

SPECIAL JOINT MEETING
MEBANE CITY COUNCIL AND ORANGE COUNTY COMMISSIONERS
SEPTEMBER 9, 2010

Mebane City Council Members present: Patty Philipps, Tim Bradley, Ed Hooks, Jill Auditori

Mebane City Council Member absent: Everette Greene

Mebane Mayor present: Glendel Stephenson

Mebane City Staff present: City Manager Robert Wilson, Asst. City Manager David Cheek, City Clerk Stephanie Shaw, City Engineer Darrell Russell, Planning Director Montrena Hadley, Public Works Director Jimmy Jobe, WWTP Director Dennis Hodge

Orange County Commissioners present: Valerie Foushee, Chair, Bernadette Pelissier, Alice Gordan, Pam Hemminger, Barry Jacobs, Steve Yuhasz

Orange County Commissioner absent: Mike Nelson

Orange County Staff present: County Manager Frank Clifton, Clerk to the Board Donna Baker, County Planner Craig Benedict, City Attorney John Roberts

The joint meeting was held at 6:30 p.m. at the Mebane Municipal Building. Dinner was served with casual conversation taking place between those present.

Following the dinner, Mayor Glendel Stephenson called Mebane City Council to order. Chair Valerie Foushee called the Orange County Commissioners to order. Mayor Stephenson requested that each Councilmember and Commissioner introduce themselves.

Mebane City Manager Robert Wilson introduced City of Mebane staffs that were present and welcomed all that were in attendance. Chair Foushee thanked the City of Mebane staff and Council for hosting the meeting.

Mebane City Manager Robert Wilson briefly discussed several items including the Tanger Outlet Development.

Orange County Planner Craig Benedict gave an update concerning the Orange and Alamance County line. Mr. Benedict stated that Alamance and Orange County staffs have been actively working on resolving the county line uncertainties. A local bill was passed by the General Assembly in July 2010 enabling the transition of affected properties and giving the counties one (1) year to finalize the county line. While allowing everyone to view a rendering of the map, he explained that County staffs developed a property owner petition process whereby lots within 150-feet of the North Carolina Geodetic Survey (NCGS) line and meeting certain criteria have the right to petition to have their house and/or property remain in the current jurisdiction, those petitions being due by September 20, 2010. He stated that a joint meeting of Alamance and Orange Board of County Commissioners will be held on November 29, 2010 for the purpose of reviewing those petitions and making certain decisions. Mr. Benedict went on to explain a joint resolution of the reconciled line is scheduled to be voted on and adopted by December 15, 2010. That information will be sent to the NCGS for a proposed county line review prior to the May 15, 2011 deadline. The new line is to become effective in January 1, 2012.

Orange County Manager Frank Clifton spoke briefly concerning the efforts to promote economic development within Orange County. He stated that Orange County is taking a more collaborative approach with all towns/cities in Orange County in regards to economic development, particularly in Mebane because of all the vacant developable land along the interstate.

City of Mebane Planning Director Montrena Hadley gave a brief overview of development activity within Mebane specifically the activity in Orange County. She highlighted the status of residential developments along with commercial developments.

City of Mebane Engineer Darrell Russell discussed infrastructure items that benefit Orange County directly and indirectly. He spoke of the newest item that has been built since the city/county utility agreement in 2004, the southeast regional pump station. He stated the new Tanger Outlet development will be served by this station. He spoke of minor water extensions. Mr. Russell commented that the city will be making a large investment to upgrade and expand the Waste Water Treatment Plant. These upgrades are needed in order to comply with the Jordan Lake Rules but as part of that the city will be able to add another half million gallons a day of

capacity. He spoke of a sewer infrastructure upgrade project at the Forest Ridge lift station, located on the north side of town just off of Hwy 119 N.

Orange County Planner Craig Benedict spoke concerning water and sewer needs that were needed for Gravely Hill Middle School which led to a utility service area agreement between Orange County and Mebane in 2004. He stated that potential plans for future needs in that area led both parties to collaborate further by putting together an Efland-Mebane small area plan. He spoke of a Buckhorn area utility design study that is currently underway. He stated affected property owners would be notified of the proposed plans. Mr. Benedict stated that the present service area agreement between the City of Mebane and Orange County covers approximately 800 acres but the county may possibly want to modify that agreement to include more property that Mebane could annex in the future. Mebane would then take on the responsibility of maintaining those utilities.

Mebane Council members discussed the need to open up the interchange on Mattress Factory Road. Orange County staff stated they would look into this further and pursue discussions with their board.

Orange County Manager Frank Clifton stated that at some point, based on all the new residential construction, discussions would need to take place concerning the impact on schools and the potential need for an elementary school or a middle school.

Orange County Manager Frank Clifton stated Orange County staff are exploring the concept of creating several utility service districts as defined by the North Carolina General Statutes. He also spoke of expanding Orange County's Jordan Lake water allocation of one (1) million gallons a day (MGD) to two (2) MGD to accommodate future development partnership with service providers such as Mebane.

Mr. Clifton went on to speak of the Efland sewer system which is currently maintained by the Orange Water and Sewer Authority, with the wastewater being treated by the Town of Hillsborough. He stated discussions have taken place with City & County staff and with Efland citizens concerning a potential future contract between Mebane and Orange County for maintenance/operation of that sewer system for approximately 400 customers. He said the Efland citizens have shared some concerns with the cost of utility rates. He stated the Town of Hillsborough has no desire to service the area moving forward.

Chairman Foushee stated as important as it is to have the utility agreement to provide for economic development, it is crucial and important to the board that they provide some relief to the Efland residents living in that area.

After more discussion, Mebane City Manager Robert Wilson opened the floor to Efland residents in attendance to voice any comments concerning this issue. No one from the public spoke concerning this issue.

Orange County Planner Craig Benedict spoke briefly concerning Regional Transit and Transportation Planning items. The Triangle Regional Transit Plan includes short-term bus plans and long-term fixed guideway plans.

Mebane and Orange County Officials agreed that a meeting should take place on an annual basis.

No formal action was taken at the meeting. The meeting was adjourned.

Glendel Stephenson, Mayor

ATTEST:

Stephanie W. Shaw, City Clerk