

**ORANGE COUNTY BOARD OF COMMISSIONERS
MEBANE CITY COUNCIL**

**JOINT MEETING
AGENDA**

BOCC/Mebane City Council Joint Meeting
September 17, 2015
Dinner & Meeting – 5:30 p.m.
Whitted Facility Meeting Room
300 West Tryon Street
Hillsborough, NC

- | | | |
|---------------|----|---|
| (6:00 – 6:05) | | Welcome, Call To Order, and Opening Comments (BOCC Chair and Mayor) |
| (6:05 – 6:30) | 1. | Transit Service Orange Public Transportation Update |
| (6:30 – 7:00) | 2. | Update on Buckhorn Economic Development District |
| (7:00 – 7:25) | 3. | Timeline for the Efland Sewer Transfer |
| (7:25 – 7:45) | 4. | North Carolina Site Certification Process |
| (7:45 – 8:00) | 5. | Lake Michael – Bike/Pedestrian Trails |

Orange County Board of Commissioners' regular meetings and work sessions are available via live streaming video at http://www.orangecountync.gov/departments/board_of_county_commissioners/videos.php and Orange County Gov-TV on channels 1301 or 97.6 (Time Warner Cable).

**ORANGE COUNTY BOARD OF COMMISSIONERS
MEBANE CITY COUNCIL
JOINT MEETING**

JOINT MEETING AGENDA ITEMS ABSTRACT

Meeting Date: September 17, 2015

SUBJECT: Joint Meeting Discussion Items

DEPARTMENT: County Manager/City
Manager/County Planning/
City Attorney/County
Economic Development

PUBLIC HEARING: (Y/N)

No

ATTACHMENT(S):

As noted in "Background" section

INFORMATION CONTACT:

Bonnie Hammersley, 919-245-2300; David Cheek, 919-563-5901; Travis Myren, 919-245-2300; Chris Rollins, 919-563-5901; Craig Benedict, 919-245-2575; E. Lawson Brown, Jr., 336-227-8851; Steve Brantley, 919-245-2325

PURPOSE: To discuss topics of mutual interest between the governing boards of Orange County and the City of Mebane.

BACKGROUND:

1. Transit Service Orange Public Transportation Update

Orange County Public Transportation (OPT) is in the process of implementing bus expansion services. Services are supported by the North Carolina Department of Transportation (NCDOT) rural grant programs, half cent sales tax, vehicle tag fees, urban funding through the Durham Chapel Hill Carrboro Metropolitan Planning Organization (MPO) and Burlington Graham MPO and fare receipts.

OPT has recently taken delivery of seven new buses. Two buses are currently in service and the five additional buses will be ready for service in early October. Seven new bus operators were hired and began training August 10. Staggered training hours have been provided in preparation for new service start dates.

Five new services include:

- Service that began August 17, 2015
 - Orange-Chapel Hill Connector with expanded service to Cedar Grove - This is an increase in the frequency to hourly service on the mid-day fixed-route service that OPT operates on the Hillsborough-Chapel Hill route. This complements the peak hour service is operated as GoTriangle Route 420, operated by Chapel Hill Transit under an agreement with Triangle Transit. (See Attachment 1)

- Services projected to start October 2015
 - Efland-Hillsborough Commuter Loop – Complementing the GoTriangle ODX peak hour commuter service between Mebane/Efland, Hillsborough and Duke/VA Hospital, downtown Durham, OPT will operate peak period/peak direction service from Efland to connect with the ODX at its Hillsborough stop, enabling Efland residents to connect to Duke and Durham. It also provides connecting service to 420 Chapel Hill Route to UNC (See Attachment 1)
 - Orange-Alamance Connector (US 70 midday) The Orange-Alamance Connector will be operated by OPT to complement the GoTriangle ODX service. It will provide mid-day service on weekdays between Mebane/Efland and Hillsborough
 - Expanded Senior Center Service - Later Senior Center service will add three service hours per day on weekdays to provide additional service to the county's Senior Centers, particularly the Central Orange Senior Center. Two route-deviation services will be provided at times later than the current services.
 - Rural Deviated Zonal Routes - This combined service will provide general public service (no eligibility requirements) in the rural areas of Orange County on a deviated fixed-route basis. Each of the three zones (Northeastern, Northwestern and Southern) will receive service two days per week. (See Attachment 1)

Staff will provide any other information on these issues at the meeting, and the governing boards can discuss issues related to this item as necessary.

Attachment 1 – Route Maps

SOCIAL JUSTICE IMPACT: The following Orange County Social Justice Goal is applicable to this agenda item:

- **GOAL: Ensure Economic Self-Sufficiency**

The development of the bus program provides transportation infrastructure that can promote economic self-sufficiency to a wide range of residents and locations. This includes both access to jobs and access to government services.

2. Update on Buckhorn Economic Development District

Buckhorn Economic Development District - Marketing Overview

- The Buckhorn E.D.D. and surrounding industrial & commercial nodes have received a sizeable increase in prospect activity (both site recommendations & actual client visits) by light manufacturing, distribution & commercial projects. Many are international.
- Orange County has responded to 8 new industrial & distribution projects in the past month, which is a significant increase over historic activity. Activity has risen from no real prospect visits in past years, to 5 projects in 2013, to 16 recent projects in the first 8 months of 2015. All Orange County site submissions have included industrial and commercial properties located either within Mebane's city limits, ETJ, and/or the Buckhorn Economic Development District.

- Sources of project leads are becoming more diverse and include Duke Energy, national developers and industrial realtors, large law firms, and the State of N. C.'s new privatized recruiting agency called the "Economic Development Partnership of North Carolina".
- Typical projects, to include several actual clients making return visits, have included food production, pharmaceuticals, ceramics, distribution, and packaging and construction materials. Potential capital investments with some projects exceed \$100 million and 400 – 500 projected jobs. Several recent distribution inquiries have ranged in size from 300,000 sq. ft. to 850,000 sq. ft. in a campus setting.
- Retail interests are increasing, such as the new Dollar General store along U.S. 70 Business & Frazier Road near Efland, and inquires by a prospective car dealership.
- Emerging advantages of sites in the Buckhorn area include:
 - Steady growth of Article 46-funded utility infrastructure to more properties,
 - More land owners are beginning to think positively about selling their land,
 - Increasing familiarity & acceptance by site selection consultants to include Orange County in their industrial site searches.
 - Morinaga's new factory adds significant credibility to the region to attract growth
- Challenges include the following observations:
 - Some attractive industrial projects with significant capital investment and new employment can require more water & sewer than our sites are prepared to supply.
 - Wide variance in some private land owners' expectation of a sale prices per acre, ranging from \$40,000 to almost \$100,000 per acre. Some owners do not want to sell.
 - Current lack of road access into the County's rail-served industrial corridor located along the interstate & U.S.70 Business, between Buckhorn Road & Mt. Willing Road.
 - Significant competition by Alamance County's nearby industrial parks in Mebane & Graham (600-acre North Carolina Industrial Park, and the new 1,200-acre Hawfield Industrial Park) located just 2 – 3 miles west of the Orange County sites.
 - Some site areas are compromised in size and development potential due to streams, major utility easements and roads, and existing housing.
- See attached site maps:
 - Buckhorn Economic Development District, Commercial-Industrial Transition, Mebane ETJ & City Limits
 - Oakwood Business Center
 - Rohl Site along West Ten Road
 - Wilson Road site beside Morinaga America Foods
 - Buckhorn Economic Development District rail-served sites

Morinaga America Foods, Inc.

- Grand Opening ceremony is scheduled for Wednesday, October 21, 9:00 – 11:00 AM.
- Chairman Gota Morinaga will visit from head office in Japan. Participation by Governor Pat McCrory has not yet been confirmed. Approximately 200 guests will be invited. No factory tour is planned due to the proprietary nature of unique machinery & production

techniques, USDA health restrictions, and, logistical difficulty to gown up 200 guests for a facility tour.

- Planned ceremony will include the following guest speakers:
 - Glendel Stephenson – Mayor, City of Mebane
 - Earl McKee - Chair, Orange County Board of Commissioners
 - Gota Morinaga – Chairman, Morinaga & Co., Ltd.
 - Toshiaki Fukunaga – President, Morinaga Foods America, Inc.
 - Kazuo Tsunaga – Consul General, Consulate General of Japan in Atlanta
 - Pat McCrory – Governor of North Carolina (invited)
- Morinaga has hired approximately 40 initial employees for first shift operations, employs an additional 24 temporary employees, and has started a new round of interviews to add 40 additional second shift employees. According to State and local inducement agreements, the Company must create 90 new jobs by the end of its 3rd year of operation.
- Morinaga reports it has invested an initial \$33.2 million as of 6/30/15. The firm pledges to invest a minimum of \$34 million, and up to a maximum of \$48 million by the end of its 3rd year of operations. Management reports additional capital investment is planned for the remainder of 2015 and into 2016.
- Local production of Hi-Chew candy has begun and the Company has been busy meeting quality control audit inspections by key vendors that plan to sell Hi-Chew in its stores.
- Orange County's year #1 incentive payment was presented to the company on August 27.
- Federal Housing & Urban Development reporting and documentation procedures are proceeding very well related to Orange County's award of a \$750,000 Community Development Block Grant (CDBG) by the State to help fund utility line extensions. The N.C. Department of Commerce has commended the County, Mebane, the Company and CDBG grant administration consultant Martin-McGill for exceptional coordination as "among the best the State has seen in a community meeting CDBG reporting requirements".
- State of North Carolina will soon issue Morinaga its' year #1 incentive payment, (\$66,000) or 25% of the full \$264,000 award from the "One N.C. Fund".
- Additional project funding by State of North Carolina includes Durham Technical Community College's ongoing technical training services at the Hillsborough campus for new employees, advertisement and prescreening services of prospective employees by the "N.C. Works" office in Chapel Hill, and the now completed industrial site access road built by N.C. Department of Transportation (approx. cost \$750,000).
- Probability of an eventual Phase Two expansion of equal size is supported by the Company's comments. Timing may be within the next few years.

Staff will provide any other information at the meeting, and the governing boards can discuss issues related to this item as necessary.

No Attachments

SOCIAL JUSTICE IMPACT: The following Orange County Social Justice Goal is applicable to this agenda item:

- **GOAL: ENSURE ECONOMIC SELF-SUFFICIENCY**
The creation and preservation of infrastructure, policies, programs and funding necessary for residents to provide shelter, food, clothing and medical care for themselves and their dependents.

3. Timeline for the Efland Sewer Transfer

Orange County has begun to transfer certain phases of utility construction consistent with the original and later amended joint utility service agreement. Earlier phases included work near Gravely Hill Middle School and final transfer documents from EPA grants are near completion for the North Buckhorn Road area.

Much of the more recent water and sewer infrastructure work has been for economic development purposes in designated zones. Over \$5 million 'backbone' infrastructure has been completed. Morinaga was able to use this phase of the infrastructure.

An additional \$4 million is in process that will facilitate additional economic development potential and will permit the existing sewer flow from Efland to be transferred to Mebane. We expect the transfer to be effectuated by July 1, 2017. The managers and attorney's offices have worked together to accommodate the transfers.

