

Commissioner Hemminger asked how much a well would cost and Michael Harvey said that he will try and get a number for the next Planning Board meeting and before this comes back to the Board on November 20th.

Michael Harvey clarified that any conditions imposed have to be mutually agreed upon by both parties.

Chair Pelissier said that all County Commissioners have concerns about the water and she suggested giving direction to the Planning Board on how to deliberate on this.

Michael Harvey said that it would be good to state for the record what the County Commissioners would like to see regarding documentation from Orange County Environmental Health, Tom Konsler, and others in order to give the Planning Board an idea.

Commissioner Yuhasz said that he would be willing to listen to a phased approach and the Board agreed.

Commissioner Gordon said to ask the Planning Board to consider a phased approach and not necessarily direct it.

Commissioner Jacobs said that the Board is supportive of this project and they recognize that Mr. Chandler has limited resources, but since this is an entranceway to Orange County, there should be standards in rural areas as in other areas. He asked staff to provide some pictures of other storage units in Orange County that have buffers or clustered buffers so that they can see what it will look like before making a decision.

Commissioner Gordon supported this.

There was continued discussion about the buffers.

A motion was made by Commissioner Hemminger, seconded by Commissioner Yuhasz to refer the matter to the Planning Board with a request that a recommendation be returned to the Board of Commissioners in time for the **November 20, 2012** BOCC regular meeting, with specific additional attention on the water issue as well as other issues discussed; and adjourn the public hearing until **November 20, 2012** in order to receive the Planning Board's recommendation and any submitted written comments.

VOTE: UNANIMOUS

7. Regular Agenda

a. Siting Criteria for Southern Branch Library – Final Recommendation

The Board considered approving the siting and locational criteria governing the review and site selection process for the southern branch of the Orange County library.

Library Services Director Lucinda Munger said that this is the updated criteria for the Southern Branch Library and staff has included modifications based on feedback from the work session and from the Carrboro Board of Aldermen in March. The staff has incorporated modifications to the criteria. The first modification is combining the previous Phases 1 and 2 into the 1st phase entitled Preliminary Phase, Technical Review, and Assessment. The physical attributes of a site, including environmental factors, various modules of public transportation and access, alignment with planning tools, location, costs, and availability will be taken into account. This phase will be done by internal Orange County staff and is estimated to take anywhere from four to eight weeks, depending on the number of properties under review. Many items can be done simultaneously.

Phase 3 in a previous version is now the 2nd phase entitled Primary Phase, Public Input, and Assessment. The Board will put before the community a top site choice or choices after the completion of the technical review and analysis. This portion would involve significant

input from residents of the surrounding communities. Estimated time for this phase would be anywhere from three to five months.

On August 30th, staff along with Assistant County Manager Michael Talbert, met with Carrboro Manager David Andrews and some of his staff to review the criteria and answer any questions. Mr. Talbert also indicated that this would be brought back at the September meeting. As noted in the agenda, the Town of Carrboro has already begun its own internal process of evaluating sites based on compliance with local development regulations and other processes.

The change from the original title – Southern Branch from Southwestern Branch was done after a request from the Board at the June work session expressing the desire to see a clear visual representation as to what constituted Southwest. The map was prepared by Mr. Harvey in Planning. The primary reason for the change from the longstanding title of Southwest is that they wanted to more accurately reflect the area that this library will serve, making sure that it will be seen as an inclusive place to serve the needs of all the surrounding community.

Michael Harvey explained why the name was changed from Southwestern to Southern.

Chair Pelissier said that when this was discussed in June the Board agreed in concept, but this is for final approval.

Commissioner Gordon asked if the Town of Carrboro was in agreement with the criteria.

Lucinda Munger said that the Town Manager would prefer that the Board of County Commissioners vote on this first, but staff has not heard of any problems or objections.

Commissioner Jacobs made reference to a grammatical change on page 4. He suggested referring to vision plans instead of planning tools.

