Gordan gave additional information concerning the financing for the Orange County transit plan and the proposed timeline.

City of Mebane's Planning Director Montrena Hadley gave updates on City of Mebane's redevelopment activities including White Furniture which is still underway and Mebane Mill Lofts which are now complete. She stated the City now has 2 Historical Districts that were added to the National Historical Register as of December 1, 2011-Mebane Commercial Downtown District (32 structures) and South Mebane District (329 structures). She spoke of the Ashbury subdivision which is located entirely in Orange County, along with a Church of Latter Day Saints which plans to build on property adjacent to Ashbury. Ms. Hadley stated the city currently has a \$500,000 Community Development Block Grant (CDBG) being used for a rehab project in the West End community involving 24 homes. She briefly spoke of AKG's industrial expansion and a residential subdivision project connected to Collington Farms known as Arlington (Synthon property).

Orange County's Chair Bernadette Pelissier announced Mebane's City Manager Robert Wilson will be retiring at the end of the year and thanked him for his collaboration with Orange County during his years of service.

There being no further business, the meeting was adjourned.

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Glendel Stephenson, Mayor

ATTEST:

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Stephanie W. Shaw, City Clerk