The enclosed map shows some of the various areas of existing and future service that will eventually include thousands of areas.

Staff will provide any other information at the meeting, and the governing boards can discuss issues related to this item as necessary.

Attachment 3 – Efland/Buckhorn/Mebane Utility Planning Area

SOCIAL JUSTICE IMPACT: The following Orange County Social Justice Goal is applicable to this agenda item:

- **GOAL: Ensure Economic Self-Sufficiency**
The creation and preservation of utility infrastructure is enhanced by interlocal agreements which create efficiency and therein stability with the cost of service to both residents and businesses.

4. North Carolina Site Certification Process

The City of Mebane has witnessed success in the growth of its tax base through the grant of economic incentives to manufacturing and distribution facilities over the past ten years, in particular. An important underlying factor has been that a number of the facilities have been

placed upon parcels of real property that have been previously certified under the N.C. Department of Commerce Site Certification Program. The City has also entered into an Interlocal Agreement with Alamance County and the City of Graham for the development of an economic development zone, consisting of approximately 1,200 acres. The units are delegating the site certification services to the Alamance Foundation of the Chamber of Commerce. As an integral part of this process in Alamance, there have been a number of public meetings targeted to the individual property owners in the Zone, which has been named the North Carolina Commerce Park. The City staff believes a similar site certification approach with Orange County in the Buckhorn Economic Development District would be advantageous. Industrial, manufacturing and distribution facilities would help recover the substantial expenditure by Orange County for water and sewer infrastructure in the Buckhorn District. The City recognizes that the utility infrastructure in the Buckhorn District and the strong public school system in Orange County will serve as major draws for national and international companies looking for locations. City staff believes that site certification of parcels in the Buckhorn District would further the development of the Zone. A brief overview of the site certification process is provided in Attachment 4.

Staff will provide any other information at the meeting, and the governing boards can discuss issues related to this item as necessary.

Attachment 4 – Site Certification Presentation

SOCIAL JUSTICE IMPACT: The following Orange County Social Justice Goal is applicable to this agenda item:

- **GOAL: ENSURE ECONOMIC SELF-SUFFICIENCY**
The creation and preservation of infrastructure, policies, programs and funding necessary for residents to provide shelter, food, clothing and medical care for themselves and their dependents.

To the extent that the certification process will lead to the development of new businesses in the Buckhorn Economic Development District, the process would create new employment opportunities for Orange County residents.

5. Lake Michael – Bike/Pedestrian Trails

The City of Mebane, with support from the Burlington-Graham MPO and NCDOT, completed a nine-month comprehensive planning effort to develop the Mebane Bicycle and Pedestrian Transportation Plan (MBPTP). The planning process involved multiple citizen engagement opportunities and was guided by a Steering Committee of City representatives, stakeholders, and local citizen volunteers.

The MBPTP will assist the Council with funding priorities and pursuing funding opportunities from the MPO, NCDOT, CWMTF and various other grants. The City recognizes the positive economic and health impacts that a more walkable and bikeable community can have. This Plan is a guidance document for addressing infrastructure, safety, connectivity, policy, programs, design, and implementation.

As Orange County continues to discuss a future bond referendum for public improvements, Mebane would be interested in funding for potential trail and sidewalk improvements within

Orange County and Mebane. The presentation shows some of the possible trails around Lake Michael and a possible sidewalk extension to connect the 500 homes in Ashbury Subdivision with downtown and Lake Michael.

Staff will provide any other information at the meeting, and the governing boards can discuss issues related to this item as necessary.

Attachment 5 – City of Mebane Bicycle and Pedestrian Transportation Plan

SOCIAL JUSTICE IMPACT: The following Orange County Social Justice Goals are applicable to this agenda item:

- **GOAL: ESTABLISH SUSTAINABLE AND EQUITABLE LAND-USE AND ENVIRONMENTAL POLICIES**

The fair treatment and meaningful involvement of people of all races, cultures, incomes and educational levels with respect to the development and enforcement of environmental laws, regulations, policies, and decisions. Fair treatment means that no group of people should bear a disproportionate share of the negative environmental consequences resulting from industrial, governmental and commercial operations or policies.

If trail and sidewalk improvements are made, the public will have the opportunity to enjoy a more walkable and bikeable community.

- **GOAL: ENABLE FULL CIVIC PARTICIPATION**

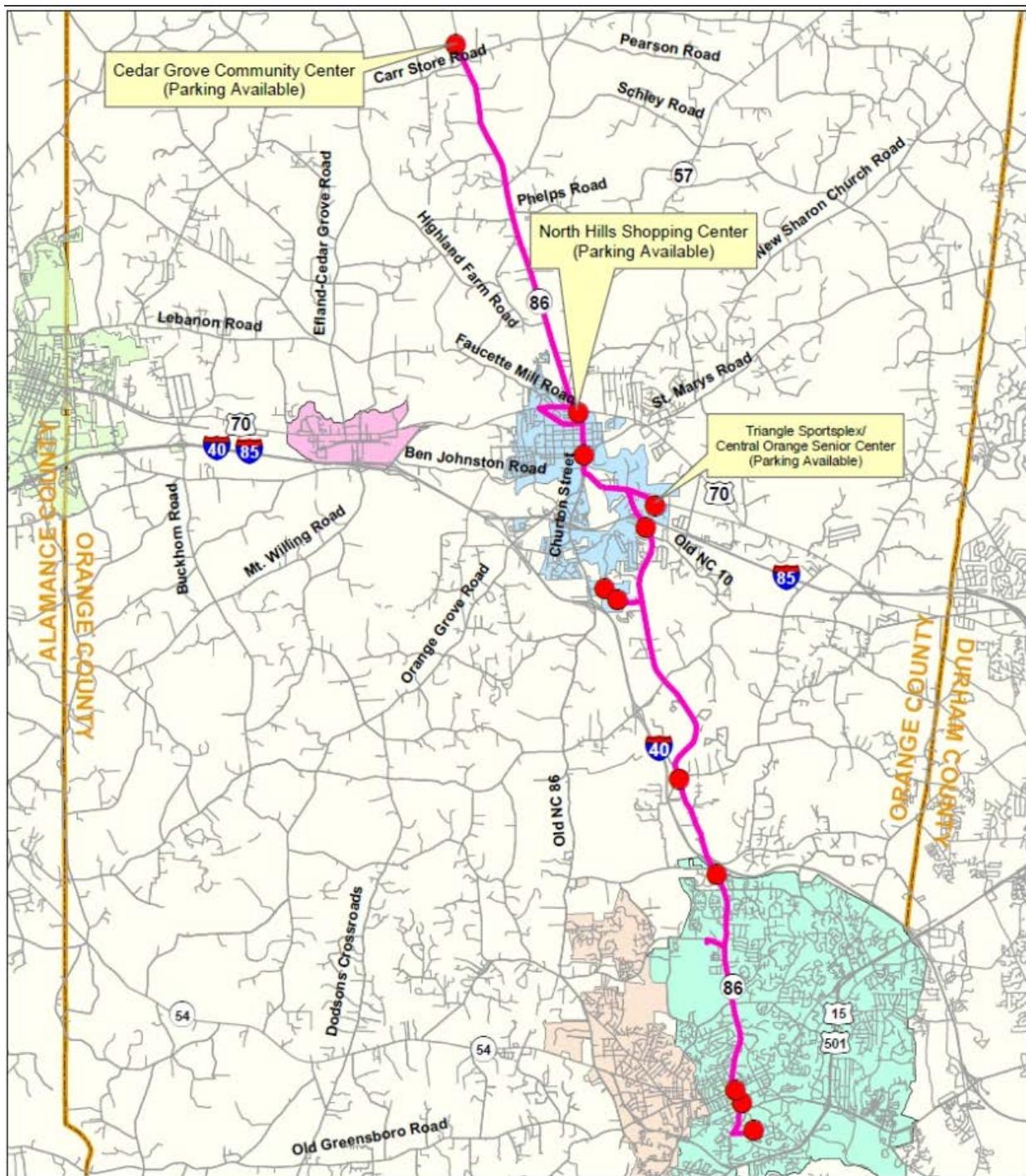
Ensure that Orange County residents are able to engage government through voting and volunteering by eliminating disparities in participation and barriers to participation.

The planning process for the Mebane Bicycle and Pedestrian Transportation Plan involved several citizen engagement opportunities. The Steering Committee also included stakeholders and citizen volunteers.

FINANCIAL IMPACT: There is no direct financial impact associated with discussion of these topics. There are no action items requiring formal decisions.

RECOMMENDATION(S): The Managers recommend the governing boards discuss the topics listed and provide appropriate direction to the respective staffs.

Attachment 1



LEGEND

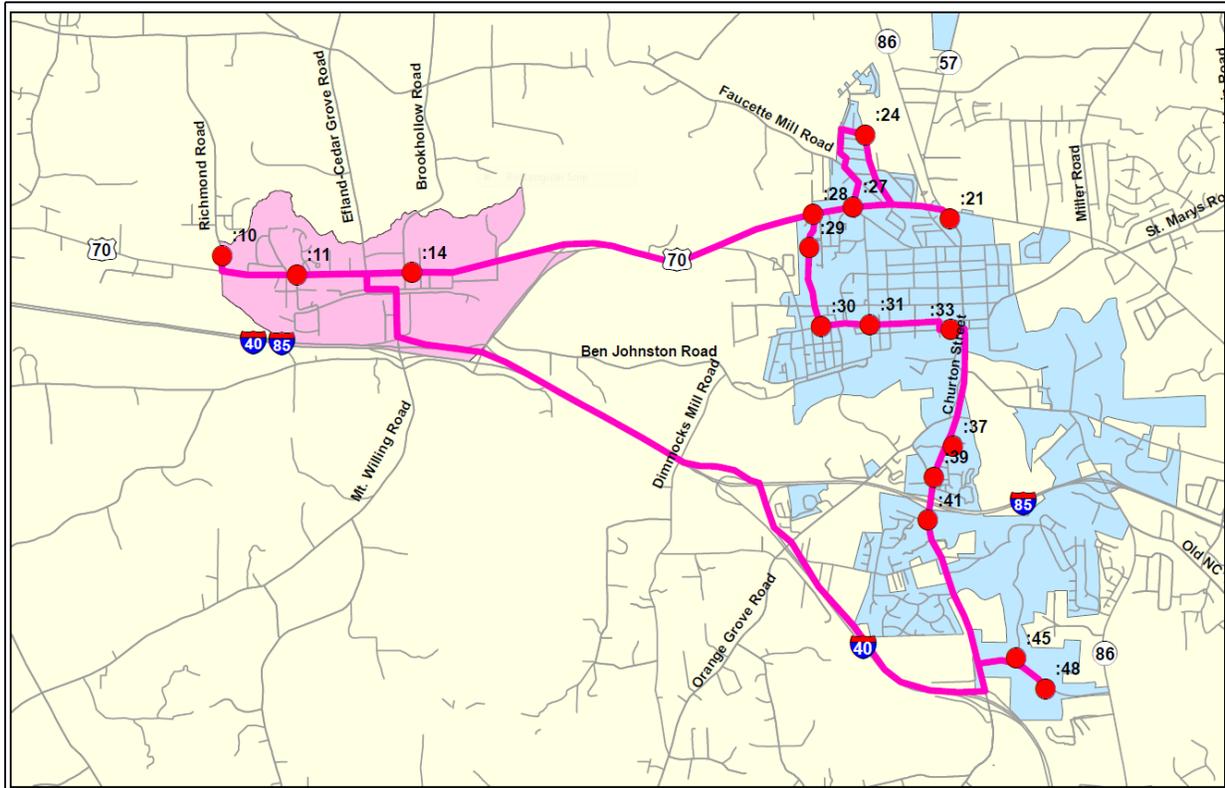
-  Municipalities/CDPs
-  Route Location
-  Road/Street
-  Stops