Commissioner Jacobs made reference to “site conditions, allowances, and constraints” and said to write out what C and A mean.

The Board agreed with the suggested changes.

Commissioner Gordon said that she does not feel the need to add brown field vs. green field and Commissioner Jacobs said that in his mind it means that the County is weighing those two values as one of the decision points.

Commissioner Gordon said that it would be all right.

A motion was made by Commissioner Hemminger seconded by Commissioner Jacobs to:

1. Approve the attached Southern Branch Library Locational Criteria; and
2. Authorize the Chair to send a letter to the Town of Carrboro that:
 - a. Transmits the Board-approved locational and site selection criteria to the Town, with changes and
 - b. Requests that the Town initiate public solicitation and review of properties for the southern branch of the Orange County library property based on the approved criteria.

Commissioner Gordon said that there is nothing about costs of construction. It might cost more to construct something on a brown field. She suggested saying something about costs.

Frank Clifton suggested adding the words “cost per site acquisition and construction.” Commissioner Gordon agreed.

Commissioner Hemminger and Commissioner Jacobs agreed with this amendment.

VOTE: UNANIMOUS

Chair Pelissier suggested that the letter ask Carrboro how to share costs for permits and expediting rezoning. She suggested including this in the correspondence to Carrboro. She would also like the correspondence to provide some explanation of the responses to the suggestions. This is a way to acknowledge that the County understood the comments and the concerns are going to be addressed.

A motion was made by Commissioner Hemminger, seconded by Commissioner Jacobs to accept the friendly amendment made by Chair Pelissier.

VOTE: UNANIMOUS

b. Burlington-Graham and Durham-Chapel Hill-Carrboro Metropolitan Planning Organization Boundaries

The Board considered receiving information, providing direction, and/or a recommendation on Metropolitan Planning Organization Boundaries within Orange County pending the September 20, 2012 discussion with the City of Mebane.

Comprehensive Planning Supervisor Tom Altieri introduced Abigaile Pittman, Transportation and Land Use Planner. He made reference to the background information in the agenda packet. The overview of MPOs and RPOs began on page 8 of the packet. He then showed maps of the boundaries of the MPOs. There have been many staff meetings and discussions over the last 8-9 months regarding various boundary options. Staff believes that the recommended boundaries will meet the needs of both MPOs. He made reference to a summary of why Option 4 has been recommended and has been determined to be ideal. It meets all of the federal criteria and standards, including all of the urbanized areas.

Staff is asking for Board action in support of Option 4 as it has been presented. As indicated in the Manager's Recommendation, if there is support from the Board for Option 4, it should be contingent on agreement from the City of Mebane.

Commissioner Gordon said that this is a good proposal and as long as the City of Mebane concurs, then Option 4 is a good choice. She generally supports Option 4.

Commissioner Jacobs said that Option 4 is a proposal that Mebane is comfortable with. He made reference to the bottom of page 2 and said that Attachment 5 says that it is an overview of the advantages and disadvantages of Option 4, but he did not get any analysis of these advantages and disadvantages. He wanted to have this for the Board of County Commissioners' consideration.

A motion was made by Commissioner Gordon, seconded by Commissioner Jacobs to approve the recommendation which stated that the BOCC is in agreement with Option 4 (attachment 3) and contingent on the City of Mebane discussion and support on September 20, 2012 authorizes the MPOs to proceed with its implementation.

VOTE: UNANIMOUS

c. Transit Interlocal Implementation Agreement

The Board discussed various aspects of the Interlocal Implementation Agreement of the Orange County Bus and Rail Investment Plan (IIA/OCBRIP) and provided decisions regarding aspects to be incorporated into the final draft.

Chair Pelissier said that at the last MPO meeting, she asked staff to come and respond to questions at this meeting.

John Roberts said that this Implementation Agreement is referred to in Article 43 of Chapter 105 of the North Carolina General Statutes as the Implementation Agreement. The