ORANGE - CHAPEL HILL CONNECTOR ROUTE AND STOP LOCATIONS



Orange County Planning and Inspections Department
B. Martin - 8/11/2015



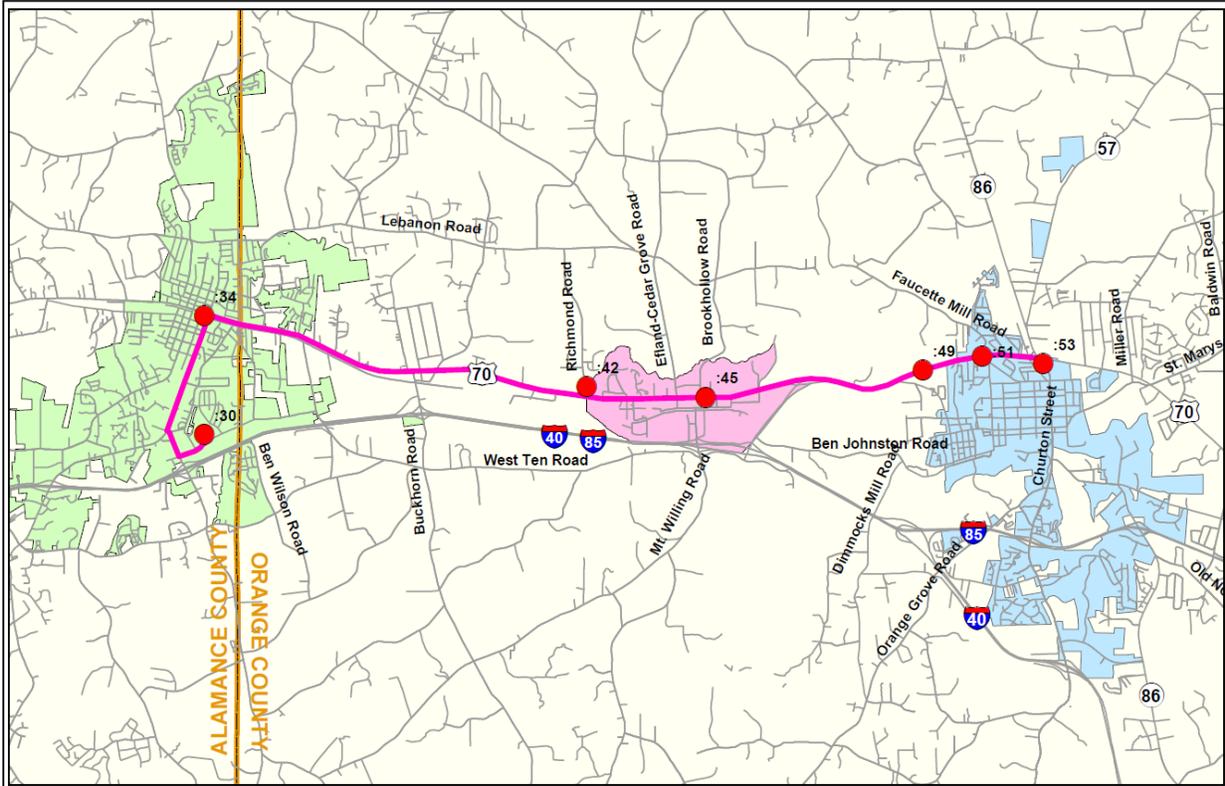
LEGEND

- Hillsborough Town Boundary
- Efland CDP
- Route Location
- Proposed Stops/Times (16 total stops)
- Road/Street

North arrow and scale bar (0 to 3 Miles).

**EFLAND-HILLSBOROUGH COMMUTER LOOP
A.M. PEAK**

Orange County Planning and Inspections Department
BM - 4/2/2015



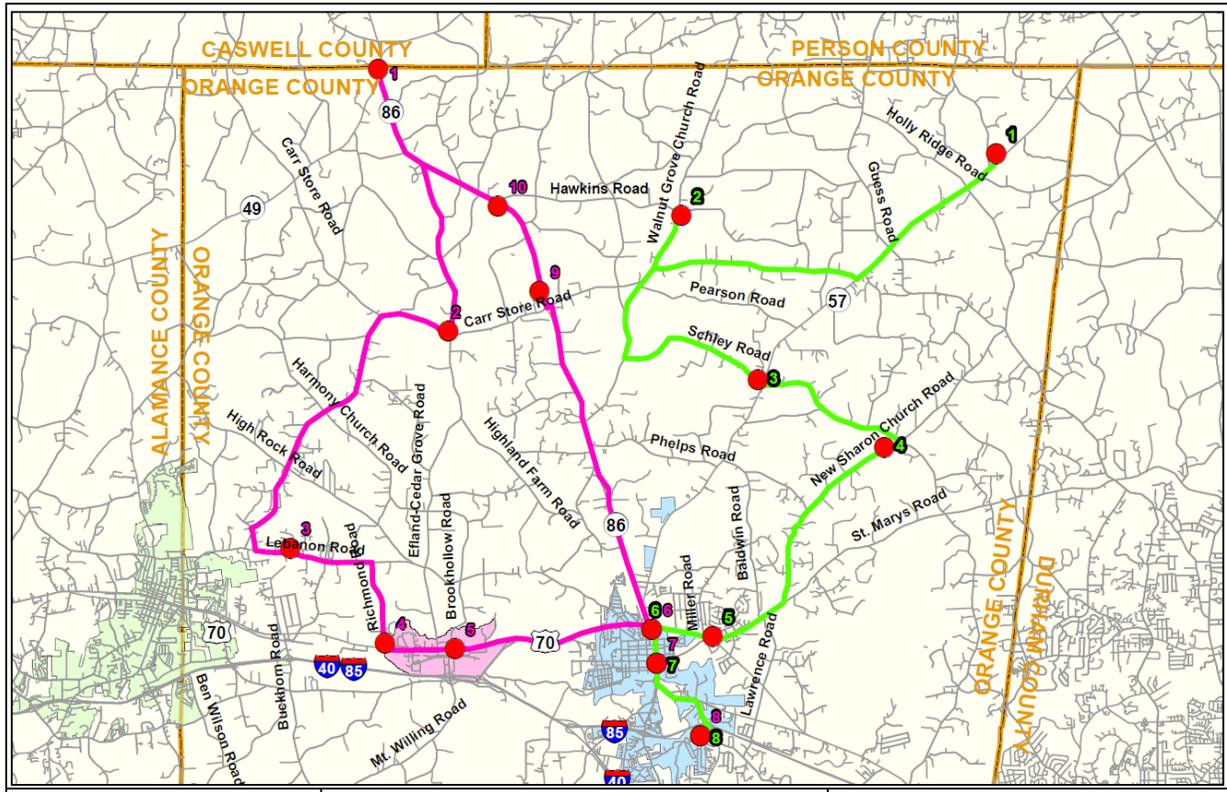
LEGEND

- Mebane City Boundary
- Hillsborough Town Boundary
- Effland CDP
- Route Location
- Proposed Stops/Times (7 total stops)
- Road/Street

0 0.5 1 2 3 4 Miles

ORANGE-ALAMANCE CONNECTOR EASTBOUND

Orange County Planning and Inspections Department
EM - 4/2/2015



LEGEND

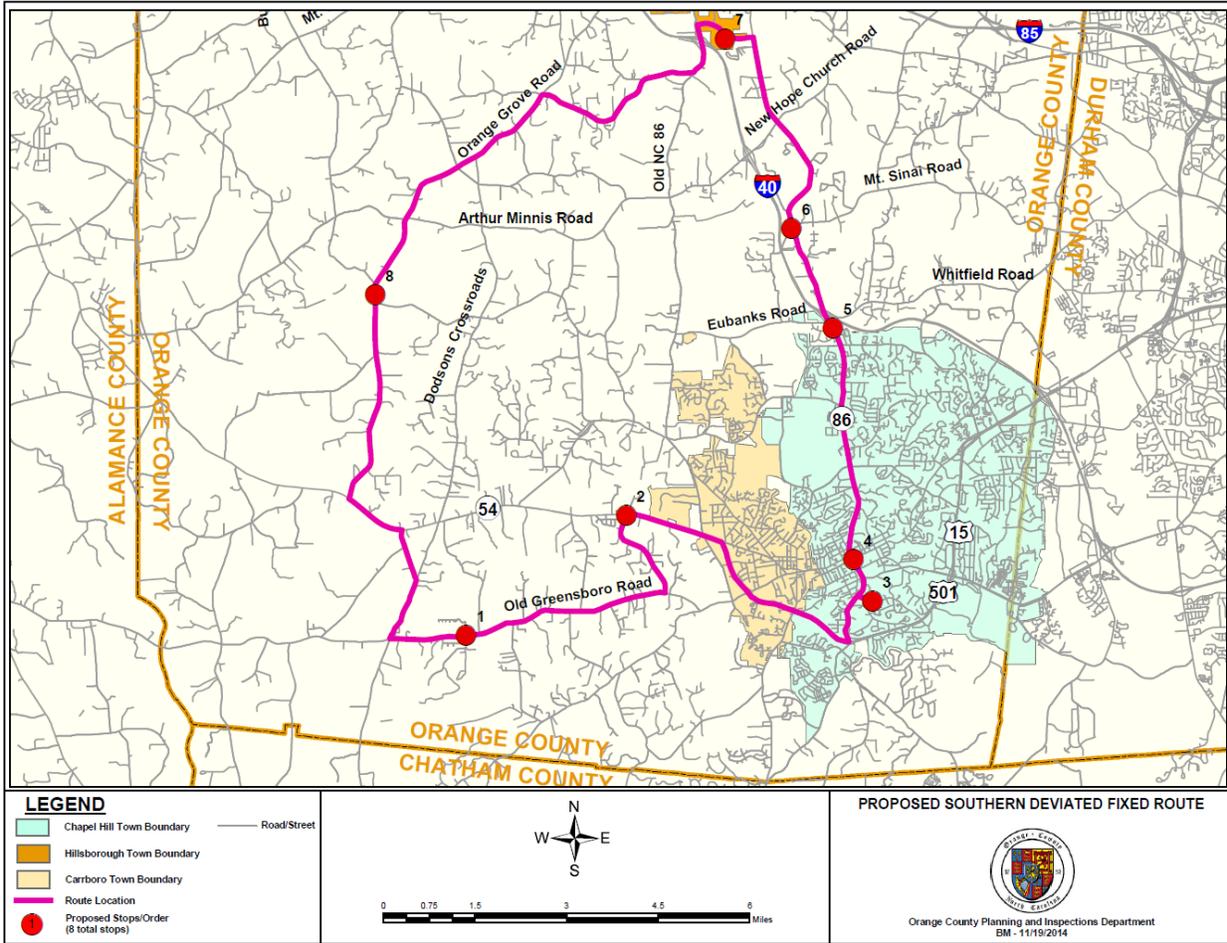
- Municipalities/CDPs
- NW Route
- NE Route
- Road/Street
- Proposed Stops/Order

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W E
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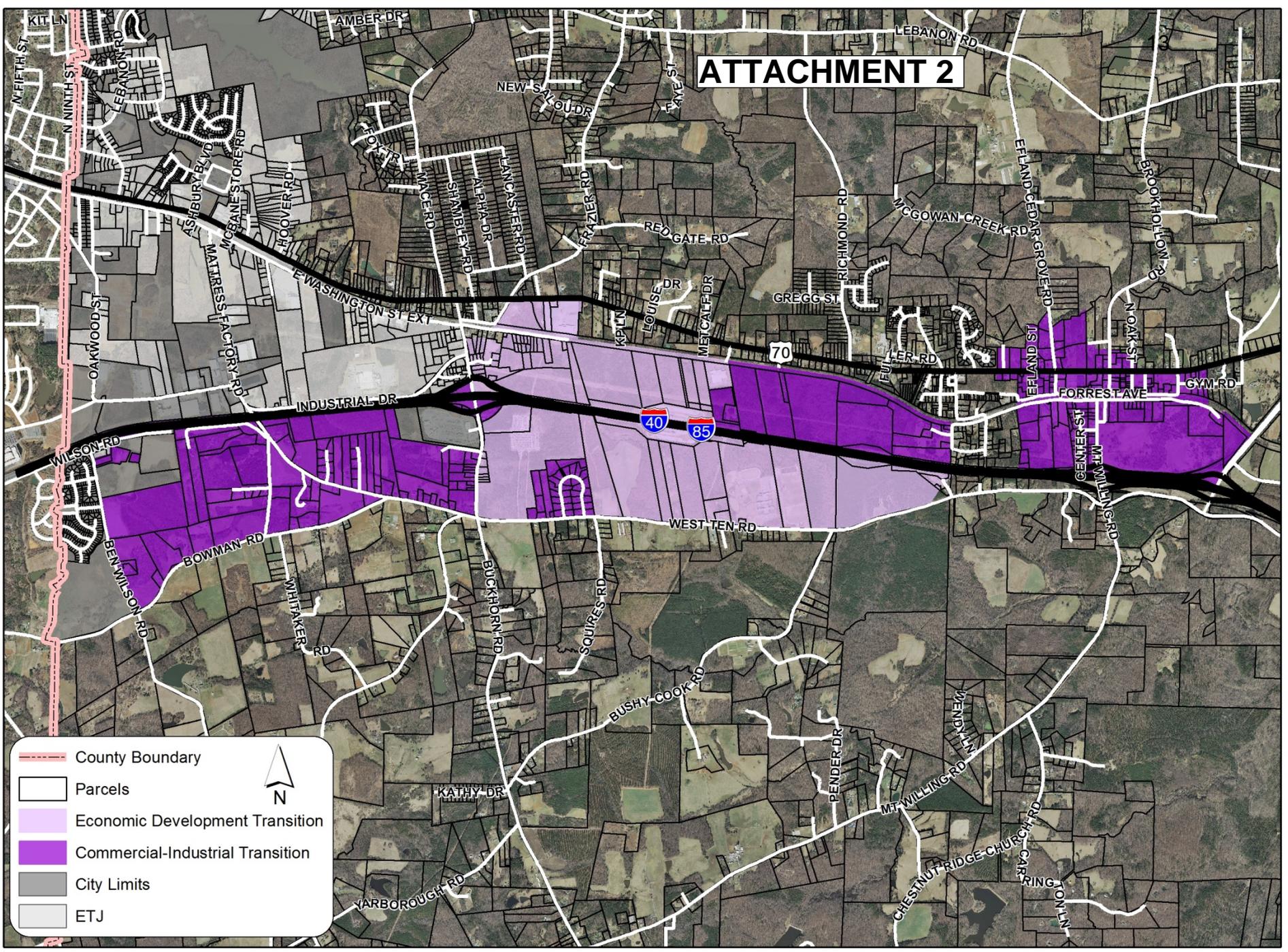
0 1 2 4 6 8 Miles

PROPOSED NW/NE DEVIATED FIXED ROUTES

Orange County Planning and Inspections Department
BM - 11/14/2014



ATTACHMENT 2



County Boundary

Parcels

Economic Development Transition

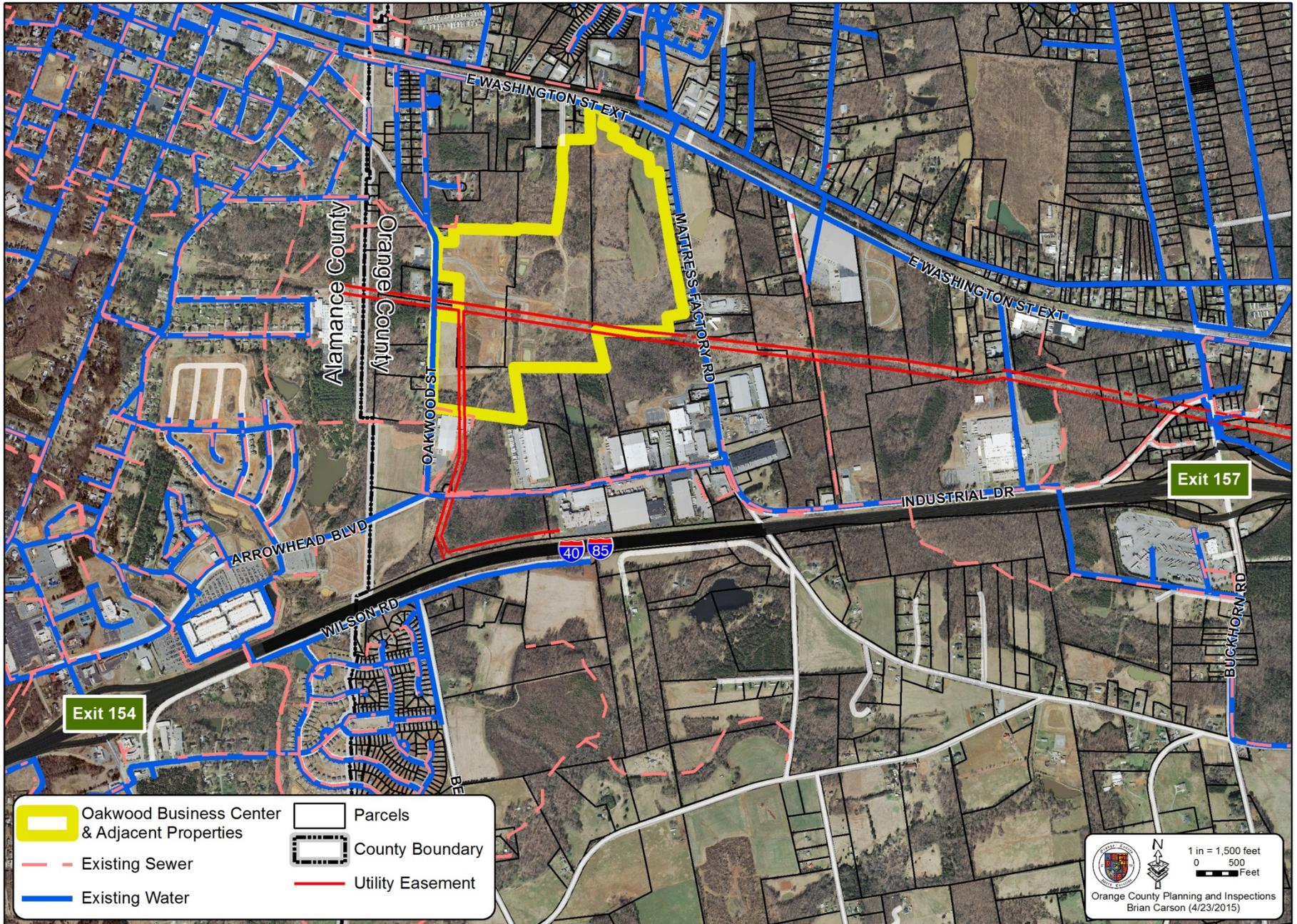
Commercial-Industrial Transition

City Limits

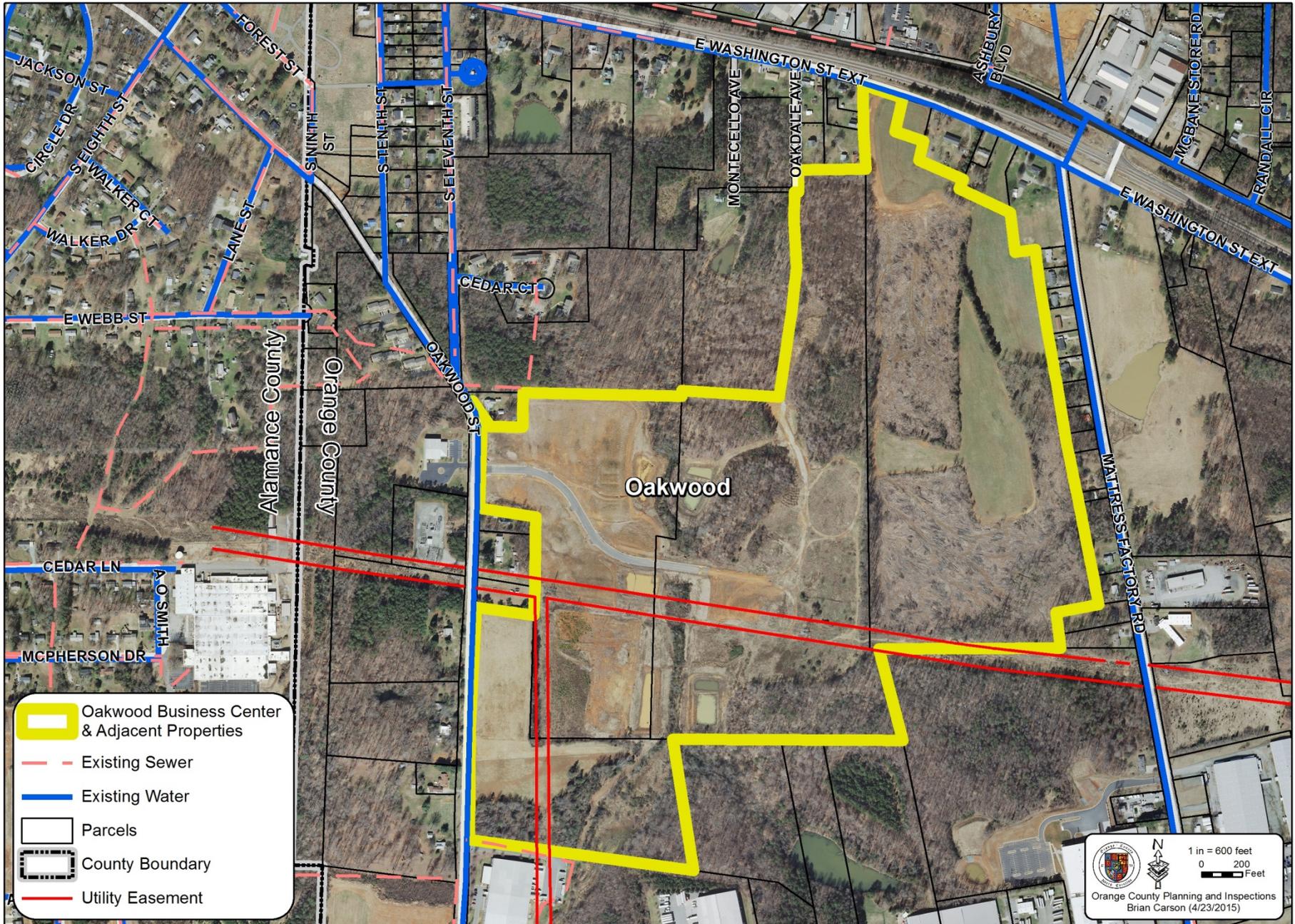
ETJ



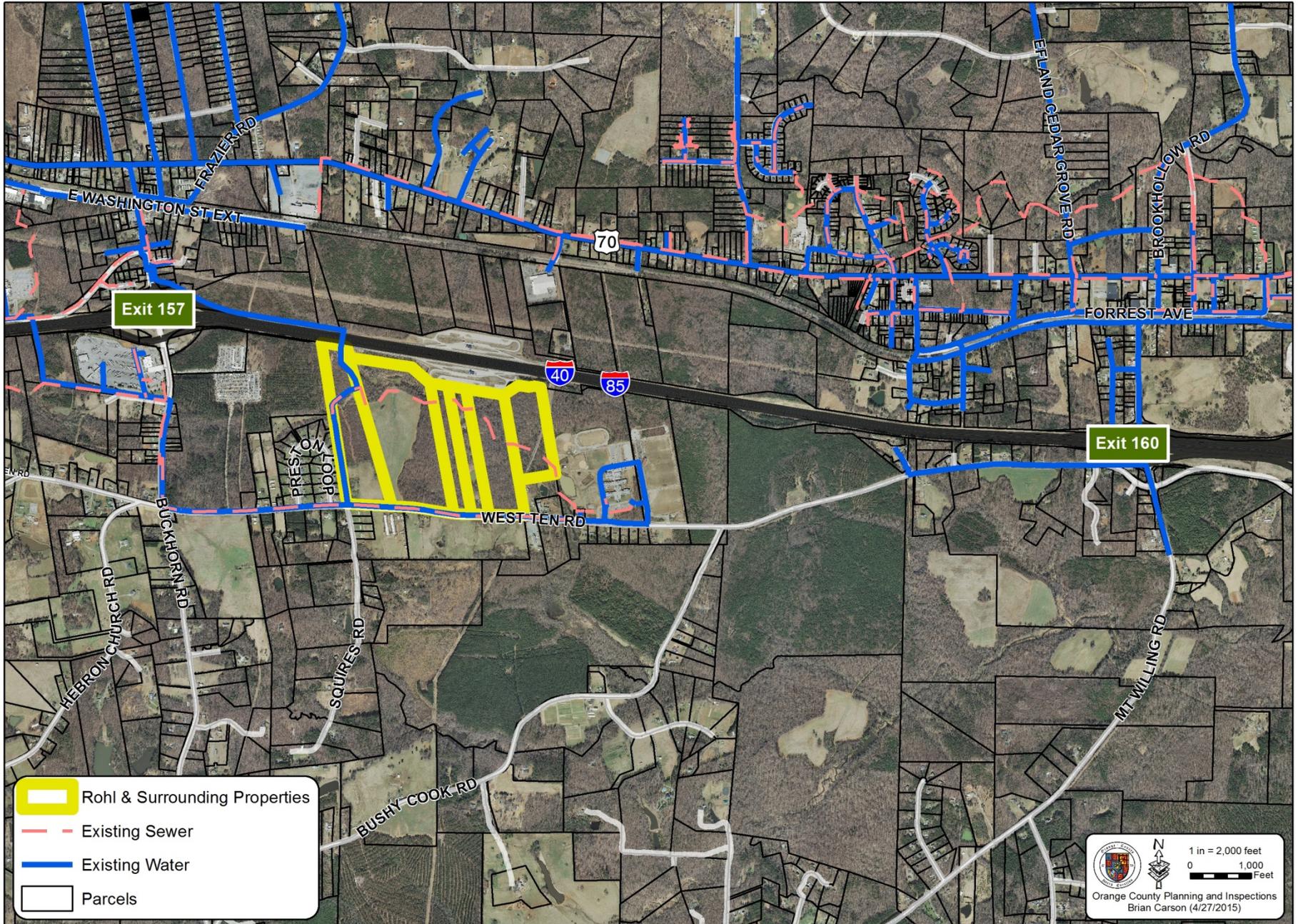
Oakwood Business Center & Adjacent Properties



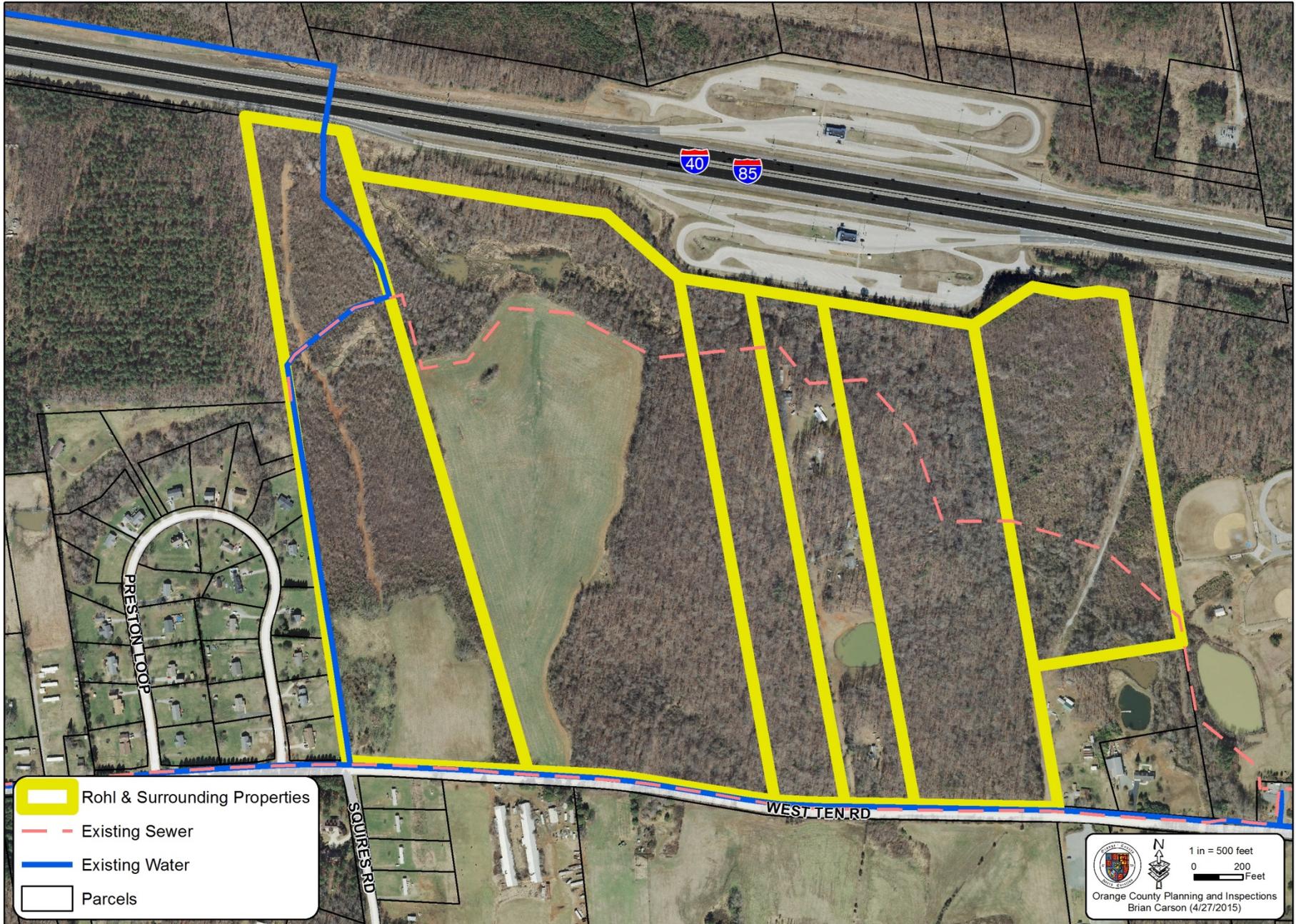
Oakwood Business Center & Adjacent Properties



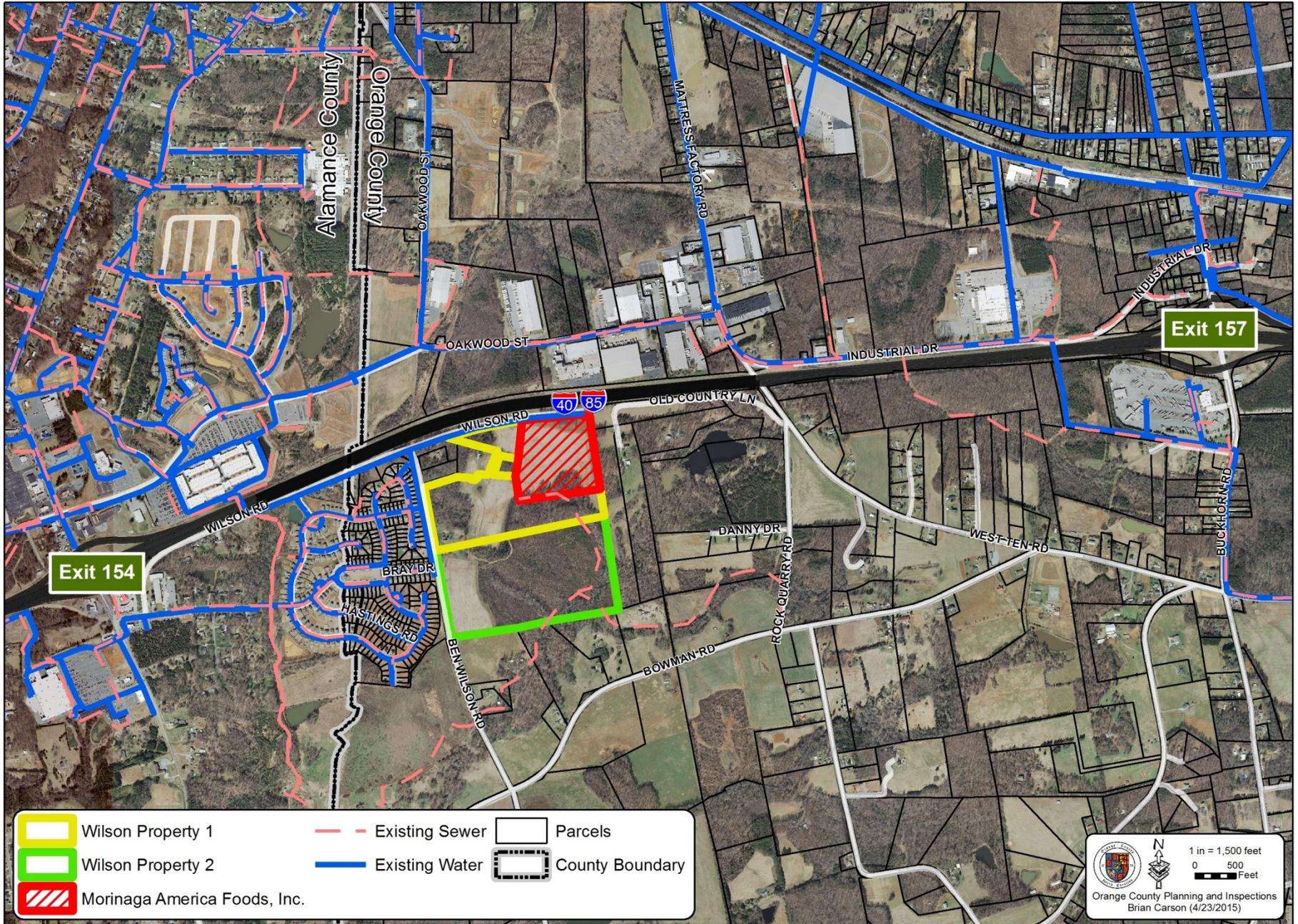
Rohl & Surrounding Properties



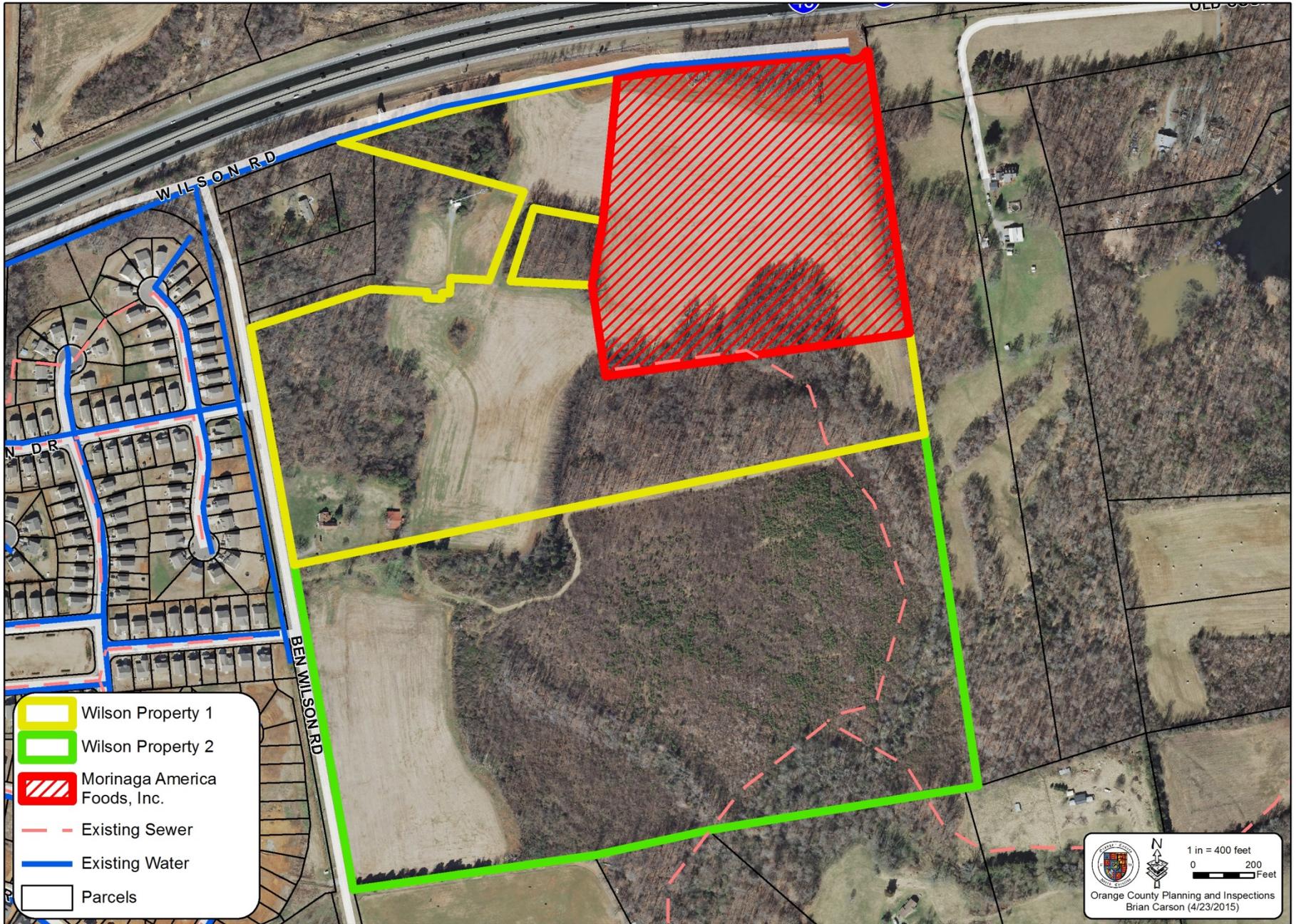
Rohl & Surrounding Properties



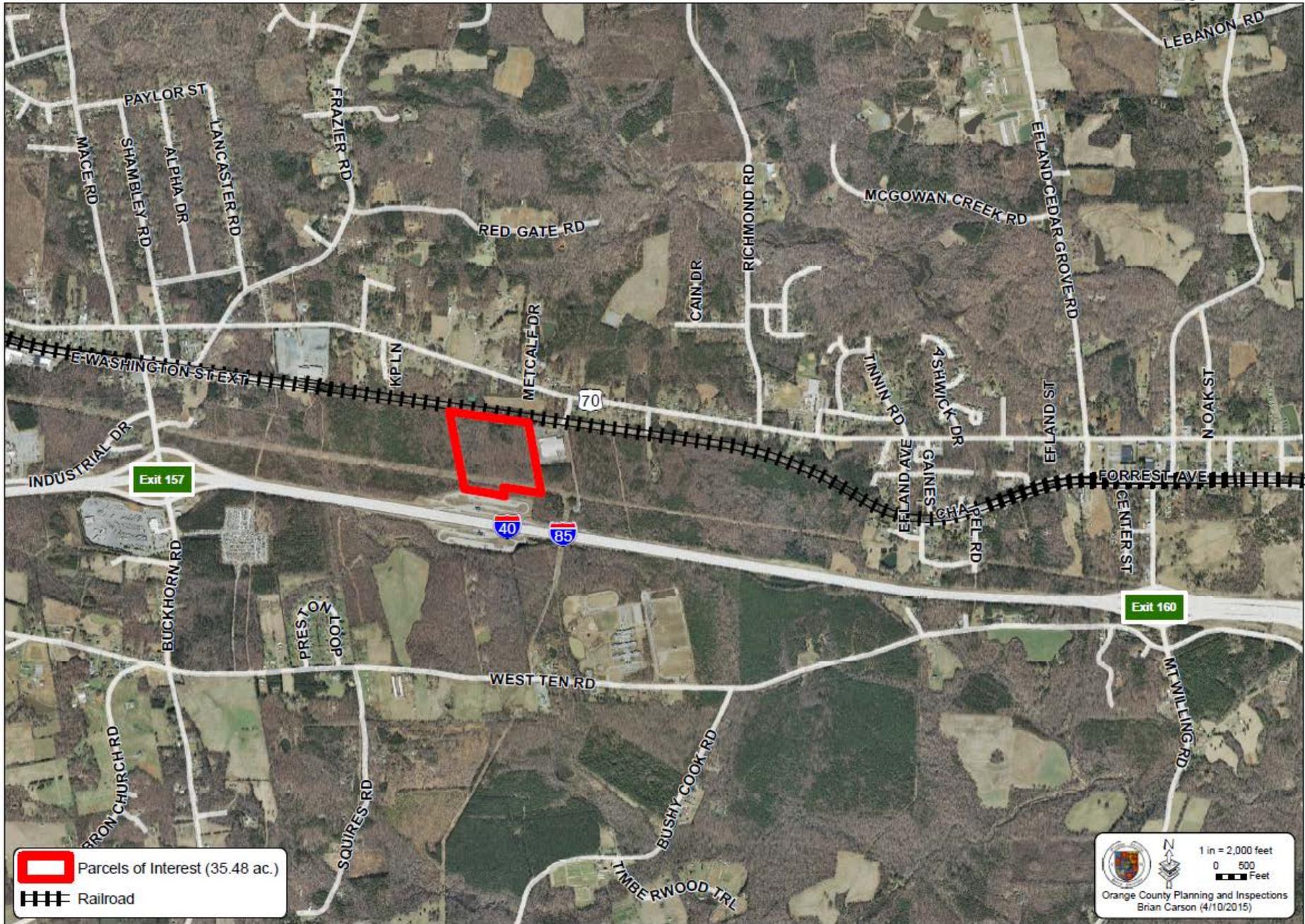
Wilson Road Site



Wilson Road Site



Buckhorn Economic Development District - Vicinity Map



 Parcels of Interest (35.48 ac.)

 Railroad

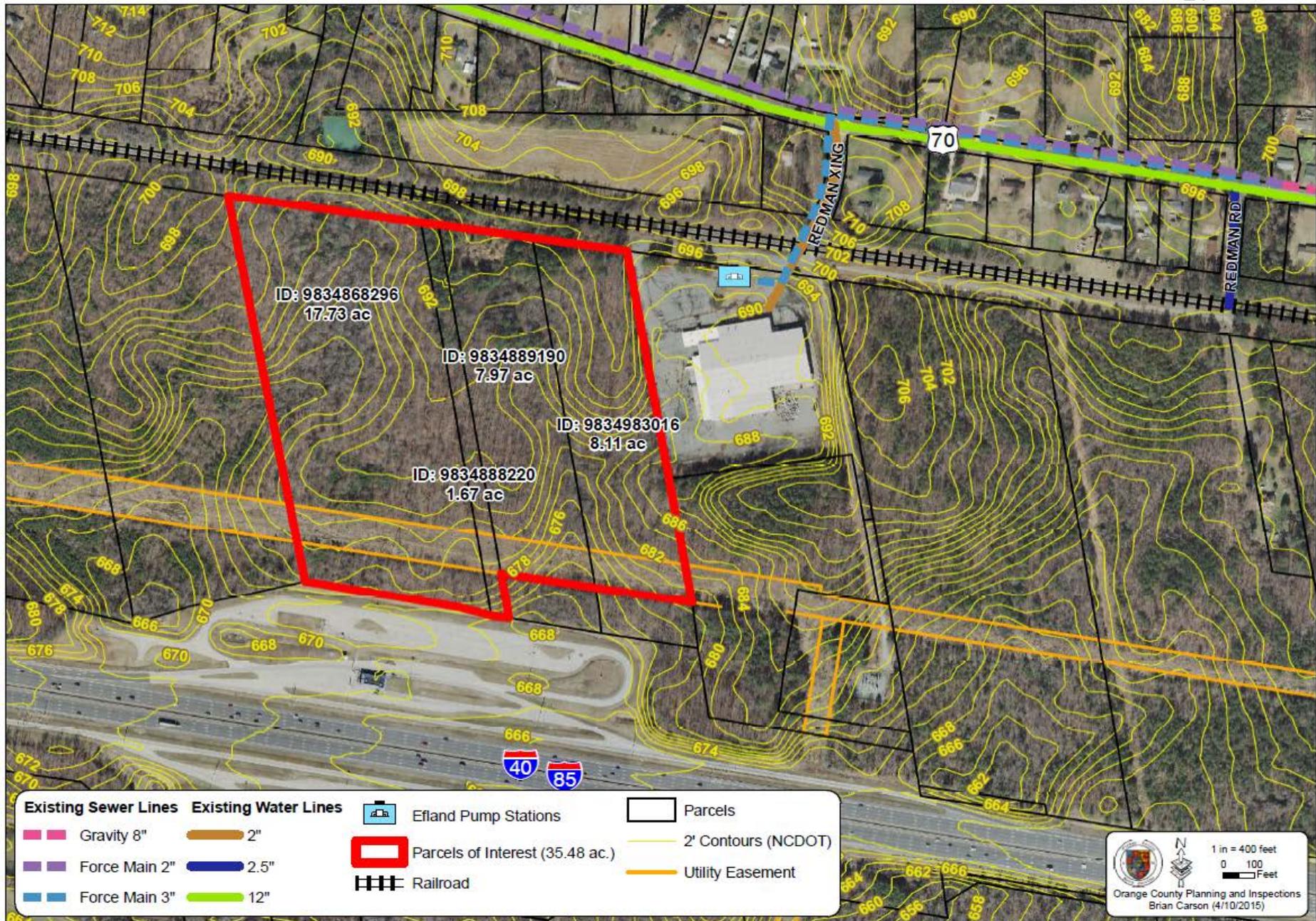
 1 in = 2,000 feet

0 500 Feet



Orange County Planning and Inspections
Brian Carson (4/10/2015)

Buckhorn Economic Development District



Business Concept

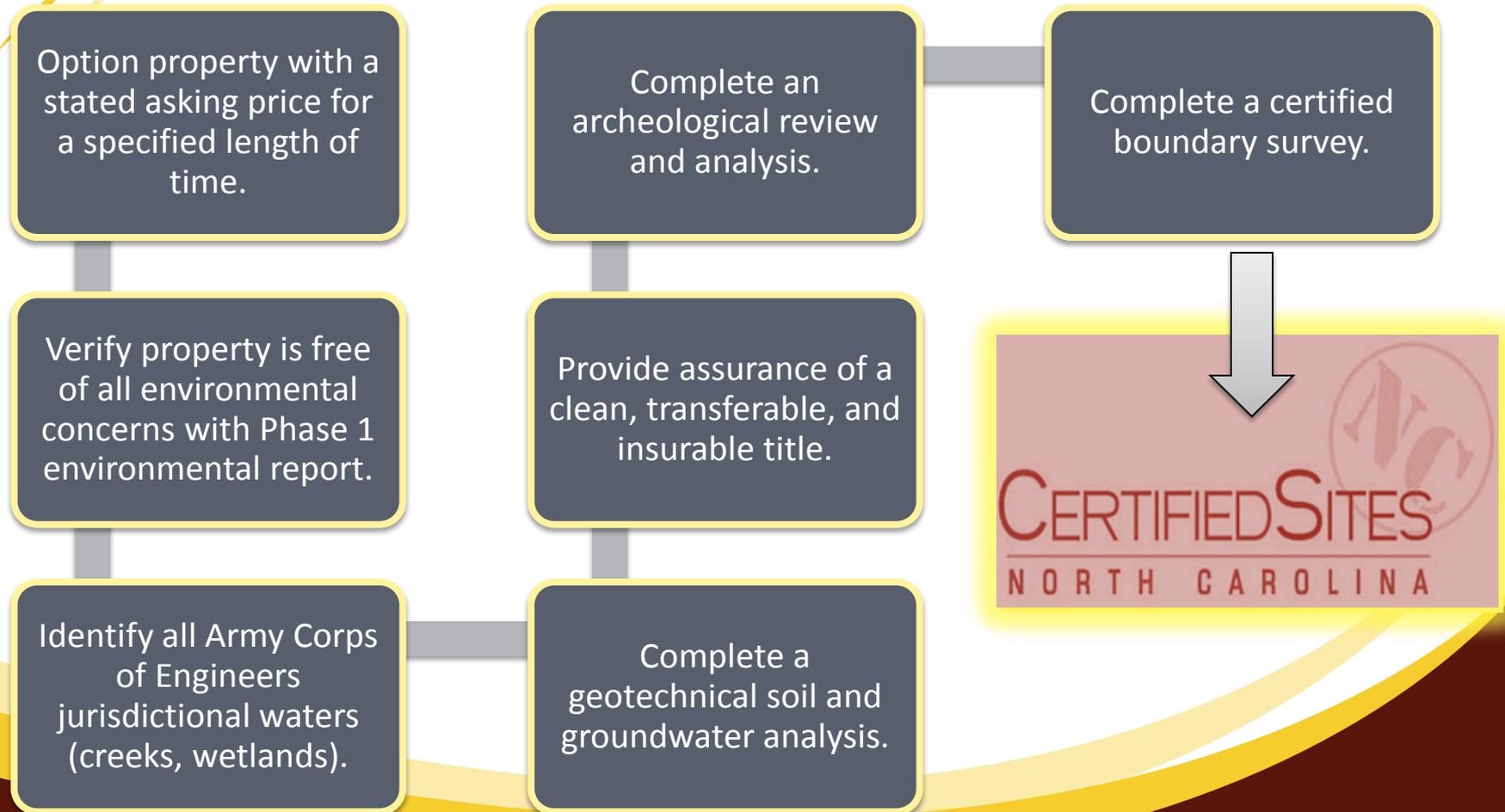
- Parcels in the Buckhorn Economic Development District that are North Carolina Site Certified, located on Interstate 85/40 will be more easily marketed.
- This could create a business park environment where potential companies want to locate.
- “N.C. Certified Business Sites”
 - Reduces development risk to potential buyers.
 - Is a “known quantity” to brokers, developers, and N.C. Commerce for clear, effective marketing.
- Companies are looking for quick turnaround because “time is money.”

What is N.C. Site Certification?

- In 2001, NC created official Certified Sites program
- Statewide inventory of industrial sites and parks
- Rigorous prequalification process
- “Shovel ready” for immediate development
- Reduces the buyer’s risks associated with development
- Provides detailed information about the site including
 - Price and availability
 - Utilities
 - Access
 - Environmental concerns
 - Potential development costs
- Sites periodically recertified ensure accurate, reliable data.



What does a landowner do to obtain N.C. Site Certification?



Questions





CITY of MEBANE

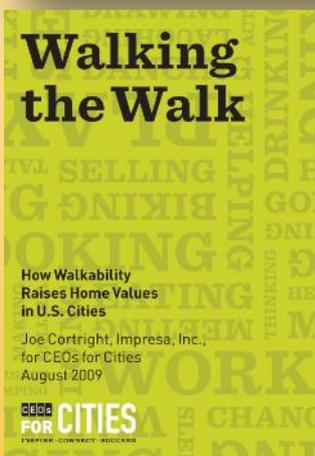
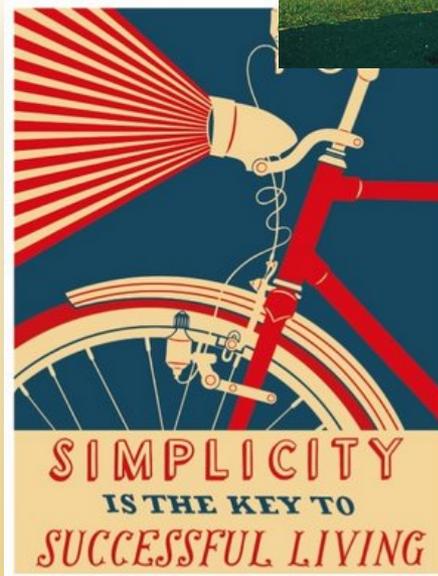
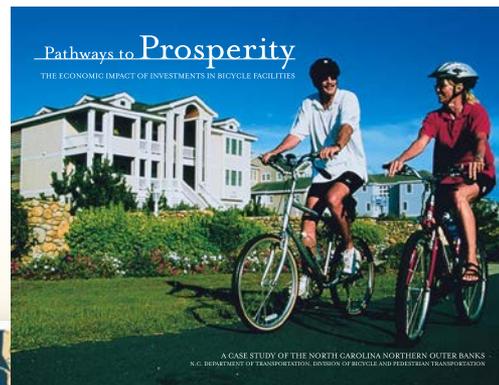
BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN



JOINT MEETING
ORANGE COUNTY
BOARD OF
COMMISSIONERS
MEBANE CITY
COUNCIL

Our Guiding Concepts for Bicycle and Pedestrian Planning

- Recreation
- Transportation
- Conservation
- Healthy living
- Community building
- Economic vitality
- Connectivity



Vision Statement

“The City of Mebane will be a **clean, connected, healthy, and active** community where residents and visitors can **experience nature, enjoy exercising, and travel safely** by foot or by bicycle to local businesses, services, and schools.”



Existing Conditions Analysis



Existing Conditions Analysis

- 42 Miles of Existing Sidewalks



Existing Conditions Analysis

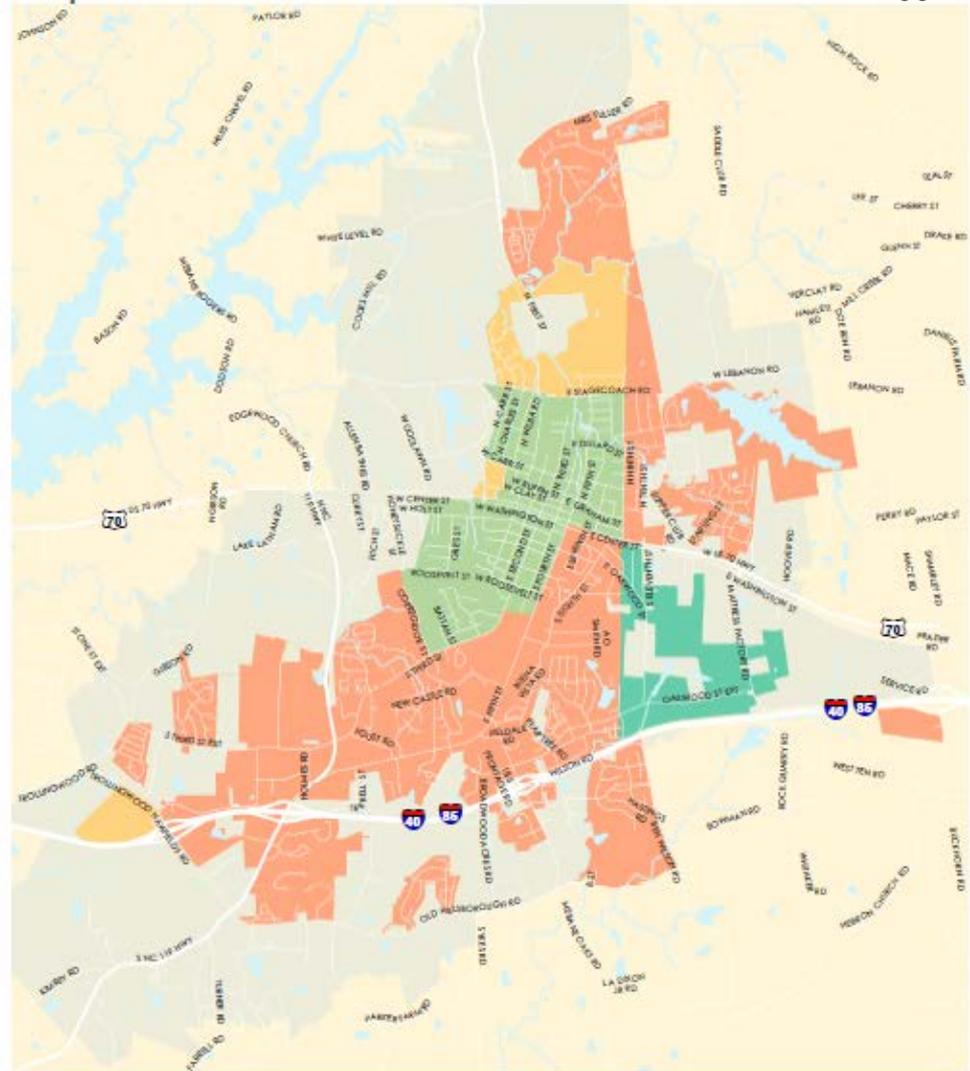
- Challenges – 5th Street/US 70/RR



Existing Conditions Analysis

% Households with No Access to Vehicles

Map 2.3



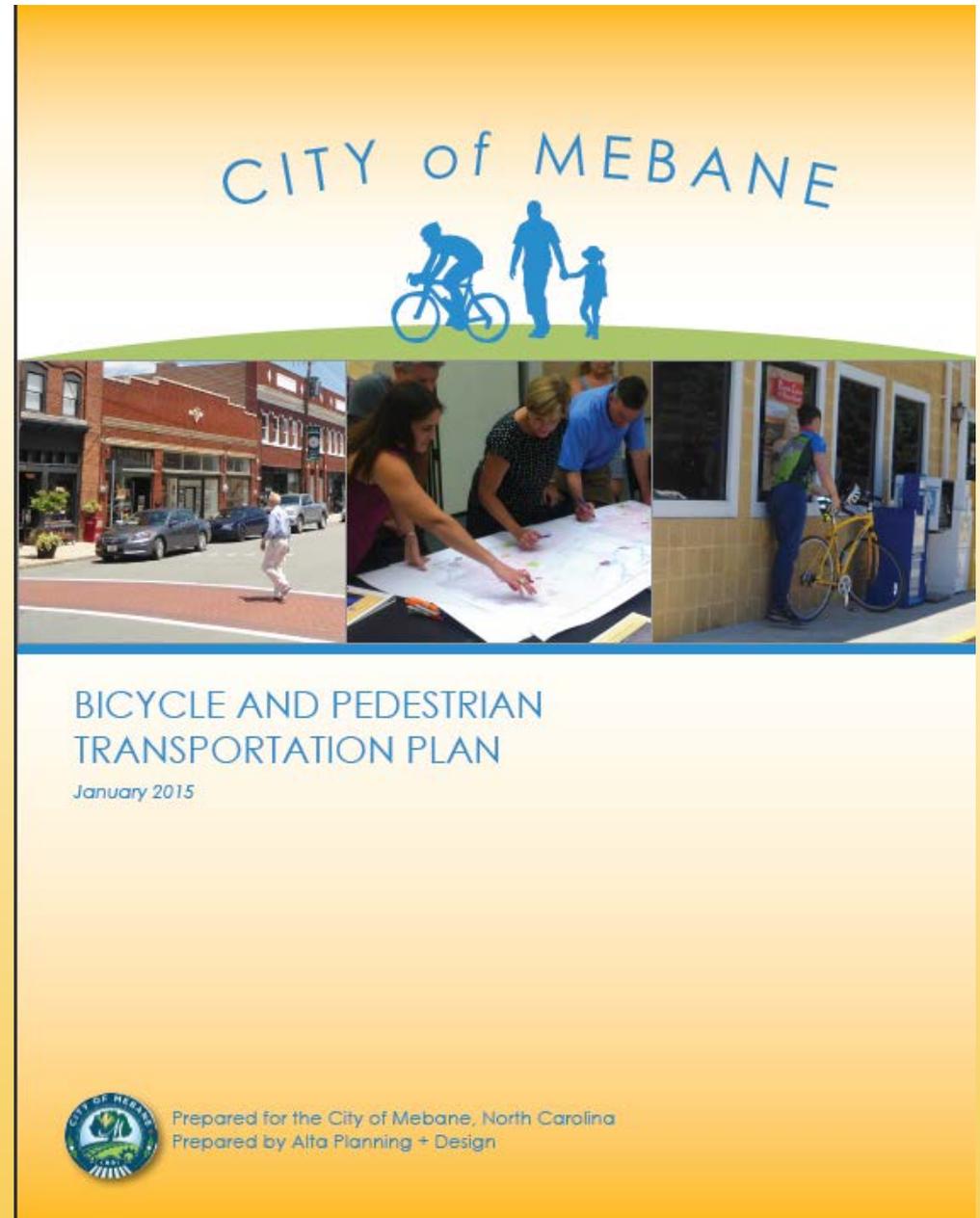
Households with No Access to a Vehicle



- | | |
|------------------------------|----------------|
| % Zero Car Households | Water Features |
| Less than 5% | Water Features |
| 5% to 20% | Mebane ETJ |
| 20% - 30% | |
| 30% - 50% | |

Final Plan

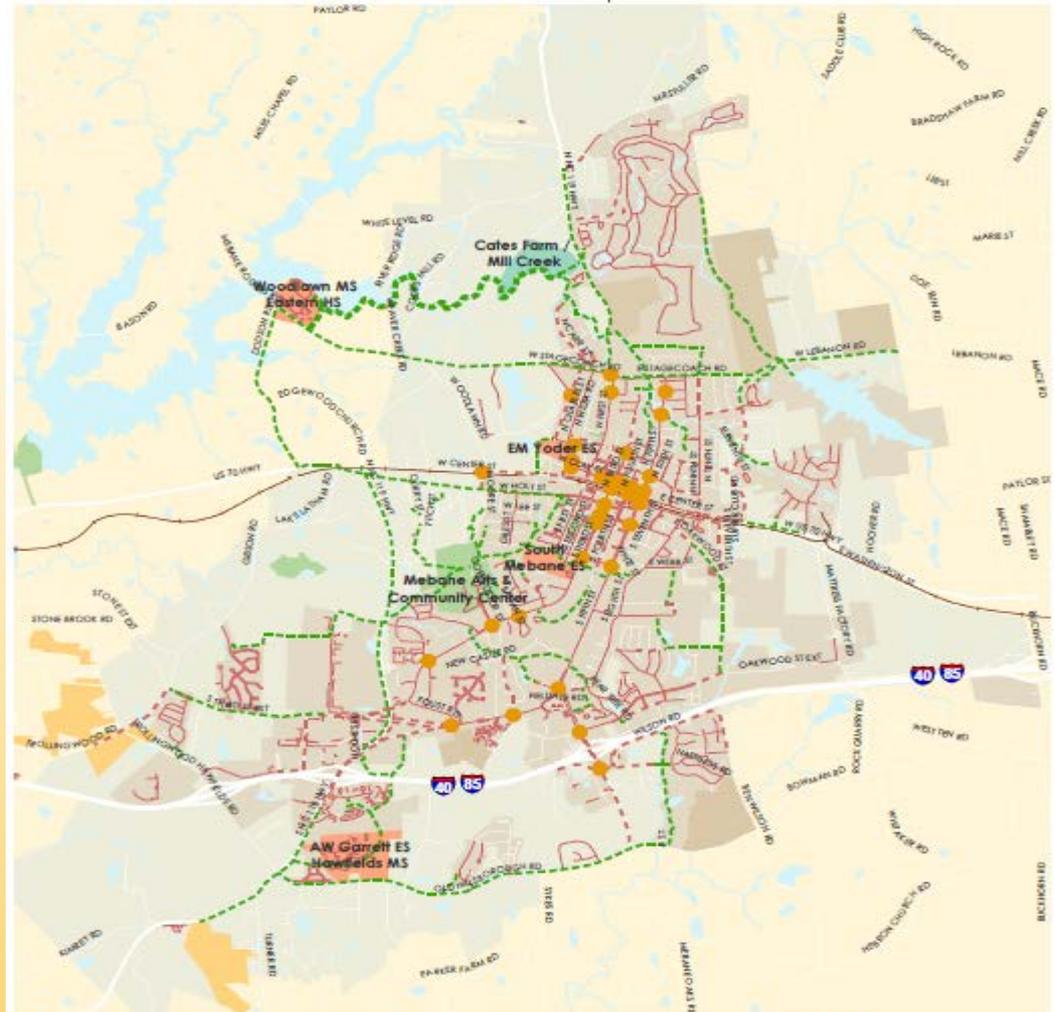
- Introduction
- Existing Conditions
- Pedestrian Network
- Bicycle Network
- Programs
- Policies
- Implementation
- Appendices:
 - Design Guidelines
 - Funding
 - Public Engagement



Map 3.1 Pedestrian Network

Final Plan

- Pedestrian and Bicycle Network
- Map with corresponding tables



Pedestrian Recommendations

Proposed Facilities

- - - Sidewalk
- - - Shared Use Trail
- Intersection Improvements

Existing Facilities

- Sidewalk

Parks & Open Space

- Parks & Open Space
- Potential Conservation Lands
- Schools
- Low Income Housing
- Future Housing Areas

Railroad

- Railroad
- Hydrology
- City Limits
- Mebane ETJ



Lake Michael

- Existing bike and hiking trail
- Proposed trail that could tie into Ashbury Subdivision and trail on Lebanon Road





Thank you!

